

NWMLS COUNTY RECAPS															SEPTEMBER 2026	
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES							
County	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	4,204	3,725	8,058	6,146	31.11%	2,072	2,487	-16.69%	1,714	1,952	-12.19%	\$850,000	\$850,000	0.00%	4.70	
Snohomish	1,327	1,203	2,967	2,058	44.17%	819	987	-17.02%	771	846	-8.87%	\$720,000	\$722,525	-0.35%	3.85	
Pierce	1,210	1,240	3,269	2,689	21.57%	960	1,131	-15.12%	862	947	-8.98%	\$575,000	\$560,000	2.68%	3.79	
Kitsap	412	390	904	764	18.32%	307	380	-19.21%	351	343	2.33%	\$589,500	\$580,000	1.64%	2.58	
Mason	114	139	405	387	4.65%	103	125	-17.60%	96	106	-9.43%	\$438,500	\$439,999	-0.34%	4.22	
Skagit	186	184	560	441	26.98%	138	173	-20.23%	125	122	2.46%	\$603,700	\$559,499	7.90%	4.48	
Grays Harbor	125	149	690	660	4.55%	114	141	-19.15%	101	93	8.60%	\$310,000	\$345,000	-10.14%	6.83	
Lewis	138	109	479	433	10.62%	101	122	-17.21%	97	111	-12.61%	\$409,900	\$420,000	-2.40%	4.94	
Cowlitz	124	131	379	326	16.26%	103	114	-9.65%	88	113	-22.12%	\$418,500	\$420,000	-0.36%	4.31	
Grant	119	115	534	476	12.18%	94	90	4.44%	68	92	-26.09%	\$376,507	\$354,450	6.22%	7.85	
Thurston	411	378	1,141	856	33.29%	325	354	-8.19%	309	321	-3.74%	\$530,000	\$530,000	0.00%	3.69	
San Juan	33	30	205	211	-2.84%	25	22	13.64%	33	21	57.14%	\$885,000	\$1,050,000	-15.71%	6.21	
Island	164	174	501	459	9.15%	124	138	-10.14%	109	138	-21.01%	\$618,000	\$642,500	-3.81%	4.60	
Kittitas	126	91	498	425	17.18%	64	89	-28.09%	78	78	0.00%	\$531,850	\$495,000	7.44%	6.38	
Jefferson	86	56	232	199	16.58%	61	57	7.02%	56	44	27.27%	\$659,750	\$652,500	1.11%	4.14	
Okanogan	39	67	331	279	18.64%	45	37	21.62%	40	40	0.00%	\$348,000	\$359,500	-3.20%	8.28	
Whatcom	414	374	1,111	1,011	9.89%	243	271	-10.33%	222	282	-21.28%	\$584,034	\$595,000	-1.84%	5.00	
Clark	121	96	337	290	16.21%	84	118	-28.81%	102	96	6.25%	\$509,350	\$552,750	-7.85%	3.30	
Pacific	54	48	298	302	-1.32%	59	48	22.92%	55	51	7.84%	\$325,000	\$330,000	-1.52%	5.42	
Ferry	9	5	47	42	11.90%	6	7	-14.29%	7	4	75.00%	\$325,000	\$335,000	-2.99%	6.71	
Clallam	138	112	389	328	18.60%	125	119	5.04%	121	97	24.74%	\$477,000	\$494,950	-3.63%	3.21	
Chelan	130	132	545	474	14.98%	84	112	-25.00%	65	90	-27.78%	\$555,000	\$614,500	-9.68%	8.38	
Douglas	74	61	208	153	35.95%	36	60	-40.00%	45	42	7.14%	\$535,000	\$541,900	-1.27%	4.62	
Adams	12	14	55	53	3.77%	13	14	-7.14%	8	15	-46.67%	\$307,500	\$340,000	-9.56%	6.88	
Walla Walla	86	68	322	222	45.05%	45	61	-26.23%	45	46	-2.17%	\$456,500	\$443,750	2.87%	7.16	
Columbia	7	7	34	35	-2.86%	8	5	60.00%	1	9	-88.89%	\$630,000	\$290,000	117.24%	34.00	
Wahkiakum	9	7	42	26	61.54%	6	8	-25.00%	3	14	-78.57%	\$499,000	\$441,500	13.02%	14.00	
