Recaps - Northwest MLS (RESIDENTIAL + CONDO) — JUNE 2025

	LISTINGS					PENDING SALES			CLOSED SALES						
County	New Jun 2025	New Jun 2024	Ttl Active Jun 2025	Ttl Active Jun 2024	% Change, Ttl Active	Pending Jun 2025	Pending Jun 2024	% Change, Pending	Closed Jun 2025	Closed Jun 2024	% Change, Closed	Median $, Jun 2025	Median $, Jun 2024	% Change, Median Price	Months of Inventory
King	3,960	3,581	6,334	4,318	46.69%	2,668	2,596	2.77%	2,332	2,228	4.67%	$913,562	$875,000	4.41%	2.72
Snohomish	1,419	1,353	2,038	1,350	50.96%	1,000	1,060	-5.66%	963	986	-2.33%	$775,000	$789,497	-1.84%	2.12
Pierce	1,563	1,474	2,526	1,976	27.83%	1,246	1,145	8.82%	955	986	-3.14%	$579,000	$550,000	5.27%	2.65
Kitsap	542	463	785	664	18.22%	409	417	-1.92%	383	415	-7.71%	$593,500	$571,927	3.77%	2.05
Mason	177	166	372	297	25.25%	137	130	5.38%	102	95	7.37%	$446,000	$430,000	3.72%	3.65
Skagit	221	186	380	329	15.50%	180	192	-6.25%	131	124	5.65%	$630,000	$590,000	6.78%	2.90
Grays Harbor	200	199	665	471	41.19%	122	129	-5.43%	98	94	4.26%	$347,200	$345,000	0.64%	6.79
Lewis	169	146	453	334	35.63%	104	110	-5.45%	96	74	29.73%	$437,000	$428,020	2.10%	4.72
Cowlitz	141	149	323	227	42.29%	114	124	-8.06%	90	100	-10.00%	$417,000	$423,500	-1.53%	3.59
Grant	146	123	467	289	61.59%	105	106	-0.94%	93	95	-2.11%	$363,990	$372,450	-2.27%	5.02
Thurston	508	435	805	577	39.51%	405	421	-3.80%	368	372	-1.08%	$549,949	$515,000	6.79%	2.19
San Juan	47	48	209	158	32.28%	33	19	73.68%	19	19	0.00%	$1,035,000	$950,000	8.95%	11.00
Island	217	192	455	337	35.01%	133	137	-2.92%	123	132	-6.82%	$645,000	$622,475	3.62%	3.70
Kittitas	145	145	423	350	20.86%	103	106	-2.83%	114	97	17.53%	$597,500	$529,995	12.74%	3.71
Jefferson	80	87	184	143	28.67%	57	58	-1.72%	38	39	-2.56%	$665,500	$635,000	4.80%	4.84
Okanogan	90	74	249	215	15.81%	50	60	-16.67%	48	47	2.13%	$397,500	$379,000	4.88%	5.19
Whatcom	502	418	985	661	49.02%	339	314	7.96%	268	254	5.51%	$600,000	$599,499	0.08%	3.68
Clark	152	114	303	210	44.29%	115	93	23.66%	89	93	-4.30%	$570,000	$523,500	8.88%	3.40
Pacific	86	92	283	250	13.20%	49	40	22.50%	31	36	-13.89%	$385,000	$322,500	19.38%	9.13
Ferry	9	5	41	29	41.38%	4	2	100.00%	2	5	-60.00%	$340,000	$175,000	94.29%	20.50
Clallam	124	130	308	214	43.93%	123	91	35.16%	89	85	4.71%	$510,000	$515,000	-0.97%	3.46
Chelan	167	131	444	390	13.85%	89	96	-7.29%	87	84	3.57%	$565,000	$617,500	-8.50%	5.10
Douglas	73	63	171	140	22.14%	45	38	18.42%	51	46	10.87%	$515,000	$520,999	-1.15%	3.35
Adams	20	30	63	43	46.51%	12	11	9.09%	14	9	55.56%	$320,000	$236,000	35.59%	4.50
Walla Walla	92	83	217	168	29.17%	70	83	-15.66%	49	63	-22.22%	$430,000	$475,000	-9.47%	4.43
Columbia	7	8	34	20	70.00%	5	13	-61.54%	4	3	33.33%	$275,000	$274,000	0.36%	8.50
Wahkiakum	15	12	40	31	29.03%	10	4	150.00%	4	5	-20.00%	$389,950	$390,000	-0.01%	10.00
Others	93	77	280	202	38.61%	74	55	34.55%	53	41	29.27%	$390,000	$415,000	-6.02%	5.28
