

Recaps - Northwest MLS (RESIDENTIAL + CONDO)												JANUARY 2026			
	LISTINGS					PENDING SALES			CLOSED SALES						
County	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
King	2,694	2,533	3,761	2,994	25.62%	1,735	1,810	-4.14%	1,099	1,181	-6.94%	\$770,000	\$799,000	-3.63%	3.42
Snohomish	922	957	1,246	937	32.98%	733	831	-11.79%	438	556	-21.22%	\$678,500	\$748,752	-9.38%	2.84
Pierce	998	972	1,713	1,405	21.92%	912	960	-5.00%	608	628	-3.18%	\$550,000	\$556,975	-1.25%	2.82
Kitsap	254	297	453	448	1.12%	290	270	7.41%	189	209	-9.57%	\$559,000	\$544,950	2.58%	2.40
Mason	96	90	224	208	7.69%	90	86	4.65%	54	71	-23.94%	\$373,000	\$415,000	-10.12%	4.15
Skagit	134	126	247	230	7.39%	119	117	1.71%	78	87	-10.34%	\$660,000	\$589,000	12.05%	3.17
Grays Harbor	126	121	423	371	14.02%	114	106	7.55%	63	55	14.55%	\$345,500	\$329,000	5.02%	6.71
Lewis	88	97	299	276	8.33%	80	98	-18.37%	71	66	7.58%	\$432,990	\$388,200	11.54%	4.21
Cowlitz	104	95	239	232	3.02%	103	95	8.42%	60	63	-4.76%	\$407,500	\$415,000	-1.81%	3.98
Grant	86	108	358	302	18.54%	80	67	19.40%	51	61	-16.39%	\$339,900	\$355,000	-4.25%	7.02
Thurston	355	313	626	415	50.84%	309	281	9.96%	184	175	5.14%	\$499,975	\$538,153	-7.09%	3.40
San Juan	20	27	90	85	5.88%	11	18	-38.89%	7	13	-46.15%	\$969,000	\$850,000	14.00%	12.86
Island	103	118	209	226	-7.52%	94	104	-9.62%	64	66	-3.03%	\$542,875	\$542,500	0.07%	3.27
Kittitas	73	84	247	226	9.29%	46	60	-23.33%	33	46	-28.26%	\$617,500	\$474,997	30.00%	7.48
Jefferson	42	29	134	84	59.52%	37	35	5.71%	24	30	-20.00%	\$631,000	\$632,000	-0.16%	5.58
Okanogan	24	28	161	118	36.44%	18	26	-30.77%	17	13	30.77%	\$330,000	\$318,000	3.77%	9.47
Whatcom	256	249	593	501	18.36%	204	205	-0.49%	135	151	-10.60%	\$590,000	\$570,000	3.51%	4.39
Clark	94	96	156	177	-11.86%	96	74	29.73%	52	67	-22.39%	\$544,950	\$510,000	6.85%	3.00
Pacific	49	37	185	160	15.63%	33	34	-2.94%	23	27	-14.81%	\$350,000	\$399,900	-12.48%	8.04
Ferry	3	2	29	24	20.83%	4	0	N/A	3	3	0.00%	\$425,000	\$239,000	77.82%	9.67
Clallam	93	85	203	150	35.33%	95	70	35.71%	62	55	12.73%	\$497,000	\$500,000	-0.60%	3.27
Chelan	84	77	228	204	11.76%	58	73	-20.55%	47	37	27.03%	\$522,056	\$599,000	-12.85%	4.85
Douglas	42	30	92	80	15.00%	39	42	-7.14%	27	13	107.69%	\$514,900	\$504,900	1.98%	3.41
Adams	12	7	45	33	36.36%	14	10	40.00%	9	5	80.00%	\$359,900	\$354,300	1.58%	5.00
Walla Walla	55	34	157	99	58.59%	58	43	34.88%	24	21	14.29%	\$447,495	\$435,166	2.83%	6.54
Columbia	5	6	19	22	-13.64%	9	2	350.00%	4	0	N/A	\$265,000	\$0	N/A	4.75
Wahkiakum	2	7	18	17	5.88%	2	4	-50.00%	2	3	-33.33%	\$495,000	\$350,000	41.43%	9.00
Others	68	68	221	217	1.84%	36	43	-16.28%	37	25	48.00%	\$380,000	\$385,000	-1.30%	5.97
