

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New May 2026	New May 2025	Ttl Active May 2026	Ttl Active May 2025	% Change, Ttl Active	Pending May 2026	Pending May 2025	% Change, Pending	Closed May 2026	Closed May 2025	% Change, Closed	Median \$, May 2026	Median \$, May 2025	% Change, Median Price	Months of Inventory
King	4,429	4,909	6,961	6,120	13.74%	2,549	2,768	-7.91%	2,074	2,180	-4.86%	\$875,000	\$865,000	1.16%	3.36
Snohomish	1,680	1,737	2,424	1,815	33.55%	1,154	1,153	0.09%	890	923	-3.58%	\$759,875	\$785,000	-3.20%	2.72
Pierce	1,733	1,770	2,678	2,232	19.98%	1,314	1,295	1.47%	972	1,025	-5.17%	\$580,000	\$579,990	0.00%	2.76
Kitsap	561	596	707	699	1.14%	456	466	-2.15%	357	348	2.59%	\$585,000	\$584,250	0.13%	1.98
Mason	218	202	382	332	15.06%	128	121	5.79%	85	94	-9.57%	\$454,888	\$416,450	9.23%	4.49
Skagit	254	237	450	350	28.57%	198	168	17.86%	123	134	-8.21%	\$593,000	\$599,500	-1.08%	3.66
Grays Harbor	226	247	695	595	16.81%	124	116	6.90%	105	94	11.70%	\$359,000	\$357,450	0.43%	6.62
Lewis	182	201	430	402	6.97%	112	121	-7.44%	93	91	2.20%	\$449,990	\$394,900	13.95%	4.62
Cowlitz	200	190	295	294	0.34%	167	127	31.50%	110	133	-17.29%	\$409,500	\$400,000	2.38%	2.68
Grant	183	207	490	437	12.13%	117	127	-7.87%	80	90	-11.11%	\$370,000	\$384,829	-3.85%	6.13
Thurston	602	576	948	699	35.62%	428	450	-4.89%	348	330	5.45%	\$525,500	\$534,950	-1.77%	2.72
San Juan	71	73	196	198	-1.01%	27	24	12.50%	9	23	-60.87%	\$1,125,000	\$831,000	35.38%	21.78
Island	251	245	423	397	6.55%	156	167	-6.59%	104	115	-9.57%	\$666,250	\$630,000	5.75%	4.07
Kittitas	183	200	449	417	7.67%	90	113	-20.35%	57	70	-18.57%	\$474,000	\$525,000	-9.71%	7.88
Jefferson	93	83	215	167	28.74%	61	47	29.79%	55	46	19.57%	\$540,000	\$632,500	-14.62%	3.91
Okanogan	118	114	319	222	43.69%	46	54	-14.81%	32	15	113.33%	\$327,000	\$399,900	-18.23%	9.97
Whatcom	536	551	964	918	5.01%	376	335	12.24%	263	276	-4.71%	\$645,000	\$602,500	7.05%	3.67
Clark	159	160	267	273	-2.20%	134	101	32.67%	82	92	-10.87%	\$548,500	\$546,210	0.42%	3.26
Pacific	104	77	319	249	28.11%	54	48	12.50%	41	29	41.38%	\$387,000	\$323,000	19.81%	7.78
Ferry	10	9	42	35	20.00%	2	5	-60.00%	4	3	33.33%	\$425,500	\$138,000	208.33%	10.50
Clallam	185	192	332	307	8.14%	129	132	-2.27%	97	85	14.12%	\$489,950	\$530,000	-7.56%	3.42
Chelan	215	184	512	397	28.97%	127	104	22.12%	82	92	-10.87%	\$569,995	\$568,500	0.26%	6.24
Douglas	85	89	153	147	4.08%	50	56	-10.71%	41	41	0.00%	\$504,500	\$494,999	1.92%	3.73
Adams	13	20	51	55	-7.27%	7	16	-56.25%	9	12	-25.00%	\$309,000	\$350,000	-11.71%	5.67
Walla Walla	107	103	276	200	38.00%	75	66	13.64%	55	49	12.24%	\$434,990	\$437,435	-0.56%	5.02
Columbia	11	19	24	34	-29.41%	4	5	-20.00%	8	7	14.29%	\$360,000	\$256,000	40.63%	3.00
Wahkiakum	12	16	40	35	14.29%	4	6	-33.33%	2	3	-33.33%	\$367,500	\$630,000	-41.67%	20.00
