



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

2025

Whatcom
Annual Statistical
Review and Highlights

Table of Contents

p 2.....Table of Contents

New Listings

p 3-5.....By Month

Active Inventory

p 6-8.....By Month

Pending Sales

p 9-11....By Month

Closed Sales

p 12-14....By Month

Median Sales Price

p 15-17....By Month

Months of Inventory

p 18-20....By Month



Member Offices

2,474



Total Members/Subscribers

31,632



Counties

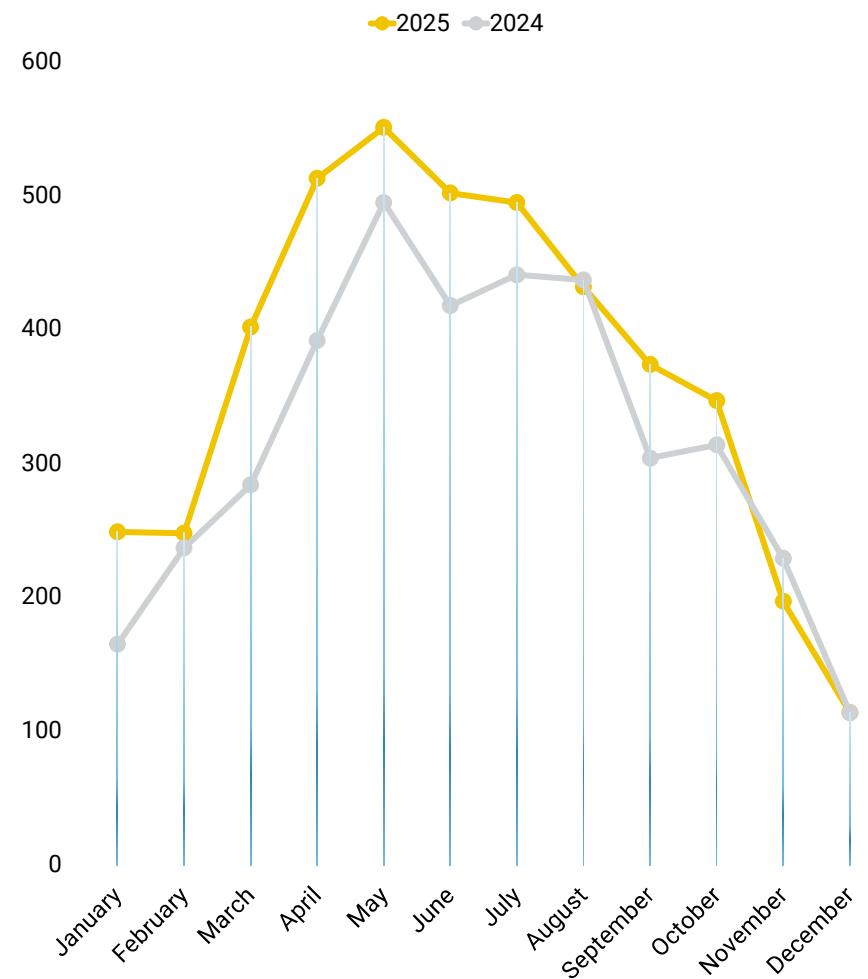
27

Whatcom: 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).

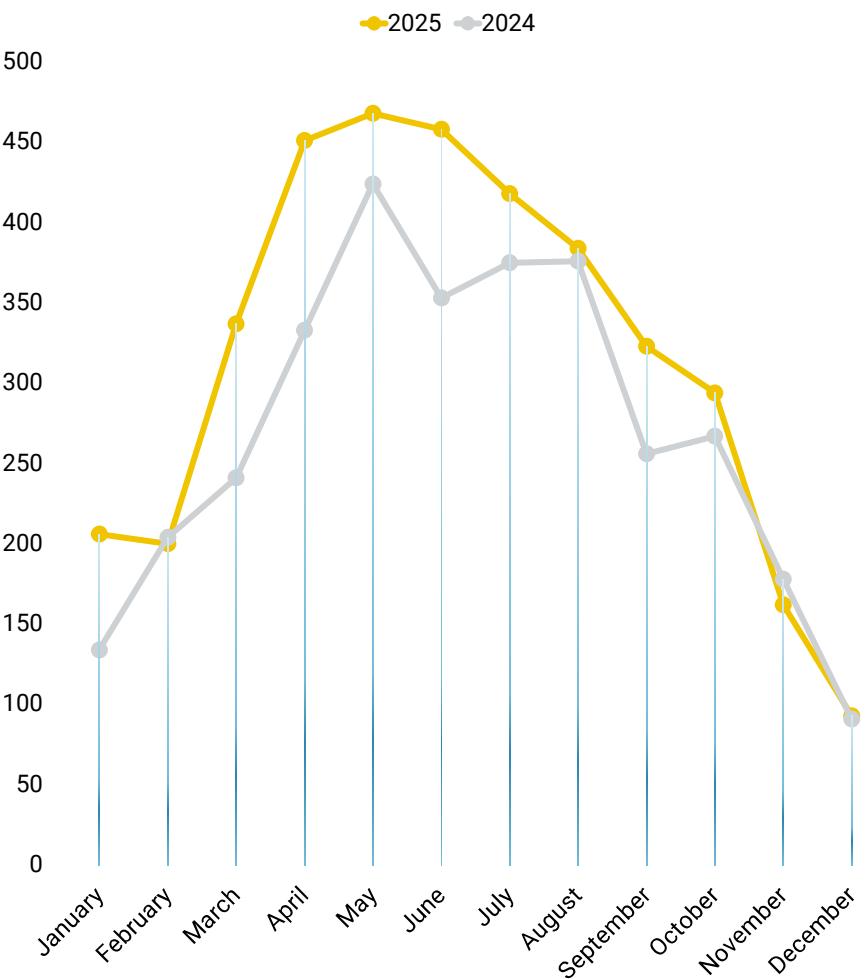
	2025	2024	% chg.
January	249	165	50.91%
February	248	237	4.64%
March	402	284	41.55%
April	513	392	30.87%
May	551	495	11.31%
June	502	418	20.10%
July	495	441	12.24%
August	432	437	-1.14%
September	374	304	23.03%
October	347	314	10.51%
November	197	229	-13.97%
December	114	114	0.00%
Total	4,424	3,830	
% chg.	15.51%		



Whatcom: 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	206	134	53.73%
February	200	204	-1.96%
March	337	241	39.83%
April	451	333	35.44%
May	468	424	10.38%
June	458	353	29.75%
July	418	375	11.47%
August	384	376	2.13%
September	323	256	26.17%
October	294	267	10.11%
November	162	178	-8.99%
December	93	91	2.20%
Total	3,794	3,232	
% chg.	17.39%		

