

Recaps - Northwest MLS (RESIDENTIAL + CONDO)															JULY 2026
County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Jul 2026	New Jul 2025	Ttl Active Jul 2026	Ttl Active Jul 2025	% Change, Ttl Active	Pending Jul 2026	Pending Jul 2025	% Change, Pending	Closed Jul 2026	Closed Jul 2025	% Change, Closed	Median \$, Jul 2026	Median \$, Jul 2025	% Change, Median Price	Months of Inventory
King	4,124	3,552	7,836	6,337	23.65%	2,168	2,506	-13.49%	2,022	2,296	-11.93%	\$879,500	\$875,000	0.51%	3.88
Snohomish	1,589	1,342	2,878	2,136	34.74%	1,007	1,046	-3.73%	957	922	3.80%	\$719,000	\$765,000	-6.01%	3.01
Pierce	1,602	1,482	3,174	2,709	17.17%	1,190	1,250	-4.80%	1,044	1,041	0.29%	\$575,000	\$565,140	1.74%	3.04
Kitsap	520	475	895	835	7.19%	374	406	-7.88%	392	364	7.69%	\$589,250	\$580,000	1.59%	2.28
Mason	177	184	445	425	4.71%	140	121	15.70%	108	104	3.85%	\$429,950	\$425,500	1.05%	4.12
Skagit	264	252	562	455	23.52%	174	152	14.47%	148	154	-3.90%	\$600,000	\$629,500	-4.69%	3.80
Grays Harbor	217	185	783	689	13.64%	121	131	-7.63%	126	101	24.75%	\$356,750	\$355,000	0.49%	6.21
Lewis	186	155	502	454	10.57%	116	146	-20.55%	93	89	4.49%	\$409,299	\$420,000	-2.55%	5.40
Cowlitz	156	148	360	335	7.46%	124	140	-11.43%	99	110	-10.00%	\$415,000	\$410,000	1.22%	3.64
Grant	137	186	533	500	6.60%	102	114	-10.53%	92	117	-21.37%	\$360,000	\$364,308	-1.18%	5.79
Thurston	546	529	1,163	912	27.52%	381	428	-10.98%	374	366	2.19%	\$537,500	\$535,000	0.47%	3.11
San Juan	61	46	227	211	7.58%	35	38	-7.89%	31	32	-3.13%	\$880,000	\$906,250	-2.90%	7.32
Island	219	224	566	471	20.17%	131	177	-25.99%	118	133	-11.28%	\$665,000	\$620,000	7.26%	4.80
Kittitas	146	122	512	441	16.10%	103	82	25.61%	80	81	-1.23%	\$599,000	\$503,435	18.98%	6.40
Jefferson	82	81	237	201	17.91%	62	60	3.33%	58	40	45.00%	\$667,500	\$660,000	1.14%	4.09
Okanogan	78	61	370	250	48.00%	44	50	-12.00%	47	47	0.00%	\$321,500	\$400,000	-19.63%	7.87
Whatcom	553	495	1,173	1,046	12.14%	323	305	5.90%	290	307	-5.54%	\$631,500	\$622,500	1.45%	4.04
Clark	169	149	346	331	4.53%	89	92	-3.26%	105	82	28.05%	\$535,000	\$516,500	3.58%	3.30
Pacific	87	102	342	321	6.54%	62	58	6.90%	41	48	-14.58%	\$355,000	\$367,500	-3.40%	8.34
Ferry	5	6	48	40	20.00%	4	5	-20.00%	9	5	80.00%	\$199,900	\$275,000	-27.31%	5.33
Clallam	146	170	387	341	13.49%	129	132	-2.27%	120	121	-0.83%	\$487,500	\$500,000	-2.50%	3.23
Chelan	143	170	563	480	17.29%	121	115	5.22%	103	90	14.44%	\$575,000	\$545,000	5.50%	5.47
Douglas	74	67	176	171	2.92%	50	57	-12.28%	54	48	12.50%	\$497,250	\$493,200	0.82%	3.26
Adams	10	18	49	58	-15.52%	9	16	-43.75%	7	7	0.00%	\$340,000	\$349,999	-2.86%	7.00
Walla Walla	81	72	301	235	28.09%	52	53	-1.89%	57	79	-27.85%	\$450,000	\$449,000	0.22%	5.28
Columbia	8	10	31	35	-11.43%	8	10	-20.00%	3	6	-50.00%	\$240,000	\$257,250	-6.71%	10.33
Wahkiakum	9	10	44	42	4.76%	3	7	-57.14%	3	8	-62.50%	\$550,500	\$561,950	-2.04%	14.67
Others	128	125	385	320	20.31%	83	67	23.88%	68	69	-1.45%	\$381,000	\$400,000	-4.75%	5.66
Total	11,517	10,418	24,888	20,781	19.76%	7,205	7,764	-7.20%	6,649	6,867	-3.17%	\$640,000	\$650,000	-1.54%	3.74