Others	141	122	339	284	19.37%	79	58	36.21%	35	67	-47.76%	\$390,000	\$385,000	1.30%	9.69
<b>Total</b>	<b>12,562</b>	<b>13,129</b>	<b>21,381</b>	<b>18,310</b>	<b>16.77%</b>	<b>8,168</b>	<b>8,249</b>	<b>-0.98%</b>	<b>6,213</b>	<b>6,467</b>	<b>-3.93%</b>	<b>\$650,000</b>	<b>\$654,995</b>	<b>-0.76%</b>	<b>3.44</b>

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King	3,389	3,736	4,628	4,056	14.10%	2,045	2,112	-3.17%	1,653	1,657	-0.24%	\$975,000	\$989,000	-1.42%	2.80
Snohomish	1,393	1,451	1,902	1,440	32.08%	993	978	1.53%	734	773	-5.05%	\$800,000	\$833,000	-3.96%	2.59
Pierce	1,623	1,649	2,434	1,992	22.19%	1,229	1,205	1.99%	910	956	-4.81%	\$590,000	\$589,000	0.17%	2.67
Kitsap	535	565	645	640	0.78%	441	432	2.08%	336	326	3.07%	\$592,475	\$594,500	-0.34%	1.92
Mason	217	199	376	330	13.94%	126	119	5.88%	85	93	-8.60%	\$454,888	\$416,950	9.10%	4.42
Skagit	237	225	410	322	27.33%	177	156	13.46%	117	126	-7.14%	\$595,000	\$615,000	-3.25%	3.50
Grays Harbor	210	231	627	541	15.90%	120	110	9.09%	101	88	14.77%	\$360,000	\$362,700	-0.74%	6.21
Lewis	182	201	425	400	6.25%	111	121	-8.26%	93	91	2.20%	\$449,990	\$394,900	13.95%	4.57
Cowlitz	198	187	287	284	1.06%	164	126	30.16%	108	130	-16.92%	\$413,000	\$403,042	2.47%	2.66
Grant	183	197	474	419	13.13%	117	127	-7.87%	80	90	-11.11%	\$370,000	\$384,829	-3.85%	5.93
Thurston	582	560	891	658	35.41%	420	426	-1.41%	338	314	7.64%	\$530,000	\$547,000	-3.11%	2.64
San Juan	67	67	175	177	-1.13%	25	21	19.05%	9	22	-59.09%	\$1,125,000	\$808,000	39.23%	19.44
Island	240	229	400	365	9.59%	144	156	-7.69%	99	112	-11.61%	\$675,000	\$630,000	7.14%	4.04
Kittitas	175	195	406	380	6.84%	90	111	-18.92%	55	70	-21.43%	\$474,000	\$525,000	-9.71%	7.38
Jefferson	92	72	200	142	40.85%	58	45	28.89%	51	43	18.60%	\$540,000	\$685,000	-21.17%	3.92
Okanogan	118	110	311	218	42.66%	46	54	-14.81%	32	14	128.57%	\$327,000	\$397,800	-17.80%	9.72
Whatcom	453	468	775	753	2.92%	320	284	12.68%	230	230	0.00%	\$654,500	\$634,500	3.15%	3.37
Clark	148	147	231	235	-1.70%	125	98	27.55%	79	89	-11.24%	\$575,000	\$554,900	3.62%	2.92
Pacific	96	72	292	222	31.53%	51	43	18.60%	37	28	32.14%	\$389,000	\$334,000	16.47%	7.89
Ferry	10	9	42	35	20.00%	2	5	-60.00%	4	3	33.33%	\$425,500	\$138,000	208.33%	10.50
Clallam	178	181	304	289	5.19%	121	129	-6.20%	91	80	13.75%	\$504,950	\$532,500	-5.17%	3.34
Chelan	189	170	444	349	27.22%	114	91	25.27%	72	82	-12.20%	\$576,245	\$585,000	-1.50%	6.17
Douglas	81	85	140	140	0.00%	48	52	-7.69%	38	37	2.70%	\$552,450	\$494,999	11.61%	3.68
Adams	13	20	51	55	-7.27%	7	16	-56.25%	9	12	-25.00%	\$309,000	\$350,000	-11.71%	5.67
Walla Walla	105	102	263	198	32.83%	72	64	12.50%	53	47	12.77%	\$434,990	\$437,435	-0.56%	4.96
Columbia	11	19	24	34	-29.41%	4	5	-20.00%	8	7	14.29%	\$360,000	\$256,000	40.63%	3.00
Wahkiakum	11	16	37	35	5.71%	4	6	-33.33%	1	3	-66.67%	\$452,000	\$630,000	-28.25%	37.00
