

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Apr 2025	New Apr 2024	Ttl Active Apr 2025	Ttl Active Apr 2024	% Change, Ttl Active	Pending Apr 2025	Pending Apr 2024	% Change, Pending	Closed Apr 2025	Closed Apr 2024	% Change, Closed	Median \$, Apr 2025	Median \$, Apr 2024	% Change, Median Price	Months of Inventory
King	4,052	3,439	4,742	2,768	71.32%	2,524	2,775	-9.05%	2,127	2,183	-2.57%	\$907,000	\$875,000	3.66%	2.23
Snohomish	1,324	1,218	1,325	717	84.80%	1,027	1,092	-5.95%	840	861	-2.44%	\$755,500	\$738,000	2.37%	1.58
Pierce	1,436	1,385	1,755	1,334	31.56%	1,133	1,250	-9.36%	908	900	0.89%	\$555,000	\$552,250	0.50%	1.93
Kitsap	497	512	550	507	8.48%	397	438	-9.36%	303	300	1.00%	\$579,950	\$549,997	5.45%	1.82
Mason	174	166	266	232	14.66%	104	118	-11.86%	94	78	20.51%	\$425,000	\$419,975	1.20%	2.83
Skagit	217	204	281	252	11.51%	138	130	6.15%	126	102	23.53%	\$571,570	\$590,000	-3.12%	2.23
Grays Harbor	185	177	484	370	30.81%	116	106	9.43%	97	63	53.97%	\$369,000	\$365,000	1.10%	4.99
Lewis	172	141	335	244	37.30%	128	119	7.56%	77	83	-7.23%	\$410,000	\$401,500	2.12%	4.35
Cowlitz	143	130	229	152	50.66%	164	140	17.14%	92	97	-5.15%	\$399,950	\$393,000	1.77%	2.49
Grant	164	134	390	244	59.84%	106	116	-8.62%	80	66	21.21%	\$340,000	\$340,000	0.00%	4.88
Thurston	454	431	547	421	29.93%	419	415	0.96%	276	287	-3.83%	\$537,000	\$510,000	5.29%	1.98
San Juan	64	50	152	108	40.74%	27	21	28.57%	13	14	-7.14%	\$665,000	\$1,055,000	-36.97%	11.69
Island	224	212	335	264	26.89%	125	138	-9.42%	126	97	29.90%	\$641,500	\$625,000	2.64%	2.66
Kittitas	170	160	342	269	27.14%	81	74	9.46%	71	49	44.90%	\$460,000	\$545,560	-15.68%	4.82
Jefferson	76	50	133	92	44.57%	45	35	28.57%	28	30	-6.67%	\$622,000	\$640,000	-2.81%	4.75
Okanogan	69	84	168	165	1.82%	24	43	-44.19%	21	35	-40.00%	\$289,000	\$317,000	-8.83%	8.00
Whatcom	513	392	753	448	68.08%	310	297	4.38%	219	228	-3.95%	\$600,000	\$595,000	0.84%	3.44
Clark	148	129	226	162	39.51%	101	77	31.17%	89	65	36.92%	\$549,000	\$525,000	4.57%	2.54
Pacific	78	59	232	158	46.84%	41	46	-10.87%	28	35	-20.00%	\$346,500	\$342,200	1.26%	8.29
Ferry	6	7	30	19	57.89%	4	8	-50.00%	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	172	126	239	140	70.71%	98	101	-2.97%	73	72	1.39%	\$475,000	\$535,250	-11.26%	3.27
Chelan	196	174	335	277	20.94%	96	81	18.52%	58	45	28.89%	\$537,500	\$585,000	-8.12%	5.78
Douglas	85	63	111	94	18.09%	62	42	47.62%	39	39	0.00%	\$475,000	\$524,400	-9.42%	2.85
Adams	28	17	51	44	15.91%	8	7	14.29%	3	8	-62.50%	\$310,000	\$331,500	-6.49%	17.00
Walla Walla	93	77	159	136	16.91%	57	64	-10.94%	44	58	-24.14%	\$447,500	\$382,500	16.99%	3.61
Columbia	11	4	23	13	76.92%	7	7	0.00%	3	3	0.00%	\$305,000	\$392,000	-22.19%	7.67
Others	107	95	266	183	45.36%	93	52	78.85%	52	49	6.12%	\$403,423	\$425,000	-5.08%	5.12
<b>Total</b>	<b>10,858</b>	<b>9,636</b>	<b>14,459</b>	<b>9,813</b>	<b>47.35%</b>	<b>7,435</b>	<b>7,792</b>	<b>-4.58%</b>	<b>5,887</b>	<b>5,847</b>	<b>0.68%</b>	<b>\$650,000</b>	<b>\$651,000</b>	<b>-0.15%</b>	<b>2.46</b>

