



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2025

Walla Walla
Annual Statistical
Review and Highlights

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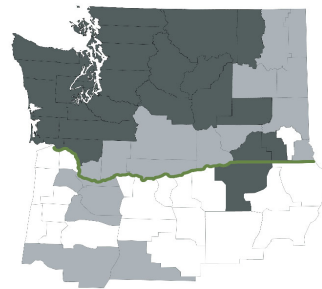
Member Offices

2,474



Total Members/Subscribers

31,632



Counties

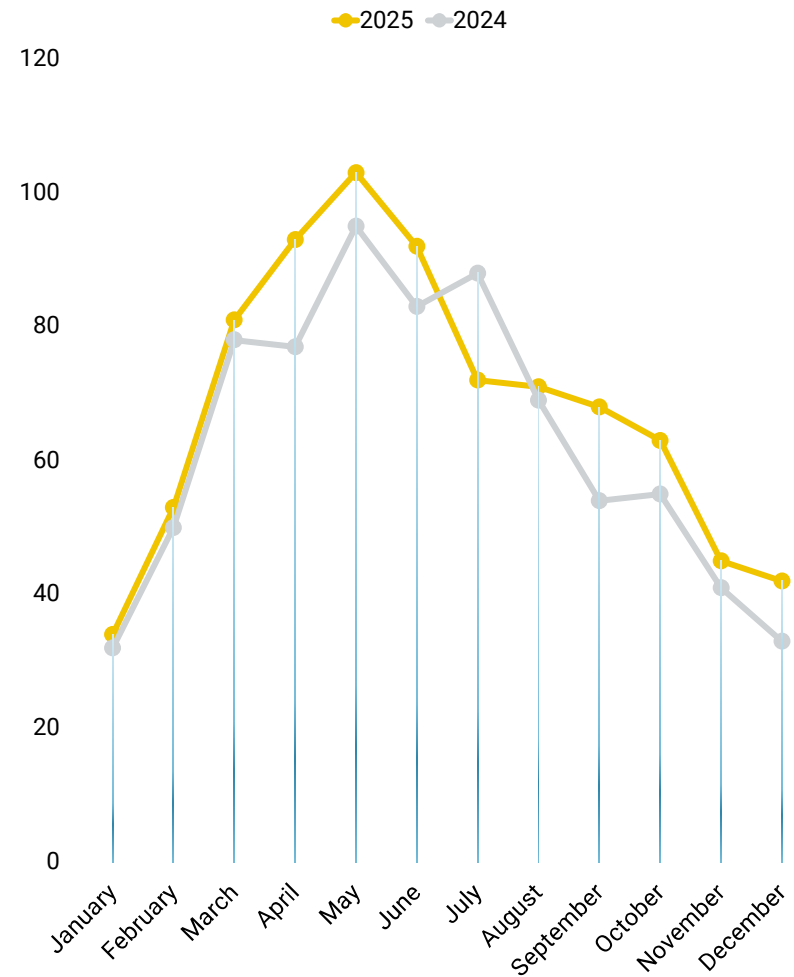
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Walla Walla: Residential Homes and Condominiums

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	34	32	6.25%
February	53	50	6.00%
March	81	78	3.85%
April	93	77	20.78%
May	103	95	8.42%
June	92	83	10.84%
July	72	88	-18.18%
August	71	69	2.90%
September	68	54	25.93%
October	63	55	14.55%
November	45	41	9.76%
December	42	33	27.27%
Total	817	755	
% chg.			8.21%

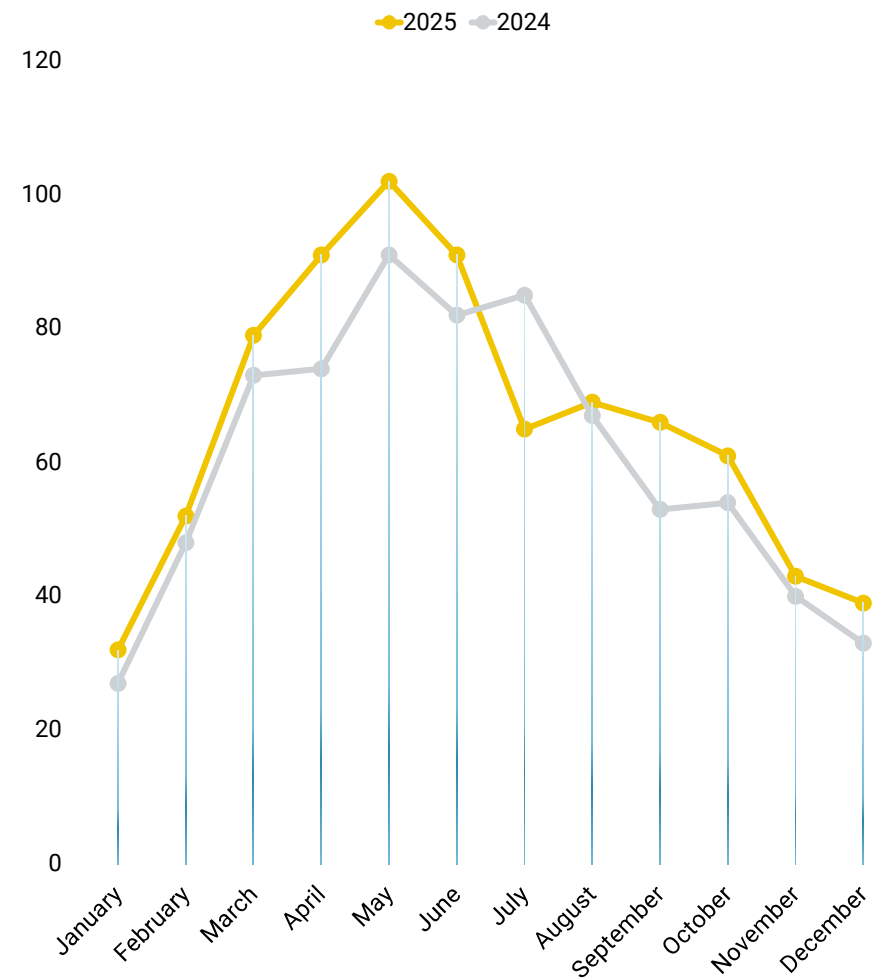


Walla Walla: Residential Homes Only

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	32	27	18.52%
February	52	48	8.33%
March	79	73	8.22%
April	91	74	22.97%
May	102	91	12.09%
June	91	82	10.98%
July	65	85	-23.53%
August	69	67	2.99%
September	66	53	24.53%
October	61	54	12.96%
November	43	40	7.50%
December	39	33	18.18%
Total	790	727	
% chg.	8.67%		

