

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Apr 2026	New Apr 2025	Ttl Active Apr 2026	Ttl Active Apr 2025	% Change, Ttl Active	Pending Apr 2026	Pending Apr 2025	% Change, Pending	Closed Apr 2026	Closed Apr 2025	% Change, Closed	Median \$, Apr 2026	Median \$, Apr 2025	% Change, Median Price	Months of Inventory
King	4,414	4,052	6,163	4,742	29.97%	2,416	2,524	-4.28%	2,053	2,127	-3.48%	\$859,000	\$907,000	-5.29%	3.00
Snohomish	1,582	1,324	2,094	1,325	58.04%	1,020	1,027	-0.68%	716	840	-14.76%	\$750,000	\$755,500	-0.73%	2.92
Pierce	1,691	1,436	2,278	1,755	29.80%	1,263	1,133	11.47%	903	908	-0.55%	\$580,000	\$555,000	4.50%	2.52
Kitsap	573	497	601	550	9.27%	447	397	12.59%	310	303	2.31%	\$587,495	\$579,950	1.30%	1.94
Mason	157	174	302	266	13.53%	118	104	13.46%	77	94	-18.09%	\$415,000	\$425,000	-2.35%	3.92
Skagit	273	217	406	281	44.48%	179	138	29.71%	104	126	-17.46%	\$559,500	\$571,570	-2.11%	3.90
Grays Harbor	224	185	612	484	26.45%	119	116	2.59%	95	97	-2.06%	\$345,000	\$369,000	-6.50%	6.44
Lewis	184	172	372	335	11.04%	125	128	-2.34%	92	77	19.48%	\$460,490	\$410,000	12.31%	4.04
Cowlitz	157	143	252	229	10.04%	129	164	-21.34%	91	92	-1.09%	\$410,000	\$399,950	2.51%	2.77
Grant	144	164	433	390	11.03%	104	106	-1.89%	83	80	3.75%	\$366,300	\$340,000	7.74%	5.22
Thurston	587	454	784	547	43.33%	421	419	0.48%	309	276	11.96%	\$543,500	\$537,000	1.21%	2.54
San Juan	60	64	165	152	8.55%	17	27	-37.04%	11	13	-15.38%	\$1,225,000	\$665,000	84.21%	15.00
Island	245	224	354	335	5.67%	151	125	20.80%	109	126	-13.49%	\$582,000	\$641,500	-9.28%	3.25
Kittitas	192	170	394	342	15.20%	78	81	-3.70%	60	71	-15.49%	\$479,500	\$460,000	4.24%	6.57
Jefferson	84	76	190	133	42.86%	61	45	35.56%	45	28	60.71%	\$589,000	\$622,000	-5.31%	4.22
Okanogan	97	69	256	168	52.38%	39	24	62.50%	14	21	-33.33%	\$366,500	\$289,000	26.82%	18.29
Whatcom	518	513	863	753	14.61%	313	310	0.97%	207	219	-5.48%	\$595,000	\$600,000	-0.83%	4.17
Clark	154	148	250	226	10.62%	108	101	6.93%	78	89	-12.36%	\$547,500	\$549,000	-0.27%	3.21
Pacific	96	78	272	232	17.24%	43	41	4.88%	30	28	7.14%	\$330,000	\$346,500	-4.76%	9.07
Ferry	14	6	34	30	13.33%	9	4	125.00%	7	0	N/A	\$250,000	\$0	N/A	4.86
Clallam	153	172	280	239	17.15%	118	98	20.41%	62	73	-15.07%	\$481,250	\$475,000	1.32%	4.52
Chelan	220	196	450	335	34.33%	101	96	5.21%	57	58	-1.72%	\$555,000	\$537,500	3.26%	7.89
Douglas	82	85	125	111	12.61%	62	62	0.00%	46	39	17.95%	\$533,450	\$475,000	12.31%	2.72
Adams	8	28	51	51	0.00%	10	8	25.00%	7	3	133.33%	\$290,000	\$310,000	-6.45%	7.29
Walla Walla	114	93	245	159	54.09%	64	57	12.28%	45	44	2.27%	\$522,565	\$447,500	16.77%	5.44
Columbia	8	11	16	23	-30.43%	11	7	57.14%	5	3	66.67%	\$322,000	\$305,000	5.57%	3.20
Wahkiakum	9	5	33	31	6.45%	2	5	-60.00%	3	1	200.00%	\$329,900	\$406,847	-18.91%	11.00
Others	115	102	288	235	22.55%	56	88	-36.36%	55	51	7.84%	\$368,500	\$400,000	-7.88%	5.24
Total	12,155	10,858	18,563	14,459	28.38%	7,584	7,435	2.00%	5,674	5,887	-3.62%	\$650,000	\$650,000	0.00%	3.27

