

Recaps - Northwest MLS (RESIDENTIAL + CONDO)															AUGUST 2026	
	LISTINGS					PENDING SALES			CLOSED SALES							
County	New Aug 2026	New Aug 2025	Ttl Active Aug 2026	Ttl Active Aug 2025	% Change, Ttl Active	Pending Aug 2026	Pending Aug 2025	% Change, Pending	Closed Aug 2026	Closed Aug 2025	% Change, Closed	Median \$, Aug 2026	Median \$, Aug 2025	% Change, Median Price	Months of Inventory	
King	3,416	2,822	7,703	5,925	30.01%	2,101	2,294	-8.41%	1,791	2,073	-13.60%	\$845,000	\$875,000	-3.43%	4.30	
Snohomish	1,286	1,125	2,875	2,064	39.29%	935	1,014	-7.79%	790	867	-8.88%	\$724,500	\$755,000	-4.04%	3.64	
Pierce	1,404	1,328	3,249	2,682	21.14%	1,114	1,308	-14.83%	977	1,040	-6.06%	\$589,000	\$580,000	1.55%	3.33	
Kitsap	445	400	869	782	11.13%	423	411	2.92%	316	368	-14.13%	\$600,000	\$595,000	0.84%	2.75	
Mason	129	124	434	399	8.77%	138	128	7.81%	103	93	10.75%	\$425,000	\$440,000	-3.41%	4.21	
Skagit	230	212	577	466	23.82%	164	157	4.46%	111	130	-14.62%	\$555,000	\$592,500	-6.33%	5.20	
Grays Harbor	141	178	737	710	3.80%	146	138	5.80%	94	98	-4.08%	\$349,950	\$323,500	8.18%	7.84	
Lewis	151	132	486	463	4.97%	153	118	29.66%	114	91	25.27%	\$437,950	\$435,000	0.68%	4.26	
Cowlitz	136	132	376	333	12.91%	131	128	2.34%	91	88	3.41%	\$385,000	\$425,000	-9.41%	4.13	
Grant	128	148	546	492	10.98%	94	113	-16.81%	98	97	1.03%	\$376,450	\$367,900	2.32%	5.57	
Thurston	424	402	1,155	867	33.22%	375	417	-10.07%	323	341	-5.28%	\$535,000	\$519,950	2.89%	3.58	
San Juan	36	49	215	220	-2.27%	37	28	32.14%	20	30	-33.33%	\$914,500	\$1,050,000	-12.90%	10.75	
Island	163	200	537	476	12.82%	158	158	0.00%	110	137	-19.71%	\$610,000	\$660,000	-7.58%	4.88	
Kittitas	119	129	505	450	12.22%	87	101	-13.86%	78	58	34.48%	\$535,500	\$532,475	0.57%	6.47	
Jefferson	80	82	229	221	3.62%	77	67	14.93%	52	48	8.33%	\$567,500	\$620,000	-8.47%	4.40	
Okanogan	67	63	364	263	38.40%	49	40	22.50%	42	36	16.67%	\$347,500	\$352,500	-1.42%	8.67	
Whatcom	445	432	1,137	1,037	9.64%	323	323	0.00%	291	261	11.49%	\$598,500	\$594,950	0.60%	3.91	
Clark	118	140	325	342	-4.97%	117	116	0.86%	59	85	-30.59%	\$574,900	\$515,000	11.63%	5.51	
Pacific	69	81	328	313	4.79%	73	75	-2.67%	53	48	10.42%	\$325,000	\$354,250	-8.26%	6.19	
Ferry	8	9	48	44	9.09%	6	3	100.00%	2	3	-33.33%	\$202,500	\$250,000	-19.00%	24.00	
Clallam	150	138	385	351	9.69%	149	132	12.88%	101	107	-5.61%	\$516,400	\$500,000	3.28%	3.81	
Chelan	104	155	552	486	13.58%	80	123	-34.96%	84	87	-3.45%	\$592,000	\$555,000	6.67%	6.57	
Douglas	67	58	184	161	14.29%	51	55	-7.27%	36	41	-12.20%	\$552,350	\$505,000	9.38%	5.11	
Adams	16	16	58	54	7.41%	6	16	-62.50%	7	10	-30.00%	\$278,000	\$377,627	-26.38%	8.29	
Walla Walla	84	71	303	228	32.89%	70	66	6.06%	52	41	26.83%	\$448,450	\$431,283	3.98%	5.83	
Columbia	12	8	40	35	14.29%	4	7	-42.86%	5	8	-37.50%	\$315,000	\$319,000	-1.25%	8.00	
Wahkiakum	7	4	45	29	55.17%	6	13	-53.85%	2	6	-66.67%	\$634,500	\$566,000	12.10%	22.50	
Others	111	92	413	326	26.69%	54	64	-15.63%	59	49	20.41%	\$375,000	\$420,000	-10.71%	7.00	
Total	9,546	8,730	24,675	20,219	22.04%	7,121	7,613	-6.46%	5,861	6,341	-7.57%	\$635,000	\$650,000	-2.31%	4.21	

