



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2023

Grays Harbor

Annual Statistical Review and Highlights



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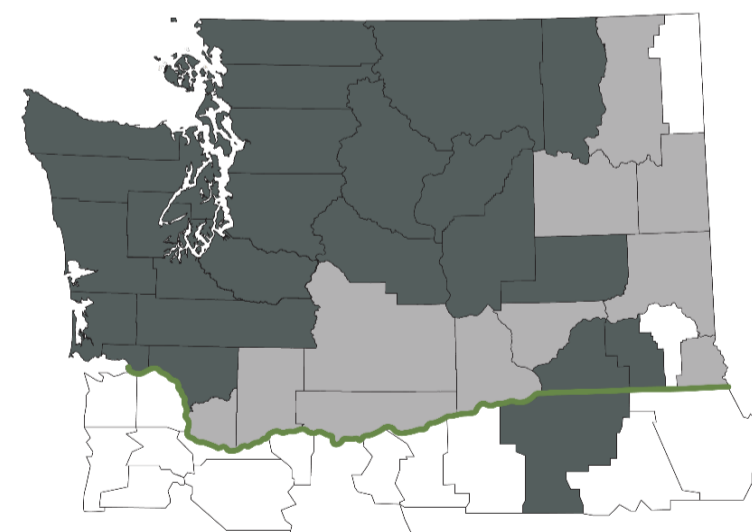
Member Offices

2,562



Total Members/Subscribers

32,478



Counties

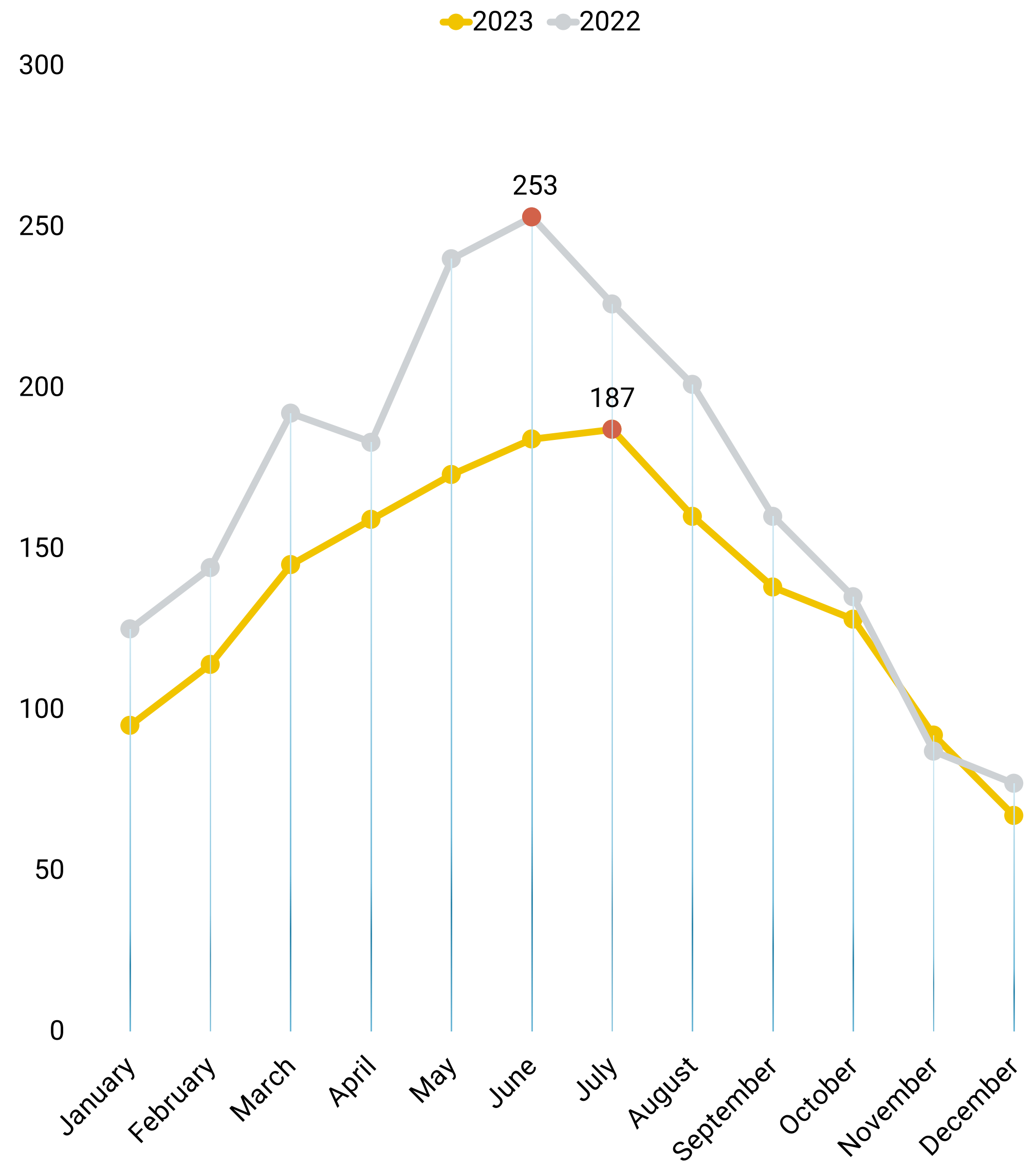
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Grays Harbor: Residential Homes and Condominiums

New Listings by Month

A comparison of new listings added 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	95	125	-24.00%
February	114	144	-20.83%
March	145	192	-24.48%
April	159	183	-13.11%
May	173	240	-27.92%
June	184	253	-27.27%
July	187	226	-17.26%
August	160	201	-20.40%
September	138	160	-13.75%
October	128	135	-5.19%
November	92	87	5.75%
December	67	77	-12.99%
Total	1,642	2,023	
% chg.			-18.83%

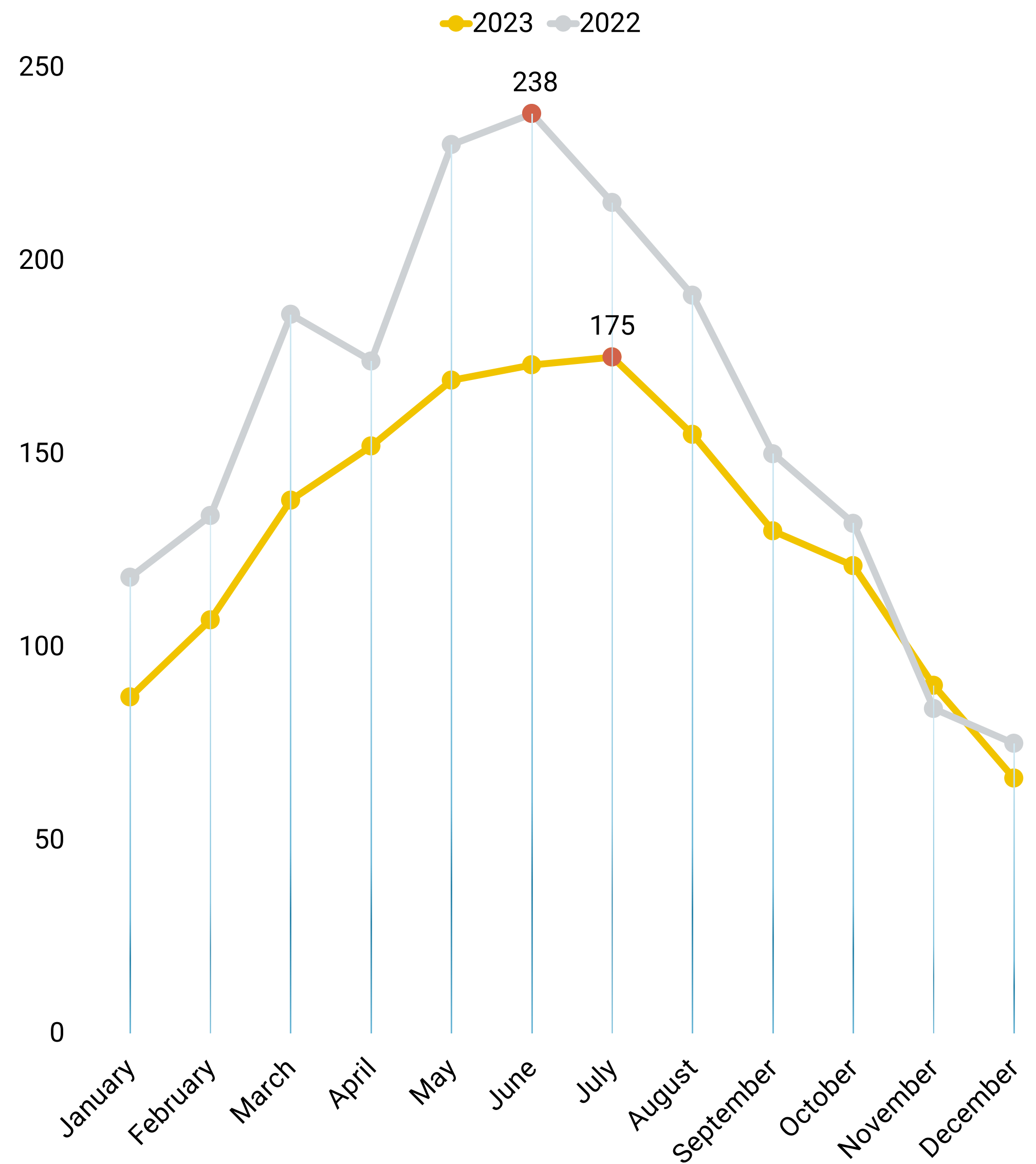


Grays Harbor: Residential Homes Only

New Listings by Month

A comparison of new listings added 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	87	118	-26.27%
February	107	134	-20.15%
March	138	186	-25.81%
April	152	174	-12.64%
May	169	230	-26.52%
June	173	238	-27.31%
July	175	215	-18.60%
August	155	191	-18.85%
September	130	150	-13.33%
October	121	132	-8.33%
November	90	84	7.14%
December	66	75	-12.00%
Total	1,563	1,927	
% chg.			-18.89%

