



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2025

Thurston Annual Statistical Review and Highlights

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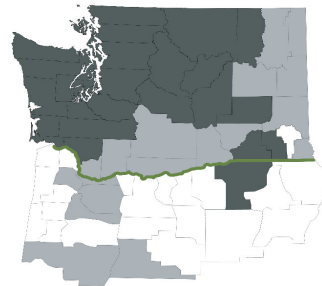
Member Offices

2,474



Total Members/Subscribers

31,632



Counties

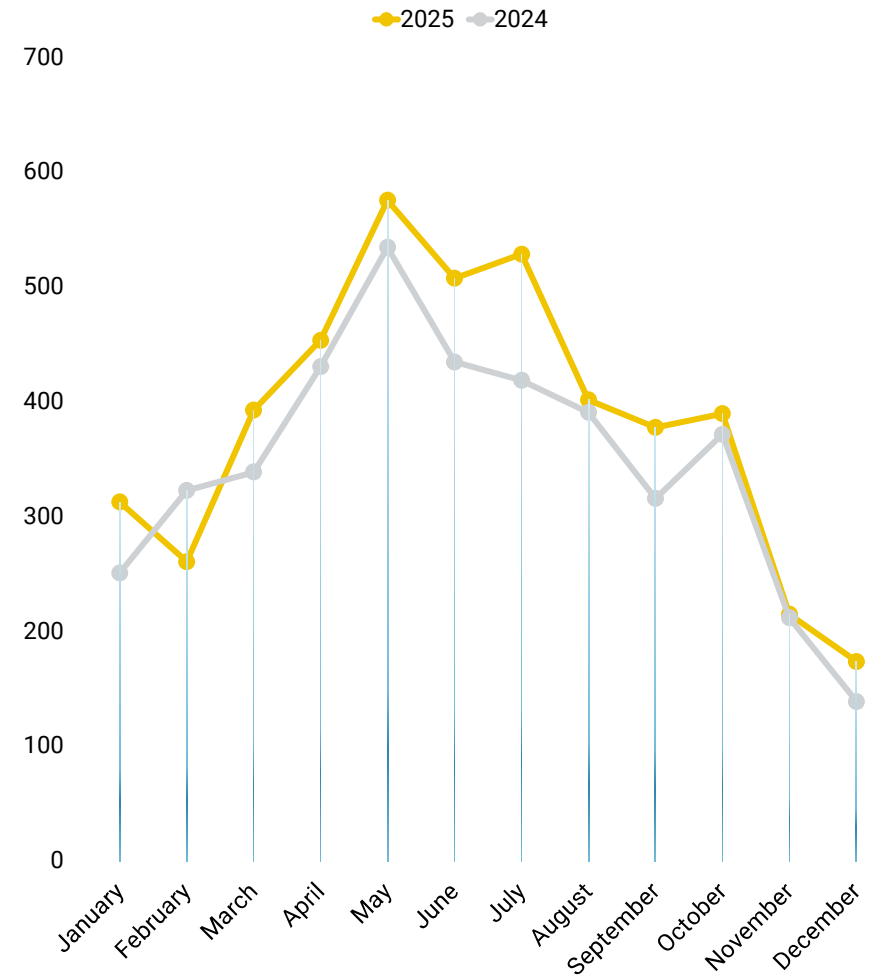
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Thurston: Residential Homes and Condominiums

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	313	251	24.70%
February	261	323	-19.20%
March	393	339	15.93%
April	454	431	5.34%
May	576	535	7.66%
June	508	435	16.78%
July	529	419	26.25%
August	402	391	2.81%
September	378	316	19.62%
October	390	372	4.84%
November	215	212	1.42%
December	174	139	25.18%
Total	4,593	4,163	
% chg.			10.33%

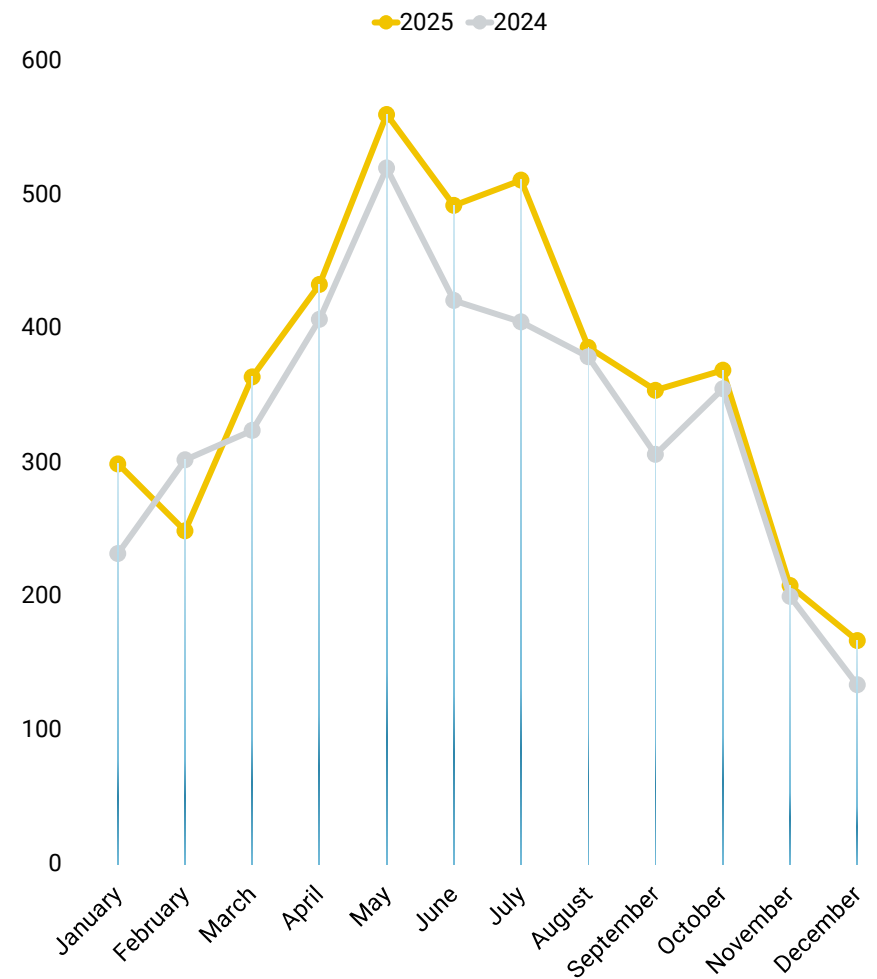


Thurston: Residential Homes Only

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	299	232	28.88%
February	249	302	-17.55%
March	364	324	12.35%
April	433	407	6.39%
May	560	520	7.69%
June	492	421	16.86%
July	511	405	26.17%
August	386	379	1.85%
September	354	306	15.69%
October	369	355	3.94%
November	208	200	4.00%
December	167	134	24.63%
Total	4,392	3,985	
% chg.	10.21%		

