

County	LISTINGS					PENDING SALES			CLOSED SALES						
	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
King	3,750	3,408	4,990	3,700	34.86%	2,493	2,662	-6.35%	1,878	1,991	-5.68%	\$859,618	\$855,000	0.54%	2.66
Snohomish	1,334	1,234	1,642	1,082	51.76%	1,004	1,059	-5.19%	804	779	3.21%	\$738,000	\$755,000	-2.25%	2.04
Pierce	1,307	1,209	1,809	1,427	26.77%	1,246	1,205	3.40%	873	857	1.87%	\$557,000	\$555,000	0.36%	2.07
Kitsap	395	387	447	451	-0.89%	406	383	6.01%	285	243	17.28%	\$575,000	\$550,000	4.55%	1.57
Mason	150	134	271	195	38.97%	107	119	-10.08%	83	77	7.79%	\$370,000	\$410,000	-9.76%	3.27
Skagit	188	179	330	223	47.98%	121	159	-23.90%	91	115	-20.87%	\$575,000	\$620,000	-7.26%	3.63
Grays Harbor	210	188	530	429	23.54%	127	134	-5.22%	92	82	12.20%	\$325,000	\$335,100	-3.01%	5.76
Lewis	119	123	314	280	12.14%	112	123	-8.94%	67	70	-4.29%	\$410,000	\$417,500	-1.80%	4.69
Cowlitz	132	124	230	229	0.44%	127	129	-1.55%	95	91	4.40%	\$414,900	\$409,900	1.22%	2.42
Grant	184	141	420	338	24.26%	102	103	-0.97%	89	74	20.27%	\$383,500	\$375,499	2.13%	4.72
Thurston	434	393	610	468	30.34%	417	371	12.40%	292	246	18.70%	\$535,000	\$535,000	0.00%	2.09
San Juan	54	58	125	115	8.70%	12	24	-50.00%	16	12	33.33%	\$1,075,000	\$870,000	23.56%	7.81
Island	198	206	267	265	0.75%	121	153	-20.92%	88	94	-6.38%	\$627,500	\$530,000	18.40%	3.03
Kittitas	123	138	294	264	11.36%	64	85	-24.71%	47	52	-9.62%	\$559,000	\$469,450	19.08%	6.26
Jefferson	91	63	157	102	53.92%	64	42	52.38%	29	35	-17.14%	\$555,000	\$650,000	-14.62%	5.41
Okanogan	81	45	208	131	58.78%	23	24	-4.17%	19	16	18.75%	\$356,000	\$400,000	-11.00%	10.95
Whatcom	416	402	704	605	16.36%	295	294	0.34%	175	201	-12.94%	\$620,000	\$600,000	3.33%	4.02
Clark	137	117	217	175	24.00%	91	105	-13.33%	79	63	25.40%	\$550,000	\$512,000	7.42%	2.75
Pacific	76	79	219	196	11.73%	47	43	9.30%	29	36	-19.44%	\$292,500	\$344,500	-15.09%	7.55
Ferry	8	5	29	27	7.41%	5	0	N/A	3	2	50.00%	\$291,200	\$268,725	8.36%	9.67
Clallam	146	109	239	162	47.53%	98	91	7.69%	79	58	36.21%	\$490,000	\$472,500	3.70%	3.03
Chelan	184	145	343	239	43.51%	70	85	-17.65%	54	65	-16.92%	\$532,500	\$489,900	8.70%	6.35
Douglas	80	67	113	95	18.95%	54	46	17.39%	44	45	-2.22%	\$533,400	\$476,950	11.84%	2.57
Adams	15	11	56	32	75.00%	8	9	-11.11%	6	14	-57.14%	\$362,927	\$358,999	1.09%	9.33
Walla Walla	90	81	192	126	52.38%	62	63	-1.59%	45	37	21.62%	\$401,500	\$400,000	0.38%	4.27
Columbia	5	3	18	19	-5.26%	6	5	20.00%	3	4	-25.00%	\$325,000	\$220,000	47.73%	6.00
Wahkiakum	10	11	28	30	-6.67%	3	5	-40.00%	2	3	-33.33%	\$518,200	\$425,000	21.93%	14.00
Others	118	101	247	235	5.11%	67	72	-6.94%	50	44	13.64%	\$385,000	\$423,500	-9.09%	4.94
Total	10,035	9,161	15,049	11,640	29.29%	7,352	7,593	-3.17%	5,417	5,406	0.20%	\$640,000	\$649,999	-1.54%	2.78