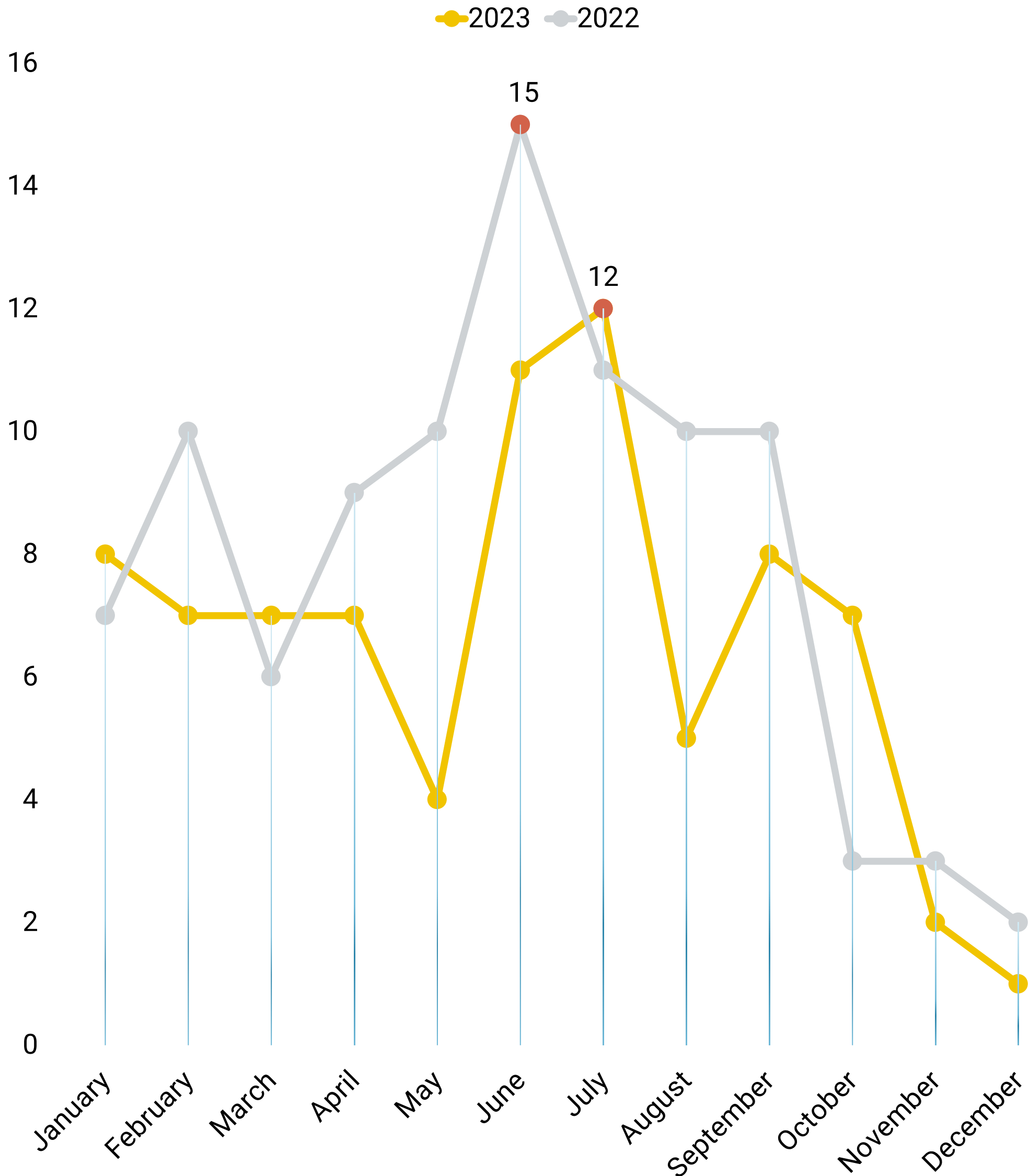


Grays Harbor: Condominiums Only

New Listings by Month

A comparison of new listings added 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	8	7	14.29%
February	7	10	-30.00%
March	7	6	16.67%
April	7	9	-22.22%
May	4	10	-60.00%
June	11	15	-26.67%
July	12	11	9.09%
August	5	10	-50.00%
September	8	10	-20.00%
October	7	3	133.33%
November	2	3	-33.33%
December	1	2	-50.00%
Total	79	96	
% chg.			-17.71%

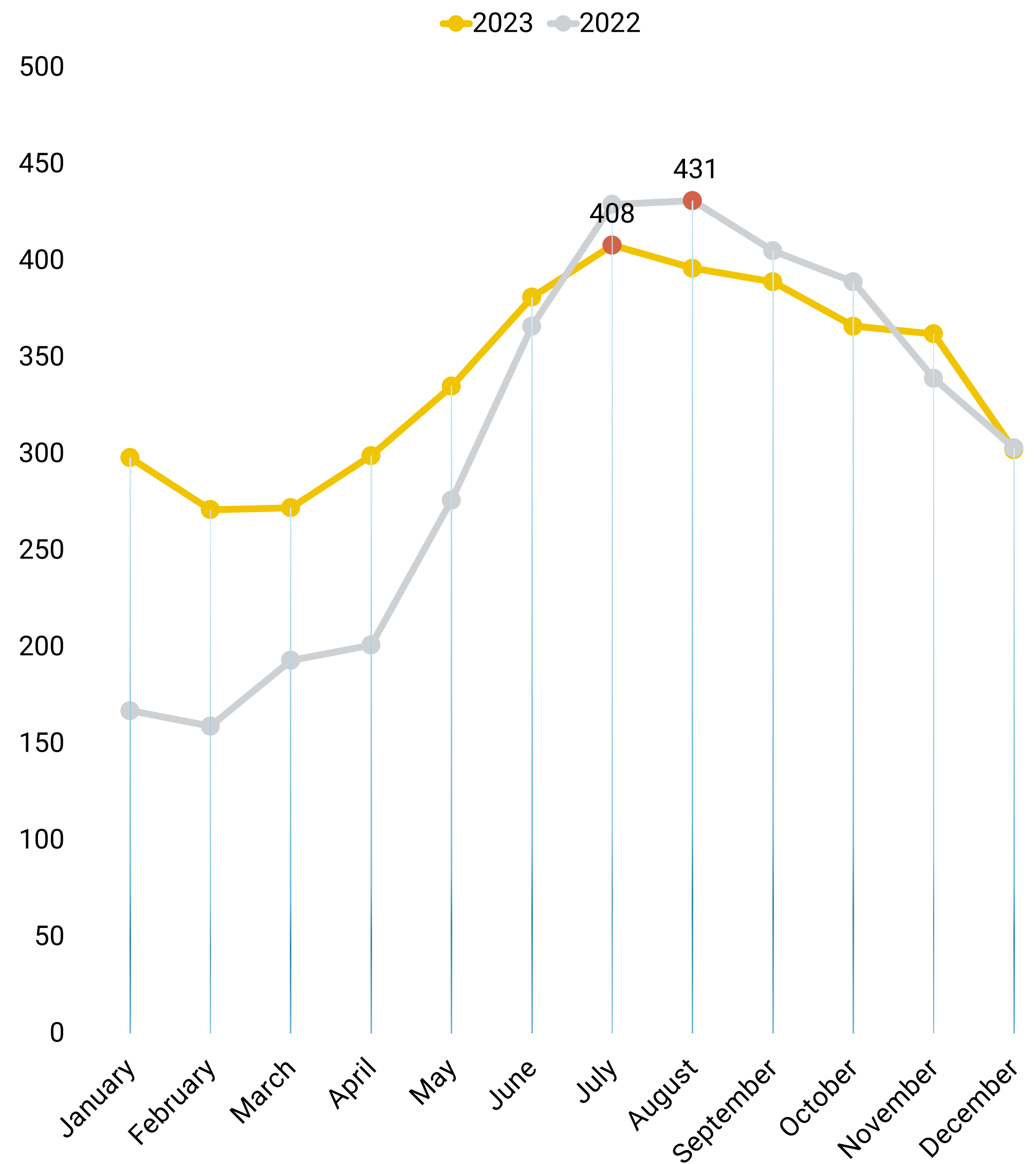


Grays Harbor: Residential Homes and Condominiums

Active Listings by Month

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

	2023	2022	% chg.
January	298	167	78.44%
February	271	159	70.44%
March	272	193	40.93%
April	299	201	48.76%
May	335	276	21.38%
June	381	366	4.10%
July	408	429	-4.90%
August	396	431	-8.12%
September	389	405	-3.95%
October	366	389	-5.91%
November	362	339	6.78%
December	302	303	-0.33%
Total	4,079	3,658	
% chg.			11.51%