Others	124	88	424	307	38.11%	67	65	3.08%	51	57	-10.53%	\$390,000	\$368,000	5.98%	8.31	
Total	9,996	9,193	24,965	20,052	24.50%	6,231	7,335	-15.05%	5,623	6,170	-8.87%	\$625,000	\$630,700	-0.90%	4.44	

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King	3,236	2,788	5,578	4,103	35.95%	1,663	1,940	-14.28%	1,362	1,488	-8.47%	\$949,975	\$957,000	-0.73%	4.10
Snohomish	1,090	976	2,375	1,634	45.35%	698	839	-16.81%	642	700	-8.29%	\$750,000	\$750,000	0.00%	3.70
Pierce	1,130	1,149	2,990	2,469	21.10%	899	1,049	-14.30%	816	885	-7.80%	\$580,000	\$573,940	1.06%	3.66
Kitsap	384	367	842	717	17.43%	290	358	-18.99%	331	324	2.16%	\$591,900	\$589,975	0.33%	2.54
Mason	112	137	398	385	3.38%	102	124	-17.74%	94	105	-10.48%	\$440,000	\$439,999	0.00%	4.23
Skagit	176	169	519	400	29.75%	131	163	-19.63%	113	110	2.73%	\$612,838	\$571,250	7.28%	4.59
Grays Harbor	122	142	630	607	3.79%	113	132	-14.39%	97	88	10.23%	\$312,000	\$350,000	-10.86%	6.49
Lewis	137	109	476	432	10.19%	101	121	-16.53%	96	110	-12.73%	\$410,700	\$421,250	-2.50%	4.96
Cowlitz	123	126	373	311	19.94%	101	114	-11.40%	88	113	-22.12%	\$418,500	\$420,000	-0.36%	4.24
Grant	117	114	511	460	11.09%	94	90	4.44%	67	88	-23.86%	\$381,015	\$356,950	6.74%	7.63
Thurston	396	354	1,080	816	32.35%	309	337	-8.31%	297	312	-4.81%	\$536,950	\$536,950	0.00%	3.64
San Juan	29	27	182	192	-5.21%	24	21	14.29%	32	19	68.42%	\$907,500	\$1,150,000	-21.09%	5.69
Island	156	169	473	434	8.99%	115	124	-7.26%	104	127	-18.11%	\$622,000	\$650,000	-4.31%	4.55
Kittitas	122	90	458	401	14.21%	61	87	-29.89%	74	75	-1.33%	\$547,500	\$505,000	8.42%	6.19
Jefferson	78	52	219	176	24.43%	54	53	1.89%	53	41	29.27%	\$665,000	\$690,000	-3.62%	4.13
Okanogan	39	67	323	274	17.88%	44	36	22.22%	40	40	0.00%	\$348,000	\$359,500	-3.20%	8.08
Whatcom	345	323	913	852	7.16%	208	244	-14.75%	184	245	-24.90%	\$620,250	\$604,000	2.69%	4.96
Clark	114	90	297	270	10.00%	77	105	-26.67%	93	89	4.49%	\$520,000	\$581,000	-10.50%	3.19
Pacific	52	46	279	272	2.57%	57	47	21.28%	53	46	15.22%	\$325,000	\$330,000	-1.52%	5.26
Ferry	9	5	47	42	11.90%	6	7	-14.29%	7	4	75.00%	\$325,000	\$335,000	-2.99%	6.71
Clallam	133	107	362	307	17.92%	116	112	3.57%	115	95	21.05%	\$485,000	\$499,000	-2.81%	3.15
Chelan	121	112	485	407	19.16%	79	98	-19.39%	64	83	-22.89%	\$559,750	\$620,000	-9.72%	7.58
Douglas	70	55	188	141	33.33%	36	59	-38.98%	42	40	5.00%	\$532,500	\$550,950	-3.35%	4.48
Adams	12	14	55	53	3.77%	13	14	-7.14%	8	15	-46.67%	\$307,500	\$340,000	-9.56%	6.88
Walla Walla	85	66	311	215	44.65%	44	61	-27.87%	44	44	0.00%	\$460,750	\$443,750	3.83%	7.07
Columbia	7	7	34	35	-2.86%	8	5	60.00%	1	9	-88.89%	\$630,000	\$290,000	117.24%	34.00
