



Powering the Region's Real Estate Industry
NORTHWEST
MULTIPLE LISTING SERVICE.®

2025

Pierce
Annual Statistical
Review and Highlights

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Member Offices

2,474



Total Members/Subscribers

31,632



Counties

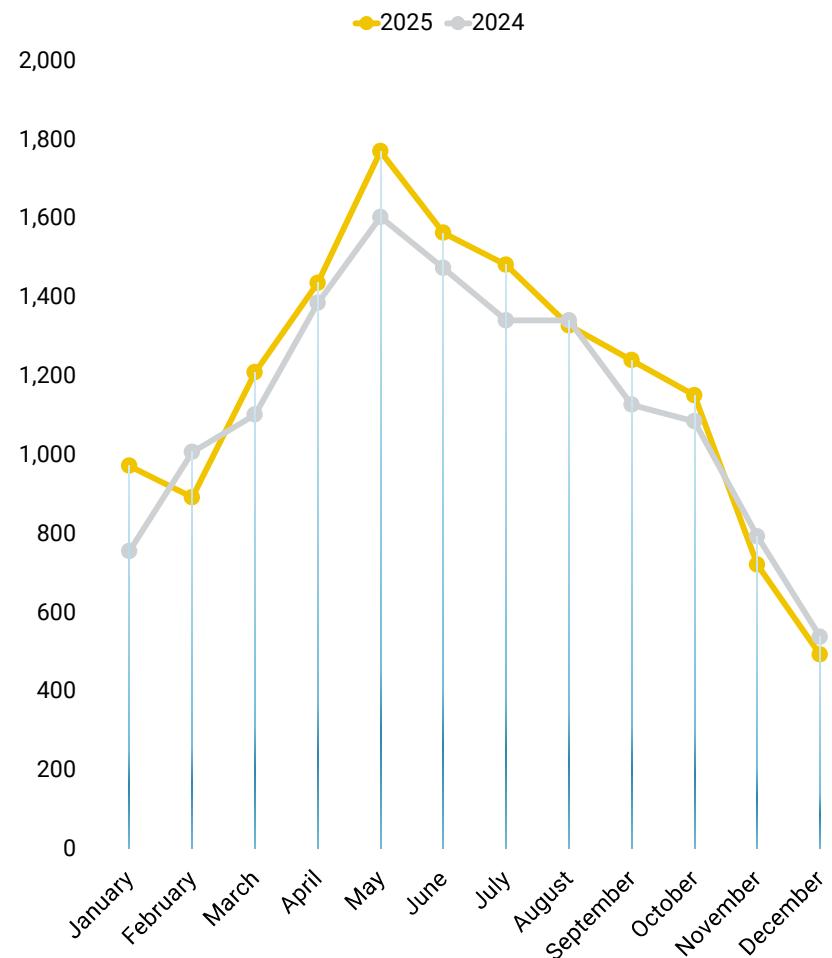
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Pierce: Residential Homes and Condominiums

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes & condominiums.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2025	2024	% chg.
January	972	755	28.74%
February	892	1,007	-11.42%
March	1,209	1,102	9.71%
April	1,436	1,385	3.68%
May	1,770	1,603	10.42%
June	1,563	1,474	6.04%
July	1,482	1,341	10.51%
August	1,328	1,341	-0.97%
September	1,240	1,127	10.03%
October	1,151	1,085	6.08%
November	721	793	-9.08%
December	493	538	-8.36%
Total	14,255	13,552	
% chg.		5.19%	

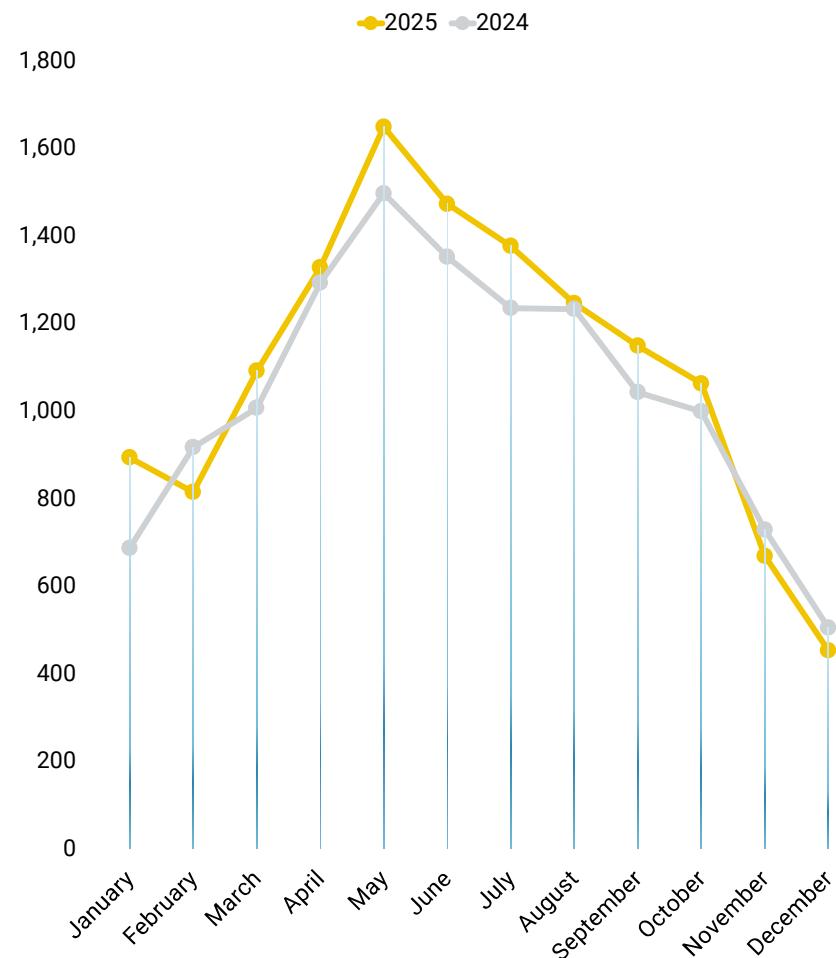


Pierce: Residential Homes Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2025	2024	% chg.
January	894	687	30.13%
February	815	917	-11.12%
March	1,092	1,007	8.44%
April	1,328	1,293	2.71%
May	1,649	1,497	10.15%
June	1,473	1,352	8.95%
July	1,377	1,235	11.50%
August	1,246	1,233	1.05%
September	1,149	1,043	10.16%
October	1,063	999	6.41%
November	669	729	-8.23%
December	453	505	-10.30%
Total	13,208	12,497	
% chg.		5.69%	

