



Powering the Region's Real Estate Industry  
**NORTHWEST**  
MULTIPLE LISTING SERVICE®

2023

Annual Statistical Review and Highlights



# Table of Contents

p 2.....Table of Contents & Highlights  
p 3.....NWMLS Profile  
p 4-6.....Median Prices/Closed Sales + Maps

## New Listings

p 7-9.....All Counties, by Month  
p 10-12....All Counties, Annual Comparison  
p 13-15....All Counties, 11-Year Comparison

## Active Inventory

p 16-18....All Counties, by Month  
p 19-21....All Counties, Annual Comparison  
p 22-24....All Counties, 11-Year Comparison

## Pending Sales

p 25-27....All Counties, by Month  
p 28-30....All Counties, Annual Comparison  
p 31-33....All Counties, 11-Year Comparison

## Closed Sales

p 34-36....All Counties, by Month  
p 37-39....All Counties, Annual Comparison  
p 40-42....All Counties, 11-Year Comparison

## New Construction

p 43-45....All Counties, Annual

## Median Sales Price

p 46-48....All Counties, by Month  
p 49-51....All Counties, Annual Comparison  
p 52-54....All Counties, 11-Year Comparison

## Months of Inventory

p 55-57....All Counties, by Month  
p 58-60....All Counties, Annual Comparison  
p 61-63....All Counties, 11-Year Comparison

## Prices

p 64-66....Sales by Price Range  
p 67-68....Sale Price to List Price Ratio  
p 69-71....Avg. Prices, Tri-county Region  
p 72.....Highest Home Prices, by School District  
p 73.....3 Bd Median Sales Prices, by County  
p 74.....Snapshot of Condo Prices, King Subareas  
p 75-78....High-End Sales by Property Types, Counties

p 79-80....NWMLS Index of Map Areas

# 2023 Highlights

## Closed Sales

Northwest MLS broker-members reported 64,208 closed sales of single-family homes and condos (p34) valued nearly \$48 billion. (p34)

## Prices

In 2023, the median price for closed sales of SFH and condos system-wide was \$600,000. Comparing counties, the median price ranged from \$248,500 in Columbia County to \$892,500 in San Juan County. (p49)

## Sales Price to List Price Ratio

Single family home sales during 2023 had closing prices at 99.9% of the list price. (p68)

## Highest Prices

Among 26 counties in the MLS service area, San Juan County had the highest median price for single family homes (excluding condos), at \$927,500, followed by King County, at \$875,700. (p50)

## New Listings

MLS members added 81,612 new listings during the year, a drop of 28,682 units compared to 2022 for a 26.01% decline. (p7)

## Months of Supply

Inventory, as measured by months of supply, averaged 1.79 months overall for 2023, improving on 2022's average of 1.44, but still well below the balanced market range 4-to-6 months. At year-end, there was about 2 months of supply. (p61)

## New Construction

Newly-built homes (including condos) sold by MLS members accounted for about 14.2% of sales during 2023. The median price for new construction single family homes was \$699,715; for new condos it was \$760,000. (p43-45)

## Peak Activity Times

The volume of new listings peaked in June, while the volume of pending sales peaked in May and closed sales peaked in June. (p7, 25, 34) For active listings, the highest volume was reported in September. (p16).

## Condos

Condos accounted for 13.1% of all sales during 2023 (8,426 units), with 58% of them in King County. (p39)

## Prices, School Districts

In 11 school districts, median prices for single family homes were \$1 million and higher, led by Mercer Island at \$2,240,000. (p72)

## Prices, 3 BR Homes

Prices for 3-bedroom homes vary widely across the MLS market area, topped by San Juan County where the median price was \$1,000,000. At the other end of the spectrum, the typical 3-bedroom home in Ferry County had a median price of \$275,000. (p73)

## Luxury Sales

NWMLS members sold 10,497 single family homes priced at \$1 million or higher, (p75) and 3,780 condos priced at half a million dollars and up.

## NWMLS Members

This report reflects the work of more than 32,000 brokers in 2,500 plus member offices across 26 counties.

# NWMLS Profile



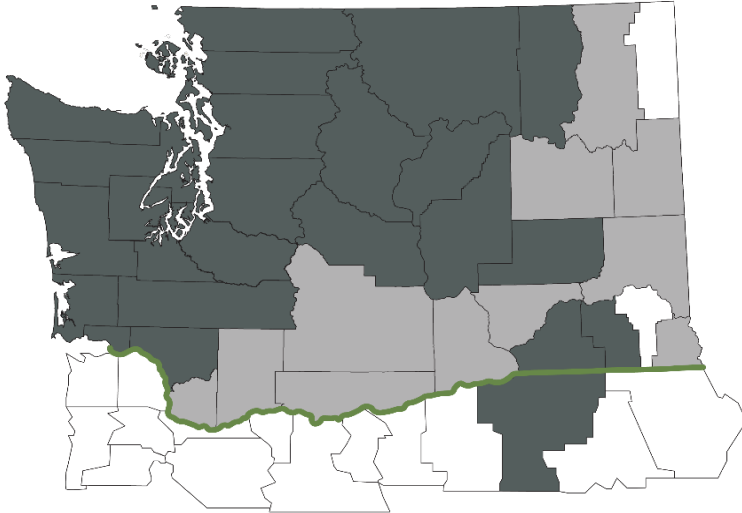
Member Offices

**2,562**



Total Members/Subscribers

**32,478**

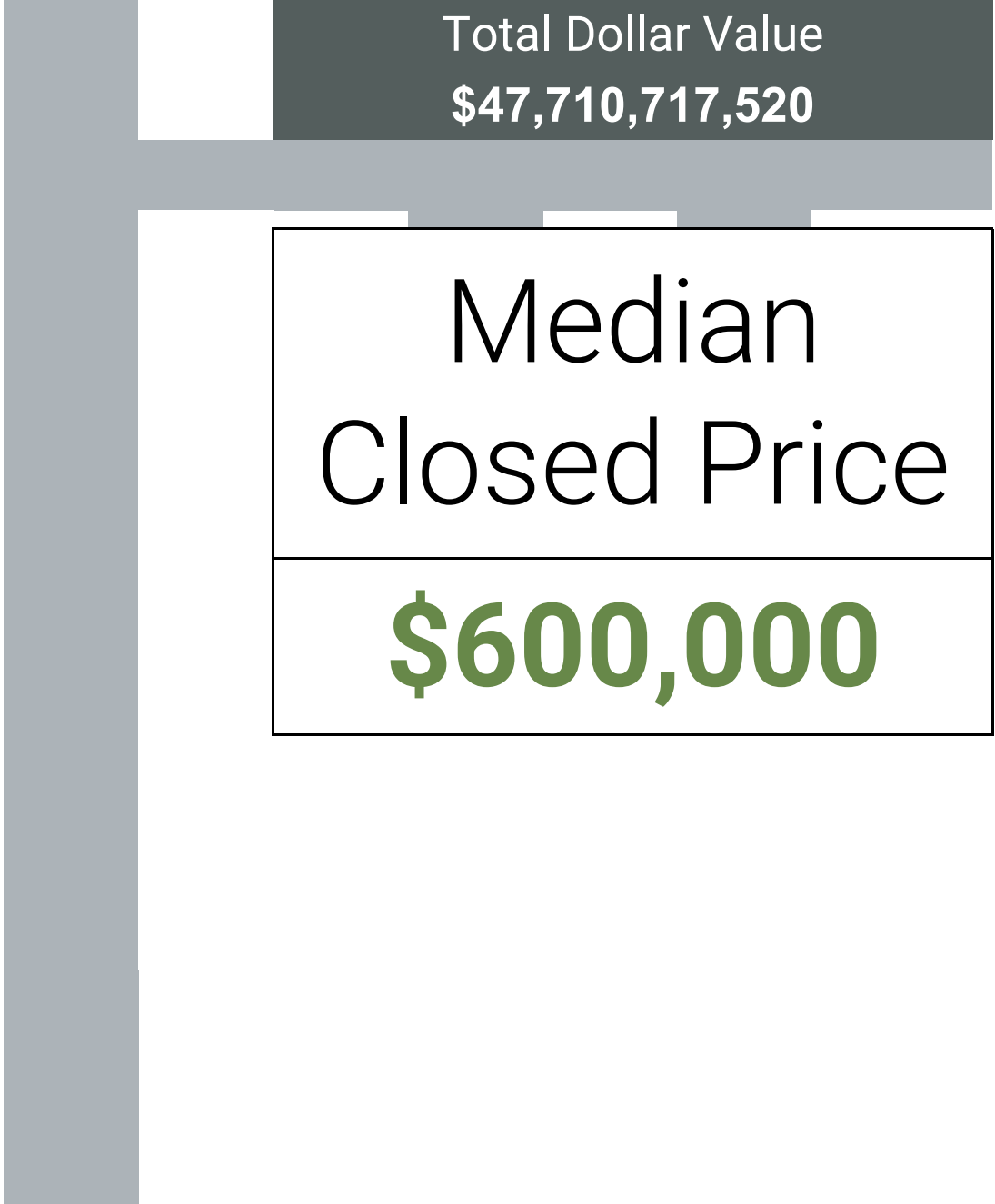


Counties

**26**

## 2023 Closed Sales, All Counties

Residential and Condominium Listings, Year-To-Date



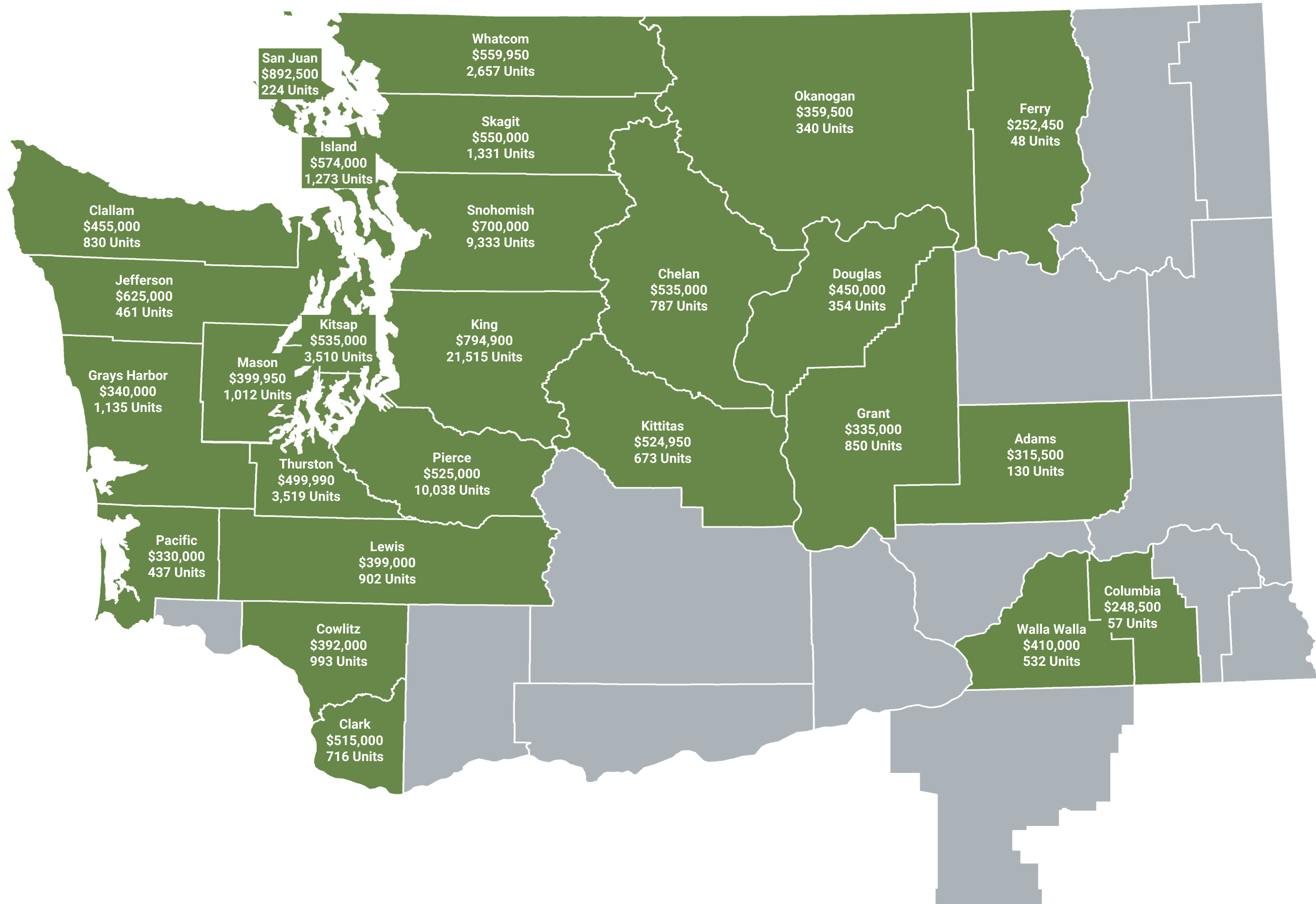
NWMLS brokers sold

**64,208**

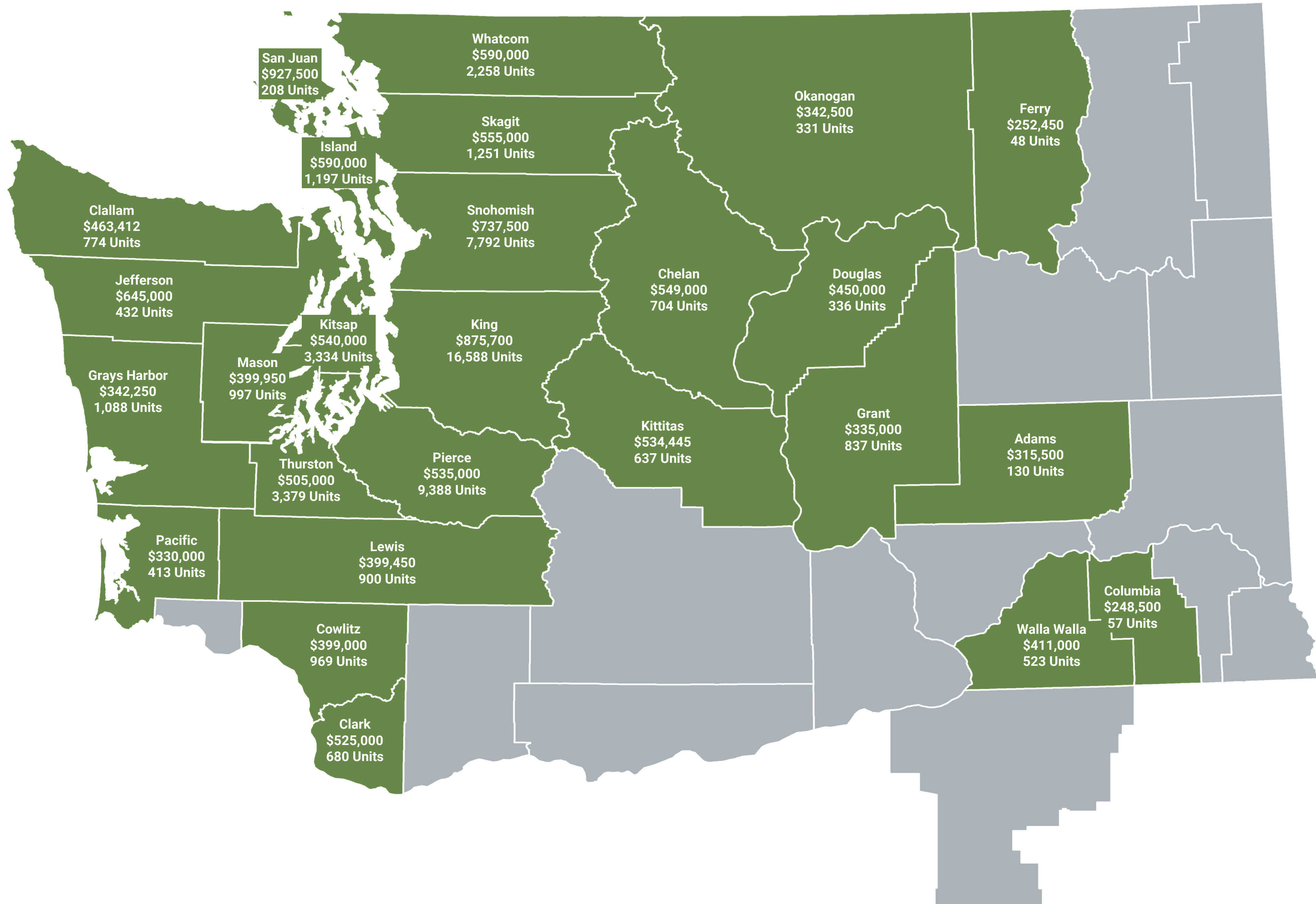
residential homes and condos  
in total for 2023

# All Counties: Residential Homes & Condominiums

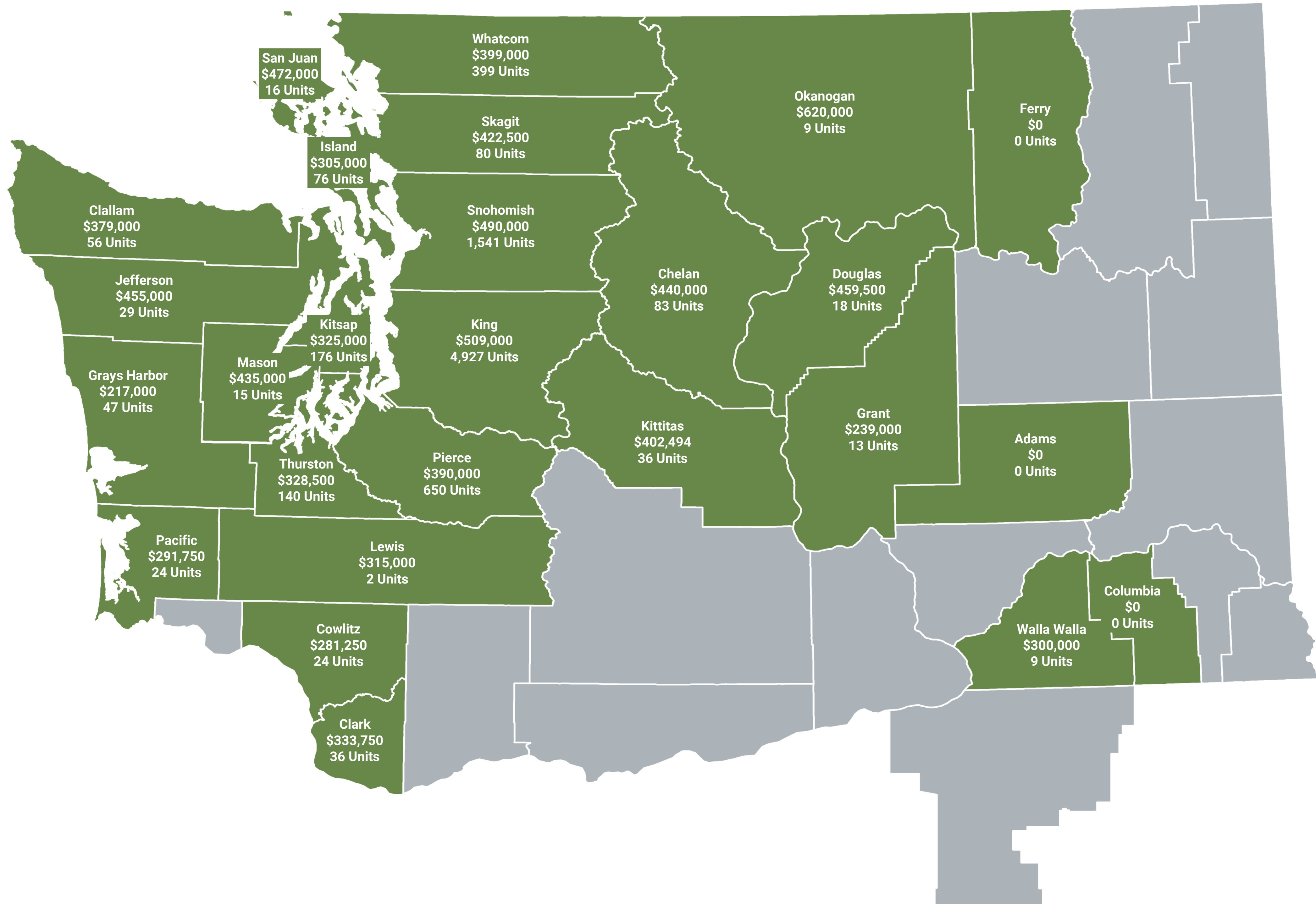
## Closed Sales: Median Price & Units



All Counties: Residential Homes Only  
**Closed Sales: Median Price & Units**



All Counties: Condominiums Only  
**Closed Sales: Median Price & Units**

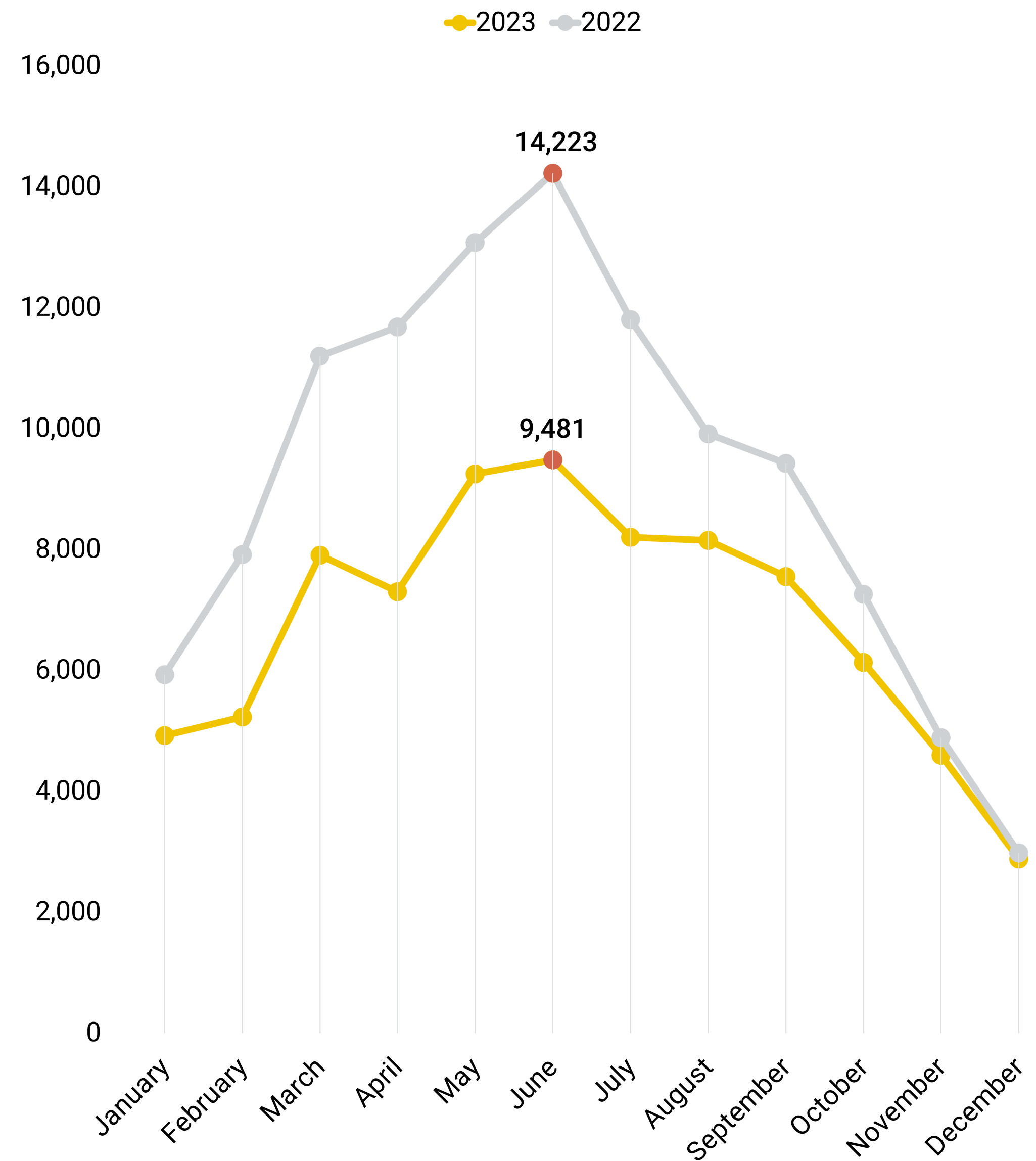


# All Counties: Residential Homes and Condominiums

## New Listings by Month

A comparison of new listings added in all counties each month this year vs. last year, for residential homes & condominiums.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	4,925	5,927	-16.91%
February	5,231	7,920	-33.95%
March	7,904	11,197	-29.41%
April	7,303	11,681	-37.48%
May	9,247	13,075	-29.28%
June	9,481	14,223	-33.34%
July	8,205	11,805	-30.50%
August	8,152	9,914	-17.77%
September	7,551	9,422	-19.86%
October	6,134	7,260	-15.51%
November	4,595	4,890	-6.03%
December	2,884	2,980	-3.22%
<b>Total</b>	<b>81,612</b>	<b>110,294</b>	
<b>% chg.</b>			<b>-26.01%</b>

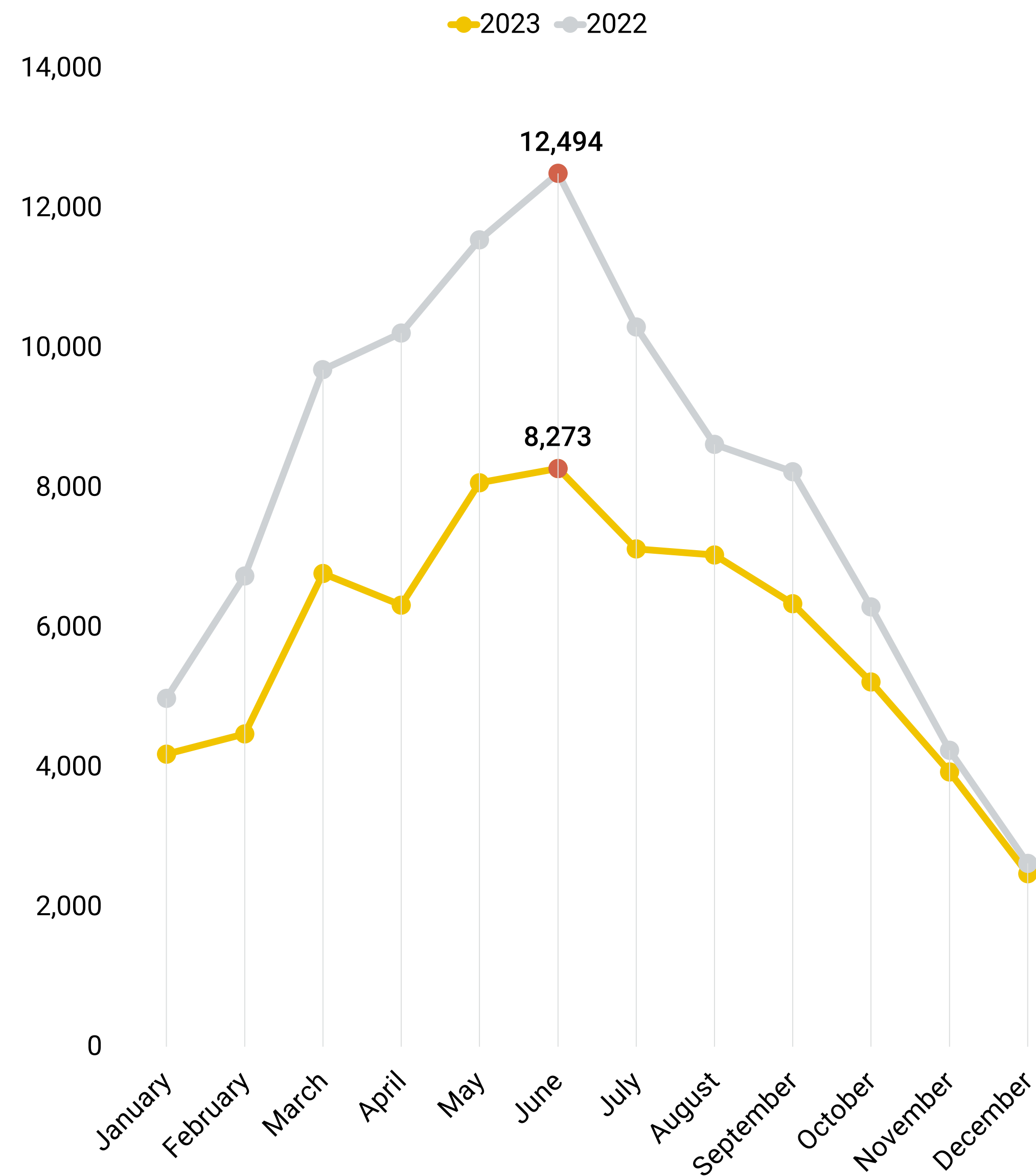


# All Counties: Residential Homes Only

## New Listings by Month

A comparison of new listings added in all counties each month this year vs. last year, for residential homes only.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	4,186	4,984	-16.01%
February	4,474	6,737	-33.59%
March	6,768	9,684	-30.11%
April	6,318	10,211	-38.13%
May	8,070	11,545	-30.10%
June	8,273	12,494	-33.78%
July	7,121	10,297	-30.84%
August	7,034	8,618	-18.38%
September	6,340	8,224	-22.91%
October	5,218	6,294	-17.10%
November	3,933	4,243	-7.31%
December	2,476	2,623	-5.60%
<b>Total</b>	<b>70,211</b>	<b>95,954</b>	
<b>% chg.</b>			<b>-26.83%</b>



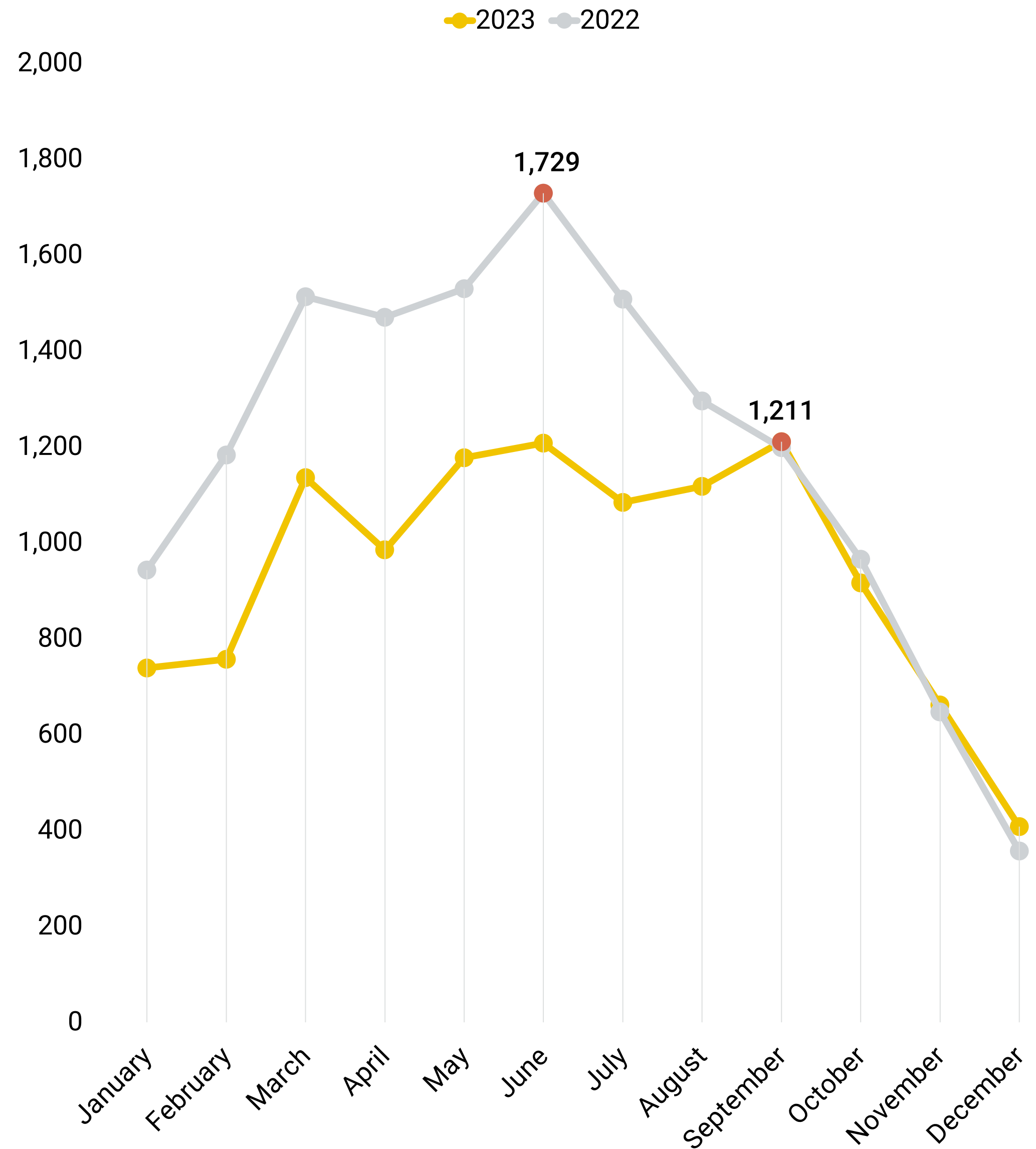


# All Counties: Condominiums Only

## New Listings by Month

A comparison of new listings added in all counties each month this year vs. last year, for condominiums only.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	739	943	-21.63%
February	757	1,183	-36.01%
March	1,136	1,513	-24.92%
April	985	1,470	-32.99%
May	1,177	1,530	-23.07%
June	1,208	1,729	-30.13%
July	1,084	1,508	-28.12%
August	1,118	1,296	-13.73%
September	1,211	1,198	1.09%
October	916	966	-5.18%
November	662	647	2.32%
December	408	357	14.29%
<b>Total</b>	<b>11,401</b>	<b>14,340</b>	
<b>% chg.</b>			<b>-20.50%</b>



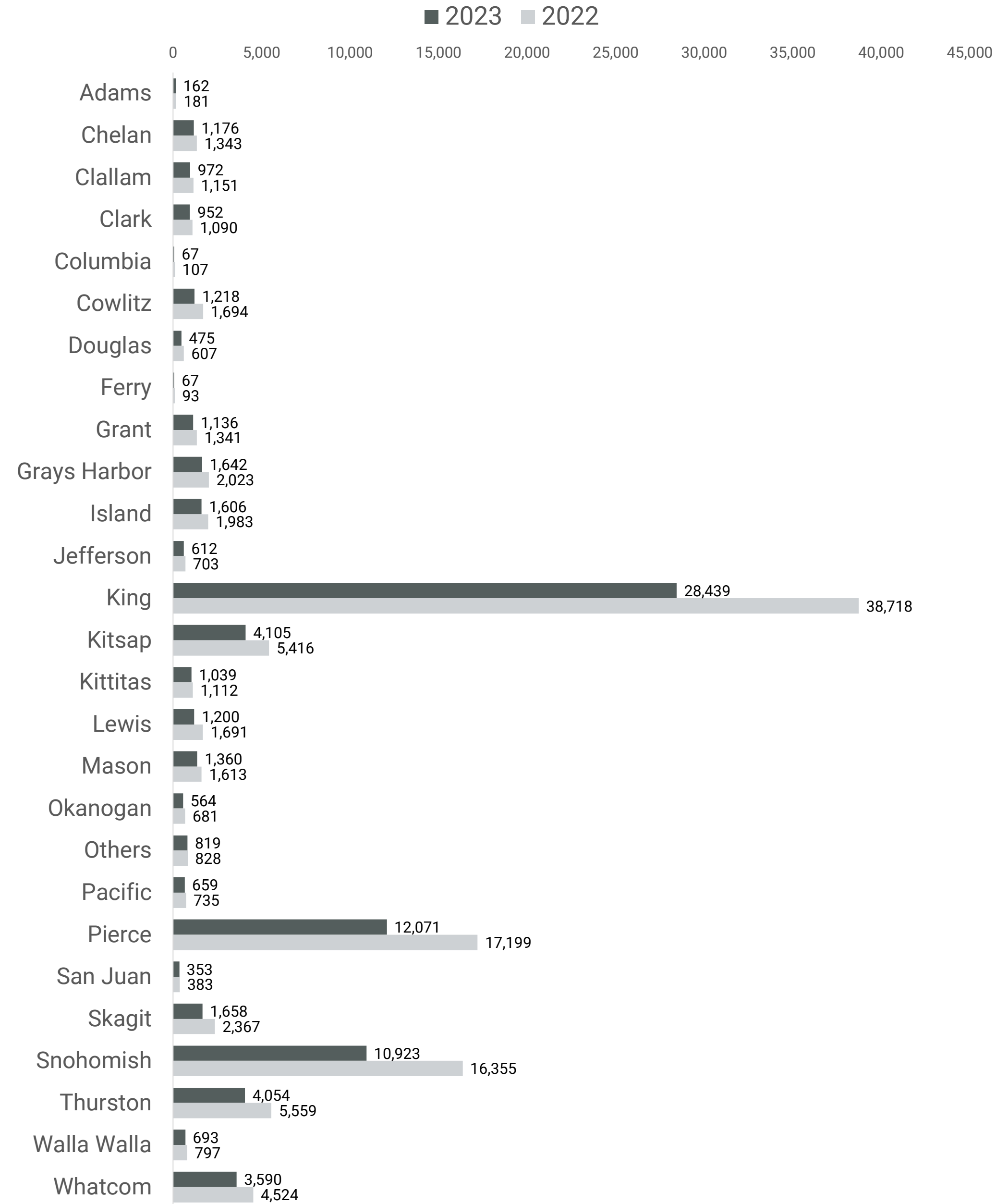
# Residential Homes and Condominiums

## New Listings by County

A comparison of new listings added in each county this year vs. last year, for residential homes & condominiums.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
Adams	162	181	-10.50%
Chelan	1,176	1,343	-12.43%
Clallam	972	1,151	-15.55%
Clark	952	1,090	-12.66%
Columbia	67	107	-37.38%
Cowlitz	1,218	1,694	-28.10%
Douglas	475	607	-21.75%
Ferry	67	93	-27.96%
Grant	1,136	1,341	-15.29%
Grays Harbor	1,642	2,023	-18.83%
Island	1,606	1,983	-19.01%
Jefferson	612	703	-12.94%
King	28,439	38,718	-26.55%
Kitsap	4,105	5,416	-24.21%
Kittitas	1,039	1,112	-6.56%
Lewis	1,200	1,691	-29.04%
Mason	1,360	1,613	-15.69%
Okanogan	564	681	-17.18%
Others	819	828	-1.09%
Pacific	659	735	-10.34%
Pierce	12,071	17,199	-29.82%
San Juan	353	383	-7.83%
Skagit	1,658	2,367	-29.95%
Snohomish	10,923	16,355	-33.21%
Thurston	4,054	5,559	-27.07%
Walla Walla	693	797	-13.05%
Whatcom	3,590	4,524	-20.65%

<b>Total</b>	<b>81,612</b>	<b>110,294</b>
<b>% chg.</b>	<b>-26.01%</b>	



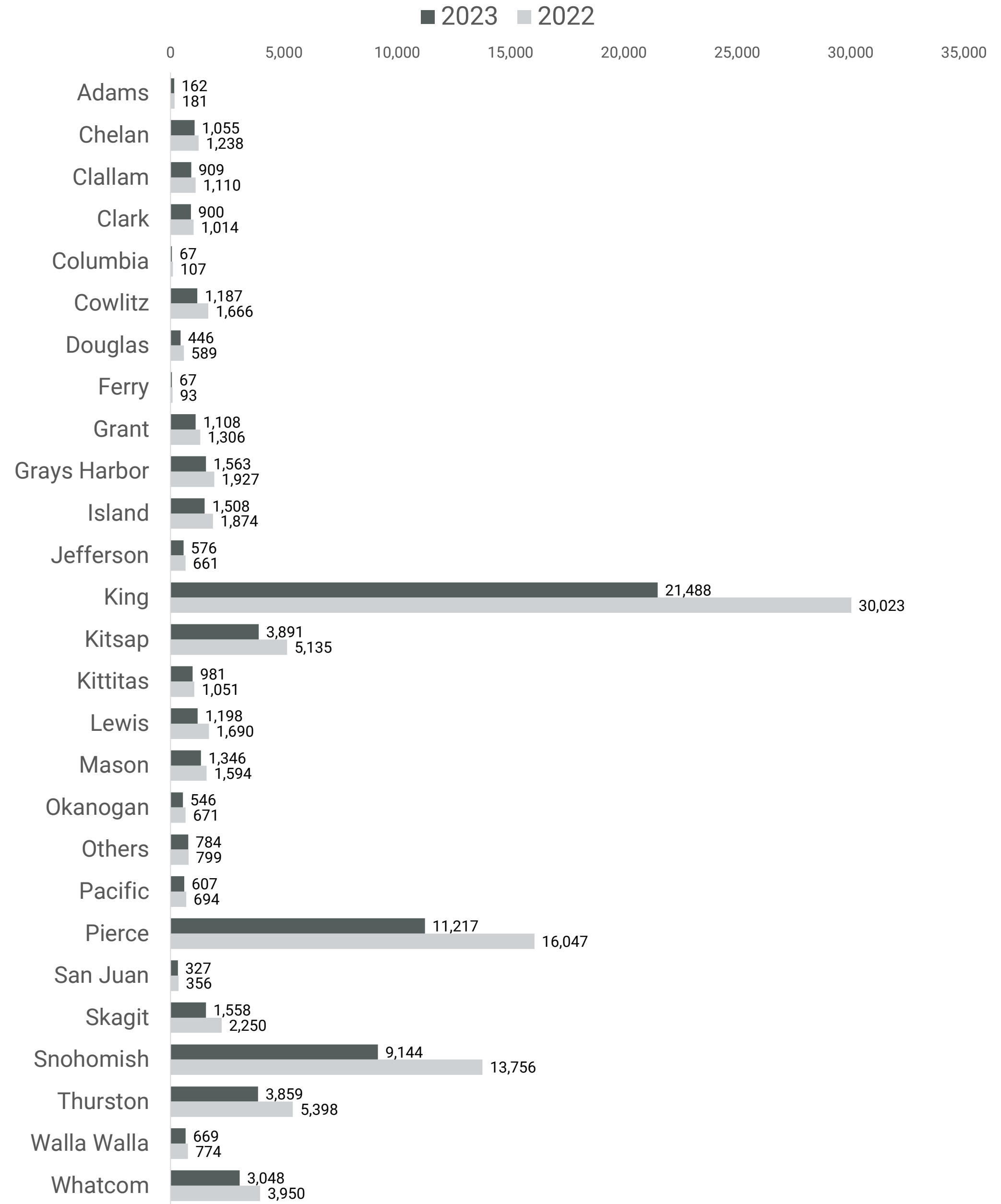
# Residential Homes Only

## New Listings by County

A comparison of new listings added in each county this year vs. last year, for residential homes only.  
New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
Adams	162	181	-10.50%
Chelan	1,055	1,238	-14.78%
Clallam	909	1,110	-18.11%
Clark	900	1,014	-11.24%
Columbia	67	107	-37.38%
Cowlitz	1,187	1,666	-28.75%
Douglas	446	589	-24.28%
Ferry	67	93	-27.96%
Grant	1,108	1,306	-15.16%
Grays Harbor	1,563	1,927	-18.89%
Island	1,508	1,874	-19.53%
Jefferson	576	661	-12.86%
King	21,488	30,023	-28.43%
Kitsap	3,891	5,135	-24.23%
Kittitas	981	1,051	-6.66%
Lewis	1,198	1,690	-29.11%
Mason	1,346	1,594	-15.56%
Okanogan	546	671	-18.63%
Others	784	799	-1.88%
Pacific	607	694	-12.54%
Pierce	11,217	16,047	-30.10%
San Juan	327	356	-8.15%
Skagit	1,558	2,250	-30.76%
Snohomish	9,144	13,756	-33.53%
Thurston	3,859	5,398	-28.51%
Walla Walla	669	774	-13.57%
Whatcom	3,048	3,950	-22.84%

<b>Total</b>	<b>70,211</b>	<b>95,954</b>
<b>% chg.</b>	<b>-26.83%</b>	



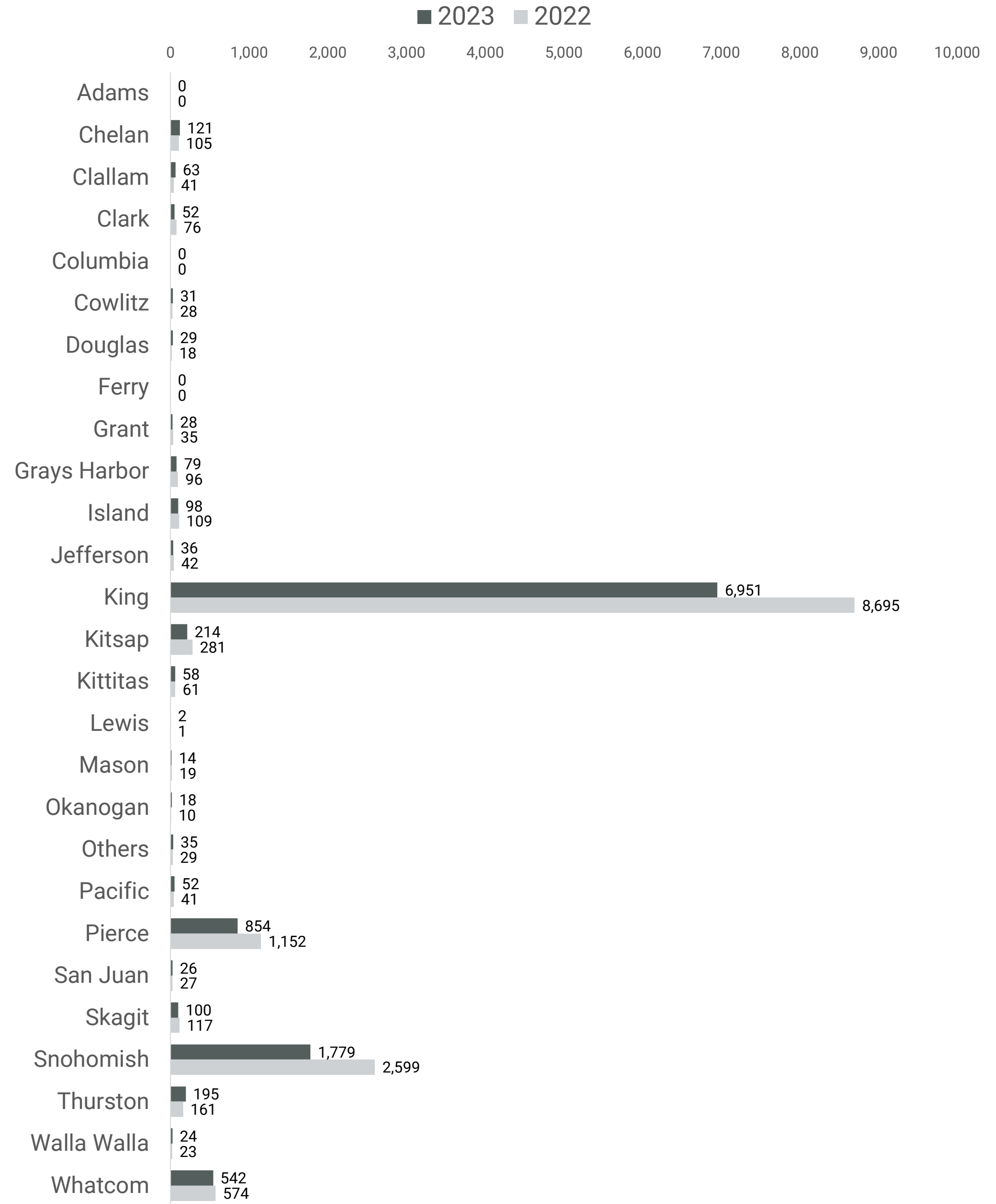
# Condominiums Only

## New Listings by County

A comparison of new listings added in each county this year vs. last year, for condominiums only.  
New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
Adams	0	0	0.00%
Chelan	121	105	15.24%
Clallam	63	41	53.66%
Clark	52	76	-31.58%
Columbia	0	0	0.00%
Cowlitz	31	28	10.71%
Douglas	29	18	61.11%
Ferry	0	0	0.00%
Grant	28	35	-20.00%
Grays Harbor	79	96	-17.71%
Island	98	109	-10.09%
Jefferson	36	42	-14.29%
King	6,951	8,695	-20.06%
Kitsap	214	281	-23.84%
Kittitas	58	61	-4.92%
Lewis	2	1	100.00%
Mason	14	19	-26.32%
Okanogan	18	10	80.00%
Others	35	29	20.69%
Pacific	52	41	26.83%
Pierce	854	1,152	-25.87%
San Juan	26	27	-3.70%
Skagit	100	117	-14.53%
Snohomish	1,779	2,599	-31.55%
Thurston	195	161	21.12%
Walla Walla	24	23	4.35%
Whatcom	542	574	-5.57%