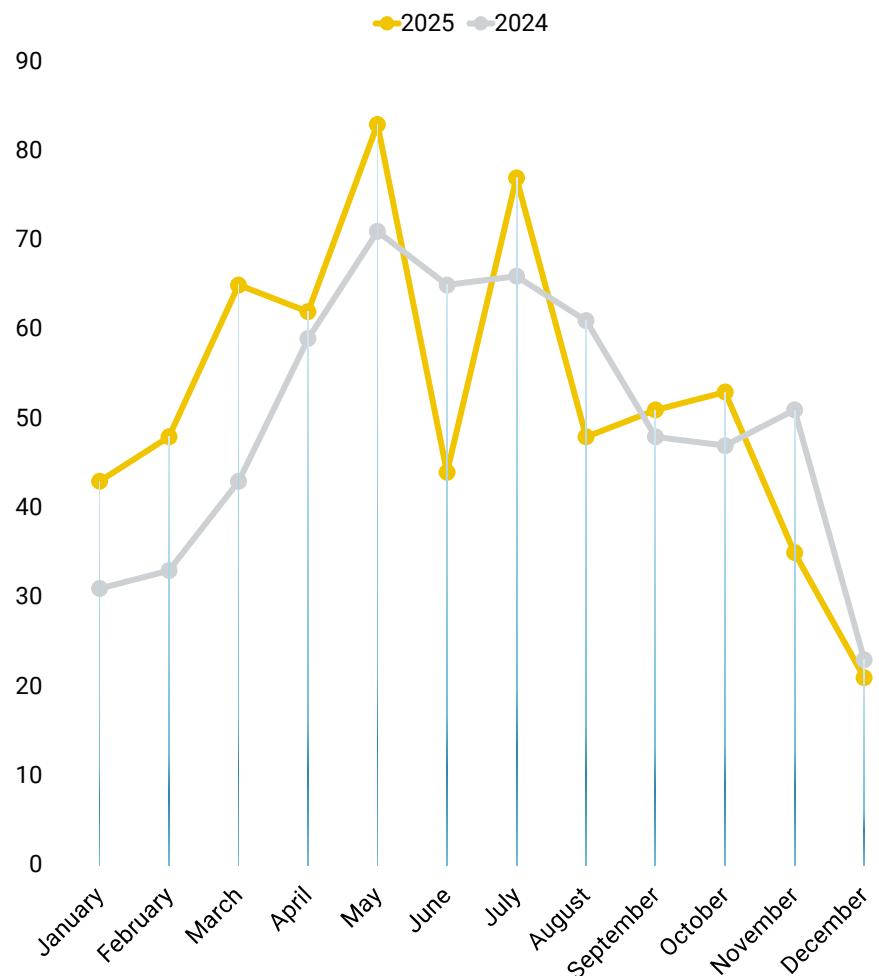


Whatcom: Condominiums Only

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	43	31	38.71%
February	48	33	45.45%
March	65	43	51.16%
April	62	59	5.08%
May	83	71	16.90%
June	44	65	-32.31%
July	77	66	16.67%
August	48	61	-21.31%
September	51	48	6.25%
October	53	47	12.77%
November	35	51	-31.37%
December	21	23	-8.70%
Total	630	598	
% chg.		5.35%	

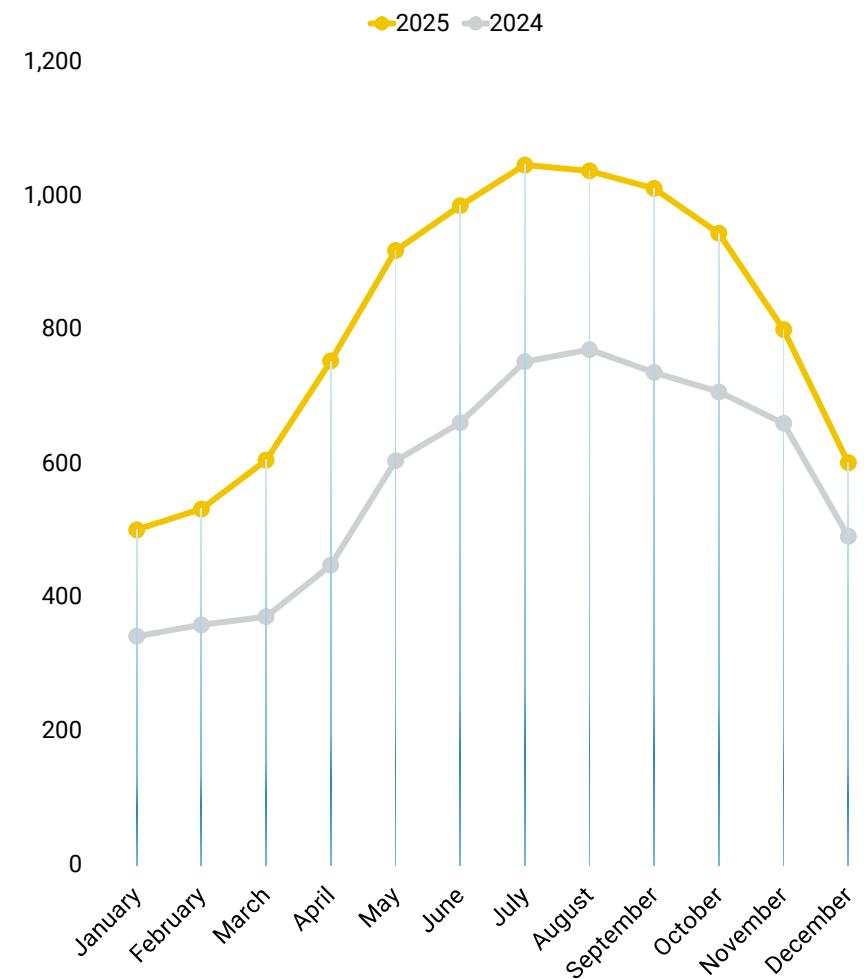


Whatcom: Residential Homes and Condominiums

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	501	342	46.49%
February	532	359	48.19%
March	605	371	63.07%
April	753	448	68.08%
May	918	604	51.99%
June	985	661	49.02%
July	1,046	752	39.10%
August	1,037	770	34.68%
September	1,011	736	37.36%
October	944	707	33.52%
November	800	660	21.21%
December	601	491	22.40%
Total	9,733	6,901	
% chg.	41.04%		

