

County	LISTINGS					PENDING SALES			CLOSED SALES						
	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
King	2,968	2,571	4,399	3,247	35.48%	1,945	2,087	-6.80%	1,364	1,516	-10.03%	\$840,000	\$820,000	2.44%	3.23
Snohomish	1,034	843	1,422	947	50.16%	833	820	1.59%	603	658	-8.36%	\$720,000	\$734,975	-2.04%	2.36
Pierce	1,005	892	1,720	1,376	25.00%	1,017	979	3.88%	662	666	-0.60%	\$568,500	\$541,000	5.08%	2.60
Kitsap	316	262	453	451	0.44%	308	276	11.59%	212	210	0.95%	\$559,500	\$534,975	4.58%	2.14
Mason	101	81	228	192	18.75%	87	96	-9.38%	53	63	-15.87%	\$415,000	\$435,000	-4.60%	4.30
Skagit	129	120	273	218	25.23%	106	123	-13.82%	91	83	9.64%	\$560,000	\$590,000	-5.08%	3.00
Grays Harbor	149	128	460	372	23.66%	103	109	-5.50%	70	80	-12.50%	\$317,450	\$365,238	-13.08%	6.57
Lewis	111	89	310	283	9.54%	89	79	12.66%	51	59	-13.56%	\$418,000	\$420,000	-0.48%	6.08
Cowlitz	101	98	220	216	1.85%	114	118	-3.39%	69	69	0.00%	\$424,000	\$425,000	-0.24%	3.19
Grant	98	121	363	313	15.97%	80	97	-17.53%	49	40	22.50%	\$341,629	\$349,950	-2.38%	7.41
Thurston	318	261	599	427	40.28%	350	270	29.63%	231	209	10.53%	\$510,000	\$525,000	-2.86%	2.59
San Juan	24	17	92	85	8.24%	15	10	50.00%	8	11	-27.27%	\$732,500	\$880,000	-16.76%	11.50
Island	104	104	197	217	-9.22%	99	111	-10.81%	81	67	20.90%	\$540,000	\$610,000	-11.48%	2.43
Kittitas	79	77	254	235	8.09%	53	48	10.42%	44	42	4.76%	\$591,250	\$479,250	23.37%	5.77
Jefferson	50	43	143	84	70.24%	45	38	18.42%	41	24	70.83%	\$520,000	\$699,500	-25.66%	3.49
Okanogan	36	17	163	112	45.54%	23	21	9.52%	13	20	-35.00%	\$340,000	\$322,500	5.43%	12.54
Whatcom	266	248	634	532	19.17%	185	192	-3.65%	171	160	6.88%	\$602,041	\$600,000	0.34%	3.71
Clark	101	61	175	158	10.76%	88	81	8.64%	70	53	32.08%	\$525,000	\$538,000	-2.42%	2.50
Pacific	48	36	194	160	21.25%	31	40	-22.50%	17	20	-15.00%	\$300,000	\$292,500	2.56%	11.41
Ferry	4	3	29	23	26.09%	3	3	0.00%	3	0	N/A	\$215,000	\$0	N/A	9.67
Clallam	91	57	198	136	45.59%	90	64	40.63%	66	52	26.92%	\$459,500	\$497,500	-7.64%	3.00
Chelan	100	58	251	194	29.38%	67	61	9.84%	40	52	-23.08%	\$490,000	\$530,000	-7.55%	6.28
Douglas	45	34	95	76	25.00%	34	42	-19.05%	31	27	14.81%	\$514,000	\$452,900	13.49%	3.06
Adams	13	6	49	29	68.97%	6	10	-40.00%	9	10	-10.00%	\$340,000	\$327,500	3.82%	5.44
Walla Walla	53	53	167	107	56.07%	41	39	5.13%	44	39	12.82%	\$400,000	\$435,000	-8.05%	3.80
Columbia	3	1	19	20	-5.00%	2	2	0.00%	4	2	100.00%	\$247,000	\$224,000	10.27%	4.75
Wahkiakum	9	11	21	25	-16.00%	4	2	100.00%	3	1	200.00%	\$339,000	\$357,500	-5.17%	7.00
Others	68	54	213	213	0.00%	68	45	51.11%	39	35	11.43%	\$390,000	\$362,532	7.58%	5.46
<b>Total</b>	<b>7,424</b>	<b>6,346</b>	<b>13,341</b>	<b>10,448</b>	<b>27.69%</b>	<b>5,886</b>	<b>5,863</b>	<b>0.39%</b>	<b>4,139</b>	<b>4,268</b>	<b>-3.02%</b>	<b>\$620,000</b>	<b>\$630,000</b>	<b>-1.59%</b>	<b>3.22</b>