<b>Total</b>	<b>11,401</b>	<b>14,340</b>
<b>% chg.</b>	<b>-20.50%</b>	

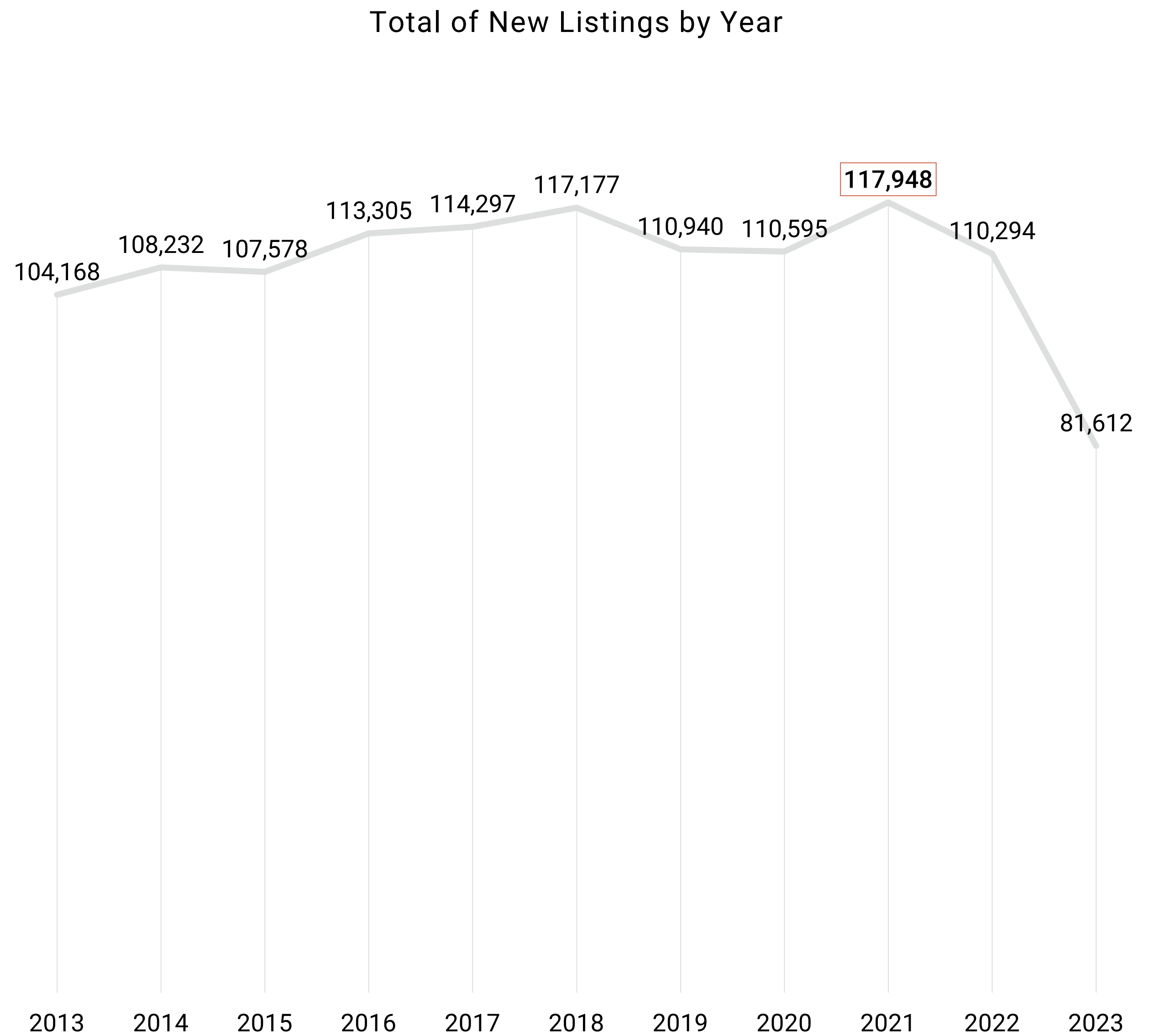


# All Counties: Residential Homes and Condominiums

## New Listings by Year

A comparison of new listings added each year, for residential homes & condominiums.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	Total	Avg./Mo.
2013	104,168	8,681
2014	108,232	9,019
2015	107,578	8,965
2016	113,305	9,442
2017	114,297	9,525
2018	117,177	9,765
2019	110,940	9,245
2020	110,595	9,216
2021	117,948	9,829
2022	110,294	9,191
2023	81,612	6,801

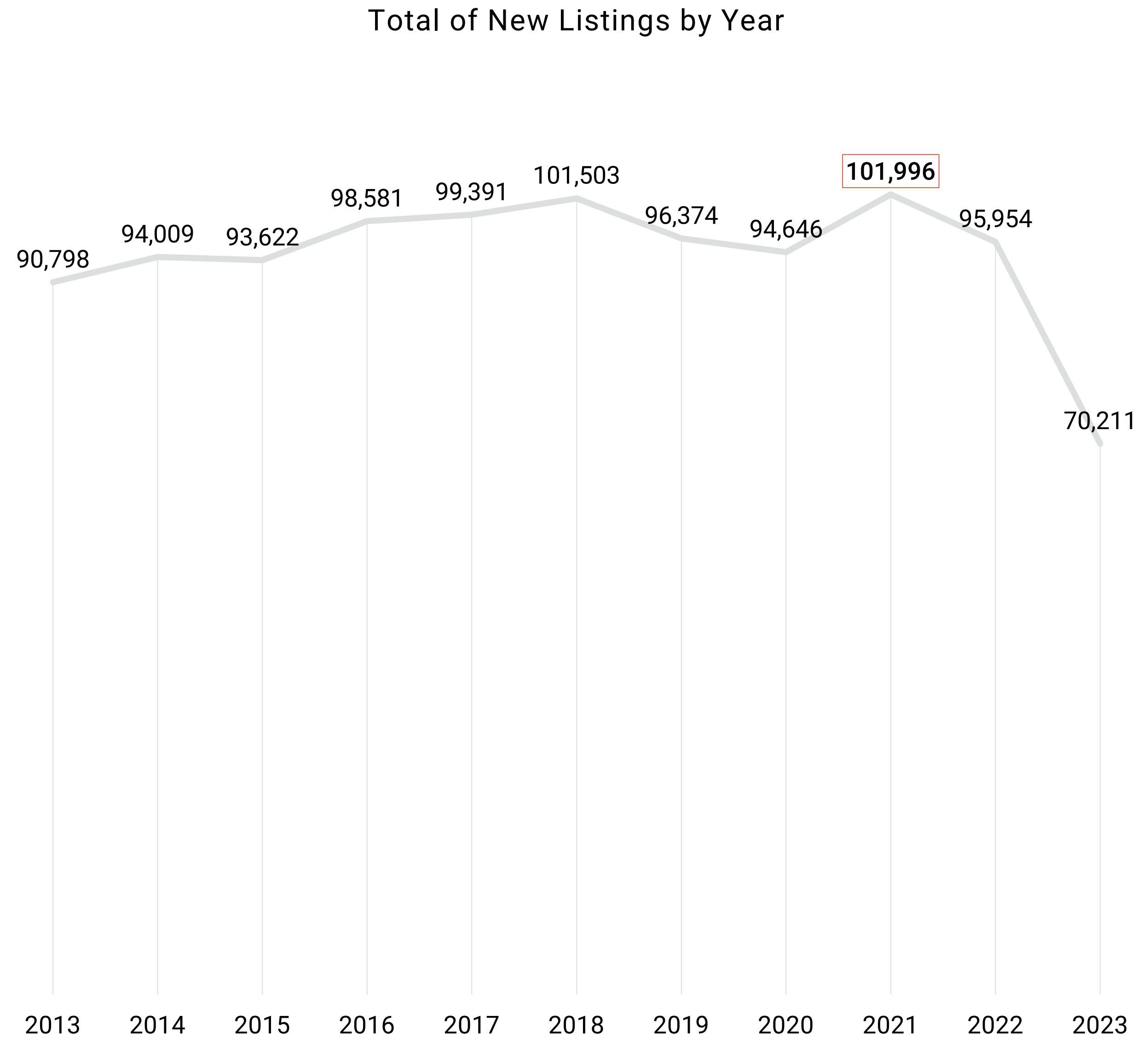


# All Counties: Residential Homes Only

## New Listings by Year

A comparison of new listings added each year, for residential homes only.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	Total	Avg./Mo.
2013	90,798	7,567
2014	94,009	7,834
2015	93,622	7,802
2016	98,581	8,215
2017	99,391	8,283
2018	101,503	8,459
2019	96,374	8,031
2020	94,646	7,887
2021	101,996	8,500
2022	95,954	7,996
2023	70,211	5,851

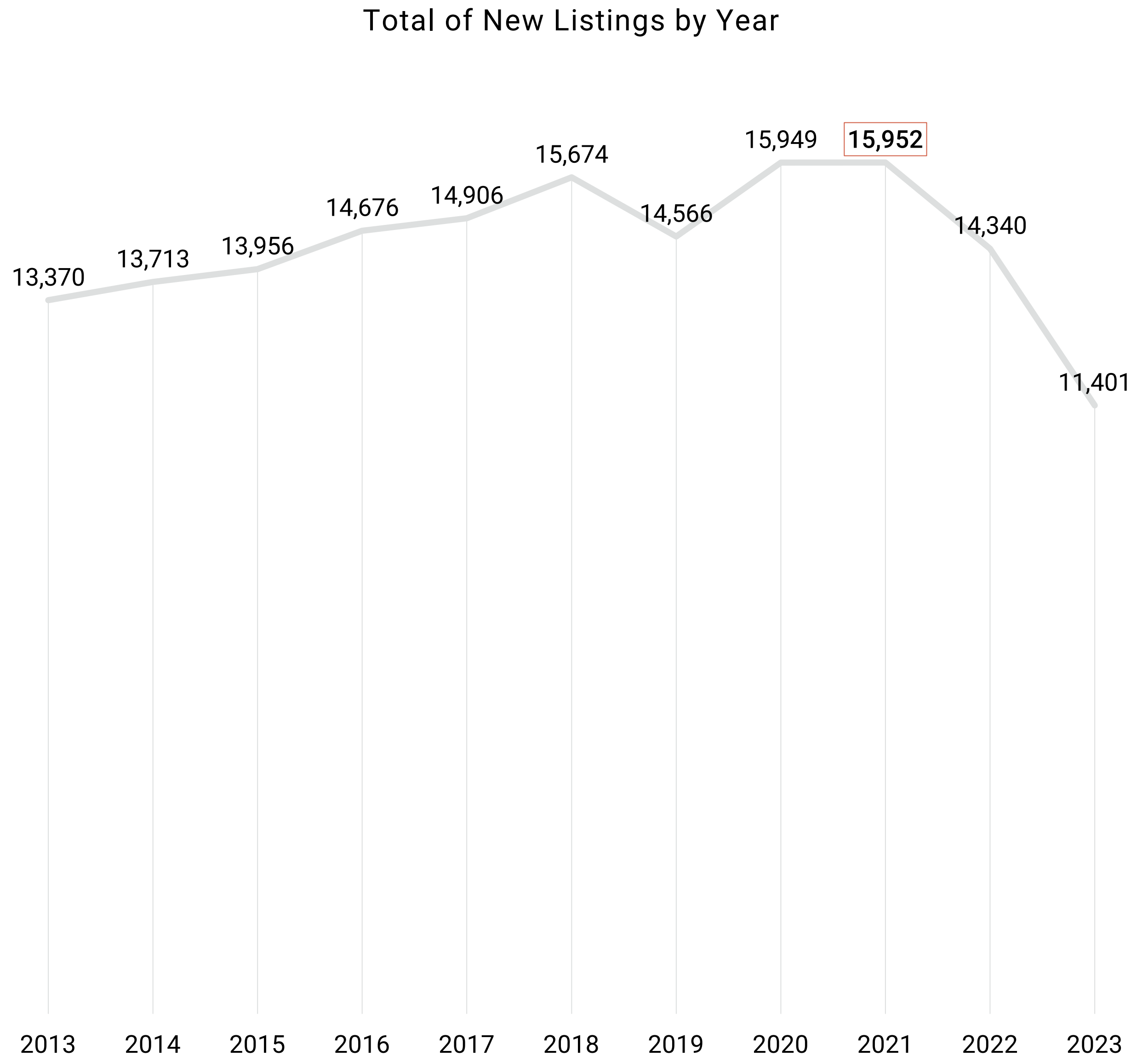


# All Counties: Condominiums Only

## New Listings by Year

A comparison of new listings added each year, for condominiums only.  
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	Total	Avg./Mo.
2013	13,370	1,114
2014	13,713	1,143
2015	13,956	1,163
2016	14,676	1,223
2017	14,906	1,242
2018	15,674	1,306
2019	14,566	1,214
2020	15,949	1,329
2021	15,952	1,329
2022	14,340	1,195
2023	11,401	950

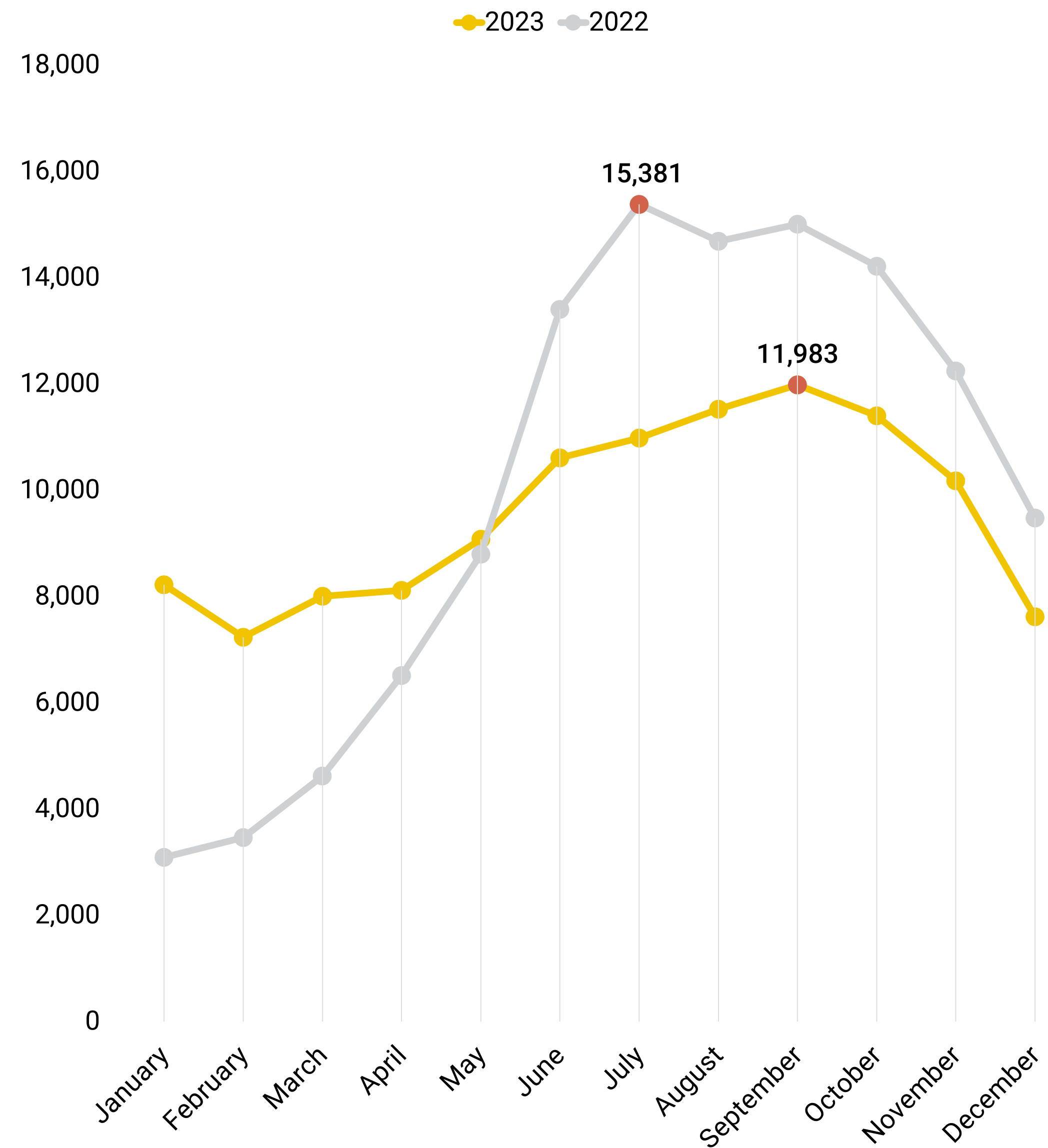


# All Counties: Residential Homes and Condominiums

## Active Listings by Month

A comparison of active listings in all counties each month this year vs. last year, for residential homes & condominiums.  
Active Listings: Inventory on market.

	2023	2022	% chg.
January	8,220	3,092	165.85%
February	7,234	3,461	109.01%
March	8,007	4,621	73.27%
April	8,114	6,514	24.56%
May	9,079	8,798	3.19%
June	10,607	13,405	-20.87%
July	10,982	15,381	-28.60%
August	11,525	14,683	-21.51%
September	11,983	15,008	-20.16%
October	11,403	14,214	-19.78%
November	10,177	12,245	-16.89%
December	7,617	9,475	-19.61%
<b>Total</b>	<b>114,948</b>	<b>120,897</b>	
<b>% chg.</b>			<b>-4.92%</b>



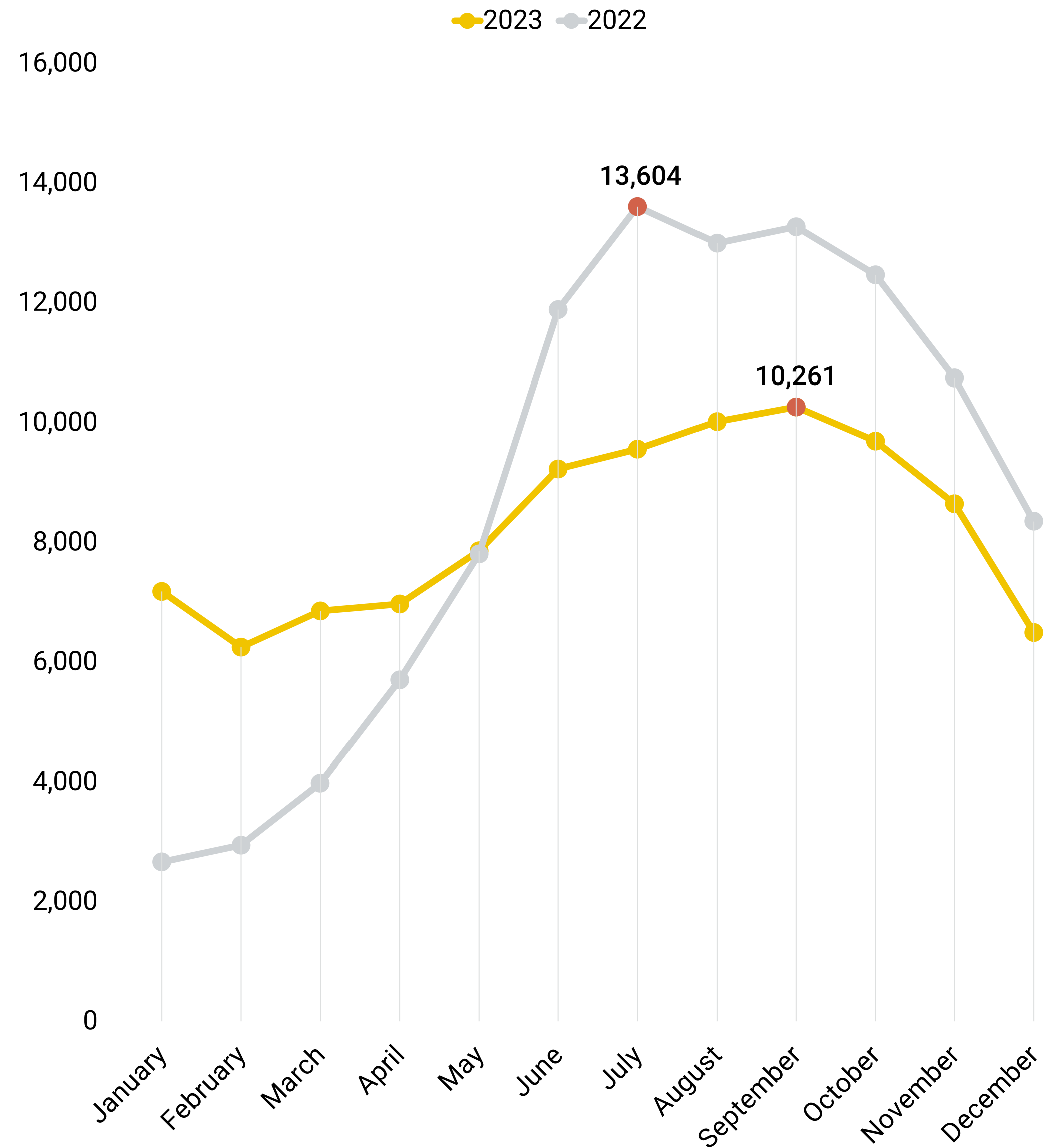


# All Counties: Residential Homes Only

## Active Listings by Month

A comparison of active listings in all counties each month this year vs. last year, for residential homes only.  
Active Listings: Inventory on market.

	2023	2022	% chg.
January	7,179	2,664	169.48%
February	6,248	2,945	112.16%
March	6,851	3,978	72.22%
April	6,970	5,702	22.24%
May	7,862	7,805	0.73%
June	9,225	11,883	-22.37%
July	9,556	13,604	-29.76%
August	10,015	12,997	-22.94%
September	10,261	13,266	-22.65%
October	9,691	12,468	-22.27%
November	8,643	10,744	-19.56%
December	6,493	8,351	-22.25%
<b>Total</b>	<b>98,994</b>	<b>106,407</b>	
<b>% chg.</b>			<b>-6.97%</b>

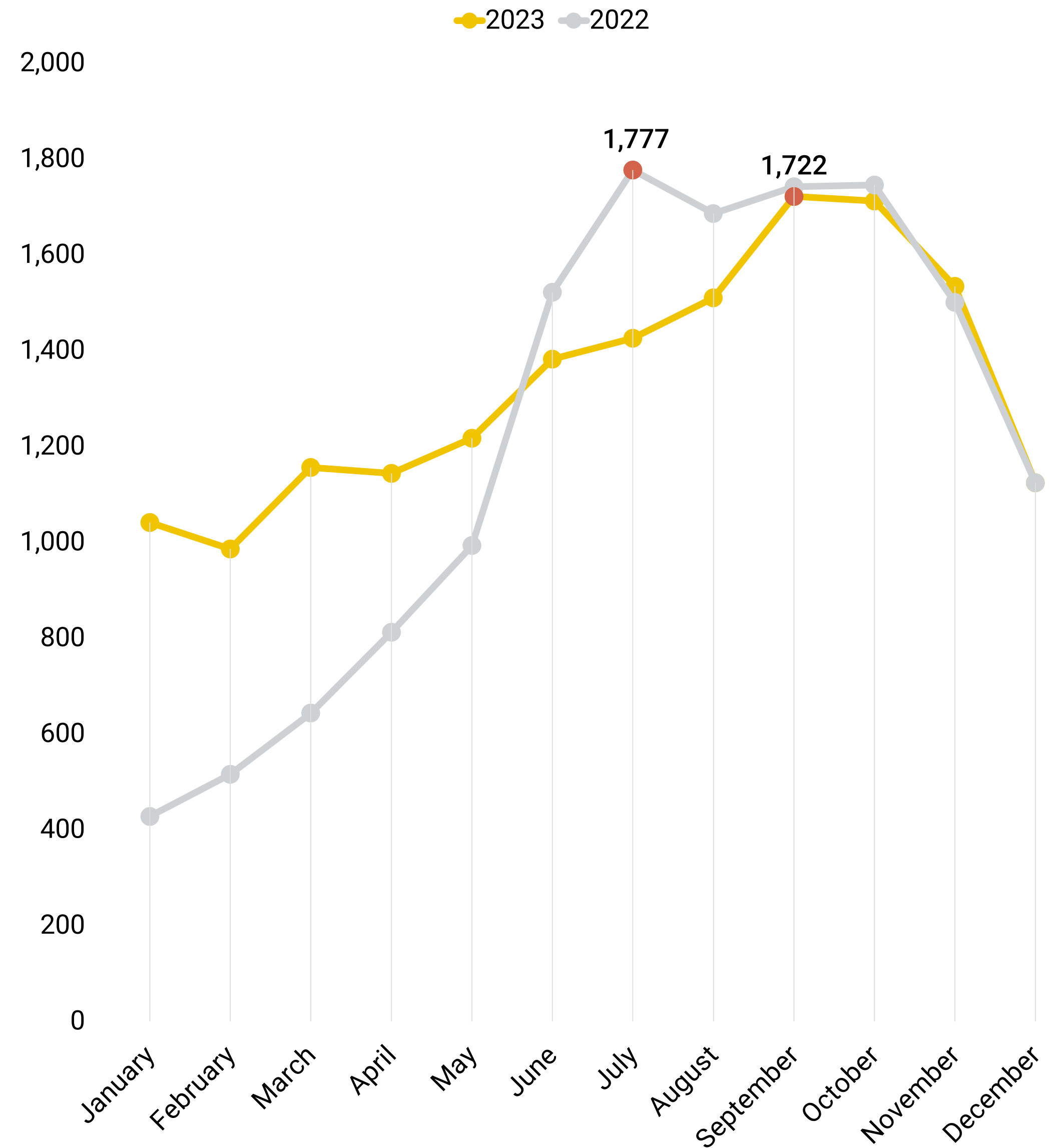


# All Counties: Condominiums Only

## Active Listings by Month

A comparison of active listings in all counties each month this year vs. last year, for condominiums only.  
Active Listings: Inventory on market.

	2023	2022	% chg.
January	1,041	428	143.22%
February	986	516	91.09%
March	1,156	643	79.78%
April	1,144	812	40.89%
May	1,217	993	22.56%
June	1,382	1,522	-9.20%
July	1,426	1,777	-19.75%
August	1,510	1,686	-10.44%
September	1,722	1,742	-1.15%
October	1,712	1,746	-1.95%
November	1,534	1,501	2.20%
December	1,124	1,124	0.00%
<b>Total</b>	<b>15,954</b>	<b>14,490</b>	
<b>% chg.</b>	<b>10.10%</b>		

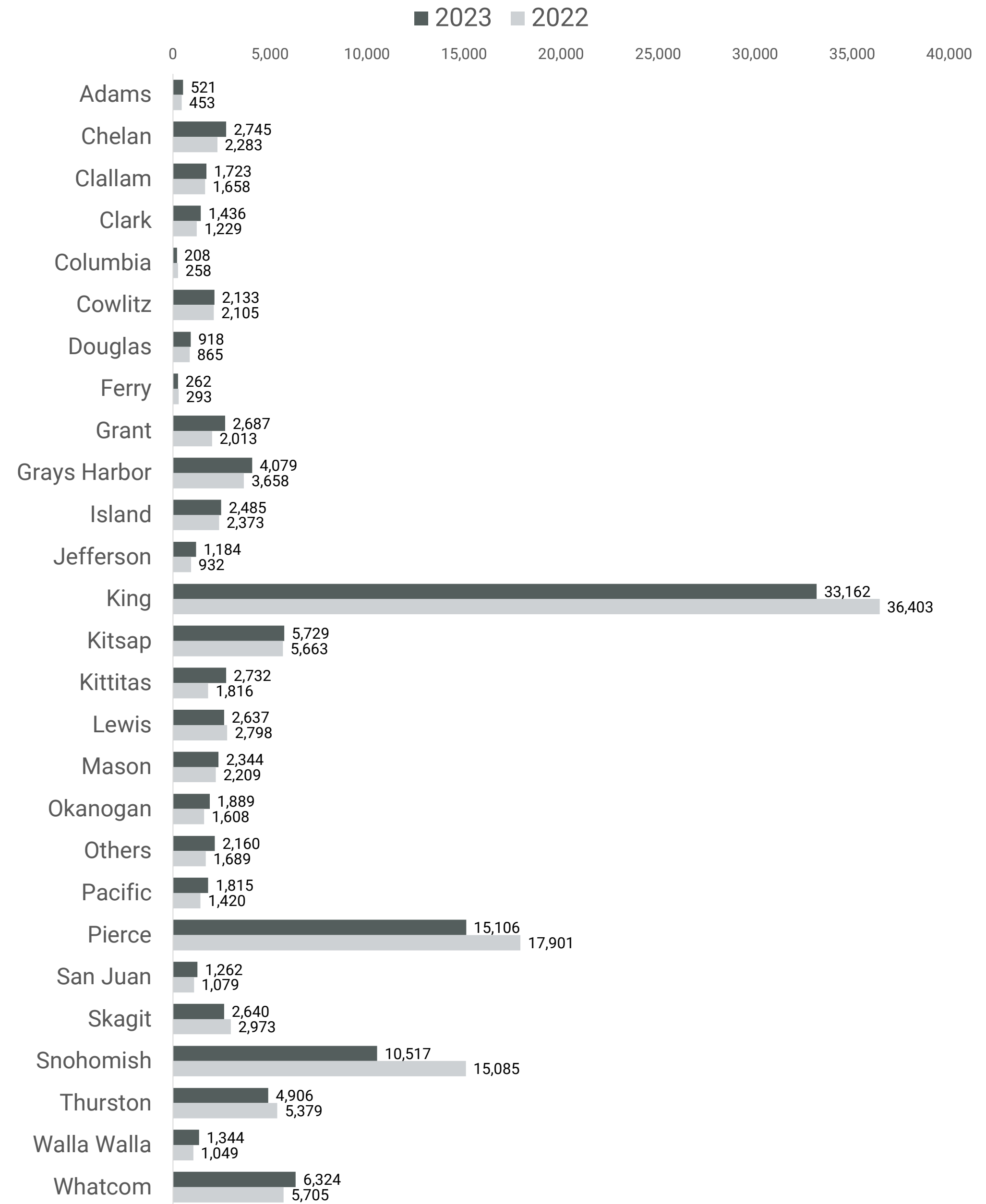


# Residential Homes and Condominiums Active Listings by County

A comparison of active listings in each county this year vs. last year, for residential homes & condominiums.  
Active Listings: Inventory on market.

	2023	2022	% chg.
Adams	521	453	15.01%
Chelan	2,745	2,283	20.24%
Clallam	1,723	1,658	3.92%
Clark	1,436	1,229	16.84%
Columbia	208	258	-19.38%
Cowlitz	2,133	2,105	1.33%
Douglas	918	865	6.13%
Ferry	262	293	-10.58%
Grant	2,687	2,013	33.48%
Grays Harbor	4,079	3,658	11.51%
Island	2,485	2,373	4.72%
Jefferson	1,184	932	27.04%
King	33,162	36,403	-8.90%
Kitsap	5,729	5,663	1.17%
Kittitas	2,732	1,816	50.44%
Lewis	2,637	2,798	-5.75%
Mason	2,344	2,209	6.11%
Okanogan	1,889	1,608	17.48%
Others	2,160	1,689	27.89%
Pacific	1,815	1,420	27.82%
Pierce	15,106	17,901	-15.61%
San Juan	1,262	1,079	16.96%
Skagit	2,640	2,973	-11.20%
Snohomish	10,517	15,085	-30.28%
Thurston	4,906	5,379	-8.79%
Walla Walla	1,344	1,049	28.12%
Whatcom	6,324	5,705	10.85%

<b>Total</b>	<b>114,948</b>	<b>120,897</b>	
<b>% chg.</b>	<b>-4.92%</b>		



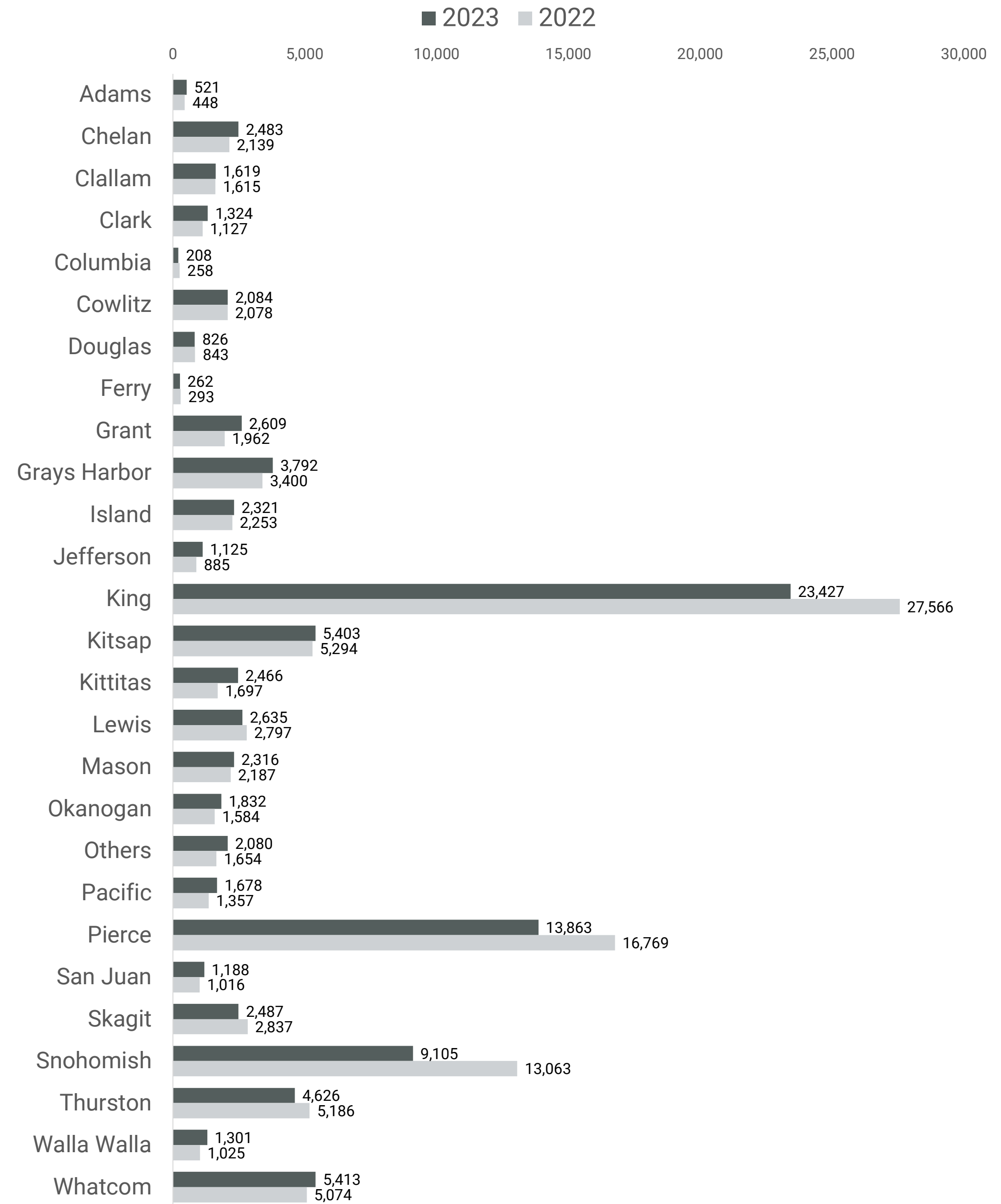
# Residential Homes Only

## Active Listings by County

A comparison of active listings in each county this year vs. last year, for residential homes only.  
Active Listings: Inventory on market.

	2023	2022	% chg.
Adams	521	448	16.29%
Chelan	2,483	2,139	16.08%
Clallam	1,619	1,615	0.25%
Clark	1,324	1,127	17.48%
Columbia	208	258	-19.38%
Cowlitz	2,084	2,078	0.29%
Douglas	826	843	-2.02%
Ferry	262	293	-10.58%
Grant	2,609	1,962	32.98%
Grays Harbor	3,792	3,400	11.53%
Island	2,321	2,253	3.02%
Jefferson	1,125	885	27.12%
King	23,427	27,566	-15.01%
Kitsap	5,403	5,294	2.06%
Kittitas	2,466	1,697	45.32%
Lewis	2,635	2,797	-5.79%
Mason	2,316	2,187	5.90%
Okanogan	1,832	1,584	15.66%
Others	2,080	1,654	25.76%
Pacific	1,678	1,357	23.66%
Pierce	13,863	16,769	-17.33%
San Juan	1,188	1,016	16.93%
Skagit	2,487	2,837	-12.34%
Snohomish	9,105	13,063	-30.30%
Thurston	4,626	5,186	-10.80%
Walla Walla	1,301	1,025	26.93%
Whatcom	5,413	5,074	6.68%

<b>Total</b>	<b>98,994</b>	<b>106,407</b>
<b>% chg.</b>	<b>-6.97%</b>	



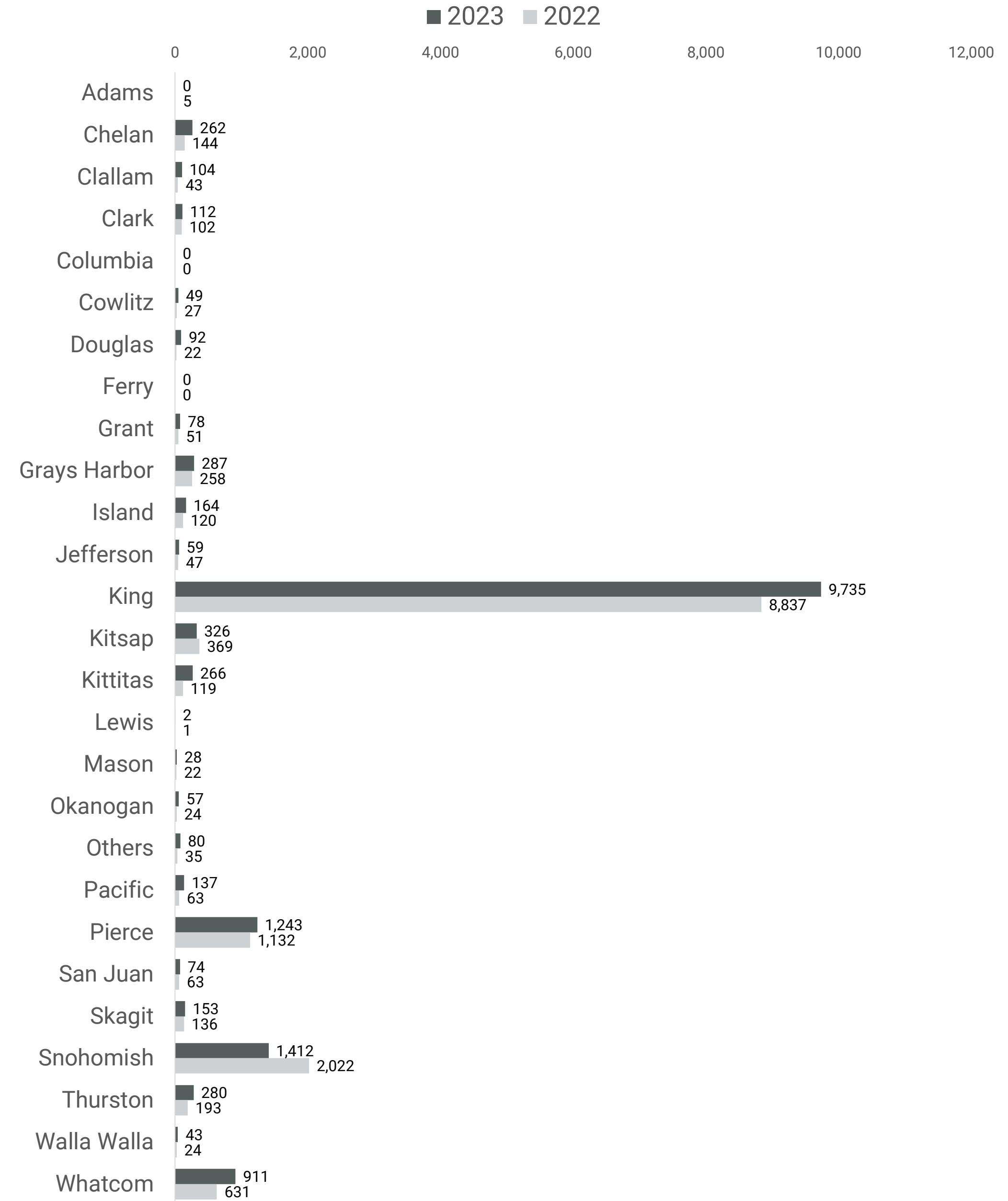
# Condominiums Homes Only

## Active Listings by County

A comparison of active listings in each county this year vs. last year, for condominiums only.  
Active Listings: Inventory on market.

	2023	2022	% chg.
Adams	0	5	-100.00%
Chelan	262	144	81.94%
Clallam	104	43	141.86%
Clark	112	102	9.80%
Columbia	0	0	0.00%
Cowlitz	49	27	81.48%
Douglas	92	22	318.18%
Ferry	0	0	0.00%
Grant	78	51	52.94%
Grays Harbor	287	258	11.24%
Island	164	120	36.67%
Jefferson	59	47	25.53%
King	9,735	8,837	10.16%
Kitsap	326	369	-11.65%
Kittitas	266	119	123.53%
Lewis	2	1	100.00%
Mason	28	22	27.27%
Okanogan	57	24	137.50%
Others	80	35	128.57%
Pacific	137	63	117.46%
Pierce	1,243	1,132	9.81%
San Juan	74	63	17.46%
Skagit	153	136	12.50%
Snohomish	1,412	2,022	-30.17%
Thurston	280	193	45.08%
Walla Walla	43	24	79.17%
Whatcom	911	631	44.37%

<b>Total</b>	<b>15,954</b>	<b>14,490</b>
<b>% chg.</b>	<b>10.10%</b>	



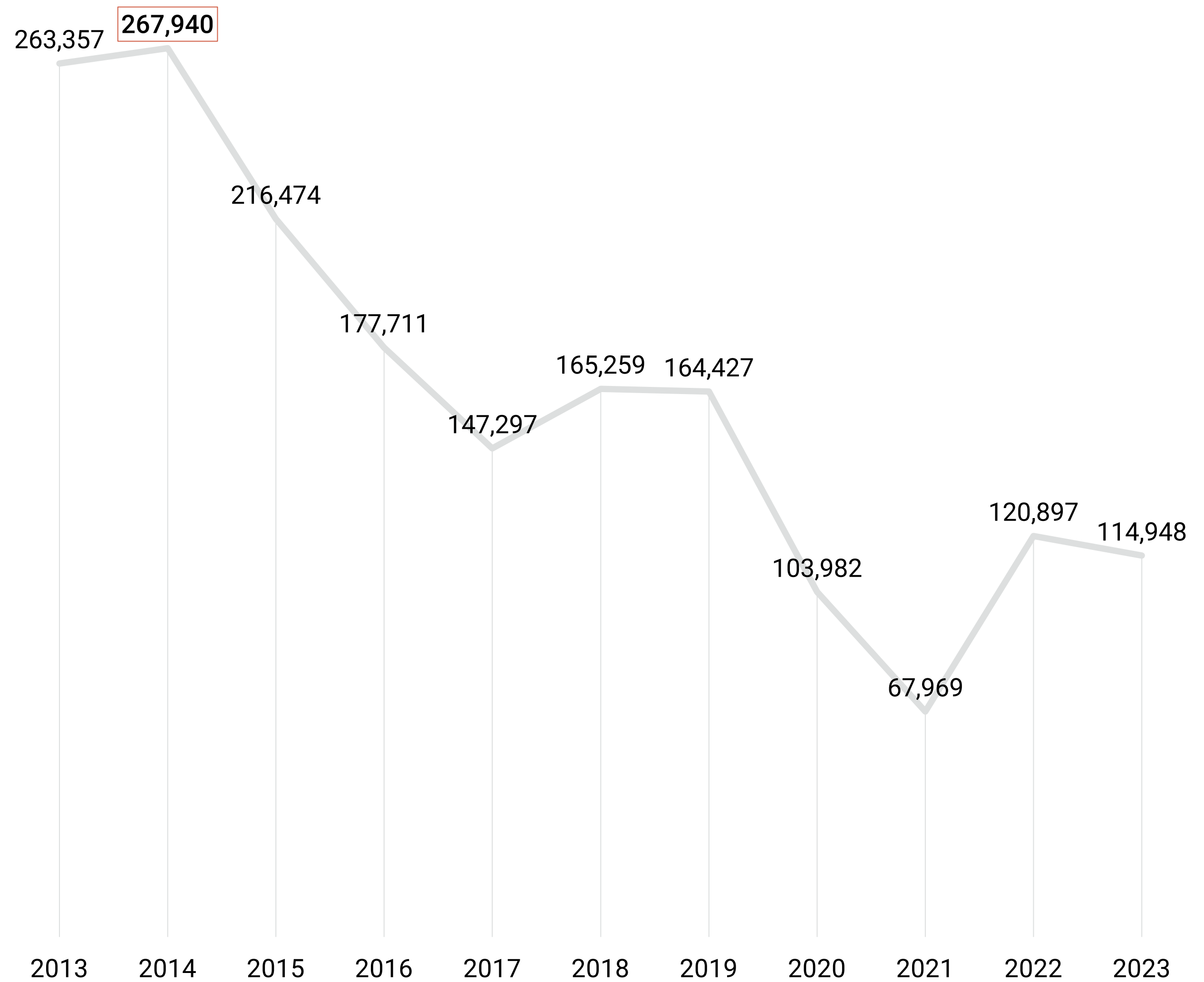
# All Counties: Residential Homes and Condominiums

## Active Listings by Year

A comparison of active listings each year, for residential homes & condominiums.  
Active Listings: Inventory on market.

	Total	Avg./Mo.
2013	263,357	21,946
2014	267,940	22,328
2015	216,474	18,040
2016	177,711	14,809
2017	147,297	12,275
2018	165,259	13,772
2019	164,427	13,702
2020	103,982	8,665
2021	67,969	5,664
2022	120,897	10,075
2023	114,948	9,579

Total of Active Listings by Year



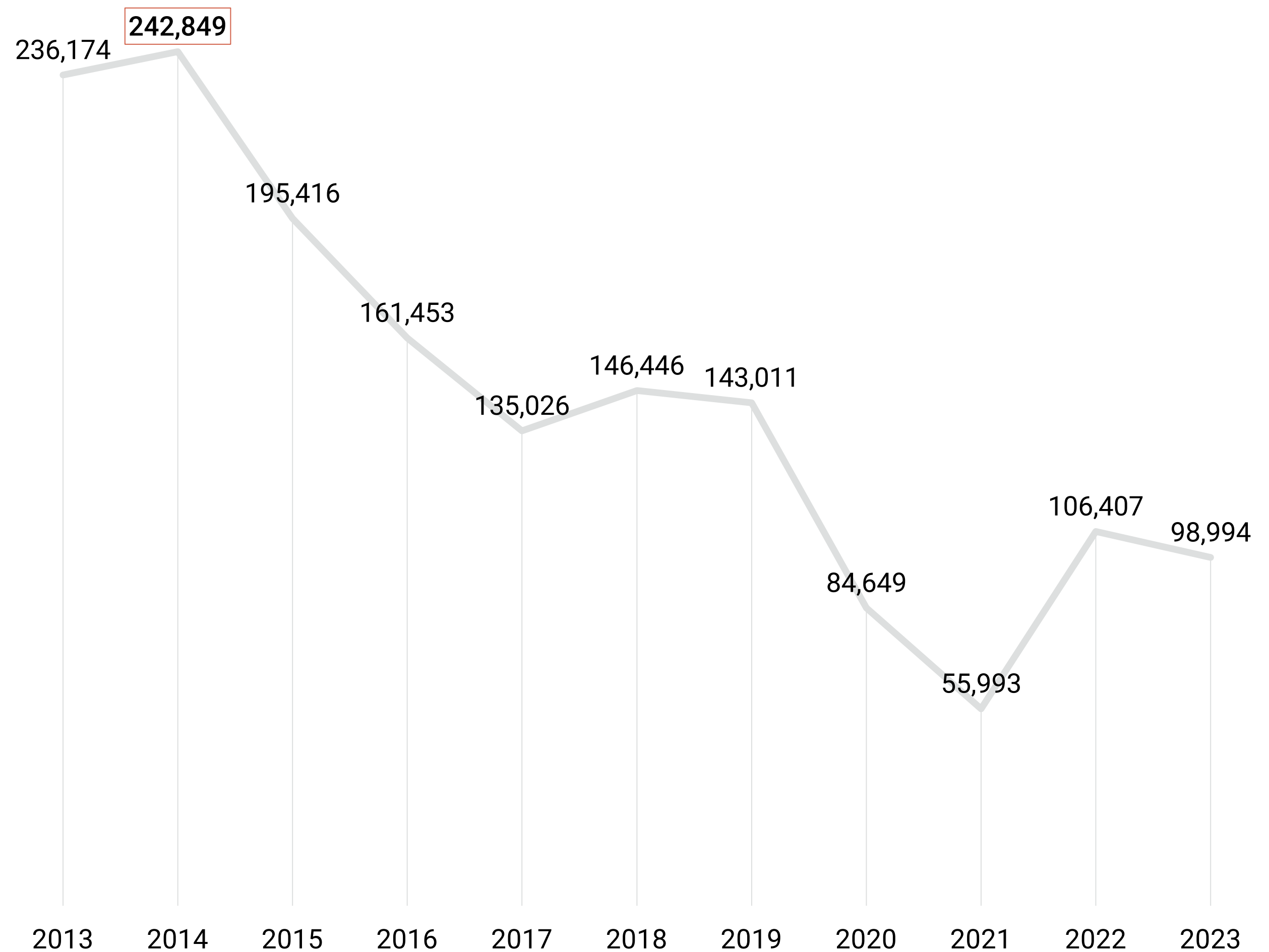
# All Counties: Residential Homes Only

## Active Listings by Year

A comparison of active listings each year, for residential homes only.  
Active Listings: Inventory on market.