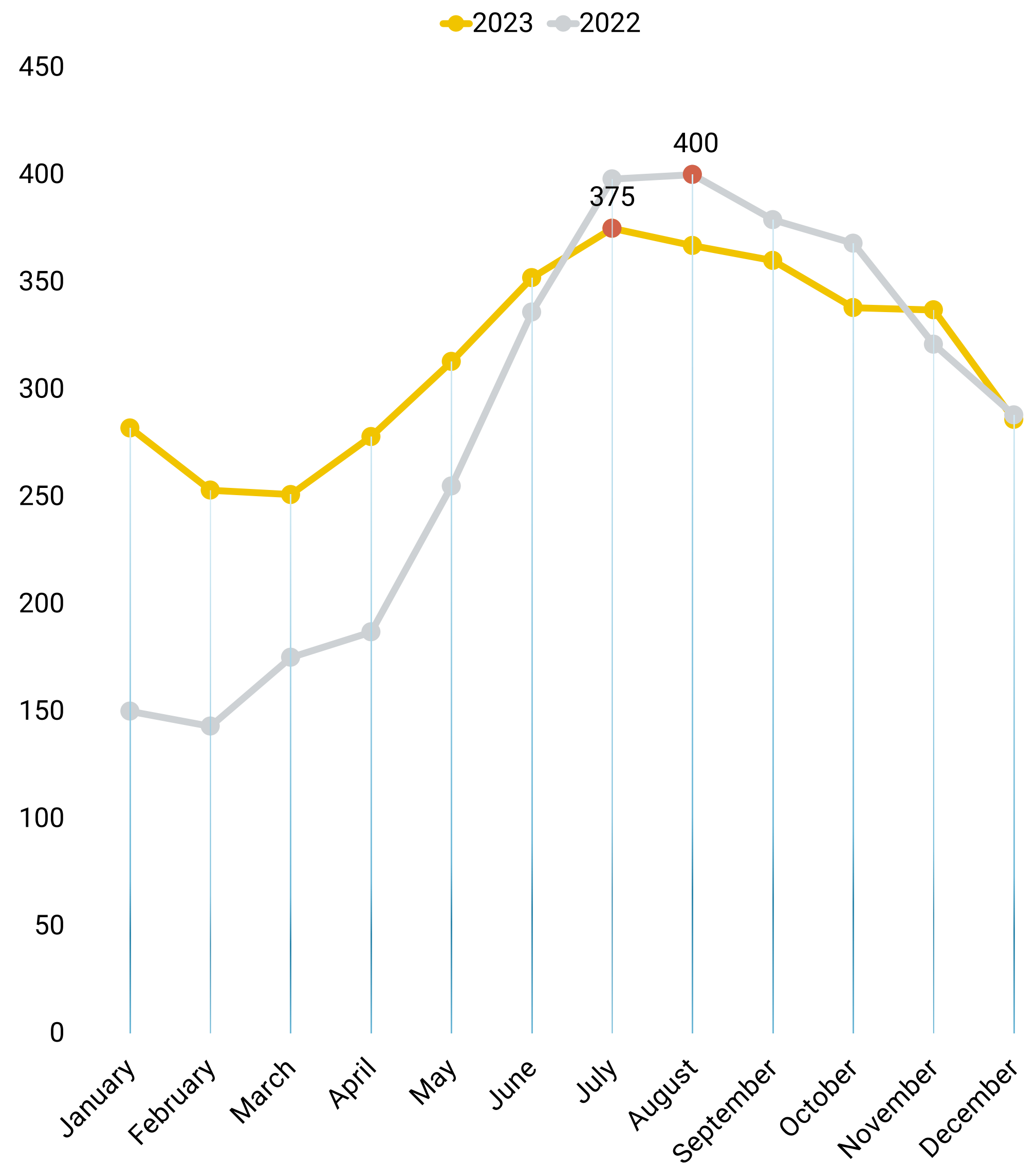


Grays Harbor: Residential Homes Only

Active Listings by Month

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

	2023	2022	% chg.
January	282	150	88.00%
February	253	143	76.92%
March	251	175	43.43%
April	278	187	48.66%
May	313	255	22.75%
June	352	336	4.76%
July	375	398	-5.78%
August	367	400	-8.25%
September	360	379	-5.01%
October	338	368	-8.15%
November	337	321	4.98%
December	286	288	-0.69%
Total	3,792	3,400	
% chg.	11.53%		

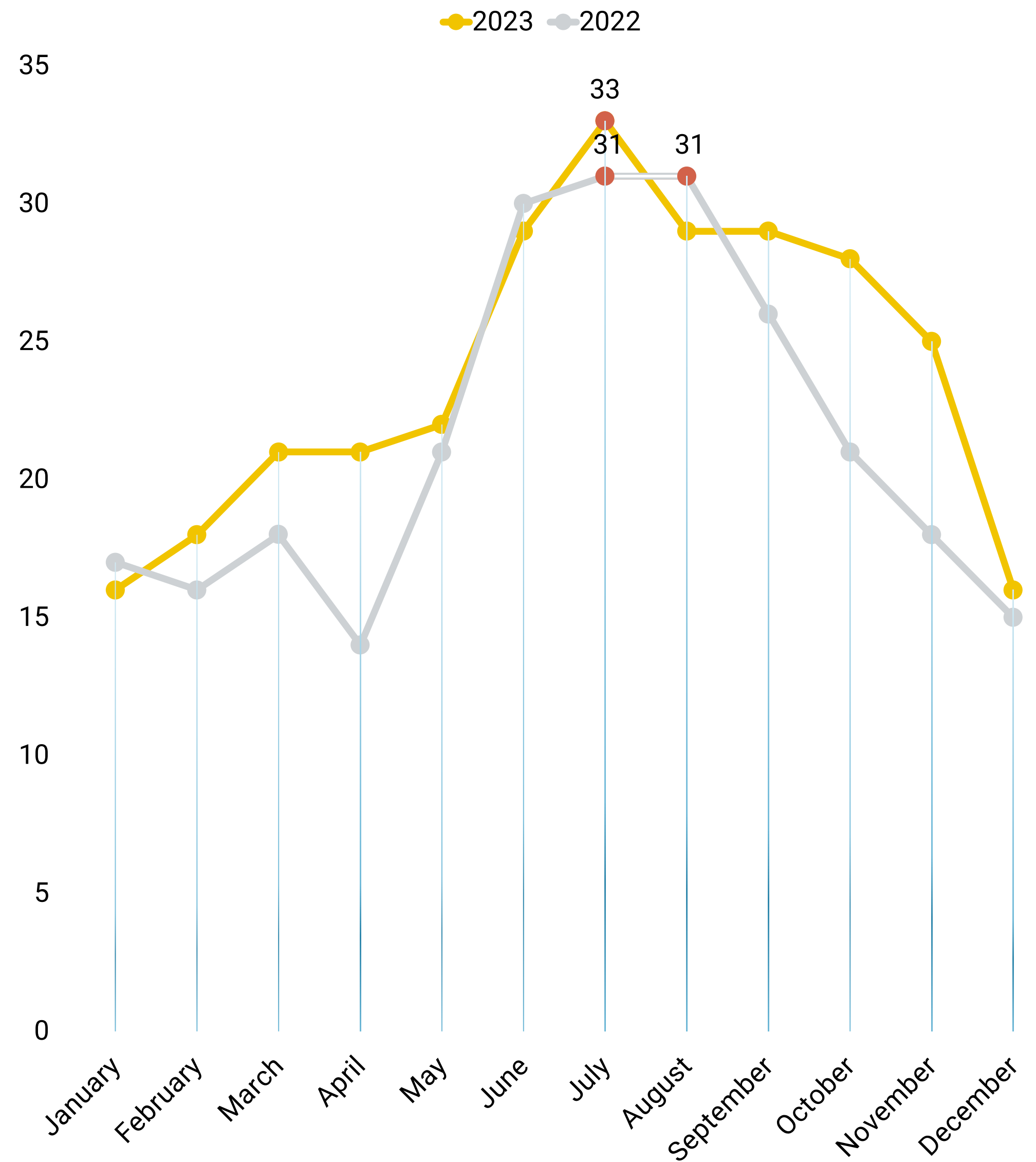


Grays Harbor: Condominiums Only

Active Listings by Month

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

	2023	2022	% chg.
January	16	17	-5.88%
February	18	16	12.50%
March	21	18	16.67%
April	21	14	50.00%
May	22	21	4.76%
June	29	30	-3.33%
July	33	31	6.45%
August	29	31	-6.45%
September	29	26	11.54%
October	28	21	33.33%
November	25	18	38.89%
December	16	15	6.67%
Total	287	258	
% chg.			11.24%



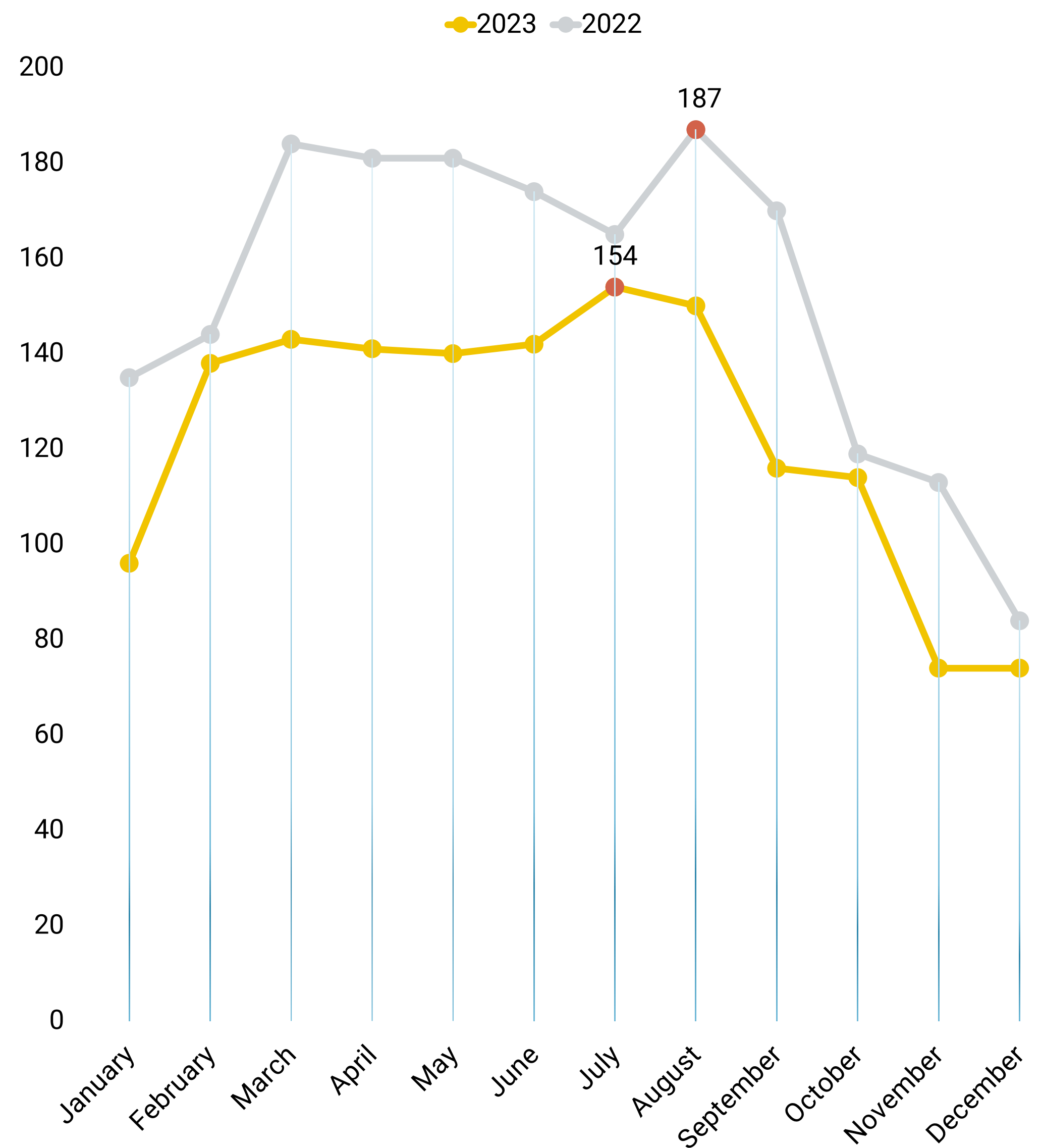
Grays Harbor: Residential Homes and Condominiums

Pending Sales by Month

A comparison of the number of pending sales 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 the same period.