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)

FEBRUARY 2026

County	LISTINGS					PENDING SALES			CLOSED SALES						
	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
King	2,148	1,802	2,760	1,938	42.41%	1,452	1,490	-2.55%	1,018	1,066	-4.50%	\$936,000	\$915,000	2.30%	2.71
Snohomish	824	693	1,110	754	47.21%	668	650	2.77%	490	533	-8.07%	\$749,997	\$785,000	-4.46%	2.27
Pierce	925	815	1,542	1,231	25.26%	943	911	3.51%	620	612	1.31%	\$578,250	\$550,497	5.04%	2.49
Kitsap	287	241	410	404	1.49%	291	260	11.92%	200	201	-0.50%	\$561,250	\$540,000	3.94%	2.05
Mason	100	80	221	191	15.71%	85	96	-11.46%	53	62	-14.52%	\$415,000	\$429,975	-3.48%	4.17
Skagit	115	107	246	191	28.80%	99	116	-14.66%	83	77	7.79%	\$580,000	\$605,000	-4.13%	2.96
Grays Harbor	130	126	414	338	22.49%	100	107	-6.54%	65	78	-16.67%	\$330,000	\$367,738	-10.26%	6.37
Lewis	110	89	309	282	9.57%	89	79	12.66%	51	58	-12.07%	\$418,000	\$421,000	-0.71%	6.06
Cowlitz	95	94	204	208	-1.92%	114	118	-3.39%	68	67	1.49%	\$424,500	\$425,000	-0.12%	3.00
Grant	95	115	347	303	14.52%	80	95	-15.79%	48	39	23.08%	\$340,809	\$350,000	-2.63%	7.23
Thurston	308	249	556	397	40.05%	335	255	31.37%	222	202	9.90%	\$515,500	\$530,000	-2.74%	2.50
San Juan	21	14	75	69	8.70%	14	8	75.00%	6	9	-33.33%	\$742,500	\$880,000	-15.63%	12.50
Island	92	91	176	194	-9.28%	96	99	-3.03%	75	66	13.64%	\$559,000	\$610,000	-8.36%	2.35
Kittitas	72	70	230	212	8.49%	52	42	23.81%	44	35	25.71%	\$591,250	\$585,000	1.07%	5.23
Jefferson	48	41	135	75	80.00%	42	36	16.67%	39	24	62.50%	\$524,000	\$699,500	-25.09%	3.46
Okanogan	36	17	159	110	44.55%	23	21	9.52%	13	20	-35.00%	\$340,000	\$322,500	5.43%	12.23
Whatcom	218	200	508	413	23.00%	153	157	-2.55%	150	129	16.28%	\$619,750	\$628,000	-1.31%	3.39
Clark	88	49	152	135	12.59%	81	74	9.46%	65	49	32.65%	\$535,000	\$570,000	-6.14%	2.34
Pacific	46	33	175	142	23.24%	28	37	-24.32%	14	19	-26.32%	\$339,305	\$305,000	11.25%	12.50
Ferry	4	3	29	23	26.09%	3	3	0.00%	3	0	N/A	\$215,000	\$0	N/A	9.67
Clallam	84	57	171	128	33.59%	86	63	36.51%	65	46	41.30%	\$469,000	\$502,000	-6.57%	2.63
Chelan	86	45	210	157	33.76%	62	54	14.81%	37	47	-21.28%	\$510,000	\$535,000	-4.67%	5.68
Douglas	41	32	88	72	22.22%	31	40	-22.50%	29	26	11.54%	\$514,000	\$464,950	10.55%	3.03
Adams	13	6	49	29	68.97%	6	10	-40.00%	9	9	0.00%	\$340,000	\$330,000	3.03%	5.44
Walla Walla	51	52	160	104	53.85%	38	38	0.00%	43	39	10.26%	\$415,000	\$435,000	-4.60%	3.72
Columbia	3	1	19	20	-5.00%	2	2	0.00%	4	2	100.00%	\$247,000	\$224,000	10.27%	4.75
Wahkiakum	7	11	20	25	-20.00%	3	2	50.00%	3	1	200.00%	\$339,000	\$357,500	-5.17%	6.67
Others	68	54	209	210	-0.48%	68	44	54.55%	39	34	14.71%	\$390,000	\$364,766	6.92%	5.36
<b>Total</b>	<b>6,115</b>	<b>5,187</b>	<b>10,684</b>	<b>8,355</b>	<b>27.88%</b>	<b>5,044</b>	<b>4,907</b>	<b>2.79%</b>	<b>3,556</b>	<b>3,550</b>	<b>0.17%</b>	<b>\$635,000</b>	<b>\$650,000</b>	<b>-2.31%</b>	<b>3.00</b>