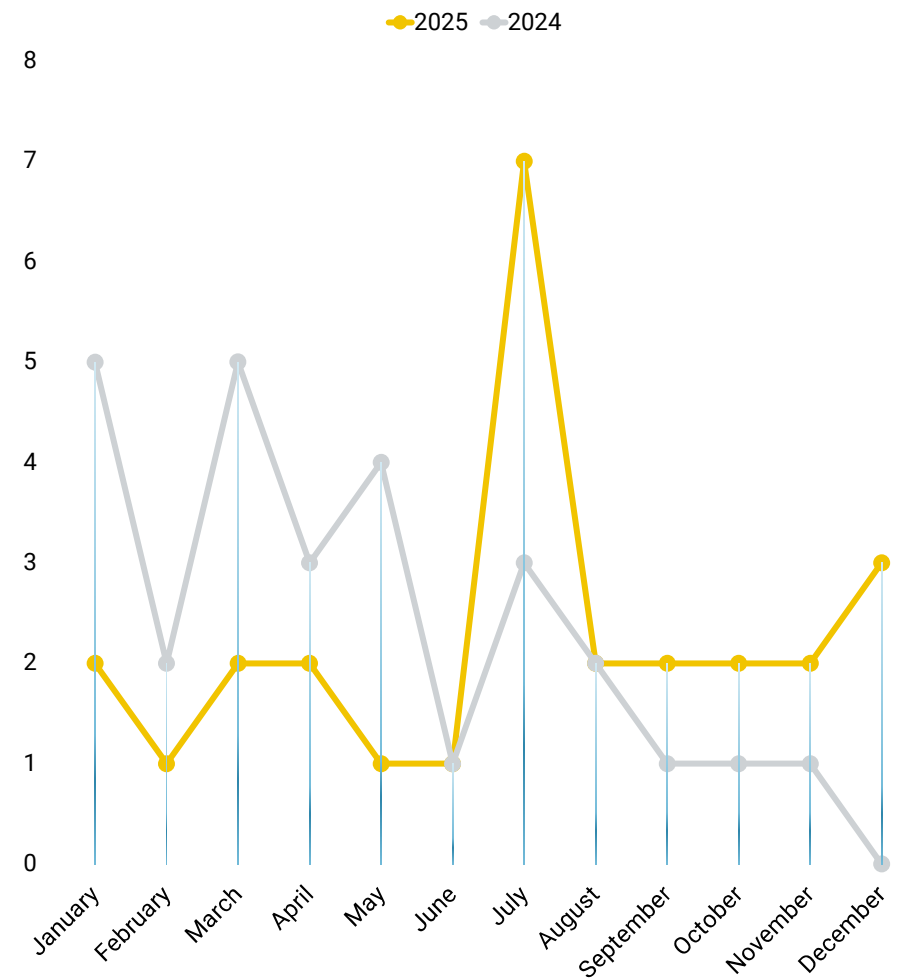


Walla Walla: Condominiums Only

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	2	5	-60.00%
February	1	2	-50.00%
March	2	5	-60.00%
April	2	3	-33.33%
May	1	4	-75.00%
June	1	1	0.00%
July	7	3	133.33%
August	2	2	0.00%
September	2	1	100.00%
October	2	1	100.00%
November	2	1	100.00%
December	3	0	0.00%
Total	27	28	
% chg.	-3.57%		

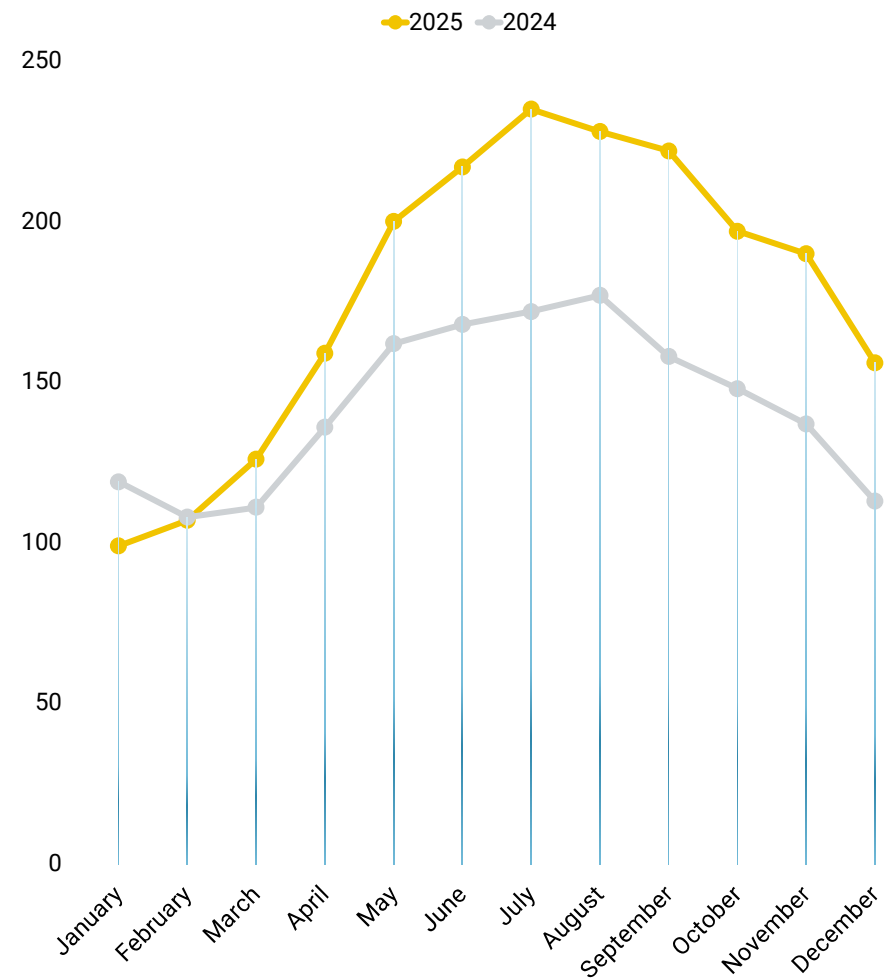


Walla Walla: Residential Homes and Condominiums

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	99	119	-16.81%
February	107	108	-0.93%
March	126	111	13.51%
April	159	136	16.91%
May	200	162	23.46%
June	217	168	29.17%
July	235	172	36.63%
August	228	177	28.81%
September	222	158	40.51%
October	197	148	33.11%
November	190	137	38.69%
December	156	113	38.05%
Total	2,136	1,709	
% chg.			24.99%