	Total	Avg./Mo.
2013	236,174	19,681
2014	242,849	20,237
2015	195,416	16,285
2016	161,453	13,454
2017	135,026	11,252
2018	146,446	12,204
2019	143,011	11,918
2020	84,649	7,054
2021	55,993	4,666
2022	106,407	8,867
2023	98,994	8,250

Total of Active Listings by Year



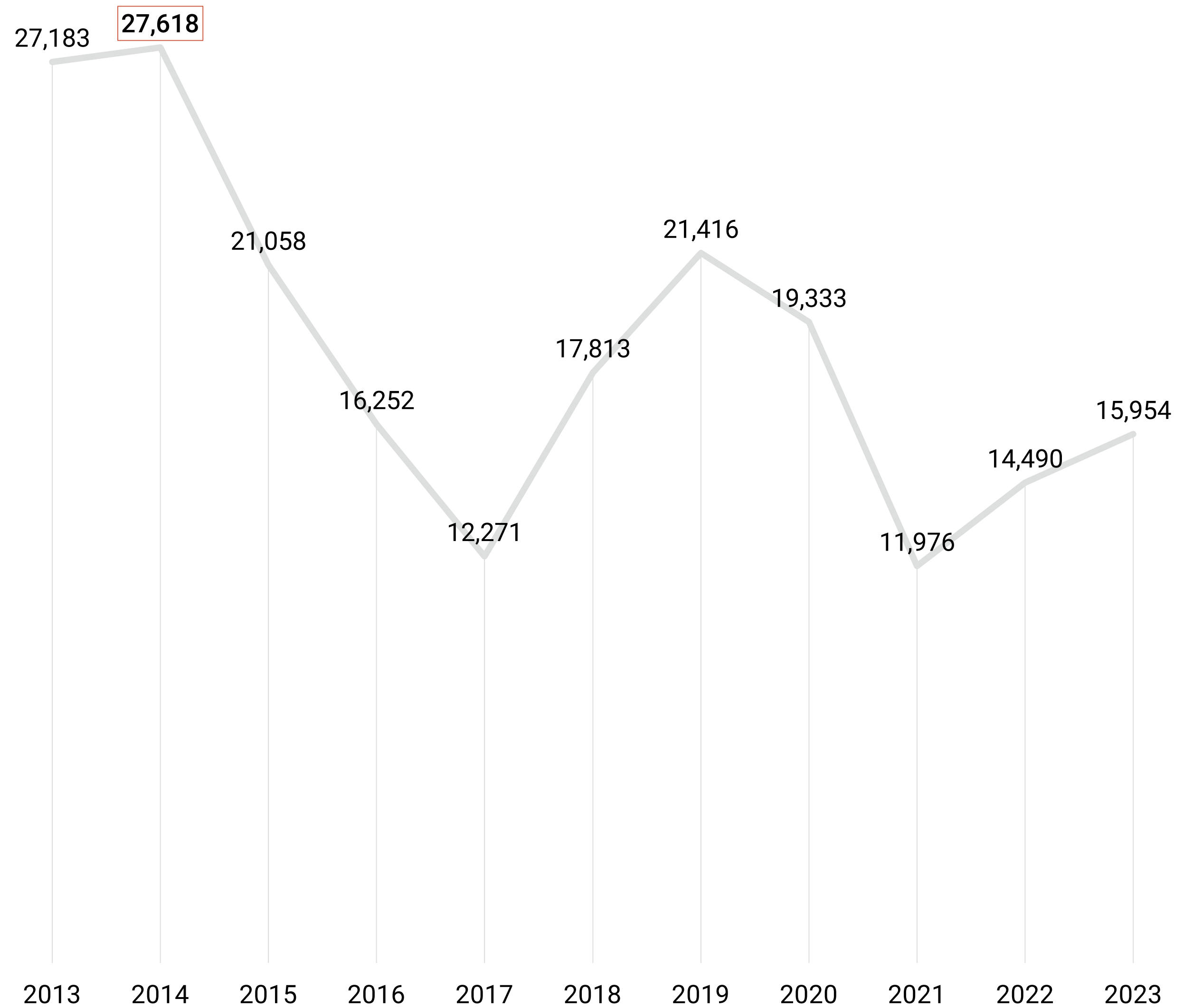
# All Counties: Condominiums Only

## Active Listings by Year

A comparison of active listings each year, for condominiums only.  
Active Listings: Inventory on market.

	Total	Avg./Mo.
2013	27,183	2,265
2014	27,618	2,302
2015	21,058	1,755
2016	16,252	1,354
2017	12,271	1,023
2018	17,813	1,484
2019	21,416	1,785
2020	19,333	1,611
2021	11,976	998
2022	14,490	1,208
2023	15,954	1,330

Total of Active Listings by Year





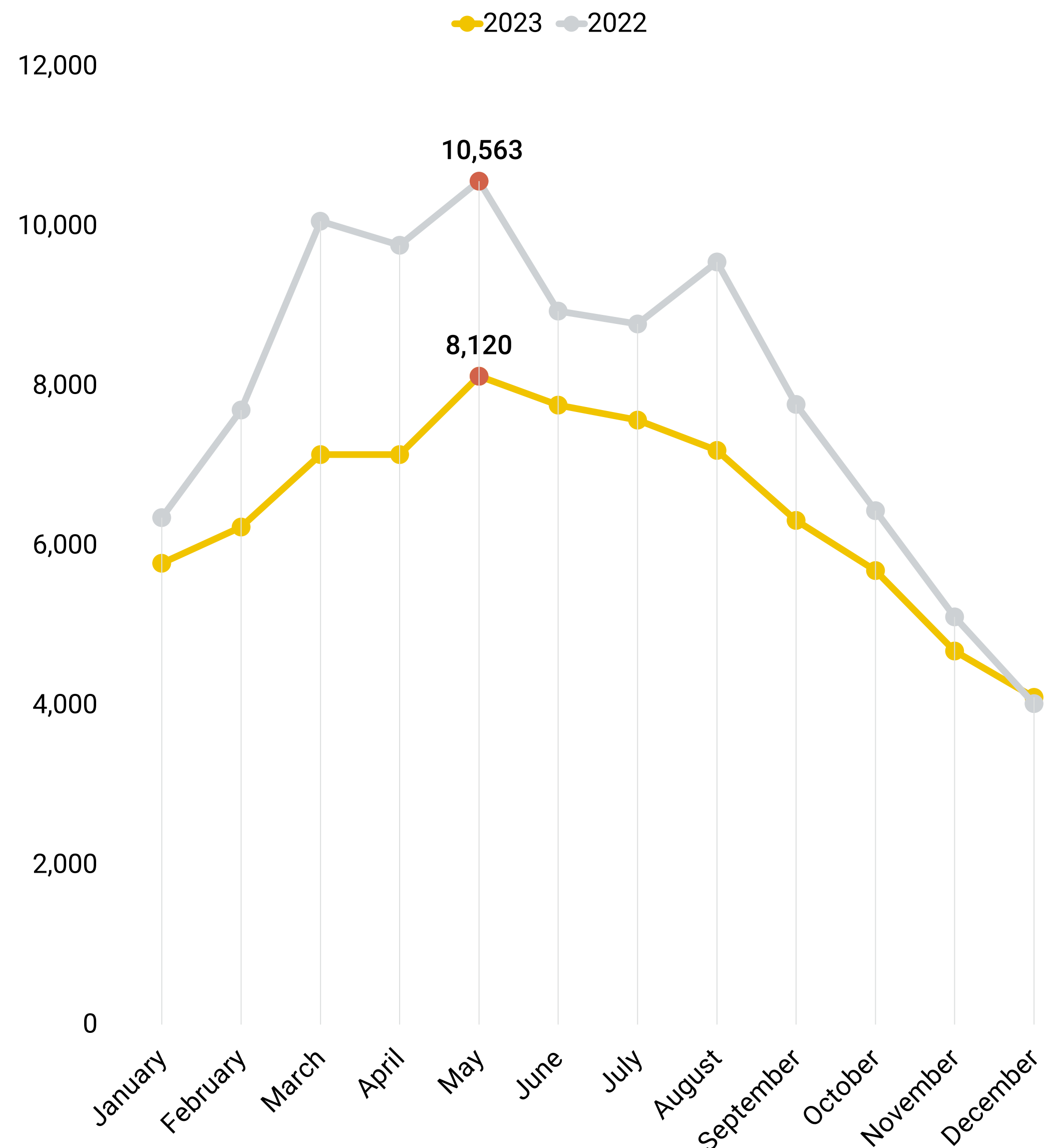
# All Counties: Residential Homes and Condominiums

## Pending Sales by Month

A comparison of the number of pending sales in all counties this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during same period.

	2023	2022	% chg.
January	5,776	6,350	-9.04%
February	6,230	7,697	-19.06%
March	7,136	10,059	-29.06%
April	7,137	9,760	-26.88%
May	8,120	10,563	-23.13%
June	7,759	8,937	-13.18%
July	7,570	8,775	-13.73%
August	7,189	9,552	-24.74%
September	6,312	7,764	-18.70%
October	5,684	6,435	-11.67%
November	4,678	5,106	-8.38%
December	4,098	4,017	2.02%
<b>Total</b>	<b>77,689</b>	<b>95,015</b>	
<b>% chg.</b>			<b>-18.24%</b>



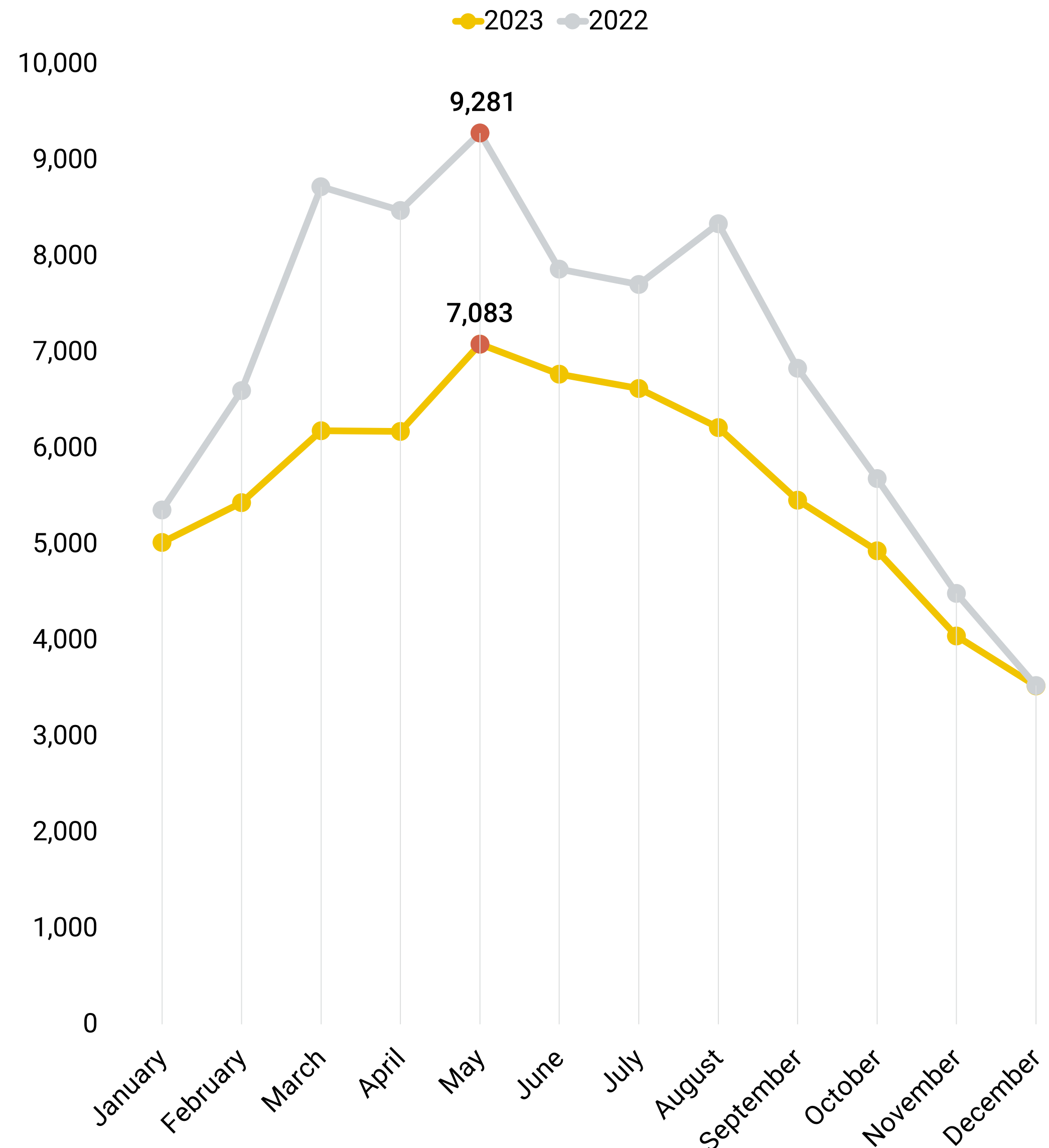
# All Counties: Residential Homes Only

## Pending Sales by Month

A comparison of the number of pending sales in all counties this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during same period.

	2023	2022	% chg.
January	5,019	5,356	-6.29%
February	5,431	6,598	-17.69%
March	6,181	8,721	-29.13%
April	6,173	8,474	-27.15%
May	7,083	9,281	-23.68%
June	6,769	7,865	-13.94%
July	6,621	7,703	-14.05%
August	6,212	8,338	-25.50%
September	5,456	6,831	-20.13%
October	4,932	5,681	-13.18%
November	4,042	4,487	-9.92%
December	3,523	3,526	-0.09%
<b>Total</b>	<b>67,442</b>	<b>82,861</b>	
<b>% chg.</b>			<b>-18.61%</b>



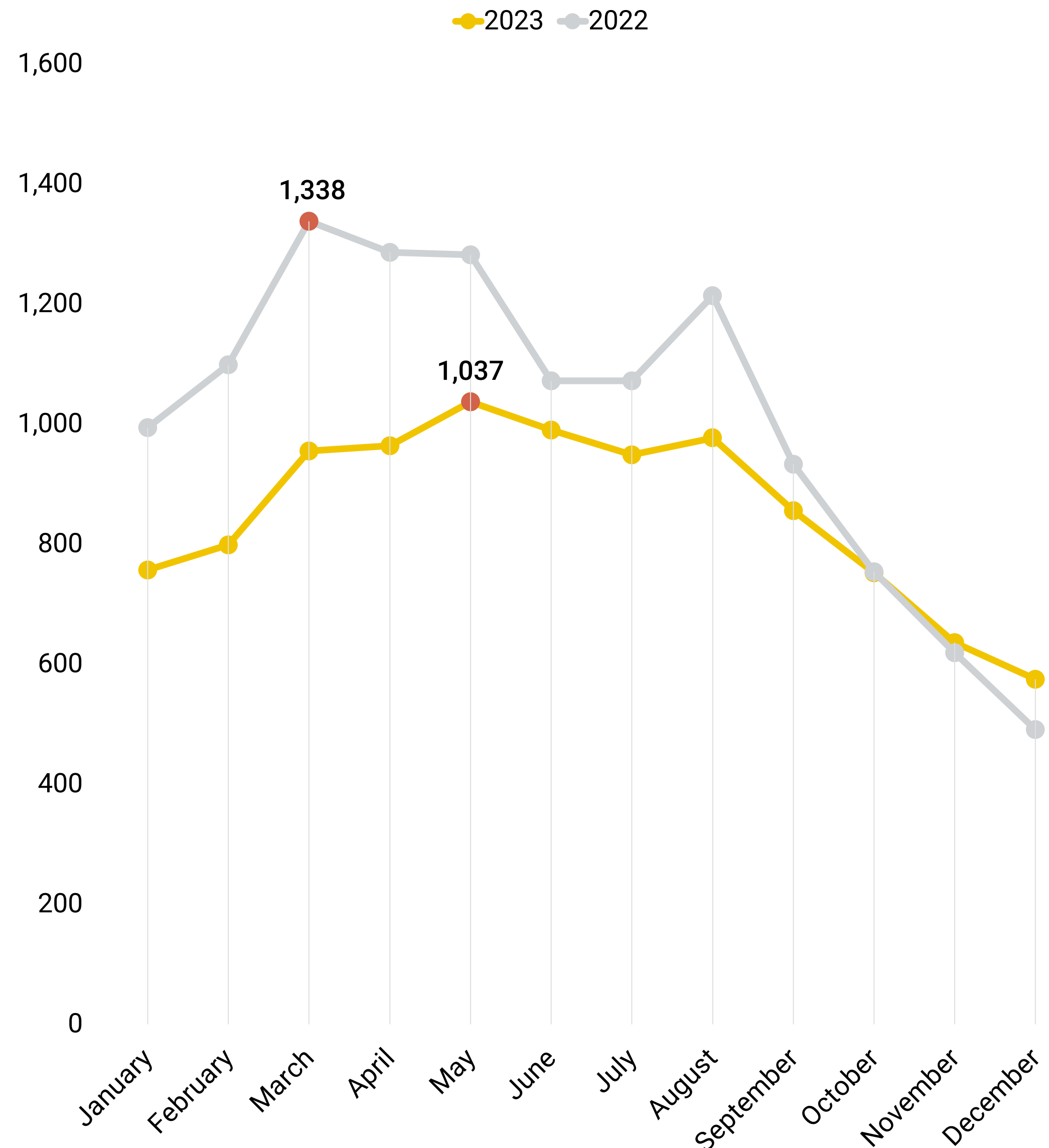
# All Counties: Condominiums Only

## Pending Sales by Month

A comparison of the number of pending sales in all counties this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during same period.

	2023	2022	% chg.
January	757	994	-23.84%
February	799	1,099	-27.30%
March	955	1,338	-28.62%
April	964	1,286	-25.04%
May	1,037	1,282	-19.11%
June	990	1,072	-7.65%
July	949	1,072	-11.47%
August	977	1,214	-19.52%
September	856	933	-8.25%
October	752	754	-0.27%
November	636	619	2.75%
December	575	491	17.11%
<b>Total</b>	<b>10,247</b>	<b>12,154</b>	
<b>% chg.</b>			<b>-15.69%</b>

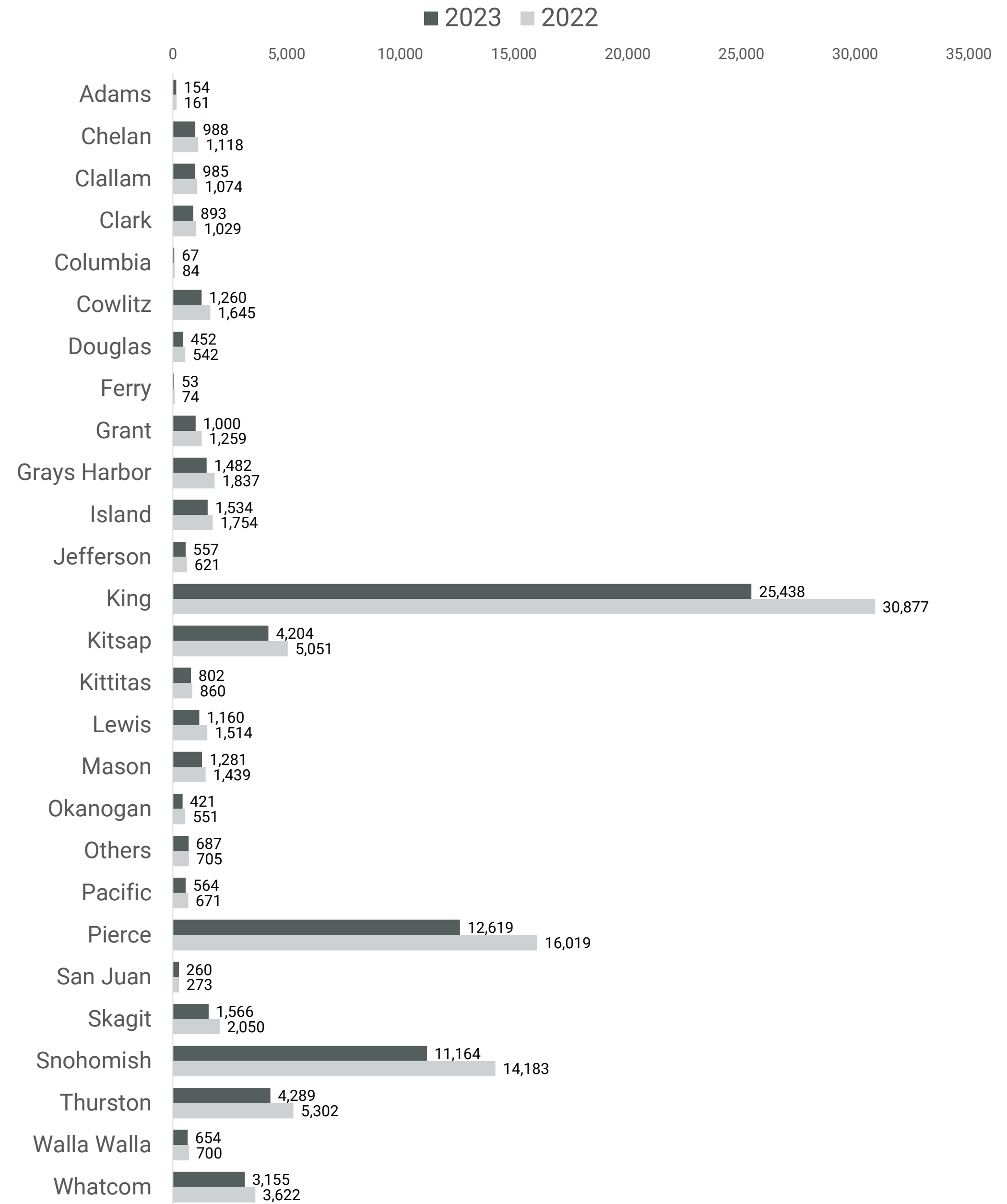


# Residential Homes and Condominiums Pending Sales by County

A comparison of the number of pending sales in each county this year vs. last year, for residential homes & condominiums.

	2023	2022	% chg.
Adams	154	161	-4.35%
Chelan	988	1,118	-11.63%
Clallam	985	1,074	-8.29%
Clark	893	1,029	-13.22%
Columbia	67	84	-20.24%
Cowlitz	1,260	1,645	-23.40%
Douglas	452	542	-16.61%
Ferry	53	74	-28.38%
Grant	1,000	1,259	-20.57%
Grays Harbor	1,482	1,837	-19.32%
Island	1,534	1,754	-12.54%
Jefferson	557	621	-10.31%
King	25,438	30,877	-17.62%
Kitsap	4,204	5,051	-16.77%
Kittitas	802	860	-6.74%
Lewis	1,160	1,514	-23.38%
Mason	1,281	1,439	-10.98%
Okanogan	421	551	-23.59%
Others	687	705	-2.55%
Pacific	564	671	-15.95%
Pierce	12,619	16,019	-21.22%
San Juan	260	273	-4.76%
Skagit	1,566	2,050	-23.61%
Snohomish	11,164	14,183	-21.29%
Thurston	4,289	5,302	-19.11%
Walla Walla	654	700	-6.57%
Whatcom	3,155	3,622	-12.89%

<b>Total</b>	<b>77,689</b>	<b>95,015</b>
<b>% chg.</b>	<b>-18.24%</b>	



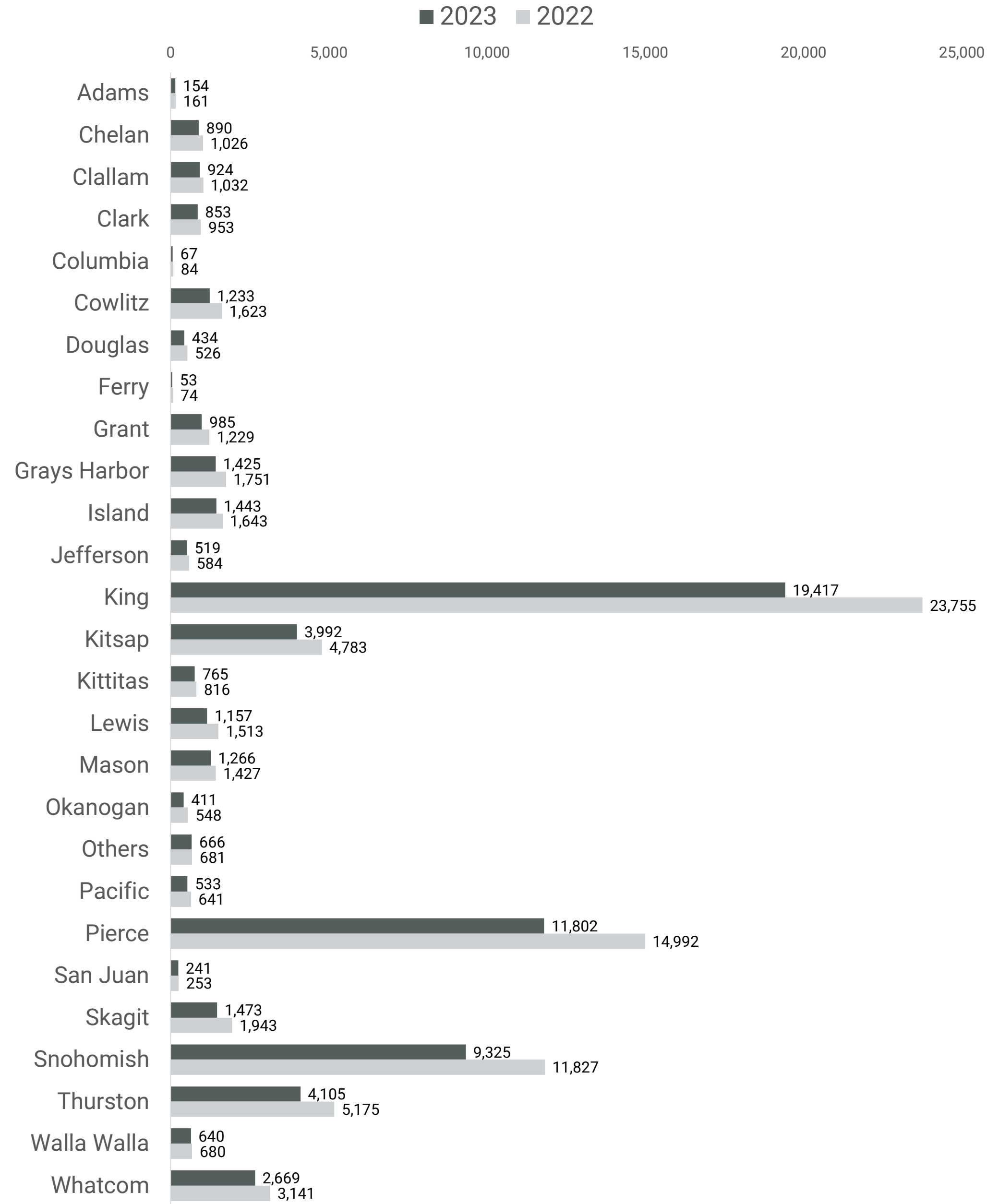
# Residential Homes Only

## Pending Sales by County

A comparison of the number of pending sales in each county this year vs. last year, for residential homes only.

	2023	2022	% chg.
Adams	154	161	-4.35%
Chelan	890	1,026	-13.26%
Clallam	924	1,032	-10.47%
Clark	853	953	-10.49%
Columbia	67	84	-20.24%
Cowlitz	1,233	1,623	-24.03%
Douglas	434	526	-17.49%
Ferry	53	74	-28.38%
Grant	985	1,229	-19.85%
Grays Harbor	1,425	1,751	-18.62%
Island	1,443	1,643	-12.17%
Jefferson	519	584	-11.13%
King	19,417	23,755	-18.26%
Kitsap	3,992	4,783	-16.54%
Kittitas	765	816	-6.25%
Lewis	1,157	1,513	-23.53%
Mason	1,266	1,427	-11.28%
Okanogan	411	548	-25.00%
Others	666	681	-2.20%
Pacific	533	641	-16.85%
Pierce	11,802	14,992	-21.28%
San Juan	241	253	-4.74%
Skagit	1,473	1,943	-24.19%
Snohomish	9,325	11,827	-21.15%
Thurston	4,105	5,175	-20.68%
Walla Walla	640	680	-5.88%
Whatcom	2,669	3,141	-15.03%

<b>Total</b>	<b>67,442</b>	<b>82,861</b>
<b>% chg.</b>	<b>-18.61%</b>	



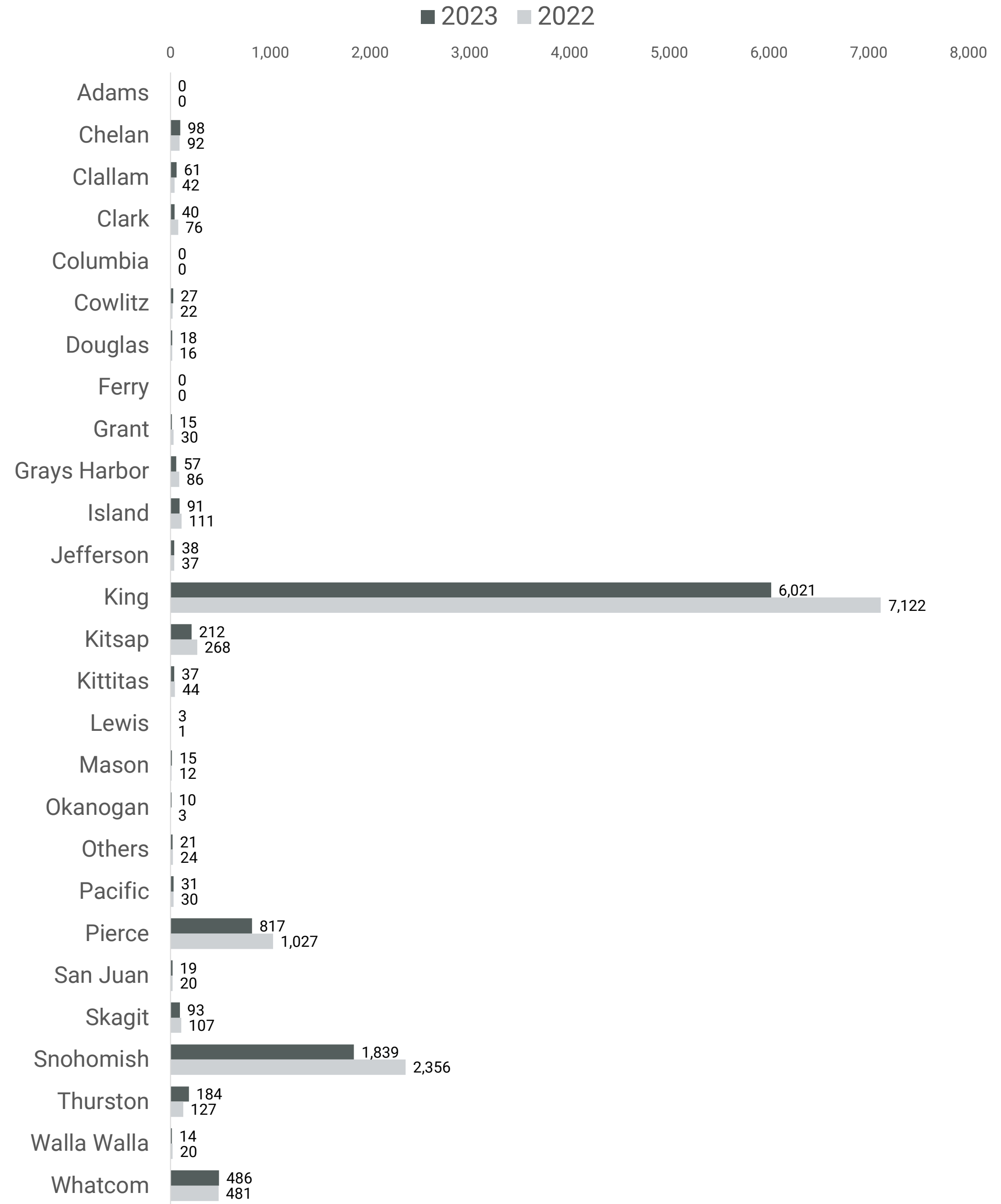
# Condominiums Only

## Pending Sales by County

A comparison of the number of pending sales in each county this year vs. last year, for condominiums only.

	2023	2022	% chg.
Adams	0	0	0.00%
Chelan	98	92	6.52%
Clallam	61	42	45.24%
Clark	40	76	-47.37%
Columbia	0	0	0.00%
Cowlitz	27	22	22.73%
Douglas	18	16	12.50%
Ferry	0	0	0.00%
Grant	15	30	-50.00%
Grays Harbor	57	86	-33.72%
Island	91	111	-18.02%
Jefferson	38	37	2.70%
King	6,021	7,122	-15.46%
Kitsap	212	268	-20.90%
Kittitas	37	44	-15.91%
Lewis	3	1	200.00%
Mason	15	12	25.00%
Okanogan	10	3	233.33%
Others	21	24	-12.50%
Pacific	31	30	3.33%
Pierce	817	1,027	-20.45%
San Juan	19	20	-5.00%
Skagit	93	107	-13.08%
Snohomish	1,839	2,356	-21.94%
Thurston	184	127	44.88%
Walla Walla	14	20	-30.00%
Whatcom	486	481	1.04%

<b>Total</b>	<b>10,247</b>	<b>12,154</b>
<b>% chg.</b>	<b>-15.69%</b>	



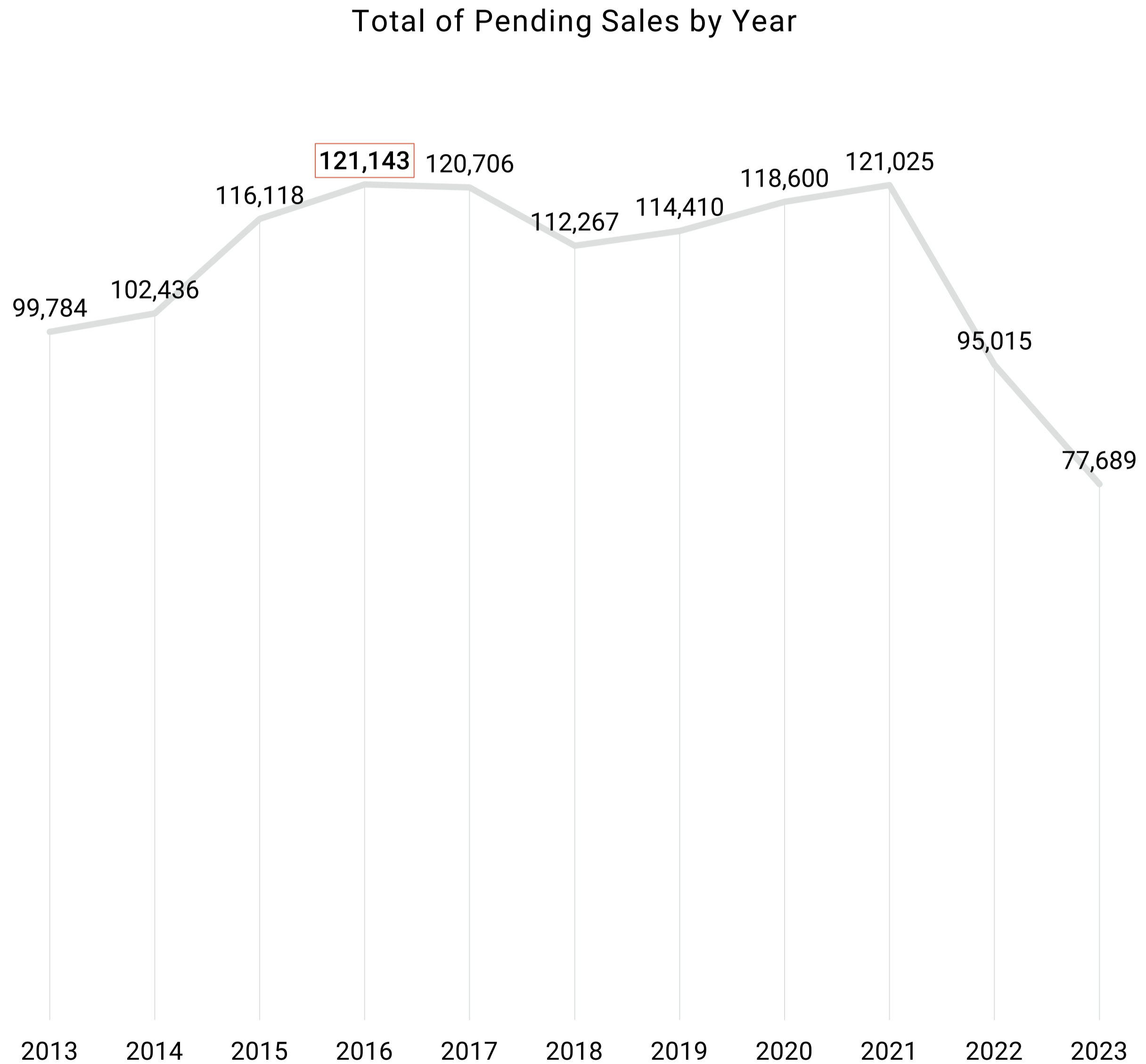
# All Counties: Residential Homes and Condominiums

## Pending Sales by Year

A comparison of the number of pending sales each year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during same period.

	Total	Avg./Mo.
2013	99,784	8,315
2014	102,436	8,536
2015	116,118	9,677
2016	121,143	10,095
2017	120,706	10,059
2018	112,267	9,356
2019	114,410	9,534
2020	118,600	9,883
2021	121,025	10,085
2022	95,015	7,918
2023	77,689	6,474



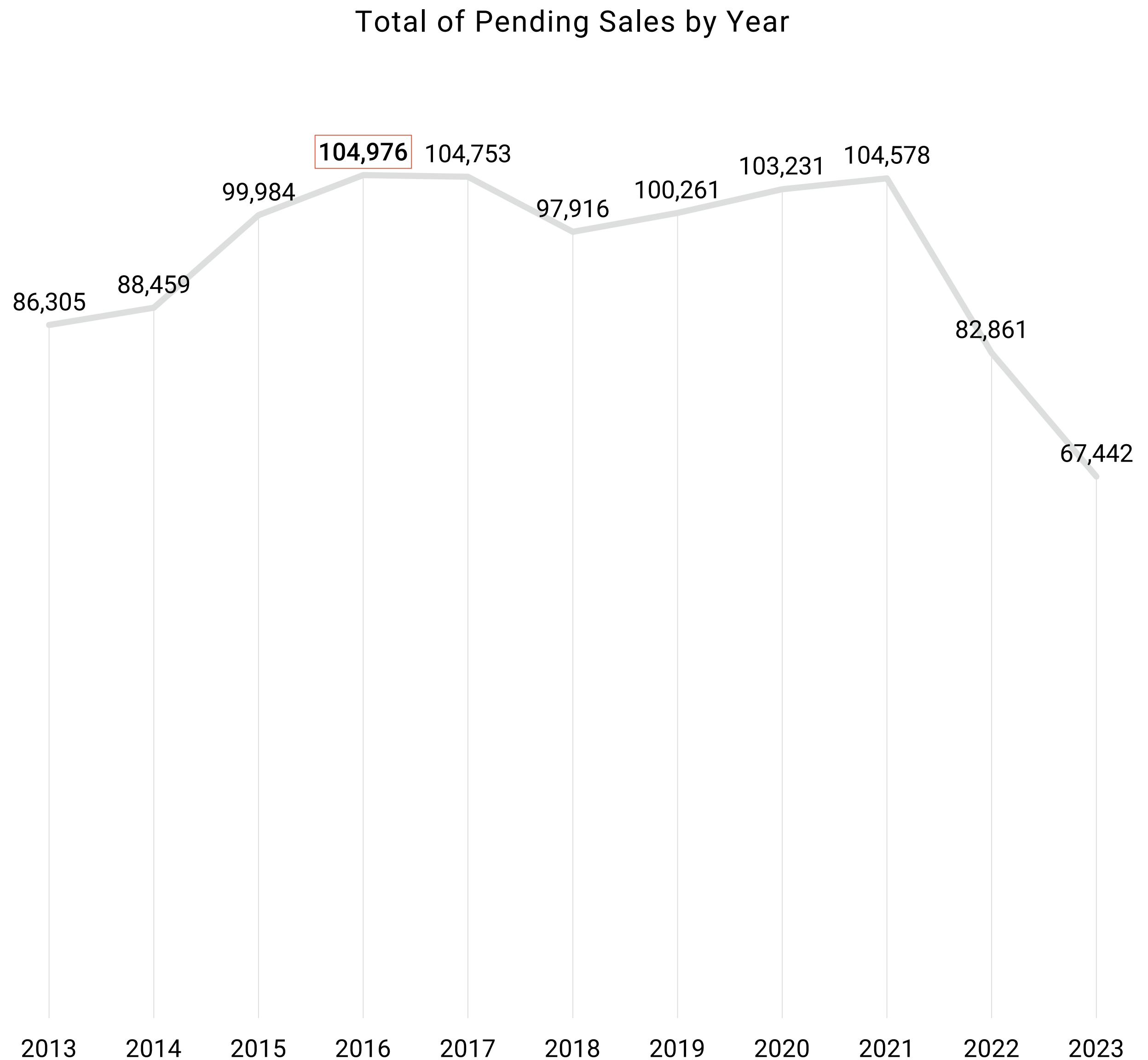
# All Counties: Residential Homes Only

## Pending Sales by Year

A comparison of the number of pending sales each year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during same period.

	Total	Avg./Mo.
2013	86,305	7,192
2014	88,459	7,372
2015	99,984	8,332
2016	104,976	8,748
2017	104,753	8,729
2018	97,916	8,160
2019	100,261	8,355
2020	103,231	8,603
2021	104,578	8,715
2022	82,861	6,905
2023	67,442	5,620





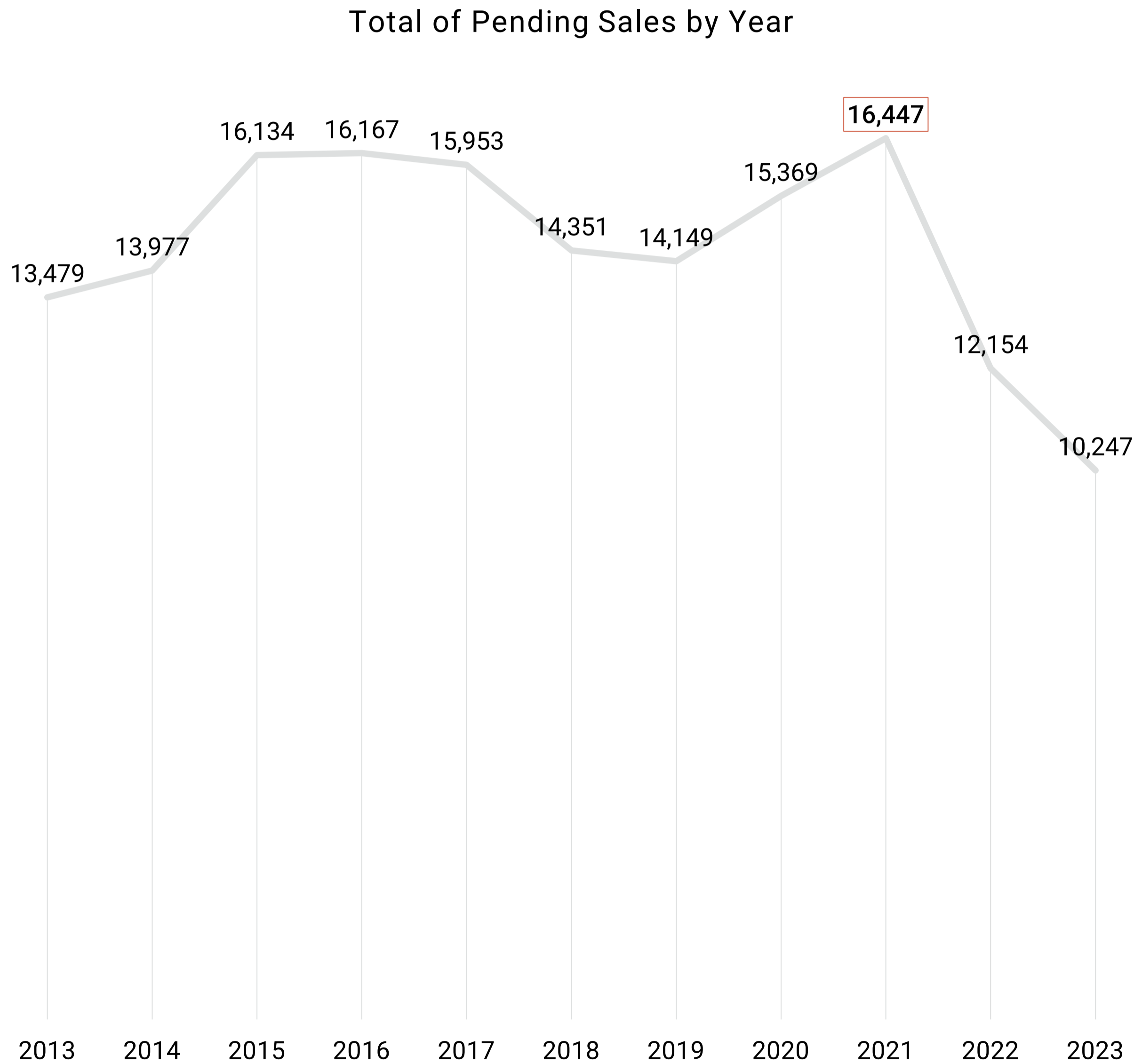
# All Counties: Condominiums Only

## Pending Sales by Year

A comparison of the number of pending sales each year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during same period.

	Total	Avg./Mo.
2013	13,479	1,123
2014	13,977	1,165
2015	16,134	1,345
2016	16,167	1,347
2017	15,953	1,329
2018	14,351	1,196
2019	14,149	1,179
2020	15,369	1,281
2021	16,447	1,371
2022	12,154	1,013
2023	10,247	854

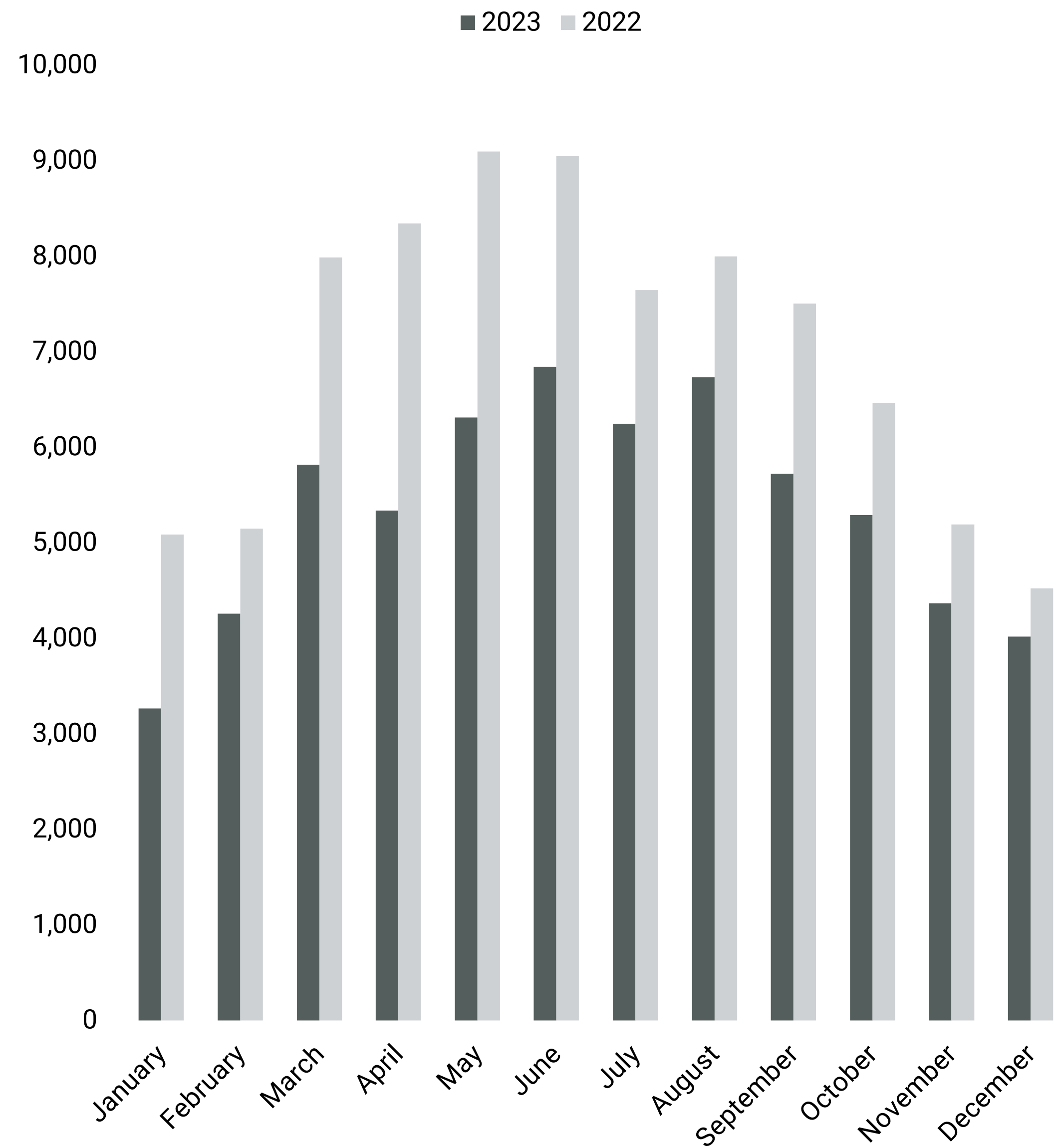


# All Counties: Residential Homes and Condominiums

## Closed Sales by Month

A comparison of closed sales units in all counties this year vs. last year, for residential homes & condominiums.