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)

MARCH 2026

County	LISTINGS					PENDING SALES			CLOSED SALES						
	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
King	2,769	2,498	3,147	2,222	41.63%	1,951	2,040	-4.36%	1,413	1,462	-3.35%	\$975,000	\$977,500	-0.26%	2.23
Snohomish	1,088	1,027	1,288	864	49.07%	821	888	-7.55%	651	639	1.88%	\$769,950	\$790,000	-2.54%	1.98
Pierce	1,205	1,092	1,607	1,248	28.77%	1,157	1,118	3.49%	810	802	1.00%	\$570,000	\$565,000	0.88%	1.98
Kitsap	369	362	408	407	0.25%	381	358	6.42%	270	227	18.94%	\$580,000	\$559,950	3.58%	1.51
Mason	149	133	263	194	35.57%	106	118	-10.17%	82	77	6.49%	\$370,000	\$410,000	-9.76%	3.21
Skagit	169	163	290	196	47.96%	118	145	-18.62%	84	111	-24.32%	\$582,500	\$622,900	-6.49%	3.45
Grays Harbor	196	177	478	389	22.88%	123	131	-6.11%	89	82	8.54%	\$329,000	\$335,100	-1.82%	5.37
Lewis	118	123	312	279	11.83%	112	123	-8.94%	67	70	-4.29%	\$410,000	\$417,500	-1.80%	4.66
Cowlitz	131	121	217	221	-1.81%	124	125	-0.80%	95	90	5.56%	\$414,900	\$411,850	0.74%	2.28
Grant	181	138	403	331	21.75%	101	99	2.02%	87	74	17.57%	\$383,531	\$375,499	2.14%	4.63
Thurston	418	364	564	424	33.02%	405	359	12.81%	280	237	18.14%	\$540,300	\$550,000	-1.76%	2.01
San Juan	46	54	105	99	6.06%	8	20	-60.00%	13	10	30.00%	\$1,225,000	\$870,000	40.80%	8.08
Island	193	198	252	243	3.70%	110	143	-23.08%	84	81	3.70%	\$650,000	\$567,000	14.64%	3.00
Kittitas	116	131	268	238	12.61%	63	84	-25.00%	46	48	-4.17%	\$566,945	\$469,450	20.77%	5.83
Jefferson	87	54	146	90	62.22%	63	38	65.79%	26	33	-21.21%	\$562,450	\$652,500	-13.80%	5.62
Okanogan	77	45	201	131	53.44%	22	24	-8.33%	19	16	18.75%	\$356,000	\$400,000	-11.00%	10.58
Whatcom	355	337	564	470	20.00%	252	244	3.28%	146	168	-13.10%	\$656,000	\$632,500	3.72%	3.86
Clark	126	108	191	155	23.23%	84	91	-7.69%	73	58	25.86%	\$565,000	\$522,500	8.13%	2.62
Pacific	70	72	202	173	16.76%	43	41	4.88%	24	32	-25.00%	\$296,250	\$360,500	-17.82%	8.42
Ferry	8	5	29	27	7.41%	5	0	N/A	3	2	50.00%	\$291,200	\$268,725	8.36%	9.67
Clallam	137	103	209	152	37.50%	93	86	8.14%	73	56	30.36%	\$520,000	\$480,000	8.33%	2.86
Chelan	161	127	284	196	44.90%	66	80	-17.50%	51	58	-12.07%	\$535,000	\$499,950	7.01%	5.57
Douglas	78	64	106	89	19.10%	54	45	20.00%	40	44	-9.09%	\$548,450	\$480,925	14.04%	2.65
Adams	15	11	56	32	75.00%	8	9	-11.11%	6	14	-57.14%	\$362,927	\$358,999	1.09%	9.33
Walla Walla	83	79	181	122	48.36%	59	62	-4.84%	42	35	20.00%	\$410,000	\$406,465	0.87%	4.31
Columbia	5	3	18	19	-5.26%	6	5	20.00%	3	4	-25.00%	\$325,000	\$220,000	47.73%	6.00
Wahkiakum	9	11	26	30	-13.33%	3	5	-40.00%	2	3	-33.33%	\$518,200	\$425,000	21.93%	13.00
Others	117	98	243	230	5.65%	66	72	-8.33%	49	43	13.95%	\$387,500	\$420,000	-7.74%	4.96
Total	8,476	7,698	12,058	9,271	30.06%	6,404	6,553	-2.27%	4,628	4,576	1.14%	\$659,420	\$665,900	-0.97%	2.61