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)

APRIL 2025

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Apr 2025	New Apr 2024	Ttl Active Apr 2025	Ttl Active Apr 2024	% Change, Ttl Active	Pending Apr 2025	Pending Apr 2024	% Change, Pending	Closed Apr 2025	Closed Apr 2024	% Change, Closed	Median \$, Apr 2025	Median \$, Apr 2024	% Change, Median Price	Months of Inventory
King	2,953	2,551	2,933	1,727	69.83%	1,959	2,142	-8.54%	1,624	1,665	-2.46%	\$1,030,000	\$980,000	5.10%	1.81
Snohomish	1,082	1,000	1,048	587	78.53%	857	889	-3.60%	696	694	0.29%	\$799,950	\$799,500	0.06%	1.51
Pierce	1,328	1,293	1,540	1,191	29.30%	1,068	1,177	-9.26%	848	830	2.17%	\$565,000	\$565,000	0.00%	1.82
Kitsap	461	489	490	474	3.38%	380	423	-10.17%	284	288	-1.39%	\$584,975	\$550,000	6.36%	1.73
Mason	173	165	265	229	15.72%	104	118	-11.86%	94	77	22.08%	\$425,000	\$415,000	2.41%	2.82
Skagit	203	195	252	235	7.23%	128	126	1.59%	111	99	12.12%	\$585,000	\$600,000	-2.50%	2.27
Grays Harbor	175	164	441	341	29.33%	110	104	5.77%	97	60	61.67%	\$369,000	\$373,500	-1.20%	4.55
Lewis	171	141	333	244	36.48%	128	119	7.56%	77	82	-6.10%	\$410,000	\$402,100	1.96%	4.32
Cowlitz	142	127	220	145	51.72%	162	138	17.39%	91	92	-1.09%	\$400,000	\$400,000	0.00%	2.42
Grant	158	132	378	241	56.85%	105	113	-7.08%	79	66	19.70%	\$340,000	\$340,000	0.00%	4.78
Thurston	433	407	500	388	28.87%	403	396	1.77%	266	279	-4.66%	\$540,000	\$512,400	5.39%	1.88
San Juan	60	49	133	99	34.34%	26	19	36.84%	8	12	-33.33%	\$1,010,000	\$1,055,000	-4.27%	16.63
Island	209	196	305	248	22.98%	121	129	-6.20%	119	91	30.77%	\$665,000	\$635,000	4.72%	2.56
Kittitas	154	149	305	240	27.08%	81	70	15.71%	69	46	50.00%	\$460,000	\$549,197	-16.24%	4.42
Jefferson	66	44	115	82	40.24%	41	32	28.13%	24	30	-20.00%	\$649,500	\$640,000	1.48%	4.79
Okanogan	67	84	167	158	5.70%	23	43	-46.51%	21	35	-40.00%	\$289,000	\$317,000	-8.83%	7.95
Whatcom	451	333	606	377	60.74%	266	254	4.72%	177	195	-9.23%	\$622,750	\$632,000	-1.46%	3.42
Clark	133	121	196	145	35.17%	98	74	32.43%	79	59	33.90%	\$560,000	\$545,000	2.75%	2.48
Pacific	71	54	206	139	48.20%	38	44	-13.64%	28	32	-12.50%	\$346,500	\$336,100	3.09%	7.36
Ferry	6	7	30	19	57.89%	4	8	-50.00%	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	165	117	228	134	70.15%	92	96	-4.17%	69	65	6.15%	\$475,000	\$539,000	-11.87%	3.30
Chelan	178	163	284	244	16.39%	86	75	14.67%	54	44	22.73%	\$547,000	\$592,000	-7.60%	5.26
Douglas	80	60	104	89	16.85%	58	41	41.46%	36	35	2.86%	\$505,950	\$524,400	-3.52%	2.89
Adams	28	17	51	44	15.91%	8	7	14.29%	3	8	-62.50%	\$310,000	\$331,500	-6.49%	17.00
Walla Walla	91	74	155	126	23.02%	55	61	-9.84%	43	55	-21.82%	\$450,000	\$400,000	12.50%	3.60
Columbia	11	4	23	13	76.92%	7	7	0.00%	3	3	0.00%	\$305,000	\$392,000	-22.19%	7.67
Others	104	93	261	182	43.41%	91	50	82.00%	52	47	10.64%	\$403,423	\$406,500	-0.76%	5.02
<b>Total</b>	<b>9,153</b>	<b>8,229</b>	<b>11,569</b>	<b>8,141</b>	<b>42.11%</b>	<b>6,499</b>	<b>6,755</b>	<b>-3.79%</b>	<b>5,052</b>	<b>4,989</b>	<b>1.26%</b>	<b>\$680,000</b>	<b>\$680,000</b>	<b>0.00%</b>	<b>2.29</b>