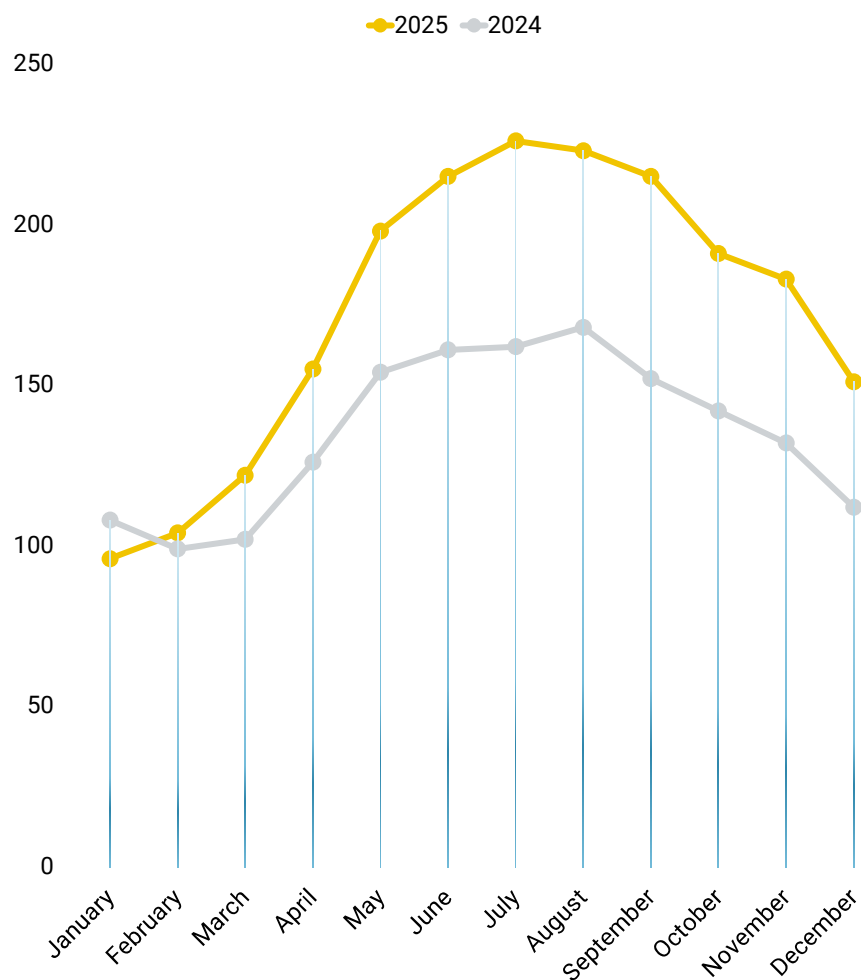


Walla Walla: Residential Homes Only

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	96	108	-11.11%
February	104	99	5.05%
March	122	102	19.61%
April	155	126	23.02%
May	198	154	28.57%
June	215	161	33.54%
July	226	162	39.51%
August	223	168	32.74%
September	215	152	41.45%
October	191	142	34.51%
November	183	132	38.64%
December	151	112	34.82%
Total	2,079	1,618	
% chg.			28.49%

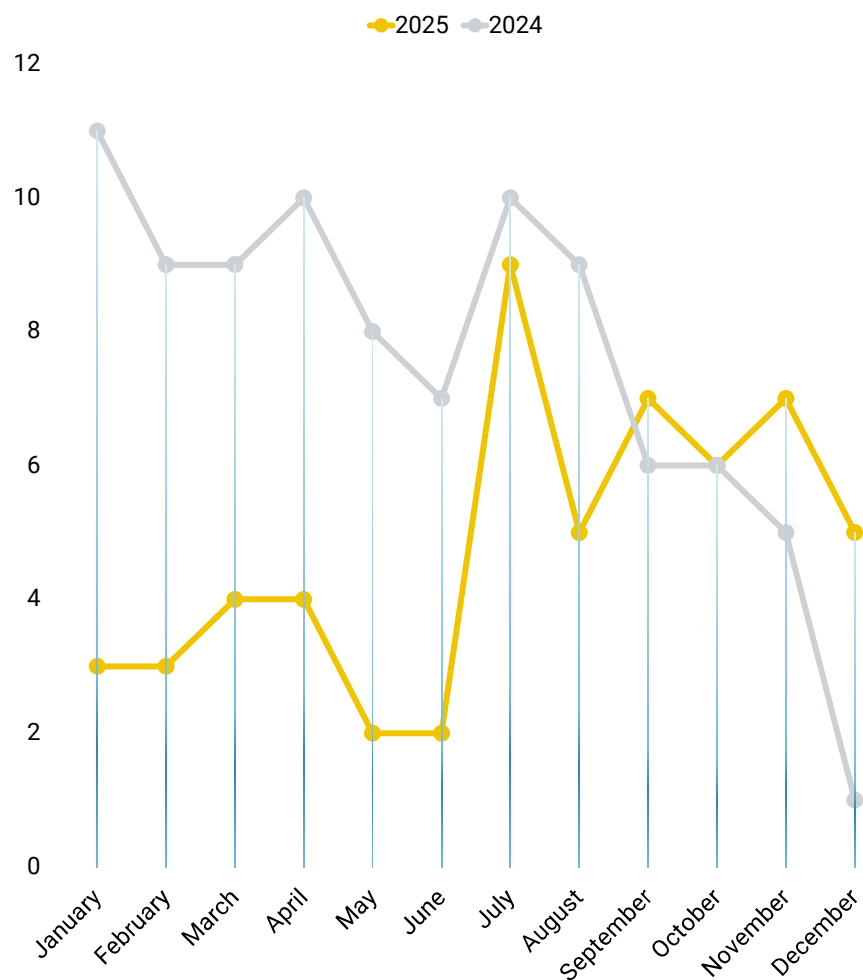


Walla Walla: Condominiums Only

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	3	11	-72.73%
February	3	9	-66.67%
March	4	9	-55.56%
April	4	10	-60.00%
May	2	8	-75.00%
June	2	7	-71.43%
July	9	10	-10.00%
August	5	9	-44.44%
September	7	6	16.67%
October	6	6	0.00%
November	7	5	40.00%
December	5	1	400.00%
Total	57	91	
% chg.			-37.36%



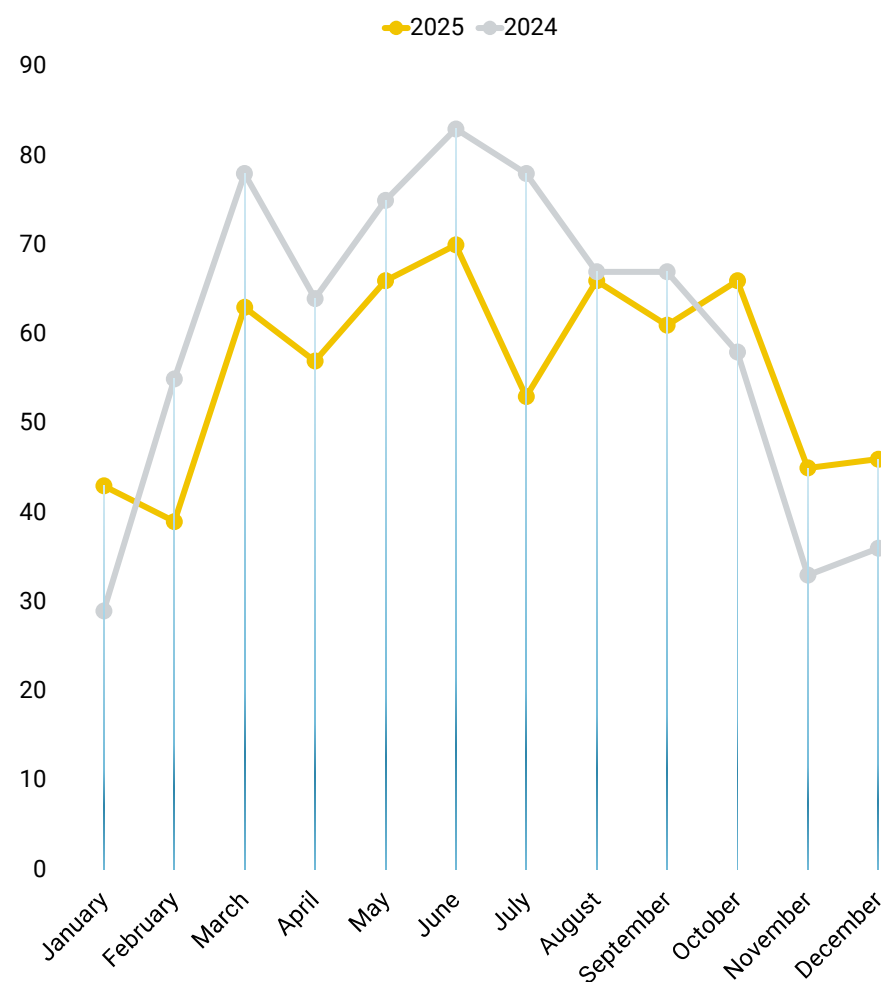
Walla Walla: Residential Homes and Condominiums

