

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

MAY 2025

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New May 2025	New May 2024	Ttl Active May 2025	Ttl Active May 2024	% Change, Ttl Active	Pending May 2025	Pending May 2024	% Change, Pending	Closed May 2025	Closed May 2024	% Change, Closed	Median \$, May 2025	Median \$, May 2024	% Change, Median Price	Months of Inventory
King	4,909	4,173	6,120	3,880	57.73%	2,768	2,743	0.91%	2,180	2,506	-13.01%	\$865,000	\$890,000	-2.81%	2.81
Snohomish	1,737	1,541	1,815	1,106	64.10%	1,153	1,185	-2.70%	923	956	-3.45%	\$785,000	\$785,000	0.00%	1.97
Pierce	1,770	1,603	2,232	1,681	32.78%	1,295	1,298	-0.23%	1,025	1,002	2.30%	\$579,990	\$551,025	5.26%	2.18
Kitsap	596	586	699	623	12.20%	466	475	-1.89%	348	345	0.87%	\$584,250	\$579,990	0.73%	2.01
Mason	202	179	332	263	26.24%	121	141	-14.18%	94	99	-5.05%	\$416,450	\$410,000	1.57%	3.53
Skagit	237	262	350	339	3.24%	168	173	-2.89%	134	114	17.54%	\$599,500	\$589,250	1.74%	2.61
Grays Harbor	247	175	595	427	39.34%	116	121	-4.13%	94	95	-1.05%	\$357,450	\$359,900	-0.68%	6.33
Lewis	201	164	402	288	39.58%	121	112	8.04%	91	106	-14.15%	\$394,900	\$400,000	-1.28%	4.42
Cowlitz	190	157	294	203	44.83%	127	109	16.51%	133	90	47.78%	\$400,000	\$427,000	-6.32%	2.21
Grant	207	157	437	285	53.33%	127	107	18.69%	90	101	-10.89%	\$384,829	\$329,999	16.62%	4.86
Thurston	576	535	699	543	28.73%	450	436	3.21%	330	313	5.43%	\$534,950	\$505,000	5.93%	2.12
San Juan	73	53	198	144	37.50%	24	22	9.09%	23	18	27.78%	\$831,000	\$744,500	11.62%	8.61
Island	245	214	397	302	31.46%	167	174	-4.02%	115	121	-4.96%	\$630,000	\$615,000	2.44%	3.45
Kittitas	200	190	417	331	25.98%	113	114	-0.88%	70	65	7.69%	\$525,000	\$605,000	-13.22%	5.96
Jefferson	83	80	167	120	39.17%	47	45	4.44%	46	31	48.39%	\$632,500	\$625,000	1.20%	3.63
Okanogan	114	93	222	202	9.90%	54	51	5.88%	15	38	-60.53%	\$399,900	\$302,000	32.42%	14.80
Whatcom	551	495	918	604	51.99%	335	301	11.30%	276	264	4.55%	\$602,500	\$615,000	-2.03%	3.33
Clark	160	156	273	187	45.99%	101	120	-15.83%	92	64	43.75%	\$546,210	\$599,500	-8.89%	2.97
Pacific	77	96	249	198	25.76%	48	52	-7.69%	29	41	-29.27%	\$323,000	\$364,000	-11.26%	8.59
Ferry	9	11	35	22	59.09%	5	7	-28.57%	3	8	-62.50%	\$138,000	\$171,500	-19.53%	11.67
Clallam	192	136	307	178	72.47%	132	99	33.33%	85	76	11.84%	\$530,000	\$492,500	7.61%	3.61
Chelan	184	208	397	357	11.20%	104	123	-15.45%	92	79	16.46%	\$568,500	\$576,500	-1.39%	4.32
Douglas	89	93	147	120	22.50%	56	62	-9.68%	41	43	-4.65%	\$494,999	\$499,000	-0.80%	3.59
Adams	20	8	55	36	52.78%	16	14	14.29%	12	10	20.00%	\$350,000	\$317,500	10.24%	4.58
Walla Walla	103	95	200	162	23.46%	66	75	-12.00%	49	53	-7.55%	\$437,435	\$395,990	10.47%	4.08
Columbia	19	10	34	23	47.83%	5	2	150.00%	7	6	16.67%	\$256,000	\$275,000	-6.91%	4.86
Wahkiakum	16	8	35	23	52.17%	6	6	0.00%	3	5	-40.00%	\$630,000	\$580,000	8.62%	11.67
Others	122	94	284	190	49.47%	58	53	9.43%	67	40	67.50%	\$385,000	\$380,500	1.18%	4.24
Total	13,129	11,572	18,310	12,837	42.63%	8,249	8,220	0.35%	6,467	6,689	-3.32%	\$654,995	\$660,000	-0.76%	2.83