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	New Apr 2025	New Apr 2024	Ttl Active Apr 2025	Ttl Active Apr 2024	% Change, Ttl Active	Pending Apr 2025	Pending Apr 2024	% Change, Pending	Closed Apr 2025	Closed Apr 2024	% Change, Closed	Median \$, Apr 2025	Median \$, Apr 2024	% Change, Median Price	Months of Inventory
King	1,099	888	1,809	1,041	73.78%	565	633	-10.74%	503	518	-2.90%	\$579,950	\$580,000	-0.01%	3.60
Snohomish	242	218	277	130	113.08%	170	203	-16.26%	144	167	-13.77%	\$515,000	\$525,000	-1.90%	1.92
Pierce	108	92	215	143	50.35%	65	73	-10.96%	60	70	-14.29%	\$392,500	\$417,500	-5.99%	3.58
Kitsap	36	23	60	33	81.82%	17	15	13.33%	19	12	58.33%	\$340,000	\$399,250	-14.84%	3.16
Mason	1	1	1	3	-66.67%	0	0	N/A	0	1	-100.00%	\$0	\$433,000	-100.00%	0.00
Skagit	14	9	29	17	70.59%	10	4	150.00%	15	3	400.00%	\$430,000	\$465,000	-7.53%	1.93
Grays Harbor	10	13	43	29	48.28%	6	2	200.00%	0	3	-100.00%	\$0	\$129,900	-100.00%	0.00
Lewis	1	0	2	0	N/A	0	0	N/A	0	1	-100.00%	\$0	\$355,000	-100.00%	0.00
Cowlitz	1	3	9	7	28.57%	2	2	0.00%	1	5	-80.00%	\$230,800	\$309,000	-25.31%	9.00
Grant	6	2	12	3	300.00%	1	3	-66.67%	1	0	N/A	\$230,000	\$0	N/A	12.00
Thurston	21	24	47	33	42.42%	16	19	-15.79%	10	8	25.00%	\$325,000	\$310,500	4.67%	4.70
San Juan	4	1	19	9	111.11%	1	2	-50.00%	5	2	150.00%	\$345,000	\$920,000	-62.50%	3.80
Island	15	16	30	16	87.50%	4	9	-55.56%	7	6	16.67%	\$345,000	\$362,500	-4.83%	4.29
Kittitas	16	11	37	29	27.59%	0	4	-100.00%	2	3	-33.33%	\$493,750	\$415,000	18.98%	18.50
Jefferson	10	6	18	10	80.00%	4	3	33.33%	4	0	N/A	\$520,000	\$0	N/A	4.50
Okanogan	2	0	1	7	-85.71%	1	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	62	59	147	71	107.04%	44	43	2.33%	42	33	27.27%	\$464,000	\$419,000	10.74%	3.50
Clark	15	8	30	17	76.47%	3	3	0.00%	10	6	66.67%	\$280,000	\$295,000	-5.08%	3.00
Pacific	7	5	26	19	36.84%	3	2	50.00%	0	3	-100.00%	\$0	\$485,000	-100.00%	0.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	7	9	11	6	83.33%	6	5	20.00%	4	7	-42.86%	\$452,475	\$465,000	-2.69%	2.75
Chelan	18	11	51	33	54.55%	10	6	66.67%	4	1	300.00%	\$312,400	\$235,000	32.94%	12.75
Douglas	5	3	7	5	40.00%	4	1	300.00%	3	4	-25.00%	\$435,000	\$527,500	-17.54%	2.33
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	2	3	4	10	-60.00%	2	3	-33.33%	1	3	-66.67%	\$213,000	\$290,000	-26.55%	4.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	3	2	5	1	400.00%	2	2	0.00%	0	2	-100.00%	\$0	\$451,250	-100.00%	0.00
<b>Total</b>	<b>1,705</b>	<b>1,407</b>	<b>2,890</b>	<b>1,672</b>	<b>72.85%</b>	<b>936</b>	<b>1,037</b>	<b>-9.74%</b>	<b>835</b>	<b>858</b>	<b>-2.68%</b>	<b>\$515,000</b>	<b>\$518,537</b>	<b>-0.68%</b>	<b>3.46</b>