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	43	29	48.28%
February	39	55	-29.09%
March	63	78	-19.23%
April	57	64	-10.94%
May	66	75	-12.00%
June	70	83	-15.66%
July	53	78	-32.05%
August	66	67	-1.49%
September	61	67	-8.96%
October	66	58	13.79%
November	45	33	36.36%
December	46	36	27.78%
Total	675	723	
% chg.			-6.64%



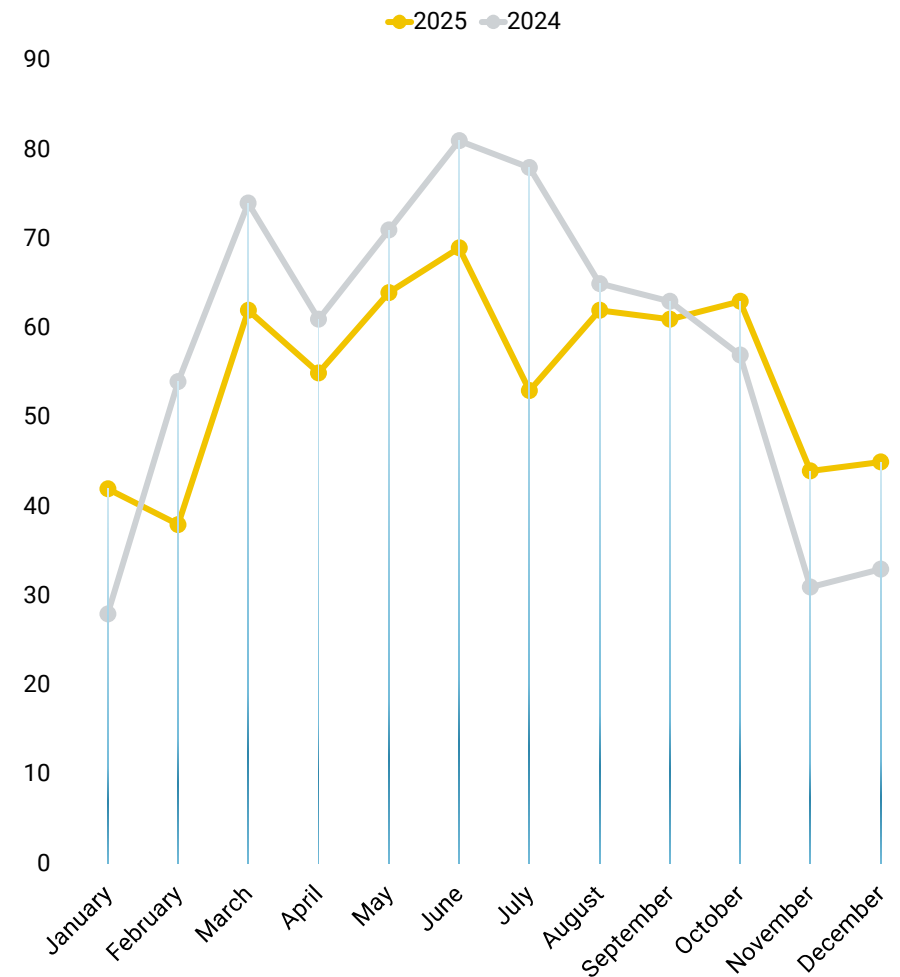
Walla Walla: Residential Homes Only

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	42	28	50.00%
February	38	54	-29.63%
March	62	74	-16.22%
April	55	61	-9.84%
May	64	71	-9.86%
June	69	81	-14.81%
July	53	78	-32.05%
August	62	65	-4.62%
September	61	63	-3.17%
October	63	57	10.53%
November	44	31	41.94%
December	45	33	36.36%
Total	658	696	
% chg.	-5.46%		



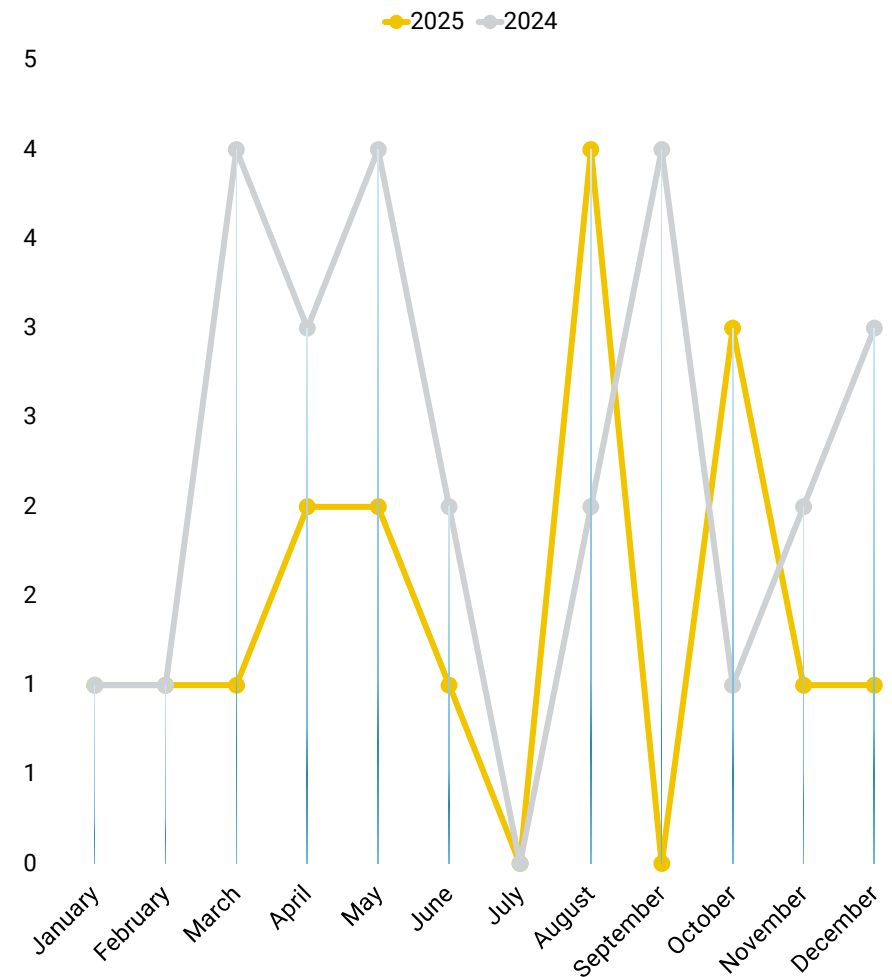
Walla Walla: Condominiums Only

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	1	1	0.00%
February	1	1	0.00%
March	1	4	-75.00%
April	2	3	-33.33%
May	2	4	-50.00%
June	1	2	-50.00%
July	0	0	0.00%
August	4	2	100.00%
September	0	4	-100.00%
October	3	1	200.00%
November	1	2	-50.00%
December	1	3	-66.67%
Total	17	27	
% chg.			-37.04%