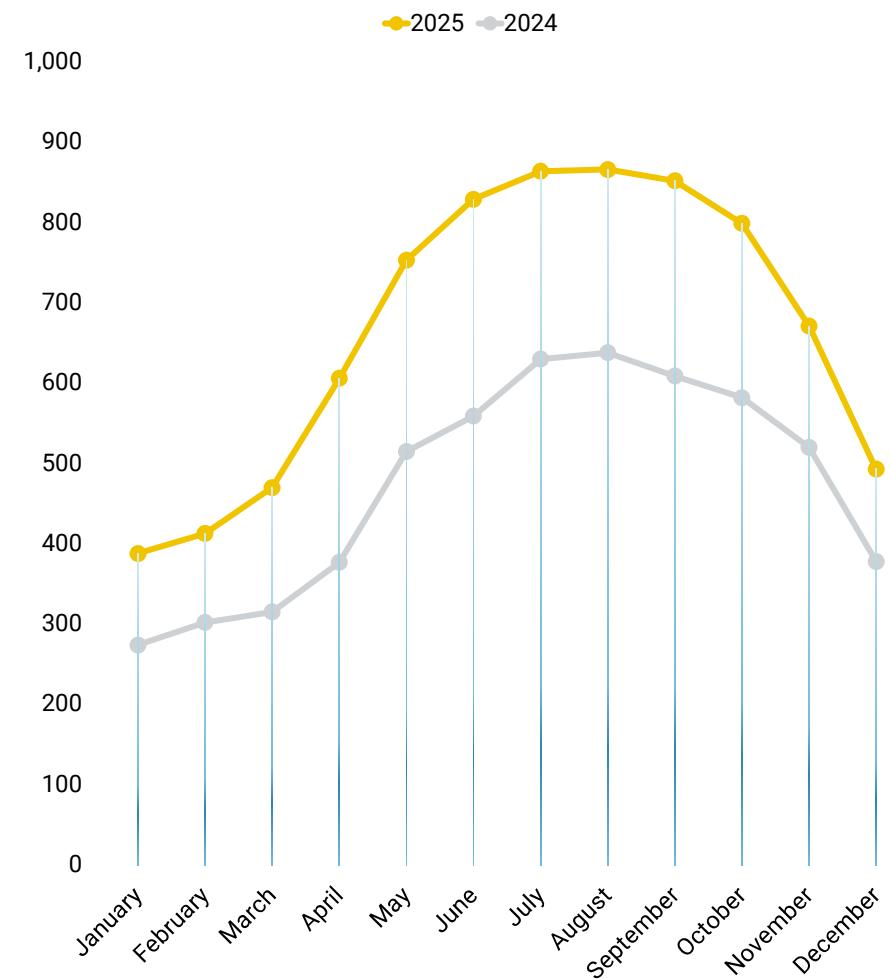


Whatcom: Residential Homes Only

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	388	274	41.61%
February	413	302	36.75%
March	470	315	49.21%
April	606	377	60.74%
May	753	515	46.21%
June	829	559	48.30%
July	864	630	37.14%
August	866	638	35.74%
September	852	609	39.90%
October	799	582	37.29%
November	671	520	29.04%
December	493	378	30.42%
Total	8,004	5,699	
% chg.	40.45%		

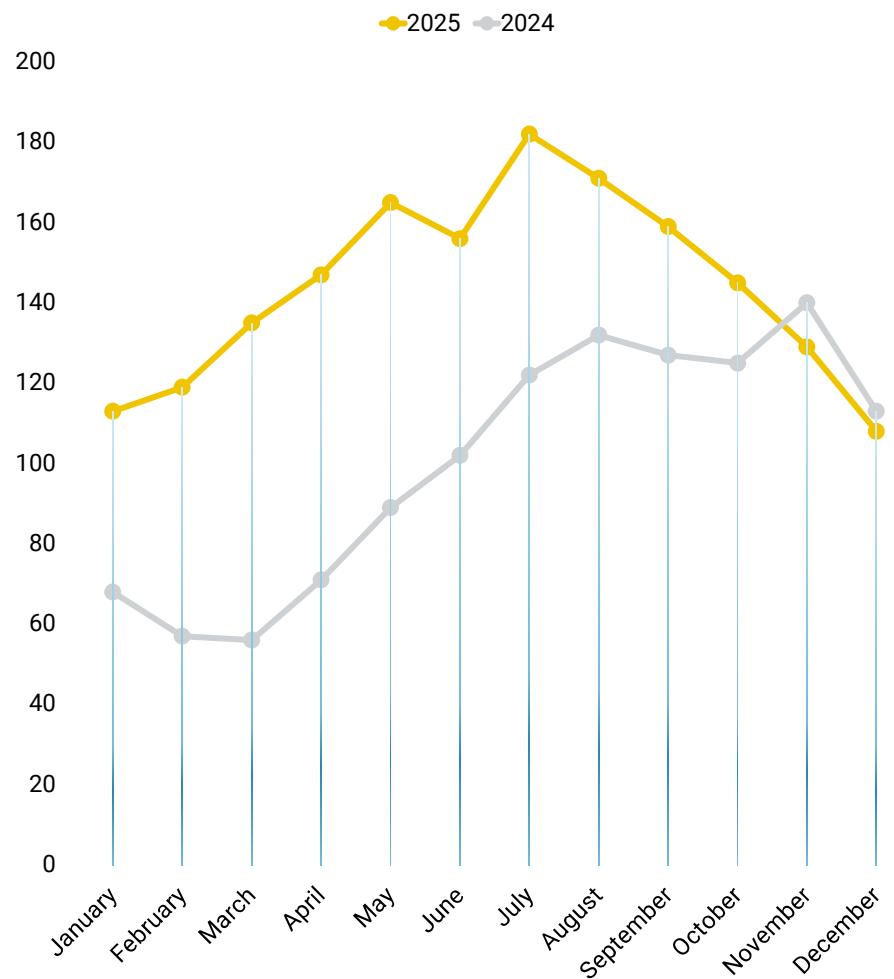


Whatcom: Condominiums Only

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	113	68	66.18%
February	119	57	108.77%
March	135	56	141.07%
April	147	71	107.04%
May	165	89	85.39%
June	156	102	52.94%
July	182	122	49.18%
August	171	132	29.55%
September	159	127	25.20%
October	145	125	16.00%
November	129	140	-7.86%
December	108	113	-4.42%
Total	1,729	1,202	
% chg.	43.84%		



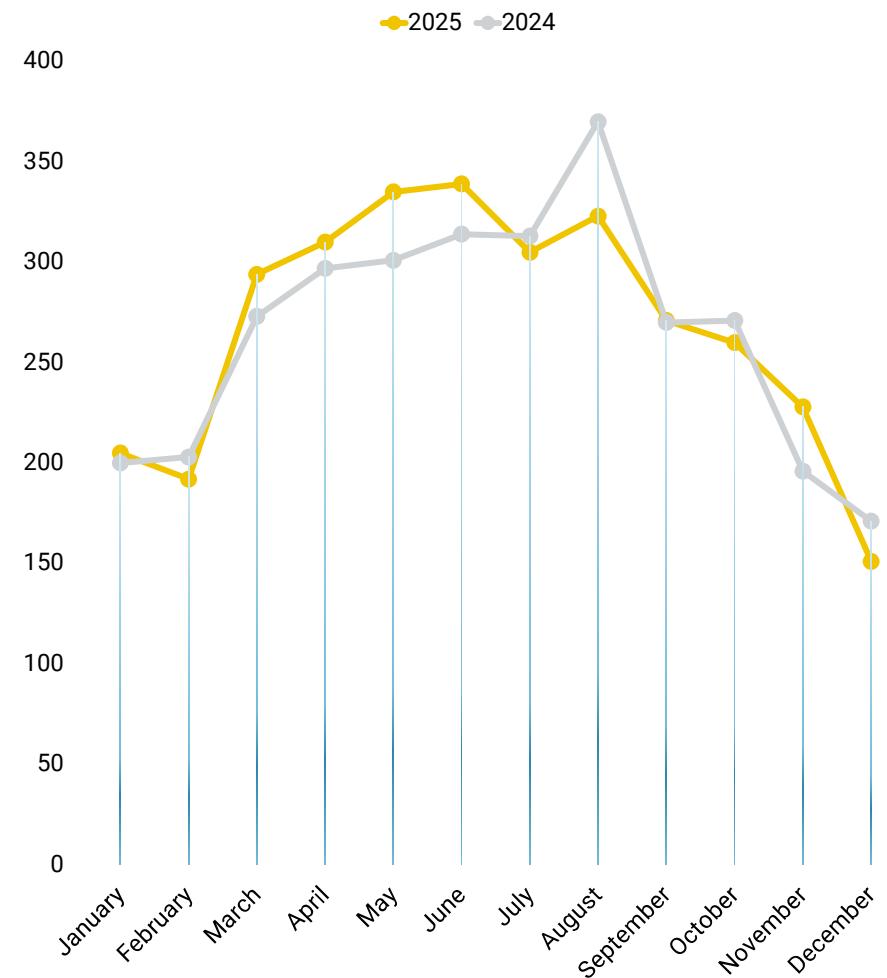
Whatcom: Residential Homes and Condominiums