Total	**10,965**	**9,984**	**19,837**	**14,393**	**37.82%**	**7,801**	**7,650**	**1.97%**	**6,694**	**6,627**	**1.01%**	**$670,000**	**$650,000**	**3.08%**	**2.96**

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)															JUNE 2025
	LISTINGS					PENDING SALES			CLOSED SALES						
County	New Jun 2025	New Jun 2024	Ttl Active Jun 2025	Ttl Active Jun 2024	% Change, Ttl Active	Pending Jun 2025	Pending Jun 2024	% Change, Pending	Closed Jun 2025	Closed Jun 2024	% Change, Closed	Median $, Jun 2025	Median $, Jun 2024	% Change, Median Price	Months of Inventory
King	3,052	2,685	4,289	2,865	49.70%	2,094	2,018	3.77%	1,812	1,753	3.37%	$1,033,950	$965,000	7.15%	2.37
Snohomish	1,188	1,139	1,646	1,133	45.28%	848	889	-4.61%	796	825	-3.52%	$815,000	$830,000	-1.81%	2.07
Pierce	1,473	1,352	2,286	1,790	27.71%	1,168	1,055	10.71%	904	924	-2.16%	$589,950	$563,500	4.69%	2.53
Kitsap	513	435	731	623	17.34%	384	400	-4.00%	362	390	-7.18%	$599,886	$577,500	3.88%	2.02
Mason	177	164	371	291	27.49%	136	129	5.43%	100	94	6.38%	$437,500	$430,000	1.74%	3.71
Skagit	210	176	352	315	11.75%	172	178	-3.37%	122	121	0.83%	$652,500	$593,500	9.94%	2.89
Grays Harbor	196	191	613	434	41.24%	118	129	-8.53%	90	92	-2.17%	$361,999	$345,000	4.93%	6.81
Lewis	168	146	451	334	35.03%	103	110	-6.36%	96	74	29.73%	$437,000	$428,020	2.10%	4.70
Cowlitz	138	146	313	220	42.27%	113	123	-8.13%	90	100	-10.00%	$417,000	$423,500	-1.53%	3.48
Grant	143	121	448	284	57.75%	102	103	-0.97%	92	94	-2.13%	$364,495	$372,725	-2.21%	4.87
Thurston	492	421	770	547	40.77%	385	411	-6.33%	353	356	-0.84%	$550,000	$524,945	4.77%	2.18
San Juan	46	44	191	148	29.05%	32	16	100.00%	17	18	-5.56%	$1,100,000	$950,000	15.79%	11.24
Island	205	183	420	320	31.25%	125	128	-2.34%	113	126	-10.32%	$655,000	$647,500	1.16%	3.72
Kittitas	142	134	388	306	26.80%	101	100	1.00%	111	95	16.84%	$609,000	$530,000	14.91%	3.50
Jefferson	73	78	162	129	25.58%	51	51	0.00%	36	34	5.88%	$665,500	$649,500	2.46%	4.50
Okanogan	90	74	246	209	17.70%	49	60	-18.33%	48	47	2.13%	$397,500	$379,000	4.88%	5.13
Whatcom	458	353	829	559	48.30%	292	268	8.96%	232	220	5.45%	$637,000	$625,000	1.92%	3.57
Clark	148	111	274	190	44.21%	105	84	25.00%	83	87	-4.60%	$581,000	$530,000	9.62%	3.30
Pacific	79	84	255	224	13.84%	45	37	21.62%	26	35	-25.71%	$425,000	$310,000	37.10%	9.81
Ferry	9	5	41	29	41.38%	4	2	100.00%	2	5	-60.00%	$340,000	$175,000	94.29%	20.50
Clallam	122	128	292	211	38.39%	120	86	39.53%	86	80	7.50%	$511,000	$516,250	-1.02%	3.40
Chelan	146	118	387	346	11.85%	82	88	-6.82%	81	79	2.53%	$567,500	$675,000	-15.93%	4.78
Douglas	68	61	162	134	20.90%	44	36	22.22%	49	44	11.36%	$519,000	$533,999	-2.81%	3.31
Adams	20	30	63	43	46.51%	12	11	9.09%	14	9	55.56%	$320,000	$236,000	35.59%	4.50
Walla Walla	91	82	215	161	33.54%	69	81	-14.81%	46	62	-25.81%	$439,245	$487,500	-9.90%	4.67
Columbia	7	8	34	20	70.00%	5	13	-61.54%	4	3	33.33%	$275,000	$274,000	0.36%	8.50
Wahkiakum	13	12	39	31	25.81%	9	4	125.00%	4	5	-20.00%	$389,950	$390,000	-0.01%	9.75