	2023	2022	% chg.
January	96	135	-28.89%
February	138	144	-4.17%
March	143	184	-22.28%
April	141	181	-22.10%
May	140	181	-22.65%
June	142	174	-18.39%
July	154	165	-6.67%
August	150	187	-19.79%
September	116	170	-31.76%
October	114	119	-4.20%
November	74	113	-34.51%
December	74	84	-11.90%
Total	1,482	1,837	
% chg.			-19.32%



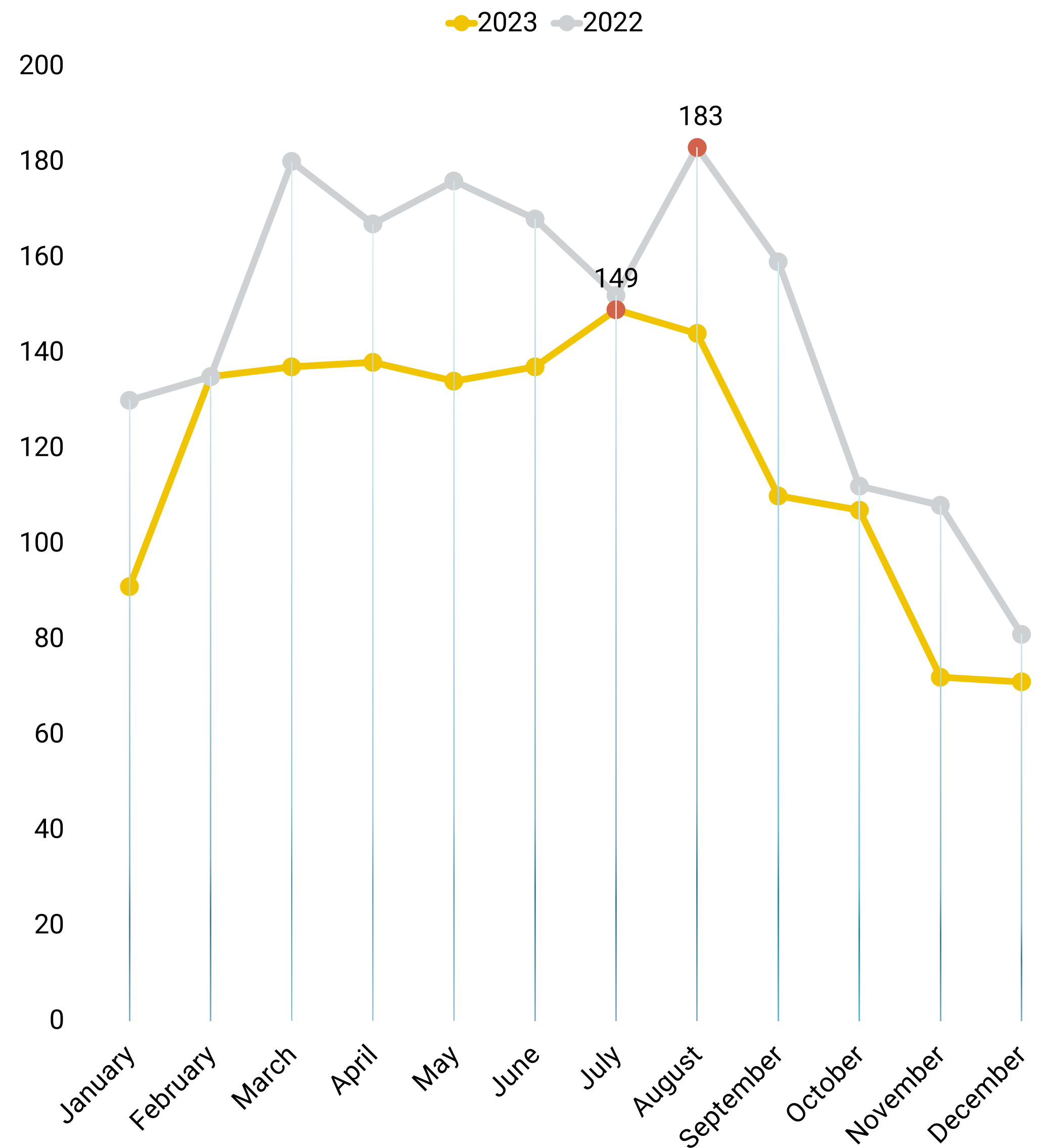
Grays Harbor: Residential Homes Only

Pending Sales by Month

A comparison of the number of pending sales 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 the same period.

	2023	2022	% chg.
January	91	130	-30.00%
February	135	135	0.00%
March	137	180	-23.89%
April	138	167	-17.37%
May	134	176	-23.86%
June	137	168	-18.45%
July	149	152	-1.97%
August	144	183	-21.31%
September	110	159	-30.82%
October	107	112	-4.46%
November	72	108	-33.33%
December	71	81	-12.35%
Total	1,425	1,751	
% chg.			-18.62%



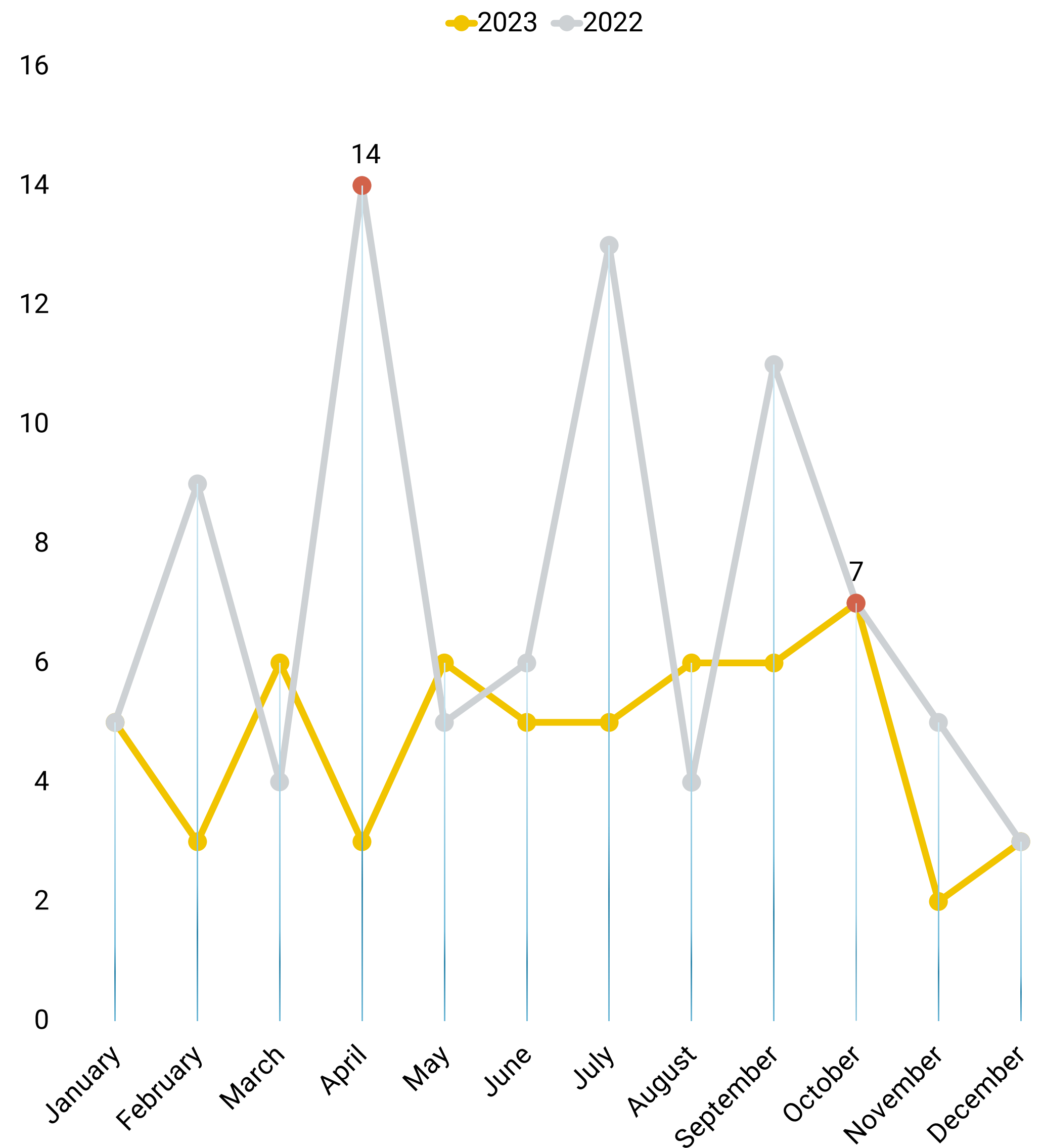
Grays Harbor: Condominiums Only

Pending Sales by Month

A comparison of the number of pending sales 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 the same period.

	2023	2022	% chg.
January	5	5	0.00%
February	3	9	-66.67%
March	6	4	50.00%
April	3	14	-78.57%
May	6	5	20.00%
June	5	6	-16.67%
July	5	13	-61.54%
August	6	4	50.00%
September	6	11	-45.45%
October	7	7	0.00%
November	2	5	-60.00%
December	3	3	0.00%
Total	57	86	
% chg.			-33.72%

