

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

JULY 2022

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Jul 2022	New Jul 2021	Ttl active Jul 2022	Ttl active Jul 2021	% Change, Ttl Active	Pending Jul 2022	Pending Jul 2021	% Change, Pending	Closed Jul 2022	Closed Jul 2021	% change, Closed	Median \$, Jul 2022	Median \$, Jul 2021	% Chg, Median Price	Months of Inventory
King	4,009	4,428	4,718	2,679	76.11%	2,705	3,860	-29.92%	2,535	4,048	-37.38%	\$810,000	\$789,000	2.66%	1.86
Snohomish	1,843	1,963	2,160	885	144.07%	1,320	1,733	-23.83%	1,149	1,664	-30.95%	\$737,500	\$675,000	9.26%	1.88
Pierce	1,807	2,048	2,340	1,126	107.82%	1,426	1,876	-23.99%	1,261	1,716	-26.52%	\$565,000	\$501,500	12.66%	1.86
Kitsap	564	698	711	424	67.69%	483	580	-16.72%	391	487	-19.71%	\$535,000	\$507,500	5.42%	1.82
Mason	182	198	282	118	138.98%	136	188	-27.66%	114	159	-28.30%	\$409,500	\$387,000	5.81%	2.47
Skagit	251	250	353	165	113.94%	215	226	-4.87%	156	208	-25.00%	\$549,950	\$500,000	9.99%	2.26
Grays Harbor	226	241	429	242	77.27%	165	218	-24.31%	116	164	-29.27%	\$361,000	\$320,000	12.81%	3.70
Lewis	182	186	344	169	103.55%	125	188	-33.51%	91	128	-28.91%	\$405,000	\$385,450	5.07%	3.78
Cowlitz	180	186	237	121	95.87%	155	188	-17.55%	132	137	-3.65%	\$391,250	\$367,000	6.61%	1.80
Grant	133	162	213	149	42.95%	112	141	-20.57%	100	111	-9.91%	\$398,250	\$330,000	20.68%	2.13
Thurston	571	744	694	335	107.16%	502	696	-27.87%	464	626	-25.88%	\$500,000	\$460,000	8.70%	1.50
San Juan	48	52	127	91	39.56%	26	42	-38.10%	25	30	-16.67%	\$1,150,000	\$769,500	49.45%	5.08
Island	229	217	280	132	112.12%	207	206	0.49%	128	200	-36.00%	\$534,950	\$570,000	-6.15%	2.19
Kittitas	124	146	217	135	60.74%	94	108	-12.96%	84	100	-16.00%	\$622,475	\$449,997	38.33%	2.58
Jefferson	82	87	106	76	39.47%	70	73	-4.11%	62	59	5.08%	\$698,750	\$530,000	31.84%	1.71
Okanogan	70	73	171	115	48.70%	63	48	31.25%	46	48	-4.17%	\$387,450	\$349,950	10.72%	3.72
Whatcom	568	442	733	328	123.48%	361	414	-12.80%	286	413	-30.75%	\$582,500	\$525,000	10.95%	2.56
Clark	103	126	143	61	134.43%	96	138	-30.43%	81	106	-23.58%	\$530,000	\$466,000	13.73%	1.77
Pacific	75	85	160	80	100.00%	59	74	-20.27%	42	60	-30.00%	\$344,500	\$290,000	18.79%	3.81
Ferry	8	11	31	26	19.23%	3	8	-62.50%	10	10	0.00%	\$194,500	\$249,450	-22.03%	3.10
Clallam	122	146	195	112	74.11%	110	146	-24.66%	91	128	-28.91%	\$485,000	\$402,500	20.50%	2.14
Chelan	166	138	280	144	94.44%	122	125	-2.40%	110	112	-1.79%	\$614,500	\$512,500	19.90%	2.55
Douglas	58	70	97	39	148.72%	52	72	-27.78%	46	56	-17.86%	\$455,000	\$452,500	0.55%	2.11
Adams	23	28	41	22	86.36%	19	22	-13.64%	18	13	38.46%	\$306,327	\$185,000	65.58%	2.28
Walla Walla	71	86	97	60	61.67%	68	94	-27.66%	55	75	-26.67%	\$417,000	\$374,500	11.35%	1.76
Columbia	9	11	24	12	100.00%	13	10	30.00%	3	6	-50.00%	\$650,000	\$374,000	73.80%	8.00
Others	101	94	198	102	94.12%	68	93	-26.88%	49	55	-10.91%	\$391,000	\$370,000	5.68%	4.04
Total	11,805	12,916	15,381	7,948	93.52%	8,775	11,567	-24.14%	7,645	10,919	-29.98%	\$625,000	\$589,000	6.11%	2.01