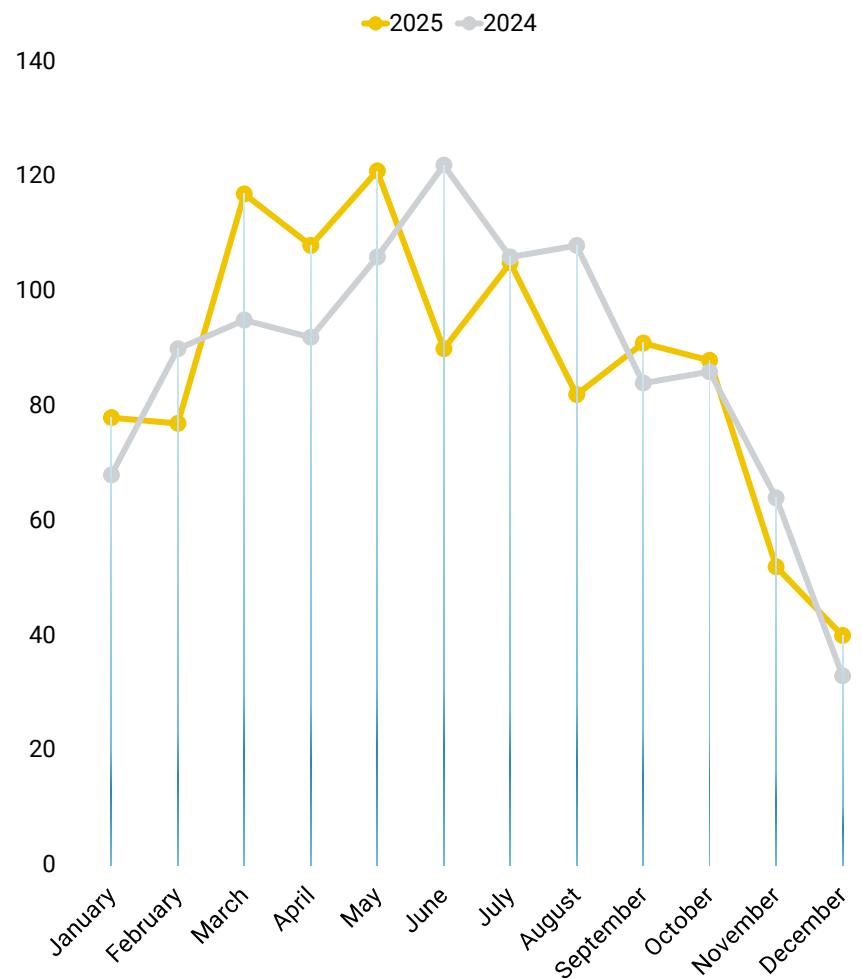


Pierce: Condominiums Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for condominiums only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2025	2024	% chg.
January	78	68	14.71%
February	77	90	-14.44%
March	117	95	23.16%
April	108	92	17.39%
May	121	106	14.15%
June	90	122	-26.23%
July	105	106	-0.94%
August	82	108	-24.07%
September	91	84	8.33%
October	88	86	2.33%
November	52	64	-18.75%
December	40	33	21.21%
Total	1,047	1,055	
% chg.			-0.76%

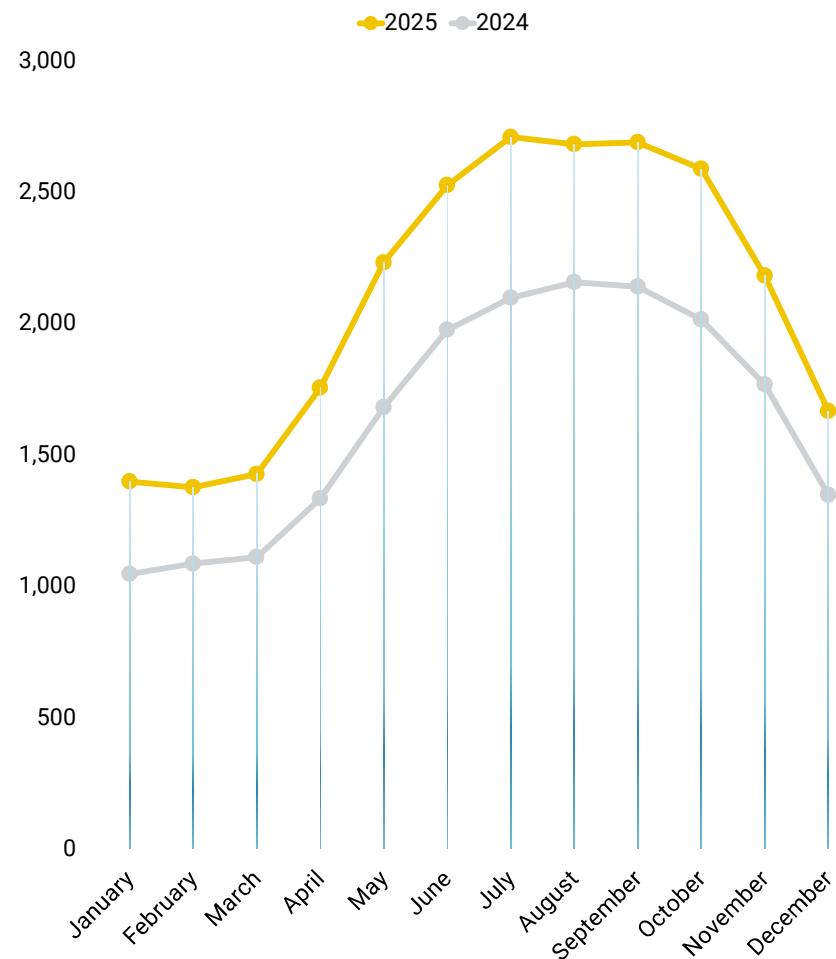


Pierce: Residential Homes and Condominiums

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes & condominiums.
Active Listings: Inventory on market.

	2025	2024	% chg.
January	1,398	1,046	33.65%
February	1,376	1,086	26.70%
March	1,427	1,111	28.44%
April	1,755	1,334	31.56%
May	2,232	1,681	32.78%
June	2,526	1,976	27.83%
July	2,709	2,097	29.18%
August	2,682	2,157	24.34%
September	2,689	2,140	25.65%
October	2,588	2,015	28.44%
November	2,181	1,767	23.43%
December	1,666	1,347	23.68%
Total	25,229	19,757	
% chg.		27.70%	

