

Breakouts: THURSTON 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
440	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
441	11	5	17	13	30.77%	10	8	25.00%	5	6	-16.67%	\$674,950	\$461,000	46.41%	3.40
442	7	6	11	12	-8.33%	6	1	500.00%	10	3	233.33%	\$652,500	\$450,000	45.00%	1.10
443	27	22	55	38	44.74%	34	32	6.25%	27	24	12.50%	\$515,000	\$521,405	-1.23%	2.04
444	26	23	34	24	41.67%	30	16	87.50%	13	21	-38.10%	\$535,000	\$540,000	-0.93%	2.62
445	5	8	10	11	-9.09%	5	5	0.00%	7	3	133.33%	\$695,000	\$679,000	2.36%	1.43
446	31	17	57	34	67.65%	39	19	105.26%	26	20	30.00%	\$577,500	\$617,500	-6.48%	2.19
447	20	22	47	39	20.51%	23	26	-11.54%	15	15	0.00%	\$548,000	\$575,000	-4.70%	3.13
448	17	13	18	16	12.50%	24	13	84.62%	11	8	37.50%	\$590,000	\$551,495	6.98%	1.64
449	9	4	15	13	15.38%	13	9	44.44%	3	9	-66.67%	\$455,000	\$605,000	-24.79%	5.00
450	35	31	41	26	57.69%	36	27	33.33%	18	27	-33.33%	\$489,000	\$500,000	-2.20%	2.28
451	29	28	64	46	39.13%	26	27	-3.70%	33	18	83.33%	\$499,000	\$592,500	-15.78%	1.94
452	13	5	41	20	105.00%	14	10	40.00%	8	6	33.33%	\$316,000	\$422,000	-25.12%	5.13
453	62	50	128	83	54.22%	56	53	5.66%	33	31	6.45%	\$467,000	\$469,000	-0.43%	3.88
454	16	13	38	26	46.15%	22	15	46.67%	12	12	0.00%	\$454,500	\$477,500	-4.82%	3.17
455	10	14	23	26	-11.54%	12	9	33.33%	10	6	66.67%	\$424,975	\$580,500	-26.79%	2.30
<b>All Thur Co</b>	<b>318</b>	<b>261</b>	<b>599</b>	<b>427</b>	<b>40.28%</b>	<b>350</b>	<b>270</b>	<b>29.63%</b>	<b>231</b>	<b>209</b>	<b>10.53%</b>	<b>\$510,000</b>	<b>\$525,000</b>	<b>-2.86%</b>	<b>2.59</b>

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440	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
441	11	5	17	13	30.77%	10	8	25.00%	5	6	-16.67%	\$674,950	\$461,000	46.41%	3.40
442	7	6	11	12	-8.33%	6	1	500.00%	10	3	233.33%	\$652,500	\$450,000	45.00%	1.10
443	25	21	52	32	62.50%	30	31	-3.23%	24	23	4.35%	\$547,425	\$527,810	3.72%	2.17
444	25	20	30	19	57.89%	28	14	100.00%	12	21	-42.86%	\$540,250	\$540,000	0.05%	2.50
445	5	8	10	11	-9.09%	5	5	0.00%	7	3	133.33%	\$695,000	\$679,000	2.36%	1.43
446	31	15	56	33	69.70%	39	17	129.41%	25	20	25.00%	\$580,000	\$617,500	-6.07%	2.24
447	18	20	43	35	22.86%	20	25	-20.00%	15	14	7.14%	\$548,000	\$587,500	-6.72%	2.87
448	16	13	16	16	0.00%	23	13	76.92%	11	8	37.50%	\$590,000	\$551,495	6.98%	1.45
449	9	4	14	11	27.27%	11	6	83.33%	3	7	-57.14%	\$455,000	\$610,000	-25.41%	4.67
450	31	28	35	23	52.17%	34	24	41.67%	18	27	-33.33%	\$489,000	\$500,000	-2.20%	1.94
451	29	28	64	46	39.13%	26	27	-3.70%	33	18	83.33%	\$499,000	\$592,500	-15.78%	1.94
452	13	4	19	11	72.73%	13	7	85.71%	4	3	33.33%	\$626,625	\$550,000	13.93%	4.75
453	62	50	128	83	54.22%	56	53	5.66%	33	31	6.45%	\$467,000	\$469,000	-0.43%	3.88
454	16	13	38	26	46.15%	22	15	46.67%	12	12	0.00%	\$454,500	\$477,500	-4.82%	3.17
455	10	14	23	26	-11.54%	12	9	33.33%	10	6	66.67%	\$424,975	\$580,500	-26.79%	2.30
<b>All Thur Co</b>	<b>308</b>	<b>249</b>	<b>556</b>	<b>397</b>	<b>40.05%</b>	<b>335</b>	<b>255</b>	<b>31.37%</b>	<b>222</b>	<b>202</b>	<b>9.90%</b>	<b>\$515,500</b>	<b>\$530,000</b>	<b>-2.74%</b>	<b>2.50</b>

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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	2	1	3	6	-50.00%	4	1	300.00%	3	1	200.00%	\$230,000	\$322,000	-28.57%	1.00
444	1	3	4	5	-20.00%	2	2	0.00%	1	0	0.00%	\$199,900	\$0	0.00%	4.00
445	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
446	0	2	1	1	0.00%	0	2	-100.00%	1	0	0.00%	\$410,000	\$0	0.00%	1.00
447	2	2	4	4	0.00%	3	1	200.00%	0	1	-100.00%	\$0	\$457,000	-100.00%	0.00
448	1	0	2	0	0.00%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
449	0	0	1	2	-50.00%	2	3	-33.33%	0	2	-100.00%	\$0	\$364,750	-100.00%	0.00
450	4	3	6	3	100.00%	2	3	-33.33%	0	0	0.00%	\$0	\$0	0.00%	0.00
451	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
452	0	1	22	9	144.44%	1	3	-66.67%	4	3	33.33%	\$117,000	\$235,000	-50.21%	5.50
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>10</b>	<b>12</b>	<b>43</b>	<b>30</b>	<b>43.33%</b>	<b>15</b>	<b>15</b>	<b>0.00%</b>	<b>9</b>	<b>7</b>	<b>28.57%</b>	<b>\$199,900</b>	<b>\$322,000</b>	<b>-37.92%</b>	<b>4.78</b>