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)

AUGUST 2026

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Sep 2026	New Sep 2025	Ttl Active Sep 2026	Ttl Active Sep 2025	% Change, Ttl Active	Pending Sep 2026	Pending Sep 2025	% Change, Pending	Closed Sep 2026	Closed Sep 2025	% Change, Closed	Median \$, Sep 2026	Median \$, Sep 2025	% Change, Median Price	Months of Inventory
King	2,538	2,088	5,230	3,939	32.77%	1,692	1,765	-4.14%	1,450	1,597	-9.20%	\$920,000	\$990,000	-7.07%	3.61
Snohomish	1,040	952	2,291	1,684	36.05%	781	845	-7.57%	639	733	-12.82%	\$769,000	\$790,000	-2.66%	3.59
Pierce	1,309	1,246	2,984	2,454	21.60%	1,053	1,211	-13.05%	918	970	-5.36%	\$599,999	\$587,000	2.21%	3.25
Kitsap	417	389	809	736	9.92%	402	391	2.81%	300	353	-15.01%	\$609,000	\$599,900	1.52%	2.70
Mason	125	123	426	397	7.30%	136	128	6.25%	102	93	9.68%	\$424,500	\$440,000	-3.52%	4.18
Skagit	216	197	539	428	25.93%	150	150	0.00%	104	126	-17.46%	\$574,250	\$596,250	-3.69%	5.18
Grays Harbor	134	169	670	650	3.08%	141	133	6.02%	91	94	-3.19%	\$354,900	\$325,500	9.03%	7.36
Lewis	151	132	483	461	4.77%	151	118	27.97%	113	91	24.18%	\$439,900	\$435,000	1.13%	4.27
Cowlitz	135	131	367	322	13.98%	131	127	3.15%	89	88	1.14%	\$388,500	\$425,000	-8.59%	4.12
Grant	126	145	523	474	10.34%	93	109	-14.68%	98	96	2.08%	\$376,450	\$367,900	2.32%	5.34
Thurston	405	386	1,089	826	31.84%	361	403	-10.42%	309	330	-6.36%	\$545,000	\$520,250	4.76%	3.52
San Juan	34	48	192	204	-5.88%	35	25	40.00%	18	28	-35.71%	\$947,500	\$1,134,000	-16.45%	10.67
Island	160	191	504	442	14.03%	151	145	4.14%	106	134	-20.90%	\$619,999	\$662,500	-6.42%	4.75
Kittitas	109	125	463	420	10.24%	85	98	-13.27%	73	55	32.73%	\$574,950	\$550,000	4.54%	6.34
Jefferson	76	75	217	192	13.02%	70	62	12.90%	46	46	0.00%	\$591,250	\$637,500	-7.25%	4.72
Okanogan	66	60	355	257	38.13%	49	40	22.50%	42	36	16.67%	\$347,500	\$352,500	-1.42%	8.45
Whatcom	374	384	933	866	7.74%	264	284	-7.04%	250	230	8.70%	\$622,922	\$602,500	3.39%	3.73
Clark	111	131	284	312	-8.97%	105	106	-0.94%	56	78	-28.21%	\$586,700	\$535,000	9.66%	5.07
Pacific	67	73	305	283	7.77%	72	69	4.35%	48	41	17.07%	\$329,000	\$353,500	-6.93%	6.35
Ferry	8	9	48	44	9.09%	6	3	100.00%	2	3	-33.33%	\$202,500	\$250,000	-19.00%	24.00
Clallam	142	129	354	328	7.93%	144	129	11.63%	96	105	-8.57%	\$518,175	\$505,000	2.61%	3.69
Chelan	96	139	490	421	16.39%	73	116	-37.07%	75	78	-3.85%	\$609,900	\$562,250	8.47%	6.53
Douglas	64	57	168	154	9.09%	46	54	-14.81%	34	40	-15.00%	\$552,350	\$510,000	8.30%	4.94
Adams	16	16	58	54	7.41%	6	16	-62.50%	7	10	-30.00%	\$278,000	\$377,627	-26.38%	8.29
Walla Walla	80	69	292	223	30.94%	68	62	9.68%	50	40	25.00%	\$448,450	\$433,141	3.53%	5.84
Columbia	12	8	40	35	14.29%	4	7	-42.86%	5	8	-37.50%	\$315,000	\$319,000	-1.25%	8.00
Wahkiakum	7	4	42	29	44.83%	5	11	-54.55%	2	6	-66.67%	\$634,500	\$566,000	12.10%	21.00
Others	108	89	408	317	28.71%	54	64	-15.63%	58	48	20.83%	\$375,000	\$420,000	-10.71%	7.03
Total	8,126	7,565	20,564	16,952	21.31%	6,328	6,671	-5.14%	5,181	5,557	-6.77%	\$654,000	\$665,000	-1.65%	3.97