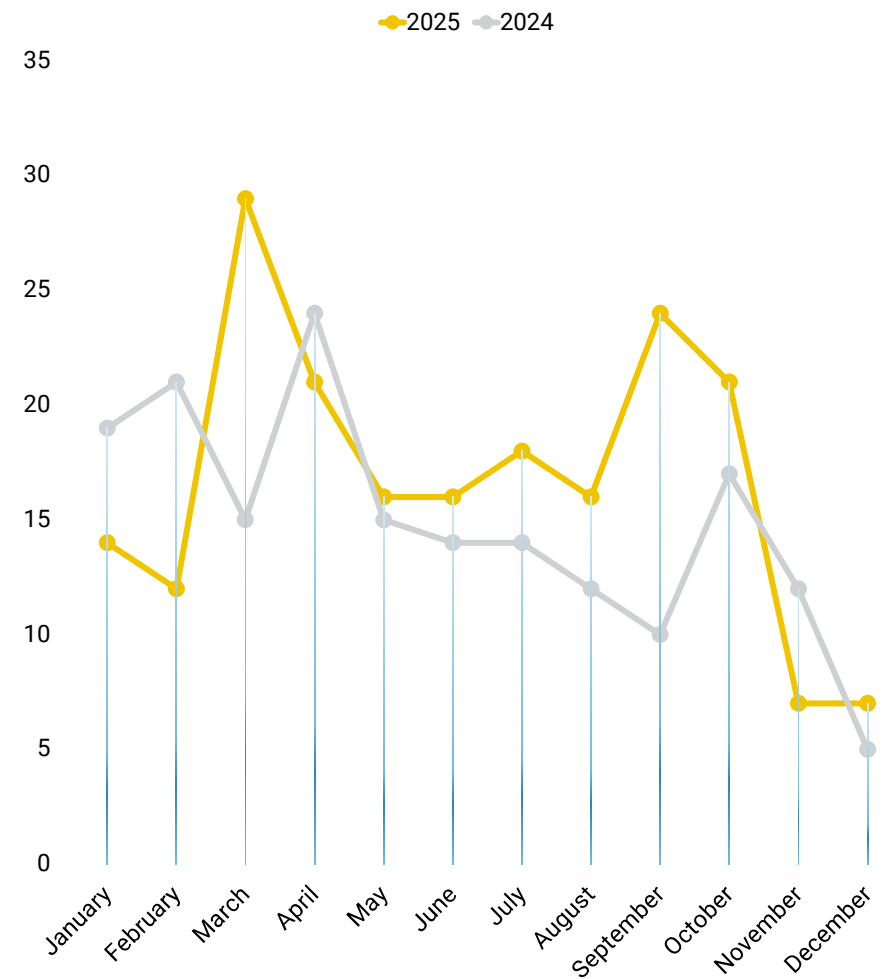


Thurston: Condominiums Only

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	14	19	-26.32%
February	12	21	-42.86%
March	29	15	93.33%
April	21	24	-12.50%
May	16	15	6.67%
June	16	14	14.29%
July	18	14	28.57%
August	16	12	33.33%
September	24	10	140.00%
October	21	17	23.53%
November	7	12	-41.67%
December	7	5	40.00%
Total	201	178	
% chg.	12.92%		

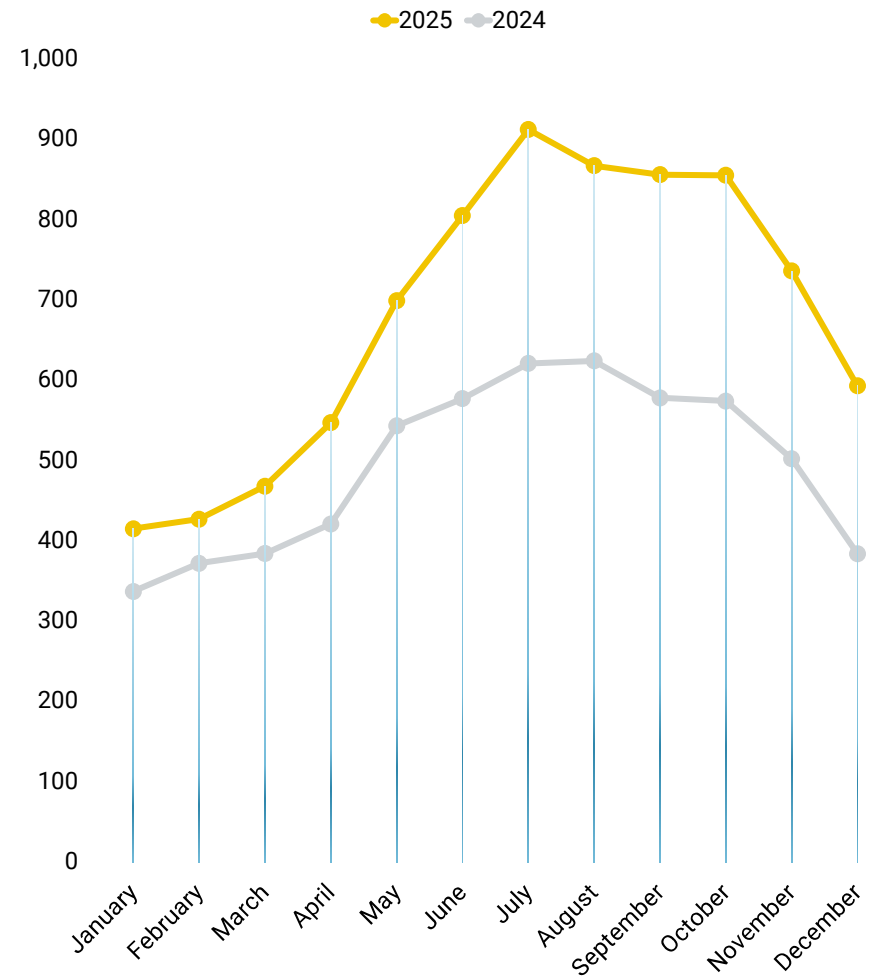


Thurston: Residential Homes and Condominiums

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	415	337	23.15%
February	427	372	14.78%
March	468	384	21.88%
April	547	421	29.93%
May	699	543	28.73%
June	805	577	39.51%
July	912	621	46.86%
August	867	624	38.94%
September	856	578	48.10%
October	855	574	48.95%
November	736	502	46.61%
December	593	384	54.43%
Total	8,180	5,917	
% chg.			38.25%