	2023	2022	% chg.
January	3,264	5,085	-35.81%
February	4,258	5,147	-17.27%
March	5,817	7,989	-27.19%
April	5,338	8,344	-36.03%
May	6,310	9,096	-30.63%
June	6,842	9,047	-24.37%
July	6,247	7,645	-18.29%
August	6,734	7,998	-15.80%
September	5,722	7,504	-23.75%
October	5,291	6,464	-18.15%
November	4,367	5,194	-15.92%
December	4,018	4,524	-11.18%
<b>Total</b>	<b>64,208</b>	<b>84,037</b>	
<b>% chg.</b>			<b>-23.60%</b>

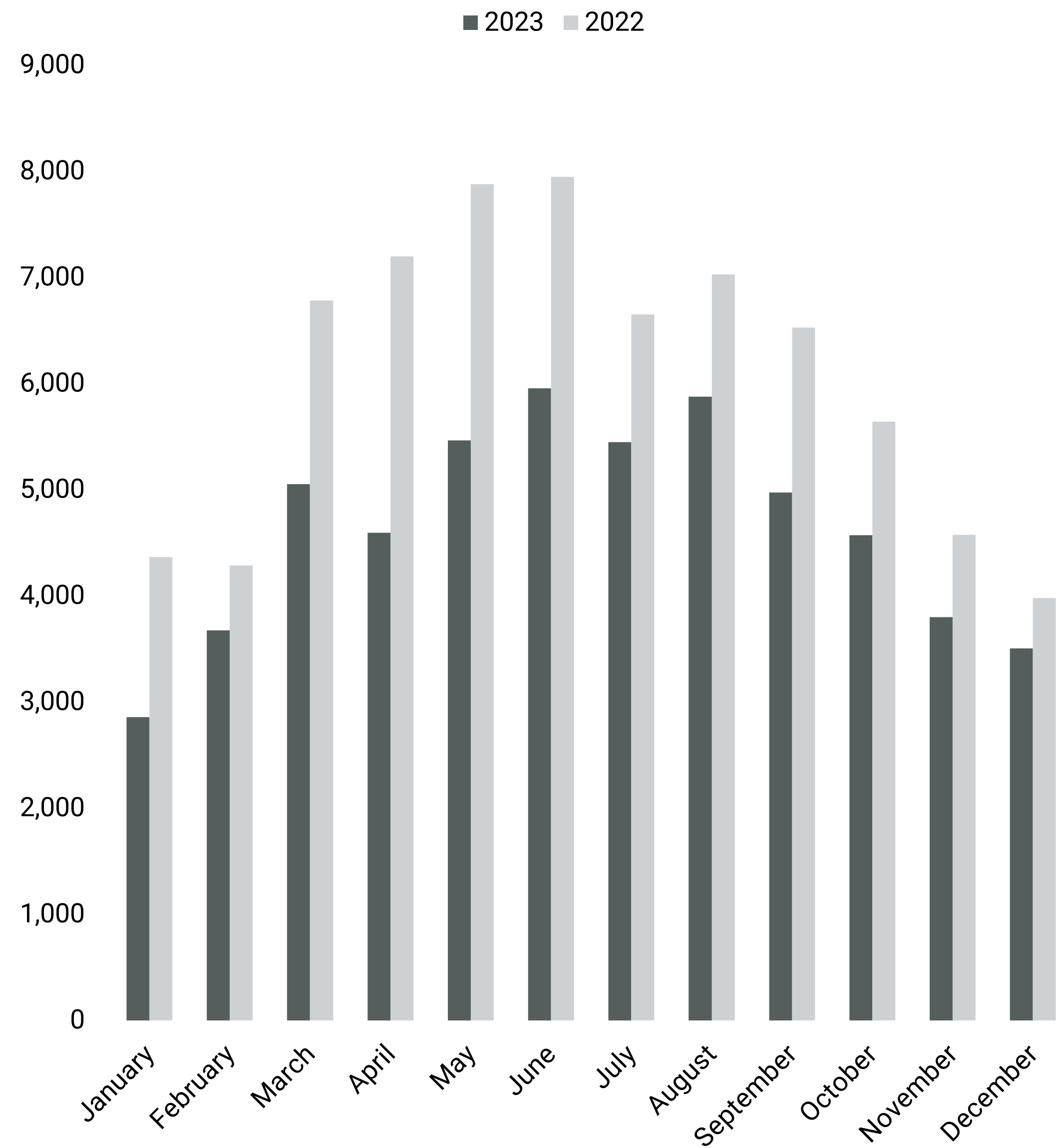


# All Counties: Residential Homes Only

## Closed Sales by Month

A comparison of closed sales units in all counties this year vs. last year, for residential homes only.

	2023	2022	% chg.
January	2,857	4,366	-34.56%
February	3,675	4,288	-14.30%
March	5,054	6,784	-25.50%
April	4,596	7,197	-36.14%
May	5,465	7,879	-30.64%
June	5,956	7,946	-25.04%
July	5,448	6,653	-18.11%
August	5,878	7,028	-16.36%
September	4,975	6,529	-23.80%
October	4,571	5,641	-18.97%
November	3,801	4,576	-16.94%
December	3,506	3,979	-11.89%
<b>Total</b>	<b>55,782</b>	<b>72,866</b>	
<b>% chg.</b>			<b>-23.45%</b>

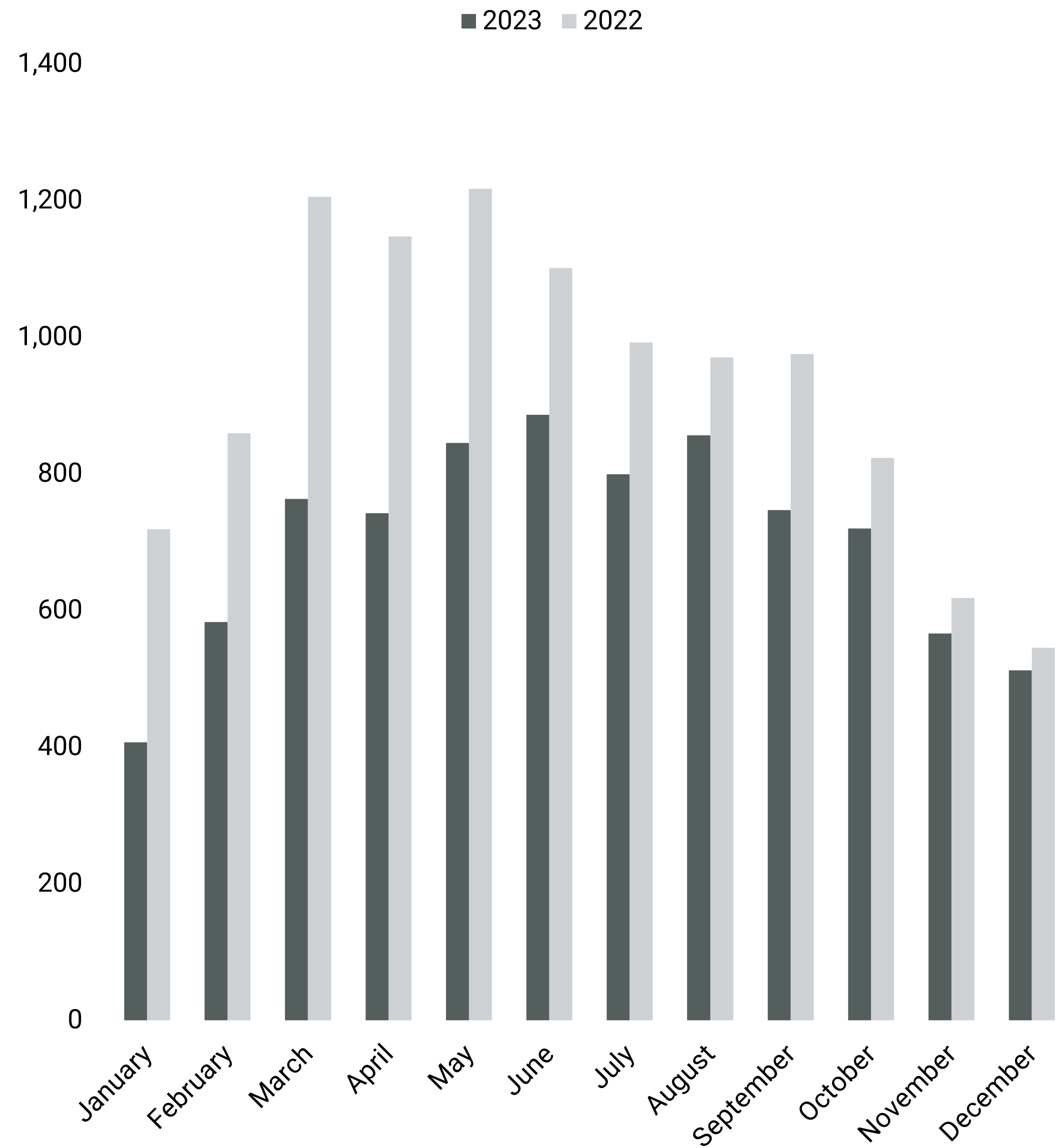


# All Counties: Condominiums Only

## Closed Sales by Month

A comparison of closed sales units in all counties this year vs. last year, for condominiums only.

	2023	2022	% chg.
January	407	719	-43.39%
February	583	859	-32.13%
March	763	1,205	-36.68%
April	742	1,147	-35.31%
May	845	1,217	-30.57%
June	886	1,101	-19.53%
July	799	992	-19.46%
August	856	970	-11.75%
September	747	975	-23.38%
October	720	823	-12.52%
November	566	618	-8.41%
December	512	545	-6.06%
<b>Total</b>	<b>8,426</b>	<b>11,171</b>	
<b>% chg.</b>			<b>-24.57%</b>

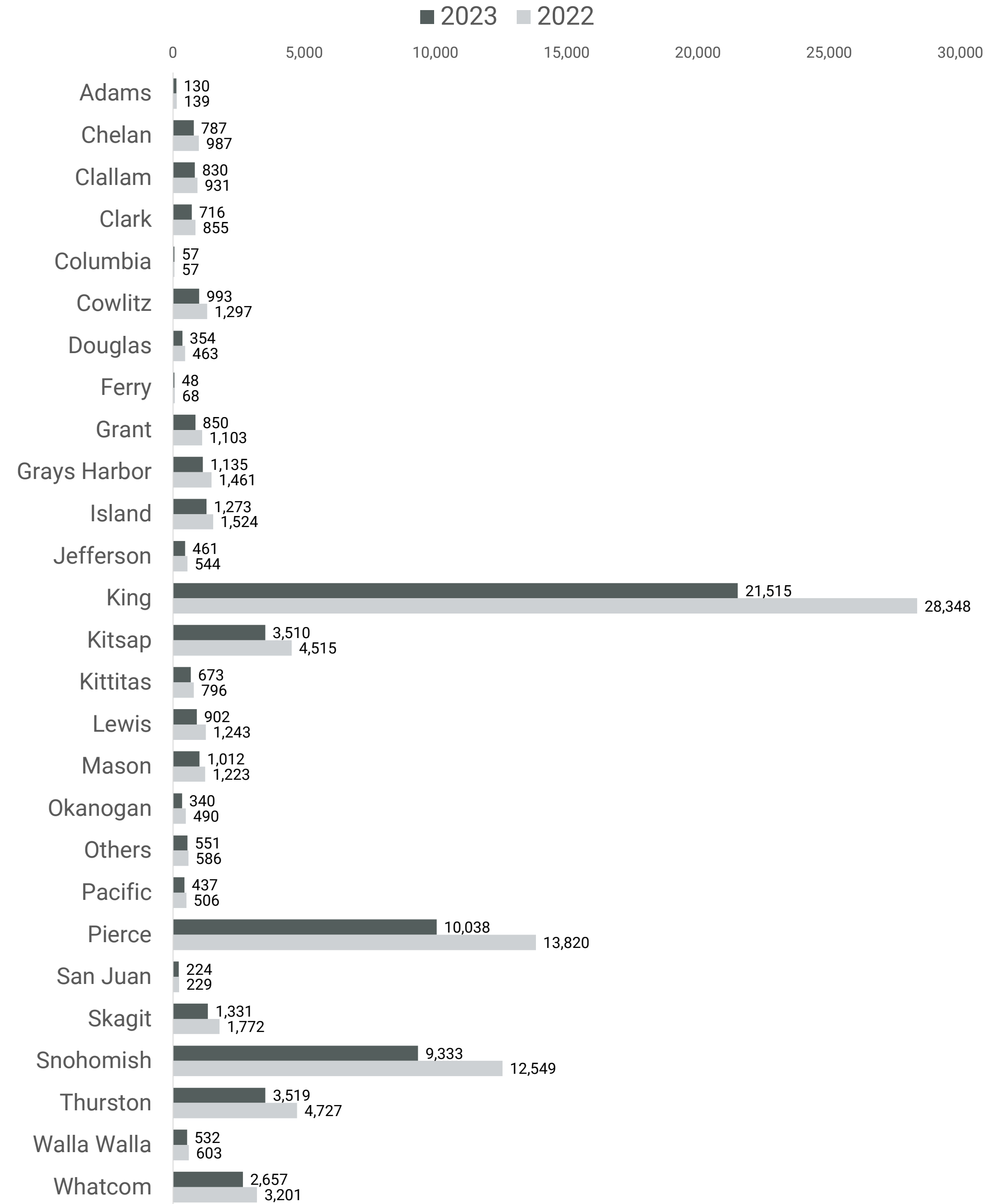


# Residential Homes and Condominiums Closed Sales by County

A comparison of closed sales units in each county this year vs. last year, for residential homes & condominiums.

	2023	2022	% chg.
Adams	130	139	-6.47%
Chelan	787	987	-20.26%
Clallam	830	931	-10.85%
Clark	716	855	-16.26%
Columbia	57	57	0.00%
Cowlitz	993	1,297	-23.44%
Douglas	354	463	-23.54%
Ferry	48	68	-29.41%
Grant	850	1,103	-22.94%
Grays Harbor	1,135	1,461	-22.31%
Island	1,273	1,524	-16.47%
Jefferson	461	544	-15.26%
King	21,515	28,348	-24.10%
Kitsap	3,510	4,515	-22.26%
Kittitas	673	796	-15.45%
Lewis	902	1,243	-27.43%
Mason	1,012	1,223	-17.25%
Okanogan	340	490	-30.61%
Others	551	586	-5.97%
Pacific	437	506	-13.64%
Pierce	10,038	13,820	-27.37%
San Juan	224	229	-2.18%
Skagit	1,331	1,772	-24.89%
Snohomish	9,333	12,549	-25.63%
Thurston	3,519	4,727	-25.56%
Walla Walla	532	603	-11.77%
Whatcom	2,657	3,201	-16.99%

<b>Total</b>	<b>64,208</b>	<b>84,037</b>
<b>% chg.</b>	<b>-23.60%</b>	



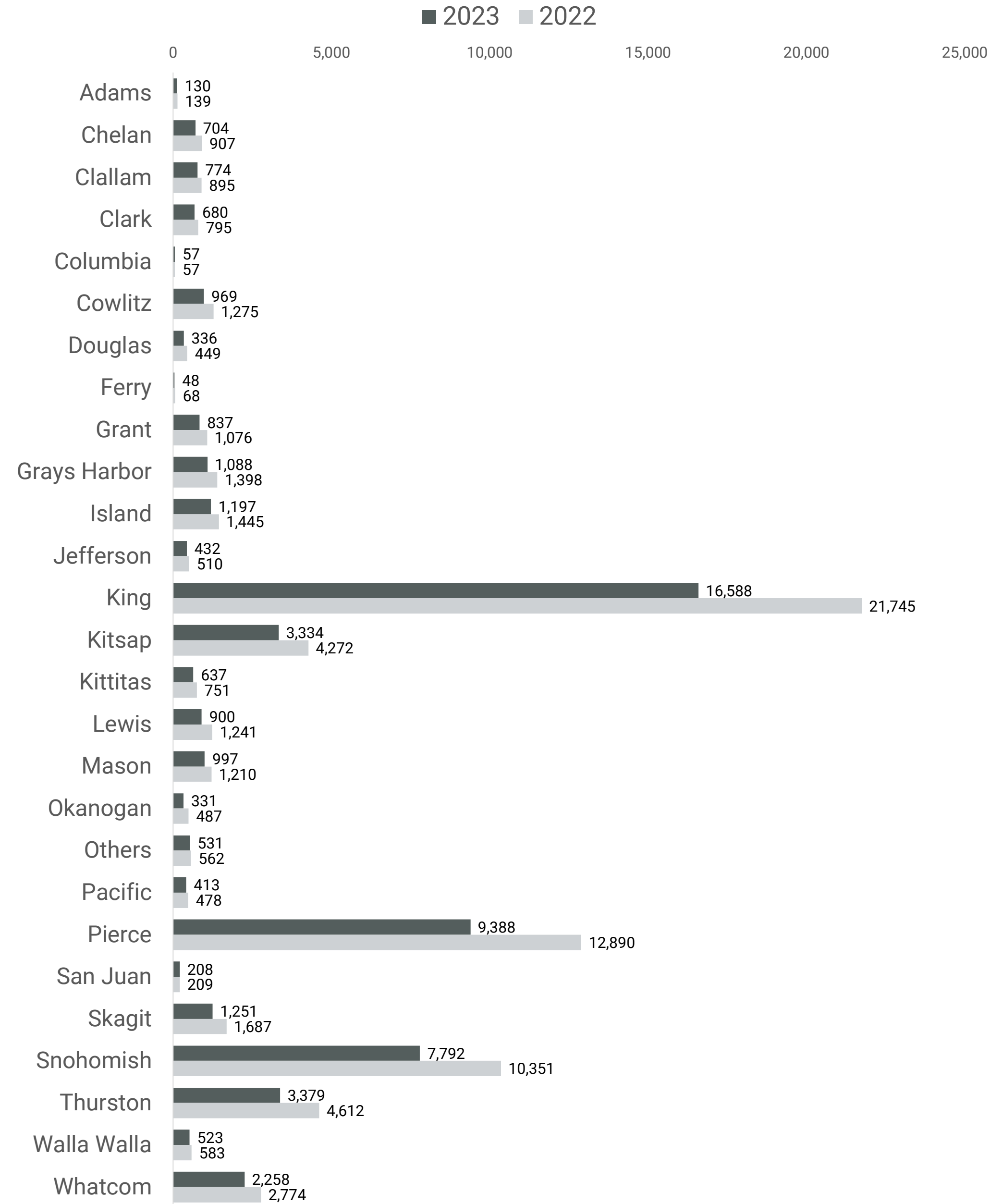
# Residential Homes Only

## Closed Sales by County

A comparison of closed sales units in each county this year vs. last year, for residential homes only.

	2023	2022	% chg.
Adams	130	139	-6.47%
Chelan	704	907	-22.38%
Clallam	774	895	-13.52%
Clark	680	795	-14.47%
Columbia	57	57	0.00%
Cowlitz	969	1,275	-24.00%
Douglas	336	449	-25.17%
Ferry	48	68	-29.41%
Grant	837	1,076	-22.21%
Grays Harbor	1,088	1,398	-22.17%
Island	1,197	1,445	-17.16%
Jefferson	432	510	-15.29%
King	16,588	21,745	-23.72%
Kitsap	3,334	4,272	-21.96%
Kittitas	637	751	-15.18%
Lewis	900	1,241	-27.48%
Mason	997	1,210	-17.60%
Okanogan	331	487	-32.03%
Others	531	562	-5.52%
Pacific	413	478	-13.60%
Pierce	9,388	12,890	-27.17%
San Juan	208	209	-0.48%
Skagit	1,251	1,687	-25.84%
Snohomish	7,792	10,351	-24.72%
Thurston	3,379	4,612	-26.73%
Walla Walla	523	583	-10.29%
Whatcom	2,258	2,774	-18.60%

<b>Total</b>	<b>55,782</b>	<b>72,866</b>
<b>% chg.</b>	<b>-23.45%</b>	



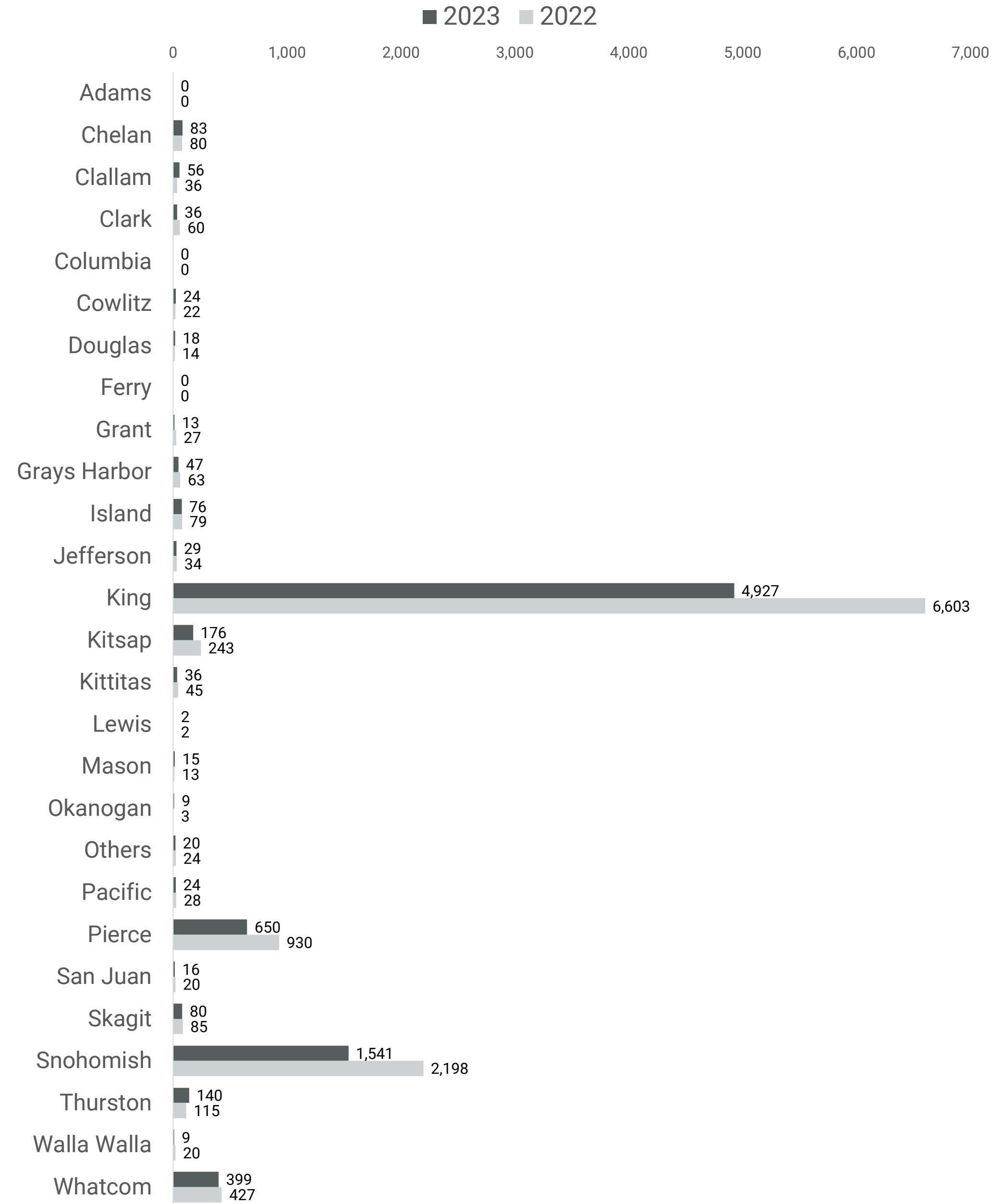
# Condominiums Only

## Closed Sales by County

A comparison of closed sales units in each county this year vs. last year, for condominiums only.

	2023	2022	% chg.
Adams	0	0	0.00%
Chelan	83	80	3.75%
Clallam	56	36	55.56%
Clark	36	60	-40.00%
Columbia	0	0	0.00%
Cowlitz	24	22	9.09%
Douglas	18	14	28.57%
Ferry	0	0	0.00%
Grant	13	27	-51.85%
Grays Harbor	47	63	-25.40%
Island	76	79	-3.80%
Jefferson	29	34	-14.71%
King	4,927	6,603	-25.38%
Kitsap	176	243	-27.57%
Kittitas	36	45	-20.00%
Lewis	2	2	0.00%
Mason	15	13	15.38%
Okanogan	9	3	200.00%
Others	20	24	-16.67%
Pacific	24	28	-14.29%
Pierce	650	930	-30.11%
San Juan	16	20	-20.00%
Skagit	80	85	-5.88%
Snohomish	1,541	2,198	-29.89%
Thurston	140	115	21.74%
Walla Walla	9	20	-55.00%
Whatcom	399	427	-6.56%

<b>Total</b>	<b>8,426</b>	<b>11,171</b>
<b>% chg.</b>	<b>-24.57%</b>	

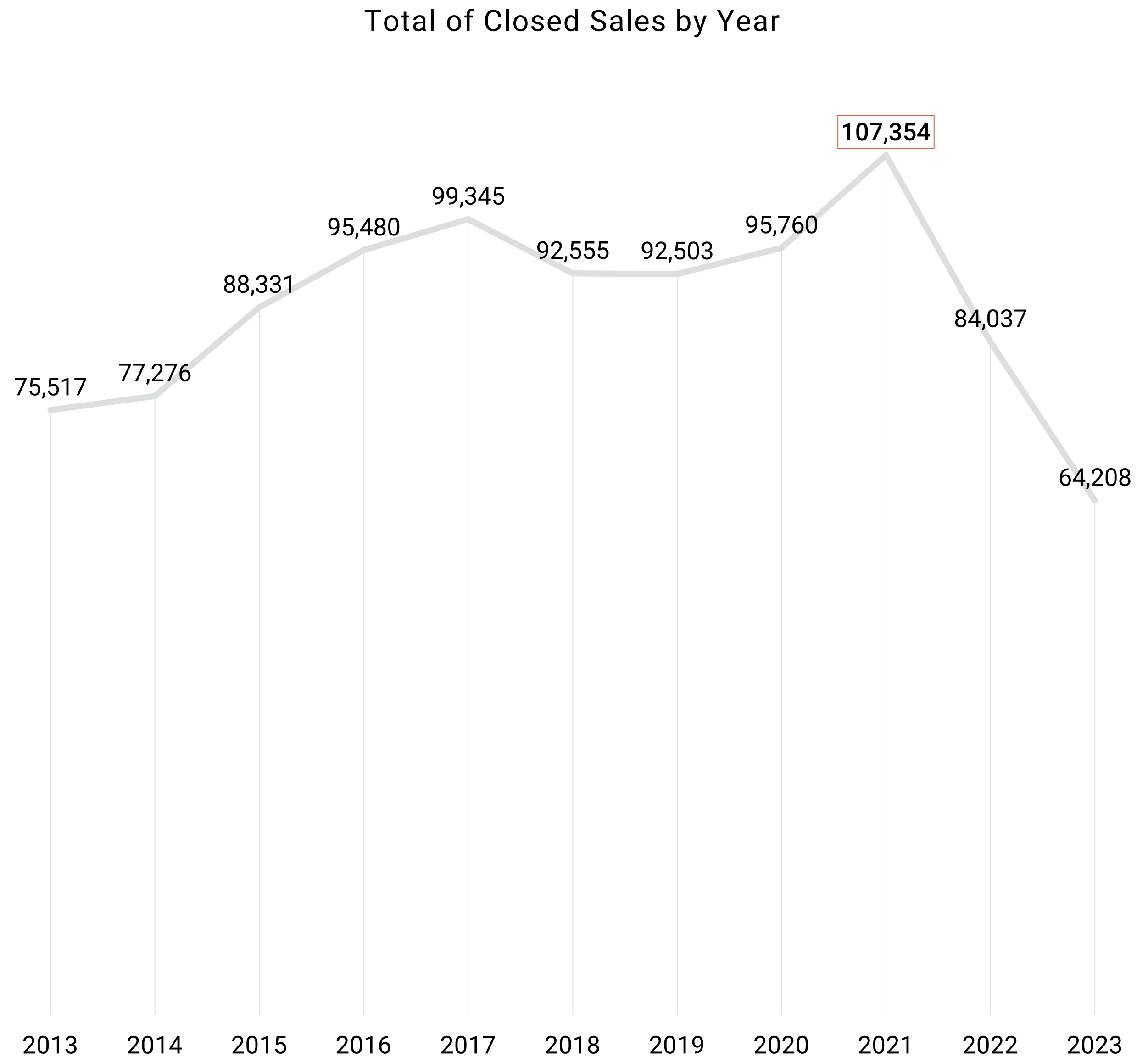


# All Counties: Residential Homes and Condominiums

## Closed Sales by Year

A comparison of closed sales units each year, for residential homes & condominiums.

	Total	Avg./Mo.
2013	75,517	6,293
2014	77,276	6,440
2015	88,331	7,361
2016	95,480	7,957
2017	99,345	8,279
2018	92,555	7,713
2019	92,503	7,709
2020	95,760	7,980
2021	107,354	8,946
2022	84,037	7,003
2023	64,208	5,351



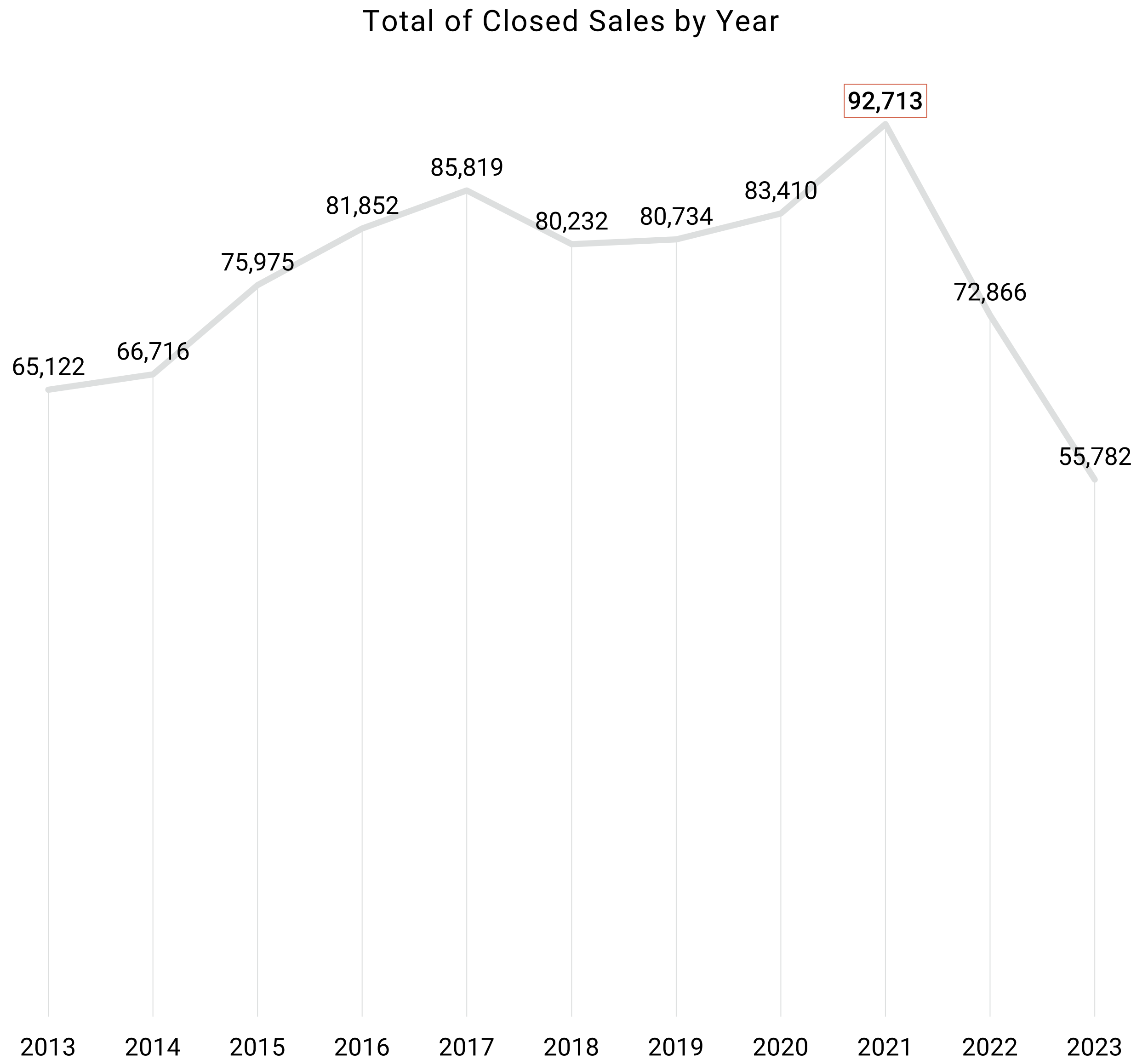


# All Counties: Residential Homes Only

## Closed Sales by Year

A comparison of closed sales units each year, for residential homes only.

	Total	Avg./Mo.
2013	65,122	5,427
2014	66,716	5,560
2015	75,975	6,331
2016	81,852	6,821
2017	85,819	7,152
2018	80,232	6,686
2019	80,734	6,728
2020	83,410	6,951
2021	92,713	7,726
2022	72,866	6,072
2023	55,782	4,649

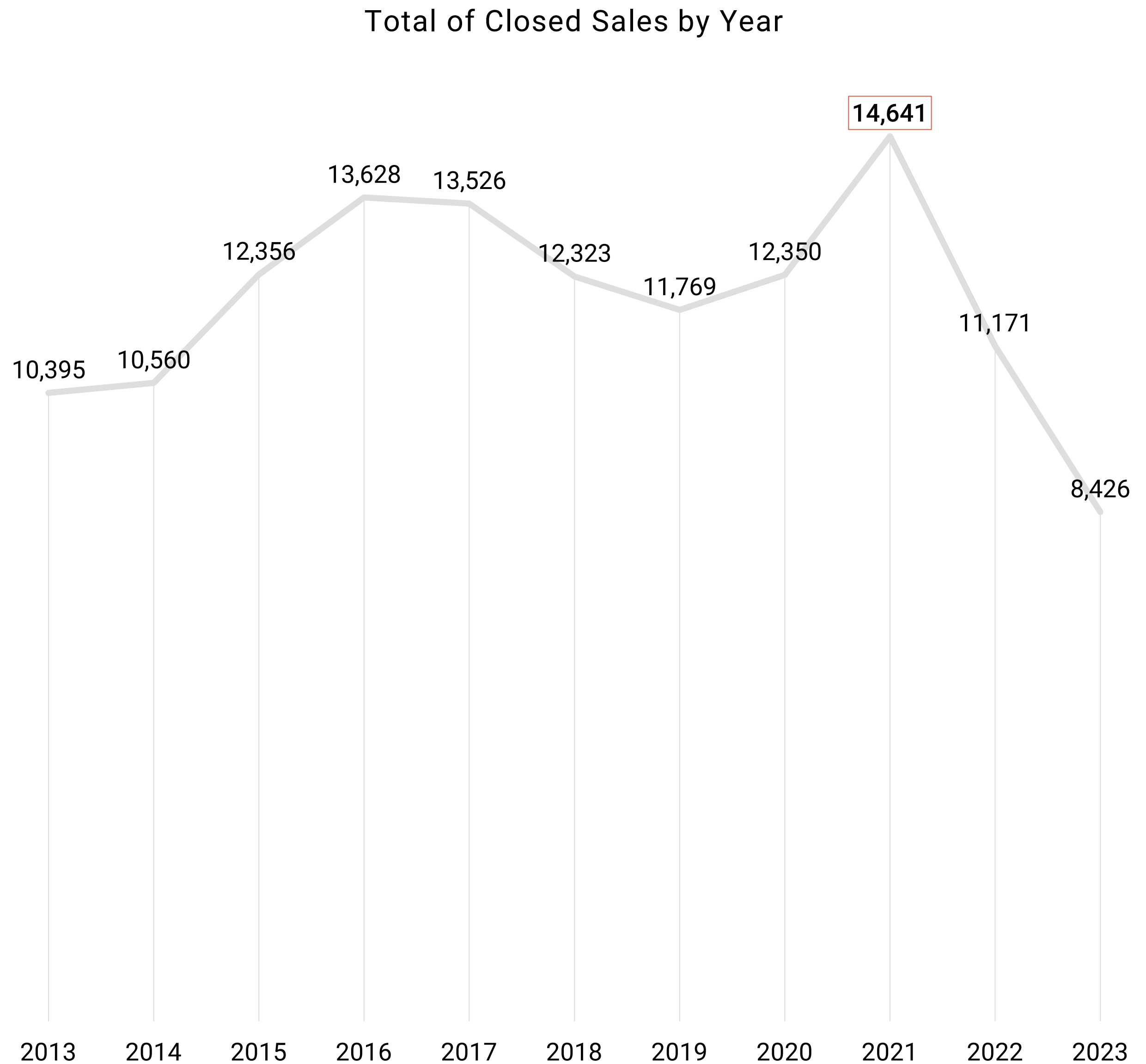


# All Counties: Condominiums Only

## Closed Sales by Year

A comparison of closed sales units each year, for condominiums only.

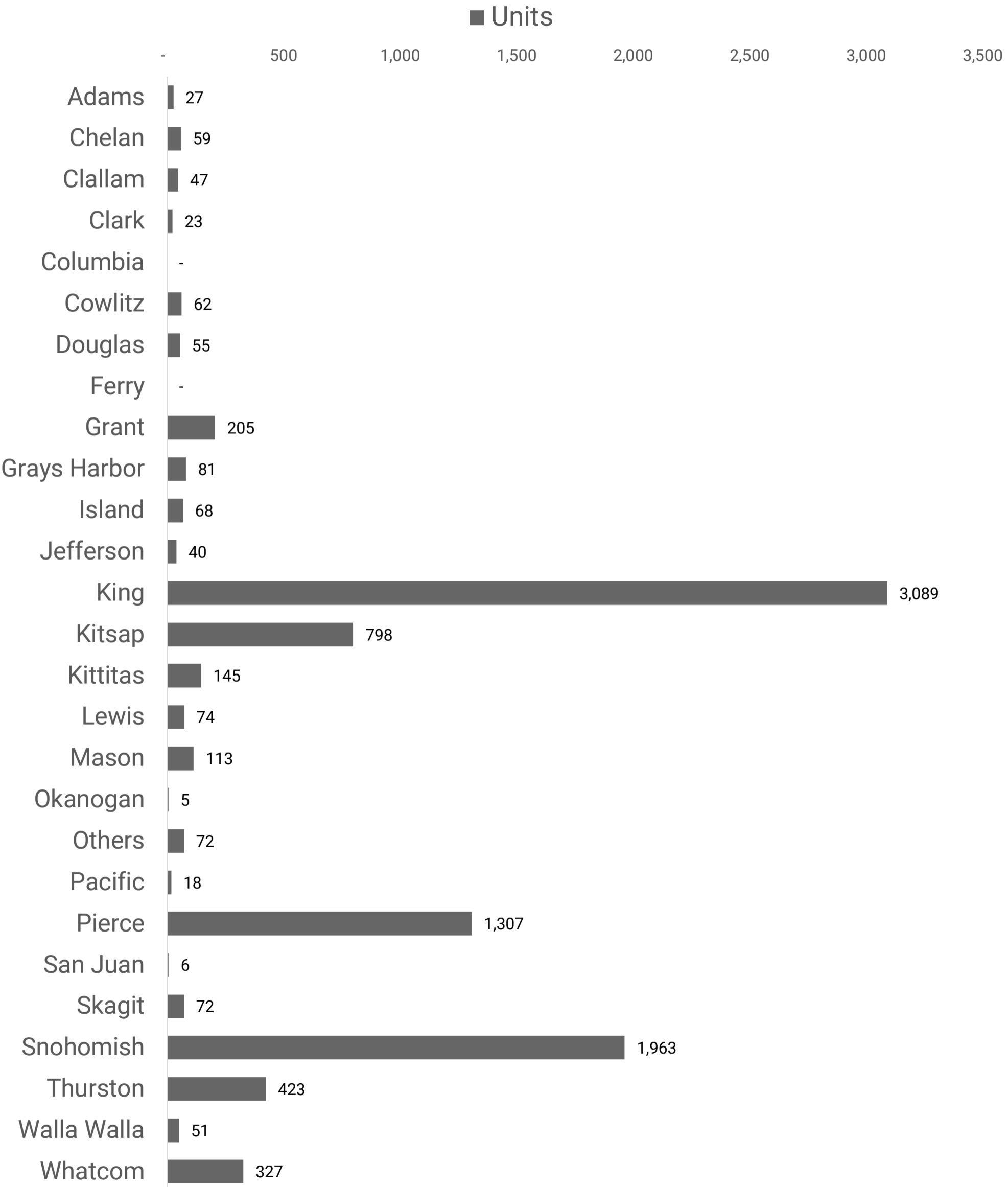
	Total	Avg./Mo.
2013	10,395	866
2014	10,560	880
2015	12,356	1,030
2016	13,628	1,136
2017	13,526	1,127
2018	12,323	1,027
2019	11,769	981
2020	12,350	1,029
2021	14,641	1,220
2022	11,171	931
2023	8,426	702



All Counties: Residential Homes and Condominiums

# New Construction Closed Sales: Units Sold, Average & Median Prices

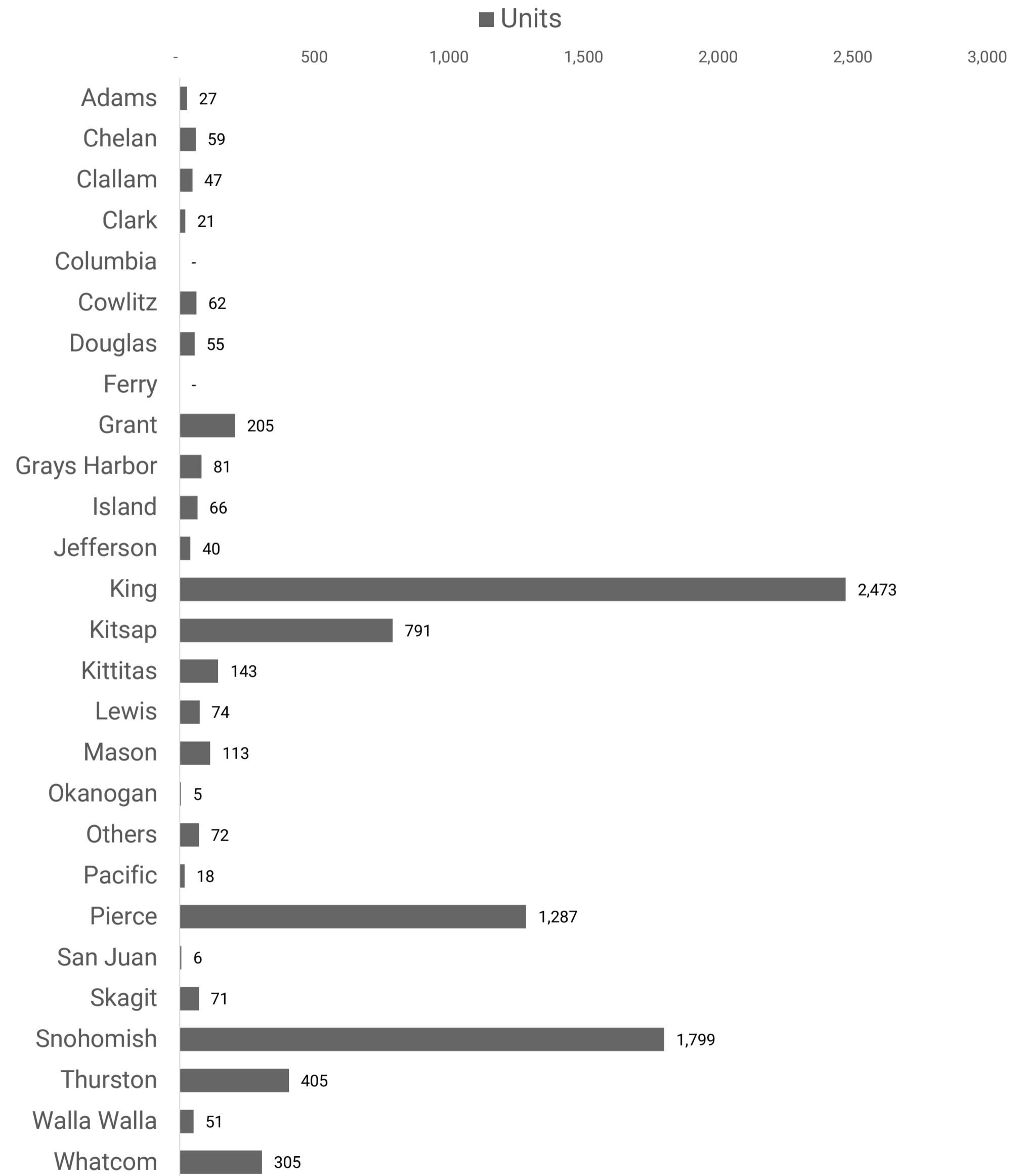
	Units	Average	Median
Adams	27	\$ 404,652	\$ 400,148
Chelan	59	\$ 704,546	\$ 616,000
Clallam	47	\$ 490,696	\$ 490,000
Clark	23	\$ 601,845	\$ 529,900
Columbia	-	\$ -	\$ -
Cowlitz	62	\$ 485,110	\$ 474,150
Douglas	55	\$ 528,542	\$ 441,900
Ferry	-	\$ -	\$ -
Grant	205	\$ 384,735	\$ 333,439
Grays Harbor	81	\$ 441,259	\$ 405,000
Island	68	\$ 696,088	\$ 657,475
Jefferson	40	\$ 744,177	\$ 722,635
King	3,089	\$ 1,165,505	\$ 849,990
Kitsap	798	\$ 639,779	\$ 589,925
Kittitas	145	\$ 812,937	\$ 536,000
Lewis	74	\$ 461,913	\$ 457,877
Mason	113	\$ 430,081	\$ 405,000
Okanogan	5	\$ 538,600	\$ 435,000
Others	72	\$ 425,069	\$ 395,863
Pacific	18	\$ 493,709	\$ 479,000
Pierce	1,307	\$ 676,441	\$ 614,894
San Juan	6	\$ 1,376,499	\$1,345,000
Skagit	72	\$ 698,640	\$ 619,925
Snohomish	1,963	\$ 893,108	\$ 820,000
Thurston	423	\$ 591,667	\$ 549,990
Walla Walla	51	\$ 420,967	\$ 396,348
Whatcom	327	\$ 695,004	\$ 615,500
<b>Total</b>	<b>9,130</b>	<b>\$ 864,046</b>	<b>\$ 700,000</b>