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)

APRIL 2026

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	New Apr 2026	New Apr 2025	Ttl Active Apr 2026	Ttl Active Apr 2025	% Change, Ttl Active	Pending Apr 2026	Pending Apr 2025	% Change, Pending	Closed Apr 2026	Closed Apr 2025	% Change, Closed	Median \$, Apr 2026	Median \$, Apr 2025	% Change, Median Price	Months of Inventory
King	3,349	2,953	4,008	2,933	36.65%	1,924	1,959	-1.79%	1,604	1,624	-1.23%	\$960,000	\$1,030,000	-6.80%	2.50
Snohomish	1,285	1,082	1,637	1,048	56.20%	859	857	0.23%	592	696	-14.94%	\$799,992	\$799,950	0.01%	2.77
Pierce	1,573	1,328	2,048	1,540	32.99%	1,171	1,068	9.64%	836	848	-1.42%	\$597,850	\$565,000	5.81%	2.45
Kitsap	539	461	550	490	12.24%	422	380	11.05%	290	284	2.11%	\$599,970	\$584,975	2.56%	1.90
Mason	152	173	295	265	11.32%	118	104	13.46%	76	94	-19.15%	\$415,000	\$425,000	-2.35%	3.88
Skagit	260	203	362	252	43.65%	170	128	32.81%	99	111	-10.81%	\$570,000	\$585,000	-2.56%	3.66
Grays Harbor	211	175	551	441	24.94%	117	110	6.36%	95	97	-2.06%	\$345,000	\$369,000	-6.50%	5.80
Lewis	180	171	367	333	10.21%	123	128	-3.91%	92	77	19.48%	\$460,490	\$410,000	12.31%	3.99
Cowlitz	154	142	242	220	10.00%	125	162	-22.84%	89	91	-2.20%	\$413,000	\$400,000	3.25%	2.72
Grant	140	158	417	378	10.32%	103	105	-1.90%	82	79	3.80%	\$370,645	\$340,000	9.01%	5.09
Thurston	571	433	732	500	46.40%	409	403	1.49%	303	266	13.91%	\$548,500	\$540,000	1.57%	2.42
San Juan	56	60	145	133	9.02%	15	26	-42.31%	7	8	-12.50%	\$1,371,000	\$1,010,000	35.74%	20.71
Island	227	209	328	305	7.54%	145	121	19.83%	103	119	-13.45%	\$587,475	\$665,000	-11.66%	3.18
Kittitas	180	154	360	305	18.03%	77	81	-4.94%	60	69	-13.04%	\$479,500	\$460,000	4.24%	6.00
Jefferson	75	66	172	115	49.57%	57	41	39.02%	43	24	79.17%	\$589,000	\$649,500	-9.31%	4.00
Okanogan	96	67	248	167	48.50%	39	23	69.57%	13	21	-38.10%	\$355,000	\$289,000	22.84%	19.08
Whatcom	441	451	695	606	14.69%	273	266	2.63%	173	177	-2.26%	\$625,000	\$622,750	0.36%	4.02
Clark	139	133	211	196	7.65%	104	98	6.12%	74	79	-6.33%	\$564,000	\$560,000	0.71%	2.85
Pacific	85	71	248	206	20.39%	41	38	7.89%	28	28	0.00%	\$330,000	\$346,500	-4.76%	8.86
Ferry	14	6	34	30	13.33%	9	4	125.00%	7	0	N/A	\$250,000	\$0	N/A	4.86
Clallam	147	165	251	228	10.09%	111	92	20.65%	59	69	-14.49%	\$492,500	\$475,000	3.68%	4.25
Chelan	202	178	390	284	37.32%	87	86	1.16%	52	54	-3.70%	\$557,500	\$547,000	1.92%	7.50
Douglas	75	80	114	104	9.62%	59	58	1.72%	46	36	27.78%	\$533,450	\$505,950	5.44%	2.48
Adams	8	28	51	51	0.00%	10	8	25.00%	7	3	133.33%	\$290,000	\$310,000	-6.45%	7.29
Walla Walla	106	91	229	155	47.74%	60	55	9.09%	42	43	-2.33%	\$525,782	\$450,000	16.84%	5.45
Columbia	8	11	16	23	-30.43%	11	7	57.14%	5	3	66.67%	\$322,000	\$305,000	5.57%	3.20
Wahkiakum	9	5	31	31	0.00%	2	5	-60.00%	3	1	200.00%	\$329,900	\$406,847	-18.91%	10.33
Others	112	99	284	230	23.48%	53	86	-38.37%	55	51	7.84%	\$368,500	\$400,000	-7.88%	5.16
Total	10,394	9,153	15,016	11,569	29.80%	6,694	6,499	3.00%	4,935	5,052	-2.32%	\$675,000	\$680,000	-0.74%	3.04