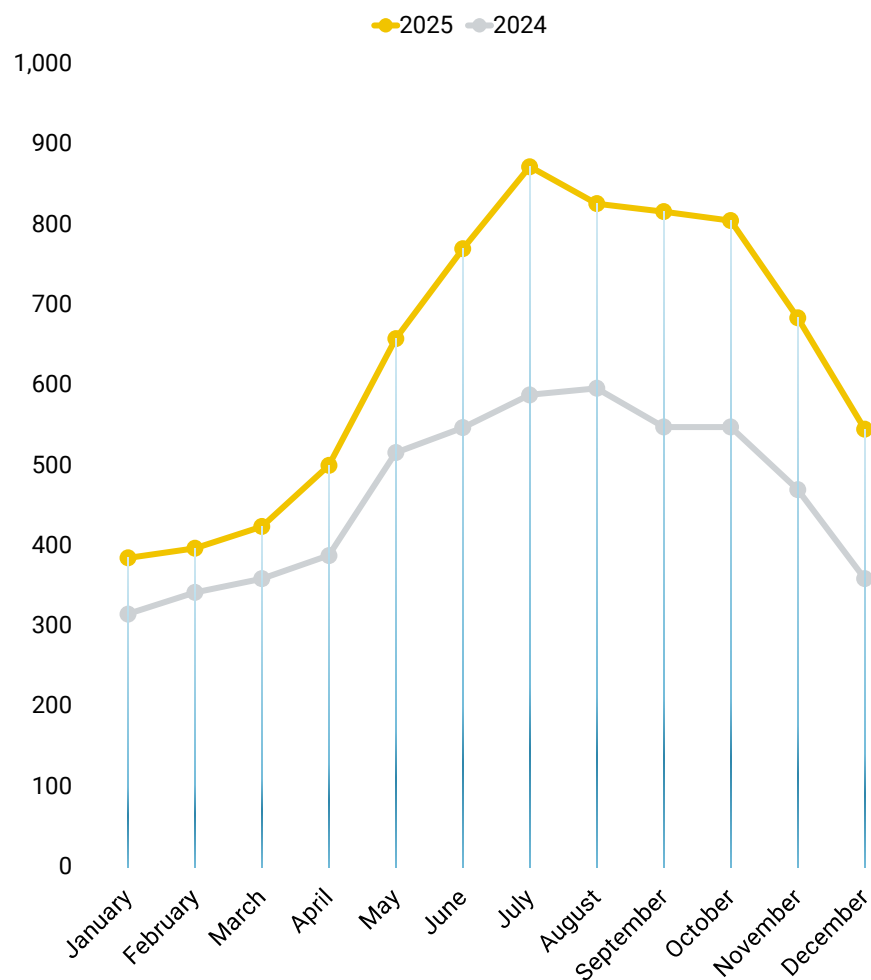


Thurston: Residential Homes Only

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	385	315	22.22%
February	397	342	16.08%
March	424	359	18.11%
April	500	388	28.87%
May	658	516	27.52%
June	770	547	40.77%
July	872	588	48.30%
August	826	596	38.59%
September	816	548	48.91%
October	805	548	46.90%
November	684	470	45.53%
December	545	359	51.81%
Total	7,682	5,576	
% chg.			37.77%

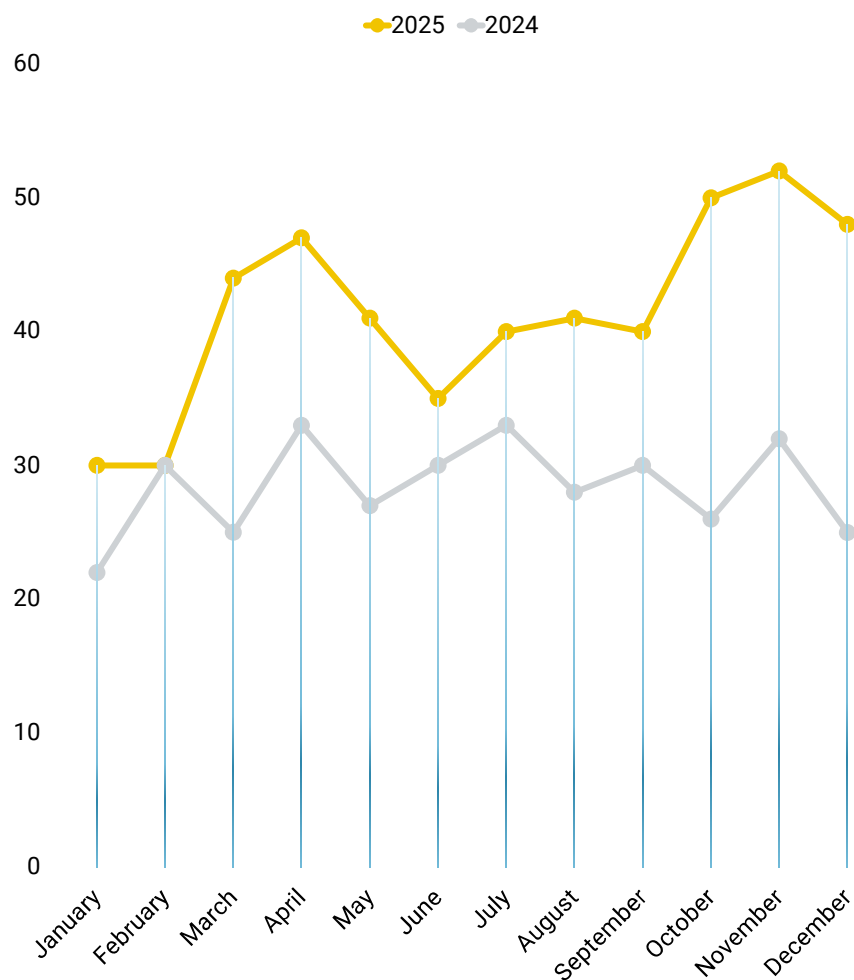


Thurston: Condominiums Only

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	30	22	36.36%
February	30	30	0.00%
March	44	25	76.00%
April	47	33	42.42%
May	41	27	51.85%
June	35	30	16.67%
July	40	33	21.21%
August	41	28	46.43%
September	40	30	33.33%
October	50	26	92.31%
November	52	32	62.50%
December	48	25	92.00%
Total	498	341	
% chg.	46.04%		



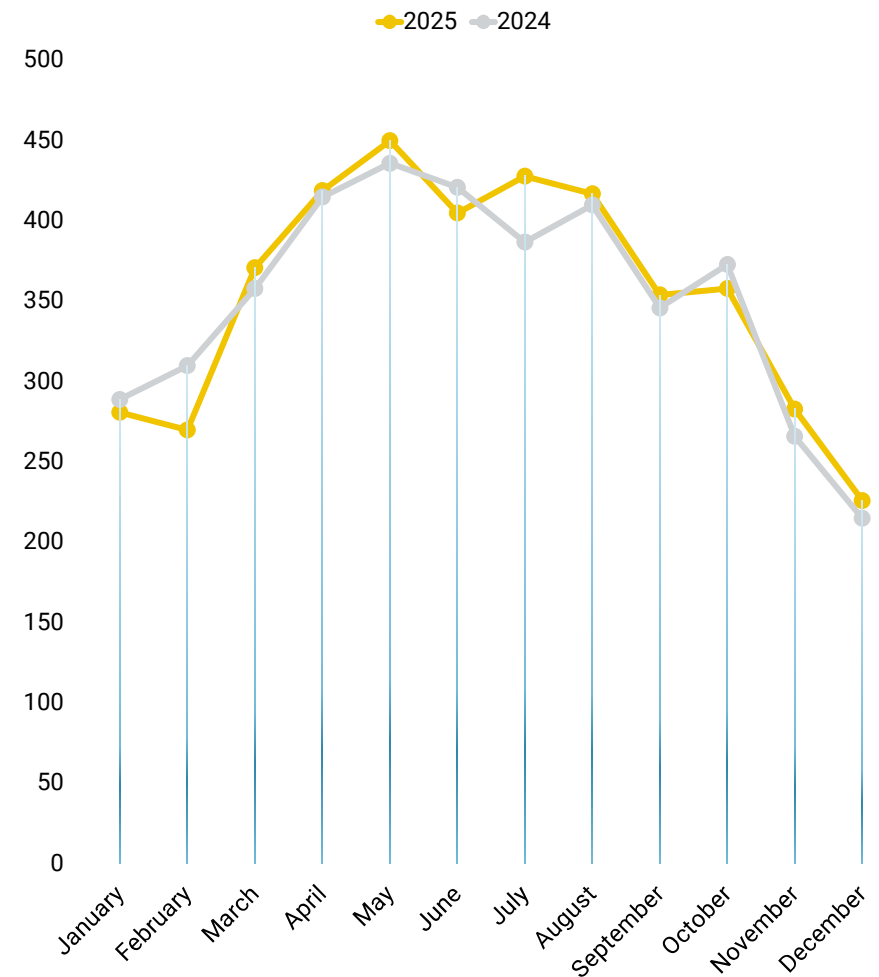
Thurston: Residential Homes and Condominiums