All Counties: Residential Homes Only

# New Construction Closed Sales: Units Sold, Average & Median Prices

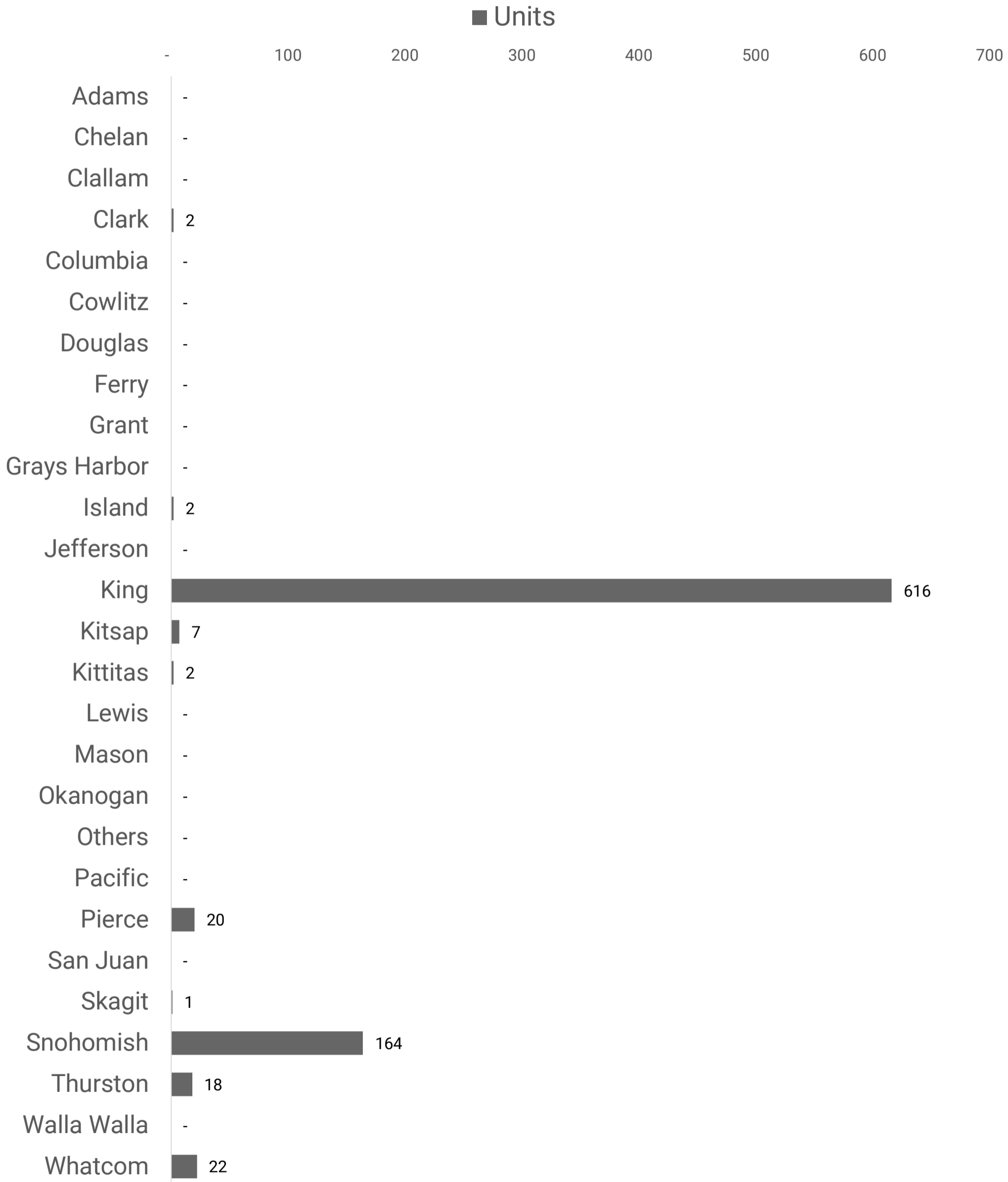
	Units	Average	Median
Adams	27	\$ 404,652	\$ 400,148
Chelan	59	\$ 704,546	\$ 616,000
Clallam	47	\$ 490,696	\$ 490,000
Clark	21	\$ 551,830	\$ 460,000
Columbia	-	\$ -	\$ -
Cowlitz	62	\$ 485,110	\$ 474,150
Douglas	55	\$ 528,542	\$ 441,900
Ferry	-	\$ -	\$ -
Grant	205	\$ 384,735	\$ 333,439
Grays Harbor	81	\$ 441,259	\$ 405,000
Island	66	\$ 697,274	\$ 657,475
Jefferson	40	\$ 744,177	\$ 722,635
King	2,473	\$ 1,240,695	\$ 879,000
Kitsap	791	\$ 636,168	\$ 584,995
Kittitas	143	\$ 814,553	\$ 536,000
Lewis	74	\$ 461,913	\$ 457,877
Mason	113	\$ 430,081	\$ 405,000
Okanogan	5	\$ 538,600	\$ 435,000
Others	72	\$ 425,069	\$ 395,863
Pacific	18	\$ 493,709	\$ 479,000
Pierce	1,287	\$ 676,729	\$ 614,950
San Juan	6	\$ 1,376,499	\$1,345,000
Skagit	71	\$ 700,733	\$ 619,950
Snohomish	1,799	\$ 895,075	\$ 800,898
Thurston	405	\$ 600,296	\$ 556,000
Walla Walla	51	\$ 420,967	\$ 396,348
Whatcom	305	\$ 708,860	\$ 635,000
<b>Total</b>	<b>8,276</b>	<b>\$ 866,309</b>	<b>\$ 699,715</b>



All Counties: Condominiums Only

# New Construction Closed Sales: Units Sold, Average & Median Prices

	Units	Average	Median
Adams	-	\$ -	\$ -
Chelan	-	\$ -	\$ -
Clallam	-	\$ -	\$ -
Clark	2	\$ 1,127,000	\$ 1,127,000
Columbia	-	\$ -	\$ -
Cowlitz	-	\$ -	\$ -
Douglas	-	\$ -	\$ -
Ferry	-	\$ -	\$ -
Grant	-	\$ -	\$ -
Grays Harbor	-	\$ -	\$ -
Island	2	\$ 656,950	\$ 656,950
Jefferson	-	\$ -	\$ -
King	616	\$ 863,648	\$ 736,250
Kitsap	7	\$ 1,047,839	\$ 954,990
Kittitas	2	\$ 697,350	\$ 697,350
Lewis	-	\$ -	\$ -
Mason	-	\$ -	\$ -
Okanogan	-	\$ -	\$ -
Others	-	\$ -	\$ -
Pacific	-	\$ -	\$ -
Pierce	20	\$ 657,970	\$ 550,950
San Juan	-	\$ -	\$ -
Skagit	1	\$ 550,000	\$ 550,000
Snohomish	164	\$ 871,534	\$ 869,973
Thurston	18	\$ 397,508	\$ 399,950
Walla Walla	-	\$ -	\$ -
Whatcom	22	\$ 502,908	\$ 450,000
<b>Total</b>	<b>854</b>	<b>\$ 842,114</b>	<b>\$ 760,000</b>

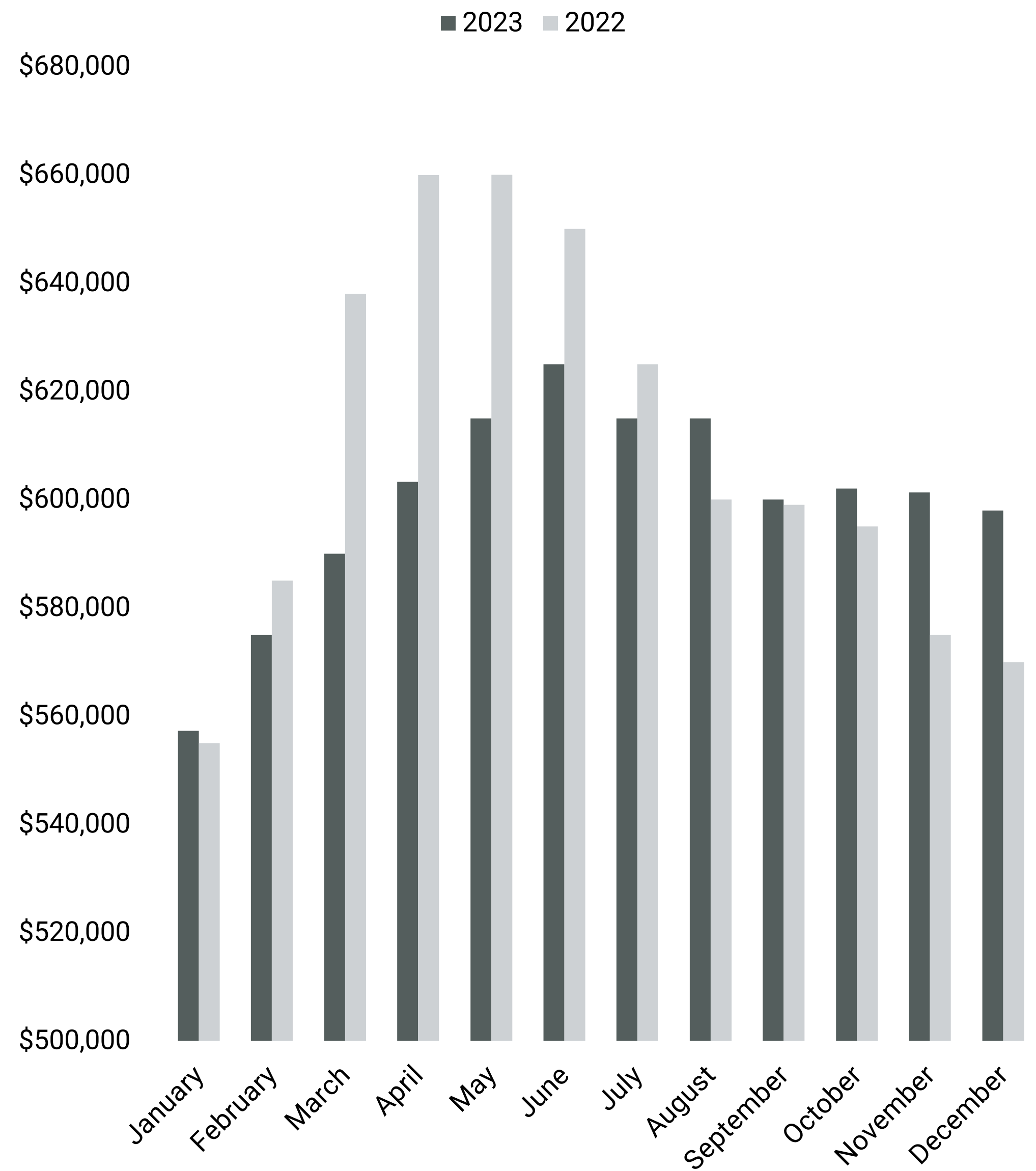


# All Counties: Residential Homes and Condominiums

## Median Sales Price by Month

A comparison of median sales prices in all counties this year vs. last year, for residential homes & condominiums. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2023	2022	% chg.
January	\$ 557,250	\$ 555,000	0.41%
February	\$ 575,000	\$ 585,000	-1.71%
March	\$ 590,000	\$ 638,000	-7.52%
April	\$ 603,250	\$ 659,950	-8.59%
May	\$ 615,000	\$ 660,000	-6.82%
June	\$ 625,000	\$ 650,000	-3.85%
July	\$ 615,000	\$ 625,000	-1.60%
August	\$ 615,000	\$ 600,000	2.50%
September	\$ 600,000	\$ 599,000	0.17%
October	\$ 602,000	\$ 595,000	1.18%
November	\$ 601,342	\$ 575,000	4.58%
December	\$ 597,975	\$ 570,000	4.91%
<b>Total</b>	<b>\$ 600,000</b>	<b>\$ 615,000</b>	
<b>% chg.</b>			<b>-2.44%</b>

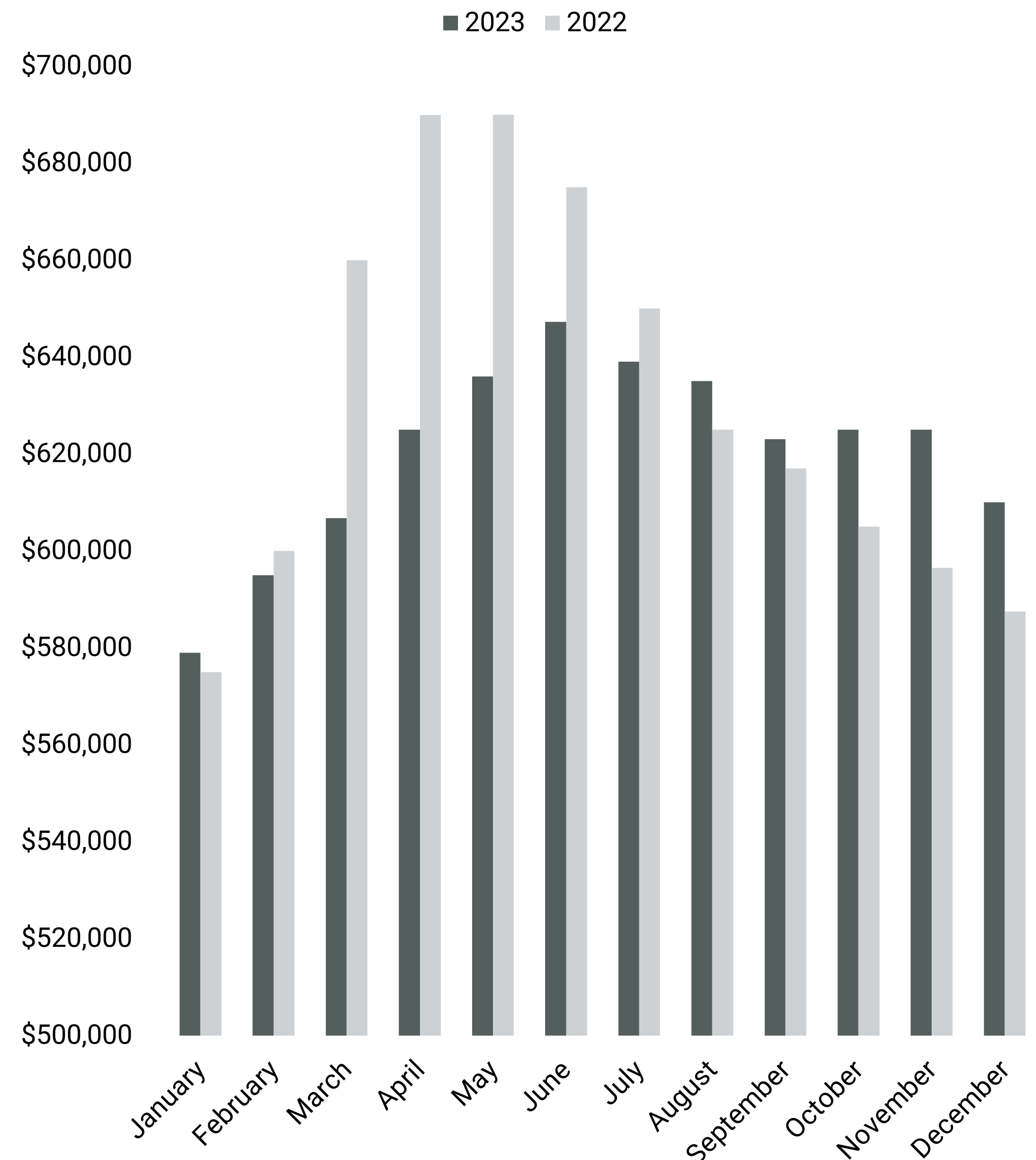


# All Counties: Residential Homes Only

## Median Sales Price by Month

A comparison of median sales prices in all counties this year vs. last year, for residential homes only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2023	2022	% chg.
January	\$ 579,000	\$ 575,000	0.70%
February	\$ 595,000	\$ 600,000	-0.83%
March	\$ 606,750	\$ 660,000	-8.07%
April	\$ 625,000	\$ 689,950	-9.41%
May	\$ 636,000	\$ 690,000	-7.83%
June	\$ 647,224	\$ 675,000	-4.11%
July	\$ 639,000	\$ 650,000	-1.69%
August	\$ 635,000	\$ 625,000	1.60%
September	\$ 623,000	\$ 617,000	0.97%
October	\$ 625,000	\$ 605,000	3.31%
November	\$ 625,000	\$ 596,500	4.78%
December	\$ 610,000	\$ 587,500	3.83%
<b>Total</b>	<b>\$ 625,000</b>	<b>\$ 638,000</b>	
<b>% chg.</b>			<b>-2.04%</b>

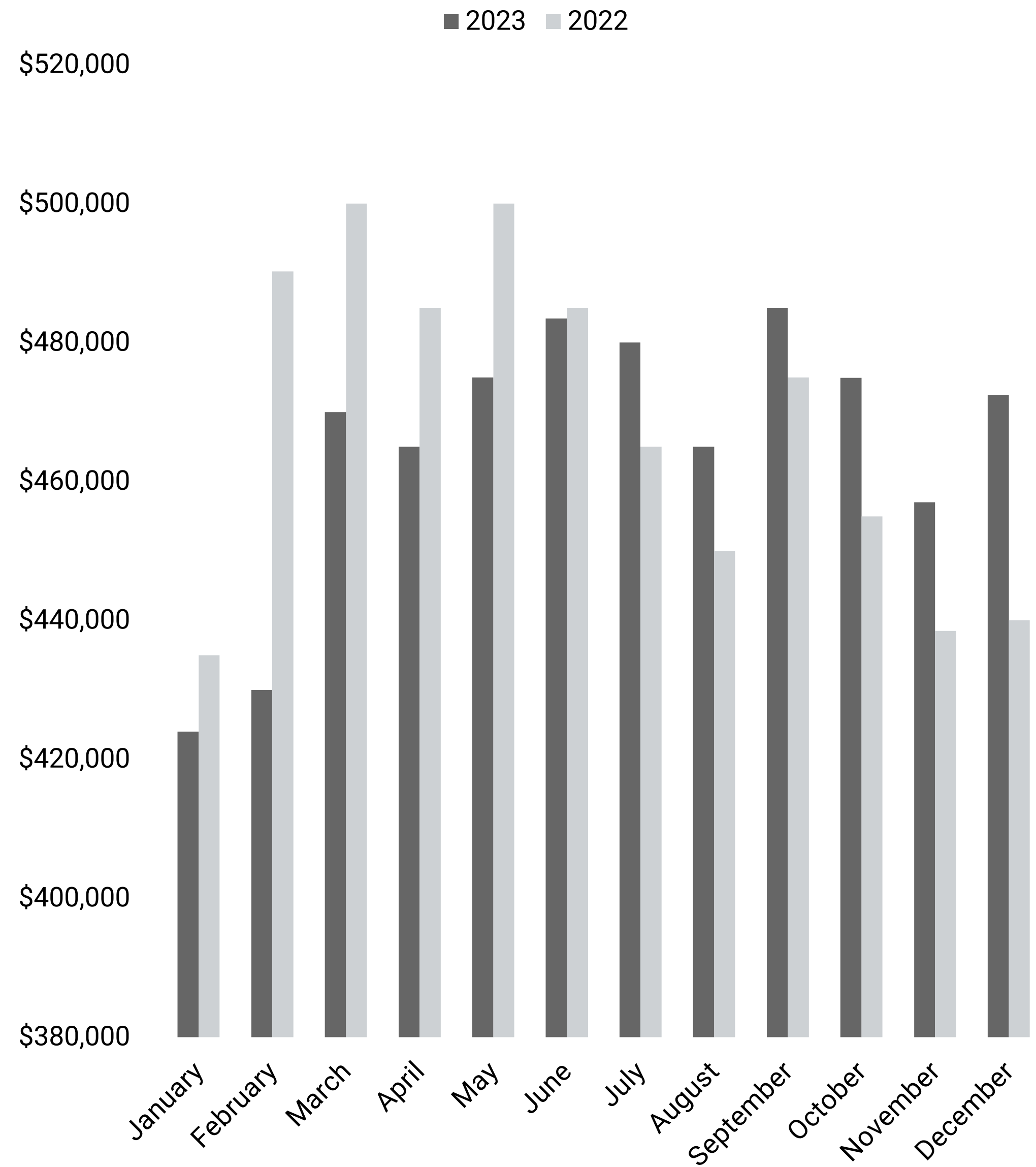


## All Counties: Condominiums Only

# Median Sales Price by Month

A comparison of median sales prices in all counties this year vs. last year, for condominiums only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2023	2022	% chg.
January	\$ 424,000	\$ 435,000	-2.53%
February	\$ 430,000	\$ 490,250	-12.29%
March	\$ 470,000	\$ 500,000	-6.00%
April	\$ 465,000	\$ 485,000	-4.12%
May	\$ 475,000	\$ 500,000	-5.00%
June	\$ 483,500	\$ 485,000	-0.31%
July	\$ 480,000	\$ 465,000	3.23%
August	\$ 465,000	\$ 450,000	3.33%
September	\$ 485,000	\$ 475,000	2.11%
October	\$ 474,944	\$ 455,000	4.38%
November	\$ 457,000	\$ 438,500	4.22%
December	\$ 472,500	\$ 440,000	7.39%
<b>Total</b>	<b>\$ 465,000</b>	<b>\$ 473,000</b>	
<b>% chg.</b>			<b>-1.69%</b>



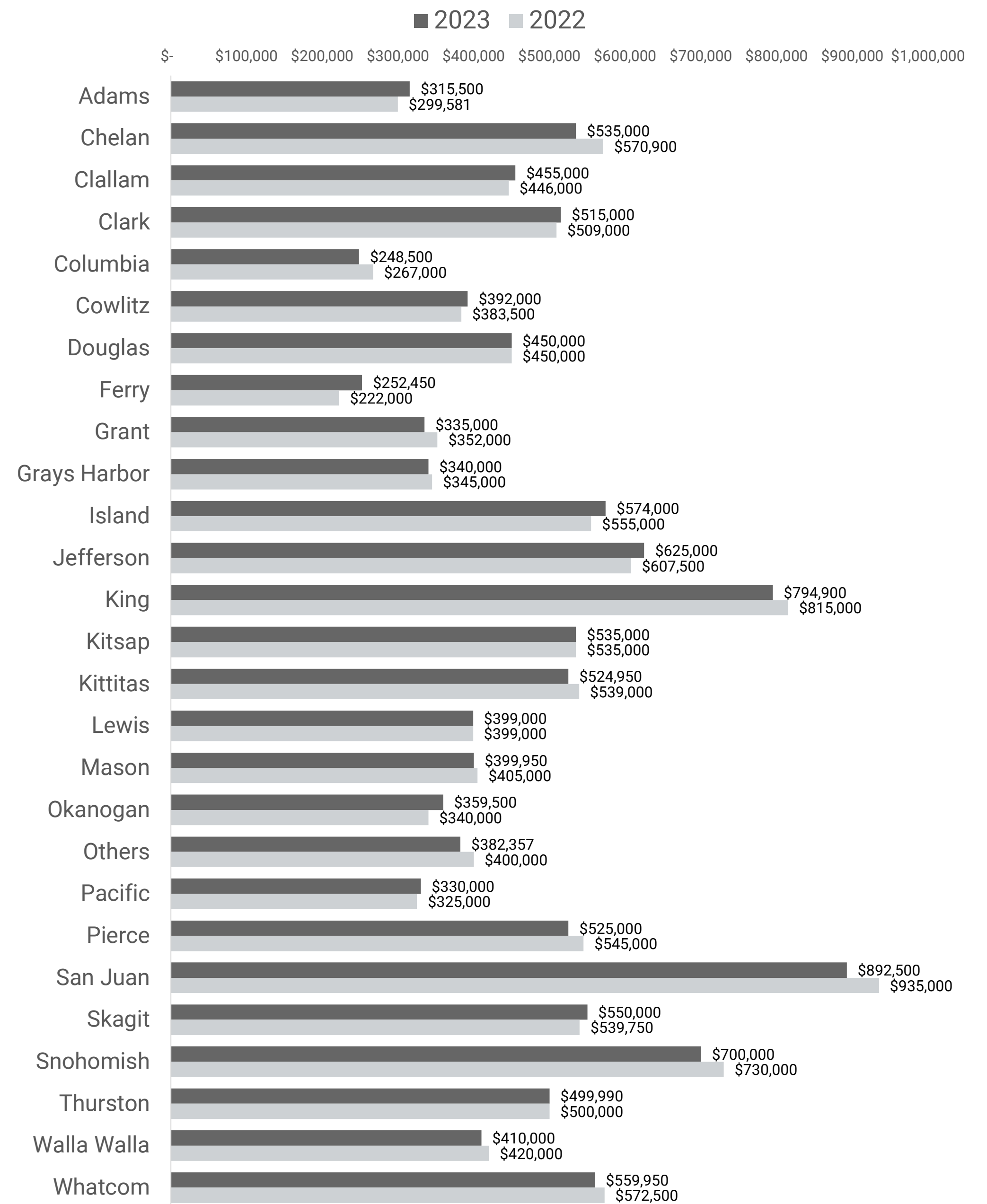


# Residential Homes and Condominiums Median Sales Price by County

A comparison of median sales prices in each county this year vs. last year, for residential homes & condominiums.  
The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median.

	2023	2022	% chg.
Adams	\$ 315,500	\$ 299,581	5.31%
Chelan	\$ 535,000	\$ 570,900	-6.29%
Clallam	\$ 455,000	\$ 446,000	2.02%
Clark	\$ 515,000	\$ 509,000	1.18%
Columbia	\$ 248,500	\$ 267,000	-6.93%
Cowlitz	\$ 392,000	\$ 383,500	2.22%
Douglas	\$ 450,000	\$ 450,000	0.00%
Ferry	\$ 252,450	\$ 222,000	13.72%
Grant	\$ 335,000	\$ 352,000	-4.83%
Grays Harbor	\$ 340,000	\$ 345,000	-1.45%
Island	\$ 574,000	\$ 555,000	3.42%
Jefferson	\$ 625,000	\$ 607,500	2.88%
King	\$ 794,900	\$ 815,000	-2.47%
Kitsap	\$ 535,000	\$ 535,000	0.00%
Kittitas	\$ 524,950	\$ 539,000	-2.61%
Lewis	\$ 399,000	\$ 399,000	0.00%
Mason	\$ 399,950	\$ 405,000	-1.25%
Okanogan	\$ 359,500	\$ 340,000	5.74%
Others	\$ 382,357	\$ 400,000	-4.41%
Pacific	\$ 330,000	\$ 325,000	1.54%
Pierce	\$ 525,000	\$ 545,000	-3.67%
San Juan	\$ 892,500	\$ 935,000	-4.55%
Skagit	\$ 550,000	\$ 539,750	1.90%
Snohomish	\$ 700,000	\$ 730,000	-4.11%
Thurston	\$ 499,990	\$ 500,000	0.00%
Walla Walla	\$ 410,000	\$ 420,000	-2.38%
Whatcom	\$ 559,950	\$ 572,500	-2.19%

<b>Total</b>	<b>\$ 600,000</b>	<b>\$ 615,000</b>	
<b>% chg.</b>			<b>-2.44%</b>



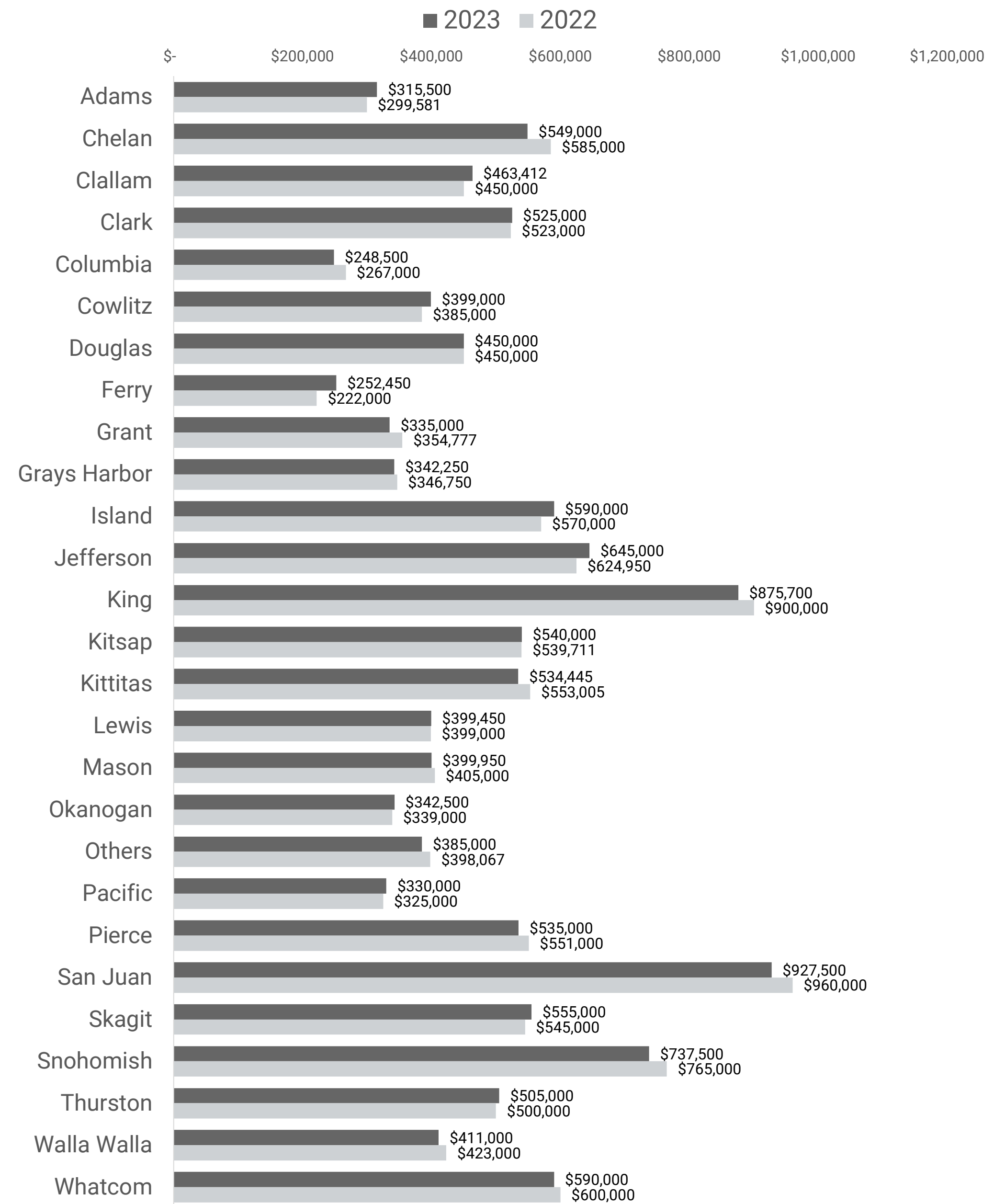
# Residential Homes Only

## Median Sales Price by County

A comparison of median sales prices in each county this year vs. last year, for residential homes only.  
The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median.

	2023	2022	% chg.
Adams	\$ 315,500	\$ 299,581	5.31%
Chelan	\$ 549,000	\$ 585,000	-6.15%
Clallam	\$ 463,412	\$ 450,000	2.98%
Clark	\$ 525,000	\$ 523,000	0.38%
Columbia	\$ 248,500	\$ 267,000	-6.93%
Cowlitz	\$ 399,000	\$ 385,000	3.64%
Douglas	\$ 450,000	\$ 450,000	0.00%
Ferry	\$ 252,450	\$ 222,000	13.72%
Grant	\$ 335,000	\$ 354,777	-5.57%
Grays Harbor	\$ 342,250	\$ 346,750	-1.30%
Island	\$ 590,000	\$ 570,000	3.51%
Jefferson	\$ 645,000	\$ 624,950	3.21%
King	\$ 875,700	\$ 900,000	-2.70%
Kitsap	\$ 540,000	\$ 539,711	0.05%
Kittitas	\$ 534,445	\$ 553,005	-3.36%
Lewis	\$ 399,450	\$ 399,000	0.11%
Mason	\$ 399,950	\$ 405,000	-1.25%
Okanogan	\$ 342,500	\$ 339,000	1.03%
Others	\$ 385,000	\$ 398,067	-3.28%
Pacific	\$ 330,000	\$ 325,000	1.54%
Pierce	\$ 535,000	\$ 551,000	-2.90%
San Juan	\$ 927,500	\$ 960,000	-3.39%
Skagit	\$ 555,000	\$ 545,000	1.83%
Snohomish	\$ 737,500	\$ 765,000	-3.59%
Thurston	\$ 505,000	\$ 500,000	1.00%
Walla Walla	\$ 411,000	\$ 423,000	-2.84%
Whatcom	\$ 590,000	\$ 600,000	-1.67%

<b>Total</b>	<b>\$ 625,000</b>	<b>\$ 638,000</b>
<b>% chg.</b>	<b>-2.04%</b>	



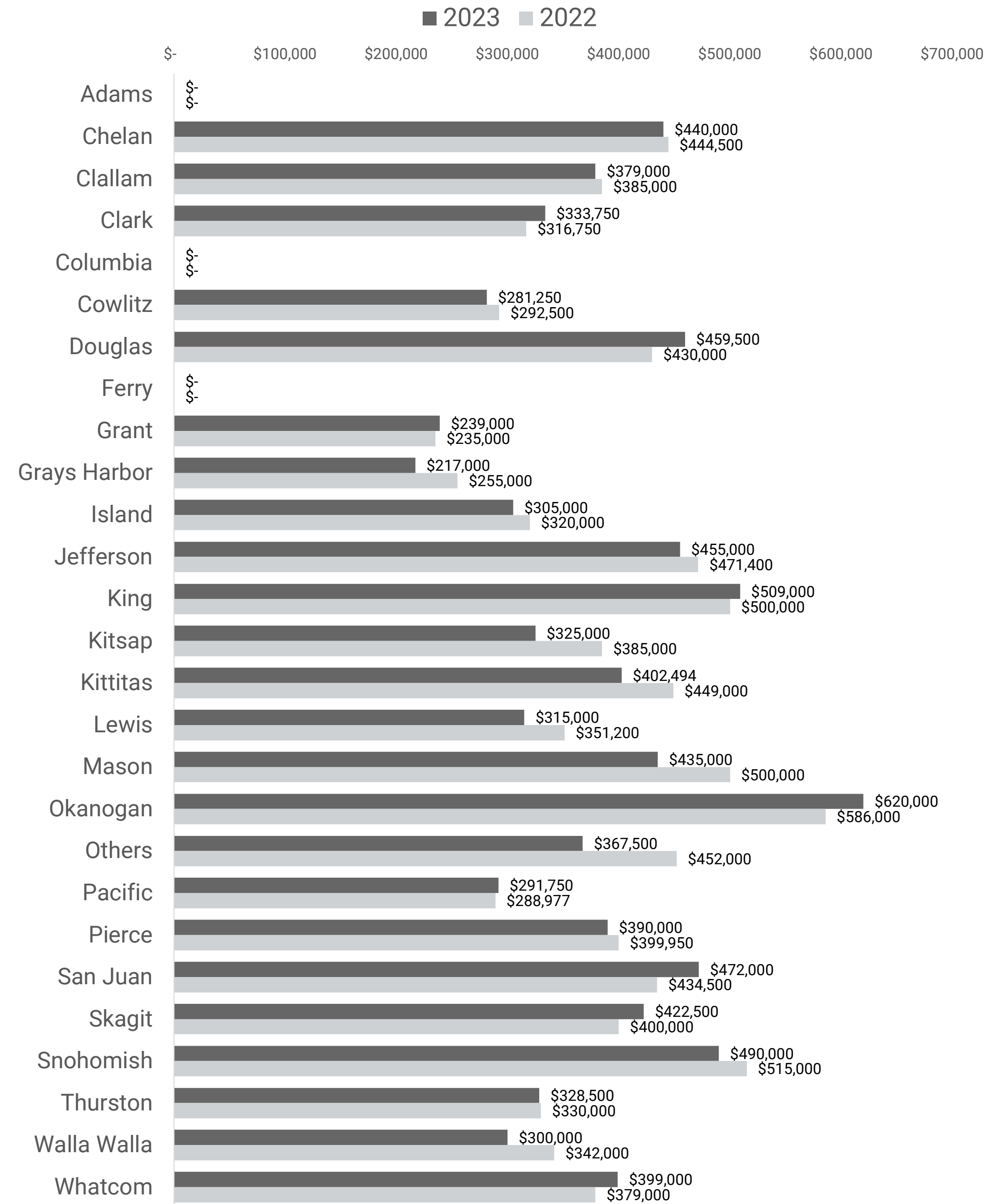
# Condominiums Only

## Median Sales Price by County

A comparison of median sales prices in each county this year vs. last year, for condominiums only.  
The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median.

	2023	2022	% chg.
Adams	\$ -	\$ -	0.00%
Chelan	\$ 440,000	\$ 444,500	-1.01%
Clallam	\$ 379,000	\$ 385,000	-1.56%
Clark	\$ 333,750	\$ 316,750	5.37%
Columbia	\$ -	\$ -	0.00%
Cowlitz	\$ 281,250	\$ 292,500	-3.85%
Douglas	\$ 459,500	\$ 430,000	6.86%
Ferry	\$ -	\$ -	0.00%
Grant	\$ 239,000	\$ 235,000	1.70%
Grays Harbor	\$ 217,000	\$ 255,000	-14.90%
Island	\$ 305,000	\$ 320,000	-4.69%
Jefferson	\$ 455,000	\$ 471,400	-3.48%
King	\$ 509,000	\$ 500,000	1.80%
Kitsap	\$ 325,000	\$ 385,000	-15.58%
Kittitas	\$ 402,494	\$ 449,000	-10.36%
Lewis	\$ 315,000	\$ 351,200	-10.31%
Mason	\$ 435,000	\$ 500,000	-13.00%
Okanogan	\$ 620,000	\$ 586,000	5.80%
Others	\$ 367,500	\$ 452,000	-18.69%
Pacific	\$ 291,750	\$ 288,977	0.96%
Pierce	\$ 390,000	\$ 399,950	-2.49%
San Juan	\$ 472,000	\$ 434,500	8.63%
Skagit	\$ 422,500	\$ 400,000	5.63%
Snohomish	\$ 490,000	\$ 515,000	-4.85%
Thurston	\$ 328,500	\$ 330,000	-0.45%
Walla Walla	\$ 300,000	\$ 342,000	-12.28%
Whatcom	\$ 399,000	\$ 379,000	5.28%

<b>Total</b>	<b>\$ 465,000</b>	<b>\$ 473,000</b>
<b>% chg.</b>	<b>-1.69%</b>	



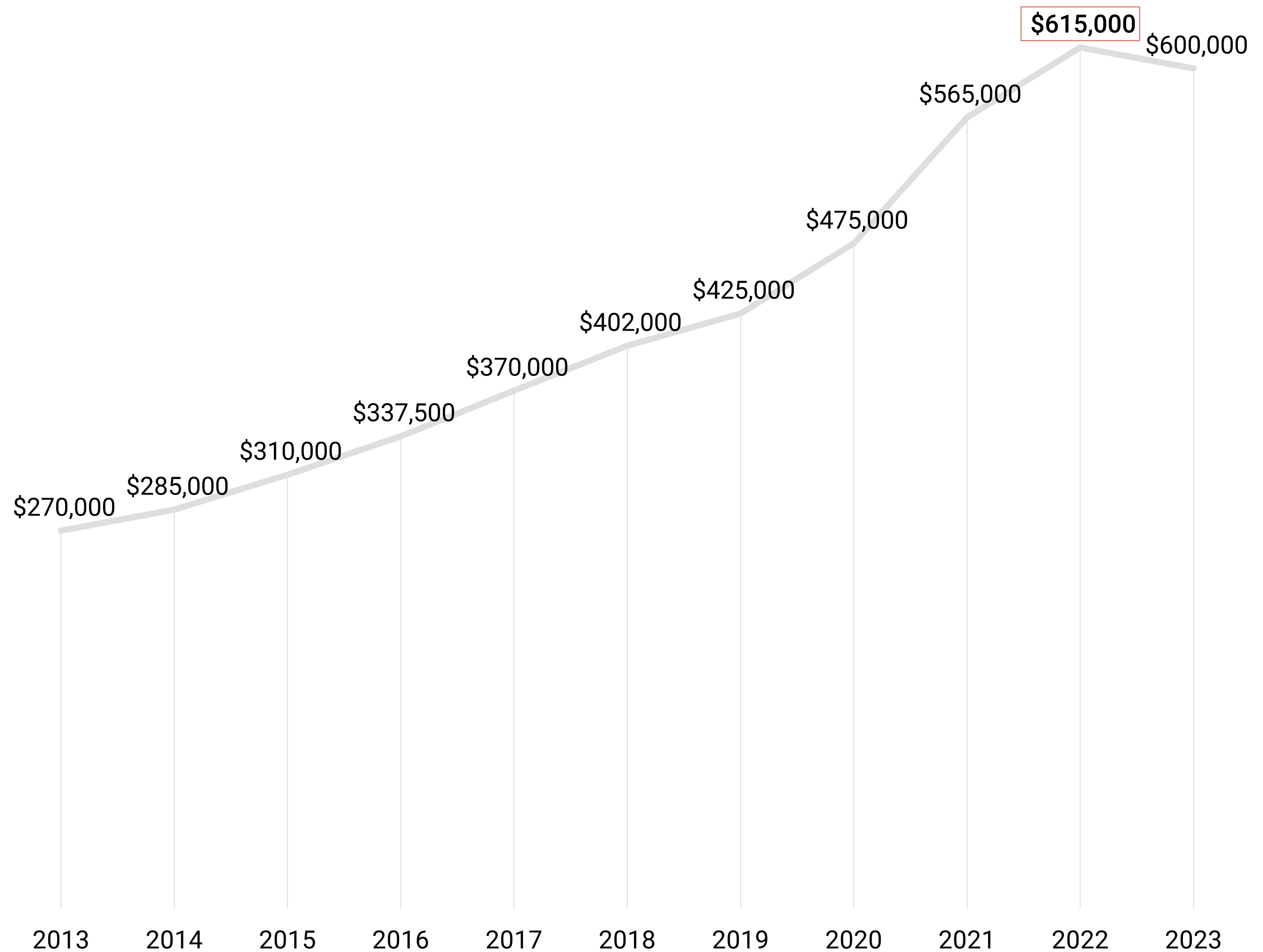
# All Counties: Residential Homes and Condominiums

## Median Sales Price by Year

A comparison of median sales prices each year, for residential homes & condominiums. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	Total
2013	\$ 270,000
2014	\$ 285,000
2015	\$ 310,000
2016	\$ 337,500
2017	\$ 370,000
2018	\$ 402,000
2019	\$ 425,000
2020	\$ 475,000
2021	\$ 565,000
2022	\$ 615,000
2023	\$ 600,000

Median Price of Closed Sales by Year

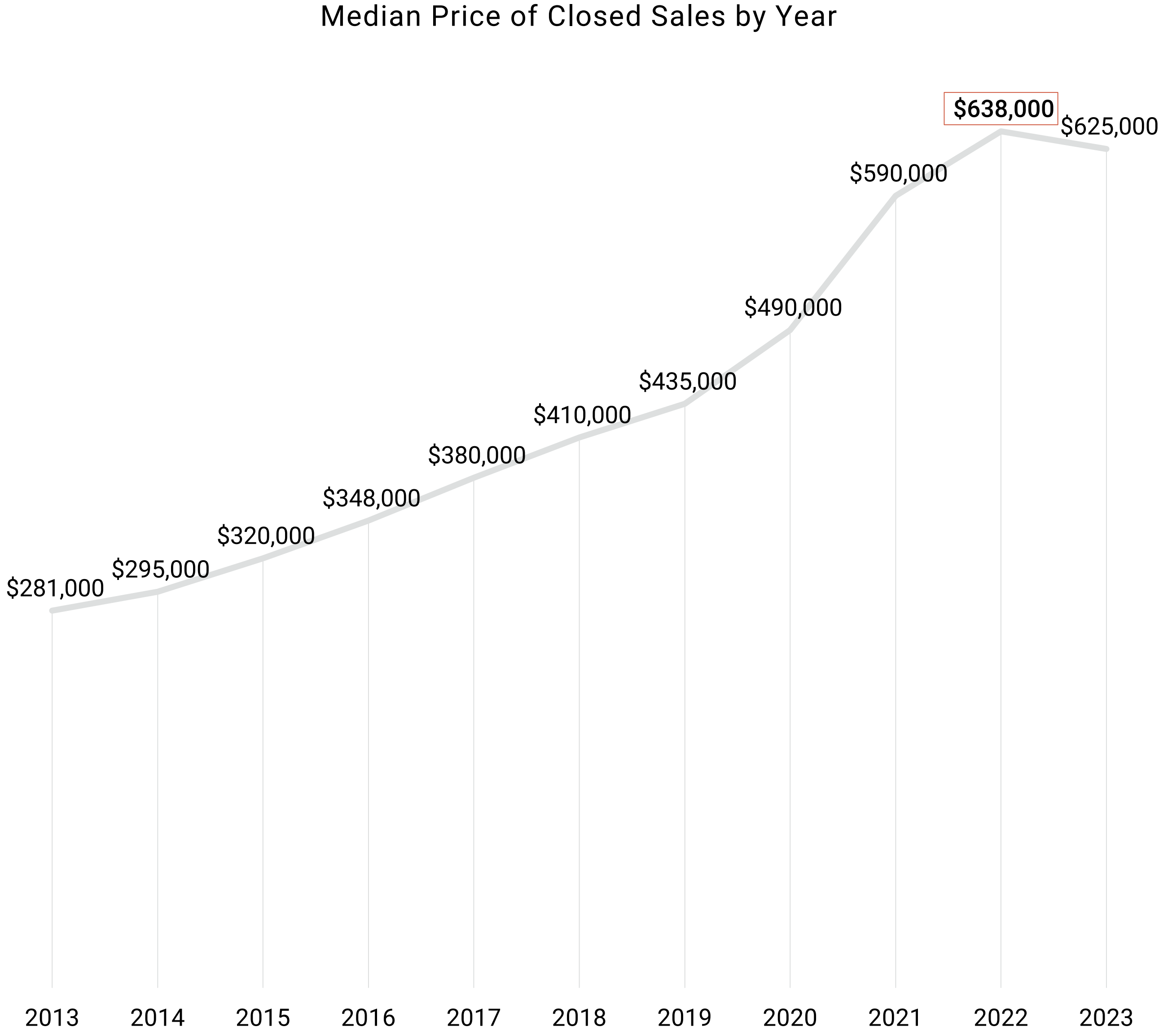


# All Counties: Residential Homes Only

## Median Sales Price by Year

A comparison of median sales prices each year, for residential homes only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	Total
2013	\$ 281,000
2014	\$ 295,000
2015	\$ 320,000
2016	\$ 348,000
2017	\$ 380,000
2018	\$ 410,000
2019	\$ 435,000
2020	\$ 490,000
2021	\$ 590,000
2022	\$ 638,000
2023	\$ 625,000

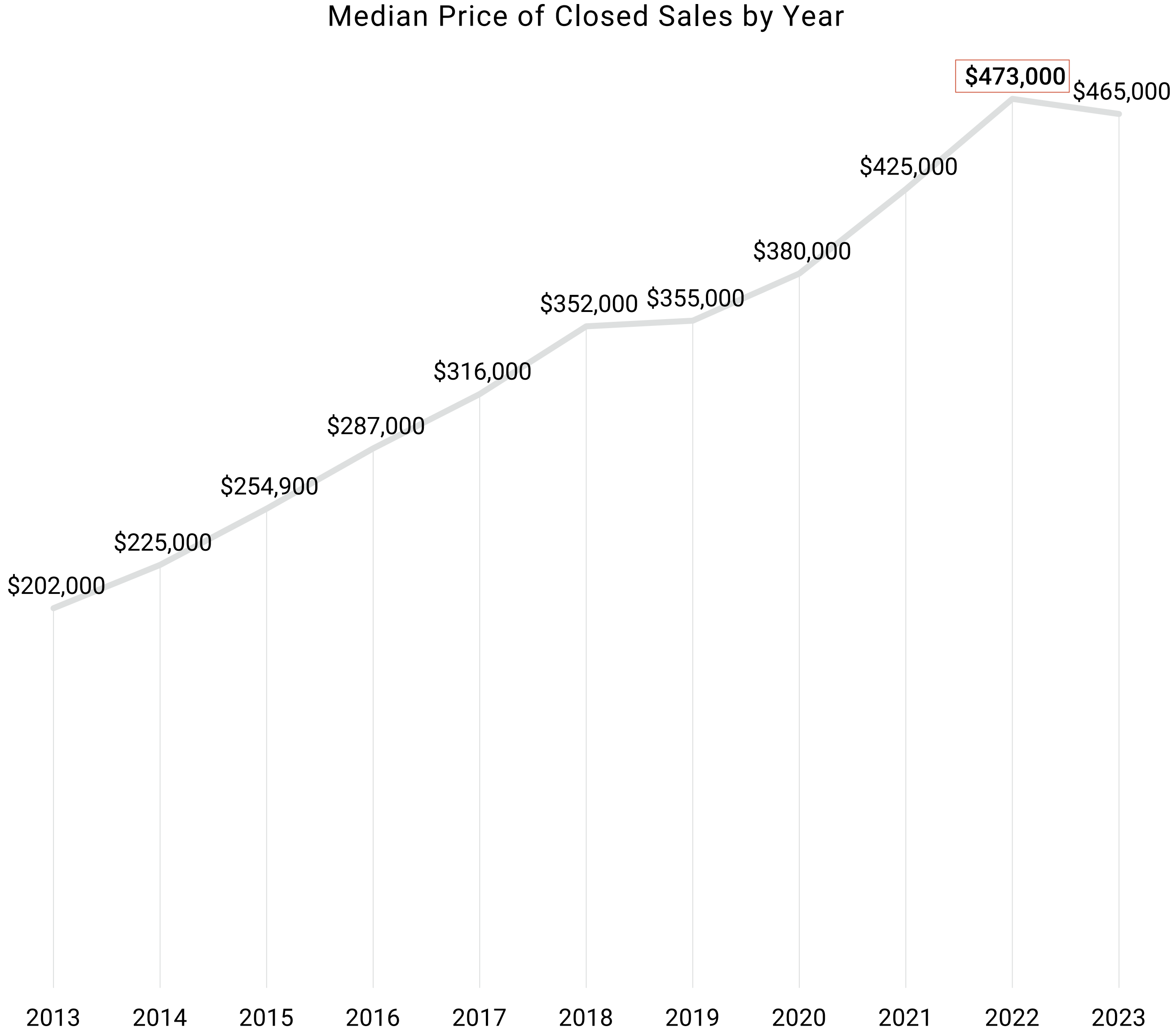


# All Counties: Condominiums Only

## Median Sales Price by Year

A comparison of median sales prices each year, for condominiums only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	Total
2013	\$ 202,000
2014	\$ 225,000
2015	\$ 254,900
2016	\$ 287,000
2017	\$ 316,000
2018	\$ 352,000
2019	\$ 355,000
2020	\$ 380,000
2021	\$ 425,000
2022	\$ 473,000
2023	\$ 465,000