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)

JULY 2026

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Jul 2026	New Jul 2025	Ttl Active Jul 2026	Ttl Active Jul 2025	% Change, Ttl Active	Pending Jul 2026	Pending Jul 2025	% Change, Pending	Closed Jul 2026	Closed Jul 2025	% Change, Closed	Median \$, Jul 2026	Median \$, Jul 2025	% Change, Median Price	Months of Inventory
King	3,118	2,666	5,342	4,274	24.99%	1,721	1,943	-11.43%	1,600	1,778	-10.01%	\$995,000	\$1,000,000	-0.50%	3.34
Snohomish	1,303	1,106	2,310	1,731	33.45%	826	880	-6.14%	802	780	2.82%	\$757,250	\$805,000	-5.93%	2.88
Pierce	1,493	1,377	2,918	2,457	18.76%	1,109	1,162	-4.56%	969	971	-0.21%	\$589,999	\$579,950	1.73%	3.01
Kitsap	500	443	834	775	7.61%	352	386	-8.81%	372	345	7.83%	\$595,000	\$599,000	-0.67%	2.24
Mason	177	183	437	423	3.31%	140	121	15.70%	107	103	3.88%	\$430,000	\$426,000	0.94%	4.08
Skagit	249	236	515	422	22.04%	167	145	15.17%	142	147	-3.40%	\$600,000	\$639,000	-6.10%	3.63
Grays Harbor	206	169	715	631	13.31%	116	127	-8.66%	121	98	23.47%	\$359,900	\$355,500	1.24%	5.91
Lewis	185	155	496	452	9.73%	116	146	-20.55%	93	88	5.68%	\$409,299	\$422,500	-3.12%	5.33
Cowlitz	152	145	352	323	8.98%	121	139	-12.95%	95	109	-12.84%	\$419,900	\$410,000	2.41%	3.71
Grant	134	183	510	481	6.03%	102	111	-8.11%	92	114	-19.30%	\$360,000	\$364,124	-1.13%	5.54
Thurston	519	511	1,100	872	26.15%	366	415	-11.81%	363	349	4.01%	\$541,708	\$545,000	-0.60%	3.03
San Juan	55	42	205	193	6.22%	33	34	-2.94%	29	30	-3.33%	\$885,000	\$946,250	-6.47%	7.07
Island	206	212	528	431	22.51%	128	172	-25.58%	114	124	-8.06%	\$677,500	\$650,000	4.23%	4.63
Kittitas	143	120	475	409	16.14%	98	79	24.05%	76	80	-5.00%	\$624,950	\$501,717	24.56%	6.25
Jefferson	77	74	222	176	26.14%	59	57	3.51%	53	36	47.22%	\$675,000	\$681,250	-0.92%	4.19
Okanogan	78	61	362	247	46.56%	44	50	-12.00%	47	46	2.17%	\$321,500	\$402,500	-20.12%	7.70
Whatcom	469	418	953	864	10.30%	278	271	2.58%	248	263	-5.70%	\$664,000	\$640,000	3.75%	3.84
Clark	158	139	300	300	0.00%	80	88	-9.09%	101	77	31.17%	\$540,000	\$529,900	1.91%	2.97
Pacific	82	96	317	293	8.19%	56	50	12.00%	39	43	-9.30%	\$355,000	\$370,000	-4.05%	8.13
Ferry	5	6	48	40	20.00%	4	5	-20.00%	9	5	80.00%	\$199,900	\$275,000	-27.31%	5.33
Clallam	138	164	355	326	8.90%	123	129	-4.65%	114	118	-3.39%	\$487,500	\$500,000	-2.50%	3.11
Chelan	133	154	502	420	19.52%	113	104	8.65%	93	82	13.41%	\$585,000	\$574,932	1.75%	5.40
Douglas	67	66	158	164	-3.66%	49	54	-9.26%	52	47	10.64%	\$497,250	\$486,500	2.21%	3.04
Adams	10	18	49	58	-15.52%	9	16	-43.75%	7	7	0.00%	\$340,000	\$349,999	-2.86%	7.00
Walla Walla	79	65	289	226	27.88%	48	53	-9.43%	55	79	-30.38%	\$450,000	\$449,000	0.22%	5.25
Columbia	8	10	31	35	-11.43%	8	10	-20.00%	3	6	-50.00%	\$240,000	\$257,250	-6.71%	10.33
Wahkiakum	8	10	41	40	2.50%	3	7	-57.14%	3	8	-62.50%	\$550,500	\$561,950	-2.04%	13.67
Others	125	122	379	314	20.70%	81	66	22.73%	67	67	0.00%	\$382,000	\$400,000	-4.50%	5.66
Total	9,877	8,951	20,743	17,377	19.37%	6,350	6,820	-6.89%	5,866	6,000	-2.23%	\$660,000	\$675,000	-2.22%	3.54

