

Breakouts: THURSTON MAP AREAS						Northwest Multiple Listing Service - March 2026									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Mar 2026	New Mar 2025	Ttl Active Mar 2026	Ttl Active Mar 2025	% Change, Ttl Active	Pending Mar 2026	Pending Mar 2025	% Change, Pending	Closed Mar 2026	Closed Mar 2025	% Change, Closed	Median \$, Mar 2026	Median \$, Mar 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	17	14	23	17	35.29%	11	10	10.00%	8	8	0.00%	\$667,500	\$541,550	23.26%	2.88
442	10	5	12	10	20.00%	8	10	-20.00%	4	5	-20.00%	\$639,500	\$616,000	3.81%	3.00
443	30	38	51	49	4.08%	35	31	12.90%	29	28	3.57%	\$570,000	\$619,950	-8.06%	1.76
444	34	30	37	30	23.33%	28	21	33.33%	21	15	40.00%	\$558,000	\$555,555	0.44%	1.76
445	8	8	11	7	57.14%	8	14	-42.86%	5	1	400.00%	\$705,000	\$970,000	-27.32%	2.20
446	32	34	51	36	41.67%	37	36	2.78%	32	25	28.00%	\$587,500	\$585,000	0.43%	1.59
447	21	42	38	52	-26.92%	34	30	13.33%	22	18	22.22%	\$574,495	\$550,000	4.45%	1.73
448	28	23	22	19	15.79%	24	18	33.33%	24	13	84.62%	\$505,000	\$555,000	-9.01%	0.92
449	13	15	20	16	25.00%	9	10	-10.00%	8	6	33.33%	\$532,500	\$538,500	-1.11%	2.50
450	46	41	46	29	58.62%	41	45	-8.89%	29	27	7.41%	\$478,500	\$470,000	1.81%	1.59
451	59	38	71	52	36.54%	56	38	47.37%	28	25	12.00%	\$512,500	\$535,000	-4.21%	2.54
452	18	16	41	23	78.26%	16	13	23.08%	14	7	100.00%	\$555,000	\$599,950	-7.49%	2.93
453	81	65	127	86	47.67%	74	65	13.85%	40	43	-6.98%	\$500,000	\$476,000	5.04%	3.18
454	17	11	30	20	50.00%	25	16	56.25%	18	15	20.00%	\$396,000	\$500,000	-20.80%	1.67
455	20	13	30	22	36.36%	11	14	-21.43%	10	10	0.00%	\$494,500	\$542,500	-8.85%	3.00
All Thur Co	434	393	610	468	30.34%	417	371	12.40%	292	246	18.70%	\$535,000	\$535,000	0.00%	2.09

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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	17	14	23	17	35.29%	11	10	10.00%	8	8	0.00%	\$667,500	\$541,550	23.26%	2.88
442	10	5	12	10	20.00%	8	10	-20.00%	4	5	-20.00%	\$639,500	\$616,000	3.81%	3.00
443	30	34	49	42	16.67%	34	27	25.93%	26	26	0.00%	\$574,975	\$619,975	-7.26%	1.88
444	32	21	32	17	88.24%	27	20	35.00%	20	14	42.86%	\$561,500	\$572,777	-1.97%	1.60
445	8	8	11	7	57.14%	8	14	-42.86%	5	1	400.00%	\$705,000	\$970,000	-27.32%	2.20
446	31	32	49	33	48.48%	37	35	5.71%	32	25	28.00%	\$587,500	\$585,000	0.43%	1.53
447	19	41	34	49	-30.61%	31	29	6.90%	21	17	23.53%	\$599,990	\$585,000	2.56%	1.62
448	28	22	20	18	11.11%	24	18	33.33%	23	13	76.92%	\$514,000	\$555,000	-7.39%	0.87
449	10	10	17	12	41.67%	8	8	0.00%	7	4	75.00%	\$600,000	\$887,000	-32.36%	2.43
450	43	38	41	26	57.69%	37	42	-11.90%	26	25	4.00%	\$489,975	\$475,000	3.15%	1.58
451	59	38	71	52	36.54%	56	38	47.37%	28	25	12.00%	\$512,500	\$535,000	-4.21%	2.54
452	13	12	18	13	38.46%	14	13	7.69%	12	6	100.00%	\$565,000	\$669,975	-15.67%	1.50
453	81	65	127	86	47.67%	74	65	13.85%	40	43	-6.98%	\$500,000	\$476,000	5.04%	3.18
454	17	11	30	20	50.00%	25	16	56.25%	18	15	20.00%	\$396,000	\$500,000	-20.80%	1.67
455	20	13	30	22	36.36%	11	14	-21.43%	10	10	0.00%	\$494,500	\$542,500	-8.85%	3.00
All Thur Co	418	364	564	424	33.02%	405	359	12.81%	280	237	18.14%	\$540,300	\$550,000	-1.76%	2.01

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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	0	4	2	7	-71.43%	1	4	-75.00%	3	2	50.00%	\$284,950	\$370,000	-22.99%	0.67
444	2	9	5	13	-61.54%	1	1	0.00%	1	1	0.00%	\$357,500	\$530,000	-32.55%	5.00
445	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
446	1	2	2	3	-33.33%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
447	2	1	4	3	33.33%	3	1	200.00%	1	1	0.00%	\$251,500	\$475,000	-47.05%	4.00
448	0	1	2	1	100.00%	0	0	0.00%	1	0	0.00%	\$340,000	\$0	0.00%	2.00
449	3	5	3	4	-25.00%	1	2	-50.00%	1	2	-50.00%	\$275,000	\$302,000	-8.94%	3.00
450	3	3	5	3	66.67%	4	3	33.33%	3	2	50.00%	\$289,500	\$340,000	-14.85%	1.67
451	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
452	5	4	23	10	130.00%	2	0	0.00%	2	1	100.00%	\$120,750	\$137,000	-11.86%	11.50
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
All Thur Co	16	29	46	44	4.55%	12	12	0.00%	12	9	33.33%	\$279,975	\$365,000	-23.29%	3.83