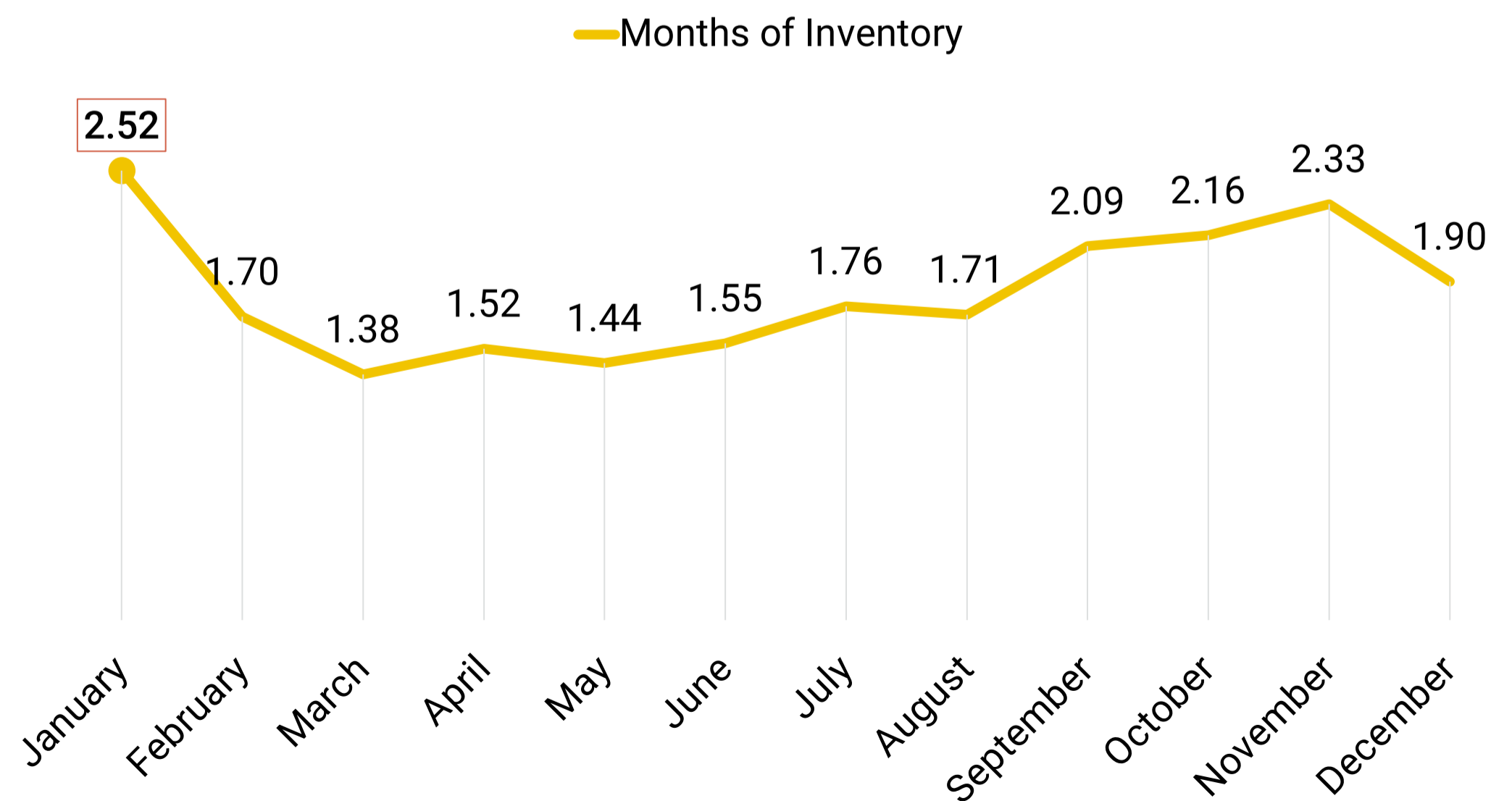
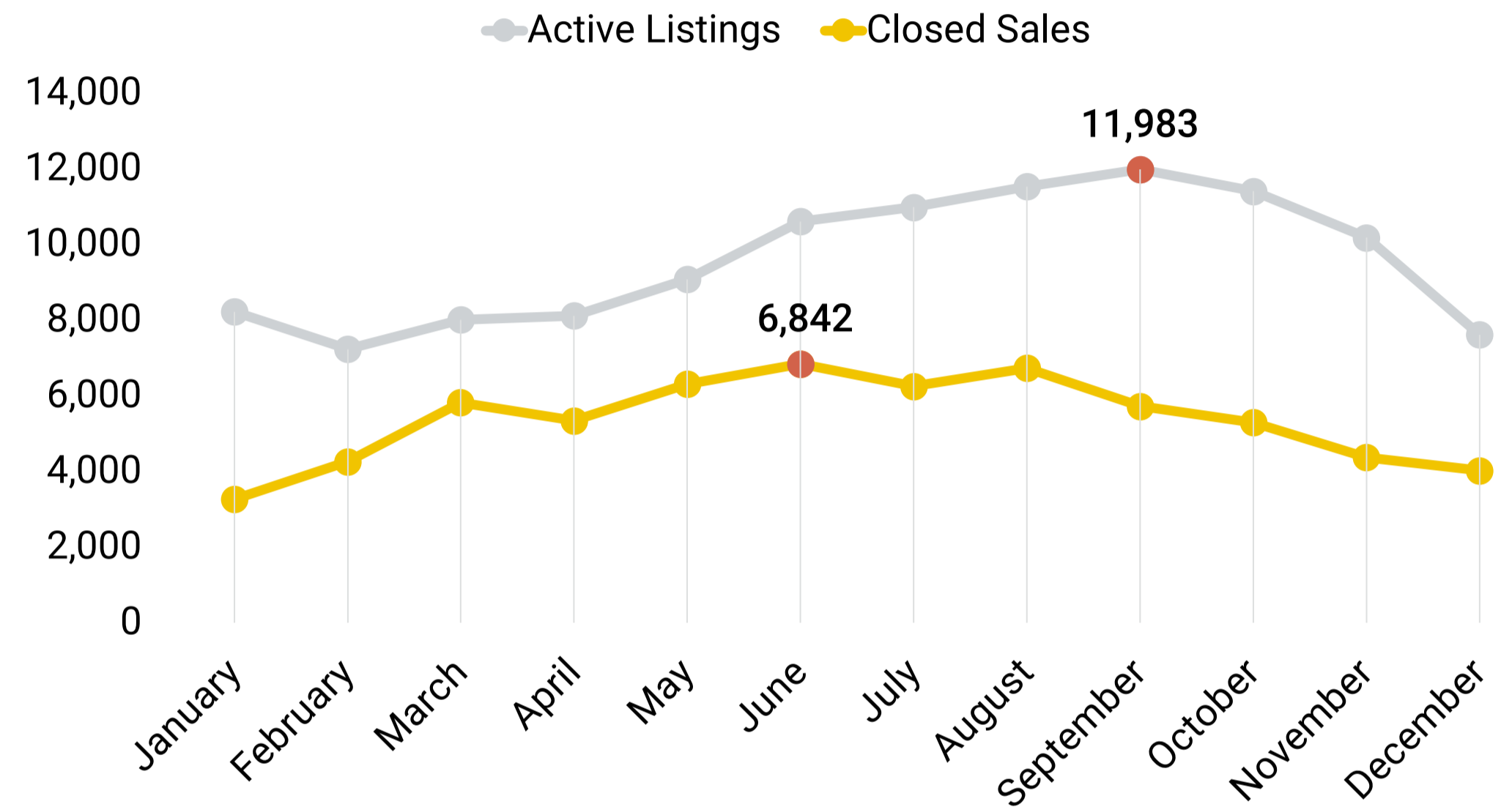
# All Counties: Residential Homes and Condominiums

## Months of Inventory by Month

A comparison of the ratio of active listings to closed sales in all counties, for residential homes & condominiums.

Months of Inventory: Ratio of active listings to closed sales (derived by dividing the total number of active listings by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	8,220	3,264	2.52
February	7,234	4,258	1.70
March	8,007	5,817	1.38
April	8,114	5,338	1.52
May	9,079	6,310	1.44
June	10,607	6,842	1.55
July	10,982	6,247	1.76
August	11,525	6,734	1.71
September	11,983	5,722	2.09
October	11,403	5,291	2.16
November	10,177	4,367	2.33
December	7,617	4,018	1.90

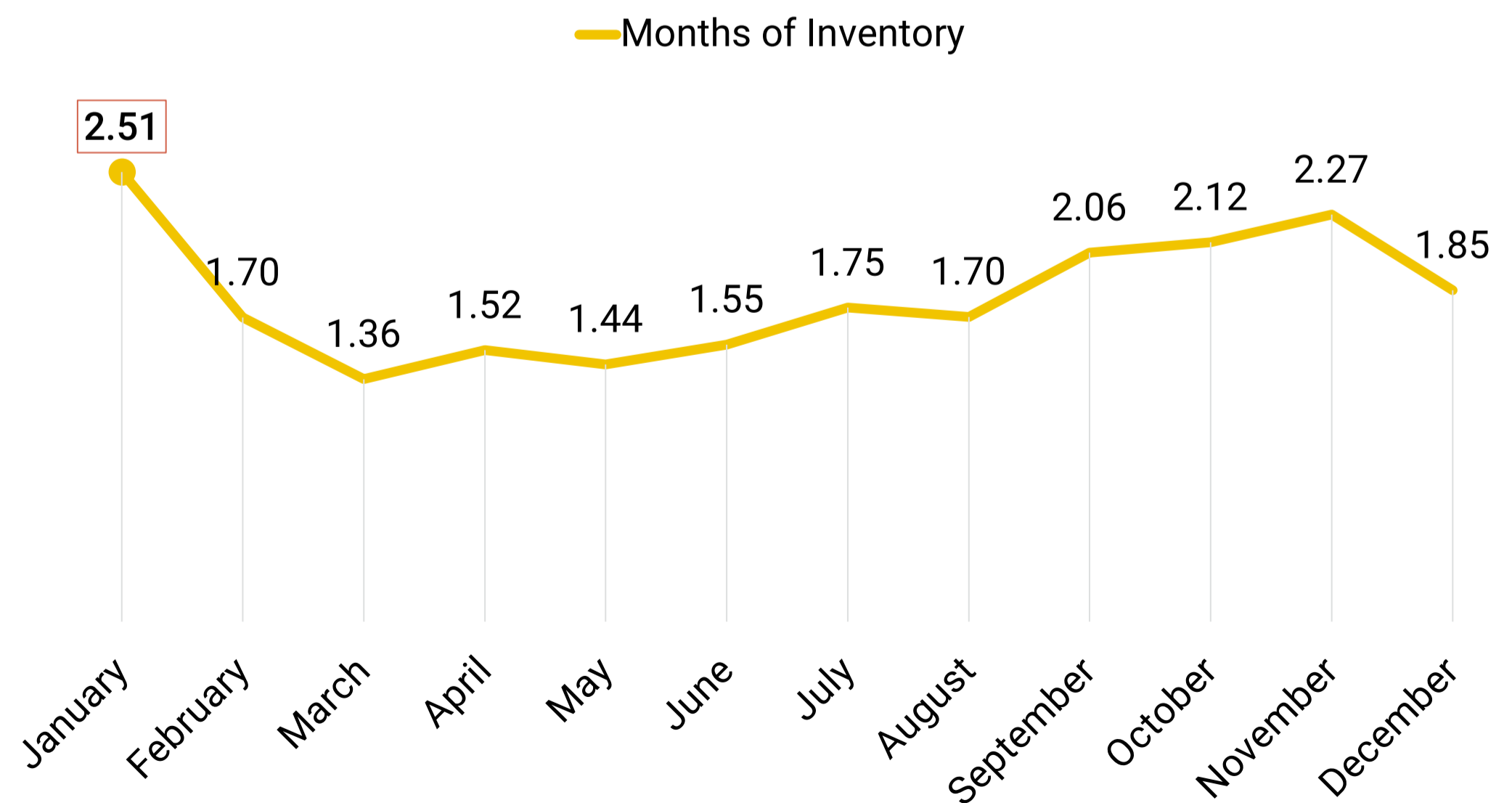
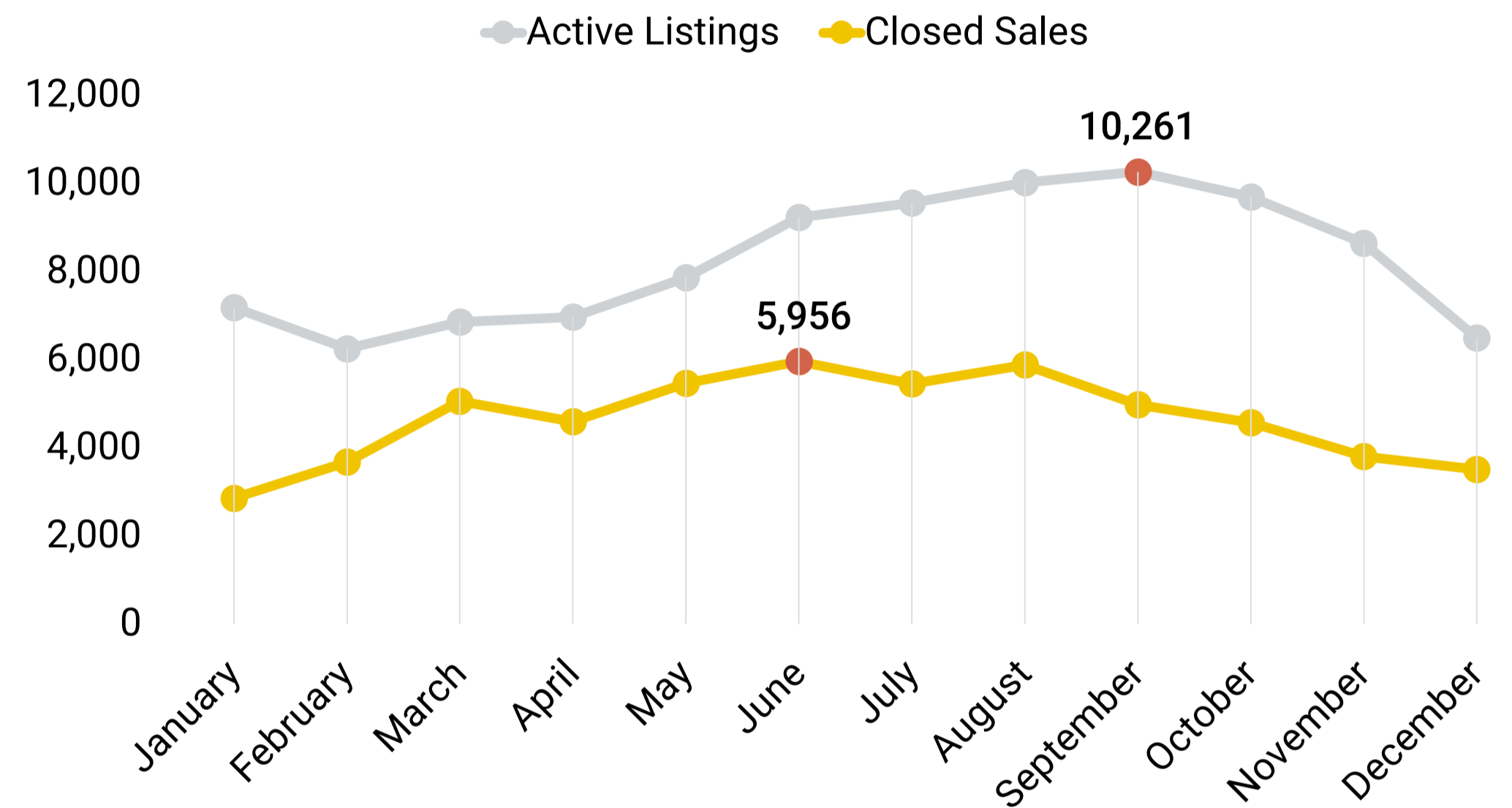


# All Counties: Residential Homes Only

## Months of Inventory by Month

A comparison of the ratio of active listings to closed sales in all counties, for residential homes only.  
 Months of Inventory: Ratio of active listings to closed sales (derived by dividing the total number of active listings by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	7,179	2,857	2.51
February	6,248	3,675	1.70
March	6,851	5,054	1.36
April	6,970	4,596	1.52
May	7,862	5,465	1.44
June	9,225	5,956	1.55
July	9,556	5,448	1.75
August	10,015	5,878	1.70
September	10,261	4,975	2.06
October	9,691	4,571	2.12
November	8,643	3,801	2.27
December	6,493	3,506	1.85





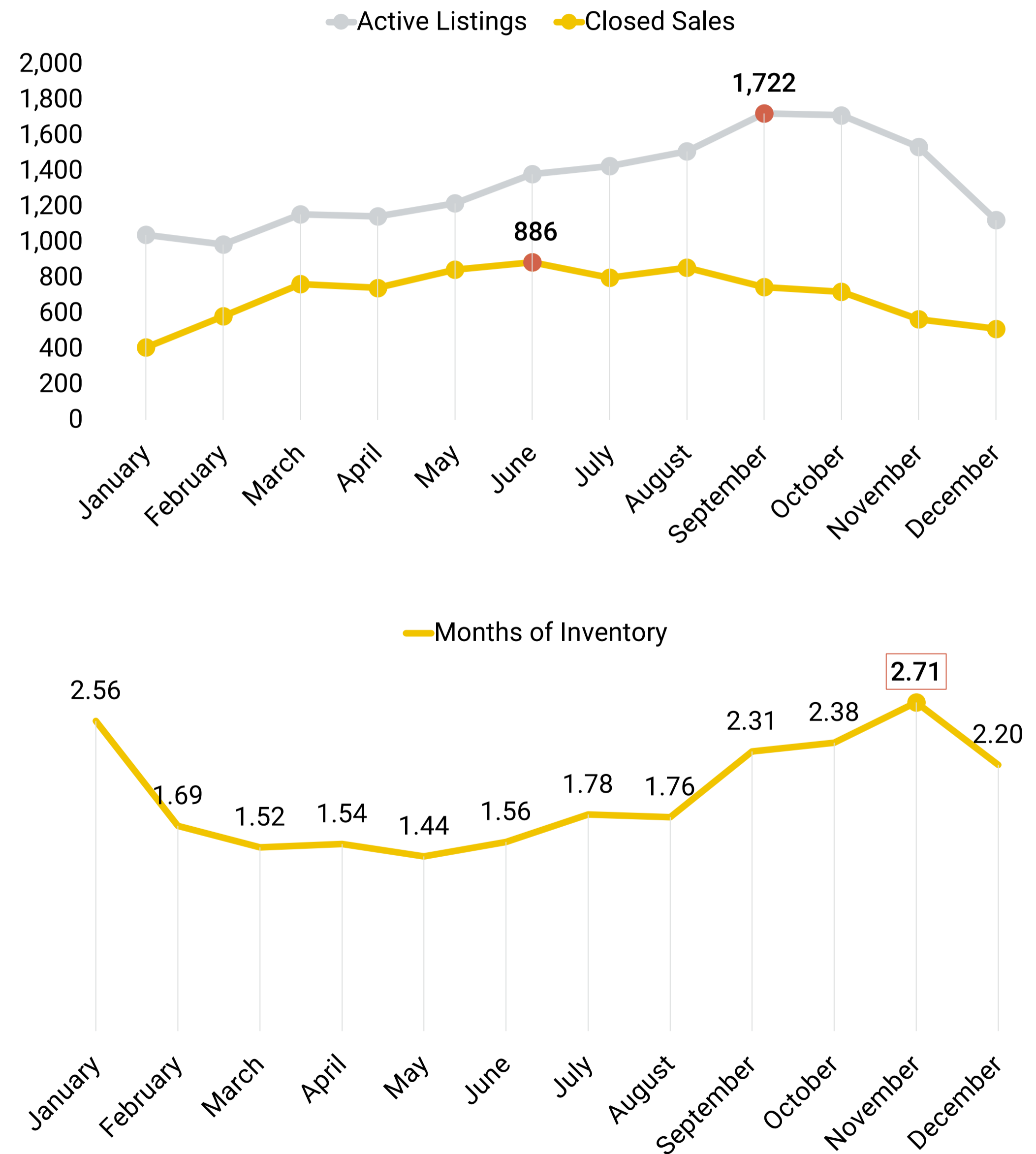
# All Counties: Condominiums Only

## Months of Inventory by Month

A comparison of the ratio of active listings to closed sales in all counties, for condominiums only.

Months of Inventory: Ratio of active listings to closed sales (derived by dividing the total number of active listings by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	1,041	407	2.56
February	986	583	1.69
March	1,156	763	1.52
April	1,144	742	1.54
May	1,217	845	1.44
June	1,382	886	1.56
July	1,426	799	1.78
August	1,510	856	1.76
September	1,722	747	2.31
October	1,712	720	2.38
November	1,534	566	2.71
December	1,124	512	2.20

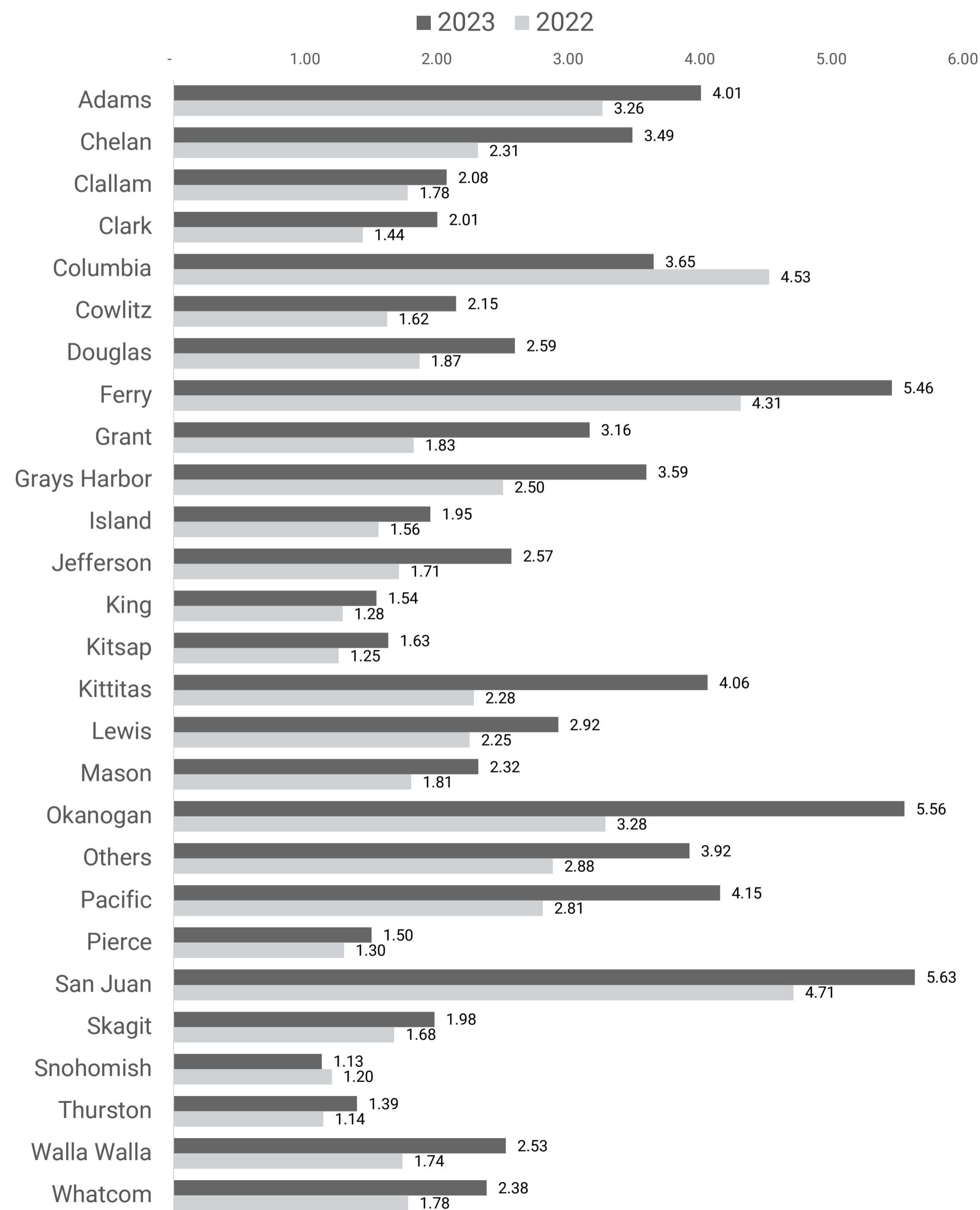


# Residential Homes and Condominiums

## Months of Inventory by County

A year-over-year comparison of the ratio of the total number of active listings year-to-date by the total number of closed sales year-to-date in each county, for residential homes & condominiums. Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	2023	2022	% chg.
Adams	4.01	3.26	22.97%
Chelan	3.49	2.31	50.79%
Clallam	2.08	1.78	16.57%
Clark	2.01	1.44	39.53%
Columbia	3.65	4.53	-19.38%
Cowlitz	2.15	1.62	32.35%
Douglas	2.59	1.87	38.80%
Ferry	5.46	4.31	26.68%
Grant	3.16	1.83	73.21%
Grays Harbor	3.59	2.50	43.54%
Island	1.95	1.56	25.37%
Jefferson	2.57	1.71	49.91%
King	1.54	1.28	20.03%
Kitsap	1.63	1.25	30.13%
Kittitas	4.06	2.28	77.94%
Lewis	2.92	2.25	29.88%
Mason	2.32	1.81	28.24%
Okanogan	5.56	3.28	69.30%
Others	3.92	2.88	36.01%
Pacific	4.15	2.81	48.00%
Pierce	1.50	1.30	16.18%
San Juan	5.63	4.71	19.57%
Skagit	1.98	1.68	18.22%
Snohomish	1.13	1.20	-6.26%
Thurston	1.39	1.14	22.52%
Walla Walla	2.53	1.74	45.22%
Whatcom	2.38	1.78	33.55%

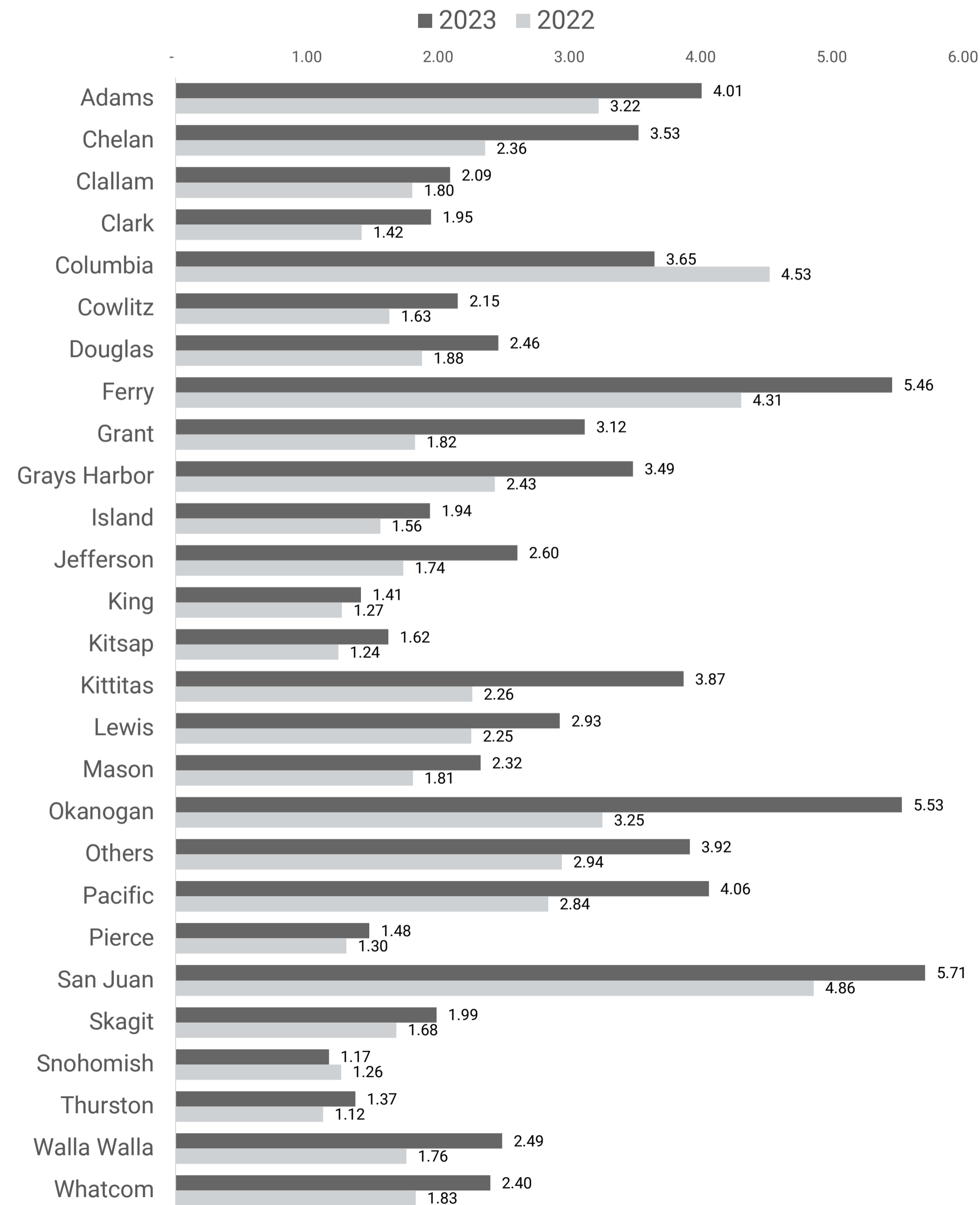


# Residential Homes Only

## Months of Inventory by County

A year-over-year comparison of the ratio of the total number of active listings year-to-date by the total number of closed sales year-to-date in each county, for residential homes only. Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	2023	2022	% chg.
Adams	4.01	3.22	24.35%
Chelan	3.53	2.36	49.55%
Clallam	2.09	1.80	15.92%
Clark	1.95	1.42	37.35%
Columbia	3.65	4.53	-19.38%
Cowlitz	2.15	1.63	31.96%
Douglas	2.46	1.88	30.94%
Ferry	5.46	4.31	26.68%
Grant	3.12	1.82	70.95%
Grays Harbor	3.49	2.43	43.31%
Island	1.94	1.56	24.36%
Jefferson	2.60	1.74	50.07%
King	1.41	1.27	11.41%
Kitsap	1.62	1.24	30.77%
Kittitas	3.87	2.26	71.32%
Lewis	2.93	2.25	29.90%
Mason	2.32	1.81	28.52%
Okanogan	5.53	3.25	70.17%
Others	3.92	2.94	33.10%
Pacific	4.06	2.84	43.12%
Pierce	1.48	1.30	13.51%
San Juan	5.71	4.86	17.49%
Skagit	1.99	1.68	18.22%
Snohomish	1.17	1.26	-7.41%
Thurston	1.37	1.12	21.75%
Walla Walla	2.49	1.76	41.49%
Whatcom	2.40	1.83	31.06%

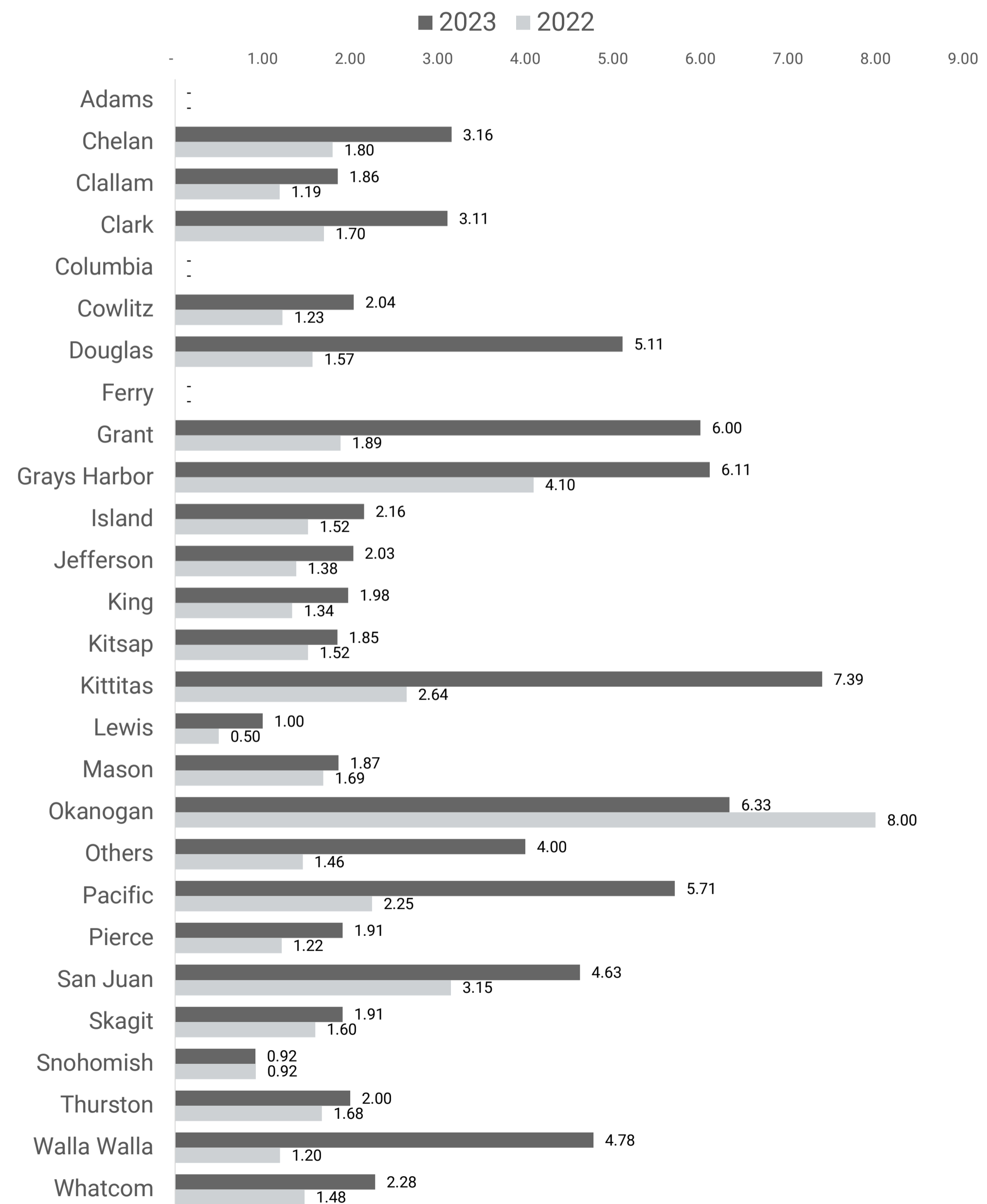


# Condominiums Only

## Months of Inventory by County

A year-over-year comparison of the ratio of the total number of active listings year-to-date by the total number of closed sales year-to-date in each county, for condominiums only. Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	2023	2022	% chg.
Adams	-	-	0.00%
Chelan	3.16	1.80	75.37%
Clallam	1.86	1.19	55.48%
Clark	3.11	1.70	83.01%
Columbia	-	-	0.00%
Cowlitz	2.04	1.23	66.36%
Douglas	5.11	1.57	225.25%
Ferry	-	-	0.00%
Grant	6.00	1.89	217.65%
Grays Harbor	6.11	4.10	49.11%
Island	2.16	1.52	42.06%
Jefferson	2.03	1.38	47.18%
King	1.98	1.34	47.64%
Kitsap	1.85	1.52	21.98%
Kittitas	7.39	2.64	179.41%
Lewis	1.00	0.50	100.00%
Mason	1.87	1.69	10.30%
Okanogan	6.33	8.00	-20.83%
Others	4.00	1.46	174.29%
Pacific	5.71	2.25	153.70%
Pierce	1.91	1.22	57.11%
San Juan	4.63	3.15	46.83%
Skagit	1.91	1.60	19.53%
Snohomish	0.92	0.92	-0.40%
Thurston	2.00	1.68	19.17%
Walla Walla	4.78	1.20	298.15%
Whatcom	2.28	1.48	54.51%



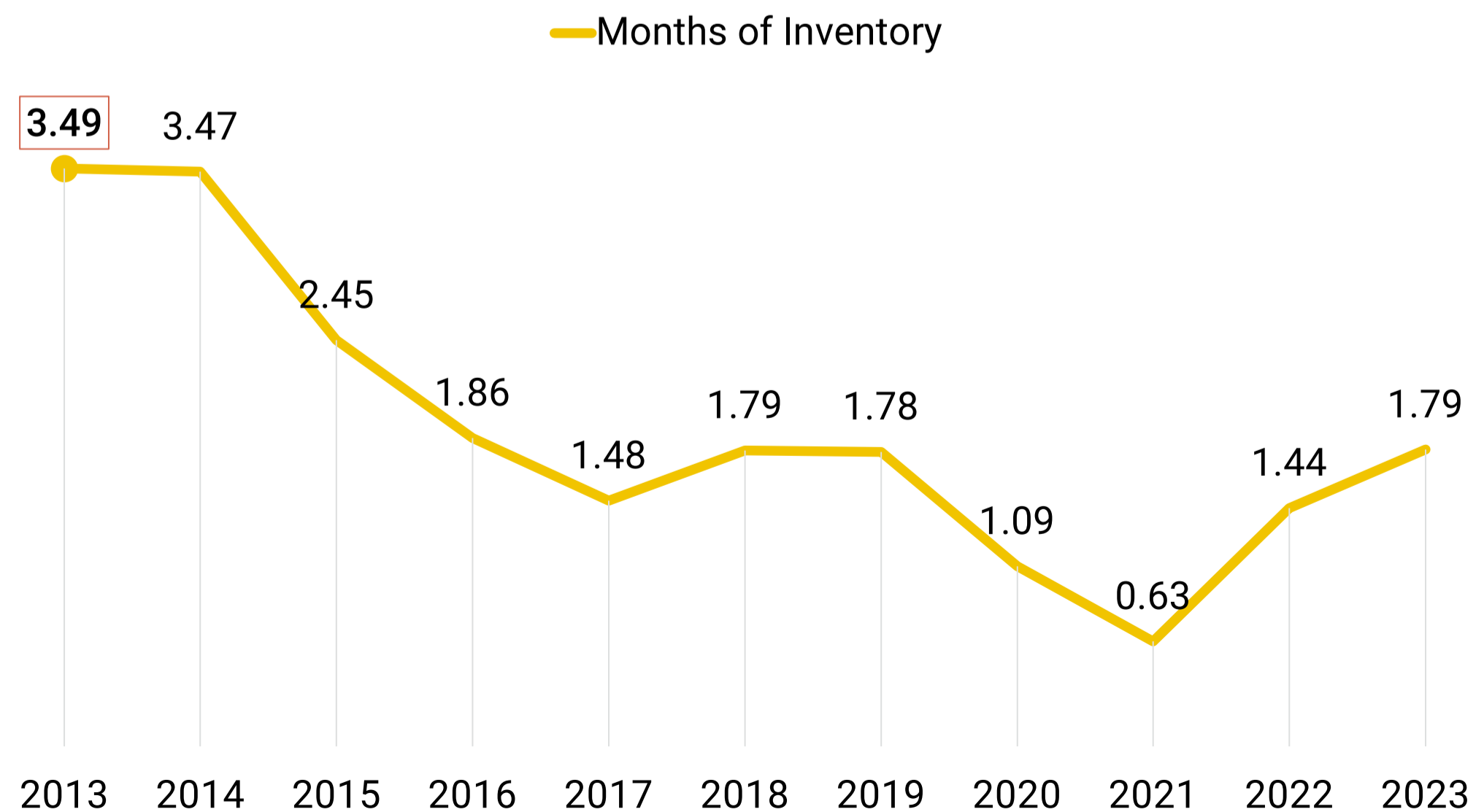
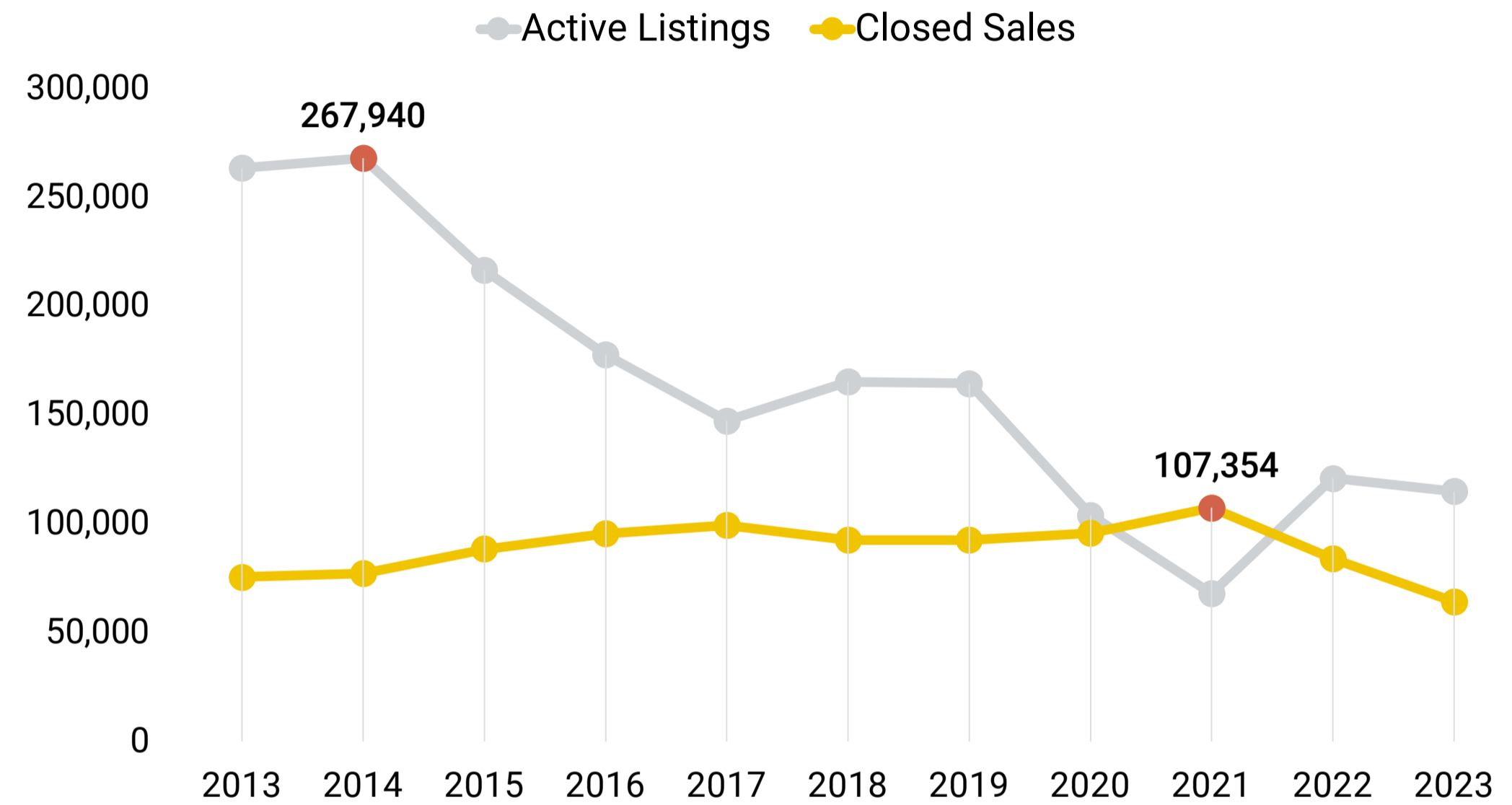
# All Counties: Residential Homes and Condominiums

## Months of Inventory by Year

A comparison of the months of inventory each year, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
2013	263,357	75,517	3.49
2014	267,940	77,276	3.47
2015	216,474	88,331	2.45
2016	177,711	95,480	1.86
2017	147,297	99,345	1.48
2018	165,259	92,555	1.79
2019	164,427	92,503	1.78
2020	103,982	95,760	1.09
2021	67,969	107,354	0.63
2022	120,897	84,037	1.44
2023	114,948	64,208	1.79



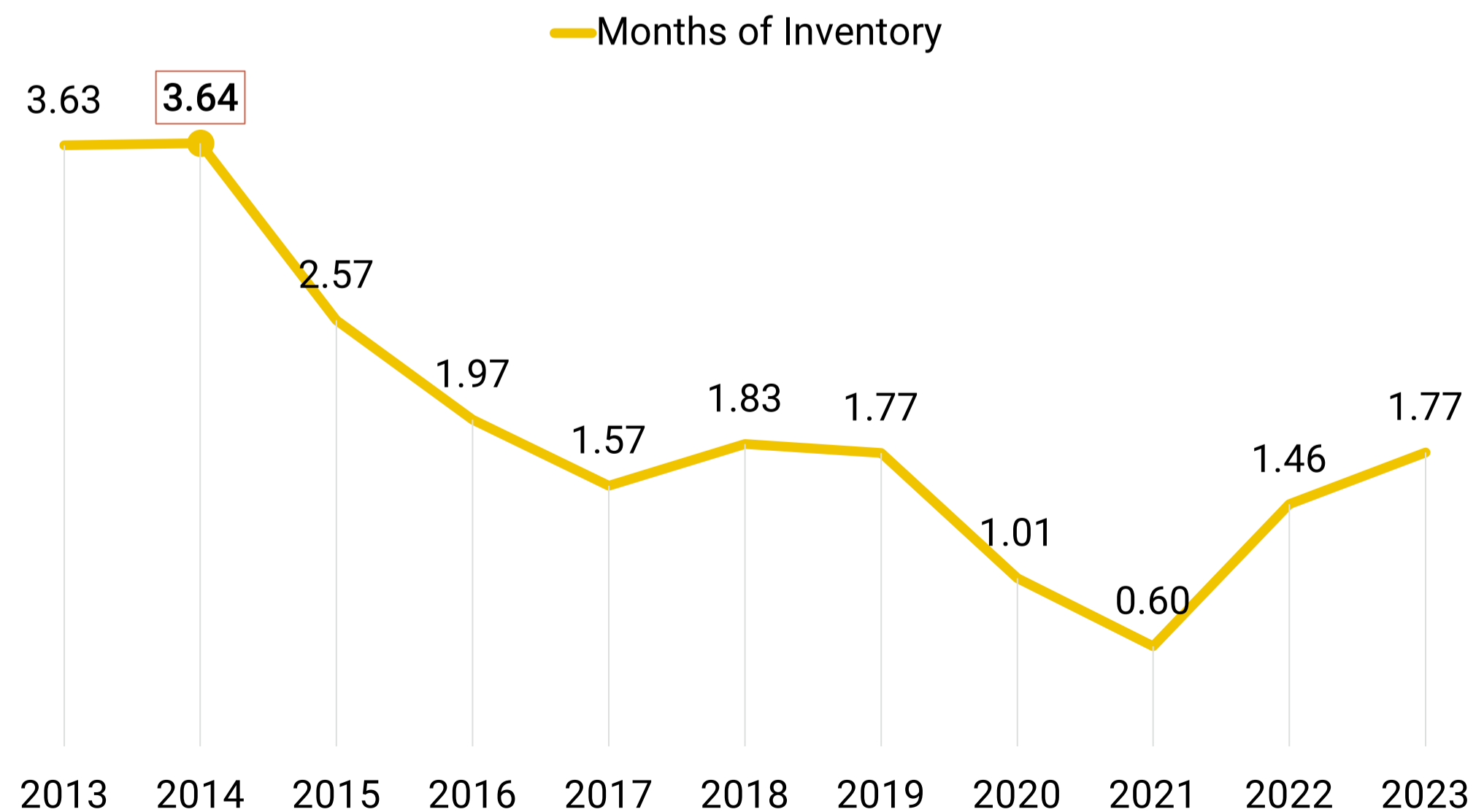
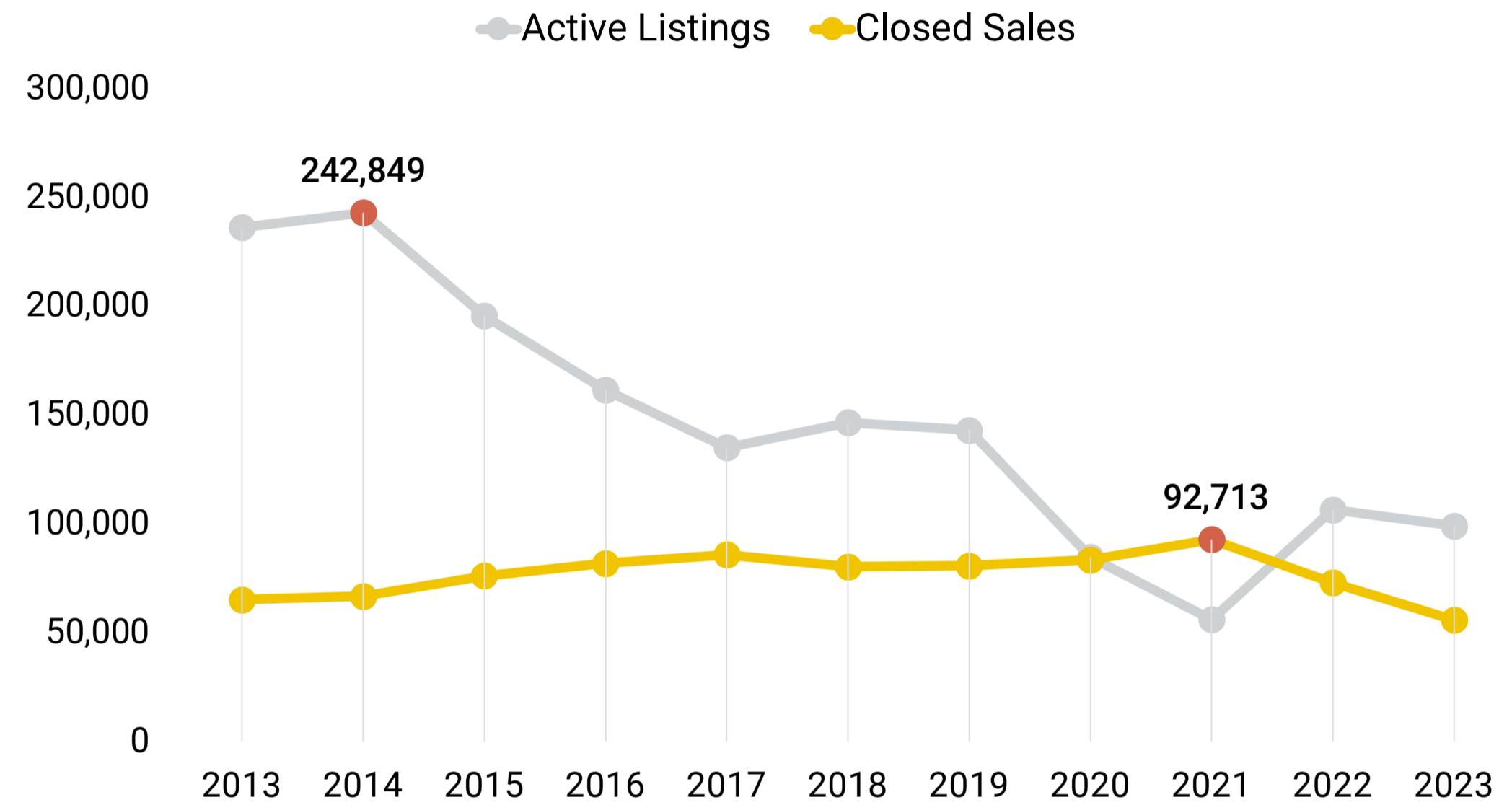
# All Counties: Residential Homes Only