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	281	289	-2.77%
February	270	310	-12.90%
March	371	358	3.63%
April	419	415	0.96%
May	450	436	3.21%
June	405	421	-3.80%
July	428	387	10.59%
August	417	410	1.71%
September	354	346	2.31%
October	358	373	-4.02%
November	283	266	6.39%
December	226	215	5.12%
Total	4,262	4,226	
% chg.			0.85%



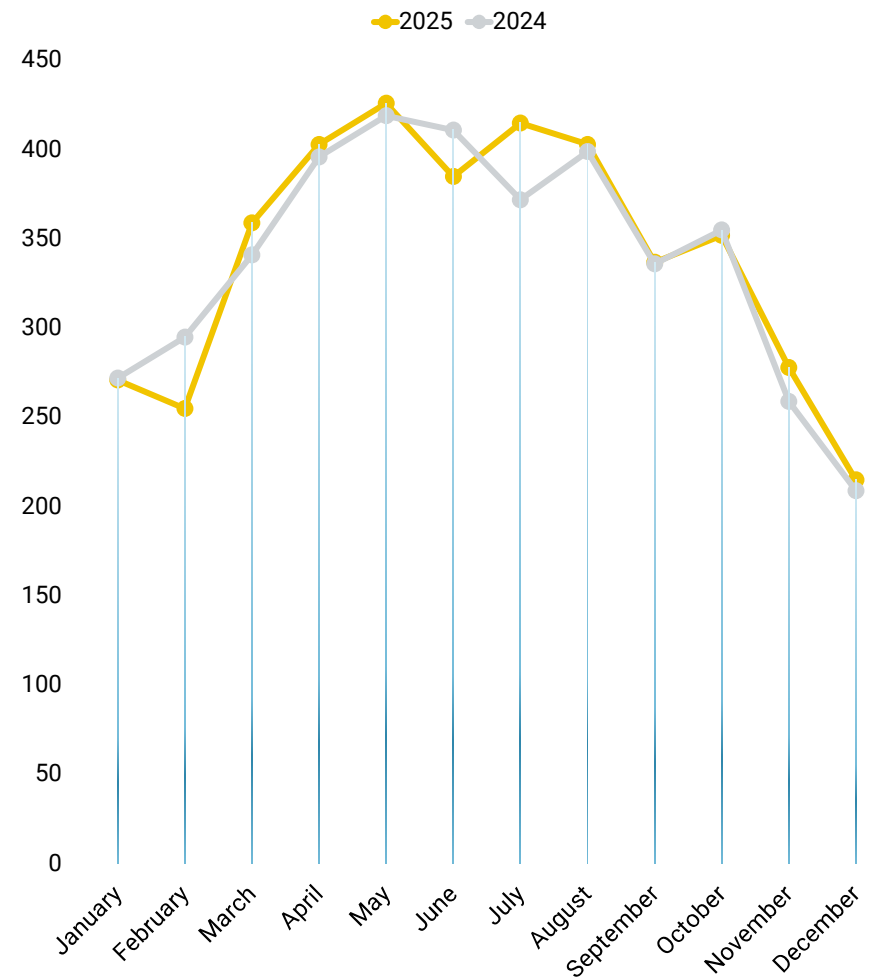
Thurston: Residential Homes Only

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	271	272	-0.37%
February	255	295	-13.56%
March	359	341	5.28%
April	403	396	1.77%
May	426	419	1.67%
June	385	411	-6.33%
July	415	372	11.56%
August	403	399	1.00%
September	337	336	0.30%
October	352	355	-0.85%
November	278	259	7.34%
December	215	209	2.87%
Total	4,099	4,064	
% chg.	0.86%		



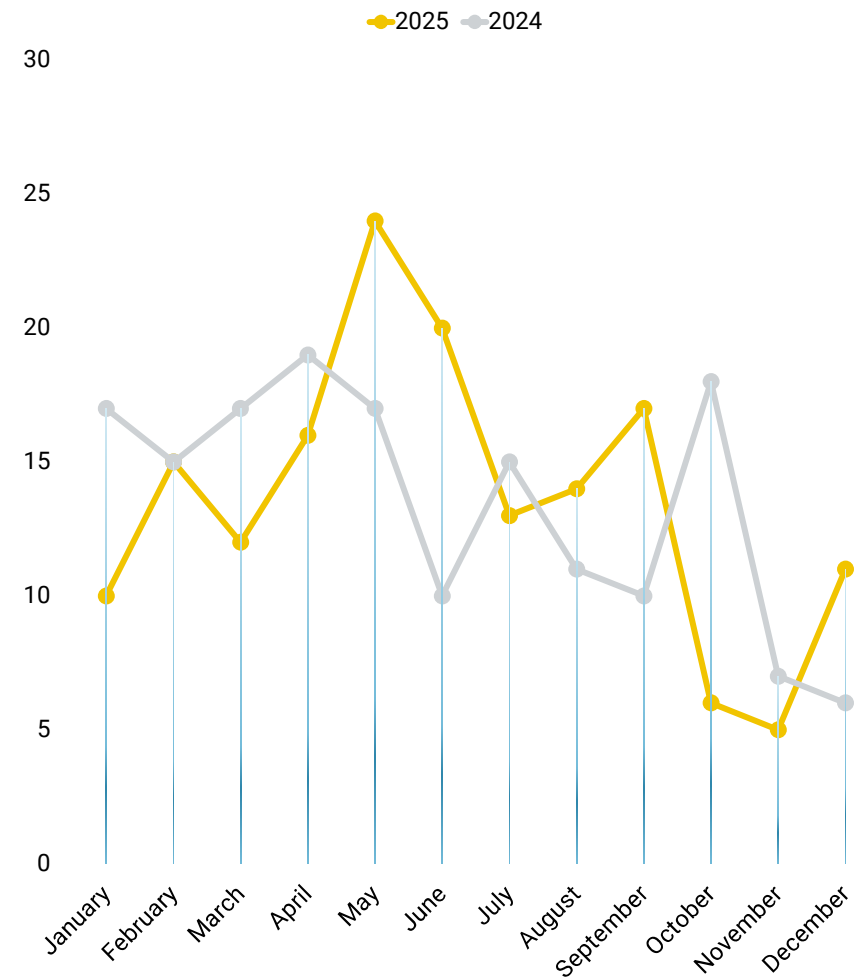
Thurston: Condominiums Only

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	10	17	-41.18%
February	15	15	0.00%
March	12	17	-29.41%
April	16	19	-15.79%
May	24	17	41.18%
June	20	10	100.00%
July	13	15	-13.33%
August	14	11	27.27%
September	17	10	70.00%
October	6	18	-66.67%
November	5	7	-28.57%
December	11	6	83.33%
Total	163	162	
% chg.			0.62%