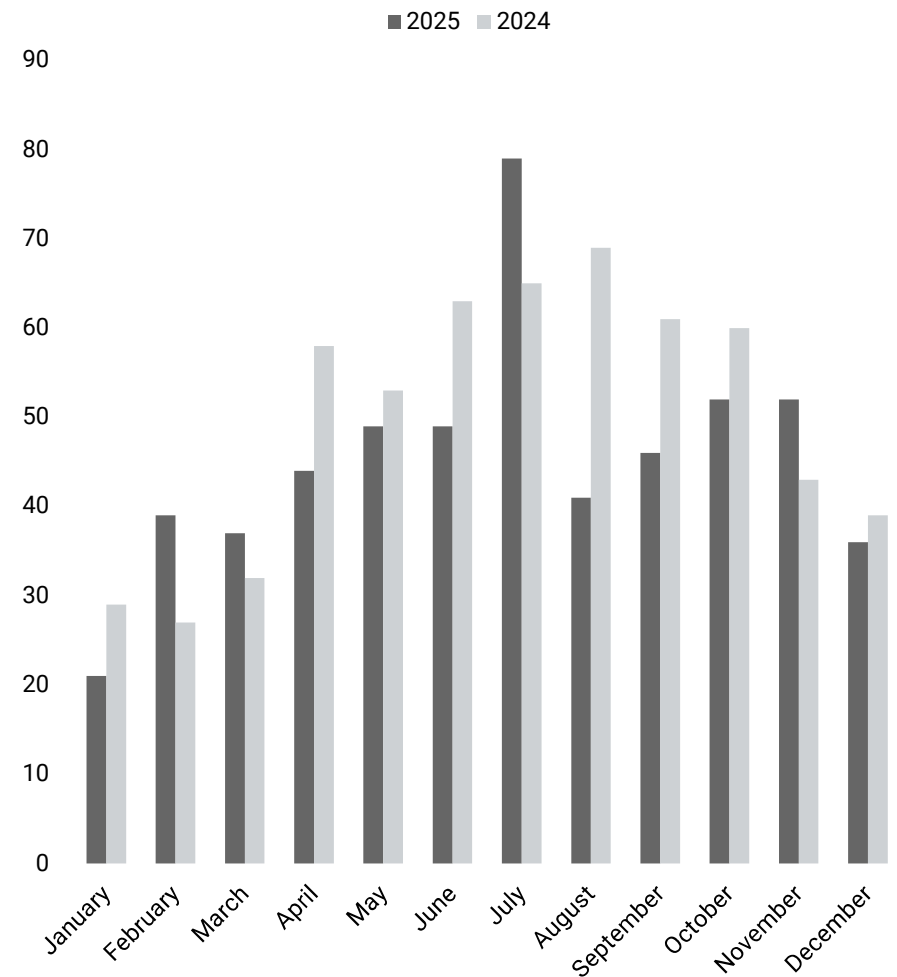


Walla Walla: Residential Homes and Condominiums

Closed Sales by Month

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

	2025	2024	% chg.
January	21	29	-27.59%
February	39	27	44.44%
March	37	32	15.63%
April	44	58	-24.14%
May	49	53	-7.55%
June	49	63	-22.22%
July	79	65	21.54%
August	41	69	-40.58%
September	46	61	-24.59%
October	52	60	-13.33%
November	52	43	20.93%
December	36	39	-7.69%
Total	545	599	
% chg.	-9.02%		

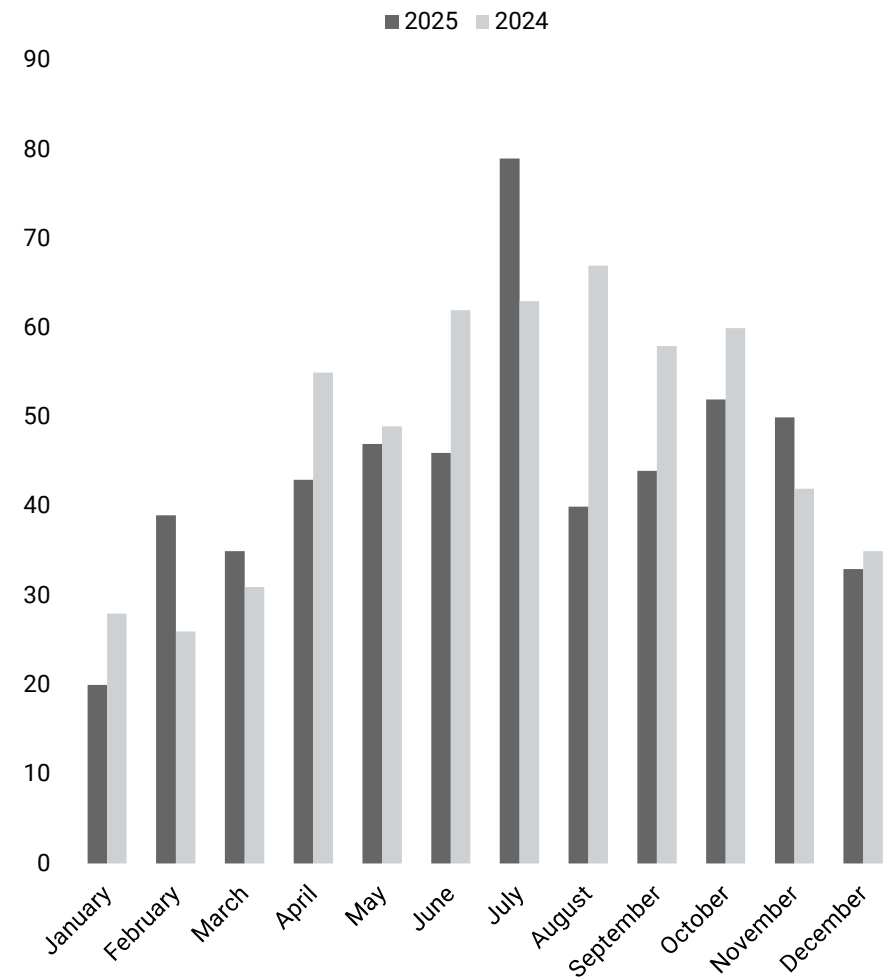


Walla Walla: Residential Homes Only

Closed Sales by Month

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

	2025	2024	% chg.
January	20	28	-28.57%
February	39	26	50.00%
March	35	31	12.90%
April	43	55	-21.82%
May	47	49	-4.08%
June	46	62	-25.81%
July	79	63	25.40%
August	40	67	-40.30%
September	44	58	-24.14%
October	52	60	-13.33%
November	50	42	19.05%
December	33	35	-5.71%
Total	528	576	
% chg.	-8.33%		