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	205	200	2.50%
February	192	203	-5.42%
March	294	273	7.69%
April	310	297	4.38%
May	335	301	11.30%
June	339	314	7.96%
July	305	313	-2.56%
August	323	370	-12.70%
September	271	270	0.37%
October	260	271	-4.06%
November	228	196	16.33%
December	151	171	-11.70%
Total	3,213	3,179	
% chg.		1.07%	

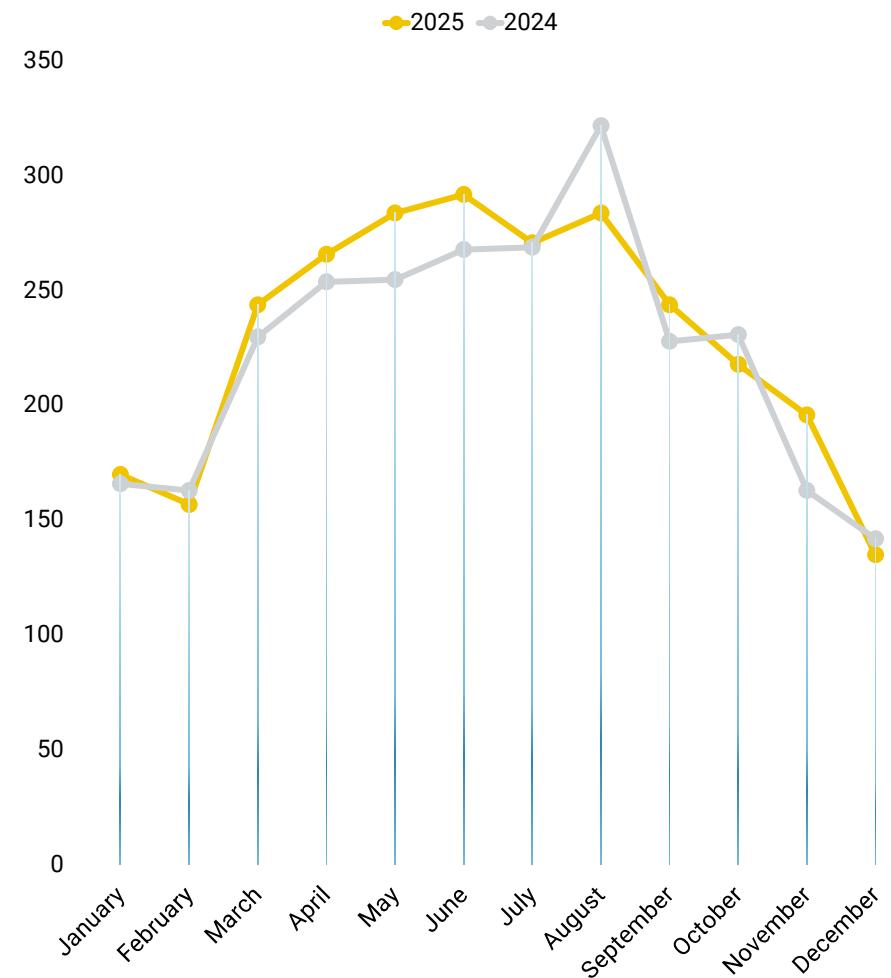


Whatcom: Residential Homes Only Pending Sales by Month

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	170	166	2.41%
February	157	163	-3.68%
March	244	230	6.09%
April	266	254	4.72%
May	284	255	11.37%
June	292	268	8.96%
July	271	269	0.74%
August	284	322	-11.80%
September	244	228	7.02%
October	218	231	-5.63%
November	196	163	20.25%
December	135	142	-4.93%
Total	2,761	2,691	
% chg.	2.60%		

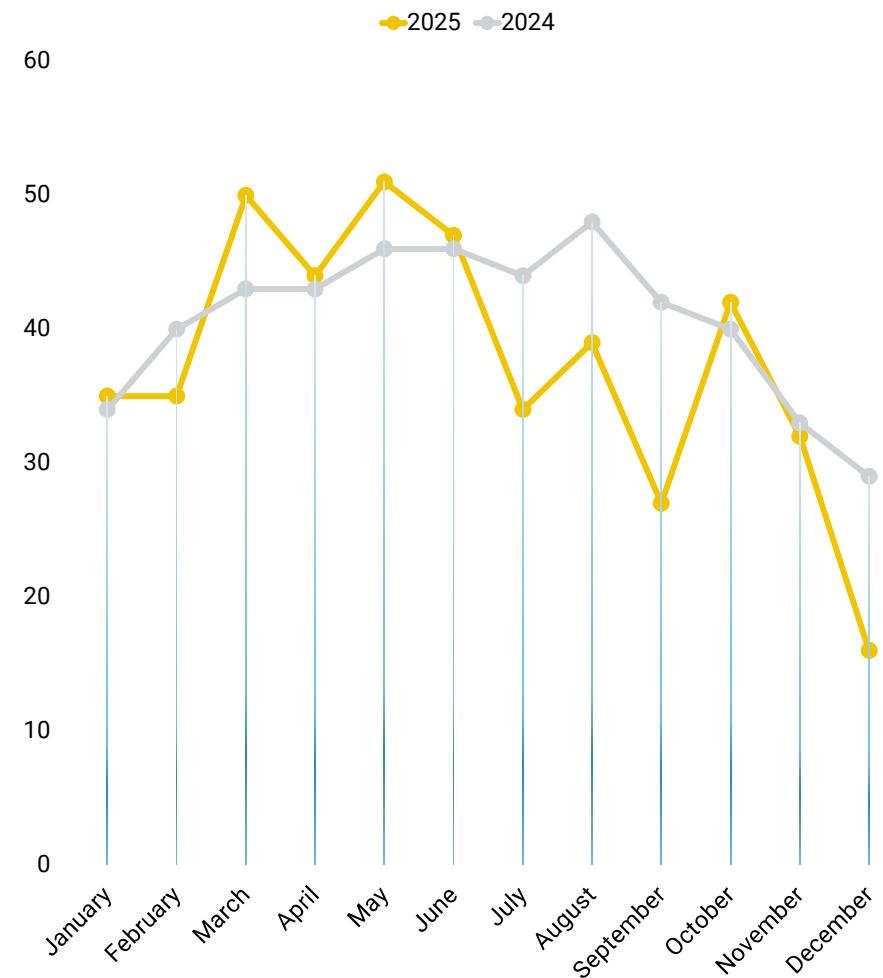


Whatcom: Condominiums Only Pending Sales by Month

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	35	34	2.94%
February	35	40	-12.50%
March	50	43	16.28%
April	44	43	2.33%
May	51	46	10.87%
June	47	46	2.17%
July	34	44	-22.73%
August	39	48	-18.75%
September	27	42	-35.71%
October	42	40	5.00%
November	32	33	-3.03%
December	16	29	-44.83%
Total	452	488	
% chg.		-7.38%	