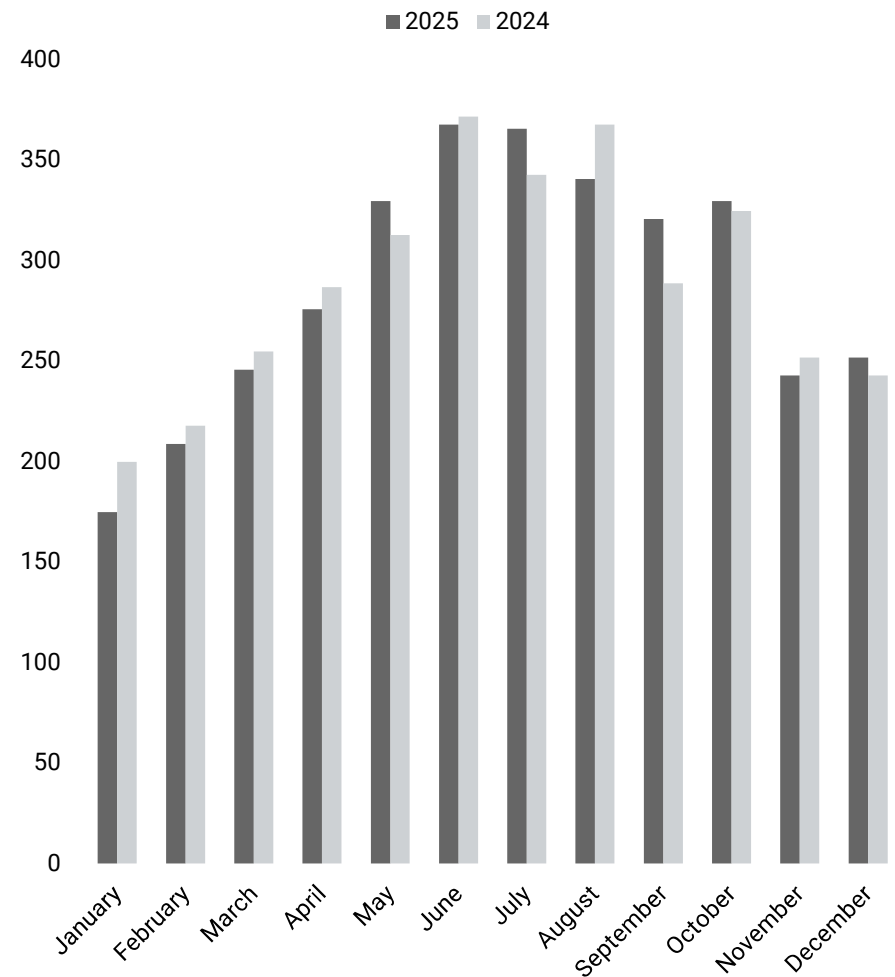


Thurston: Residential Homes and Condominiums

Closed Sales by Month

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

	2025	2024	% chg.
January	175	200	-12.50%
February	209	218	-4.13%
March	246	255	-3.53%
April	276	287	-3.83%
May	330	313	5.43%
June	368	372	-1.08%
July	366	343	6.71%
August	341	368	-7.34%
September	321	289	11.07%
October	330	325	1.54%
November	243	252	-3.57%
December	252	243	3.70%
Total	3,457	3,465	
% chg.	-0.23%		

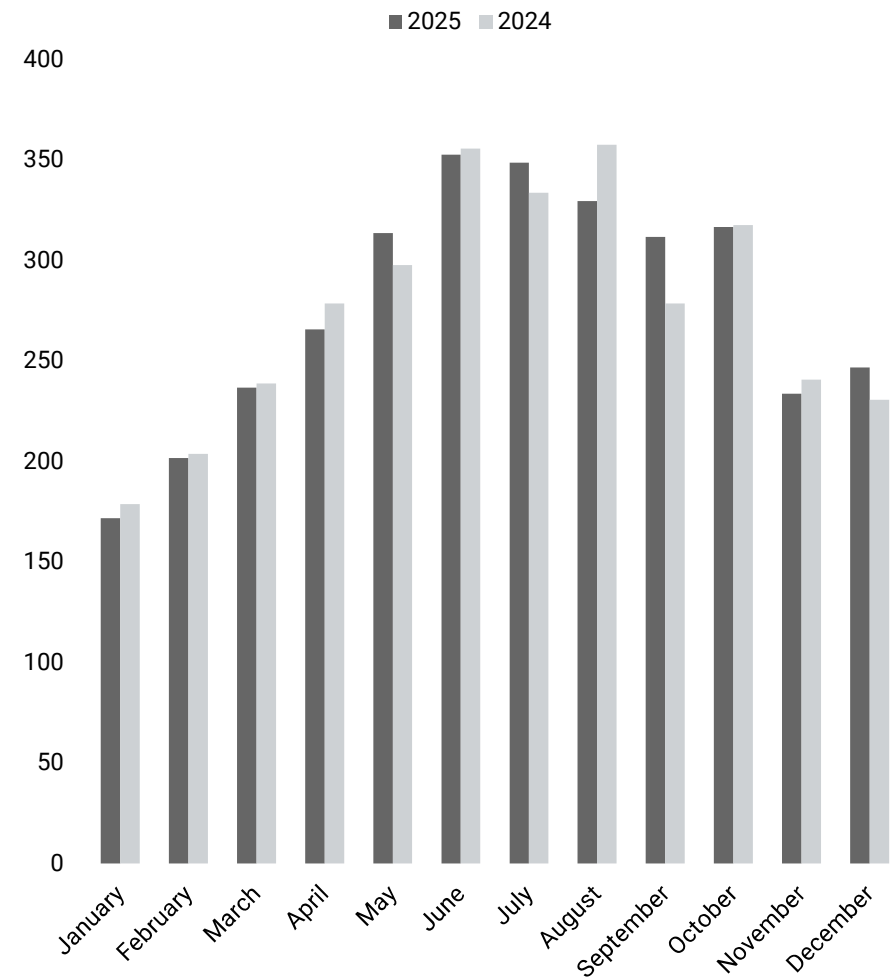


Thurston: Residential Homes Only

Closed Sales by Month

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

	2025	2024	% chg.
January	172	179	-3.91%
February	202	204	-0.98%
March	237	239	-0.84%
April	266	279	-4.66%
May	314	298	5.37%
June	353	356	-0.84%
July	349	334	4.49%
August	330	358	-7.82%
September	312	279	11.83%
October	317	318	-0.31%
November	234	241	-2.90%
December	247	231	6.93%
Total	3,333	3,316	
% chg.	0.51%		