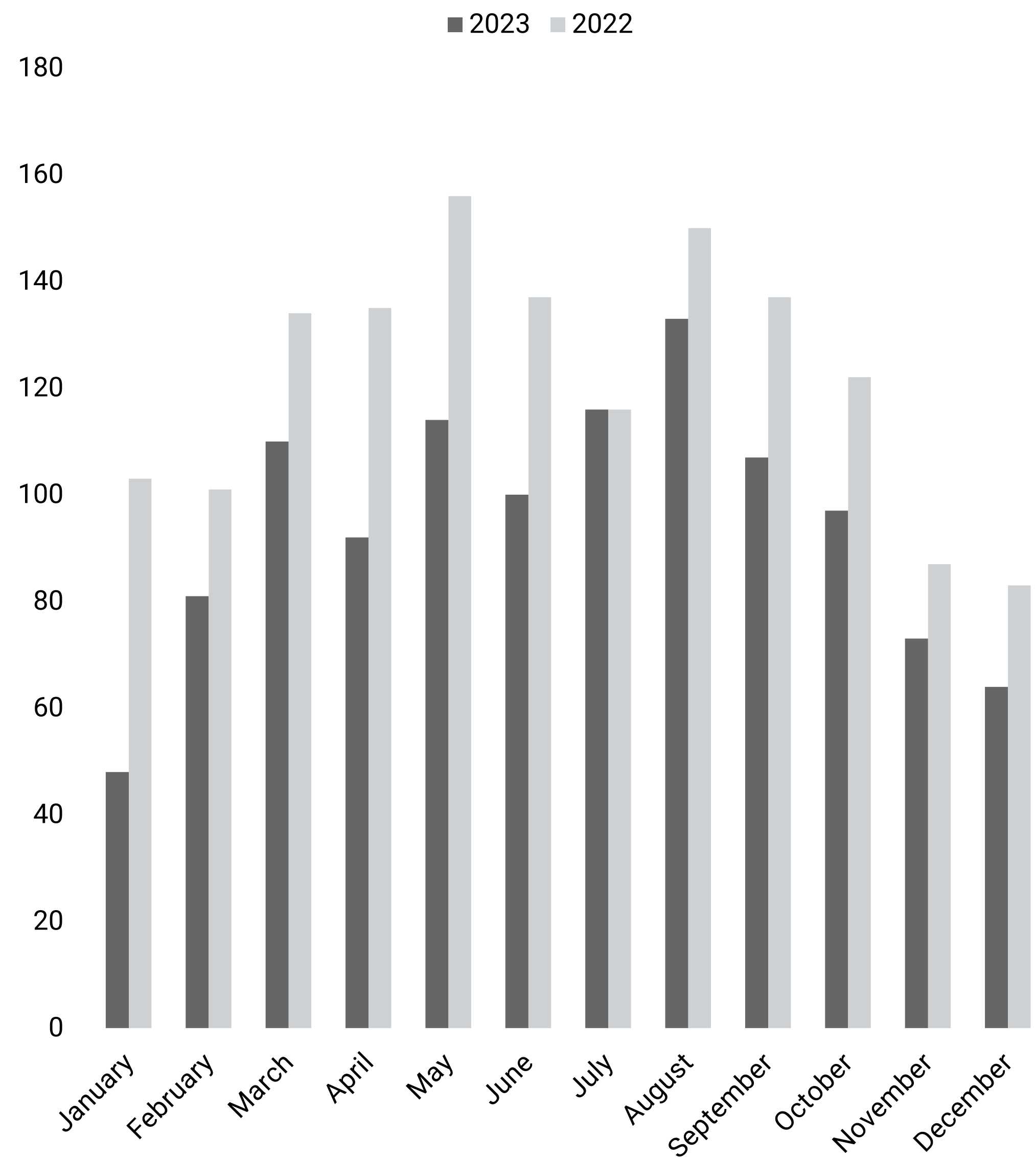


Grays Harbor: Residential Homes and Condominiums

Closed Sales by Month

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

	2023	2022	% chg.
January	48	103	-53.40%
February	81	101	-19.80%
March	110	134	-17.91%
April	92	135	-31.85%
May	114	156	-26.92%
June	100	137	-27.01%
July	116	116	0.00%
August	133	150	-11.33%
September	107	137	-21.90%
October	97	122	-20.49%
November	73	87	-16.09%
December	64	83	-22.89%
Total	1,135	1,461	
% chg.			-22.31%

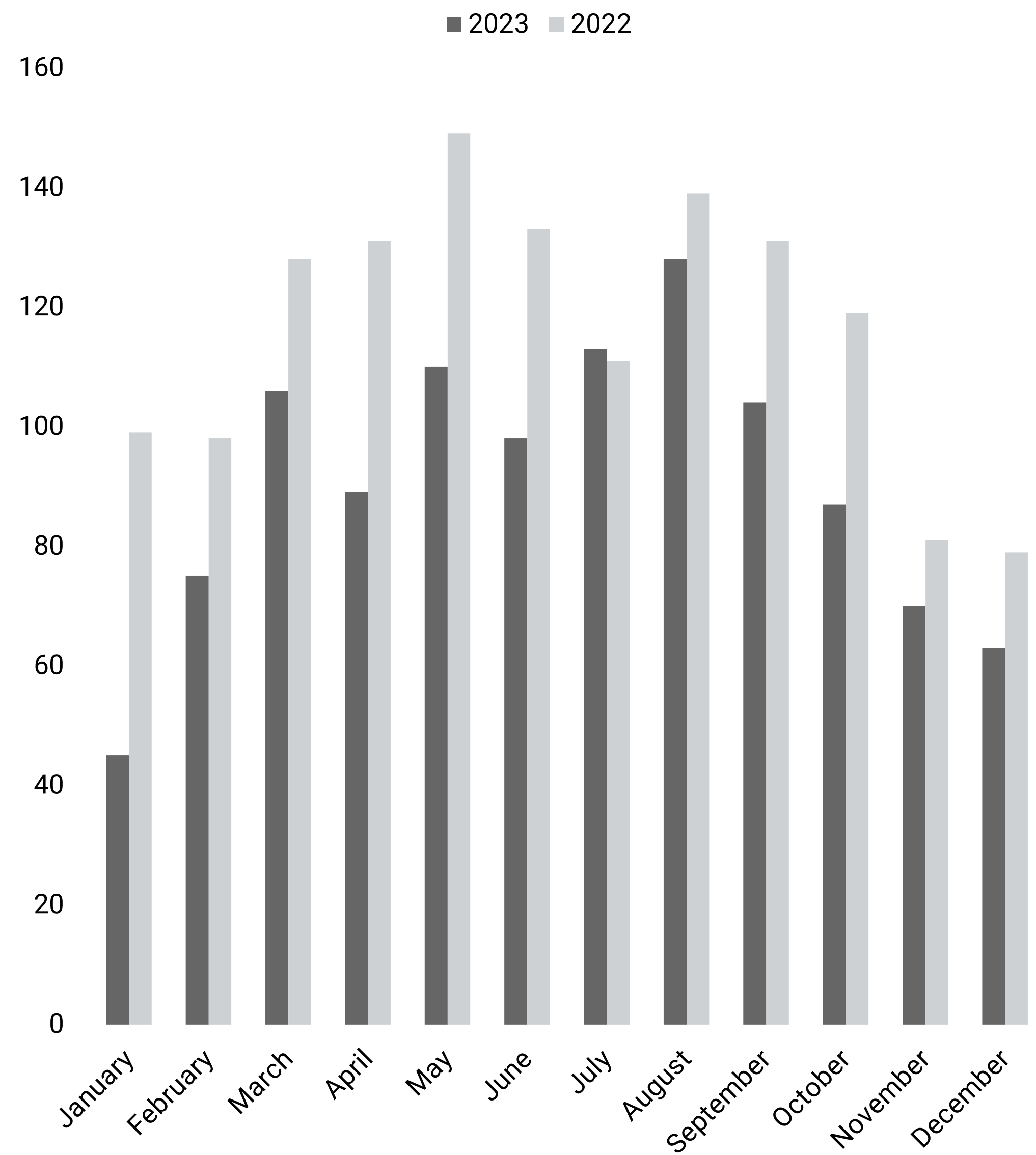


Grays Harbor: Residential Homes Only

Closed Sales by Month

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

	2023	2022	% chg.
January	45	99	-54.55%
February	75	98	-23.47%
March	106	128	-17.19%
April	89	131	-32.06%
May	110	149	-26.17%
June	98	133	-26.32%
July	113	111	1.80%
August	128	139	-7.91%
September	104	131	-20.61%
October	87	119	-26.89%
November	70	81	-13.58%
December	63	79	-20.25%
Total	1,088	1,398	
% chg.			-22.17%

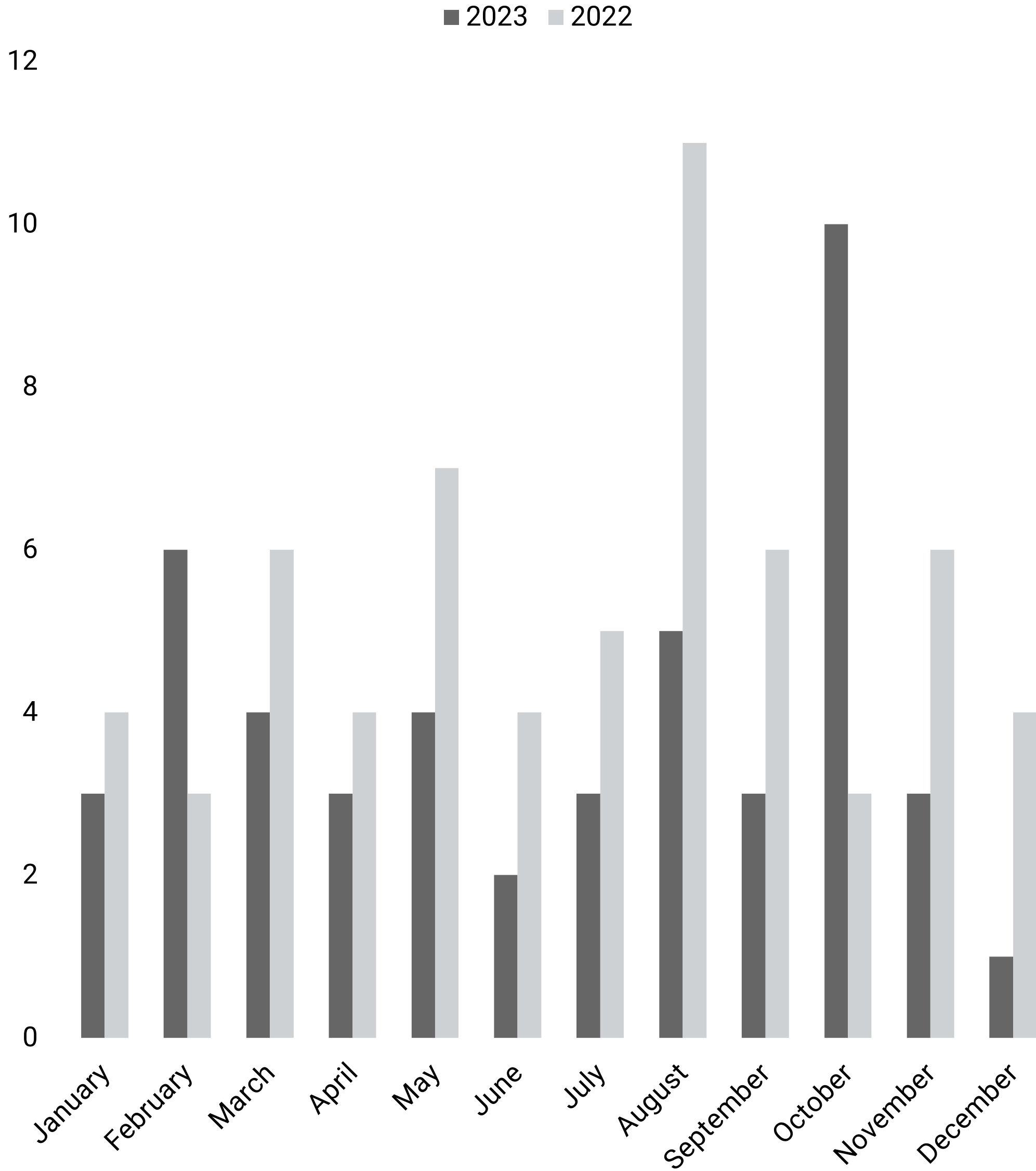


Grays Harbor: Condominiums Only

Closed Sales by Month

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

	2023	2022	% chg.
January	3	4	-25.00%
February	6	3	100.00%
March	4	6	-33.33%
April	3	4	-25.00%
May	4	7	-42.86%
June	2	4	-50.00%
July	3	5	-40.00%
August	5	11	-54.55%
September	3	6	-50.00%
October	10	3	233.33%
November	3	6	-50.00%
December	1	4	-75.00%
Total	47	63	
% chg.			-25.40%