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	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
King	820	769	1,639	1,309	25.21%	493	597	-17.42%	346	450	-23.11%	\$545,000	\$612,500	-0.110200	4.74
Snohomish	210	150	312	193	61.66%	165	170	-2.94%	113	125	-9.60%	\$530,000	\$525,000	0.009500	2.76
Pierce	80	77	178	145	22.76%	74	68	8.82%	42	54	-22.22%	\$375,000	\$414,000	-0.094200	4.24
Kitsap	29	21	43	47	-8.51%	17	16	6.25%	12	9	33.33%	\$450,000	\$269,000	0.672900	3.58
Mason	1	1	7	1	600.00%	2	0	N/A	0	1	-100.00%	\$0	\$455,000	-1.000000	0.00
Skagit	14	13	27	27	0.00%	7	7	0.00%	8	6	33.33%	\$407,475	\$486,500	-0.162400	3.38
Grays Harbor	19	2	46	34	35.29%	3	2	50.00%	5	2	150.00%	\$163,000	\$56,000	1.910700	9.20
Lewis	1	0	1	1	0.00%	0	0	N/A	0	1	-100.00%	\$0	\$405,000	-1.000000	0.00
Cowlitz	6	4	16	8	100.00%	0	0	N/A	1	2	-50.00%	\$225,000	\$310,000	-0.274200	16.00
Grant	3	6	16	10	60.00%	0	2	-100.00%	1	1	0.00%	\$850,000	\$215,000	2.953500	16.00
Thurston	10	12	43	30	43.33%	15	15	0.00%	9	7	28.57%	\$199,900	\$322,000	-0.379200	4.78
San Juan	3	3	17	16	6.25%	1	2	-50.00%	2	2	0.00%	\$535,000	\$972,500	-0.449900	8.50
Island	12	13	21	23	-8.70%	3	12	-75.00%	6	1	500.00%	\$347,000	\$369,900	-0.061900	3.50
Kittitas	7	7	24	23	4.35%	1	6	-83.33%	0	7	-100.00%	\$0	\$355,000	-1.000000	0.00
Jefferson	2	2	8	9	-11.11%	3	2	50.00%	2	0	N/A	\$457,500	\$0	N/A	4.00
Okanogan	0	0	4	2	100.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	48	48	126	119	5.88%	32	35	-8.57%	21	31	-32.26%	\$330,000	\$430,000	-0.232600	6.00
Clark	13	12	23	23	0.00%	7	7	0.00%	5	4	25.00%	\$245,000	\$327,250	-0.251300	4.60
Pacific	2	3	19	18	5.56%	3	3	0.00%	3	1	200.00%	\$209,000	\$219,000	-0.045700	6.33
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	7	0	27	8	237.50%	4	1	300.00%	1	6	-83.33%	\$432,500	\$412,500	0.048500	27.00
Chelan	14	13	41	37	10.81%	5	7	-28.57%	3	5	-40.00%	\$190,000	\$514,900	-0.631000	13.67
Douglas	4	2	7	4	75.00%	3	2	50.00%	2	1	100.00%	\$469,000	\$388,000	0.208800	3.50
Adams	0	0	0	0	N/A	0	0	N/A	0	1	-100.00%	\$0	\$250,000	-1.000000	0.00
Walla Walla	2	1	7	3	133.33%	3	1	200.00%	1	0	N/A	\$218,000	\$0	N/A	7.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Wahkiakum	2	0	1	0	N/A	1	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	0	0	4	3	33.33%	0	1	-100.00%	0	1	-100.00%	\$0	\$235,000	-1.000000	0.00
<b>Total</b>	<b>1,309</b>	<b>1,159</b>	<b>2,657</b>	<b>2,093</b>	<b>26.95%</b>	<b>842</b>	<b>956</b>	<b>-11.92%</b>	<b>583</b>	<b>718</b>	<b>-18.80%</b>	<b>\$495,000</b>	<b>\$529,495</b>	<b>-0.065100</b>	<b>4.56</b>