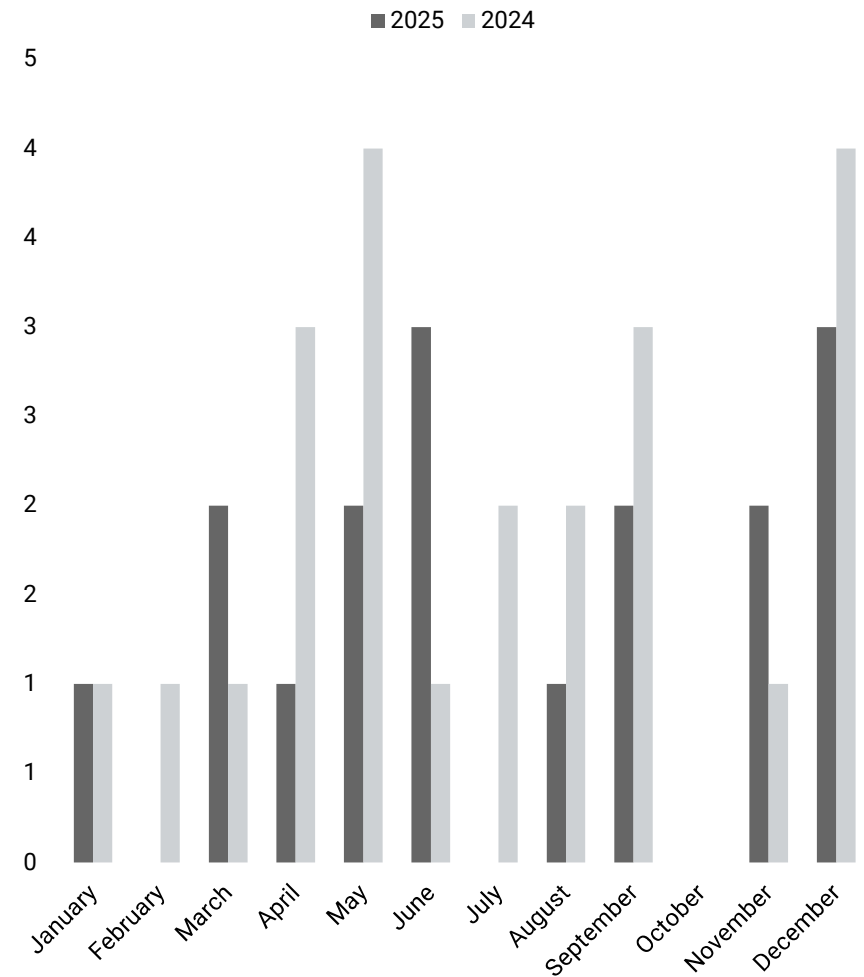


Walla Walla: Condominiums Only

Closed Sales by Month

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

	2025	2024	% chg.
January	1	1	0.00%
February	0	1	-100.00%
March	2	1	100.00%
April	1	3	-66.67%
May	2	4	-50.00%
June	3	1	200.00%
July	0	2	-100.00%
August	1	2	-50.00%
September	2	3	-33.33%
October	0	0	0.00%
November	2	1	100.00%
December	3	4	-25.00%
Total	17	23	
% chg.	-26.09%		

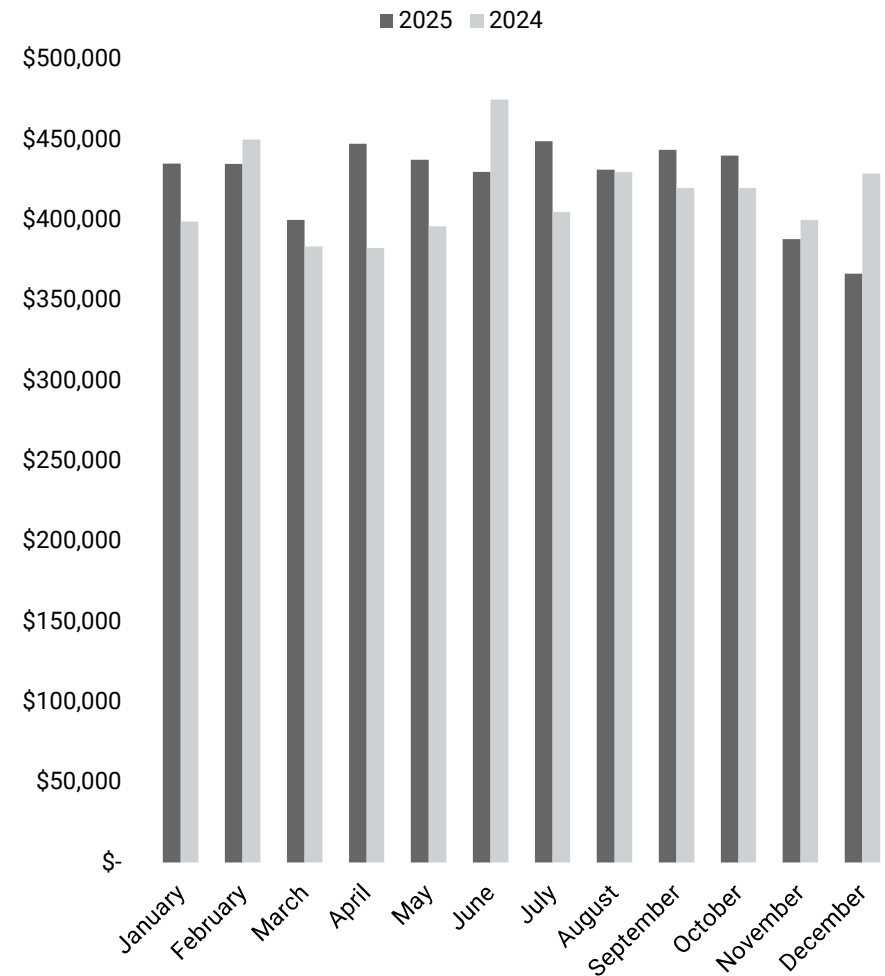


Walla Walla: Residential Homes and Condominiums

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	\$ 435,166	\$ 399,000	9.06%
February	\$ 435,000	\$ 450,000	-3.33%
March	\$ 400,000	\$ 383,565	4.28%
April	\$ 447,500	\$ 382,500	16.99%
May	\$ 437,435	\$ 395,990	10.47%
June	\$ 430,000	\$ 475,000	-9.47%
July	\$ 449,000	\$ 405,000	10.86%
August	\$ 431,283	\$ 430,000	0.30%
September	\$ 443,750	\$ 420,000	5.65%
October	\$ 440,179	\$ 420,000	4.80%
November	\$ 388,000	\$ 400,000	-3.00%
December	\$ 366,500	\$ 429,000	-14.57%
Total	\$ 431,283	\$ 420,000	
% chg.	2.69%		