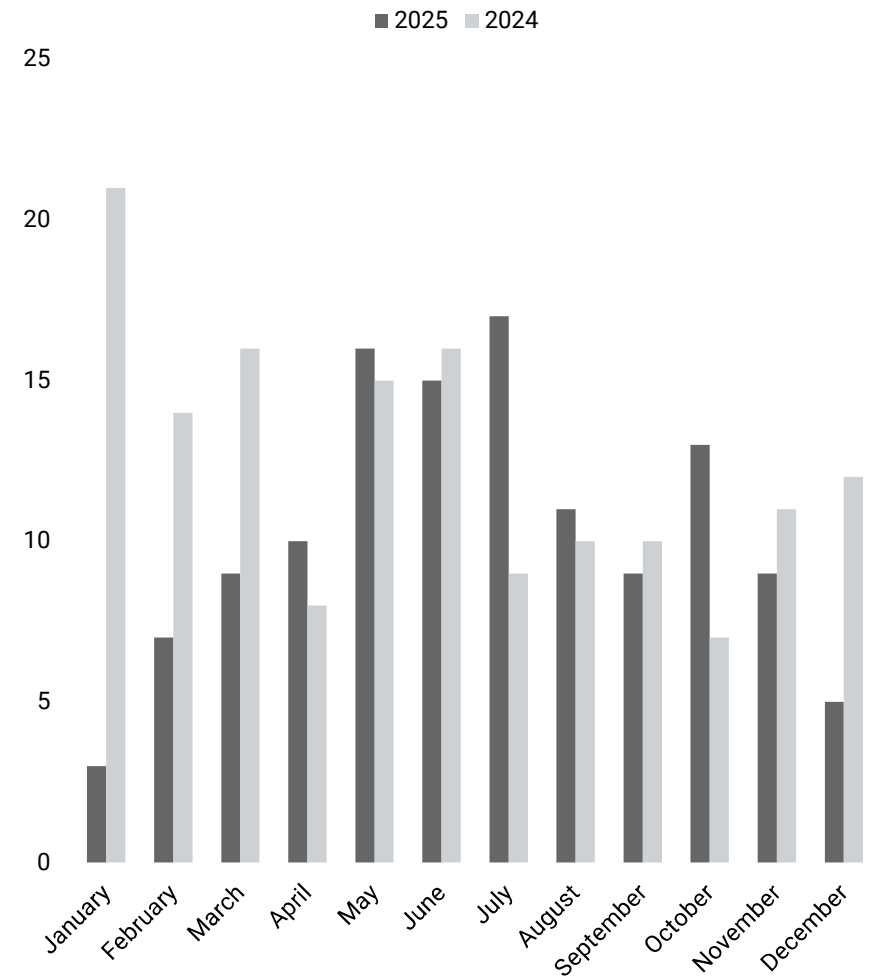


Thurston: Condominiums Only

Closed Sales by Month

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

	2025	2024	% chg.
January	3	21	-85.71%
February	7	14	-50.00%
March	9	16	-43.75%
April	10	8	25.00%
May	16	15	6.67%
June	15	16	-6.25%
July	17	9	88.89%
August	11	10	10.00%
September	9	10	-10.00%
October	13	7	85.71%
November	9	11	-18.18%
December	5	12	-58.33%
Total	124	149	
% chg.	-16.78%		

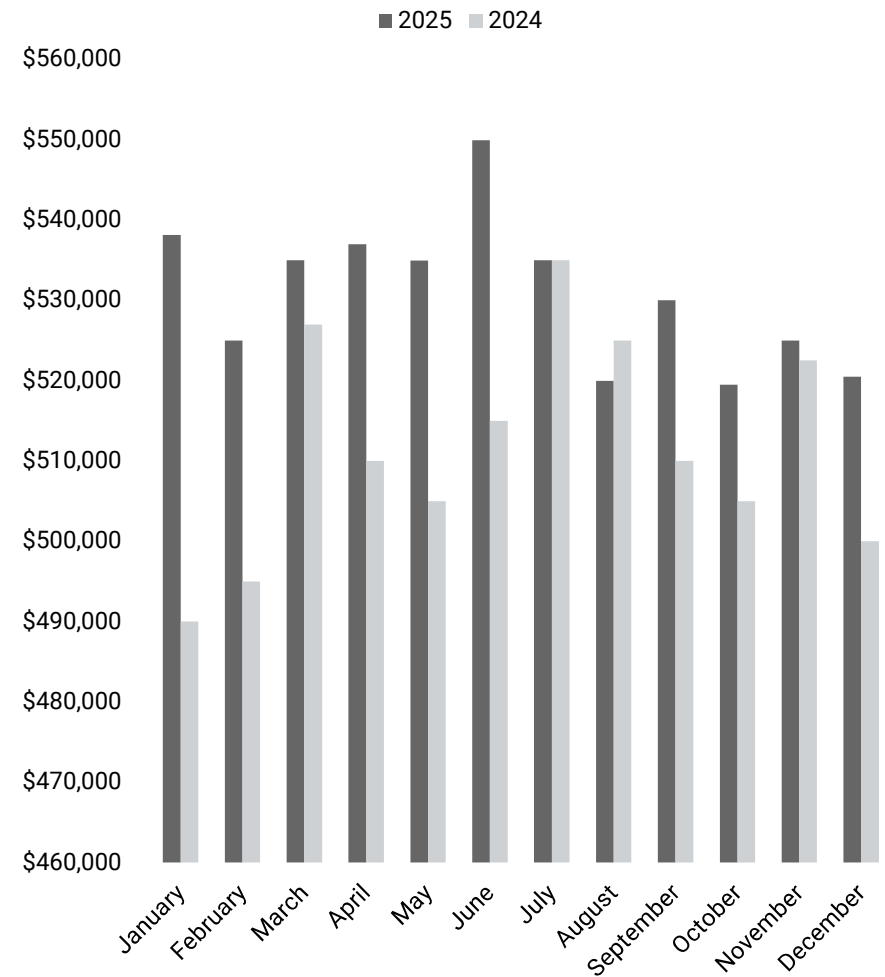


Thurston: Residential Homes and Condominiums

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	\$ 538,153	\$ 490,000	9.83%
February	\$ 525,000	\$ 495,000	6.06%
March	\$ 535,000	\$ 527,000	1.52%
April	\$ 537,000	\$ 510,000	5.29%
May	\$ 534,950	\$ 505,000	5.93%
June	\$ 549,949	\$ 515,000	6.79%
July	\$ 535,000	\$ 535,000	0.00%
August	\$ 519,950	\$ 525,000	-0.96%
September	\$ 530,000	\$ 510,000	3.92%
October	\$ 519,500	\$ 505,000	2.87%
November	\$ 525,000	\$ 522,500	0.48%
December	\$ 520,500	\$ 500,000	4.10%
Total	\$ 530,000	\$ 510,000	
% chg.	3.92%		