Recaps - Northwest MLS (CONDO ONLY)

AUGUST 2026

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Sep 2026	New Sep 2025	Ttl Active Sep 2026	Ttl Active Sep 2025	% Change, Ttl Active	Pending Sep 2026	Pending Sep 2025	% Change, Pending	Closed Sep 2026	Closed Sep 2025	% Change, Closed	Median \$, Sep 2026	Median \$, Sep 2025	% Change, Median Price	Months of Inventory
King	878	734	2,473	1,986	24.52%	409	529	-22.68%	341	476	-28.36%	\$515,000	\$549,000	-6.19%	7.25
Snohomish	246	173	584	380	53.68%	154	169	-8.88%	151	134	12.69%	\$532,450	\$500,000	6.49%	3.87
Pierce	95	82	265	228	16.23%	61	97	-37.11%	59	70	-15.71%	\$420,000	\$482,500	-12.95%	4.49
Kitsap	28	11	60	46	30.43%	21	20	5.00%	16	15	6.67%	\$411,009	\$459,000	-10.46%	3.75
Mason	4	1	8	2	300.00%	2	0	N/A	1	0	N/A	\$525,000	\$0	N/A	8.00
Skagit	14	15	38	38	0.00%	14	7	100.00%	7	4	75.00%	\$389,000	\$574,250	-32.26%	5.43
Grays Harbor	7	9	67	60	11.67%	5	5	0.00%	3	4	-25.00%	\$98,000	\$199,950	-50.99%	22.33
Lewis	0	0	3	2	50.00%	2	0	N/A	1	0	N/A	\$394,000	\$0	N/A	3.00
Cowlitz	1	1	9	11	-18.18%	0	1	-100.00%	2	0	N/A	\$262,500	\$0	N/A	4.50
Grant	2	3	23	18	27.78%	1	4	-75.00%	0	1	-100.00%	\$0	\$650,000	-100.00%	0.00
Thurston	19	16	66	41	60.98%	14	14	0.00%	14	11	27.27%	\$347,450	\$320,000	8.58%	4.71
San Juan	2	1	23	16	43.75%	2	3	-33.33%	2	2	0.00%	\$382,500	\$361,250	5.88%	11.50
Island	3	9	33	34	-2.94%	7	13	-46.15%	4	3	33.33%	\$385,000	\$423,000	-8.98%	8.25
Kittitas	10	4	42	30	40.00%	2	3	-33.33%	5	3	66.67%	\$336,500	\$369,000	-8.81%	8.40
Jefferson	4	7	12	29	-58.62%	7	5	40.00%	6	2	200.00%	\$447,500	\$469,500	-4.69%	2.00
Okanogan	1	3	9	6	50.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	71	48	204	171	19.30%	59	39	51.28%	41	31	32.26%	\$409,000	\$382,500	6.93%	4.98
Clark	7	9	41	30	36.67%	12	10	20.00%	3	7	-57.14%	\$318,000	\$439,900	-27.71%	13.67
Pacific	2	8	23	30	-23.33%	1	6	-83.33%	5	7	-28.57%	\$156,772	\$370,000	-57.63%	4.60
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	8	9	31	23	34.78%	5	3	66.67%	5	2	150.00%	\$449,000	\$395,000	13.67%	6.20
Chelan	8	16	62	65	-4.62%	7	7	0.00%	9	9	0.00%	\$430,000	\$408,850	5.17%	6.89
Douglas	3	1	16	7	128.57%	5	1	400.00%	2	1	100.00%	\$501,500	\$235,000	113.40%	8.00
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	4	2	11	5	120.00%	2	4	-50.00%	2	1	100.00%	\$320,000	\$235,000	36.17%	5.50
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Wahkiakum	0	0	3	0	N/A	1	2	-50.00%	0	0	N/A	\$0	\$0	N/A	0.00
Others	3	3	5	9	-44.44%	0	0	N/A	1	1	0.00%	\$236,900	\$180,000	31.61%	5.00
Total	1,420	1,165	4,111	3,267	25.83%	793	942	-15.82%	680	784	-13.27%	\$480,000	\$500,000	-4.00%	6.05