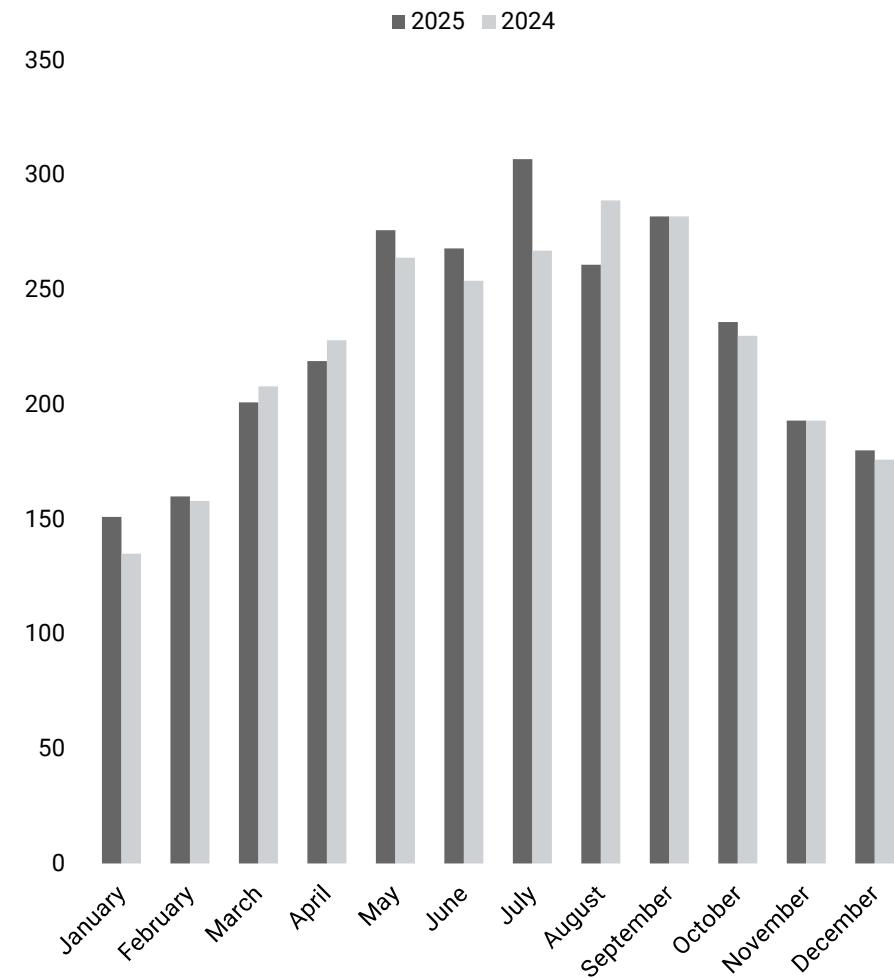


Whatcom: Residential Homes and Condominiums

Closed Sales by Month

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

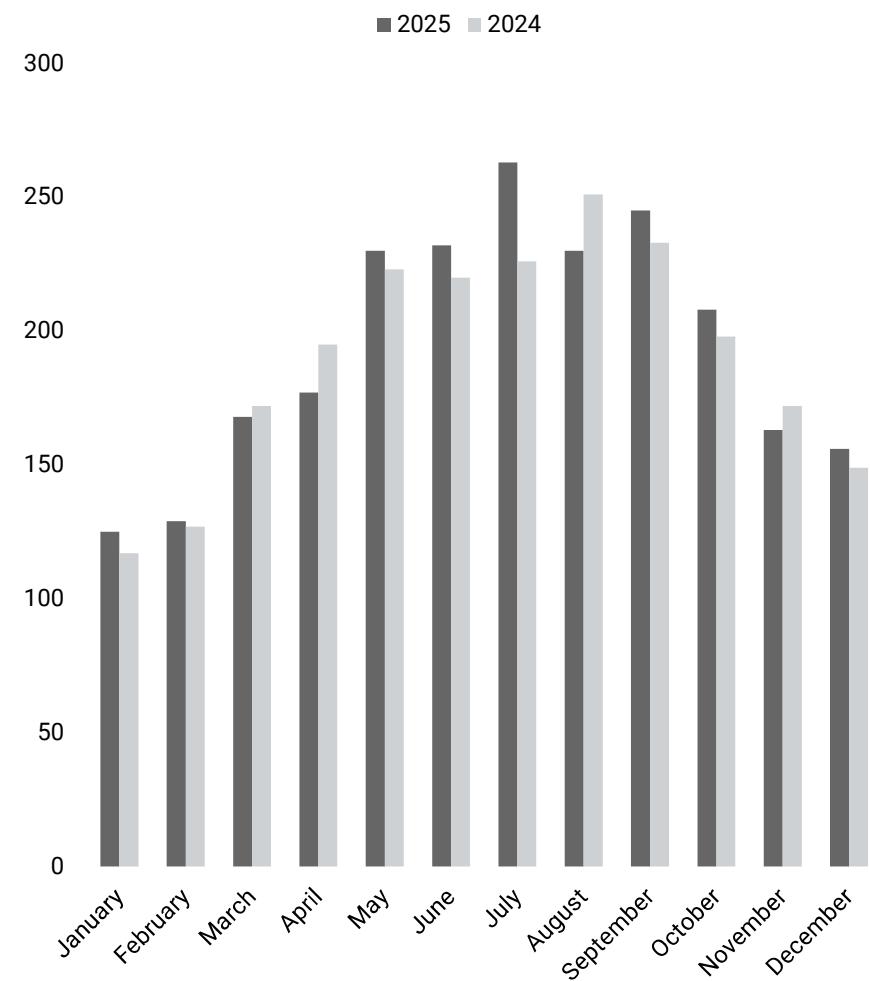
	2025	2024	% chg.
January	151	135	11.85%
February	160	158	1.27%
March	201	208	-3.37%
April	219	228	-3.95%
May	276	264	4.55%
June	268	254	5.51%
July	307	267	14.98%
August	261	289	-9.69%
September	282	282	0.00%
October	236	230	2.61%
November	193	193	0.00%
December	180	176	2.27%
Total	2,734	2,684	
% chg.		1.86%	



