Recaps - Northwest MLS (RESIDENTIAL + CONDO)															DECEMBER 2025
	LISTINGS					PENDING SALES			CLOSED SALES						
County	New Dec 2025	New Dec 2024	Ttl Active Dec 2025	Ttl Active Dec 2024	% Change, Ttl Active	Pending Dec 2025	Pending Dec 2024	% Change, Pending	Closed Dec 2025	Closed Dec 2024	% Change, Closed	Median $, Dec 2025	Median $, Dec 2024	% Change, Median Price	Months of Inventory
King	987	950	3,159	2,506	26.06%	1,310	1,324	-1.06%	1,582	1,542	2.59%	$808,500	$800,000	1.06%	2.00
Snohomish	427	463	1,135	824	37.74%	567	645	-12.09%	706	753	-6.24%	$730,000	$744,995	-2.01%	1.61
Pierce	493	538	1,666	1,347	23.68%	771	735	4.90%	799	768	4.04%	$550,000	$550,000	0.00%	2.09
Kitsap	194	173	476	425	12.00%	237	241	-1.66%	283	281	0.71%	$575,000	$539,000	6.68%	1.68
Mason	46	51	221	217	1.84%	61	87	-29.89%	82	78	5.13%	$415,000	$427,475	-2.92%	2.70
Skagit	69	59	255	228	11.84%	93	96	-3.13%	107	111	-3.60%	$574,900	$555,000	3.59%	2.38
Grays Harbor	60	79	449	369	21.68%	91	74	22.97%	93	79	17.72%	$370,000	$343,000	7.87%	4.83
Lewis	68	61	293	282	3.90%	69	70	-1.43%	97	64	51.56%	$429,990	$430,000	0.00%	3.02
Cowlitz	57	67	243	238	2.10%	72	75	-4.00%	84	74	13.51%	$396,250	$395,000	0.32%	2.89
Grant	92	47	359	277	29.60%	66	62	6.45%	88	80	10.00%	$372,495	$356,582	4.46%	4.08
Thurston	174	139	593	384	54.43%	226	215	5.12%	252	243	3.70%	$520,500	$500,000	4.10%	2.35
San Juan	6	15	93	76	22.37%	11	12	-8.33%	21	14	50.00%	$900,000	$849,500	5.94%	4.43
Island	59	61	228	214	6.54%	87	73	19.18%	88	76	15.79%	$539,500	$585,000	-7.78%	2.59
Kittitas	49	32	247	227	8.81%	42	47	-10.64%	66	66	0.00%	$579,500	$552,000	4.98%	3.74
Jefferson	24	21	137	88	55.68%	29	39	-25.64%	31	34	-8.82%	$620,000	$675,550	-8.22%	4.42
Okanogan	21	6	166	119	39.50%	18	12	50.00%	24	19	26.32%	$300,000	$369,000	-18.70%	6.92
Whatcom	114	114	601	491	22.40%	151	171	-11.70%	180	176	2.27%	$600,000	$597,495	0.42%	3.34
Clark	41	45	166	170	-2.35%	64	73	-12.33%	92	62	48.39%	$553,500	$526,000	5.23%	1.80
Pacific	23	32	191	161	18.63%	24	28	-14.29%	31	29	6.90%	$365,000	$320,000	14.06%	6.16
Ferry	4	2	34	22	54.55%	4	3	33.33%	4	1	300.00%	$430,000	$125,000	244.00%	8.50
Clallam	43	39	206	143	44.06%	71	69	2.90%	84	71	18.31%	$447,500	$445,000	0.56%	2.45
Chelan	40	43	238	221	7.69%	45	51	-11.76%	69	56	23.21%	$520,000	$540,000	-3.70%	3.45
Douglas	22	24	99	96	3.13%	25	16	56.25%	39	45	-13.33%	$500,000	$490,000	2.04%	2.54
Adams	9	3	52	38	36.84%	6	9	-33.33%	12	4	200.00%	$379,230	$292,300	29.74%	4.33
Walla Walla	42	33	156	113	38.05%	46	36	27.78%	36	39	-7.69%	$366,500	$429,000	-14.57%	4.33
Columbia	4	2	25	19	31.58%	4	2	100.00%	10	2	400.00%	$237,500	$590,000	-59.75%	2.50
Wahkiakum	2	3	19	14	35.71%	4	2	100.00%	3	1	200.00%	$370,000	$400,000	-7.50%	6.33
Others	32	64	211	215	-1.86%	45	45	0.00%	47	44	6.82%	$400,000	$415,000	-3.61%	4.49
Total	**3,202**	**3,166**	**11,718**	**9,524**	**23.04%**	**4,239**	**4,312**	**-1.69%**	**5,010**	**4,812**	**4.11%**	**$612,250**	**$623,500**	**-1.80%**	**2.34**

Breakouts for Residential Only (Single Family Homes) and Condominium Only appear on next page
Months of Inventory calculated using Total Active divided by Total Sold for current month.

