

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Jun 2026	New Jun 2025	Ttl Active Jun 2026	Ttl Active Jun 2025	% Change, Ttl Active	Pending Jun 2026	Pending Jun 2025	% Change, Pending	Closed Jun 2026	Closed Jun 2025	% Change, Closed	Median \$, Jun 2026	Median \$, Jun 2025	% Change, Median Price	Months of Inventory
King	4,165	3,960	7,405	6,334	16.91%	2,390	2,668	-10.42%	2,183	2,332	-6.39%	\$889,000	\$913,562	-2.69%	3.39
Snohomish	1,623	1,419	2,634	2,038	29.24%	1,082	1,000	8.20%	962	963	-0.10%	\$725,500	\$775,000	-6.39%	2.74
Pierce	1,564	1,563	2,894	2,526	14.57%	1,285	1,246	3.13%	1,089	955	14.03%	\$595,000	\$579,000	2.76%	2.66
Kitsap	497	542	769	785	-2.04%	407	409	-0.49%	357	383	-6.79%	\$582,500	\$593,500	-1.85%	2.15
Mason	196	177	431	372	15.86%	126	137	-8.03%	90	102	-11.76%	\$429,950	\$446,000	-3.60%	4.79
Skagit	273	221	521	380	37.11%	166	180	-7.78%	178	131	35.88%	\$605,204	\$630,000	-3.94%	2.93
Grays Harbor	199	200	736	665	10.68%	138	122	13.11%	96	98	-2.04%	\$347,450	\$347,200	0.07%	7.67
Lewis	170	169	453	453	0.00%	132	104	26.92%	99	96	3.13%	\$464,600	\$437,000	6.32%	4.58
Cowlitz	153	141	329	323	1.86%	125	114	9.65%	133	90	47.78%	\$410,000	\$417,000	-1.68%	2.47
Grant	187	146	535	467	14.56%	116	105	10.48%	100	93	7.53%	\$372,780	\$363,990	2.41%	5.35
Thurston	538	508	1,041	805	29.32%	395	405	-2.47%	355	368	-3.53%	\$560,000	\$549,949	1.83%	2.93
San Juan	55	47	211	209	0.96%	27	33	-18.18%	26	19	36.84%	\$1,012,500	\$1,035,000	-2.17%	8.12
Island	237	217	489	455	7.47%	147	133	10.53%	142	123	15.45%	\$589,000	\$645,000	-8.68%	3.44
Kittitas	145	145	500	423	18.20%	69	103	-33.01%	69	114	-39.47%	\$564,000	\$597,500	-5.61%	7.25
Jefferson	81	80	232	184	26.09%	55	57	-3.51%	44	38	15.79%	\$583,750	\$665,500	-12.28%	5.27
Okanogan	103	90	348	249	39.76%	62	50	24.00%	37	48	-22.92%	\$365,000	\$397,500	-8.18%	9.41
Whatcom	525	502	1,038	985	5.38%	330	339	-2.65%	317	268	18.28%	\$599,000	\$600,000	-0.17%	3.27
Clark	145	152	294	303	-2.97%	114	115	-0.87%	115	89	29.21%	\$550,000	\$570,000	-3.51%	2.56
Pacific	85	86	328	283	15.90%	67	49	36.73%	44	31	41.94%	\$357,000	\$385,000	-7.27%	7.45
Ferry	11	9	48	41	17.07%	6	4	50.00%	1	2	-50.00%	\$525,000	\$340,000	54.41%	48.00
Clallam	176	124	371	308	20.45%	129	123	4.88%	113	89	26.97%	\$500,000	\$510,000	-1.96%	3.28
Chelan	177	167	551	444	24.10%	99	89	11.24%	113	87	29.89%	\$599,000	\$565,000	6.02%	4.88
Douglas	69	73	160	171	-6.43%	60	45	33.33%	42	51	-17.65%	\$543,400	\$515,000	5.51%	3.81
Adams	9	20	53	63	-15.87%	9	12	-25.00%	4	14	-71.43%	\$226,000	\$320,000	-29.38%	13.25
Walla Walla	88	92	283	217	30.41%	66	70	-5.71%	66	49	34.69%	\$421,300	\$430,000	-2.02%	4.29
Columbia	13	7	31	34	-8.82%	5	5	0.00%	5	4	25.00%	\$244,900	\$275,000	-10.95%	6.20