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)

MAY 2025

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New May 2025	New May 2024	Ttl Active May 2025	Ttl Active May 2024	% Change, Ttl Active	Pending May 2025	Pending May 2024	% Change, Pending	Closed May 2025	Closed May 2024	% Change, Closed	Median \$, May 2025	Median \$, May 2024	% Change, Median Price	Months of Inventory
King	3,736	3,198	4,056	2,563	58.25%	2,112	2,129	-0.80%	1,657	1,938	-14.50%	\$989,000	\$1,001,000	-1.20%	2.45
Snohomish	1,451	1,300	1,440	934	54.18%	978	970	0.82%	773	765	1.05%	\$833,000	\$828,000	0.60%	1.86
Pierce	1,649	1,497	1,992	1,515	31.49%	1,205	1,213	-0.66%	956	941	1.59%	\$589,000	\$560,000	5.18%	2.08
Kitsap	565	558	640	590	8.47%	432	452	-4.42%	326	334	-2.40%	\$594,500	\$579,970	2.51%	1.96
Mason	199	177	330	259	27.41%	119	140	-15.00%	93	98	-5.10%	\$416,950	\$412,500	1.08%	3.55
Skagit	225	251	322	322	0.00%	156	164	-4.88%	126	109	15.60%	\$615,000	\$593,500	3.62%	2.56
Grays Harbor	231	169	541	395	36.96%	110	119	-7.56%	88	94	-6.38%	\$362,700	\$359,888	0.78%	6.15
Lewis	201	164	400	288	38.89%	121	112	8.04%	91	106	-14.15%	\$394,900	\$400,000	-1.28%	4.40
Cowlitz	187	156	284	198	43.43%	126	107	17.76%	130	90	44.44%	\$403,042	\$427,000	-5.61%	2.18
Grant	197	152	419	278	50.72%	127	106	19.81%	90	97	-7.22%	\$384,829	\$330,000	16.61%	4.66
Thurston	560	520	658	516	27.52%	426	419	1.67%	314	298	5.37%	\$547,000	\$510,000	7.25%	2.10
San Juan	67	50	177	132	34.09%	21	22	-4.55%	22	16	37.50%	\$808,000	\$744,500	8.53%	8.05
Island	229	205	365	285	28.07%	156	165	-5.45%	112	112	0.00%	\$630,000	\$624,000	0.96%	3.26
Kittitas	195	173	380	289	31.49%	111	111	0.00%	70	60	16.67%	\$525,000	\$649,972	-19.23%	5.43
Jefferson	72	73	142	109	30.28%	45	39	15.38%	43	30	43.33%	\$685,000	\$649,995	5.39%	3.30
Okanogan	110	93	218	195	11.79%	54	51	5.88%	14	38	-63.16%	\$397,800	\$302,000	31.72%	15.57
Whatcom	468	424	753	515	46.21%	284	255	11.37%	230	223	3.14%	\$634,500	\$650,000	-2.38%	3.27
Clark	147	140	235	162	45.06%	98	114	-14.04%	89	62	43.55%	\$554,900	\$600,000	-7.52%	2.64
Pacific	72	88	222	174	27.59%	43	50	-14.00%	28	37	-24.32%	\$334,000	\$365,000	-8.49%	7.93
Ferry	9	11	35	22	59.09%	5	7	-28.57%	3	8	-62.50%	\$138,000	\$171,500	-19.53%	11.67
Clallam	181	130	289	171	69.01%	129	95	35.79%	80	72	11.11%	\$532,500	\$492,500	8.12%	3.61
Chelan	170	191	349	315	10.79%	91	116	-21.55%	82	71	15.49%	\$585,000	\$577,000	1.39%	4.26
Douglas	85	90	140	114	22.81%	52	60	-13.33%	37	40	-7.50%	\$494,999	\$509,000	-2.75%	3.78
Adams	20	8	55	36	52.78%	16	14	14.29%	12	10	20.00%	\$350,000	\$317,500	10.24%	4.58
Walla Walla	102	91	198	154	28.57%	64	71	-9.86%	47	49	-4.08%	\$437,435	\$395,990	10.47%	4.21
Columbia	19	10	34	23	47.83%	5	2	150.00%	7	6	16.67%	\$256,000	\$275,000	-6.91%	4.86
Wahkiakum	16	8	35	23	52.17%	6	6	0.00%	3	5	-40.00%	\$630,000	\$580,000	8.62%	11.67
Others	120	93	278	189	47.09%	57	52	9.62%	65	38	71.05%	\$385,000	\$388,000	-0.77%	4.28
Total	11,283	10,020	14,987	10,766	39.21%	7,149	7,161	-0.17%	5,588	5,747	-2.77%	\$677,500	\$685,000	-1.09%	2.68