Others	90	75	274	200	37.00%	70	54	29.63%	51	40	27.50%	$390,000	$419,000	-6.92%	5.37
Total	**9,557**	**8,556**	**16,542**	**12,096**	**36.76%**	**6,838**	**6,664**	**2.61%**	**5,820**	**5,812**	**0.14%**	**$695,000**	**$674,995**	**2.96%**	**2.84**

Recaps - Northwest MLS (CONDO ONLY)															JUNE 2025
	LISTINGS					PENDING SALES			CLOSED SALES						
County	New Jun 2025	New Jun 2024	Ttl Active Jun 2025	Ttl Active Jun 2024	% Change, Ttl Active	Pending Jun 2025	Pending Jun 2024	% Change, Pending	Closed Jun 2025	Closed Jun 2024	% Change, Closed	Median $, Jun 2025	Median $, Jun 2024	% Change, Median Price	Months of Inventory
King	908	896	2,045	1,453	40.74%	574	578	-0.69%	520	475	9.47%	$576,000	$555,090	3.77%	3.93
Snohomish	231	214	392	217	80.65%	152	171	-11.11%	167	161	3.73%	$600,000	$530,000	13.21%	2.35
Pierce	90	122	240	186	29.03%	78	90	-13.33%	51	62	-17.74%	$425,000	$394,000	7.87%	4.71
Kitsap	29	28	54	41	31.71%	25	17	47.06%	21	25	-16.00%	$315,000	$299,450	5.19%	2.57
Mason	0	2	1	6	-83.33%	1	1	0.00%	2	1	100.00%	$542,000	$390,000	38.97%	0.50
Skagit	11	10	28	14	100.00%	8	14	-42.86%	9	3	200.00%	$450,000	$435,000	3.45%	3.11
Grays Harbor	4	8	52	37	40.54%	4	0	N/A	8	2	300.00%	$248,750	$116,450	113.61%	6.50
Lewis	1	0	2	0	N/A	1	0	N/A	0	0	N/A	$0	$0	N/A	0.00
Cowlitz	3	3	10	7	42.86%	1	1	0.00%	0	0	N/A	$0	$0	N/A	0.00
Grant	3	2	19	5	280.00%	3	3	0.00%	1	1	0.00%	$160,000	$160,000	0.00%	19.00
Thurston	16	14	35	30	16.67%	20	10	100.00%	15	16	-6.25%	$364,000	$339,750	7.14%	2.33
San Juan	1	4	18	10	80.00%	1	3	-66.67%	2	1	100.00%	$537,000	$390,000	37.69%	9.00
Island	12	9	35	17	105.88%	8	9	-11.11%	10	6	66.67%	$327,500	$429,500	-23.75%	3.50
Kittitas	3	11	35	44	-20.45%	2	6	-66.67%	3	2	50.00%	$305,000	$278,500	9.52%	11.67
Jefferson	7	9	22	14	57.14%	6	7	-14.29%	2	5	-60.00%	$632,500	$330,000	91.67%	11.00
Okanogan	0	0	3	6	-50.00%	1	0	N/A	0	0	N/A	$0	$0	N/A	0.00
Whatcom	44	65	156	102	52.94%	47	46	2.17%	36	34	5.88%	$370,000	$401,250	-7.79%	4.33
Clark	4	3	29	20	45.00%	10	9	11.11%	6	6	0.00%	$310,000	$287,500	7.83%	4.83
Pacific	7	8	28	26	7.69%	4	3	33.33%	5	1	400.00%	$265,000	$519,500	-48.99%	5.60
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	$0	$0	N/A	0.00
Clallam	2	2	16	3	433.33%	3	5	-40.00%	3	5	-40.00%	$349,000	$469,000	-25.59%	5.33
Chelan	21	13	57	44	29.55%	7	8	-12.50%	6	5	20.00%	$388,500	$380,000	2.24%	9.50
Douglas	5	2	9	6	50.00%	1	2	-50.00%	2	2	0.00%	$353,750	$353,000	0.21%	4.50
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	$0	$0	N/A	0.00
Walla Walla	1	1	2	7	-71.43%	1	2	-50.00%	3	1	200.00%	$410,000	$295,000	38.98%	0.67
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	$0	$0	N/A	0.00
Wahkiakum	2	0	1	0	N/A	1	0	N/A	0	0	N/A	$0	$0	N/A	0.00
Others	3	2	6	2	200.00%	4	1	300.00%	2	1	100.00%	$380,000	$270,000	40.74%	3.00
Total	**1,408**	**1,428**	**3,295**	**2,297**	**43.45%**	**963**	**986**	**-2.33%**	**874**	**815**	**7.24%**	**$517,495**	**$499,000**	**3.71%**	**3.77**