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	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
King	981	910	1,843	1,478	24.70%	542	622	-12.86%	465	529	-12.10%	\$550,000	\$590,000	-6.78%	3.96
Snohomish	246	207	354	218	62.39%	183	171	7.02%	153	140	9.29%	\$501,000	\$529,994	-5.47%	2.31
Pierce	102	117	202	179	12.85%	89	87	2.30%	63	55	14.55%	\$393,450	\$415,000	-5.19%	3.21
Kitsap	26	25	39	44	-11.36%	25	25	0.00%	15	16	-6.25%	\$280,000	\$335,000	-16.42%	2.60
Mason	1	1	8	1	700.00%	1	1	0.00%	1	0	N/A	\$499,999	\$0	N/A	8.00
Skagit	19	16	40	27	48.15%	3	14	-78.57%	7	4	75.00%	\$459,000	\$394,025	16.49%	5.71
Grays Harbor	14	11	52	40	30.00%	4	3	33.33%	3	0	N/A	\$197,900	\$0	N/A	17.33
Lewis	1	0	2	1	100.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	1	3	13	8	62.50%	3	4	-25.00%	0	1	-100.00%	\$0	\$363,900	-100.00%	0.00
Grant	3	3	17	7	142.86%	1	4	-75.00%	2	0	N/A	\$283,500	\$0	N/A	8.50
Thurston	16	29	46	44	4.55%	12	12	0.00%	12	9	33.33%	\$279,975	\$365,000	-23.29%	3.83
San Juan	8	4	20	16	25.00%	4	4	0.00%	3	2	50.00%	\$240,000	\$613,750	-60.90%	6.67
Island	5	8	15	22	-31.82%	11	10	10.00%	4	13	-69.23%	\$349,000	\$340,000	2.65%	3.75
Kittitas	7	7	26	26	0.00%	1	1	0.00%	1	4	-75.00%	\$315,000	\$457,250	-31.11%	26.00
Jefferson	4	9	11	12	-8.33%	1	4	-75.00%	3	2	50.00%	\$400,000	\$446,000	-10.31%	3.67
Okanogan	4	0	7	0	N/A	1	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	61	65	140	135	3.70%	43	50	-14.00%	29	33	-12.12%	\$380,000	\$364,000	4.40%	4.83
Clark	11	9	26	20	30.00%	7	14	-50.00%	6	5	20.00%	\$284,450	\$325,000	-12.48%	4.33
Pacific	6	7	17	23	-26.09%	4	2	100.00%	5	4	25.00%	\$270,500	\$188,000	43.88%	3.40
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	9	6	30	10	200.00%	5	5	0.00%	6	2	200.00%	\$425,000	\$385,000	10.39%	5.00
Chelan	23	18	59	43	37.21%	4	5	-20.00%	3	7	-57.14%	\$203,000	\$325,000	-37.54%	19.67
Douglas	2	3	7	6	16.67%	0	1	-100.00%	4	1	300.00%	\$317,750	\$245,000	29.69%	1.75
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	7	2	11	4	175.00%	3	1	200.00%	3	2	50.00%	\$124,000	\$205,000	-39.51%	3.67
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Wahkiakum	1	0	2	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	1	3	4	5	-20.00%	1	0	N/A	1	1	0.00%	\$228,300	\$510,000	-55.24%	4.00
Total	1,559	1,463	2,991	2,369	26.26%	948	1,040	-8.85%	789	830	-4.94%	\$480,000	\$519,750	-7.65%	3.79