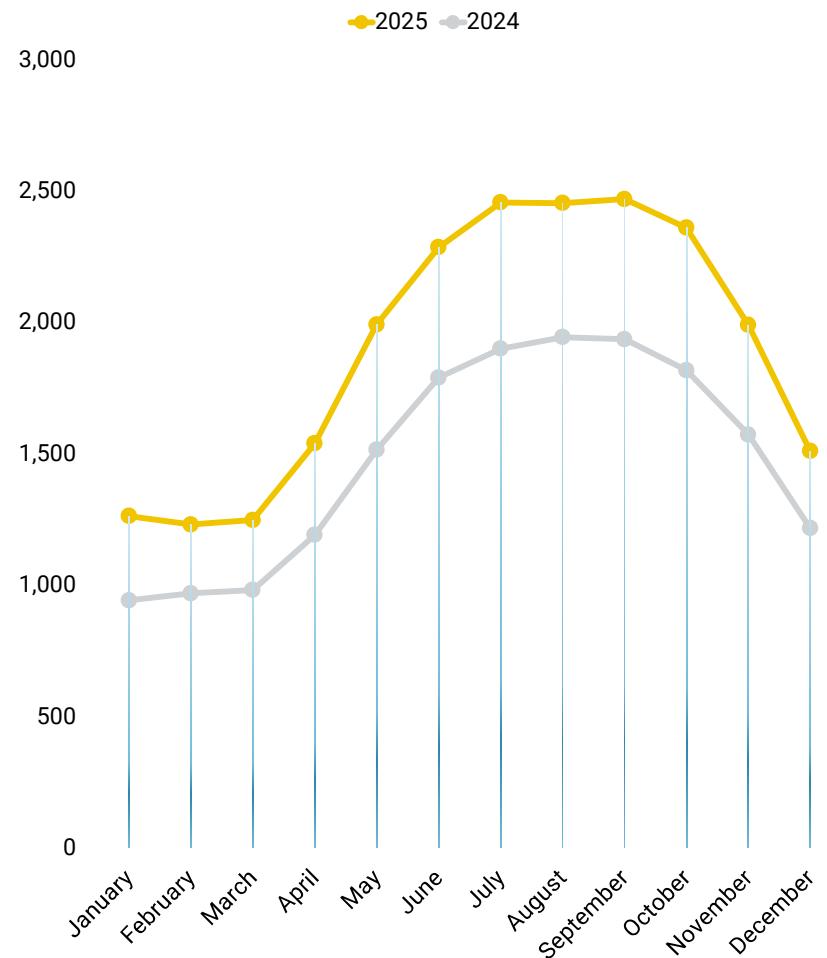


Pierce: Residential Homes Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes only.
Active Listings: Inventory on market.

	2025	2024	% chg.
January	1,263	942	34.08%
February	1,231	969	27.04%
March	1,248	981	27.22%
April	1,540	1,191	29.30%
May	1,992	1,515	31.49%
June	2,286	1,790	27.71%
July	2,457	1,900	29.32%
August	2,454	1,944	26.23%
September	2,469	1,936	27.53%
October	2,361	1,818	29.87%
November	1,990	1,573	26.51%
December	1,510	1,217	24.08%
Total	22,801	17,776	
% chg.		28.27%	

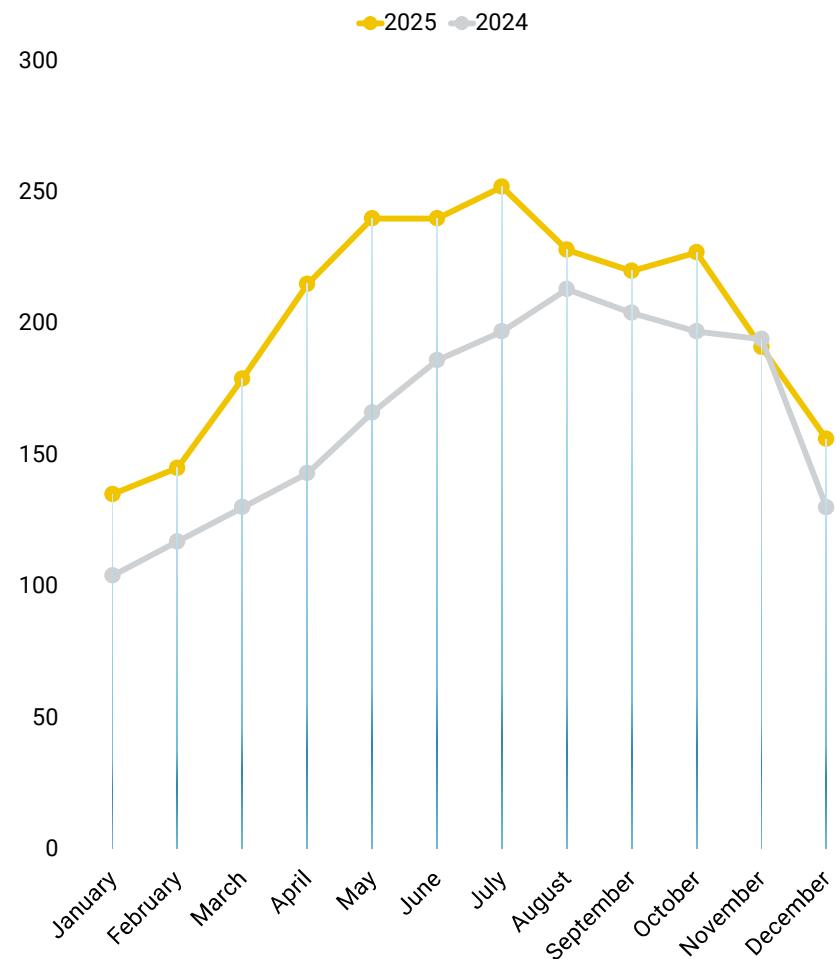


Pierce: Condominiums Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.
Active Listings: Inventory on market.

	2025	2024	% chg.
January	135	104	29.81%
February	145	117	23.93%
March	179	130	37.69%
April	215	143	50.35%
May	240	166	44.58%
June	240	186	29.03%
July	252	197	27.92%
August	228	213	7.04%
September	220	204	7.84%
October	227	197	15.23%
November	191	194	-1.55%
December	156	130	20.00%
Total	2,428	1,981	
% chg.		22.56%	



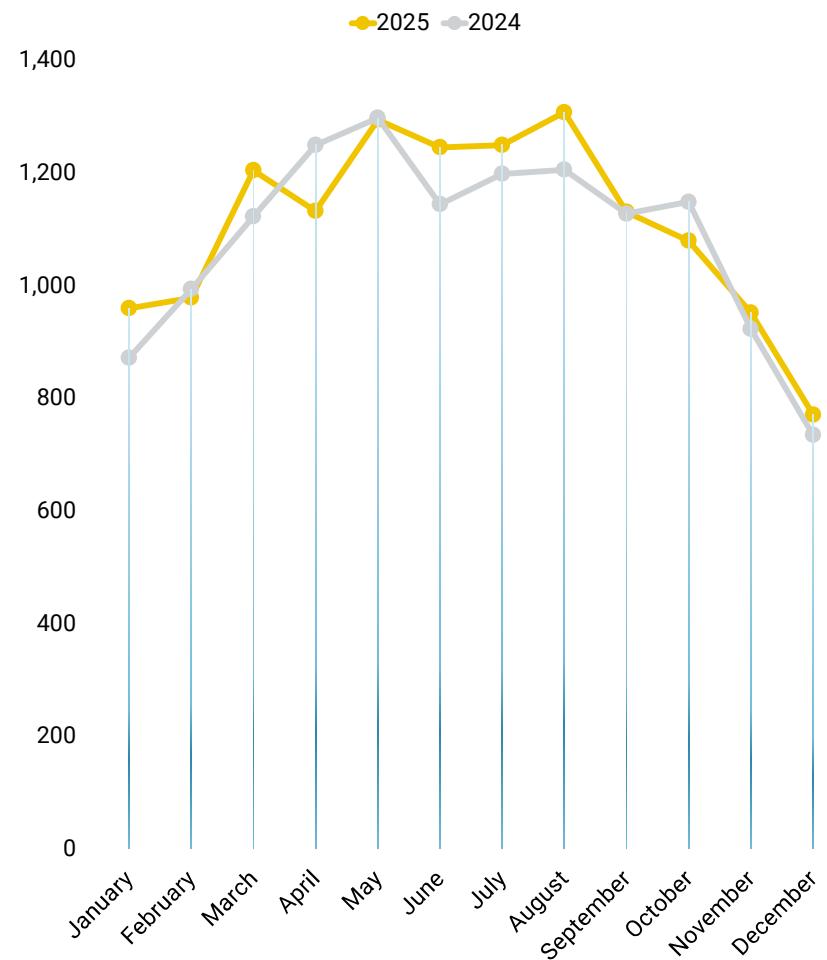
Pierce: Residential Homes and Condominiums