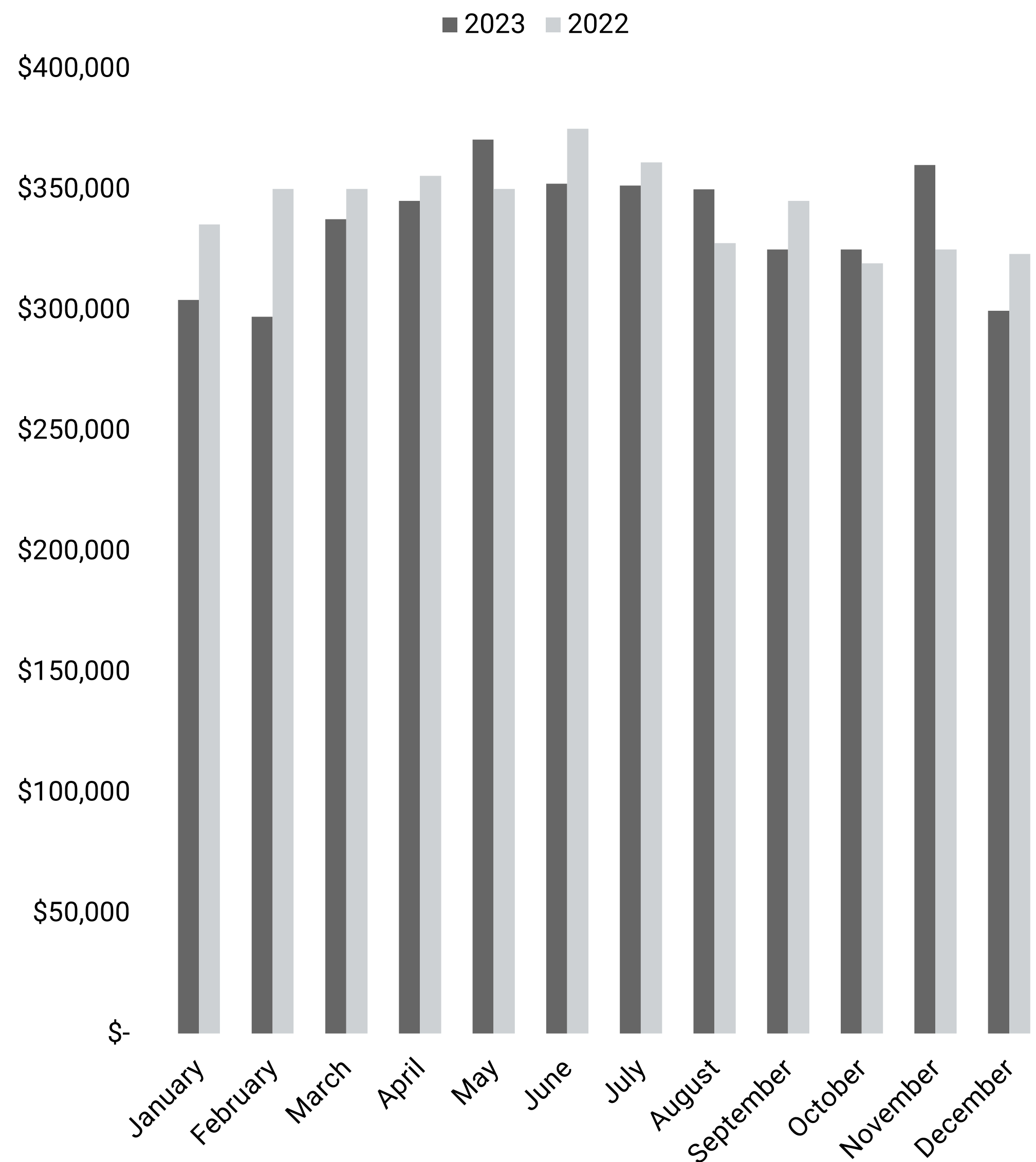


Grays Harbor: Residential Homes and Condominiums

Closed Sales Price by Month

A comparison of median sales prices 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	\$ 304,002	\$ 335,350		-9.35%
February	\$ 297,000	\$ 350,000		-15.14%
March	\$ 337,500	\$ 349,950		-3.56%
April	\$ 345,000	\$ 355,500		-2.95%
May	\$ 370,400	\$ 350,000		5.83%
June	\$ 352,250	\$ 375,000		-6.07%
July	\$ 351,450	\$ 361,000		-2.65%
August	\$ 349,900	\$ 327,500		6.84%
September	\$ 325,000	\$ 345,000		-5.80%
October	\$ 325,000	\$ 319,250		1.80%
November	\$ 360,000	\$ 325,000		10.77%
December	\$ 299,500	\$ 323,000		-7.28%
Total	\$ 340,000	\$ 345,000		
% chg.				-1.45%

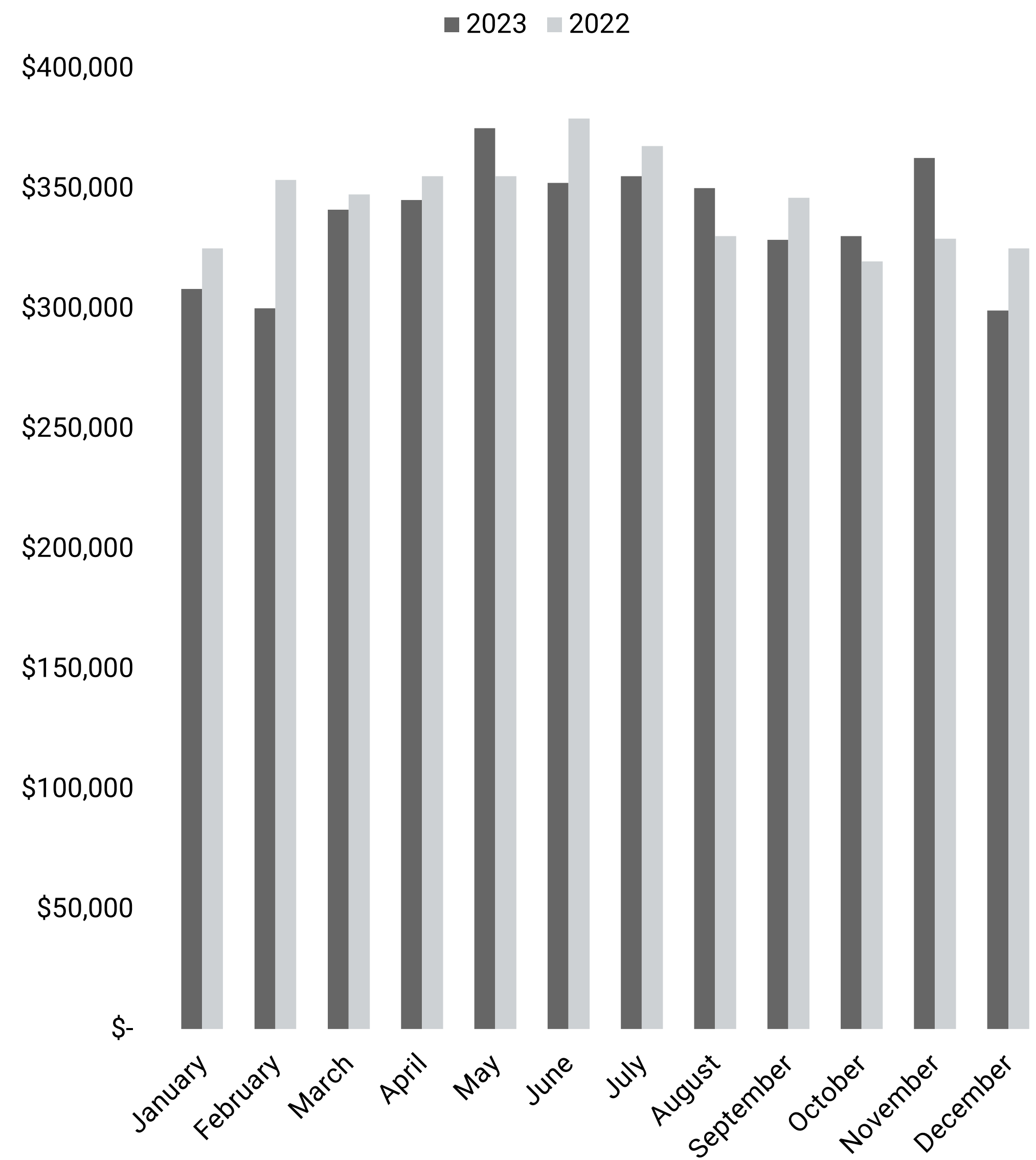


Grays Harbor: Residential Homes Only

Closed Sales Price by Month

A comparison of median sales prices 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	\$ 308,005	\$ 325,000	-5.23%
February	\$ 299,950	\$ 353,500	-15.15%
March	\$ 341,000	\$ 347,450	-1.86%
April	\$ 345,000	\$ 355,000	-2.82%
May	\$ 374,900	\$ 355,000	5.61%
June	\$ 352,250	\$ 379,000	-7.06%
July	\$ 355,000	\$ 367,500	-3.40%
August	\$ 349,999	\$ 330,000	6.06%
September	\$ 328,500	\$ 346,000	-5.06%
October	\$ 330,000	\$ 319,500	3.29%
November	\$ 362,500	\$ 328,900	10.22%
December	\$ 299,000	\$ 325,000	-8.00%
Total	\$ 342,250	\$ 346,750	
% chg.			-1.30%