Wahkiakum	9	7	40	26	53.85%	6	8	-25.00%	3	12	-75.00%	\$499,000	\$499,500	-0.10%	13.33
Others	123	85	420	302	39.07%	66	61	8.20%	50	56	-10.71%	\$394,500	\$376,750	4.71%	8.40
Total	8,527	7,753	20,858	16,733	24.65%	5,515	6,409	-13.95%	4,970	5,363	-7.33%	\$643,000	\$650,000	-1.08%	4.20

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King	968	937	2,480	2,043	21.39%	409	547	-25.23%	352	464	-24.14%	\$496,000	\$527,500	-5.97%	7.05	
Snohomish	237	227	592	424	39.62%	121	148	-18.24%	129	146	-11.64%	\$489,950	\$482,500	1.54%	4.59	
Pierce	80	91	279	220	26.82%	61	82	-25.61%	46	62	-25.81%	\$367,000	\$417,500	-12.10%	6.07	
Kitsap	28	23	62	47	31.91%	17	22	-22.73%	20	19	5.26%	\$442,000	\$314,000	40.76%	3.10	
Mason	2	2	7	2	250.00%	1	1	0.00%	2	1	100.00%	\$367,000	\$445,000	-17.53%	3.50	
Skagit	10	15	41	41	0.00%	7	10	-30.00%	12	12	0.00%	\$550,000	\$487,000	12.94%	3.42	
Grays Harbor	3	7	60	53	13.21%	1	9	-88.89%	4	5	-20.00%	\$150,000	\$22,000	581.82%	15.00	
Lewis	1	0	3	1	200.00%	0	1	-100.00%	1	1	0.00%	\$349,950	\$289,999	20.67%	3.00	
Cowlitz	1	5	6	15	-60.00%	2	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00	
Grant	2	1	23	16	43.75%	0	0	N/A	1	4	-75.00%	\$160,000	\$229,500	-30.28%	23.00	
Thurston	15	24	61	40	52.50%	16	17	-5.88%	12	9	33.33%	\$284,500	\$285,000	-0.18%	5.08	
San Juan	4	3	23	19	21.05%	1	1	0.00%	1	2	-50.00%	\$385,000	\$281,000	37.01%	23.00	
Island	8	5	28	25	12.00%	9	14	-35.71%	5	11	-54.55%	\$429,000	\$349,000	22.92%	5.60	
Kittitas	4	1	40	24	66.67%	3	2	50.00%	4	3	33.33%	\$372,500	\$385,000	-3.25%	10.00	
Jefferson	8	4	13	23	-43.48%	7	4	75.00%	3	3	0.00%	\$450,000	\$615,000	-26.83%	4.33	
Okanogan	0	0	8	5	60.00%	1	1	0.00%	0	0	N/A	\$0	\$0	N/A	0.00	
Whatcom	69	51	198	159	24.53%	35	27	29.63%	38	37	2.70%	\$377,000	\$365,000	3.29%	5.21	
Clark	7	6	40	20	100.00%	7	13	-46.15%	9	7	28.57%	\$289,750	\$285,000	1.67%	4.44	
Pacific	2	2	19	30	-36.67%	2	1	100.00%	2	5	-60.00%	\$345,000	\$285,000	21.05%	9.50	
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00	
Clallam	5	5	27	21	28.57%	9	7	28.57%	6	2	200.00%	\$419,500	\$364,975	14.94%	4.50	
Chelan	9	20	60	67	-10.45%	5	14	-64.29%	1	7	-85.71%	\$399,000	\$368,000	8.42%	60.00	
Douglas	4	6	20	12	66.67%	0	1	-100.00%	3	2	50.00%	\$552,500	\$503,500	9.73%	6.67	
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00	
Walla Walla	1	2	11	7	57.14%	1	0	N/A	1	2	-50.00%	\$275,000	\$499,000	-44.89%	11.00	
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	2	-100.00%	\$0	\$277,450	-100.00%	0.00	
Others	1	3	4	5	-20.00%	1	4	-75.00%	1	1	0.00%	\$310,000	\$279,000	11.11%	4.00	
Total	1,469	1,440	4,107	3,319	23.74%	716	926	-22.68%	653	807	-19.08%	\$455,000	\$477,500	-4.71%	6.29	