## Months of Inventory by Year

A comparison of the months of inventory each year, for residential homes only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
2013	236,174	65,122	3.63
2014	242,849	66,716	3.64
2015	195,416	75,975	2.57
2016	161,453	81,852	1.97
2017	135,026	85,819	1.57
2018	146,446	80,232	1.83
2019	143,011	80,734	1.77
2020	84,649	83,410	1.01
2021	55,993	92,713	0.60
2022	106,407	72,866	1.46
2023	98,994	55,782	1.77



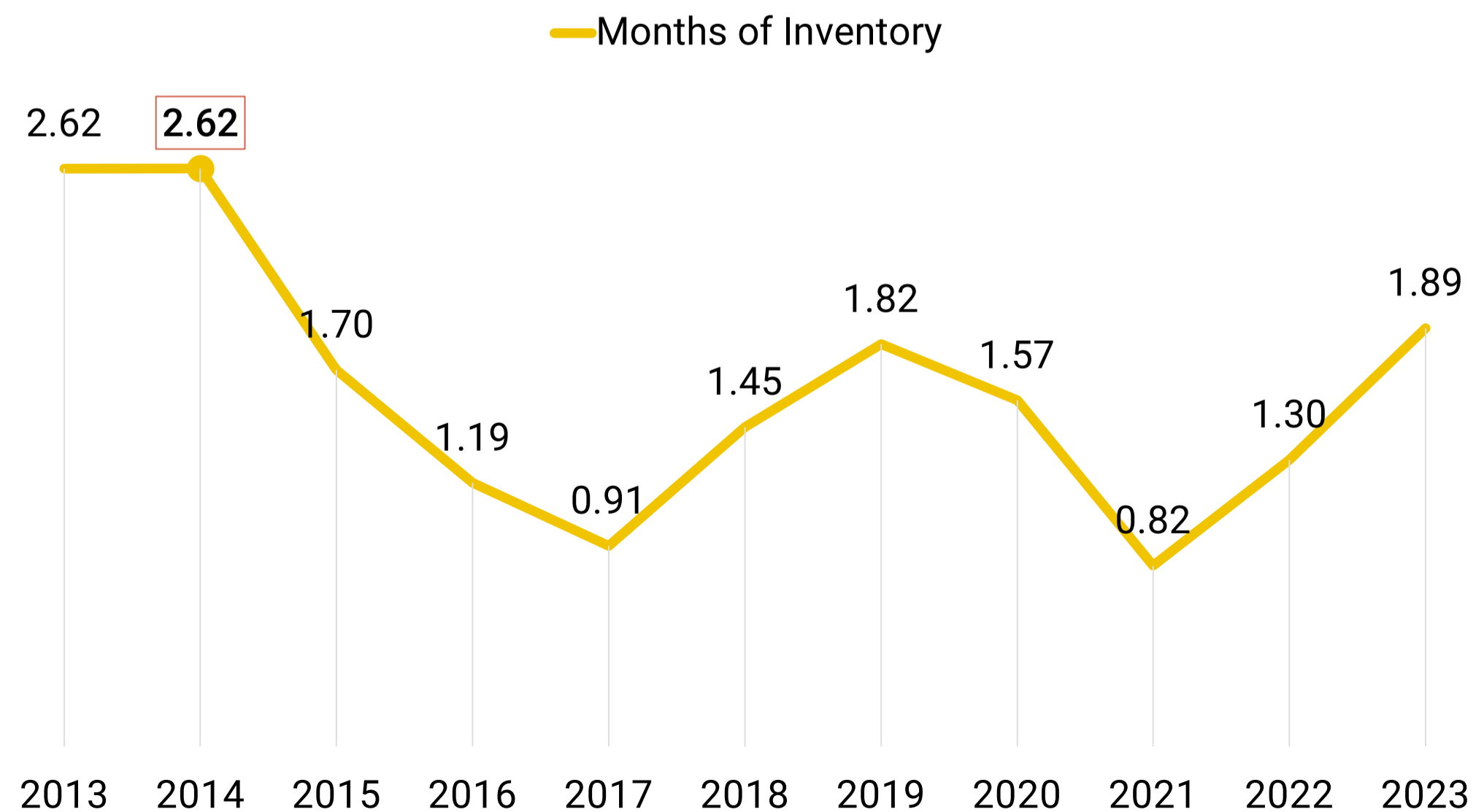
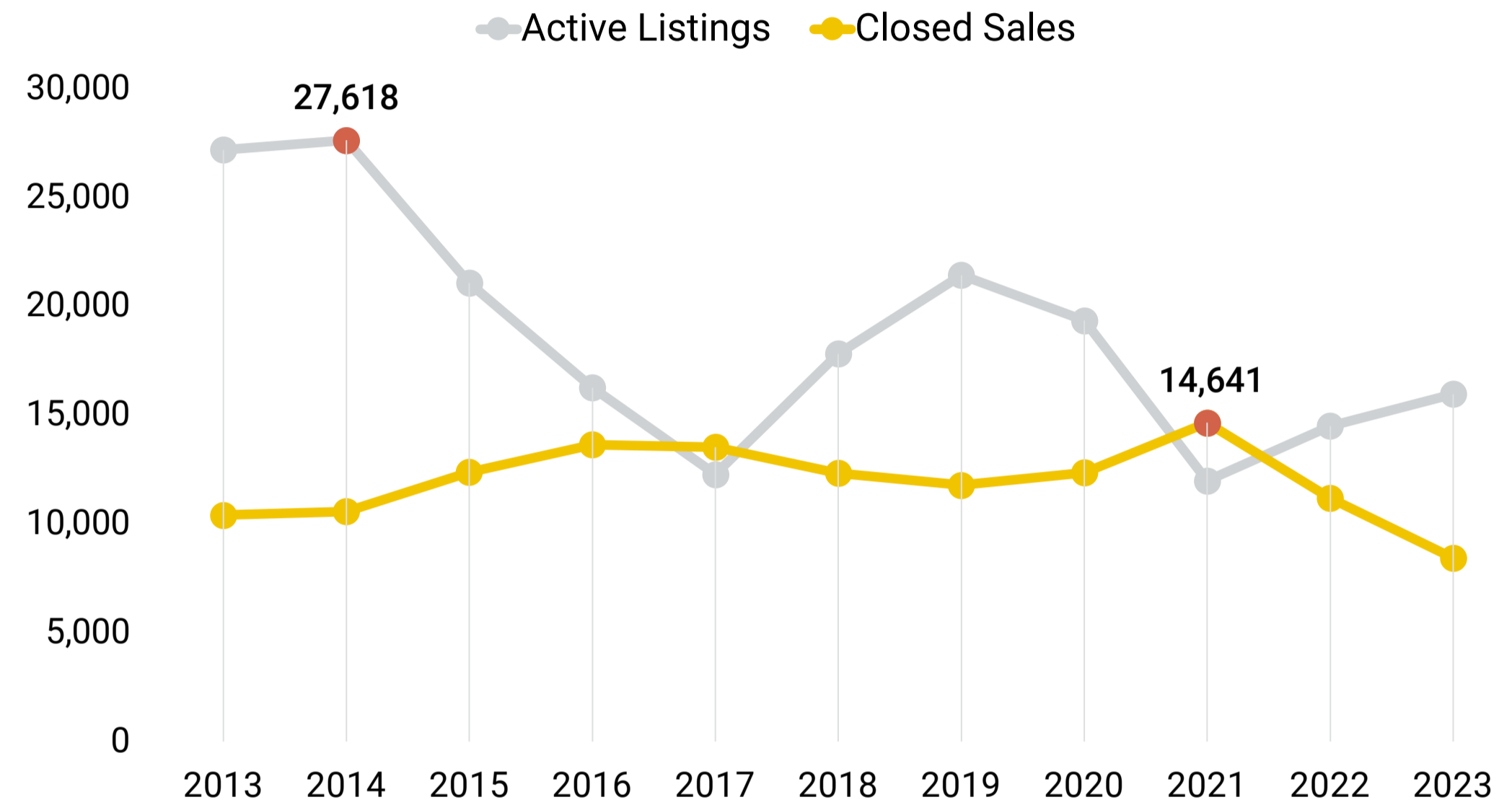
# All Counties: Condominiums Only

## Months of Inventory by Year

A comparison of the months of inventory each year, for condominiums only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
2013	27,183	10,395	2.62
2014	27,618	10,560	2.62
2015	21,058	12,356	1.70
2016	16,252	13,628	1.19
2017	12,271	13,526	0.91
2018	17,813	12,323	1.45
2019	21,416	11,769	1.82
2020	19,333	12,350	1.57
2021	11,976	14,641	0.82
2022	14,490	11,171	1.30
2023	15,954	8,426	1.89

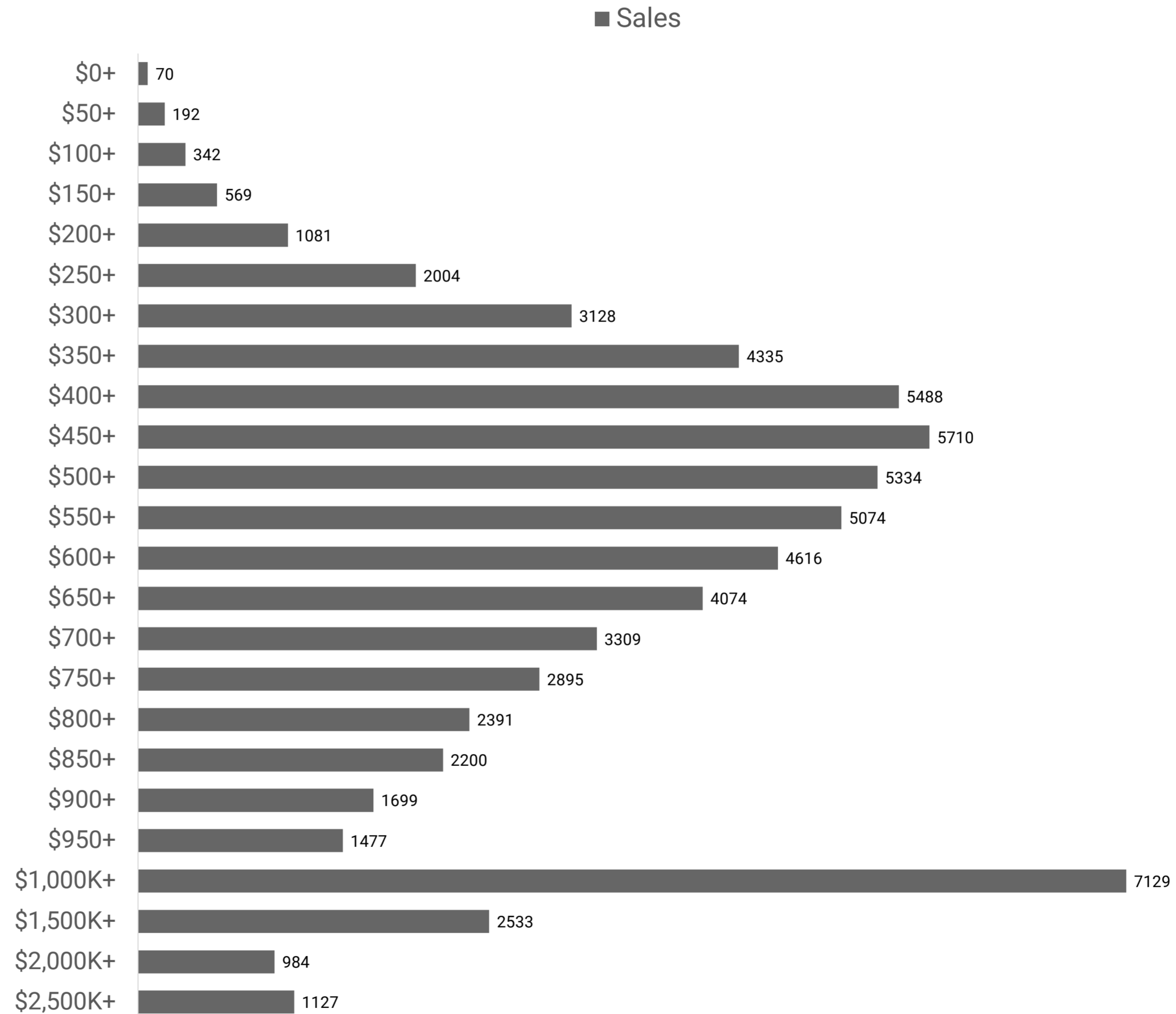


# All Counties: Residential Homes and Condominiums

## Sales by Price Range

A comparison of the sales by price range, for residential homes and condominiums.

Price Range	Sales
\$0+	70
\$50+	192
\$100+	342
\$150+	569
\$200+	1081
\$250+	2004
\$300+	3128
\$350+	4335
\$400+	5488
\$450+	5710
\$500+	5334
\$550+	5074
\$600+	4616
\$650+	4074
\$700+	3309
\$750+	2895
\$800+	2391
\$850+	2200
\$900+	1699
\$950+	1477
\$1,000K+	7129
\$1,500K+	2533
\$2,000K+	984
\$2,500K+	1127



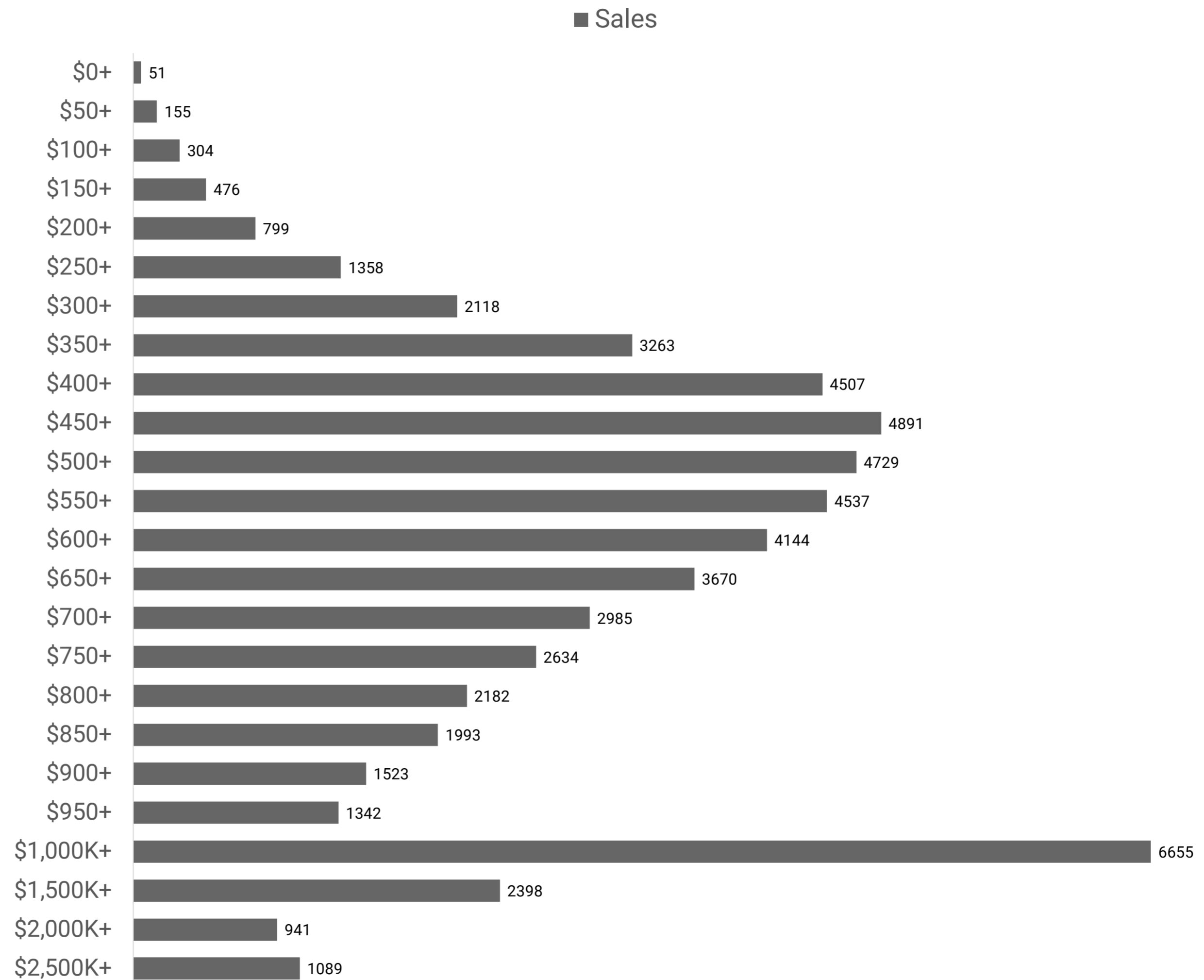


# All Counties: Residential Homes Only

## Sales by Price Range

A comparison of the sales by price range, for residential homes only.

Price Range	Sales
\$0+	51
\$50+	155
\$100+	304
\$150+	476
\$200+	799
\$250+	1358
\$300+	2118
\$350+	3263
\$400+	4507
\$450+	4891
\$500+	4729
\$550+	4537
\$600+	4144
\$650+	3670
\$700+	2985
\$750+	2634
\$800+	2182
\$850+	1993
\$900+	1523
\$950+	1342
\$1,000K+	6655
\$1,500K+	2398
\$2,000K+	941
\$2,500K+	1089

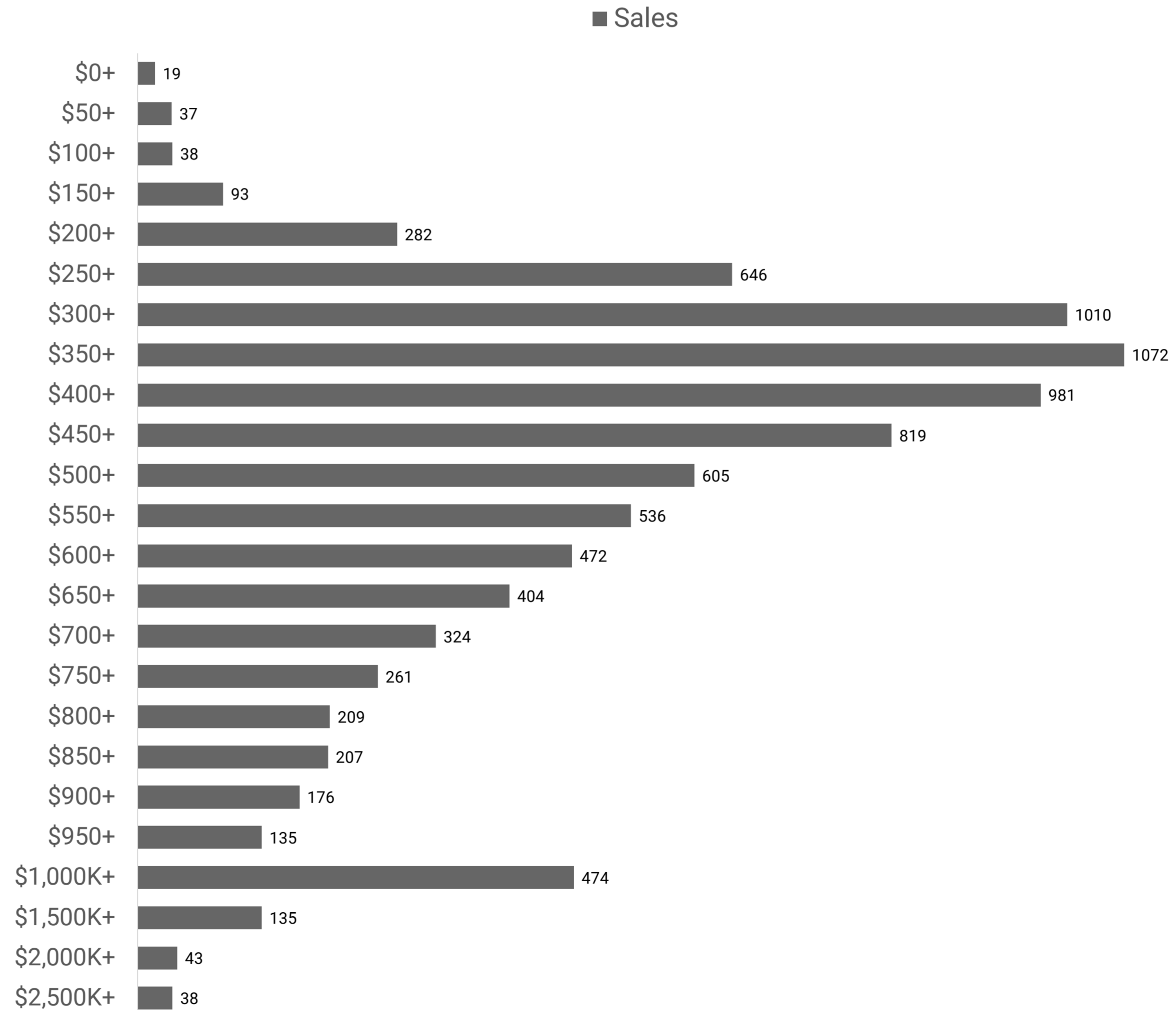


# All Counties: Condominiums Only

## Sales by Price Range

A comparison of the sales by price range, for condominiums only.

Price Range	Sales
\$0+	19
\$50+	37
\$100+	38
\$150+	93
\$200+	282
\$250+	646
\$300+	1010
\$350+	1072
\$400+	981
\$450+	819
\$500+	605
\$550+	536
\$600+	472
\$650+	404
\$700+	324
\$750+	261
\$800+	209
\$850+	207
\$900+	176
\$950+	135
\$1,000K+	474
\$1,500K+	135
\$2,000K+	43
\$2,500K+	38



# Residential Homes Only

## Sale Price to List Price Ratio by County

A comparison of the average sale-to-list price ratio in each county, for residential homes only.  
This ratio measures the percentage of the list price that sellers are receiving as the sale price.

	Sale Price to List Price
Adams	97.80%
Chelan	98.40%
Clallam	98.60%
Clark	99.90%
Columbia	0.00%
Cowlitz	99.50%
Douglas	99.00%
Ferry	0.00%
Grant	98.40%
Grays Harbor	97.80%
Island	99.10%
Jefferson	99.30%
King	100.50%
Kitsap	100.00%
Kittitas	98.00%
Lewis	98.50%
Mason	99.10%
Okanogan	96.90%
Pacific	96.50%
Pierce	100.20%
San Juan	0.00%
Skagit	98.90%
Snohomish	100.30%
Thurston	100.40%
Walla Walla	97.70%
Whatcom	99.10%

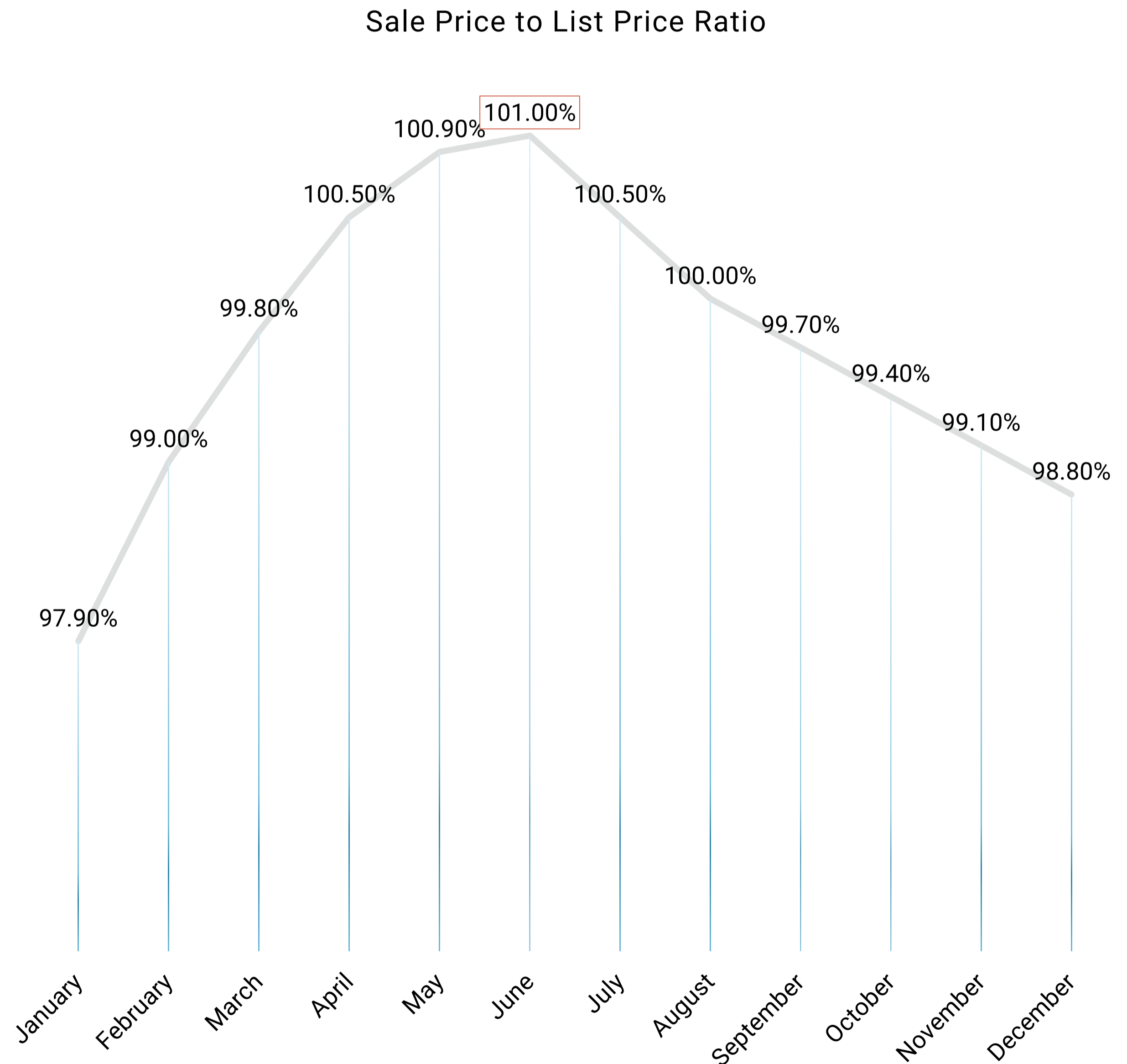


# All Counties: Residential Homes Only

## Sale Price to List Price Ratio by Month

A comparison of the average sale-to-list price ratio by month, for residential homes only.  
 This ratio measures the percentage of the list price that sellers are receiving as the sale price.

	Sale Price to List Price Ratio
January	97.90%
February	99.00%
March	99.80%
April	100.50%
May	100.90%
June	101.00%
July	100.50%
August	100.00%
September	99.70%
October	99.40%
November	99.10%
December	98.80%
<b>2023</b>	<b>99.90%</b>

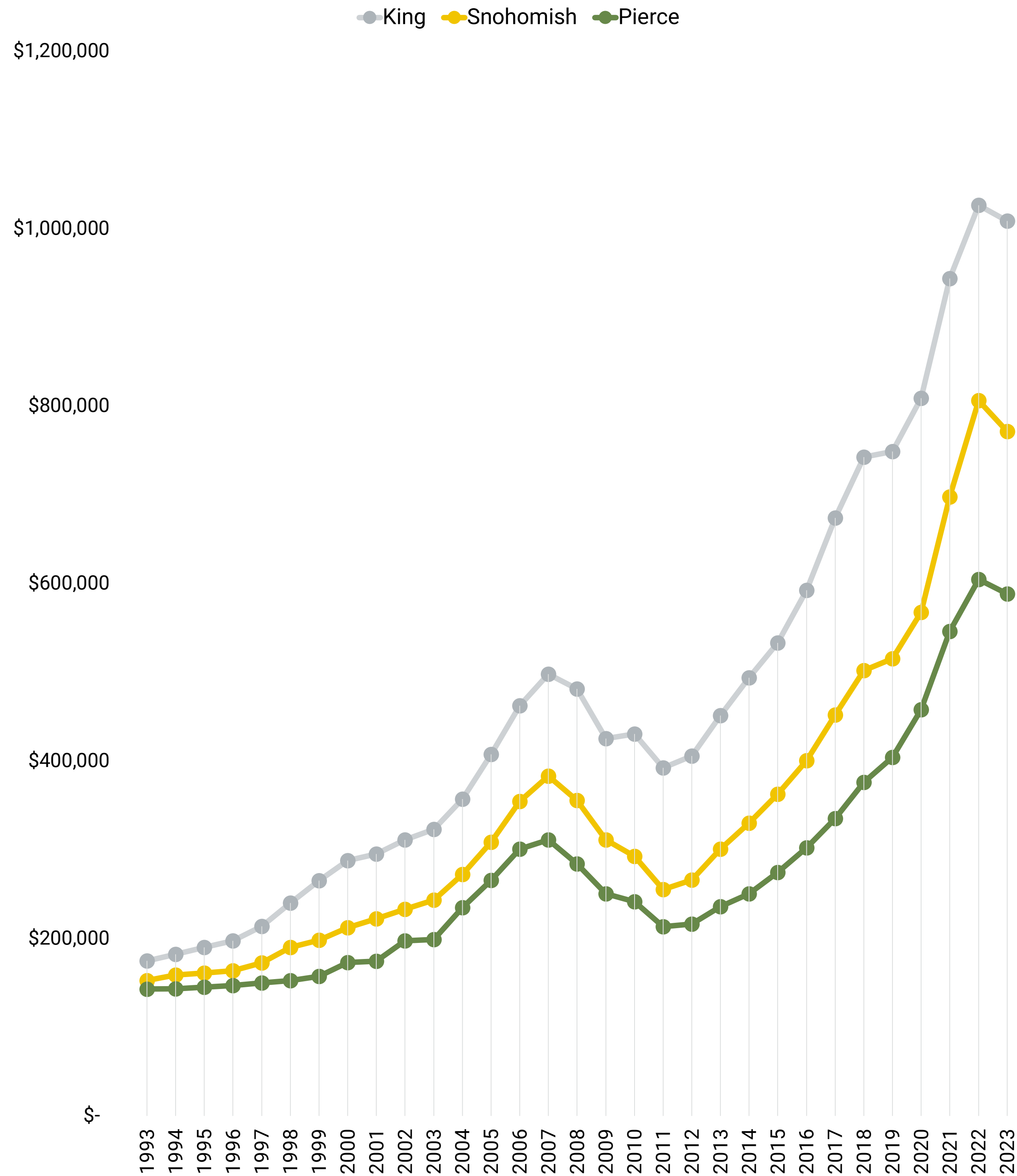


# King, Snohomish, Pierce: Residential and Condominiums

## Comparison of Average Price

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.

	King	Snohomish	Pierce
1993	\$ 174,722	\$ 152,673	\$ 143,089
1994	\$ 182,351	\$ 158,910	\$ 143,216
1995	\$ 189,980	\$ 160,936	\$ 145,106
1996	\$ 197,372	\$ 163,613	\$ 146,836
1997	\$ 213,821	\$ 172,517	\$ 149,895
1998	\$ 239,839	\$ 189,818	\$ 152,553
1999	\$ 265,111	\$ 198,249	\$ 157,330
2000	\$ 287,851	\$ 212,097	\$ 173,036
2001	\$ 295,240	\$ 222,077	\$ 174,536
2002	\$ 311,285	\$ 233,082	\$ 197,317
2003	\$ 323,004	\$ 243,408	\$ 198,948
2004	\$ 356,954	\$ 272,221	\$ 234,936
2005	\$ 407,718	\$ 308,664	\$ 265,687
2006	\$ 462,547	\$ 354,631	\$ 300,861
2007	\$ 497,855	\$ 383,004	\$ 311,339
2008	\$ 481,242	\$ 355,628	\$ 284,277
2009	\$ 425,319	\$ 311,018	\$ 250,232
2010	\$ 430,409	\$ 292,556	\$ 241,429
2011	\$ 392,185	\$ 255,364	\$ 213,466
2012	\$ 405,610	\$ 265,920	\$ 216,286
2013	\$ 451,312	\$ 300,760	\$ 235,770
2014	\$ 494,055	\$ 330,138	\$ 250,477
2015	\$ 533,297	\$ 362,542	\$ 274,578
2016	\$ 592,600	\$ 400,588	\$ 302,184
2017	\$ 673,983	\$ 451,989	\$ 335,413
2018	\$ 742,693	\$ 502,026	\$ 376,152
2019	\$ 748,764	\$ 515,315	\$ 404,313
2020	\$ 809,055	\$ 567,789	\$ 457,796
2021	\$ 943,739	\$ 697,892	\$ 546,318
2022	\$ 1,026,431	\$ 806,253	\$ 604,679
2023	\$ 1,008,565	\$ 771,536	\$ 588,327
\$ chg. vs Last Year	\$ (17,866)	\$ (34,717)	\$ (16,352)
% chg. vs Last Year	-1.7%	-4.3%	-2.7%

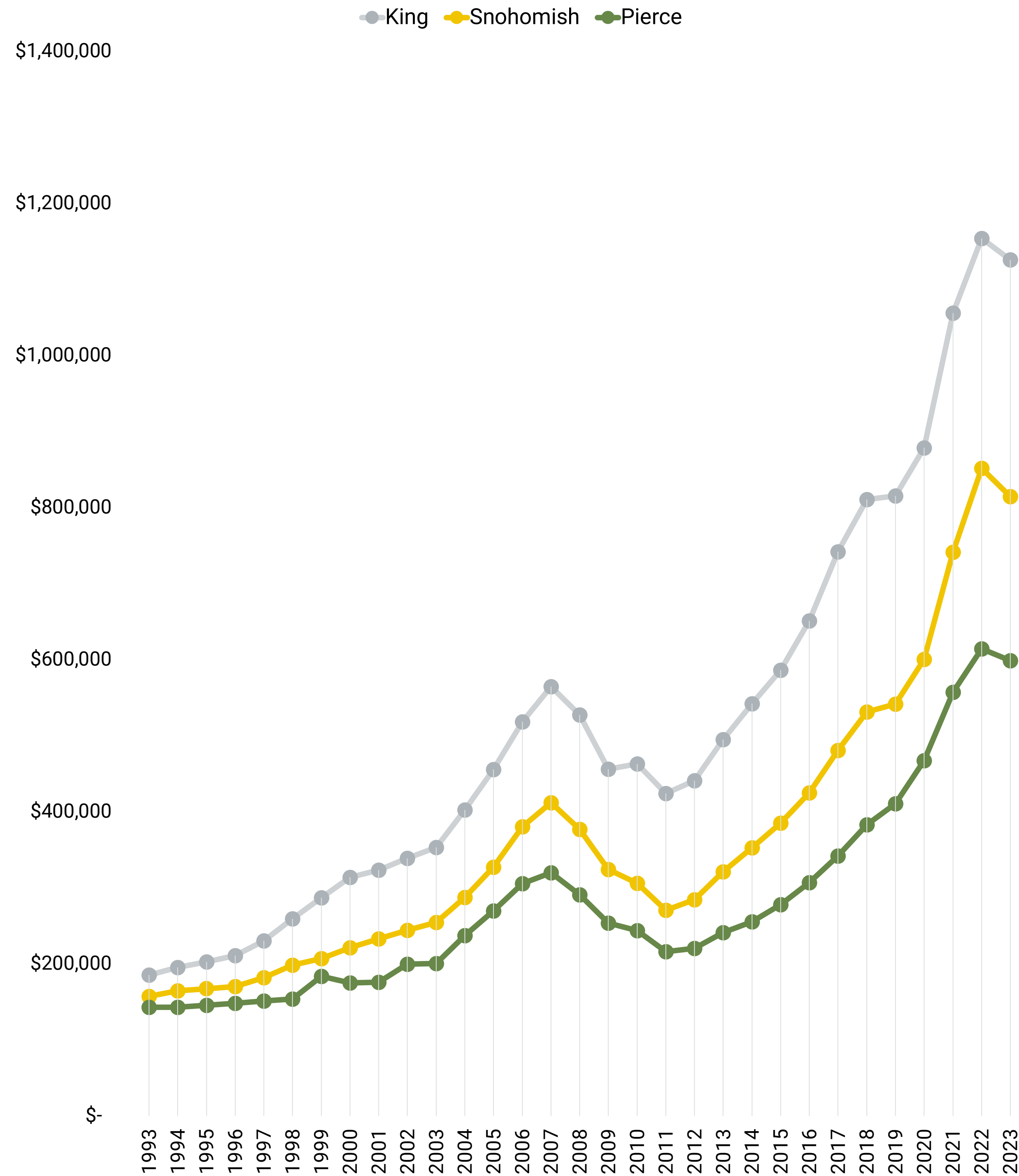


# King, Snohomish, Pierce: Residential Homes Only

## Comparison of Average Price

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.

	King	Snohomish	Pierce
1993	\$ 185,272	\$ 157,252	\$ 142,860
1994	\$ 195,296	\$ 164,431	\$ 143,047
1995	\$ 202,639	\$ 167,253	\$ 145,626
1996	\$ 210,673	\$ 170,257	\$ 148,211
1997	\$ 230,345	\$ 182,003	\$ 151,129
1998	\$ 259,237	\$ 198,288	\$ 153,906
1999	\$ 287,075	\$ 206,756	\$ 183,668
2000	\$ 313,623	\$ 221,287	\$ 174,840
2001	\$ 323,183	\$ 232,842	\$ 175,972
2002	\$ 338,969	\$ 244,192	\$ 199,645
2003	\$ 352,956	\$ 254,382	\$ 200,523
2004	\$ 402,556	\$ 287,437	\$ 237,215
2005	\$ 455,774	\$ 327,259	\$ 269,840
2006	\$ 518,095	\$ 380,294	\$ 305,635
2007	\$ 564,468	\$ 411,694	\$ 319,626
2008	\$ 527,322	\$ 376,821	\$ 290,939
2009	\$ 455,950	\$ 324,293	\$ 253,770
2010	\$ 462,809	\$ 305,792	\$ 243,793
2011	\$ 423,951	\$ 270,503	\$ 216,018
2012	\$ 441,059	\$ 284,228	\$ 220,193
2013	\$ 494,950	\$ 321,283	\$ 240,907
2014	\$ 542,225	\$ 352,728	\$ 255,329
2015	\$ 585,981	\$ 385,181	\$ 277,814
2016	\$ 651,013	\$ 424,711	\$ 306,743
2017	\$ 741,649	\$ 480,638	\$ 341,759
2018	\$ 810,682	\$ 531,217	\$ 383,098
2019	\$ 815,266	\$ 541,588	\$ 410,816
2020	\$ 878,677	\$ 600,258	\$ 467,057
2021	\$ 1,055,632	\$ 741,424	\$ 557,086
2022	\$ 1,154,021	\$ 851,568	\$ 614,259
2023	\$ 1,125,911	\$ 814,563	\$ 598,558
\$ chg. vs Last Year	\$ (28,110)	\$ (37,005)	\$ (15,701)
% chg. vs Last Year	-2.4%	-4.3%	-2.6%

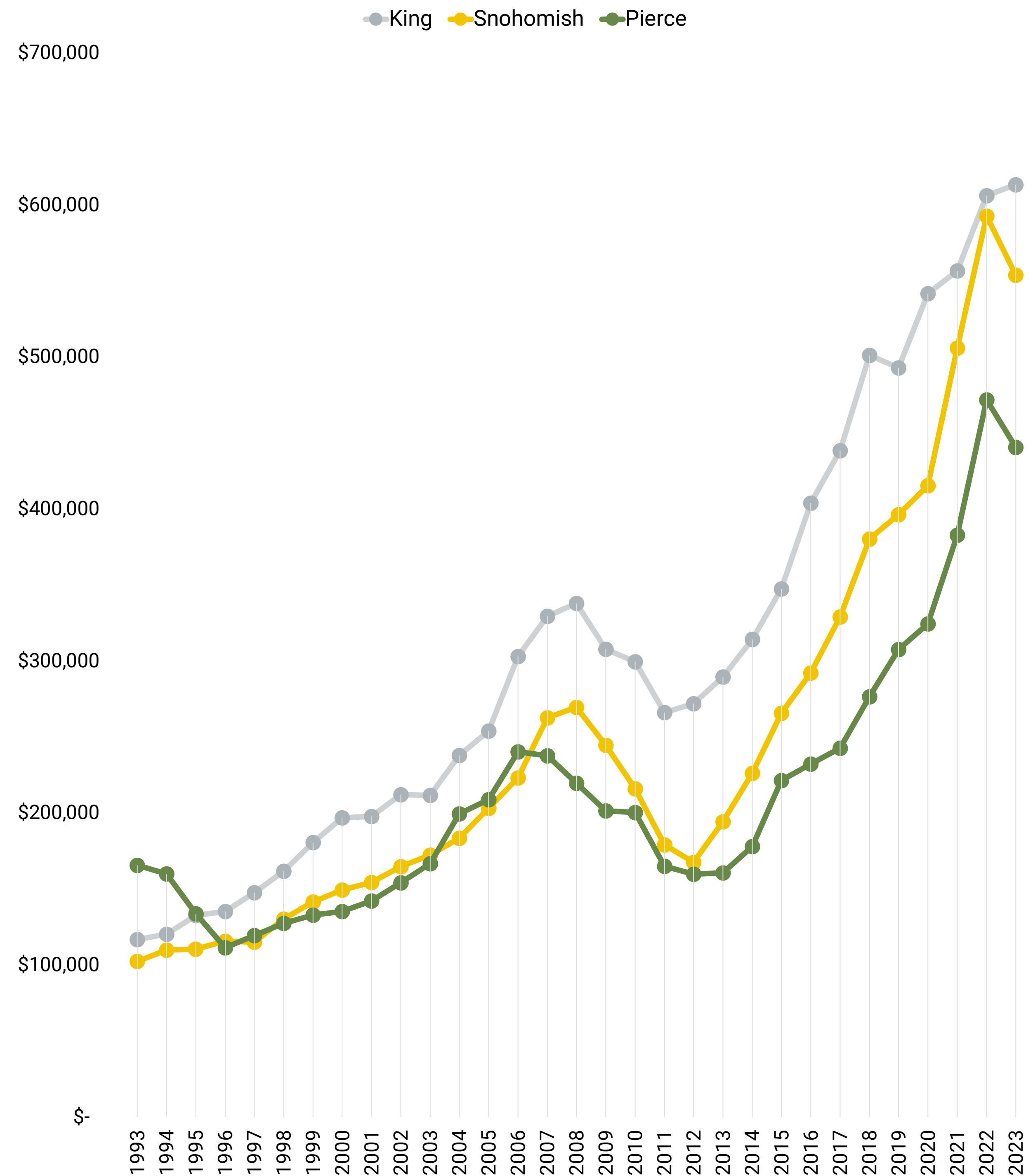


# King, Snohomish, Pierce: Condominiums Only

## Comparison of Average Price

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.

	King	Snohomish	Pierce
1993	\$ 116,836	\$ 102,454	\$ 165,655
1994	\$ 120,402	\$ 109,983	\$ 160,120
1995	\$ 132,612	\$ 110,559	\$ 133,701
1996	\$ 135,391	\$ 115,821	\$ 111,465
1997	\$ 147,630	\$ 115,174	\$ 119,549
1998	\$ 161,864	\$ 130,411	\$ 127,446
1999	\$ 180,786	\$ 141,552	\$ 133,024
2000	\$ 196,959	\$ 149,406	\$ 135,265
2001	\$ 197,821	\$ 154,449	\$ 142,303
2002	\$ 212,220	\$ 164,773	\$ 154,294
2003	\$ 211,776	\$ 172,399	\$ 166,821
2004	\$ 238,028	\$ 183,463	\$ 199,640
2005	\$ 253,987	\$ 203,346	\$ 208,808
2006	\$ 303,079	\$ 223,285	\$ 240,276
2007	\$ 329,627	\$ 262,719	\$ 237,670
2008	\$ 337,938	\$ 269,668	\$ 219,773
2009	\$ 307,826	\$ 244,751	\$ 201,608
2010	\$ 299,580	\$ 216,111	\$ 200,396
2011	\$ 266,106	\$ 179,212	\$ 165,160
2012	\$ 272,001	\$ 167,679	\$ 159,879
2013	\$ 289,542	\$ 194,358	\$ 160,717
2014	\$ 314,333	\$ 226,141	\$ 178,103
2015	\$ 347,597	\$ 265,688	\$ 221,488
2016	\$ 404,081	\$ 292,200	\$ 232,273
2017	\$ 438,559	\$ 329,024	\$ 242,640
2018	\$ 501,192	\$ 380,337	\$ 276,682
2019	\$ 492,858	\$ 396,296	\$ 307,564
2020	\$ 541,775	\$ 415,516	\$ 324,575
2021	\$ 556,780	\$ 506,036	\$ 383,020
2022	\$ 606,251	\$ 592,850	\$ 471,903
2023	\$ 613,488	\$ 553,974	\$ 440,559
\$ chg. vs Last Year	\$ 7,237	\$ (38,876)	\$ (31,344)
% chg. vs Last Year	1.2%	-6.6%	-6.6%

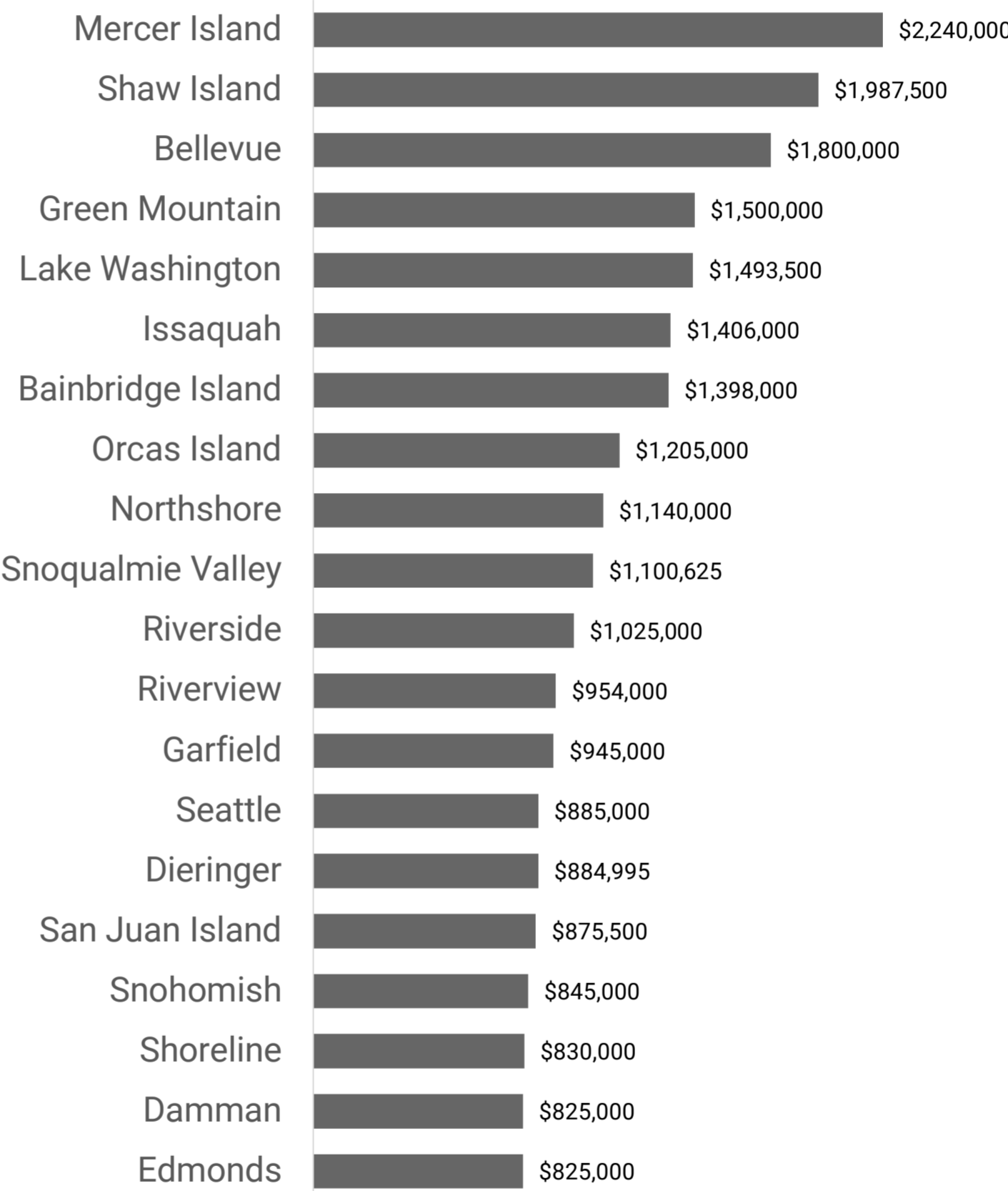


# Residential Homes Only

## Highest Home Prices by School District

20 highest priced, based on closed sales for residential homes only in each school district.

