

Breakouts: GRAYS HARBOR MAP AREAS						Northwest Multiple Listing Service - February 2026									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Feb 2026	New Feb 2025	Ttl Active Feb 2026	Ttl Active Feb 2025	% Change, Ttl Active	Pending Feb 2026	Pending Feb 2025	% Change, Pending	Closed Feb 2026	Closed Feb 2025	% Change, Closed	Median \$, Feb 2026	Median \$, Feb 2025	% Change, Median Price	Months of Inventory
190	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
191	12	9	36	15	140.00%	1	2	-50.00%	1	3	-66.67%	\$510,000	\$1,139,000	-55.22%	36.00
192	0	5	3	11	-72.73%	1	3	-66.67%	1	1	0.00%	\$95,000	\$584,900	-83.76%	3.00
193	0	1	1	3	-66.67%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
194	65	40	184	137	34.31%	32	32	0.00%	29	20	45.00%	\$310,000	\$388,750	-20.26%	6.34
195	0	0	0	1	-100.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
196	1	0	0	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
197	12	18	45	39	15.38%	22	13	69.23%	8	7	14.29%	\$194,950	\$230,000	-15.24%	5.63
198	18	23	66	55	20.00%	12	23	-47.83%	8	13	-38.46%	\$300,000	\$270,000	11.11%	8.25
199	0	1	0	2	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
200	7	7	24	18	33.33%	4	11	-63.64%	5	4	25.00%	\$460,000	\$367,500	25.17%	4.80
201	3	1	10	5	100.00%	6	4	50.00%	1	4	-75.00%	\$207,500	\$516,000	-59.79%	10.00
202	1	5	4	6	-33.33%	2	1	100.00%	3	3	0.00%	\$525,000	\$378,750	38.61%	1.33
203	11	4	19	15	26.67%	9	3	200.00%	6	10	-40.00%	\$410,000	\$348,000	17.82%	3.17
204	0	0	5	7	-28.57%	2	4	-50.00%	1	3	-66.67%	\$699,000	\$379,900	84.00%	5.00
205	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
206	16	6	42	38	10.53%	5	6	-16.67%	4	6	-33.33%	\$273,000	\$379,950	-28.15%	10.50
208	0	4	11	6	83.33%	2	2	0.00%	0	1	-100.00%	\$0	\$384,000	-100.00%	0.00
214	0	0	0	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
215	0	1	0	1	-100.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
216	0	0	0	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
217	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
218	0	0	2	4	-50.00%	0	1	-100.00%	0	1	-100.00%	\$0	\$455,000	-100.00%	0.00
219	3	2	6	5	20.00%	4	2	100.00%	3	3	0.00%	\$342,000	\$340,000	0.59%	2.00
220	0	1	2	1	100.00%	1	0	0.00%	0	1	-100.00%	\$0	\$521,650	-100.00%	0.00
<b>All Gray Co</b>	<b>149</b>	<b>128</b>	<b>460</b>	<b>372</b>	<b>23.66%</b>	<b>103</b>	<b>109</b>	<b>-5.50%</b>	<b>70</b>	<b>80</b>	<b>-12.50%</b>	<b>\$317,450</b>	<b>\$365,238</b>	<b>-13.08%</b>	<b>6.57</b>

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Map Area	New Feb 2026	New Feb 2025	Ttl Active Feb 2026	Ttl Active Feb 2025	% Change, Ttl Active	Pending Feb 2026	Pending Feb 2025	% Change, Pending	Closed Feb 2026	Closed Feb 2025	% Change, Closed	Median \$, Feb 2026	Median \$, Feb 2025	% Change, Median Price	Months of Inventory
190	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
191	10	9	35	15	133.33%	1	2	-50.00%	1	3	-66.67%	\$510,000	\$1,139,000	-55.22%	35.00
192	0	5	3	11	-72.73%	1	3	-66.67%	1	1	0.00%	\$95,000	\$584,900	-83.76%	3.00
193	0	1	1	3	-66.67%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
194	55	38	157	116	35.34%	29	30	-3.33%	24	18	33.33%	\$322,450	\$392,500	-17.85%	6.54
195	0	0	0	1	-100.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
196	1	0	0	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
197	12	18	45	39	15.38%	22	13	69.23%	8	7	14.29%	\$194,950	\$230,000	-15.24%	5.63
198	18	23	66	55	20.00%	12	23	-47.83%	8	13	-38.46%	\$300,000	\$270,000	11.11%	8.25
199	0	1	0	2	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
200	7	7	24	18	33.33%	4	11	-63.64%	5	4	25.00%	\$460,000	\$367,500	25.17%	4.80
201	3	1	10	5	100.00%	6	4	50.00%	1	4	-75.00%	\$207,500	\$516,000	-59.79%	10.00
202	1	5	4	6	-33.33%	2	1	100.00%	3	3	0.00%	\$525,000	\$378,750	38.61%	1.33
203	11	4	19	15	26.67%	9	3	200.00%	6	10	-40.00%	\$410,000	\$348,000	17.82%	3.17
204	0	0	5	7	-28.57%	2	4	-50.00%	1	3	-66.67%	\$699,000	\$379,900	84.00%	5.00
205	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
206	9	6	24	25	-4.00%	5	6	-16.67%	4	6	-33.33%	\$273,000	\$379,950	-28.15%	6.00
208	0	4	11	6	83.33%	2	2	0.00%	0	1	-100.00%	\$0	\$384,000	-100.00%	0.00
214	0	0	0	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
215	0	1	0	1	-100.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
216	0	0	0	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
217	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
218	0	0	2	4	-50.00%	0	1	-100.00%	0	1	-100.00%	\$0	\$455,000	-100.00%	0.00
219	3	2	6	5	20.00%	4	2	100.00%	3	3	0.00%	\$342,000	\$340,000	0.59%	2.00
220	0	1	2	1	100.00%	1	0	0.00%	0	1	-100.00%	\$0	\$521,650	-100.00%	0.00
<b>All Gray Co</b>	<b>130</b>	<b>126</b>	<b>414</b>	<b>338</b>	<b>22.49%</b>	<b>100</b>	<b>107</b>	<b>-6.54%</b>	<b>65</b>	<b>78</b>	<b>-16.67%</b>	<b>\$330,000</b>	<b>\$367,738</b>	<b>-10.26%</b>	<b>6.37</b>

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CONDO ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Feb 2026	New Feb 2025	Ttl Active Feb 2026	Ttl Active Feb 2025	% Change, Ttl Active	Pending Feb 2026	Pending Feb 2025	% Change, Pending	Closed Feb 2026	Closed Feb 2025	% Change, Closed	Median \$, Feb 2026	Median \$, Feb 2025	% Change, Median Price	Months of Inventory
190	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
191	2	0	1	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
192	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
193	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
194	10	2	27	21	28.57%	3	2	50.00%	5	2	150.00%	\$163,000	\$56,000	191.07%	5.40
195	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
196	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
197	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
198	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
199	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
200	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
201	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
202	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
203	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
204	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
205	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
206	7	0	18	13	38.46%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
208	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
214	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
215	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
216	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
217	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
218	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
219	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
220	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
<b>All Gray Co</b>	<b>19</b>	<b>2</b>	<b>46</b>	<b>34</b>	<b>35.29%</b>	<b>3</b>	<b>2</b>	<b>50.00%</b>	<b>5</b>	<b>2</b>	<b>150.00%</b>	<b>\$163,000</b>	<b>\$56,000</b>	<b>191.07%</b>	<b>9.20</b>