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	New Apr 2026	New Apr 2025	Ttl Active Apr 2026	Ttl Active Apr 2025	% Change, Ttl Active	Pending Apr 2026	Pending Apr 2025	% Change, Pending	Closed Apr 2026	Closed Apr 2025	% Change, Closed	Median \$, Apr 2026	Median \$, Apr 2025	% Change, Median Price	Months of Inventory
King	1,065	1,099	2,155	1,809	19.13%	492	565	-12.92%	449	503	-10.74%	\$539,000	\$579,950	-7.06%	4.80
Snohomish	297	242	457	277	64.98%	161	170	-5.29%	124	144	-13.89%	\$490,000	\$515,000	-4.85%	3.69
Pierce	118	108	230	215	6.98%	92	65	41.54%	67	60	11.67%	\$405,000	\$392,500	3.18%	3.43
Kitsap	34	36	51	60	-15.00%	25	17	47.06%	20	19	5.26%	\$390,000	\$340,000	14.71%	2.55
Mason	5	1	7	1	600.00%	0	0	N/A	1	0	N/A	\$485,000	\$0	N/A	7.00
Skagit	13	14	44	29	51.72%	9	10	-10.00%	5	15	-66.67%	\$360,000	\$430,000	-16.28%	8.80
Grays Harbor	13	10	61	43	41.86%	2	6	-66.67%	0	0	N/A	\$0	\$0	N/A	0.00
Lewis	4	1	5	2	150.00%	2	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	3	1	10	9	11.11%	4	2	100.00%	2	1	100.00%	\$317,000	\$230,800	37.35%	5.00
Grant	4	6	16	12	33.33%	1	1	0.00%	1	1	0.00%	\$185,000	\$230,000	-19.57%	16.00
Thurston	16	21	52	47	10.64%	12	16	-25.00%	6	10	-40.00%	\$350,000	\$325,000	7.69%	8.67
San Juan	4	4	20	19	5.26%	2	1	100.00%	4	5	-20.00%	\$607,500	\$345,000	76.09%	5.00
Island	18	15	26	30	-13.33%	6	4	50.00%	6	7	-14.29%	\$397,100	\$345,000	15.10%	4.33
Kittitas	12	16	34	37	-8.11%	1	0	N/A	0	2	-100.00%	\$0	\$493,750	-100.00%	0.00
Jefferson	9	10	18	18	0.00%	4	4	0.00%	2	4	-50.00%	\$657,500	\$520,000	26.44%	9.00
Okanogan	1	2	8	1	700.00%	0	1	-100.00%	1	0	N/A	\$525,000	\$0	N/A	8.00
Whatcom	77	62	168	147	14.29%	40	44	-9.09%	34	42	-19.05%	\$407,500	\$464,000	-12.18%	4.94
Clark	15	15	39	30	30.00%	4	3	33.33%	4	10	-60.00%	\$386,200	\$280,000	37.93%	9.75
Pacific	11	7	24	26	-7.69%	2	3	-33.33%	2	0	N/A	\$390,000	\$0	N/A	12.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	6	7	29	11	163.64%	7	6	16.67%	3	4	-25.00%	\$375,000	\$452,475	-17.12%	9.67
Chelan	18	18	60	51	17.65%	14	10	40.00%	5	4	25.00%	\$275,000	\$312,400	-11.97%	12.00
Douglas	7	5	11	7	57.14%	3	4	-25.00%	0	3	-100.00%	\$0	\$435,000	-100.00%	0.00
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	8	2	16	4	300.00%	4	2	100.00%	3	1	200.00%	\$355,000	\$213,000	66.67%	5.33
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Wahkiakum	0	0	2	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	3	3	4	5	-20.00%	3	2	50.00%	0	0	N/A	\$0	\$0	N/A	0.00
Total	1,761	1,705	3,547	2,890	22.73%	890	936	-4.91%	739	835	-11.50%	\$490,000	\$515,000	-4.85%	4.80