Recaps - Northwest MLS (RESIDENTIAL ONLY)															DECEMBER 2025
	LISTINGS					PENDING SALES			CLOSED SALES						
County	New Dec 2025	New Dec 2024	Ttl Active Dec 2025	Ttl Active Dec 2024	% Change, Ttl Active	Pending Dec 2025	Pending Dec 2024	% Change, Pending	Closed Dec 2025	Closed Dec 2024	% Change, Closed	Median $, Dec 2025	Median $, Dec 2024	% Change, Median Price	Months of Inventory
King	698	665	1,987	1,476	34.62%	947	966	-1.97%	1,181	1,151	2.61%	$899,950	$875,000	2.85%	1.68
Snohomish	354	367	891	637	39.87%	462	526	-12.17%	593	609	-2.63%	$760,000	$789,950	-3.79%	1.50
Pierce	453	505	1,510	1,217	24.08%	723	670	7.91%	745	716	4.05%	$560,000	$561,250	-0.22%	2.03
Kitsap	182	166	442	388	13.92%	225	231	-2.60%	276	270	2.22%	$580,475	$539,995	7.50%	1.60
Mason	40	51	210	217	-3.23%	61	85	-28.24%	82	77	6.49%	$415,000	$425,000	-2.35%	2.56
Skagit	64	55	227	211	7.58%	85	91	-6.59%	99	104	-4.81%	$575,000	$569,849	0.90%	2.29
Grays Harbor	58	78	417	341	22.29%	87	72	20.83%	91	78	16.67%	$371,000	$341,450	8.65%	4.58
Lewis	68	60	293	281	4.27%	69	70	-1.43%	97	64	51.56%	$429,990	$430,000	0.00%	3.02
Cowlitz	57	67	230	232	-0.86%	72	74	-2.70%	82	74	10.81%	$399,000	$395,000	1.01%	2.80
Grant	88	47	345	265	30.19%	65	62	4.84%	86	79	8.86%	$372,495	$357,990	4.05%	4.01
Thurston	167	134	545	359	51.81%	215	209	2.87%	247	231	6.93%	$525,000	$507,000	3.55%	2.21
San Juan	5	14	81	65	24.62%	9	11	-18.18%	18	14	28.57%	$927,500	$849,500	9.18%	4.50
Island	56	54	213	192	10.94%	82	68	20.59%	81	72	12.50%	$575,000	$605,000	-4.96%	2.63
Kittitas	47	32	230	198	16.16%	41	44	-6.82%	65	65	0.00%	$574,000	$565,000	1.59%	3.54
Jefferson	24	19	125	79	58.23%	27	35	-22.86%	28	29	-3.45%	$637,450	$675,000	-5.56%	4.46
Okanogan	21	6	162	117	38.46%	18	12	50.00%	24	19	26.32%	$300,000	$369,000	-18.70%	6.75
Whatcom	93	91	493	378	30.42%	135	142	-4.93%	156	149	4.70%	$618,000	$630,000	-1.90%	3.16
Clark	40	41	151	150	0.67%	60	68	-11.76%	90	57	57.89%	$560,000	$530,000	5.66%	1.68
Pacific	22	31	173	144	20.14%	23	26	-11.54%	30	24	25.00%	$365,000	$310,000	17.74%	5.77
Ferry	4	2	34	22	54.55%	4	3	33.33%	4	1	300.00%	$430,000	$125,000	244.00%	8.50
Clallam	41	33	187	133	40.60%	70	68	2.94%	81	69	17.39%	$456,000	$450,000	1.33%	2.31
Chelan	33	37	215	184	16.85%	40	47	-14.89%	63	51	23.53%	$525,000	$535,000	-1.87%	3.41
Douglas	21	23	89	92	-3.26%	24	15	60.00%	38	42	-9.52%	$502,500	$507,925	-1.07%	2.34
Adams	9	3	52	37	40.54%	6	9	-33.33%	12	4	200.00%	$379,230	$292,300	29.74%	4.33
Walla Walla	39	33	151	112	34.82%	45	33	36.36%	33	35	-5.71%	$370,000	$430,000	-13.95%	4.58
Columbia	4	2	25	19	31.58%	4	2	100.00%	10	2	400.00%	$237,500	$590,000	-59.75%	2.50
Wahkiakum	2	3	19	14	35.71%	4	2	100.00%	3	1	200.00%	$370,000	$400,000	-7.50%	6.33
Others	31	64	205	209	-1.91%	44	45	-2.22%	46	44	4.55%	$400,000	$415,000	-3.61%	4.46