Whatcom: Residential Homes Only Closed Sales by Month

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

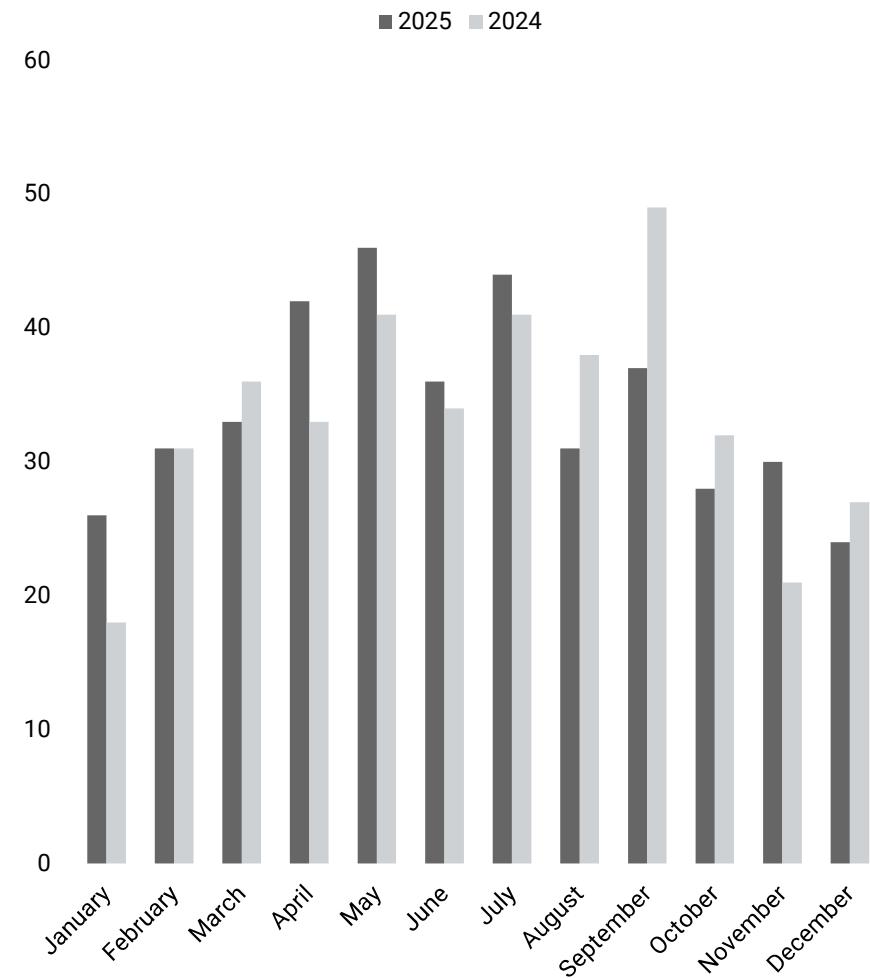
	2025	2024	% chg.
January	125	117	6.84%
February	129	127	1.57%
March	168	172	-2.33%
April	177	195	-9.23%
May	230	223	3.14%
June	232	220	5.45%
July	263	226	16.37%
August	230	251	-8.37%
September	245	233	5.15%
October	208	198	5.05%
November	163	172	-5.23%
December	156	149	4.70%
Total	2,326	2,283	
% chg.		1.88%	



Whatcom: Condominiums Only Closed Sales by Month

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

	2025	2024	% chg.
January	26	18	44.44%
February	31	31	0.00%
March	33	36	-8.33%
April	42	33	27.27%
May	46	41	12.20%
June	36	34	5.88%
July	44	41	7.32%
August	31	38	-18.42%
September	37	49	-24.49%
October	28	32	-12.50%
November	30	21	42.86%
December	24	27	-11.11%
Total	408	401	
% chg.		1.75%	

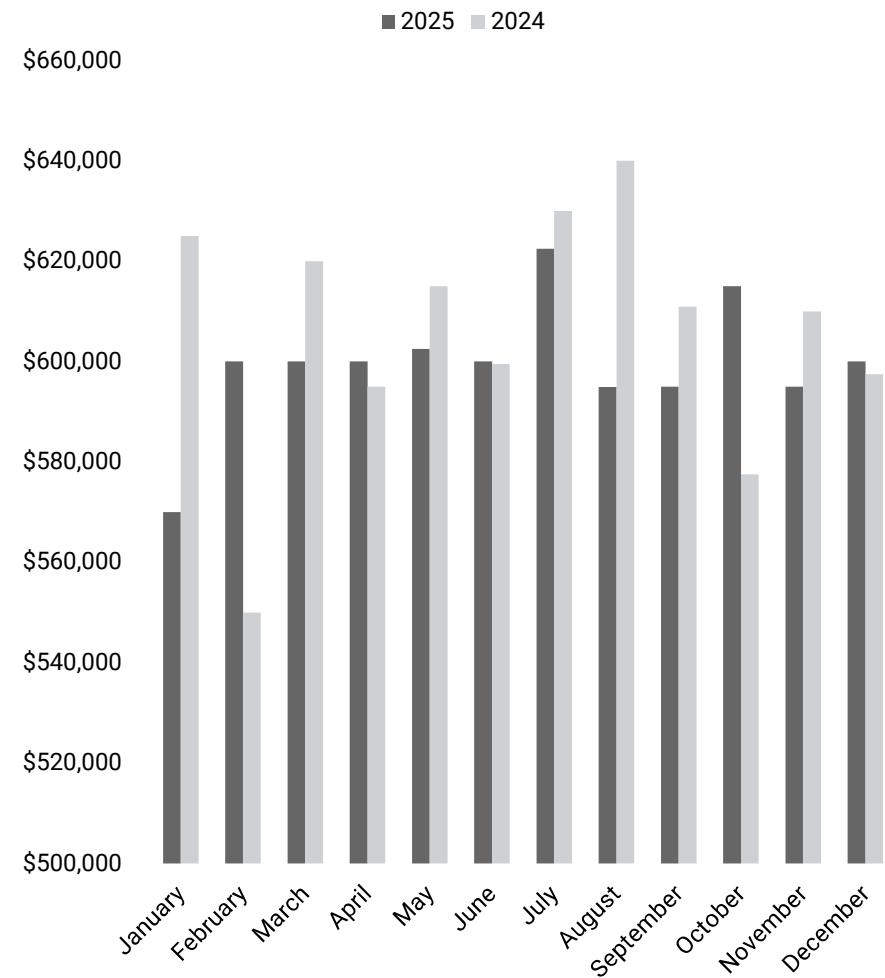


Whatcom: Residential Homes and Condominiums

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	\$ 570,000	\$ 625,000	-8.80%
February	\$ 600,000	\$ 550,000	9.09%
March	\$ 600,000	\$ 620,000	-3.23%
April	\$ 600,000	\$ 595,000	0.84%
May	\$ 602,500	\$ 615,000	-2.03%
June	\$ 600,000	\$ 599,499	0.08%
July	\$ 622,500	\$ 630,000	-1.19%
August	\$ 594,950	\$ 640,000	-7.04%
September	\$ 595,000	\$ 610,950	-2.61%
October	\$ 615,000	\$ 577,500	6.49%
November	\$ 595,000	\$ 610,000	-2.46%
December	\$ 600,000	\$ 597,495	0.42%
Total	\$ 600,000	\$ 605,000	
% chg.	-0.83%		