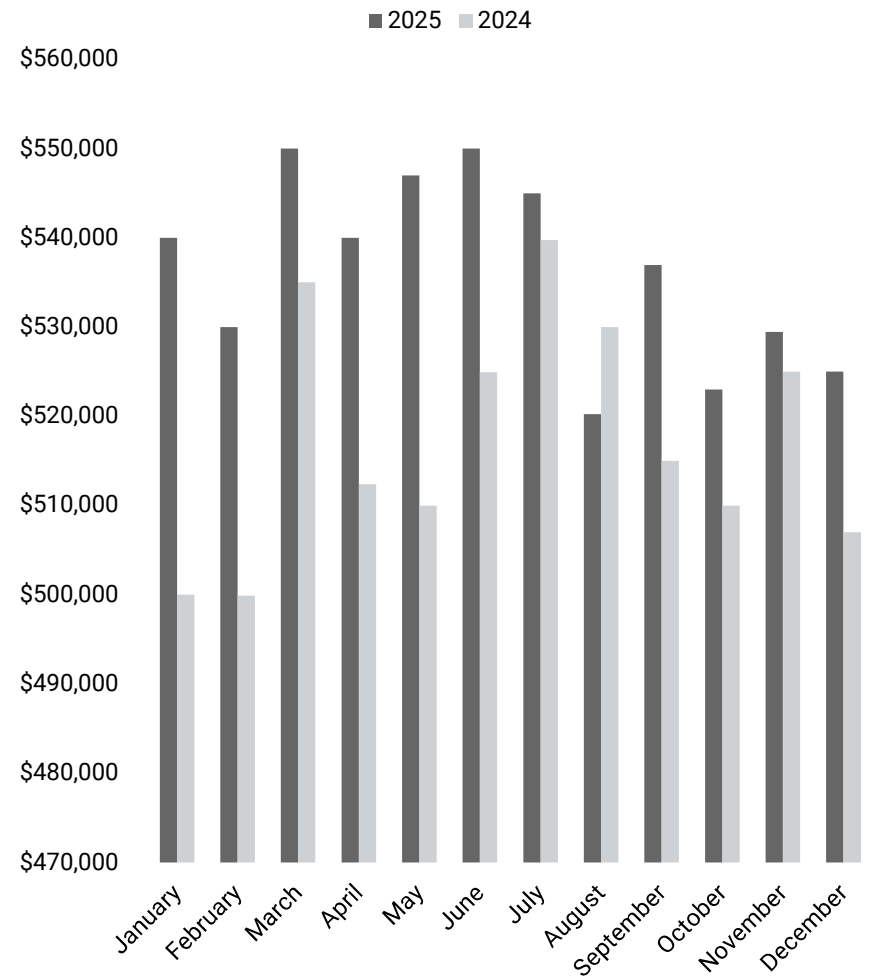


Thurston: Residential Homes Only

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	\$ 540,000	\$ 500,000	8.00%
February	\$ 530,000	\$ 499,900	6.02%
March	\$ 550,000	\$ 535,000	2.80%
April	\$ 540,000	\$ 512,400	5.39%
May	\$ 547,000	\$ 510,000	7.25%
June	\$ 550,000	\$ 524,945	4.77%
July	\$ 545,000	\$ 539,750	0.97%
August	\$ 520,250	\$ 529,999	-1.84%
September	\$ 536,950	\$ 515,000	4.26%
October	\$ 523,000	\$ 510,000	2.55%
November	\$ 529,450	\$ 525,000	0.85%
December	\$ 525,000	\$ 507,000	3.55%
Total	\$ 535,000	\$ 515,000	
% chg.	3.88%		

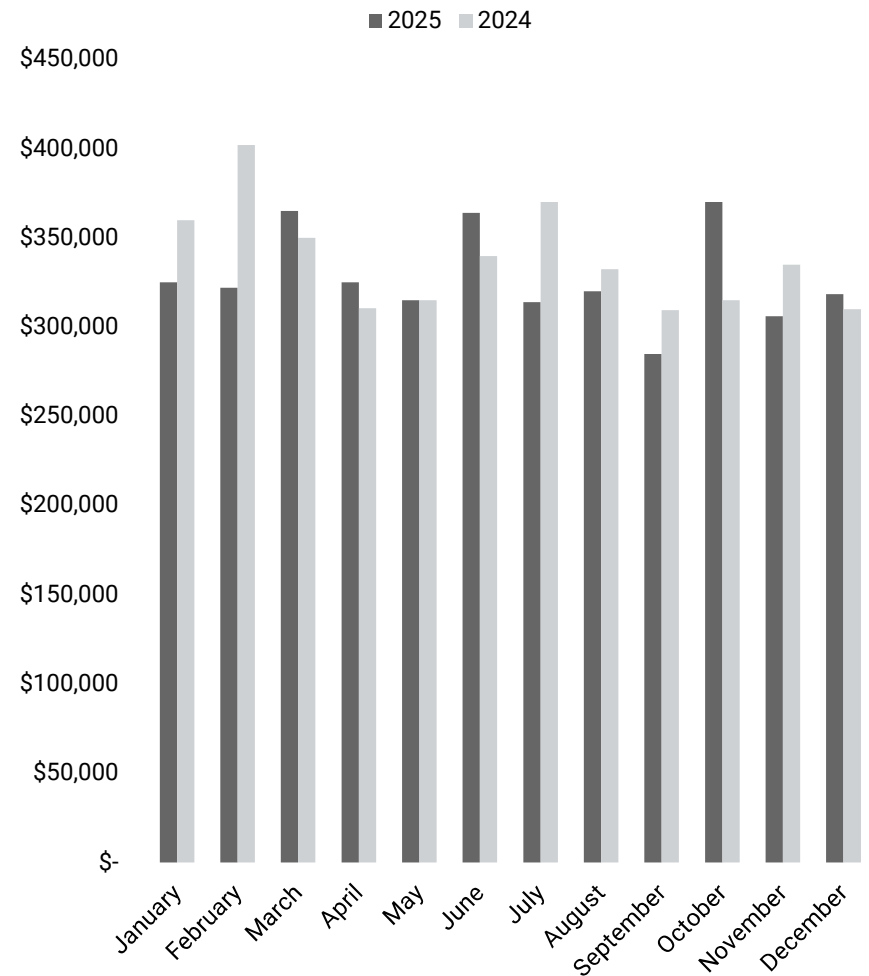


Thurston: Condominiums Only

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	\$ 325,000	\$ 359,950	-9.71%
February	\$ 322,000	\$ 401,950	-19.89%
March	\$ 365,000	\$ 349,950	4.30%
April	\$ 325,000	\$ 310,500	4.67%
May	\$ 315,000	\$ 315,000	0.00%
June	\$ 364,000	\$ 339,750	7.14%
July	\$ 314,000	\$ 370,000	-15.14%
August	\$ 320,000	\$ 332,475	-3.75%
September	\$ 285,000	\$ 309,500	-7.92%
October	\$ 370,000	\$ 315,000	17.46%
November	\$ 306,000	\$ 335,000	-8.66%
December	\$ 318,500	\$ 309,950	2.76%
Total	\$ 323,500	\$ 349,950	
% chg.	-7.56%		