Total	6,882	6,693	12,376	10,241	20.85%	5,419	5,564	-2.61%	3,465	3,727	-7.03%	\$595,000	\$615,000	-3.25%	3.57

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)														JANUARY 2026	
	LISTINGS					PENDING SALES			CLOSED SALES						
County	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
King	1,854	1,706	2,325	1,773	31.13%	1,294	1,281	1.01%	797	829	-3.86%	\$850,000	\$855,000	-0.58%	2.92
Snohomish	744	765	979	706	38.67%	597	688	-13.23%	341	451	-24.39%	\$715,000	\$770,000	-7.14%	2.87
Pierce	908	894	1,537	1,263	21.69%	848	895	-5.25%	565	585	-3.42%	\$560,000	\$569,950	-1.75%	2.72
Kitsap	240	275	419	404	3.71%	277	260	6.54%	179	202	-11.39%	\$565,000	\$549,257	2.87%	2.34
Mason	96	90	216	208	3.85%	86	86	0.00%	52	71	-26.76%	\$373,000	\$415,000	-10.12%	4.15
Skagit	126	112	223	206	8.25%	110	113	-2.65%	73	83	-12.05%	\$665,000	\$590,000	12.71%	3.05
Grays Harbor	111	106	388	332	16.87%	111	105	5.71%	59	54	9.26%	\$350,000	\$329,500	6.22%	6.58
Lewis	88	96	299	275	8.73%	80	97	-17.53%	71	66	7.58%	\$432,990	\$388,200	11.54%	4.21
Cowlitz	103	94	229	227	0.88%	102	92	10.87%	60	63	-4.76%	\$407,500	\$415,000	-1.81%	3.82
Grant	84	107	345	290	18.97%	78	66	18.18%	49	60	-18.33%	\$336,000	\$357,495	-6.01%	7.04
Thurston	341	299	578	385	50.13%	301	271	11.07%	177	172	2.91%	\$506,500	\$540,000	-6.20%	3.27
San Juan	15	21	75	70	7.14%	8	12	-33.33%	7	10	-30.00%	\$969,000	\$863,500	12.22%	10.71
Island	98	108	198	202	-1.98%	85	98	-13.27%	62	61	1.64%	\$548,375	\$550,000	-0.30%	3.19
Kittitas	68	72	226	199	13.57%	46	53	-13.21%	32	44	-27.27%	\$621,250	\$499,997	24.25%	7.06
Jefferson	41	27	125	75	66.67%	32	35	-8.57%	21	29	-27.59%	\$650,000	\$649,000	0.15%	5.95
Okanogan	24	28	157	116	35.34%	18	26	-30.77%	17	13	30.77%	\$330,000	\$318,000	3.77%	9.24
Whatcom	212	206	483	388	24.48%	175	170	2.94%	116	125	-7.20%	\$627,000	\$590,000	6.27%	4.16
Clark	88	89	140	155	-9.68%	92	70	31.43%	50	66	-24.24%	\$552,450	\$512,500	7.80%	2.80
Pacific	43	32	165	143	15.38%	28	33	-15.15%	22	26	-15.38%	\$350,000	\$404,950	-13.57%	7.50
Ferry	3	2	29	24	20.83%	4	0	N/A	3	3	0.00%	\$425,000	\$239,000	77.82%	9.67
Clallam	81	80	178	141	26.24%	89	63	41.27%	60	54	11.11%	\$499,500	\$500,000	-0.10%	2.97
Chelan	69	71	197	171	15.20%	54	65	-16.92%	43	33	30.30%	\$541,000	\$596,500	-9.30%	4.58
Douglas	41	30	85	77	10.39%	35	42	-16.67%	25	13	92.31%	\$514,900	\$504,900	1.98%	3.40
Adams	12	7	45	33	36.36%	14	9	55.56%	9	5	80.00%	\$359,900	\$354,300	1.58%	5.00
Walla Walla	51	32	149	96	55.21%	56	42	33.33%	24	20	20.00%	\$447,495	\$437,583	2.27%	6.21
Columbia	5	6	19	22	-13.64%	9	2	350.00%	4	0	N/A	\$265,000	\$0	N/A	4.75
Wahkiakum	2	7	18	17	5.88%	2	4	-50.00%	2	3	-33.33%	\$495,000	\$350,000	41.43%	9.00