Wahkiakum	7	15	43	40	7.50%	4	10	-60.00%	3	4	-25.00%	\$268,000	\$389,950	-31.27%	14.33
Others	126	93	360	280	28.57%	69	74	-6.76%	64	53	20.75%	\$402,500	\$390,000	3.21%	5.63
Total	11,617	10,965	23,088	19,837	16.39%	7,680	7,801	-1.55%	6,847	6,694	2.29%	\$650,000	\$670,000	-2.99%	3.37

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King	3,205	3,052	4,992	4,289	16.39%	1,923	2,094	-8.17%	1,765	1,812	-2.59%	\$986,250	\$1,033,950	-4.61%	2.83
Snohomish	1,339	1,188	2,073	1,646	25.94%	913	848	7.67%	818	796	2.76%	\$750,000	\$815,000	-7.98%	2.53
Pierce	1,466	1,473	2,650	2,286	15.92%	1,197	1,168	2.48%	1,014	904	12.17%	\$604,997	\$589,950	2.55%	2.61
Kitsap	472	513	711	731	-2.74%	381	384	-0.78%	341	362	-5.80%	\$592,000	\$599,886	-1.31%	2.09
Mason	191	177	422	371	13.75%	125	136	-8.09%	88	100	-12.00%	\$429,950	\$437,500	-1.73%	4.80
Skagit	260	210	476	352	35.23%	161	172	-6.40%	161	122	31.97%	\$641,500	\$652,500	-1.69%	2.96
Grays Harbor	188	196	664	613	8.32%	133	118	12.71%	93	90	3.33%	\$345,000	\$361,999	-4.70%	7.14
Lewis	170	168	448	451	-0.67%	132	103	28.16%	98	96	2.08%	\$464,800	\$437,000	6.36%	4.57
Cowlitz	150	138	322	313	2.88%	123	113	8.85%	130	90	44.44%	\$416,500	\$417,000	-0.12%	2.48
Grant	181	143	515	448	14.96%	116	102	13.73%	100	92	8.70%	\$372,780	\$364,495	2.27%	5.15
Thurston	526	492	989	770	28.44%	381	385	-1.04%	351	353	-0.57%	\$562,500	\$550,000	2.27%	2.82
San Juan	50	46	193	191	1.05%	25	32	-21.88%	23	17	35.29%	\$1,125,000	\$1,100,000	2.27%	8.39
Island	225	205	462	420	10.00%	139	125	11.20%	131	113	15.93%	\$605,000	\$655,000	-7.63%	3.53
Kittitas	140	142	460	388	18.56%	63	101	-37.62%	68	111	-38.74%	\$564,500	\$609,000	-7.31%	6.76
Jefferson	77	73	217	162	33.95%	52	51	1.96%	44	36	22.22%	\$583,750	\$665,500	-12.28%	4.93
Okanogan	103	90	340	246	38.21%	62	49	26.53%	37	48	-22.92%	\$365,000	\$397,500	-8.18%	9.19
Whatcom	455	458	843	829	1.69%	287	292	-1.71%	263	232	13.36%	\$635,000	\$637,000	-0.31%	3.21
Clark	137	148	253	274	-7.66%	109	105	3.81%	109	83	31.33%	\$560,000	\$581,000	-3.61%	2.32
Pacific	81	79	301	255	18.04%	61	45	35.56%	40	26	53.85%	\$357,000	\$425,000	-16.00%	7.53
Ferry	11	9	48	41	17.07%	6	4	50.00%	1	2	-50.00%	\$525,000	\$340,000	54.41%	48.00
Clallam	166	122	342	292	17.12%	122	120	1.67%	105	86	22.09%	\$510,000	\$511,000	-0.20%	3.26
Chelan	166	146	491	387	26.87%	88	82	7.32%	100	81	23.46%	\$626,250	\$567,500	10.35%	4.91
Douglas	65	68	148	162	-8.64%	57	44	29.55%	40	49	-18.37%	\$551,900	\$519,000	6.34%	3.70
Adams	9	20	53	63	-15.87%	9	12	-25.00%	4	14	-71.43%	\$226,000	\$320,000	-29.38%	13.25
Walla Walla	85	91	270	215	25.58%	65	69	-5.80%	62	46	34.78%	\$430,000	\$439,245	-2.10%	4.35