Total	**2,721**	**2,683**	**9,702**	**7,769**	**24.88%**	**3,647**	**3,686**	**-1.06%**	**4,361**	**4,131**	**5.57%**	**$630,000**	**$639,000**	**-1.41%**	**2.22**

Recaps - Northwest MLS (CONDO ONLY) — DECEMBER 2025

	LISTINGS					PENDING SALES			CLOSED SALES						
County	New Dec 2025	New Dec 2024	Ttl Active Dec 2025	Ttl Active Dec 2024	% Change, Ttl Active	Pending Dec 2025	Pending Dec 2024	% Change, Pending	Closed Dec 2025	Closed Dec 2024	% Change, Closed	Median $, Dec 2025	Median $, Dec 2024	% Change, Median Price	Months of Inventory
King	289	285	1,172	1,030	13.79%	363	358	1.40%	401	391	2.56%	$530,000	$525,000	0.95%	2.92
Snohomish	73	96	244	187	30.48%	105	119	-11.76%	113	144	-21.53%	$505,000	$549,975	-8.18%	2.16
Pierce	40	33	156	130	20.00%	48	65	-26.15%	54	52	3.85%	$360,000	$380,250	-5.33%	2.89
Kitsap	12	7	34	37	-8.11%	12	10	20.00%	7	11	-36.36%	$265,000	$279,000	-5.02%	4.86
Mason	6	0	11	0	0.00%	0	2	-100.00%	0	1	-100.00%	$0	$499,000	-100.00%	0.00
Skagit	5	4	28	17	64.71%	8	5	60.00%	8	7	14.29%	$424,000	$420,000	0.95%	3.50
Grays Harbor	2	1	32	28	14.29%	4	2	100.00%	2	1	100.00%	$109,500	$414,900	-73.61%	16.00
Lewis	0	1	0	1	-100.00%	0	0	0.00%	0	0	0.00%	$0	$0	0.00%	0.00
Cowlitz	0	0	13	6	116.67%	0	1	-100.00%	2	0	0.00%	$320,000	$0	0.00%	6.50
Grant	4	0	14	12	16.67%	1	0	0.00%	2	1	100.00%	$462,500	$169,000	173.67%	7.00
Thurston	7	5	48	25	92.00%	11	6	83.33%	5	12	-58.33%	$318,500	$309,950	2.76%	9.60
San Juan	1	1	12	11	9.09%	2	1	100.00%	3	0	0.00%	$335,000	$0	0.00%	4.00
Island	3	7	15	22	-31.82%	5	5	0.00%	7	4	75.00%	$350,000	$325,750	7.44%	2.14
Kittitas	2	0	17	29	-41.38%	1	3	-66.67%	1	1	0.00%	$610,000	$500,000	22.00%	17.00
Jefferson	0	2	12	9	33.33%	2	4	-50.00%	3	5	-40.00%	$441,000	$676,100	-34.77%	4.00
Okanogan	0	0	4	2	100.00%	0	0	0.00%	0	0	0.00%	$0	$0	0.00%	0.00
Whatcom	21	23	108	113	-4.42%	16	29	-44.83%	24	27	-11.11%	$370,500	$375,000	-1.20%	4.50
Clark	1	4	15	20	-25.00%	4	5	-20.00%	2	5	-60.00%	$310,500	$319,000	-2.66%	7.50
Pacific	1	1	18	17	5.88%	1	2	-50.00%	1	5	-80.00%	$209,000	$360,000	-41.94%	18.00
Ferry	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	$0	$0	0.00%	0.00
Clallam	2	6	19	10	90.00%	1	1	0.00%	3	2	50.00%	$425,000	$428,445	-0.80%	6.33
Chelan	7	6	23	37	-37.84%	5	4	25.00%	6	5	20.00%	$404,500	$600,000	-32.58%	3.83
Douglas	1	1	10	4	150.00%	1	1	0.00%	1	3	-66.67%	$460,000	$457,500	0.55%	10.00
Adams	0	0	0	1	-100.00%	0	0	0.00%	0	0	0.00%	$0	$0	0.00%	0.00
Walla Walla	3	0	5	1	400.00%	1	3	-66.67%	3	4	-25.00%	$177,600	$352,250	-49.58%	1.67
Columbia	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	$0	$0	0.00%	0.00
Wahkiakum	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	$0	$0	0.00%	0.00
Others	1	0	6	6	0.00%	1	0	0.00%	1	0	0.00%	$320,000	$0	0.00%	6.00
Total	**481**	**483**	**2,016**	**1,755**	**14.87%**	**592**	**626**	**-5.43%**	**649**	**681**	**-4.70%**	**$488,750**	**$487,500**	**0.26%**	**3.11**