Breakouts for Residential Only (Single Family Homes) and Condominium Only appear on next page

* Note to reporters & editors: for breakouts by MLS map areas, please contact Cheri Brennan, Alliance Communications, 425.957-0654

All other (non-member/non-media) inquiries should be directed to the Kirkland office of Northwest MLS, 425.820-9200

Months of Inventory calculated using Total Active divided by Total Sold for current month.

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King	3,153	3,373	3,684	1,784	106.50%	2,098	2,939	-28.62%	1,952	3,229	-39.55%	\$890,000	\$871,000	2.18%	1.89
Snohomish	1,524	1,650	1,858	754	146.42%	1,090	1,442	-24.41%	944	1,378	-31.49%	\$770,000	\$700,000	10.00%	1.97
Pierce	1,688	1,929	2,202	1,043	111.12%	1,340	1,774	-24.46%	1,183	1,620	-26.98%	\$575,000	\$510,000	12.75%	1.86
Kitsap	531	663	667	389	71.47%	456	549	-16.94%	369	462	-20.13%	\$538,000	\$510,000	5.49%	1.81
Mason	180	197	279	118	136.44%	135	186	-27.42%	114	158	-27.85%	\$409,500	\$386,000	6.09%	2.45
Skagit	241	243	341	164	107.93%	207	215	-3.72%	150	192	-21.88%	\$557,500	\$502,355	10.98%	2.27
Grays Harbor	215	230	398	229	73.80%	152	207	-26.57%	111	155	-28.39%	\$367,500	\$320,000	14.84%	3.59
Lewis	181	186	343	168	104.17%	125	188	-33.51%	91	128	-28.91%	\$405,000	\$385,450	5.07%	3.77
Cowlitz	175	183	235	121	94.21%	152	184	-17.39%	127	136	-6.62%	\$400,000	\$368,250	8.62%	1.85
Grant	130	161	209	142	47.18%	109	141	-22.70%	95	110	-13.64%	\$398,500	\$330,500	20.57%	2.20
Thurston	553	726	668	323	106.81%	496	673	-26.30%	455	605	-24.79%	\$505,000	\$465,000	8.60%	1.47
San Juan	45	45	120	84	42.86%	23	39	-41.03%	25	24	4.17%	\$1,150,000	\$925,000	24.32%	4.80
Island	222	202	272	127	114.17%	190	193	-1.55%	125	184	-32.07%	\$549,000	\$590,475	-7.02%	2.18
Kittitas	116	140	201	128	57.03%	92	102	-9.80%	81	90	-10.00%	\$649,995	\$455,162	42.81%	2.48
Jefferson	78	80	98	69	42.03%	68	67	1.49%	59	51	15.69%	\$703,000	\$555,000	26.67%	1.66
Okanogan	68	73	167	115	45.22%	63	48	31.25%	46	48	-4.17%	\$387,450	\$349,950	10.72%	3.63
Whatcom	497	376	643	301	113.62%	321	335	-4.18%	245	359	-31.75%	\$641,800	\$550,000	16.69%	2.62
Clark	95	120	132	57	131.58%	89	132	-32.58%	76	101	-24.75%	\$537,500	\$475,000	13.16%	1.74
Pacific	72	78	153	75	104.00%	57	66	-13.64%	40	54	-25.93%	\$344,500	\$299,500	15.03%	3.83
Ferry	8	11	31	26	19.23%	3	8	-62.50%	10	10	0.00%	\$194,500	\$249,450	-22.03%	3.10
Clallam	118	141	190	106	79.25%	108	139	-22.30%	89	123	-27.64%	\$485,000	\$410,000	18.29%	2.13
Chelan	160	129	266	137	94.16%	116	114	1.75%	106	102	3.92%	\$625,000	\$529,000	18.15%	2.51
Douglas	55	66	96	38	152.63%	49	68	-27.94%	41	53	-22.64%	\$460,000	\$455,000	1.10%	2.34
Adams	23	27	41	22	86.36%	19	21	-9.52%	18	13	38.46%	\$306,327	\$185,000	65.58%	2.28
Walla Walla	69	85	96	59	62.71%	66	90	-26.67%	52	75	-30.67%	\$416,000	\$374,500	11.08%	1.85
Columbia	9	11	24	12	100.00%	13	10	30.00%	3	6	-50.00%	\$650,000	\$374,000	73.80%	8.00
Others	91	89	190	98	93.88%	66	88	-25.00%	46	50	-8.00%	\$400,500	\$367,500	8.98%	4.13
Total	10,297	11,214	13,604	6,689	103.38%	7,703	10,018	-23.11%	6,653	9,516	-30.09%	\$650,000	\$610,000	6.56%	2.04