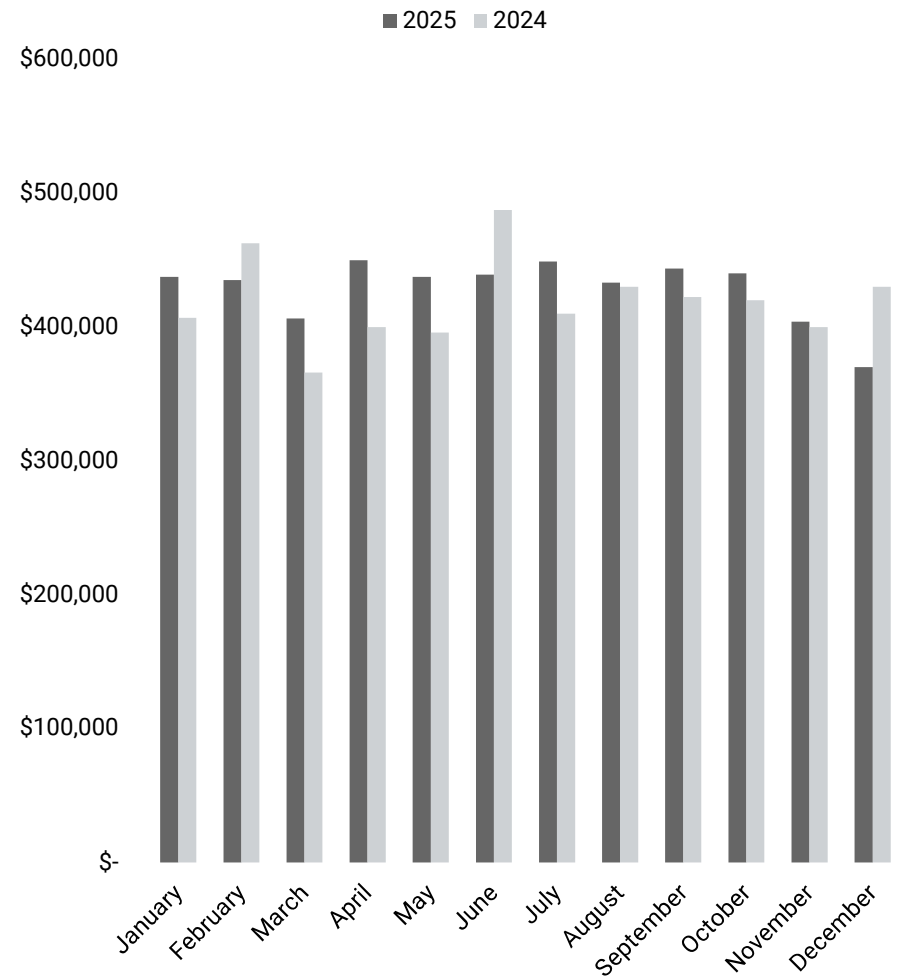


Walla Walla: Residential Homes Only

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	\$ 437,583	\$ 407,000	7.51%
February	\$ 435,000	\$ 462,500	-5.95%
March	\$ 406,465	\$ 366,000	11.06%
April	\$ 450,000	\$ 400,000	12.50%
May	\$ 437,435	\$ 395,990	10.47%
June	\$ 439,245	\$ 487,500	-9.90%
July	\$ 449,000	\$ 410,000	9.51%
August	\$ 433,141	\$ 430,000	0.73%
September	\$ 443,750	\$ 422,500	5.03%
October	\$ 440,179	\$ 420,000	4.80%
November	\$ 404,000	\$ 400,000	1.00%
December	\$ 370,000	\$ 430,000	-13.95%
Total	\$ 435,000	\$ 423,751	
% chg.	2.65%		

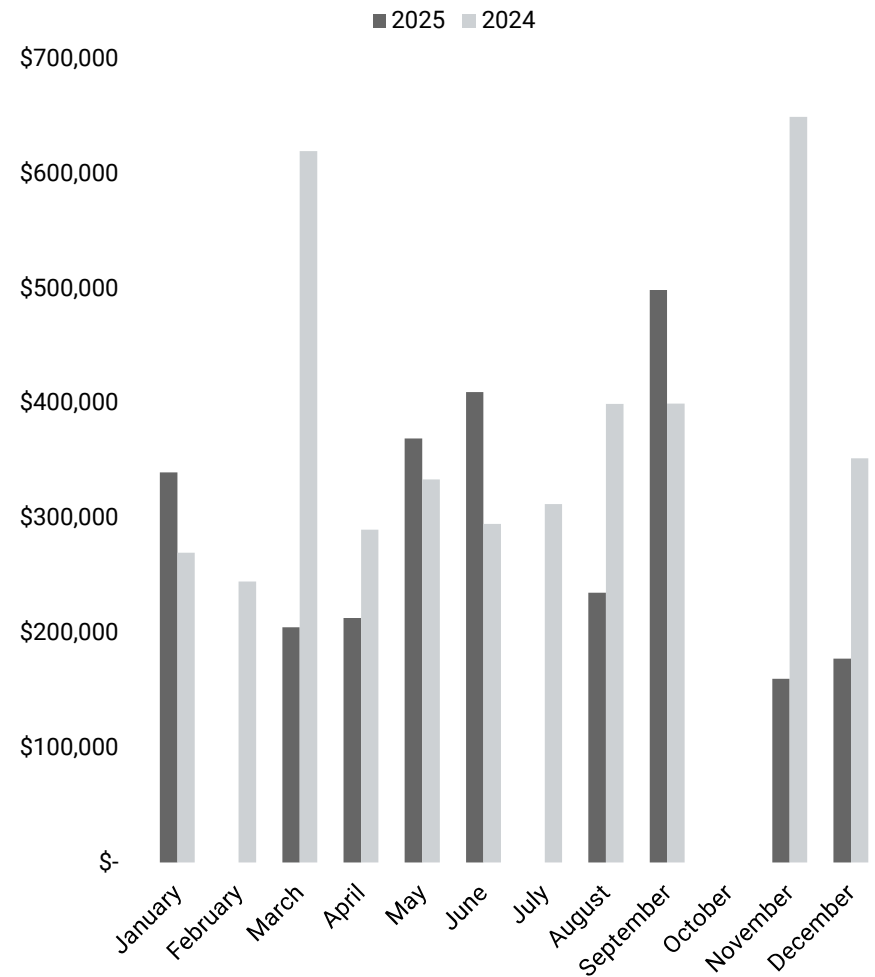


Walla Walla: Condominiums Only

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	\$ 340,000	\$ 270,000	25.93%
February	\$ -	\$ 245,000	-100.00%
March	\$ 205,000	\$ 620,000	-66.94%
April	\$ 213,000	\$ 290,000	-26.55%
May	\$ 369,500	\$ 333,750	10.71%
June	\$ 410,000	\$ 295,000	38.98%
July	\$ -	\$ 312,500	-100.00%
August	\$ 235,000	\$ 399,575	-41.19%
September	\$ 499,000	\$ 400,000	24.75%
October	\$ -	\$ -	0.00%
November	\$ 160,000	\$ 650,000	-75.38%
December	\$ 177,600	\$ 352,250	-49.58%
Total	\$ 235,000	\$ 329,500	
% chg.	-28.68%		