Columbia	13	7	31	34	-8.82%	5	5	0.00%	5	4	25.00%	\$244,900	\$275,000	-10.95%	6.20
Wahkiakum	7	13	41	39	5.13%	3	9	-66.67%	3	4	-25.00%	\$268,000	\$389,950	-31.27%	13.67
Others	124	90	354	274	29.20%	66	70	-5.71%	60	51	17.65%	\$410,000	\$390,000	5.13%	5.90
Total	10,062	9,557	19,109	16,542	15.52%	6,804	6,838	-0.50%	6,054	5,820	4.02%	\$675,000	\$695,000	-2.88%	3.16

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King	960	908	2,413	2,045	18.00%	467	574	-18.64%	418	520	-19.62%	\$514,000	\$576,000	-10.76%	5.77
Snohomish	284	231	561	392	43.11%	169	152	11.18%	144	167	-13.77%	\$487,500	\$600,000	-18.75%	3.90
Pierce	98	90	244	240	1.67%	88	78	12.82%	75	51	47.06%	\$400,000	\$425,000	-5.88%	3.25
Kitsap	25	29	58	54	7.41%	26	25	4.00%	16	21	-23.81%	\$306,250	\$315,000	-2.78%	3.63
Mason	5	0	9	1	800.00%	1	1	0.00%	2	2	0.00%	\$442,500	\$542,000	-18.36%	4.50
Skagit	13	11	45	28	60.71%	5	8	-37.50%	17	9	88.89%	\$440,000	\$450,000	-2.22%	2.65
Grays Harbor	11	4	72	52	38.46%	5	4	25.00%	3	8	-62.50%	\$389,000	\$248,750	56.38%	24.00
Lewis	0	1	5	2	150.00%	0	1	-100.00%	1	0	N/A	\$350,000	\$0	N/A	5.00
Cowlitz	3	3	7	10	-30.00%	2	1	100.00%	3	0	N/A	\$329,000	\$0	N/A	2.33
Grant	6	3	20	19	5.26%	0	3	-100.00%	0	1	-100.00%	\$0	\$160,000	-100.00%	0.00
Thurston	12	16	52	35	48.57%	14	20	-30.00%	4	15	-73.33%	\$353,000	\$364,000	-3.02%	13.00
San Juan	5	1	18	18	0.00%	2	1	100.00%	3	2	50.00%	\$470,000	\$537,000	-12.48%	6.00
Island	12	12	27	35	-22.86%	8	8	0.00%	11	10	10.00%	\$345,000	\$327,500	5.34%	2.45
Kittitas	5	3	40	35	14.29%	6	2	200.00%	1	3	-66.67%	\$360,001	\$305,000	18.03%	40.00
Jefferson	4	7	15	22	-31.82%	3	6	-50.00%	0	2	-100.00%	\$0	\$632,500	-100.00%	0.00
Okanogan	0	0	8	3	166.67%	0	1	-100.00%	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	70	44	195	156	25.00%	43	47	-8.51%	54	36	50.00%	\$400,000	\$370,000	8.11%	3.61
Clark	8	4	41	29	41.38%	5	10	-50.00%	6	6	0.00%	\$300,000	\$310,000	-3.23%	6.83
Pacific	4	7	27	28	-3.57%	6	4	50.00%	4	5	-20.00%	\$356,950	\$265,000	34.70%	6.75
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	10	2	29	16	81.25%	7	3	133.33%	8	3	166.67%	\$419,500	\$349,000	20.20%	3.63
Chelan	11	21	60	57	5.26%	11	7	57.14%	13	6	116.67%	\$330,000	\$388,500	-15.06%	4.62
Douglas	4	5	12	9	33.33%	3	1	200.00%	2	2	0.00%	\$392,450	\$353,750	10.94%	6.00
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	3	1	13	2	550.00%	1	1	0.00%	4	3	33.33%	\$190,000	\$410,000	-53.66%	3.25
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Wahkiakum	0	2	2	1	100.00%	1	1	0.00%	0	0	N/A	\$0	\$0	N/A	0.00
Others	2	3	6	6	0.00%	3	4	-25.00%	4	2	100.00%	\$326,000	\$380,000	-14.21%	1.50
Total	1,555	1,408	3,979	3,295	20.76%	876	963	-9.03%	793	874	-9.27%	\$465,000	\$517,495	-10.14%	5.02