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2025	2024	% chg.
January	960	872	10.09%
February	979	994	-1.51%
March	1,205	1,123	7.30%
April	1,133	1,250	-9.36%
May	1,295	1,298	-0.23%
June	1,246	1,145	8.82%
July	1,250	1,199	4.25%
August	1,308	1,206	8.46%
September	1,131	1,128	0.27%
October	1,080	1,149	-6.01%
November	952	923	3.14%
December	771	735	4.90%
Total	13,309	13,023	
% chg.		2.20%	



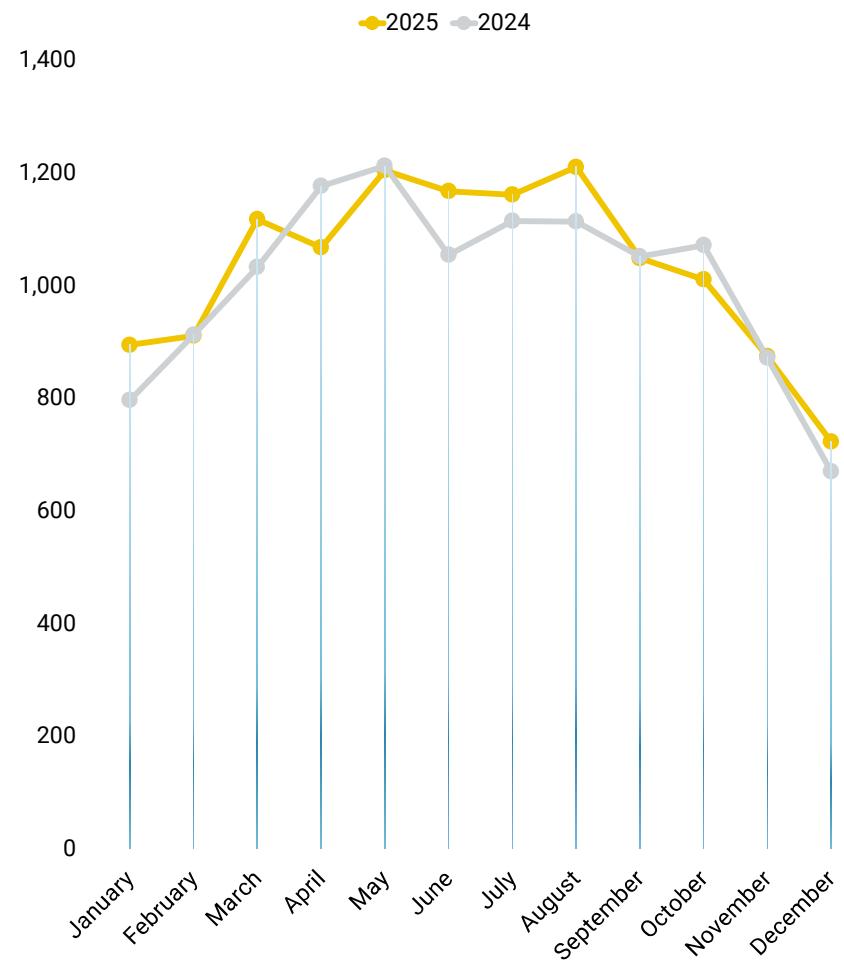
Pierce: Residential Homes Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2025	2024	% chg.
January	895	797	12.30%
February	911	913	-0.22%
March	1,118	1,033	8.23%
April	1,068	1,177	-9.26%
May	1,205	1,213	-0.66%
June	1,168	1,055	10.71%
July	1,162	1,115	4.22%
August	1,211	1,114	8.71%
September	1,049	1,052	-0.29%
October	1,011	1,072	-5.69%
November	875	872	0.34%
December	723	670	7.91%
Total	12,396	12,083	
% chg.	2.59%		



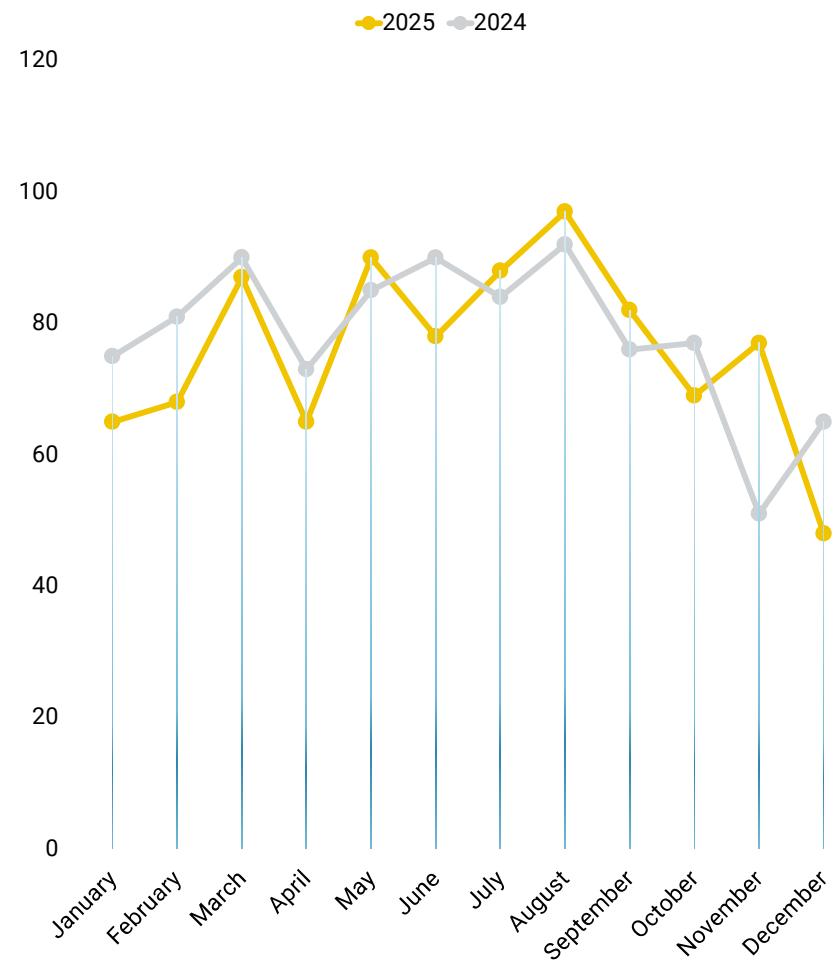
Pierce: Condominiums Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2025	2024	% chg.
January	65	75	-13.33%
February	68	81	-16.05%
March	87	90	-3.33%
April	65	73	-10.96%
May	90	85	5.88%
June	78	90	-13.33%
July	88	84	4.76%
August	97	92	5.43%
September	82	76	7.89%
October	69	77	-10.39%
November	77	51	50.98%
December	48	65	-26.15%
Total	913	940	
% chg.		-2.87%	