County	District	Median
King	Mercer Island	\$ 2,240,000
San Juan	Shaw Island	\$ 1,987,500
King	Bellevue	\$ 1,800,000
Clark	Green Mountain	\$ 1,500,000
King	Lake Washington	\$ 1,493,500
King	Issaquah	\$ 1,406,000
Kitsap	Bainbridge Island	\$ 1,398,000
San Juan	Orcas Island	\$ 1,205,000
King	Northshore	\$ 1,140,000
King	Snoqualmie Valley	\$ 1,100,625
Spokane	Riverside	\$ 1,025,000
King	Riverview	\$ 954,000
King	Garfield	\$ 945,000
King	Seattle	\$ 885,000
Pierce	Dieringer	\$ 884,995
San Juan	San Juan Island	\$ 875,500
Snohomish	Snohomish	\$ 845,000
King	Shoreline	\$ 830,000
Kittitas	Damman	\$ 825,000
Snohomish	Edmonds	\$ 825,000



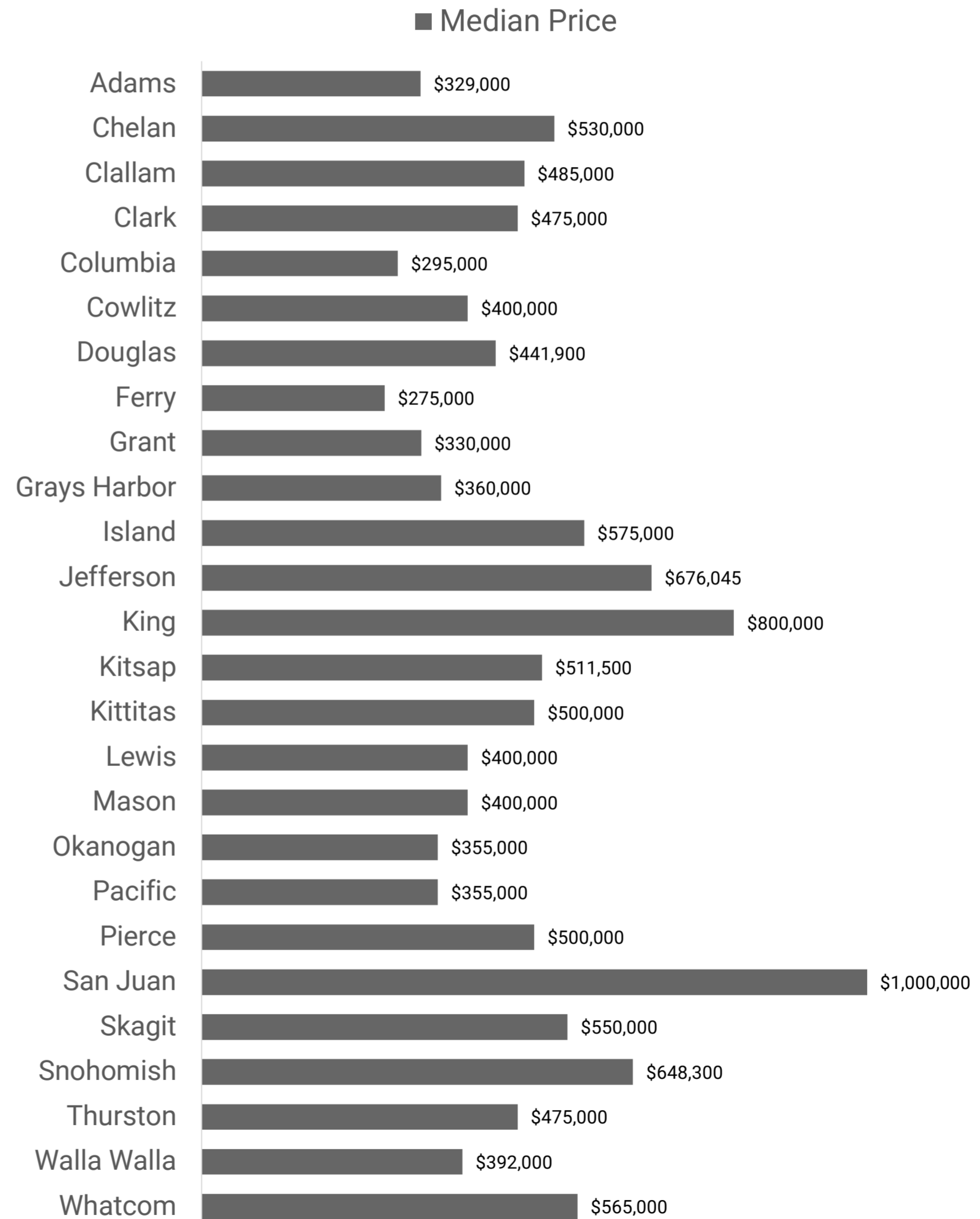


# All Counties: Residential Homes Only

## 3 Bedroom Closed Sales by County

A comparison of 3 bedroom closed sales units and median price in each county, for residential homes only.

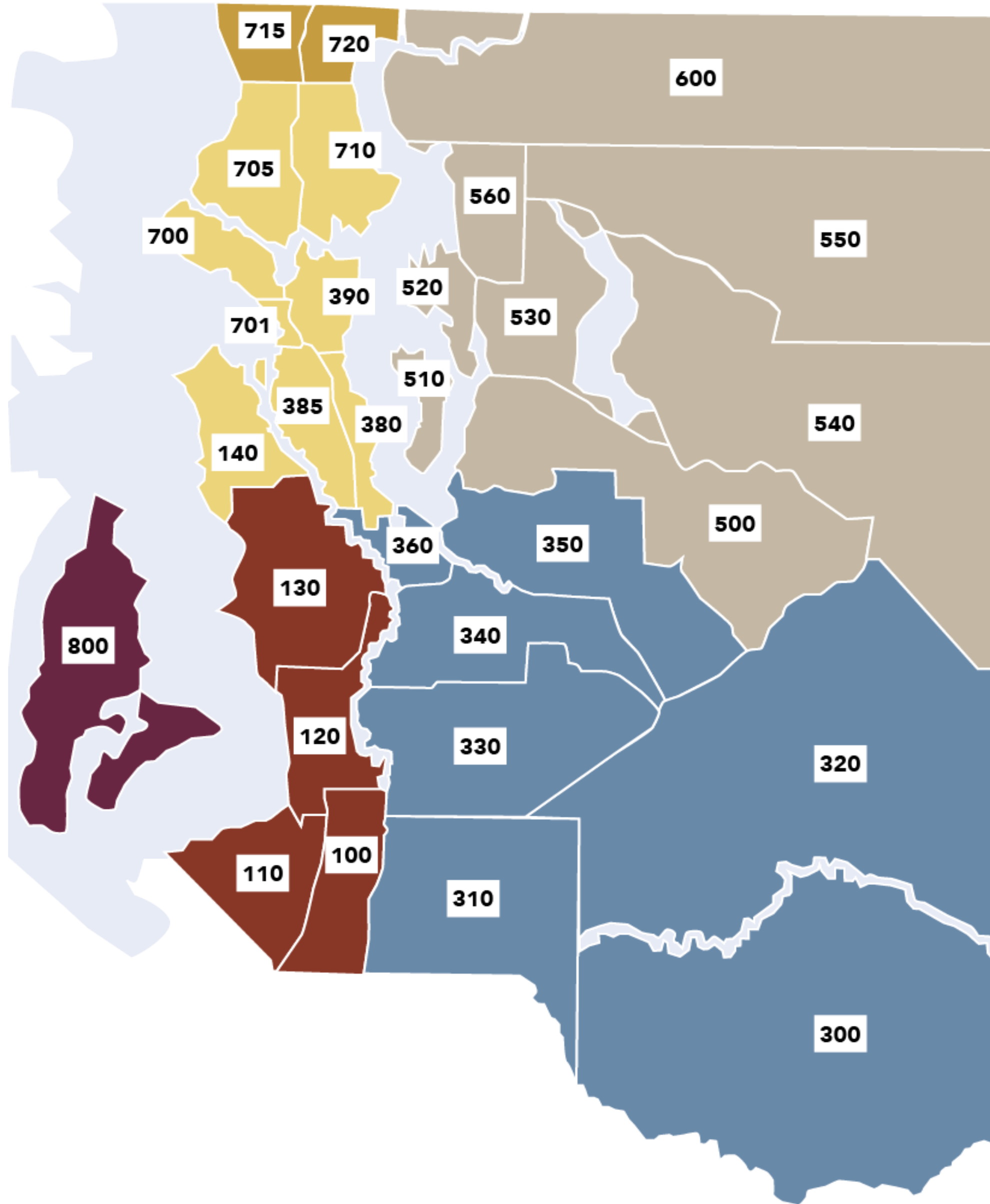
	Median Price	# Units
Adams	\$ 329,000	75
Chelan	\$ 530,000	384
Clallam	\$ 485,000	444
Clark	\$ 475,000	355
Columbia	\$ 295,000	28
Cowlitz	\$ 400,000	519
Douglas	\$ 441,900	209
Ferry	\$ 275,000	25
Grant	\$ 330,000	519
Grays Harbor	\$ 360,000	584
Island	\$ 575,000	634
Jefferson	\$ 676,045	216
King	\$ 800,000	6,781
Kitsap	\$ 511,500	1,765
Kittitas	\$ 500,000	273
Lewis	\$ 400,000	517
Mason	\$ 400,000	544
Okanogan	\$ 355,000	138
Pacific	\$ 355,000	161
Pierce	\$ 500,000	4,751
San Juan	\$ 1,000,000	102
Skagit	\$ 550,000	725
Snohomish	\$ 648,300	3,407
Thurston	\$ 475,000	1,990
Walla Walla	\$ 392,000	265
Whatcom	\$ 565,000	1,190



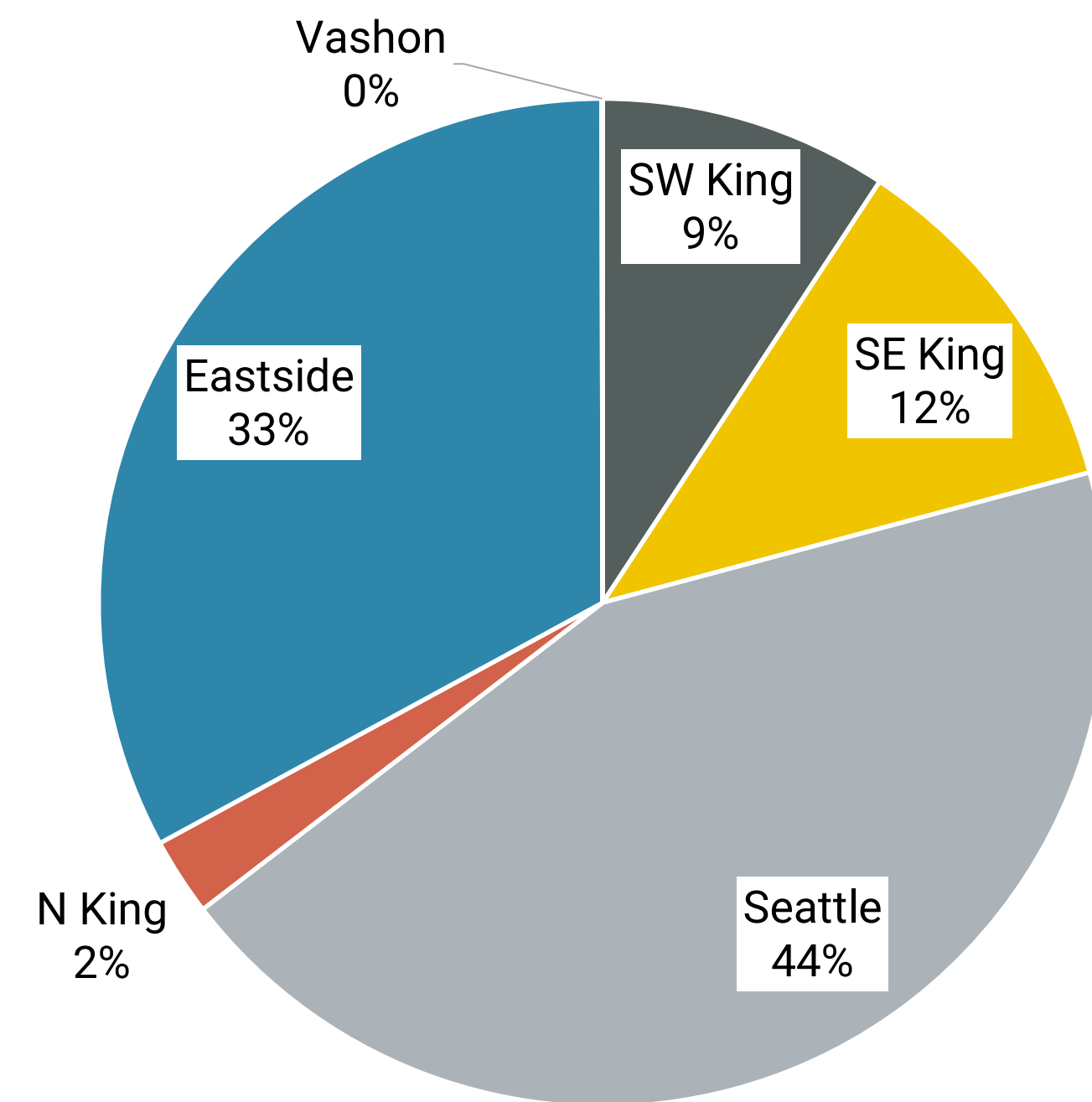
# King County: Condominiums Only

## Snapshot Summary: Median, Closed Sales, Average & Volume

Numbers include all sales, including off-market sales reported by NWMLS brokers.



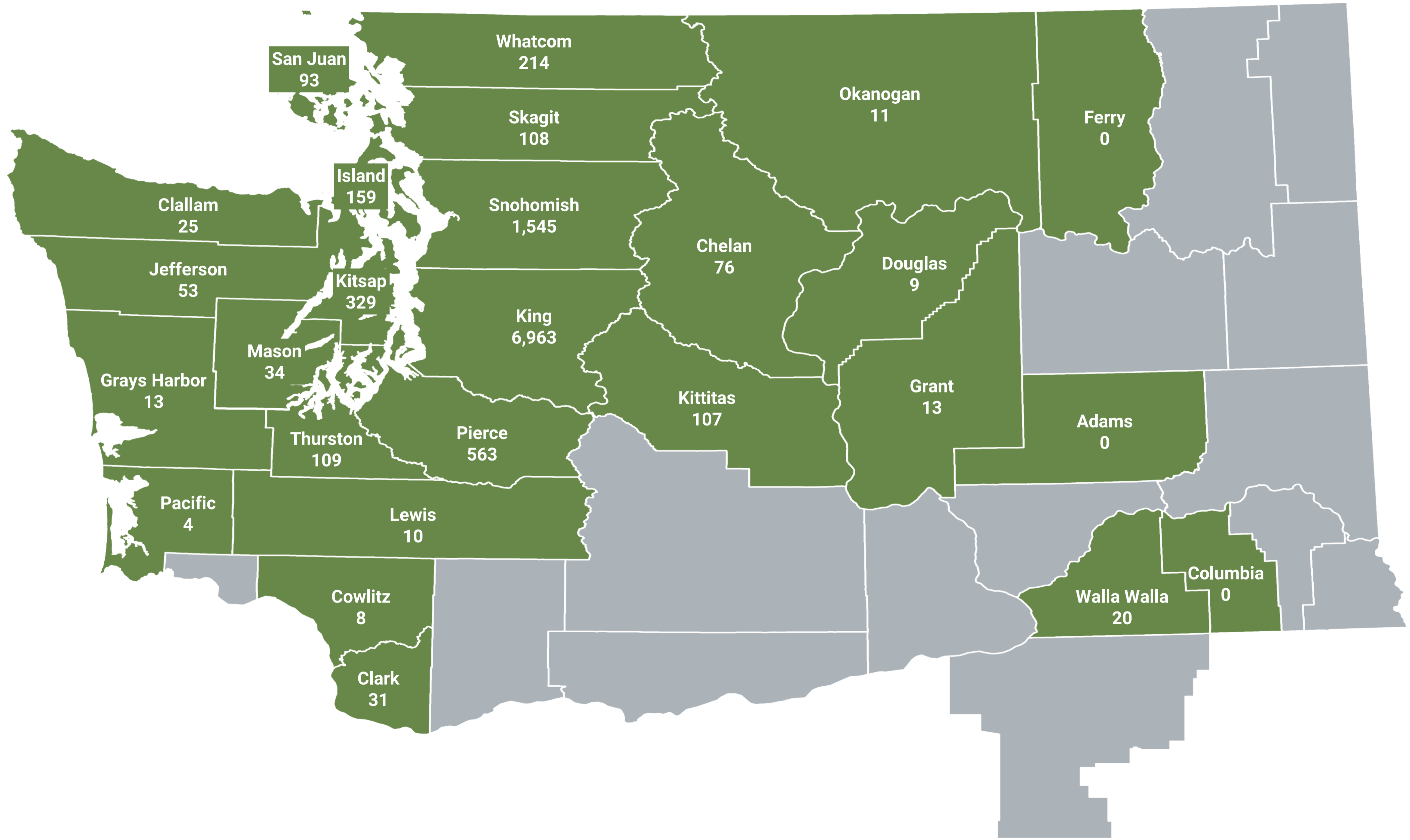
County	Area	Units	Median	Average	\$ Value
SW King	100,110,120,130	483	\$ 329,000	\$ 362,635	\$ 175,152,705
SE King	300,310,320,330 340,350,360	604	\$ 375,000	\$ 389,813	\$ 235,447,052
Seattle	140,380,385,390 700,701,705,710	2,282	\$ 558,000	\$ 660,522	\$ 1,507,311,204
N King	715,720	130	\$ 512,500	\$ 611,383	\$ 79,479,790
Eastside	500,510,520,530 540,550,560,600	1,715	\$ 617,000	\$ 745,163	\$ 1,277,954,545
Vashon	800	2	\$ 428,500	\$ 428,500	\$ 857,000
<b>Total</b>		<b>5,216</b>	<b>\$ 509,000</b>	<b>\$ 628,106</b>	<b>\$ 3,276,202,296</b>



# All Counties: Residential Homes Only

## Snapshot: High End Property Sales

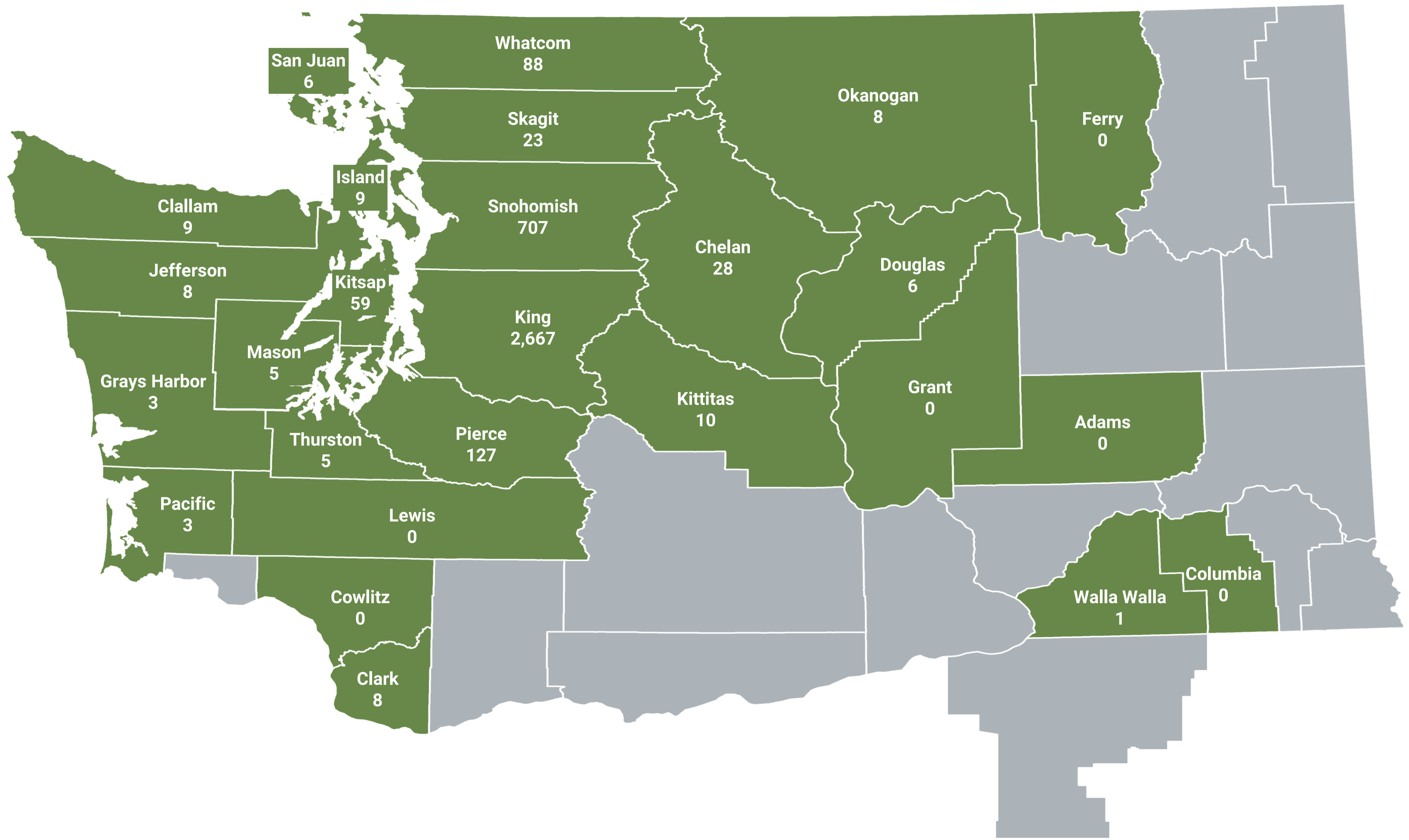
Property sales priced at \$1 million or higher (Total = 10,497)



All Counties: Condominiums Only

# Snapshot: High End Property Sales

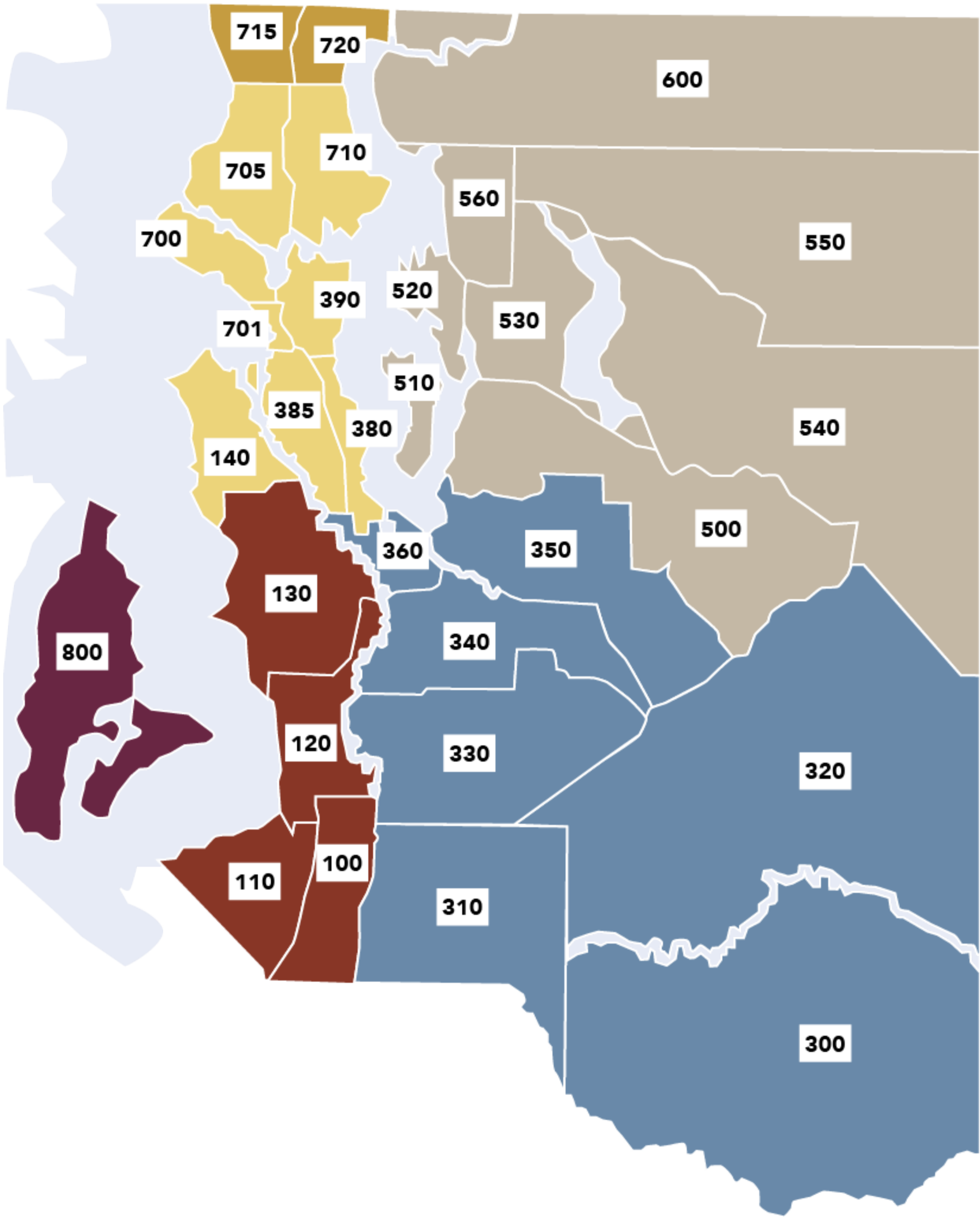
Property sales priced at \$500,000 or higher (Total = 3,780)



# King County Map Areas: Residential Homes Only

## Snapshot: High End Property Sales

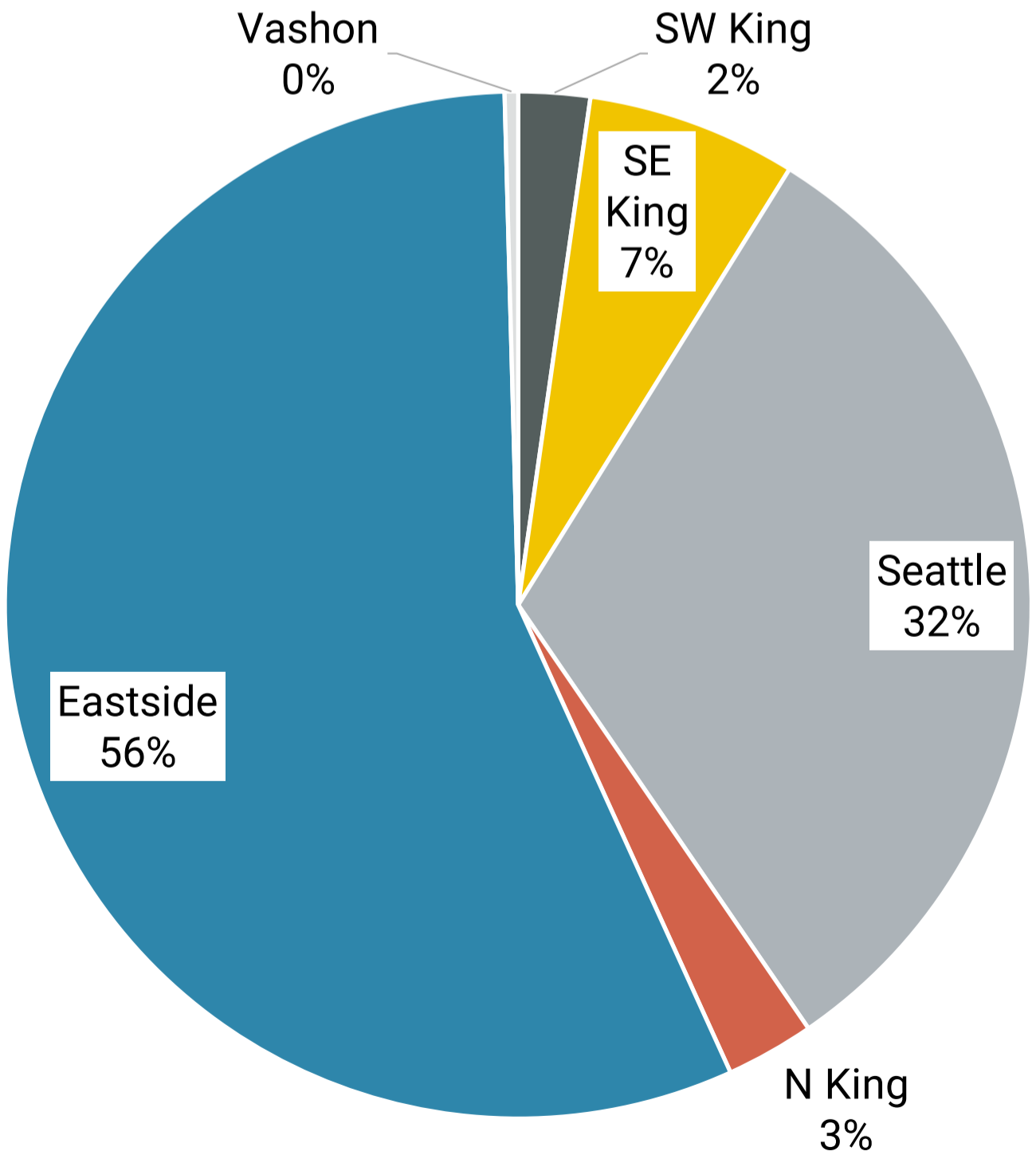
Property sales priced at \$1 million or higher



% Chg vs last year

**-25.4%**

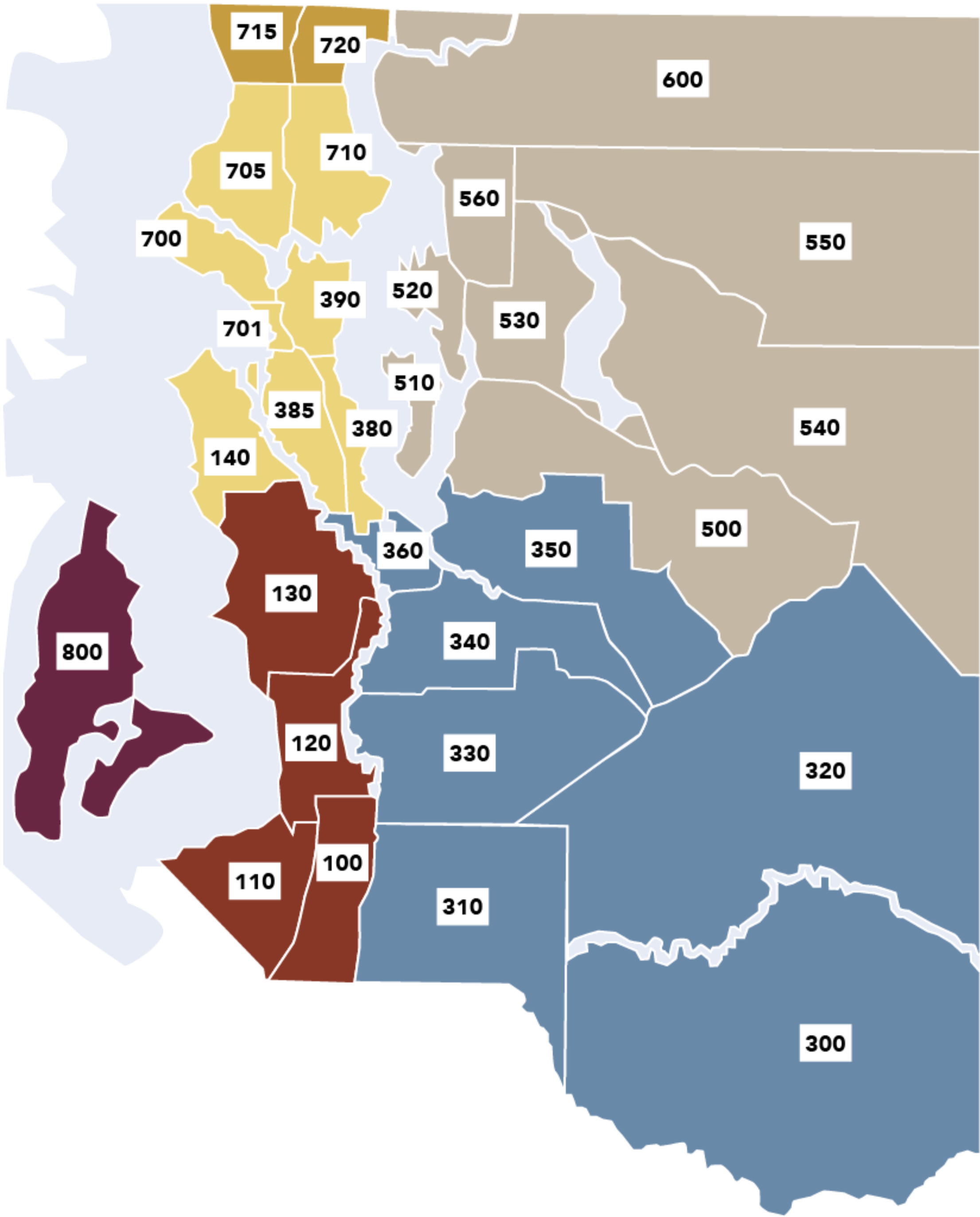
County	Area	Total Sales
SW King	100,110,120,130	154
SE King	300,310,320,330 340,350,360	452
Seattle	140,380,385,390 700,701,705,710	2,158
N King	715,720	190
Eastside	500,510,520,530 540,550,560,600	3,853
Vashon	800	29
<b>Total</b>		<b>6,836</b>



# King County Map Areas: Condominiums Only

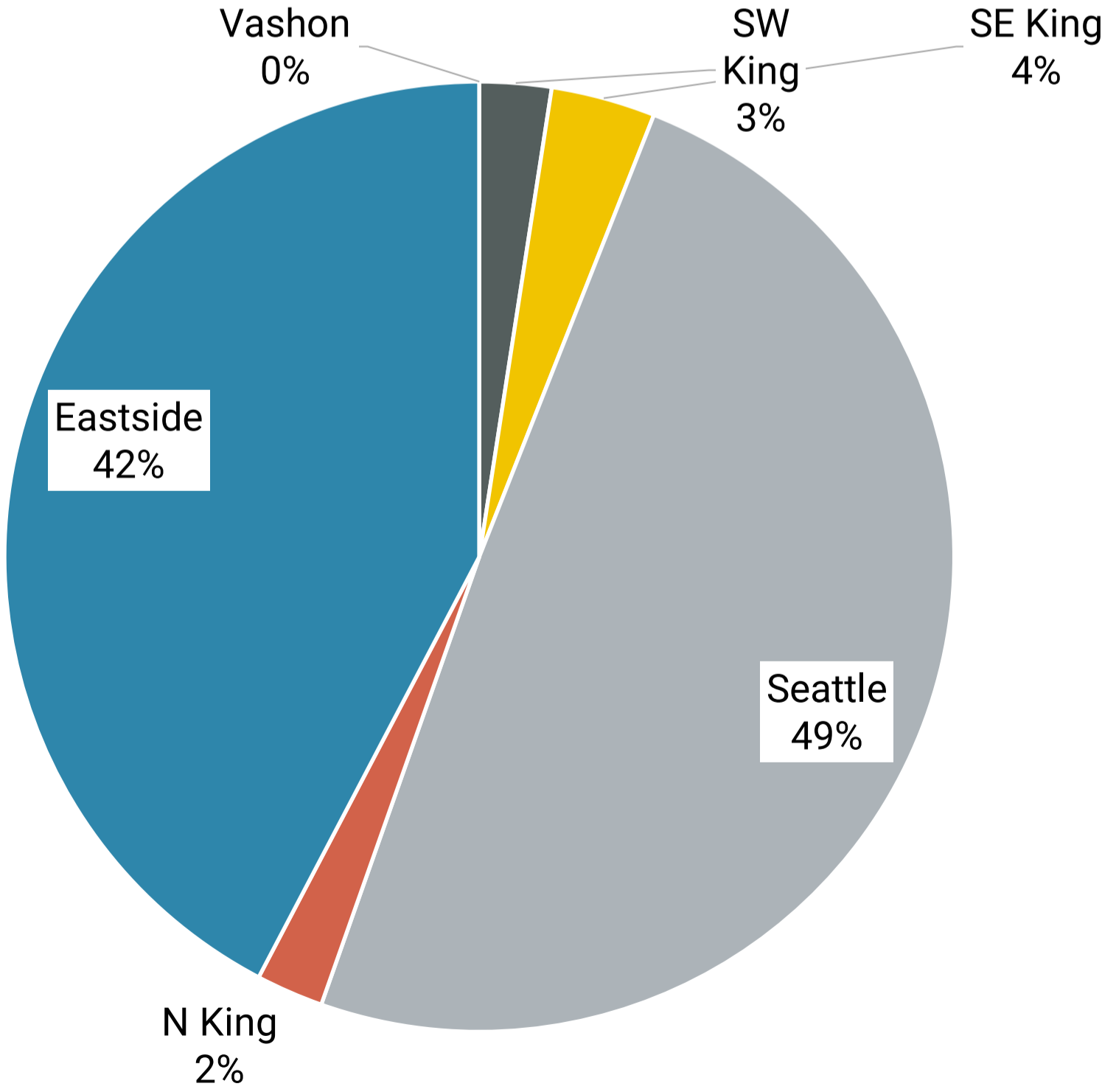
## Snapshot: High End Property Sales

Property sales priced at \$500,000 or higher



% Chg vs last year  
**-20.6%**

County	Area	Total Sales
SW King	100,110,120,130	64
SE King	300,310,320,330 340,350,360	93
Seattle	140,380,385,390 700,701,705,710	1,294
N King	715,720	60
Eastside	500,510,520,530 540,550,560,600	1,108
Vashon	800	0
<b>Total</b>		<b>2,619</b>



# NWMLS INDEX OF AREAS

## ADAMS COUNTY

381 Adams

## CHELAN COUNTY

961 Lake Chelan  
963 Cashmere  
964 Entiat  
971 Wenatchee  
972 Leavenworth

## CLALLAM COUNTY

911 Miller Peninsula  
912 Southeast Clallam  
913 Northeast Sequim  
914 North Central Sequim  
915 Northwest Sequim  
916 Southeast Sequim  
917 Southwest Sequim  
918 East of Port Angeles N  
919 East of Port Angeles S  
920 Northeast Port Angeles  
921 Central East Port Angeles  
922 Central West Port Angeles  
923 Northwest Port Angeles  
924 Southeast Port Angeles  
925 Southwest Port Angeles  
926 West of Port Angeles  
927 Northwest Clallam  
928 Southwest Clallam

## CLARK COUNTY

1026 East Orchard  
1031 Camp Bonneville  
1033 Camas/Washougal  
1042 Evergreen Highway  
1043 City Center West  
1045 Salmon Creek  
1046 Minnehaha  
1047 West Orchard  
1051 Ridgefield  
1061 Battle Ground  
1062 Brush Prairie/Hockinson  
1064 Vennersborg  
1070 LaCenter  
1071 North County

## COLUMBIA COUNTY

131 Columbia County

## COWLITZ COUNTY

401 West Kelso  
402 Highlands  
403 St. Helens  
404 Westside  
405 Olympic  
406 Columbia Heights  
407 Hillside  
408 Northlake/CVG  
409 Pacific Way  
410 Beacon Hill  
411 Robert Gray/Mint  
412 West County  
414 North County  
415 Ostrander  
416 North Kelso  
417 Kelso Hill  
418 South Kelso  
419 East County  
420 South County/Woodland

## DOUGLAS COUNTY

286 Northeast Douglas County  
962 Chelan/McNeil Canyon  
965 Mansfield  
968 Bridgeport  
969 Orondo  
970 East Wenatchee

## FERRY COUNTY

465 Ferry County

## GRANT COUNTY

289 East Grant County  
290 North Grant County  
291 North Central Grant County  
292 West Grant County  
293 South Grant County  
294 Central Grant County  
295 South Moses Lake  
296 Peninsula  
297 Central Moses Lake  
298 North Moses Lake  
299 West Moses Lake

## GRAYS HARBOR COUNTY

190 Taholah  
191 Pacific Beach  
192 Copalis Beach  
193 Copalis Crossing  
194 Ocean Shores  
195 Quinault  
196 Humptulips  
197 Hoquiam  
198 Aberdeen  
199 Satsop  
200 Elma  
201 McCleary  
202 Cosmopolis  
203 Montesano  
204 Oakville  
206 Westport  
208 Grayland  
214 Amanda Park  
215 Malone  
216 Neilton  
217 Aloha  
218 Moclips  
219 Central Park  
220 Ocosta

## ISLAND COUNTY

780 Camano Island  
811 South Whidbey Island  
812 Central Whidbey Island  
813 North Whidbey Island

## JEFFERSON COUNTY

480 Port Townsend  
481 Cape George  
482 South Port Townsend  
483 Marrowstone  
484 Kala Point  
485 Hadlock  
486 Gardiner  
487 Oak Bay  
488 Chimaquam Valley  
489 Port Ludlow  
490 Shine  
491 Coyle  
492 Quilcene  
493 Brinnon  
494 West Jefferson County

## KING COUNTY

100 Jovita/West Hill  
110 Dash Point/Federal Way  
120 Des Moines/Redondo  
130 Burien/Normandy Park  
140 West Seattle  
300 Enumclaw  
310 Auburn  
320 Black Diamond/Maple Valley  
330 Kent  
340 Renton—Benson Hill  
350 Renton—Highlands  
360 Skyway Area  
380 Southeast Seattle  
385 SODO/Beacon Hill  
390 Central Seattle  
500 East Side—South of I-90  
510 Mercer Island  
520 Bellevue—West of 405  
530 Bellevue—East of 405  
540 East of Lake Sammamish  
550 Redmond/Carnation  
560 Kirkland/Bridle Trails  
600 Juanita/Woodinville  
610 Southeast Snohomish  
700 Queen Anne/Magnolia  
701 Belltown/Downtown  
705 Ballard/Greenlake  
710 North Seattle  
715 Richmond Beach/Shoreline  
720 Lake Forest Park  
800 Vashon Island

## KITSAP COUNTY

141 South Kitsap—West Hwy 16  
142 South Kitsap—East Hwy 16  
143 Port Orchard  
144 Retsil/Manchester  
145 Seabeck/Hilly  
146 Chico  
147 Silverdale  
148 West Bremerton  
149 East Bremerton  
150 East Central Kitsap  
161 Hansville  
162 Kingston  
163 Port Gamble  
164 Lofall

# NWMLS INDEX OF AREAS

165 Finn Hill  
 166 Poulsbo  
 167 Suquamish  
 168 Indianola  
 170 Bainbridge Island

## KITTITAS COUNTY

948 Upper Kittitas County  
 949 Lower Kittitas County

## LEWIS COUNTY

426 Centralia  
 428 Adna/Pe Ell  
 430 Chehalis  
 432 Napavine  
 434 Onalaska  
 436 Morton

## MASON COUNTY

171 Belfair/Hood Canal N  
 172 Mason Lake Region  
 173 South Shore Hood Canal  
 174 Harstine Island  
 175 Shelton  
 176 Agate  
 177 SW Mason County  
 178 NW Mason County  
 179 Arcadia/Kamilche  
 180 North Mason County

## OKANOGAN COUNTY

620 Okanogan County  
 960 Chelan/Antoine Creek  
 966 Methow Valley  
 967 Brewster/Pateros

## PACIFIC COUNTY

207 Bay Center  
 209 Tokeland  
 210 Raymond  
 211 South Bend  
 212 Menlo  
 213 Lebam  
 930 South Pacific County

## PIERCE COUNTY

1 Gig Harbor  
 2 Purdy  
 3 Rosedale  
 4 Key Peninsula South  
 5 Fox Island  
 6 Gig Harbor South  
 7 Artondale  
 8 Gig Harbor North  
 9 Key Peninsula North  
 12 Anderson Island  
 13-25 North Tacoma  
 26-30 Central Tacoma  
 31 Tacoma  
 32-35 University Place/Fircrest  
 36-40 Lakewood  
 41 Lakewood/Tillicum  
 42 Dupont  
 43 Steilacoom  
 44 Ketron Island  
 45-53 South Tacoma  
 54-62 Southeast Tacoma  
 63-69 Parkland  
 70 Fife  
 71 Milton  
 72 Edgewood  
 73-74 Sumner  
 78 Port of Tacoma  
 79-88 Puyallup  
 89 Graham/Fredrickson  
 94-95 Browns Point  
 99 Spanaway  
 109 Lake Tapps/Bonney Lake  
 111 Buckley  
 114 Orting  
 119 Roy/McKenna  
 121 Harts Lake  
 122 Graham  
 123 Tanwax Lake/Kapowsin Lake  
 124-125 Eatonville  
 126 Alder  
 127 Elbe  
 128 Ashford  
 129 Clear Lake  
 134 East Pierce County/  
 Mt. Rainier  
 135 Greenwater

## SAN JUAN COUNTY

899 Waldron Island  
 900 San Juan Island  
 901 Orcas/Obstruction/  
 Crane Islands  
 902 Lopez/Frost Islands  
 903 Decatur/Center/Blakely Islands  
 904 Stuart/Henry/Pearl/Johns  
 Islands  
 905 Other San Juan Islands  
 908 Shaw Island

## SKAGIT COUNTY

815 Anacortes  
 816 Guemes Island  
 817 Other Skagit County Islands  
 820 La Conner  
 825 Burlington  
 830 Sedro Woolley  
 835 Mount Vernon  
 840 Lyman/Hamilton  
 845 Concrete & Up River

## SNOHOMISH COUNTY

610 Southeast Snohomish County  
 730 Southwest Snohomish County  
 740 Everett/Mukilteo  
 750 East Snohomish County  
 760 Northeast Snohomish County  
 770 Northwest Snohomish County

## THURSTON COUNTY

441 Thurston Northwest  
 442 Black Hills  
 443 Tumwater  
 444 Olympia Westside  
 445 Boston Harbor  
 446 Thurston Northeast  
 447 Olympia North  
 448 Olympia South  
 449 East Olympia  
 450 Lacey  
 451 Hawks Prairie  
 452 Thurston Southeast  
 453 Yelm/Rainier  
 454 Thurston South  
 455 Rochester

## WAHKIAKUM COUNTY

413 Wahkiakum County

## WALLA WALLA COUNTY

931 North Walla Walla  
 932 SW Walla Walla  
 933 SE Walla Walla

## WHATCOM COUNTY

850 Sudden Valley  
 855 South Bay/Glenhaven  
 860 Bellingham  
 865 Meridian  
 870 Ferndale/Custer  
 871 Lummi Island/Eliza Island  
 880 Blaine/Birch Bay  
 881 Point Roberts  
 885 Lynden  
 890 Nooksack Valley  
 895 Mount Baker/Deming

## OUT OF AREA

96 Asotin County  
 136 Garfield County  
 244 Benton County  
 245 Franklin County  
 386 Lincoln County  
 475 Yakima County  
 501 Klickitat County  
 561 Spokane County  
 940 Stevens County  
 950 Skamania County  
 980 Pend Oreille County  
 990 Whitman County