Others	68	66	217	213	1.88%	36	41	-12.20%	37	24	54.17%	\$380,000	\$389,450	-2.43%	5.86
Total	5,616	5,428	10,044	8,211	22.32%	4,667	4,719	-1.10%	2,957	3,165	-6.57%	\$610,000	\$625,000	-2.40%	3.40

Recaps - Northwest MLS (CONDO ONLY)												JANUARY 2026			
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County	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
King	840	827	1,436	1,221	17.61%	441	529	-16.64%	302	352	-14.20%	\$502,475	\$600,000	-16.25%	4.75
Snohomish	178	192	267	231	15.58%	136	143	-4.90%	97	105	-7.62%	\$470,000	\$570,000	-17.54%	2.75
Pierce	90	78	176	142	23.94%	64	65	-1.54%	43	43	0.00%	\$435,000	\$375,000	16.00%	4.09
Kitsap	14	22	34	44	-22.73%	13	10	30.00%	10	7	42.86%	\$452,500	\$318,500	42.07%	3.40
Mason	0	0	8	0	N/A	4	0	N/A	2	0	N/A	\$407,500	\$0	N/A	4.00
Skagit	8	14	24	24	0.00%	9	4	125.00%	5	4	25.00%	\$352,500	\$416,999	-15.47%	4.80
Grays Harbor	15	15	35	39	-10.26%	3	1	200.00%	4	1	300.00%	\$196,000	\$105,000	86.67%	8.75
Lewis	0	1	0	1	-100.00%	0	1	-100.00%	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	1	1	10	5	100.00%	1	3	-66.67%	0	0	N/A	\$0	\$0	N/A	0.00
Grant	2	1	13	12	8.33%	2	1	100.00%	2	1	100.00%	\$545,000	\$225,000	142.22%	6.50
Thurston	14	14	48	30	60.00%	8	10	-20.00%	7	3	133.33%	\$363,000	\$325,000	11.69%	6.86
San Juan	5	6	15	15	0.00%	3	6	-50.00%	0	3	-100.00%	\$0	\$560,000	-100.00%	0.00
Island	5	10	11	24	-54.17%	9	6	50.00%	2	5	-60.00%	\$411,250	\$290,000	41.81%	5.50
Kittitas	5	12	21	27	-22.22%	0	7	-100.00%	1	2	-50.00%	\$215,527	\$271,502	-20.62%	21.00
Jefferson	1	2	9	9	0.00%	5	0	N/A	3	1	200.00%	\$625,000	\$305,000	104.92%	3.00
Okanogan	0	0	4	2	100.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	44	43	110	113	-2.65%	29	35	-17.14%	19	26	-26.92%	\$380,000	\$430,000	-11.63%	5.79
Clark	6	7	16	22	-27.27%	4	4	0.00%	2	1	100.00%	\$373,750	\$450,000	-16.94%	8.00
Pacific	6	5	20	17	17.65%	5	1	400.00%	1	1	0.00%	\$190,000	\$250,000	-24.00%	20.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	12	5	25	9	177.78%	6	7	-14.29%	2	1	100.00%	\$285,000	\$392,000	-27.30%	12.50
Chelan	15	6	31	33	-6.06%	4	8	-50.00%	4	4	0.00%	\$408,500	\$640,000	-36.17%	7.75
Douglas	1	0	7	3	133.33%	4	0	N/A	2	0	N/A	\$412,500	\$0	N/A	3.50
Adams	0	0	0	0	N/A	0	1	-100.00%	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	4	2	8	3	166.67%	2	1	100.00%	0	1	-100.00%	\$0	\$340,000	-100.00%	0.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Wahkiakum	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	0	2	4	4	0.00%	0	2	-100.00%	0	1	-100.00%	\$0	\$220,000	-100.00%	0.00
Total	1,266	1,265	2,332	2,030	14.88%	752	845	-11.01%	508	562	-9.61%	\$475,000	\$547,000	-13.16%	4.59