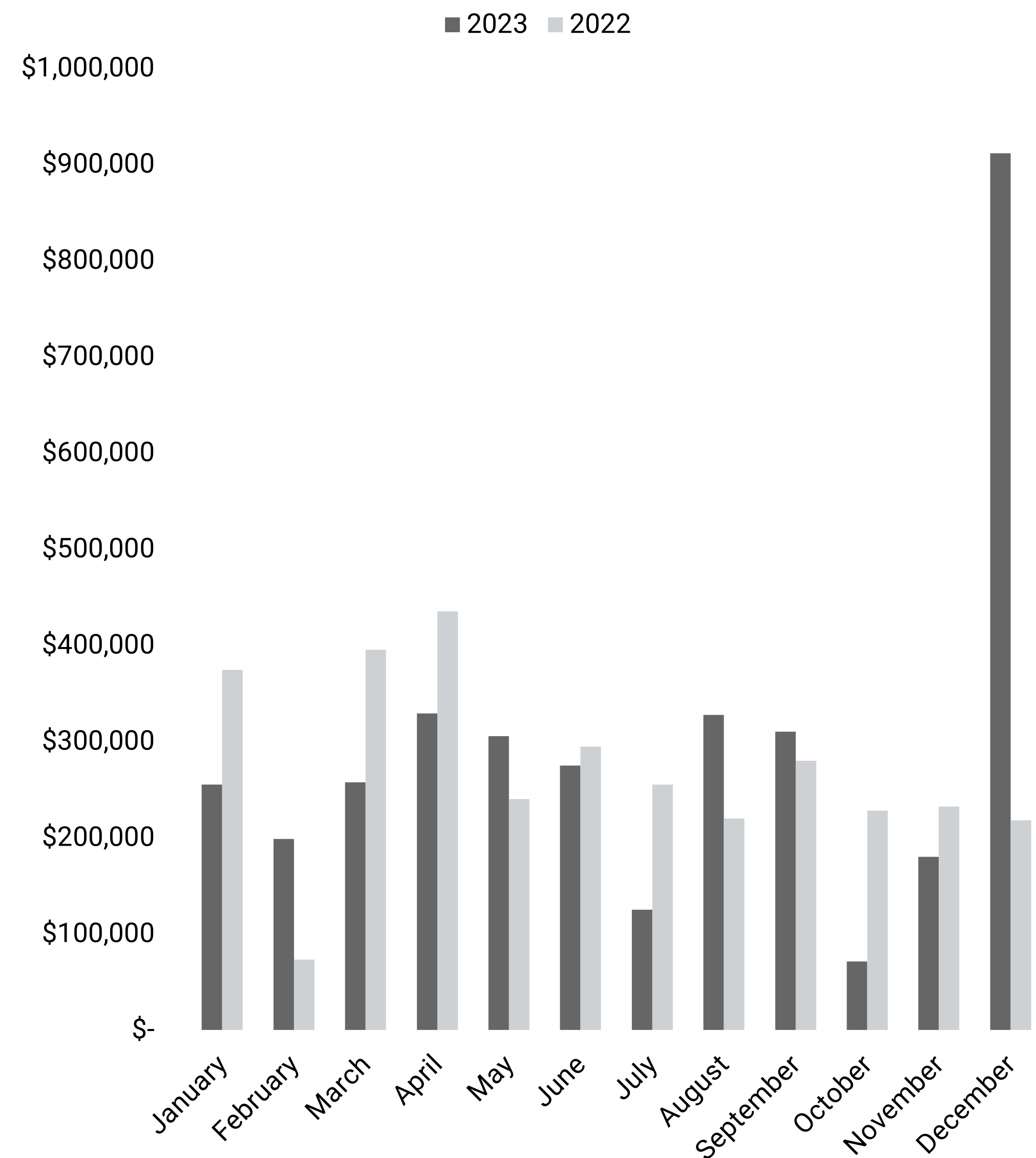


Grays Harbor: Condominiums Only

Closed Sales Price by Month

A comparison of median sales prices 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	\$ 255,000	\$ 374,500	-31.91%
February	\$ 198,500	\$ 73,000	171.92%
March	\$ 257,500	\$ 395,250	-34.85%
April	\$ 329,000	\$ 435,000	-24.37%
May	\$ 305,450	\$ 240,000	27.27%
June	\$ 275,000	\$ 294,500	-6.62%
July	\$ 125,000	\$ 255,000	-50.98%
August	\$ 327,500	\$ 220,000	48.86%
September	\$ 310,000	\$ 280,000	10.71%
October	\$ 71,000	\$ 227,950	-68.85%
November	\$ 180,000	\$ 232,100	-22.45%
December	\$ 911,500	\$ 218,000	318.12%
Total	\$ 217,000	\$ 255,000	
% chg.			-14.90%



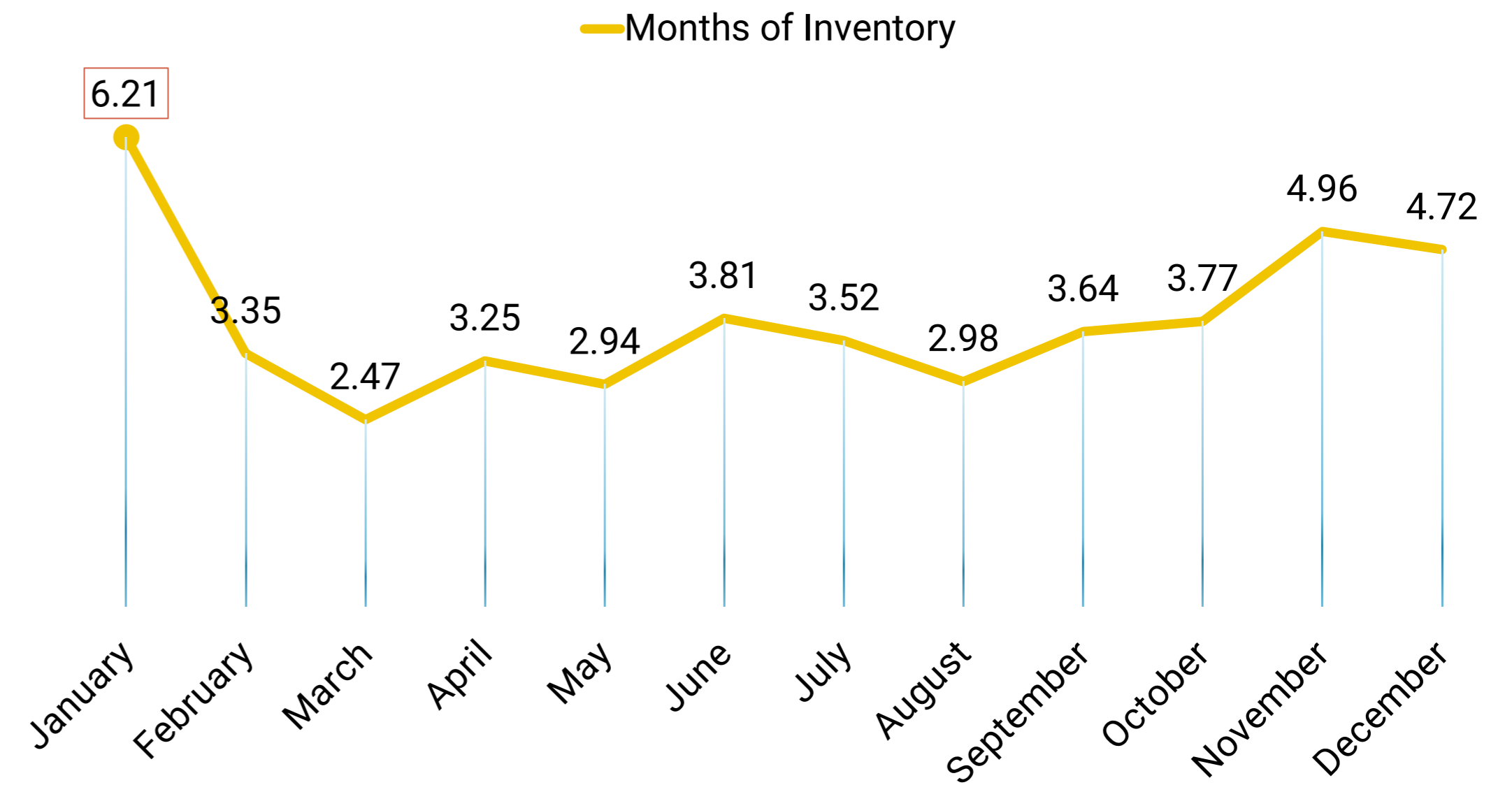
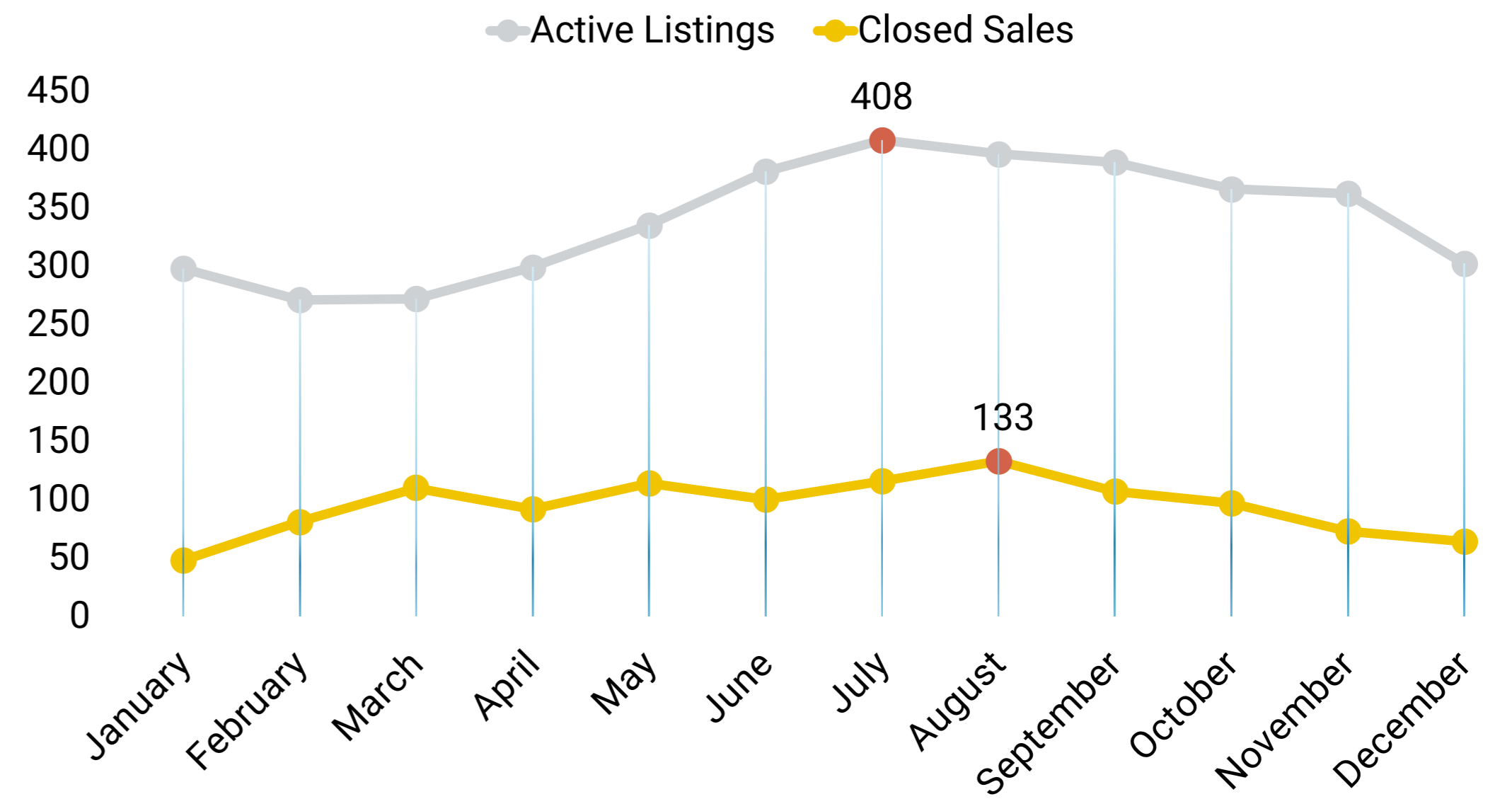
Grays Harbor: Residential Homes and Condominiums

