

Breakouts: THURSTON MAP AREAS						Northwest Multiple Listing Service - January 2026									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jan 2026	New Jan 2025	Ttl Active Jan 2026	Ttl Active Jan 2025	% Change, Ttl Active	Pending Jan 2026	Pending Jan 2025	% Change, Pending	Closed Jan 2026	Closed Jan 2025	% Change, Closed	Median \$, Jan 2026	Median \$, Jan 2025	% Change, Median Price	Months of Inventory
440	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
441	6	14	18	16	12.50%	7	8	-12.50%	5	4	25.00%	\$496,500	\$682,500	-27.25%	3.60
442	3	3	15	7	114.29%	7	7	0.00%	8	5	60.00%	\$612,500	\$410,000	49.39%	1.88
443	41	39	61	45	35.56%	37	29	27.59%	16	22	-27.27%	\$513,250	\$569,475	-9.87%	3.81
444	20	16	39	20	95.00%	27	24	12.50%	17	18	-5.56%	\$505,000	\$564,000	-10.46%	2.29
445	6	3	8	7	14.29%	7	6	16.67%	1	2	-50.00%	\$460,000	\$776,500	-40.76%	8.00
446	38	34	60	38	57.89%	27	25	8.00%	11	16	-31.25%	\$549,000	\$572,500	-4.10%	5.45
447	32	34	51	38	34.21%	25	20	25.00%	19	8	137.50%	\$524,990	\$428,000	22.66%	2.68
448	15	10	25	17	47.06%	15	9	66.67%	12	11	9.09%	\$580,000	\$540,000	7.41%	2.08
449	13	14	16	19	-15.79%	4	11	-63.64%	6	6	0.00%	\$601,875	\$697,450	-13.70%	2.67
450	27	33	38	20	90.00%	27	35	-22.86%	19	16	18.75%	\$499,950	\$469,000	6.60%	2.00
451	34	26	56	38	47.37%	40	25	60.00%	23	23	0.00%	\$469,000	\$495,000	-5.25%	2.43
452	11	12	39	20	95.00%	10	11	-9.09%	1	8	-87.50%	\$537,500	\$732,500	-26.62%	39.00
453	75	46	134	79	69.62%	45	49	-8.16%	27	22	22.73%	\$469,950	\$442,500	6.20%	4.96
454	18	19	40	29	37.93%	17	16	6.25%	11	10	10.00%	\$510,000	\$689,500	-26.03%	3.64
455	16	10	26	22	18.18%	14	6	133.33%	8	4	100.00%	\$523,500	\$408,750	28.07%	3.25
<b>All Thur Co</b>	<b>355</b>	<b>313</b>	<b>626</b>	<b>415</b>	<b>50.84%</b>	<b>309</b>	<b>281</b>	<b>9.96%</b>	<b>184</b>	<b>175</b>	<b>5.14%</b>	<b>\$499,975</b>	<b>\$538,153</b>	<b>-7.09%</b>	<b>3.40</b>

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jan 2026	New Jan 2025	Ttl Active Jan 2026	Ttl Active Jan 2025	% Change, Ttl Active	Pending Jan 2026	Pending Jan 2025	% Change, Pending	Closed Jan 2026	Closed Jan 2025	% Change, Closed	Median \$, Jan 2026	Median \$, Jan 2025	% Change, Median Price	Months of Inventory
440	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
441	6	14	18	16	12.50%	7	8	-12.50%	5	4	25.00%	\$496,500	\$682,500	-27.25%	3.60
442	3	3	15	7	114.29%	7	7	0.00%	8	5	60.00%	\$612,500	\$410,000	49.39%	1.88
443	37	36	56	40	40.00%	35	27	29.63%	15	21	-28.57%	\$520,000	\$589,000	-11.71%	3.73
444	15	15	33	16	106.25%	26	24	8.33%	14	17	-17.65%	\$527,400	\$570,000	-7.47%	2.36
445	6	3	8	7	14.29%	7	6	16.67%	1	2	-50.00%	\$460,000	\$776,500	-40.76%	8.00
446	36	34	59	36	63.89%	26	25	4.00%	10	16	-37.50%	\$549,499	\$572,500	-4.02%	5.90
447	32	32	46	36	27.78%	24	18	33.33%	18	8	125.00%	\$527,495	\$428,000	23.25%	2.56
448	15	10	23	17	35.29%	15	9	66.67%	12	11	9.09%	\$580,000	\$540,000	7.41%	1.92
449	11	12	14	15	-6.67%	3	9	-66.67%	5	6	-16.67%	\$658,750	\$697,450	-5.55%	2.80
450	27	31	34	17	100.00%	27	34	-20.59%	19	15	26.67%	\$499,950	\$473,000	5.70%	1.79
451	34	26	56	38	47.37%	40	25	60.00%	23	23	0.00%	\$469,000	\$495,000	-5.25%	2.43
452	10	8	16	10	60.00%	8	8	0.00%	1	8	-87.50%	\$537,500	\$732,500	-26.62%	16.00
453	75	46	134	79	69.62%	45	49	-8.16%	27	22	22.73%	\$469,950	\$442,500	6.20%	4.96
454	18	19	40	29	37.93%	17	16	6.25%	11	10	10.00%	\$510,000	\$689,500	-26.03%	3.64
455	16	10	26	22	18.18%	14	6	133.33%	8	4	100.00%	\$523,500	\$408,750	28.07%	3.25
<b>All Thur Co</b>	<b>341</b>	<b>299</b>	<b>578</b>	<b>385</b>	<b>50.13%</b>	<b>301</b>	<b>271</b>	<b>11.07%</b>	<b>177</b>	<b>172</b>	<b>2.91%</b>	<b>\$506,500</b>	<b>\$540,000</b>	<b>-6.20%</b>	<b>3.27</b>

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Map Area	New Jan 2026	New Jan 2025	Ttl Active Jan 2026	Ttl Active Jan 2025	% Change, Ttl Active	Pending Jan 2026	Pending Jan 2025	% Change, Pending	Closed Jan 2026	Closed Jan 2025	% Change, Closed	Median \$, Jan 2026	Median \$, Jan 2025	% Change, Median Price	Months of Inventory
440	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
441	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
442	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
443	4	3	5	5	0.00%	2	2	0.00%	1	1	0.00%	\$363,000	\$405,000	-10.37%	5.00
444	5	1	6	4	50.00%	1	0	0.00%	3	1	200.00%	\$317,500	\$250,000	27.00%	2.00
445	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
446	2	0	1	2	-50.00%	1	0	0.00%	1	0	0.00%	\$483,400	\$0	0.00%	1.00
447	0	2	5	2	150.00%	1	2	-50.00%	1	0	0.00%	\$415,500	\$0	0.00%	5.00
448	0	0	2	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
449	2	2	2	4	-50.00%	1	2	-50.00%	1	0	0.00%	\$450,000	\$0	0.00%	2.00
450	0	2	4	3	33.33%	0	1	-100.00%	0	1	-100.00%	\$0	\$325,000	-100.00%	0.00
451	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
452	1	4	23	10	130.00%	2	3	-33.33%	0	0	0.00%	\$0	\$0	0.00%	0.00
453	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
454	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
455	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
<b>All Thur Co</b>	<b>14</b>	<b>14</b>	<b>48</b>	<b>30</b>	<b>60.00%</b>	<b>8</b>	<b>10</b>	<b>-20.00%</b>	<b>7</b>	<b>3</b>	<b>133.33%</b>	<b>\$363,000</b>	<b>\$325,000</b>	<b>11.69%</b>	<b>6.86</b>