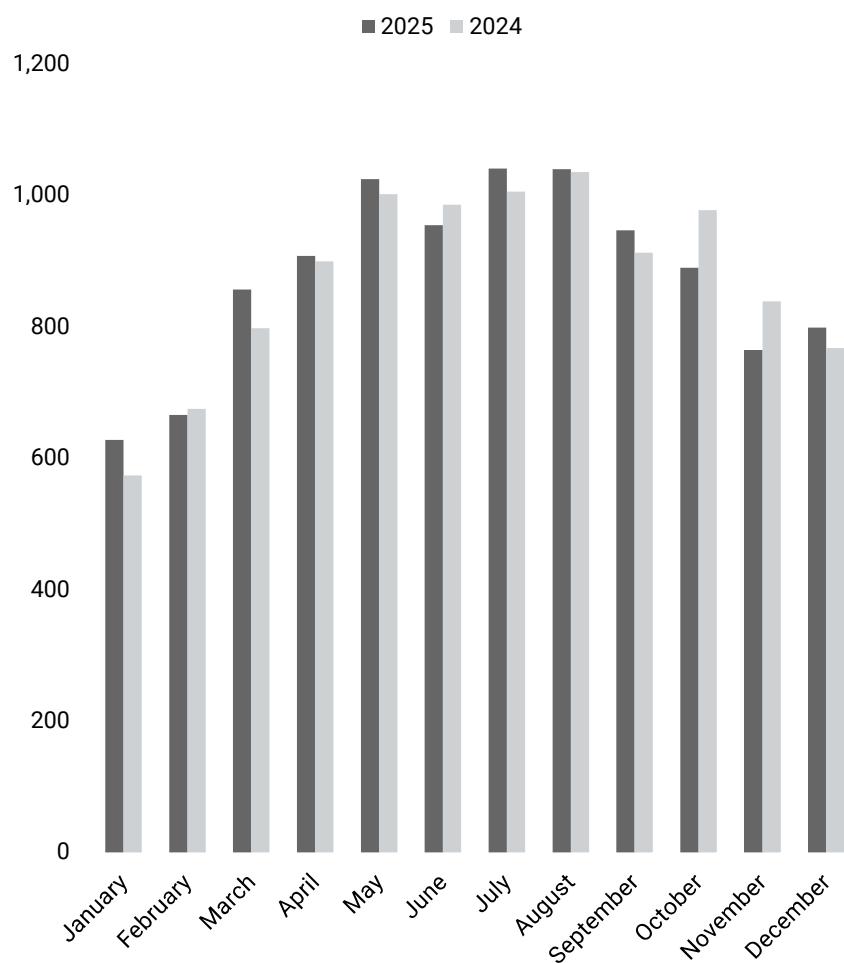


Pierce: Residential Homes and Condominiums

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes & condominiums.

	2025	2024	% chg.
January	628	574	9.41%
February	666	675	-1.33%
March	857	798	7.39%
April	908	900	0.89%
May	1,025	1,002	2.30%
June	955	986	-3.14%
July	1,041	1,006	3.48%
August	1,040	1,036	0.39%
September	947	913	3.72%
October	890	978	-9.00%
November	765	839	-8.82%
December	799	768	4.04%
Total	10,521	10,475	
% chg.		0.44%	

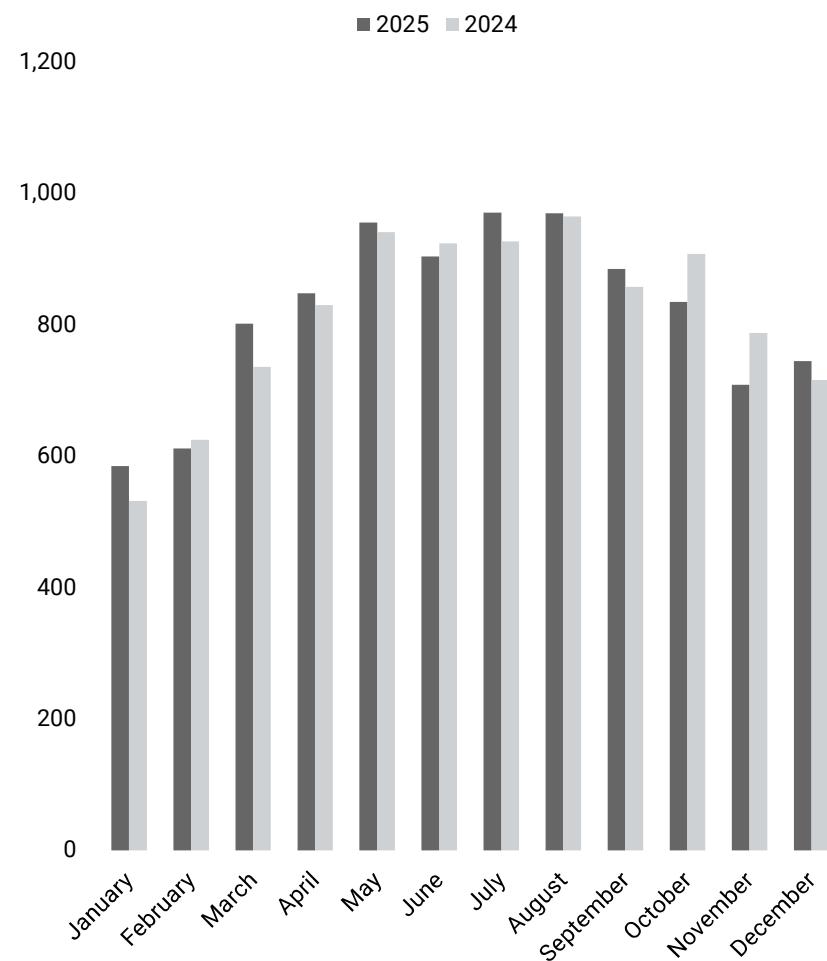


Pierce: Residential Homes Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes only.