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New May 2025	New May 2024	Ttl Active May 2025	Ttl Active May 2024	% Change, Ttl Active	Pending May 2025	Pending May 2024	% Change, Pending	Closed May 2025	Closed May 2024	% Change, Closed	Median \$, May 2025	Median \$, May 2024	% Change, Median Price	Months of Inventory
King	1,173	975	2,064	1,317	56.72%	656	614	6.84%	523	568	-7.92%	\$569,900	\$595,000	-4.22%	3.95
Snohomish	286	241	375	172	118.02%	175	215	-18.60%	150	191	-21.47%	\$489,975	\$557,289	-12.08%	2.50
Pierce	121	106	240	166	44.58%	90	85	5.88%	69	61	13.11%	\$409,950	\$389,950	5.13%	3.48
Kitsap	31	28	59	33	78.79%	34	23	47.83%	22	11	100.00%	\$392,500	\$595,000	-34.03%	2.68
Mason	3	2	2	4	-50.00%	2	1	100.00%	1	1	0.00%	\$400,000	\$375,000	6.67%	2.00
Skagit	12	11	28	17	64.71%	12	9	33.33%	8	5	60.00%	\$408,750	\$477,500	-14.40%	3.50
Grays Harbor	16	6	54	32	68.75%	6	2	200.00%	6	1	500.00%	\$336,450	\$415,000	-18.93%	9.00
Lewis	0	0	2	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	3	1	10	5	100.00%	1	2	-50.00%	3	0	N/A	\$359,000	\$0	N/A	3.33
Grant	10	5	18	7	157.14%	0	1	-100.00%	0	4	-100.00%	\$0	\$259,000	-100.00%	0.00
Thurston	16	15	41	27	51.85%	24	17	41.18%	16	15	6.67%	\$315,000	\$315,000	0.00%	2.56
San Juan	6	3	21	12	75.00%	3	0	N/A	1	2	-50.00%	\$955,000	\$776,500	22.99%	21.00
Island	16	9	32	17	88.24%	11	9	22.22%	3	9	-66.67%	\$363,000	\$315,000	15.24%	10.67
Kittitas	5	17	37	42	-11.90%	2	3	-33.33%	0	5	-100.00%	\$0	\$470,000	-100.00%	0.00
Jefferson	11	7	25	11	127.27%	2	6	-66.67%	3	1	200.00%	\$585,000	\$555,000	5.41%	8.33
Okanogan	4	0	4	7	-42.86%	0	0	N/A	1	0	N/A	\$450,000	\$0	N/A	4.00
Whatcom	83	71	165	89	85.39%	51	46	10.87%	46	41	12.20%	\$402,000	\$445,000	-9.66%	3.59
Clark	13	16	38	25	52.00%	3	6	-50.00%	3	2	50.00%	\$450,000	\$233,450	92.76%	12.67
Pacific	5	8	27	24	12.50%	5	2	150.00%	1	4	-75.00%	\$310,000	\$210,950	46.95%	27.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	11	6	18	7	157.14%	3	4	-25.00%	5	4	25.00%	\$489,000	\$457,000	7.00%	3.60
Chelan	14	17	48	42	14.29%	13	7	85.71%	10	8	25.00%	\$522,000	\$422,500	23.55%	4.80
Douglas	4	3	7	6	16.67%	4	2	100.00%	4	3	33.33%	\$378,000	\$435,000	-13.10%	1.75
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	1	4	2	8	-75.00%	2	4	-50.00%	2	4	-50.00%	\$369,500	\$333,750	10.71%	1.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Wahkiakum	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	2	1	6	1	500.00%	1	1	0.00%	2	2	0.00%	\$383,750	\$307,500	24.80%	3.00
Total	1,846	1,552	3,323	2,071	60.45%	1,100	1,059	3.87%	879	942	-6.69%	\$500,000	\$529,475	-5.57%	3.78