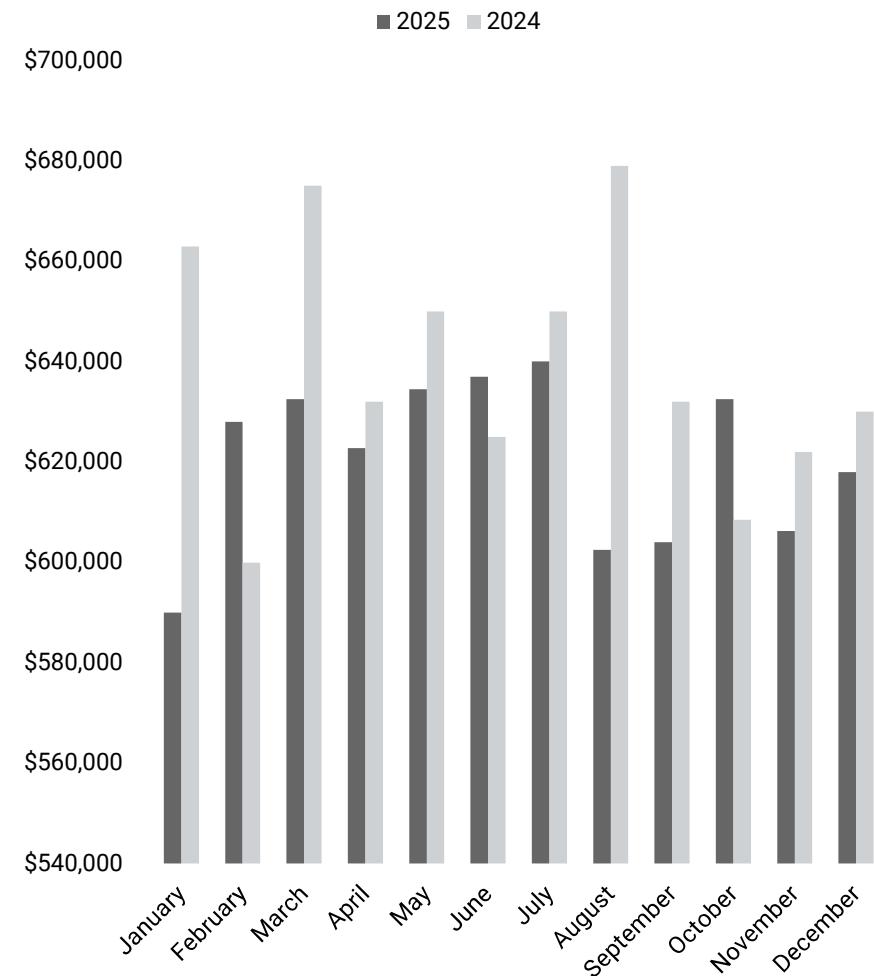


Whatcom: Residential Homes Only

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	\$ 590,000	\$ 662,900	-11.00%
February	\$ 628,000	\$ 599,900	4.68%
March	\$ 632,500	\$ 675,000	-6.30%
April	\$ 622,750	\$ 632,000	-1.46%
May	\$ 634,500	\$ 650,000	-2.38%
June	\$ 637,000	\$ 625,000	1.92%
July	\$ 640,000	\$ 650,000	-1.54%
August	\$ 602,500	\$ 679,000	-11.27%
September	\$ 604,000	\$ 632,000	-4.43%
October	\$ 632,500	\$ 608,500	3.94%
November	\$ 606,246	\$ 622,000	-2.53%
December	\$ 618,000	\$ 630,000	-1.90%
Total	\$ 625,000	\$ 635,000	
% chg.	-1.57%		

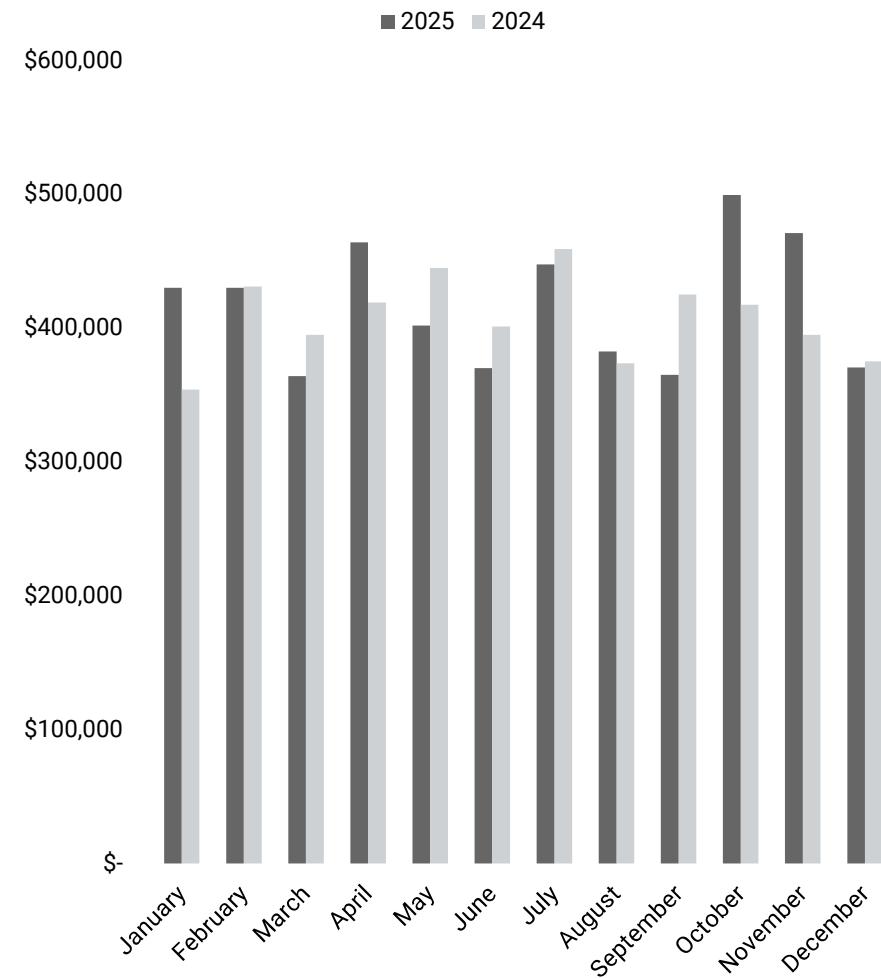


Whatcom: Condominiums Only

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	\$ 430,000	\$ 354,000	21.47%
February	\$ 430,000	\$ 431,000	-0.23%
March	\$ 364,000	\$ 395,000	-7.85%
April	\$ 464,000	\$ 419,000	10.74%
May	\$ 402,000	\$ 445,000	-9.66%
June	\$ 370,000	\$ 401,250	-7.79%
July	\$ 447,450	\$ 459,000	-2.52%
August	\$ 382,500	\$ 373,761	2.34%
September	\$ 365,000	\$ 425,000	-14.12%
October	\$ 499,513	\$ 417,500	19.64%
November	\$ 471,000	\$ 395,000	19.24%
December	\$ 370,500	\$ 375,000	-1.20%
Total	\$ 407,000	\$ 407,500	
% chg.			-0.12%