	2025	2024	% chg.
January	585	532	9.96%
February	612	625	-2.08%
March	802	736	8.97%
April	848	830	2.17%
May	956	941	1.59%
June	904	924	-2.16%
July	971	927	4.75%
August	970	965	0.52%
September	885	858	3.15%
October	835	908	-8.04%
November	709	788	-10.03%
December	745	716	4.05%
Total	9,822	9,750	
% chg.		0.74%	

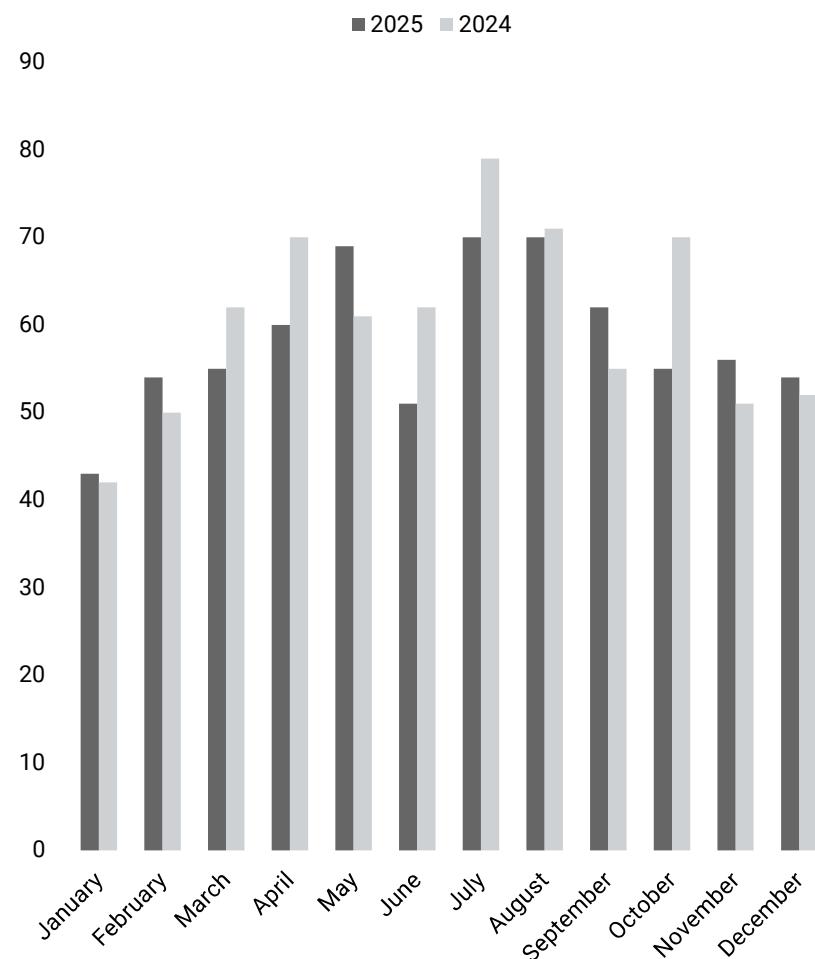


Pierce: Condominiums Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for condominiums only.

	2025	2024	% chg.
January	43	42	2.38%
February	54	50	8.00%
March	55	62	-11.29%
April	60	70	-14.29%
May	69	61	13.11%
June	51	62	-17.74%
July	70	79	-11.39%
August	70	71	-1.41%
September	62	55	12.73%
October	55	70	-21.43%
November	56	51	9.80%
December	54	52	3.85%
Total	10,521	10,475	
% chg.		0.44%	

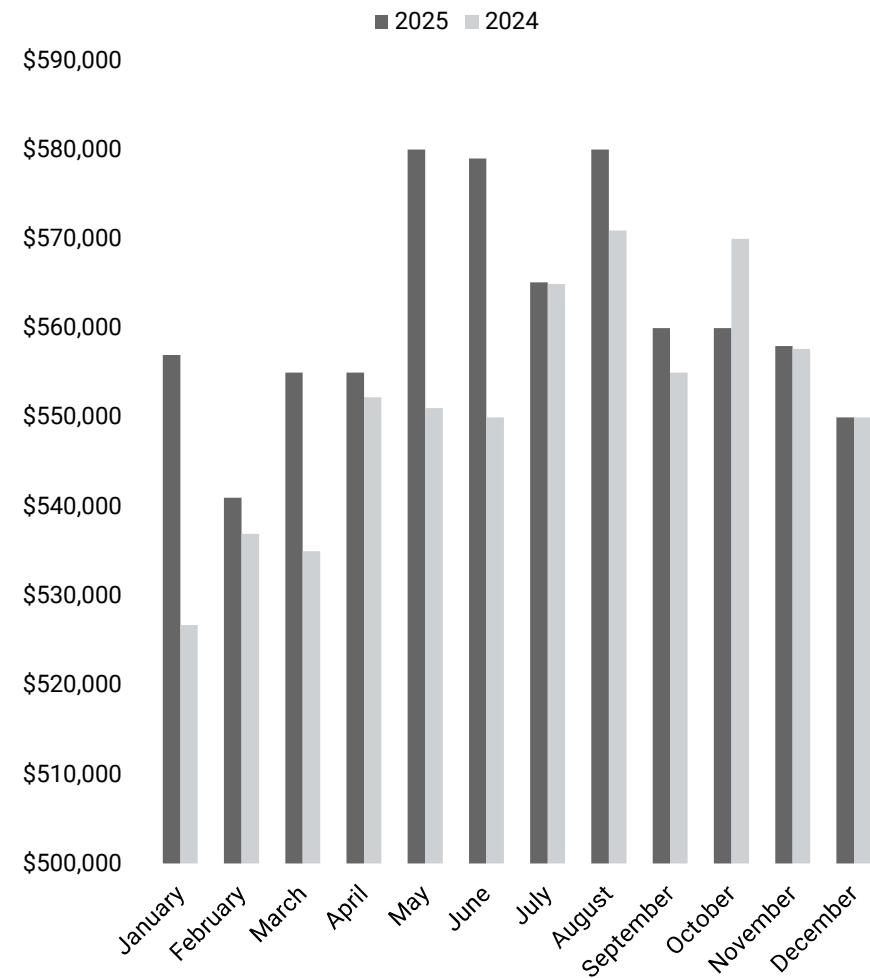


Pierce: Residential Homes and Condominiums

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes & condominiums. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2025	2024	% chg.
January	\$ 556,975	\$ 526,700	5.75%
February	\$ 541,000	\$ 536,950	0.75%
March	\$ 555,000	\$ 535,000	3.74%
April	\$ 555,000	\$ 552,250	0.50%
May	\$ 579,990	\$ 551,025	5.26%
June	\$ 579,000	\$ 550,000	5.27%
July	\$ 565,140	\$ 564,950	0.03%
August	\$ 580,000	\$ 570,950	1.59%
September	\$ 560,000	\$ 555,000	0.90%
October	\$ 560,000	\$ 569,987	-1.75%
November	\$ 558,000	\$ 557,671	0.06%
December	\$ 550,000	\$ 550,000	0.00%
Total	\$ 562,000	\$ 554,590	
% chg.	1.34%		