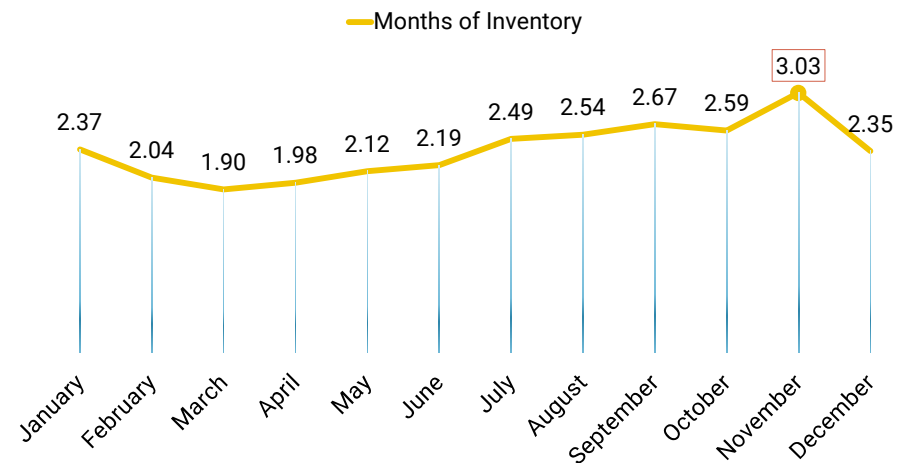
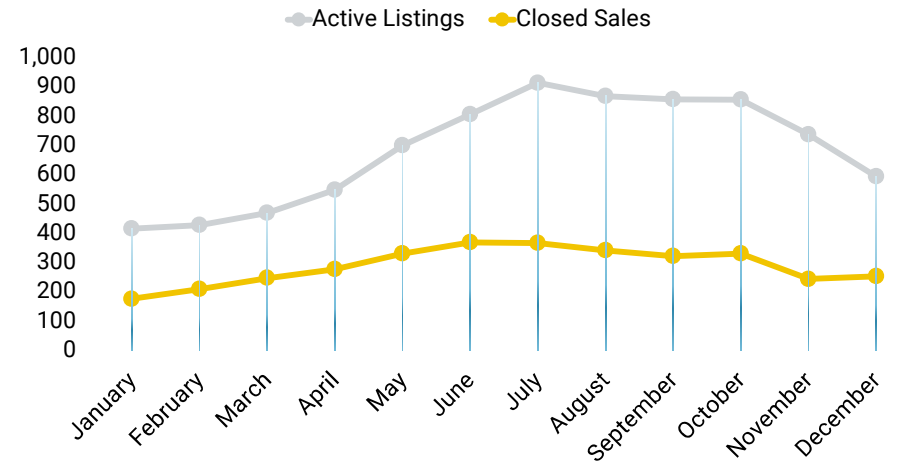
Thurston: Residential Homes and Condominiums

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	415	175	2.37
February	427	209	2.04
March	468	246	1.90
April	547	276	1.98
May	699	330	2.12
June	805	368	2.19
July	912	366	2.49
August	867	341	2.54
September	856	321	2.67
October	855	330	2.59
November	736	243	3.03
December	593	252	2.35



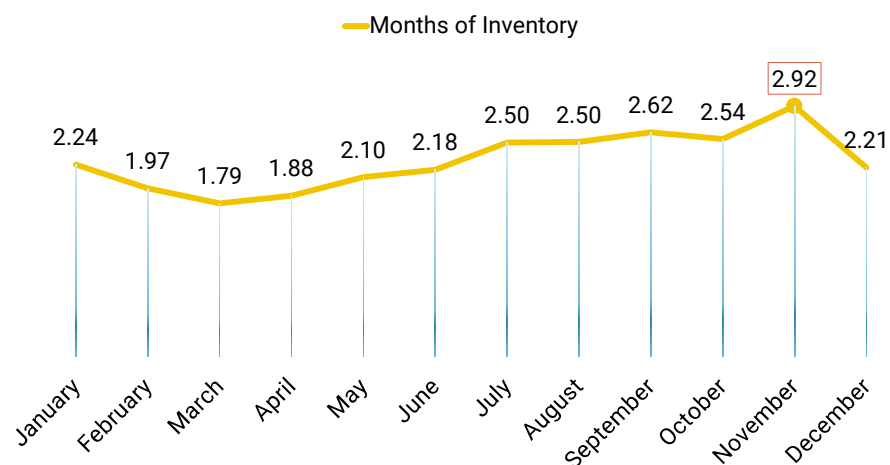
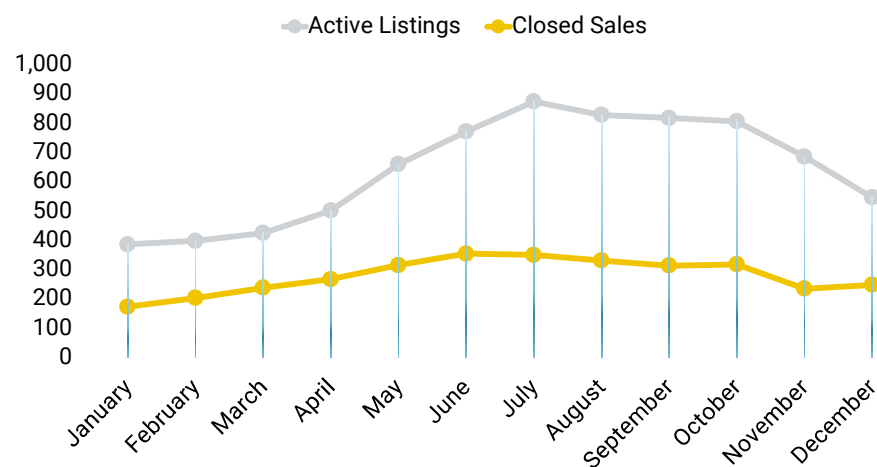
Thurston: Residential Homes Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes 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	385	172	2.24
February	397	202	1.97
March	424	237	1.79
April	500	266	1.88
May	658	314	2.10
June	770	353	2.18
July	872	349	2.50
August	826	330	2.50
September	816	312	2.62
October	805	317	2.54
November	684	234	2.92
December	545	247	2.21



Thurston: 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	30	3	10.00
February	30	7	4.29
March	44	9	4.89
April	47	10	4.70
May	41	16	2.56
June	35	15	2.33
July	40	17	2.35
August	41	11	3.73
September	40	9	4.44
October	50	13	3.85
November	52	9	5.78
December	48	5	9.60