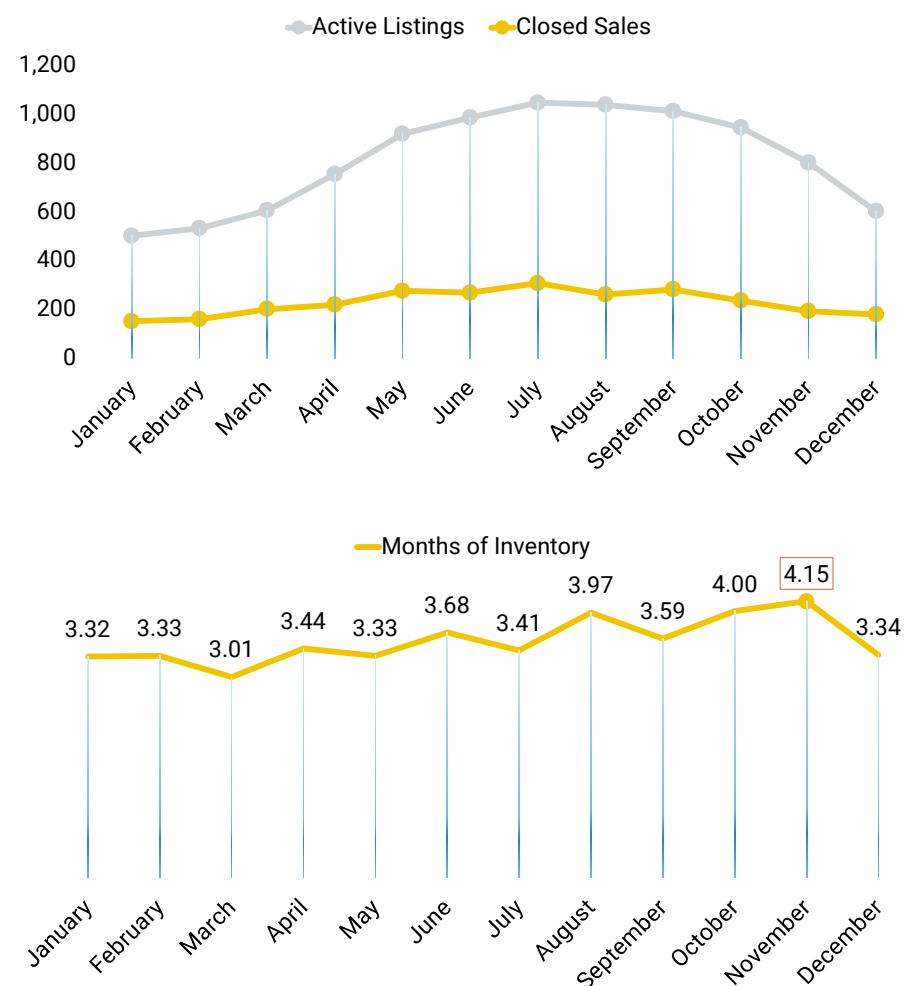
Whatcom: Residential Homes and Condominiums

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	501	151	3.32
February	532	160	3.33
March	605	201	3.01
April	753	219	3.44
May	918	276	3.33
June	985	268	3.68
July	1,046	307	3.41
August	1,037	261	3.97
September	1,011	282	3.59
October	944	236	4.00
November	800	193	4.15
December	601	180	3.34



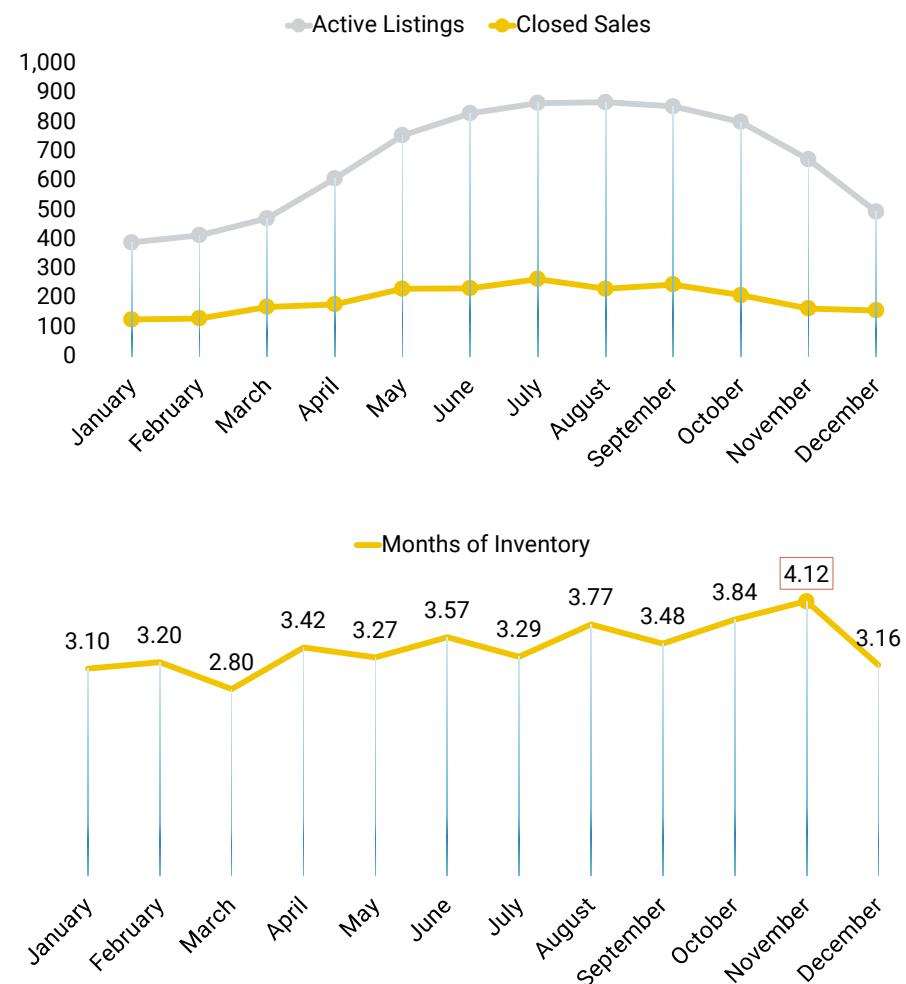
Whatcom: Residential Homes Only

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	388	125	3.10
February	413	129	3.20
March	470	168	2.80
April	606	177	3.42
May	753	230	3.27
June	829	232	3.57
July	864	263	3.29
August	866	230	3.77
September	852	245	3.48
October	799	208	3.84
November	671	163	4.12
December	493	156	3.16



Whatcom: 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	113	26	4.35
February	119	31	3.84
March	135	33	4.09
April	147	42	3.50
May	165	46	3.59
June	156	36	4.33
July	182	44	4.14
August	171	31	5.52
September	159	37	4.30
October	145	28	5.18
November	129	30	4.30
December	108	24	4.50