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King	856	1,055	1,034	895	15.53%	607	921	-34.09%	583	819	-28.82%	\$490,000	\$460,000	6.52%	1.77
Snohomish	319	313	302	131	130.53%	230	291	-20.96%	205	286	-28.32%	\$500,000	\$473,000	5.71%	1.47
Pierce	119	119	138	83	66.27%	86	102	-15.69%	78	96	-18.75%	\$412,500	\$355,250	16.12%	1.77
Kitsap	33	35	44	35	25.71%	27	31	-12.90%	22	25	-12.00%	\$384,750	\$315,000	22.14%	2.00
Mason	2	1	3	0	N/A	1	2	-50.00%	0	1	-100.00%	\$0	\$515,000	-100.00%	0.00
Skagit	10	7	12	1	1100.00%	8	11	-27.27%	6	16	-62.50%	\$382,500	\$347,500	10.07%	2.00
Grays Harbor	11	11	31	13	138.46%	13	11	18.18%	5	9	-44.44%	\$255,000	\$295,000	-13.56%	6.20
Lewis	1	0	1	1	0.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	5	3	2	0	N/A	3	4	-25.00%	5	1	400.00%	\$293,000	\$169,900	72.45%	0.40
Grant	3	1	4	7	-42.86%	3	0	N/A	5	1	400.00%	\$330,050	\$300,931	9.68%	0.80
Thurston	18	18	26	12	116.67%	6	23	-73.91%	9	21	-57.14%	\$334,950	\$269,000	24.52%	2.89
San Juan	3	7	7	7	0.00%	3	3	0.00%	0	6	-100.00%	\$0	\$437,000	-100.00%	0.00
Island	7	15	8	5	60.00%	17	13	30.77%	3	16	-81.25%	\$365,730	\$342,500	6.78%	2.67
Kittitas	8	6	16	7	128.57%	2	6	-66.67%	3	10	-70.00%	\$380,700	\$362,500	5.02%	5.33
Jefferson	4	7	8	7	14.29%	2	6	-66.67%	3	8	-62.50%	\$463,000	\$392,500	17.96%	2.67
Okanogan	2	0	4	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	71	66	90	27	233.33%	40	79	-49.37%	41	54	-24.07%	\$355,000	\$342,500	3.65%	2.20
Clark	8	6	11	4	175.00%	7	6	16.67%	5	5	0.00%	\$315,000	\$272,000	15.81%	2.20
Pacific	3	7	7	5	40.00%	2	8	-75.00%	2	6	-66.67%	\$362,000	\$178,750	102.52%	3.50
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	4	5	5	6	-16.67%	2	7	-71.43%	2	5	-60.00%	\$479,500	\$379,000	26.52%	2.50
Chelan	6	9	14	7	100.00%	6	11	-45.45%	4	10	-60.00%	\$345,000	\$335,500	2.83%	3.50
Douglas	3	4	1	1	0.00%	3	4	-25.00%	5	3	66.67%	\$225,000	\$450,000	-50.00%	0.20
Adams	0	1	0	0	N/A	0	1	-100.00%	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	2	1	1	1	0.00%	2	4	-50.00%	3	0	N/A	\$485,000	\$0	N/A	0.33
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	10	5	8	4	100.00%	2	5	-60.00%	3	5	-40.00%	\$285,000	\$498,000	-42.77%	2.67
Total	1,508	1,702	1,777	1,259	41.14%	1,072	1,549	-30.79%	992	1,403	-29.29%	\$465,000	\$428,000	8.64%	1.79