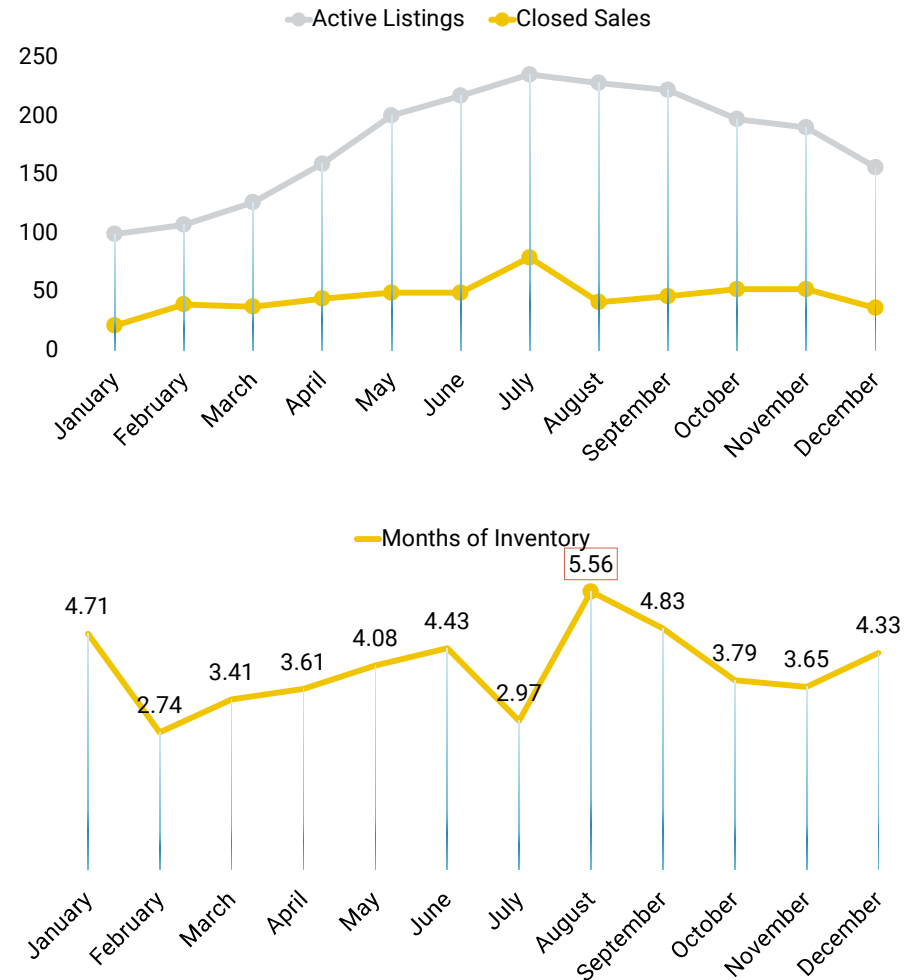
Walla Walla: Residential Homes and Condominiums

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	99	21	4.71
February	107	39	2.74
March	126	37	3.41
April	159	44	3.61
May	200	49	4.08
June	217	49	4.43
July	235	79	2.97
August	228	41	5.56
September	222	46	4.83
October	197	52	3.79
November	190	52	3.65
December	156	36	4.33



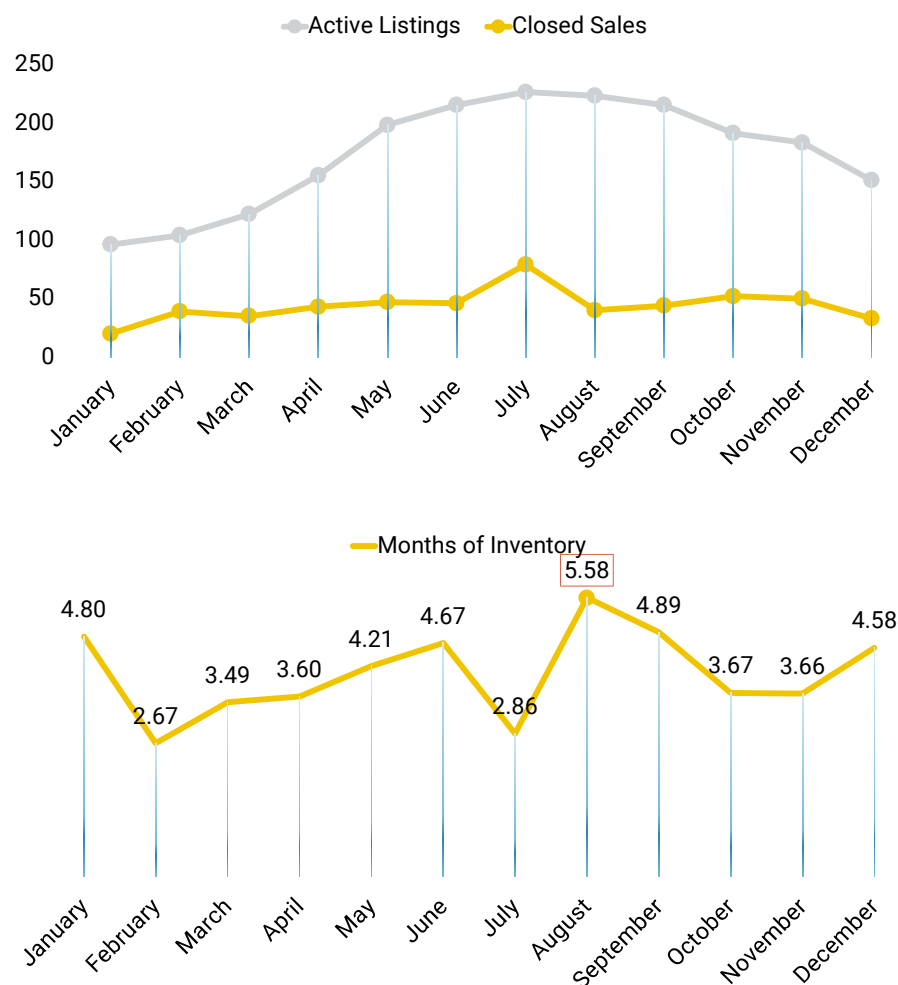
Walla Walla: Residential Homes Only

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	96	20	4.80
February	104	39	2.67
March	122	35	3.49
April	155	43	3.60
May	198	47	4.21
June	215	46	4.67
July	226	79	2.86
August	223	40	5.58
September	215	44	4.89
October	191	52	3.67
November	183	50	3.66
December	151	33	4.58



Walla Walla: 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	3	1	3.00
February	3	0	0.00
March	4	2	2.00
April	4	1	4.00
May	2	2	1.00
June	2	3	0.67
July	9	0	0.00
August	5	1	5.00
September	7	2	3.50
October	6	0	0.00
November	7	2	3.50
December	5	3	1.67