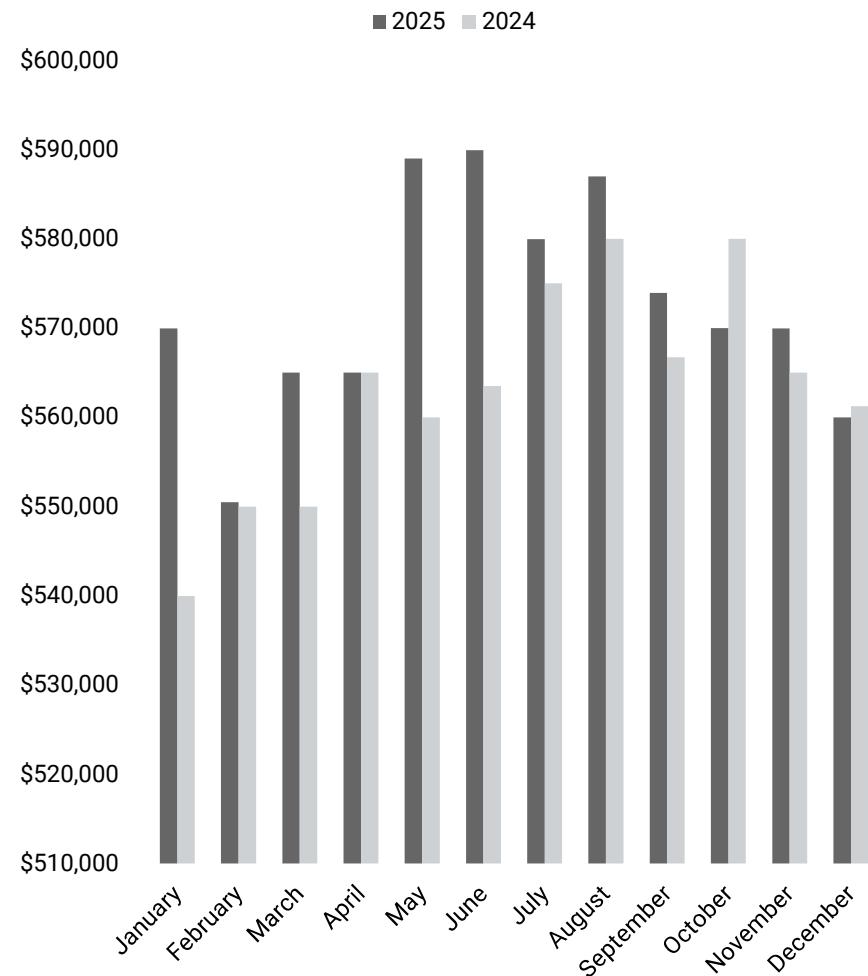


Pierce: Residential Homes Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes only. The median is the "middle" price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2025	2024	% chg.
January	\$ 569,950	\$ 539,975	5.55%
February	\$ 550,497	\$ 550,000	0.09%
March	\$ 565,000	\$ 550,000	2.73%
April	\$ 565,000	\$ 565,000	0.00%
May	\$ 589,000	\$ 560,000	5.18%
June	\$ 589,950	\$ 563,500	4.69%
July	\$ 579,950	\$ 575,000	0.86%
August	\$ 587,000	\$ 580,000	1.21%
September	\$ 573,940	\$ 566,750	1.27%
October	\$ 570,000	\$ 580,000	-1.72%
November	\$ 569,950	\$ 565,000	0.88%
December	\$ 560,000	\$ 561,250	-0.22%
Total	\$ 575,000	\$ 565,000	
% chg.			1.77%

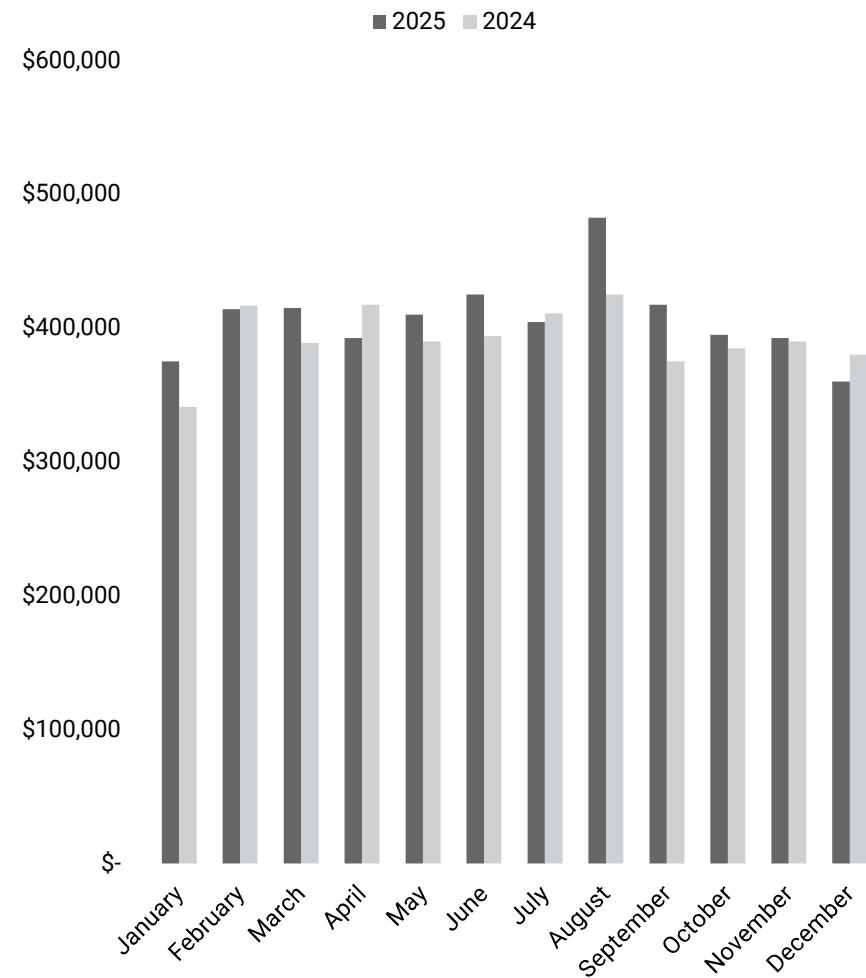


Pierce: Condominiums Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for condominiums only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2025	2024	% chg.
January	\$ 375,000	\$ 341,250	9.89%
February	\$ 414,000	\$ 416,725	-0.65%
March	\$ 415,000	\$ 389,000	6.68%
April	\$ 392,500	\$ 417,500	-5.99%
May	\$ 409,950	\$ 389,950	5.13%
June	\$ 425,000	\$ 394,000	7.87%
July	\$ 404,500	\$ 411,050	-1.59%
August	\$ 482,500	\$ 425,000	13.53%
September	\$ 417,500	\$ 375,000	11.33%
October	\$ 395,000	\$ 385,000	2.60%
November	\$ 392,475	\$ 390,000	0.63%
December	\$ 360,000	\$ 380,250	-5.33%
Total	\$ 404,000	\$ 396,000	
% chg.		2.02%	