Recaps - Northwest MLS (CONDO ONLY)

JULY 2026

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	New Jul 2026	New Jul 2025	Ttl Active Jul 2026	Ttl Active Jul 2025	% Change, Ttl Active	Pending Jul 2026	Pending Jul 2025	% Change, Pending	Closed Jul 2026	Closed Jul 2025	% Change, Closed	Median \$, Jul 2026	Median \$, Jul 2025	% Change, Median Price	Months of Inventory
King	1,006	886	2,494	2,063	20.89%	447	563	-20.60%	422	518	-18.53%	\$519,975	\$530,000	-1.89%	5.91
Snohomish	286	236	568	405	40.25%	181	166	9.04%	155	142	9.15%	\$500,000	\$529,975	-5.66%	3.66
Pierce	109	105	256	252	1.59%	81	88	-7.95%	75	70	7.14%	\$415,000	\$404,500	2.60%	3.41
Kitsap	20	32	61	60	1.67%	22	20	10.00%	20	19	5.26%	\$350,000	\$323,000	8.36%	3.05
Mason	0	1	8	2	300.00%	0	0	N/A	1	1	0.00%	\$375,000	\$390,000	-3.85%	8.00
Skagit	15	16	47	33	42.42%	7	7	0.00%	6	7	-14.29%	\$461,000	\$420,000	9.76%	7.83
Grays Harbor	11	16	68	58	17.24%	5	4	25.00%	5	3	66.67%	\$129,000	\$35,000	268.57%	13.60
Lewis	1	0	6	2	200.00%	0	0	N/A	0	1	-100.00%	\$0	\$380,000	-100.00%	0.00
Cowlitz	4	3	8	12	-33.33%	3	1	200.00%	4	1	300.00%	\$362,500	\$381,000	-4.86%	2.00
Grant	3	3	23	19	21.05%	0	3	-100.00%	0	3	-100.00%	\$0	\$370,000	-100.00%	0.00
Thurston	27	18	63	40	57.50%	15	13	15.38%	11	17	-35.29%	\$368,000	\$314,000	17.20%	5.73
San Juan	6	4	22	18	22.22%	2	4	-50.00%	2	2	0.00%	\$562,500	\$209,250	168.82%	11.00
Island	13	12	38	40	-5.00%	3	5	-40.00%	4	9	-55.56%	\$317,250	\$355,000	-10.63%	9.50
Kittitas	3	2	37	32	15.63%	5	3	66.67%	4	1	300.00%	\$304,500	\$599,950	-49.25%	9.25
Jefferson	5	7	15	25	-40.00%	3	3	0.00%	5	4	25.00%	\$570,000	\$602,000	-5.32%	3.00
Okanogan	0	0	8	3	166.67%	0	0	N/A	0	1	-100.00%	\$0	\$380,000	-100.00%	0.00
Whatcom	84	77	220	182	20.88%	45	34	32.35%	42	44	-4.55%	\$418,750	\$447,450	-6.41%	5.24
Clark	11	10	46	31	48.39%	9	4	125.00%	4	5	-20.00%	\$248,241	\$324,900	-23.59%	11.50
Pacific	5	6	25	28	-10.71%	6	8	-25.00%	2	5	-60.00%	\$231,225	\$249,000	-7.14%	12.50
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	8	6	32	15	113.33%	6	3	100.00%	6	3	100.00%	\$465,500	\$559,000	-16.73%	5.33
Chelan	10	16	61	60	1.67%	8	11	-27.27%	10	8	25.00%	\$299,950	\$371,450	-19.25%	6.10
Douglas	7	1	18	7	157.14%	1	3	-66.67%	2	1	100.00%	\$371,250	\$638,900	-41.89%	9.00
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	2	7	12	9	33.33%	4	0	N/A	2	0	N/A	\$425,000	\$0	N/A	6.00
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	2	50.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	3	3	6	6	0.00%	2	1	100.00%	1	2	-50.00%	\$315,000	\$447,500	-29.61%	6.00
Total	1,640	1,467	4,145	3,404	21.77%	855	944	-9.43%	783	867	-0.0969	\$485,000	\$475,000	2.11%	5.29