Others	136	120	330	278	18.71%	79	57	38.60%	34	65	-47.69%	\$387,500	\$385,000	0.65%	9.71
<b>Total</b>	<b>10,872</b>	<b>11,283</b>	<b>17,524</b>	<b>14,987</b>	<b>16.93%</b>	<b>7,253</b>	<b>7,149</b>	<b>1.45%</b>	<b>5,457</b>	<b>5,588</b>	<b>-2.34%</b>	<b>\$675,000</b>	<b>\$677,500</b>	<b>-0.37%</b>	<b>3.21</b>

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King	1,040	1,173	2,333	2,064	13.03%	504	656	-23.17%	421	523	-19.50%	\$540,000	\$569,900	-5.25%	5.54
Snohomish	287	286	522	375	39.20%	161	175	-8.00%	156	150	4.00%	\$495,000	\$489,975	1.03%	3.35
Pierce	110	121	244	240	1.67%	85	90	-5.56%	62	69	-10.14%	\$368,975	\$409,950	-10.00%	3.94
Kitsap	26	31	62	59	5.08%	15	34	-55.88%	21	22	-4.55%	\$550,000	\$392,500	40.13%	2.95
Mason	1	3	6	2	200.00%	2	2	0.00%	0	1	-100.00%	\$0	\$400,000	-100.00%	0.00
Skagit	17	12	40	28	42.86%	21	12	75.00%	6	8	-25.00%	\$502,500	\$408,750	22.94%	6.67
Grays Harbor	16	16	68	54	25.93%	4	6	-33.33%	4	6	-33.33%	\$216,250	\$336,450	-35.73%	17.00
Lewis	0	0	5	2	150.00%	1	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	2	3	8	10	-20.00%	3	1	200.00%	2	3	-33.33%	\$242,998	\$359,000	-32.31%	4.00
Grant	0	10	16	18	-11.11%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Thurston	20	16	57	41	39.02%	8	24	-66.67%	10	16	-37.50%	\$364,500	\$315,000	15.71%	5.70
San Juan	4	6	21	21	0.00%	2	3	-33.33%	0	1	-100.00%	\$0	\$955,000	-100.00%	0.00
Island	11	16	23	32	-28.13%	12	11	9.09%	5	3	66.67%	\$364,500	\$363,000	0.41%	4.60
Kittitas	8	5	43	37	16.22%	0	2	-100.00%	2	0	N/A	\$449,812	\$0	N/A	21.50
Jefferson	1	11	15	25	-40.00%	3	2	50.00%	4	3	33.33%	\$565,000	\$585,000	-3.42%	3.75
Okanogan	0	4	8	4	100.00%	0	0	N/A	0	1	-100.00%	\$0	\$450,000	-100.00%	0.00
Whatcom	83	83	189	165	14.55%	56	51	9.80%	33	46	-28.26%	\$425,000	\$402,000	5.72%	5.73
Clark	11	13	36	38	-5.26%	9	3	200.00%	3	3	0.00%	\$323,000	\$450,000	-28.22%	12.00
Pacific	8	5	27	27	0.00%	3	5	-40.00%	4	1	300.00%	\$137,500	\$310,000	-55.65%	6.75
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	7	11	28	18	55.56%	8	3	166.67%	6	5	20.00%	\$399,950	\$489,000	-18.21%	4.67
Chelan	26	14	68	48	41.67%	13	13	0.00%	10	10	0.00%	\$402,500	\$522,000	-22.89%	6.80
Douglas	4	4	13	7	85.71%	2	4	-50.00%	3	4	-25.00%	\$260,000	\$378,000	-31.22%	4.33
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	2	1	13	2	550.00%	3	2	50.00%	2	2	0.00%	\$277,000	\$369,500	-25.03%	6.50
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Wahkiakum	1	0	3	0	N/A	0	0	N/A	1	0	N/A	\$283,000	\$0	N/A	3.00
Others	5	2	9	6	50.00%	0	1	-100.00%	1	2	-50.00%	\$445,000	\$383,750	15.96%	9.00
<b>Total</b>	<b>1,690</b>	<b>1,846</b>	<b>3,857</b>	<b>3,323</b>	<b>16.07%</b>	<b>915</b>	<b>1,100</b>	<b>-16.82%</b>	<b>756</b>	<b>879</b>	<b>-13.99%</b>	<b>\$489,500</b>	<b>\$500,000</b>	<b>-2.10%</b>	<b>5.10</b>