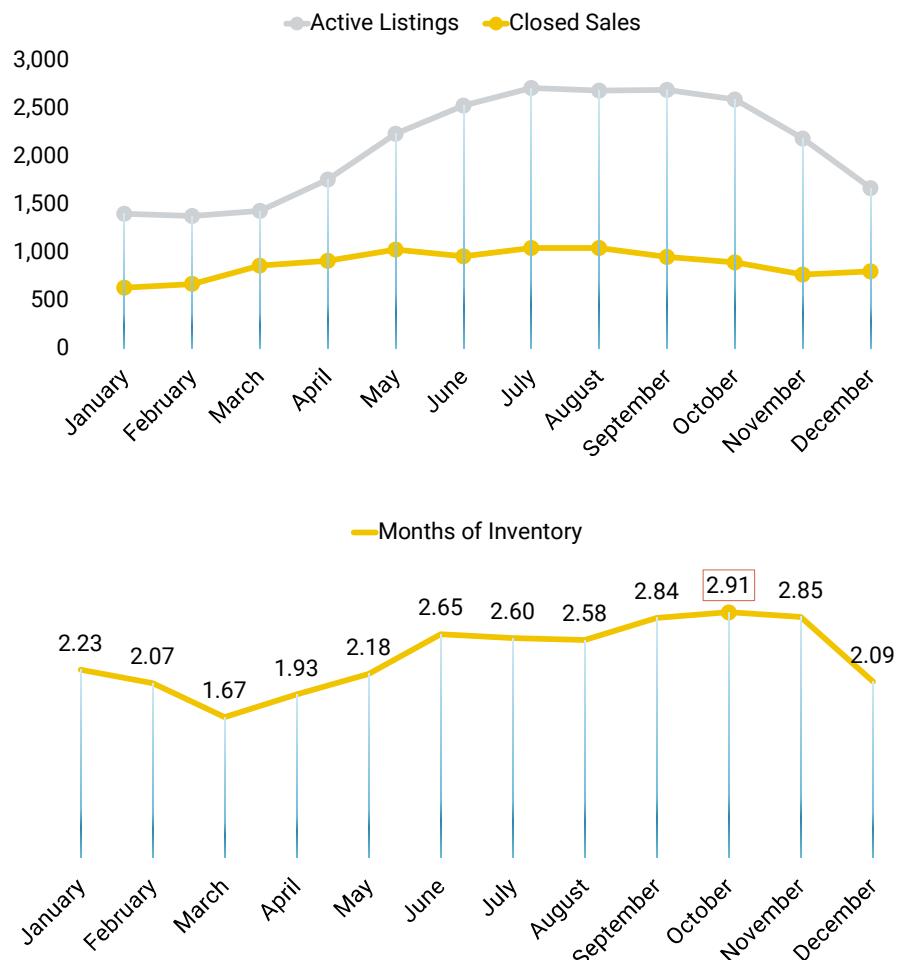
Pierce: Residential Homes and Condominiums

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	1,398	628	2.23
February	1,376	666	2.07
March	1,427	857	1.67
April	1,755	908	1.93
May	2,232	1,025	2.18
June	2,526	955	2.65
July	2,709	1,041	2.60
August	2,682	1,040	2.58
September	2,689	947	2.84
October	2,588	890	2.91
November	2,181	765	2.85
December	1,666	799	2.09



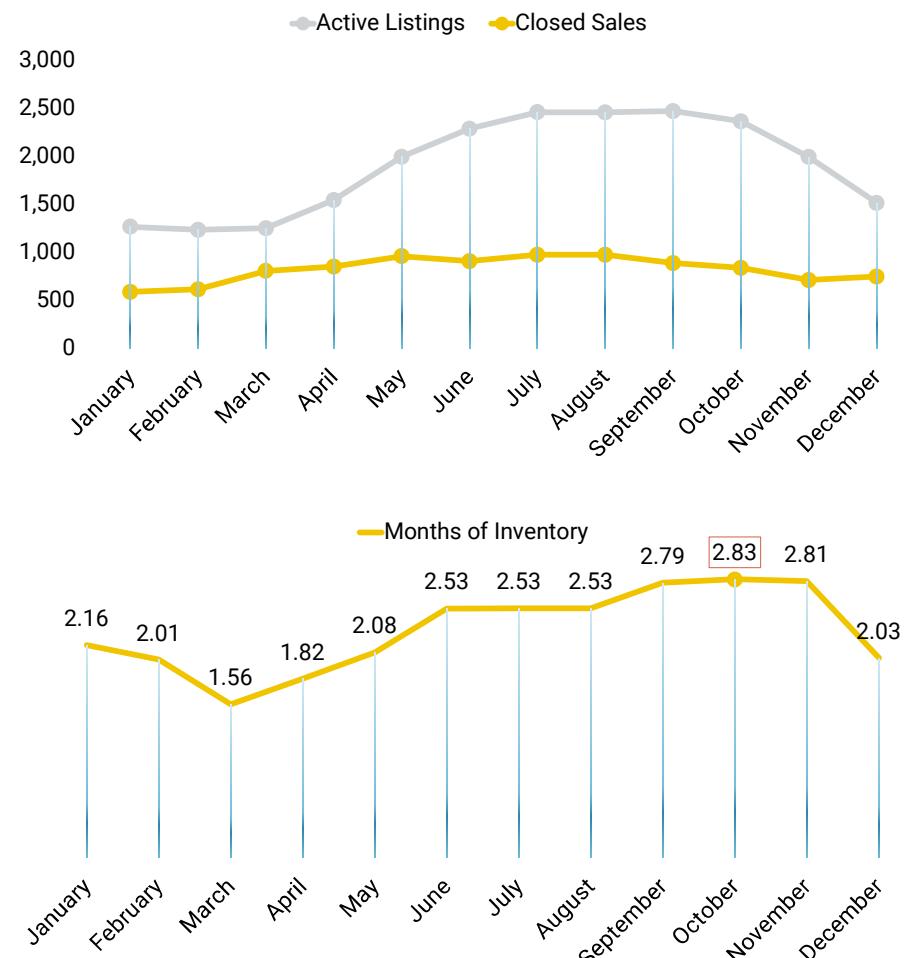
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Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	1,263	585	2.16
February	1,231	612	2.01
March	1,248	802	1.56
April	1,540	848	1.82
May	1,992	956	2.08
June	2,286	904	2.53
July	2,457	971	2.53
August	2,454	970	2.53
September	2,469	885	2.79
October	2,361	835	2.83
November	1,990	709	2.81
December	1,510	745	2.03



Pierce: Condominiums Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for condominiums only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	135	43	3.14
February	145	54	2.69
March	179	55	3.25
April	215	60	3.58
May	240	69	3.48
June	240	51	4.71
July	252	70	3.60
August	228	70	3.26
September	220	62	3.55
October	227	55	4.13
November	191	56	3.41
December	156	54	2.89