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, 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
January	298	48	6.21
February	271	81	3.35
March	272	110	2.47
April	299	92	3.25
May	335	114	2.94
June	381	100	3.81
July	408	116	3.52
August	396	133	2.98
September	389	107	3.64
October	366	97	3.77
November	362	73	4.96
December	302	64	4.72



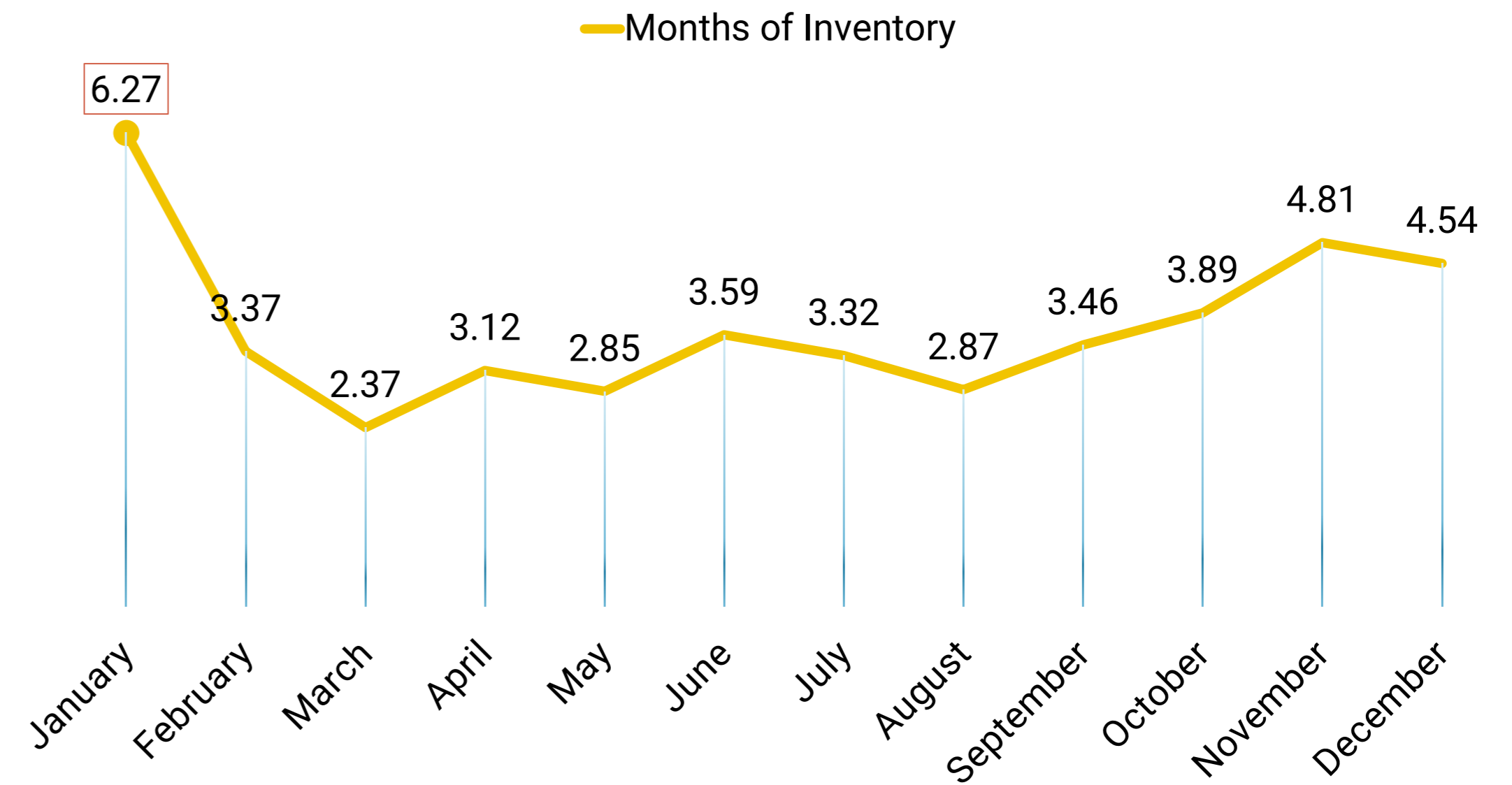
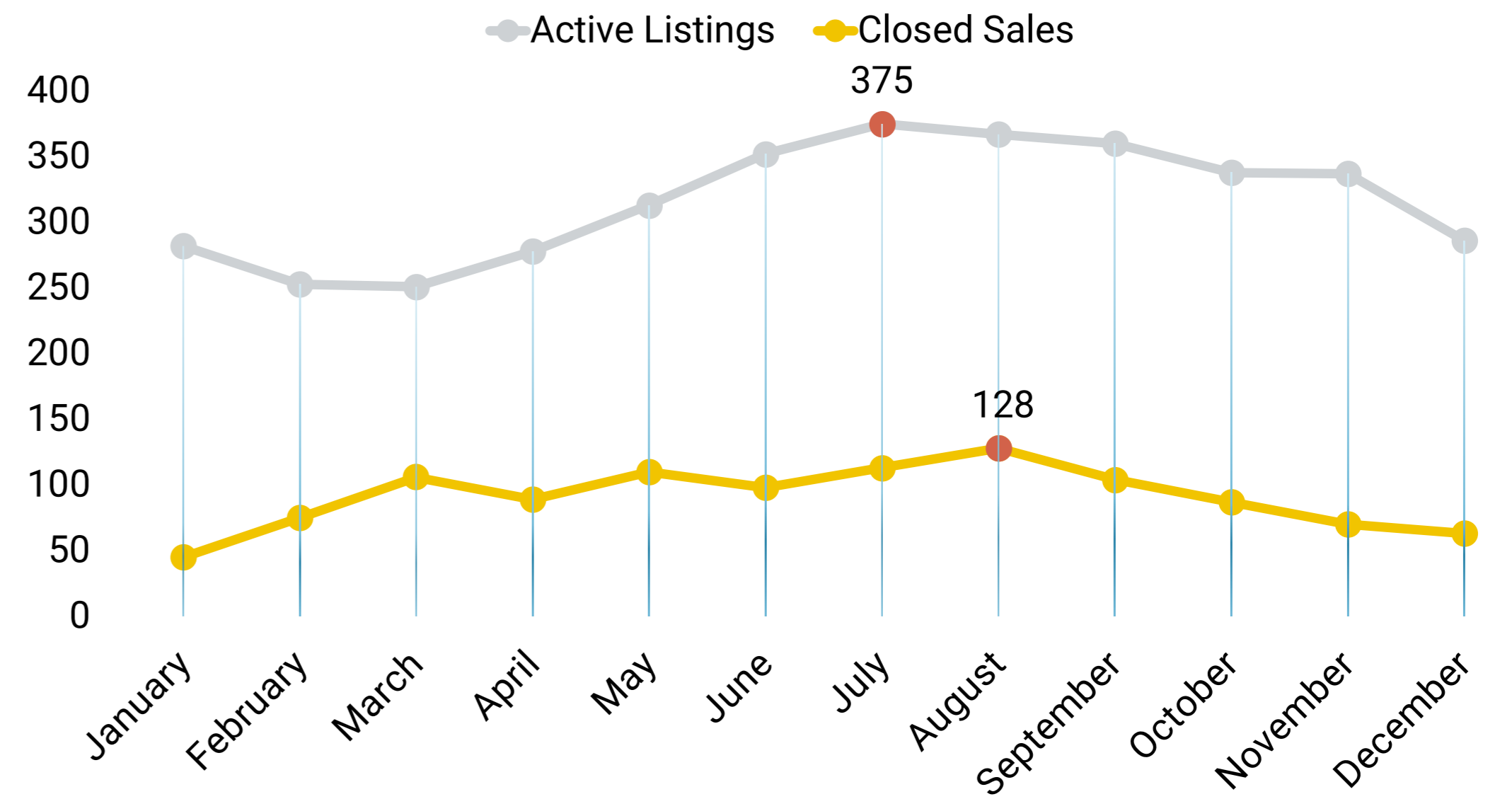
Grays Harbor: Residential Homes Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, 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
January	282	45	6.27
February	253	75	3.37
March	251	106	2.37
April	278	89	3.12
May	313	110	2.85
June	352	98	3.59
July	375	113	3.32
August	367	128	2.87
September	360	104	3.46
October	338	87	3.89
November	337	70	4.81
December	286	63	4.54



Grays Harbor: Condominiums Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, 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
January	16	3	5.33
February	18	6	3.00
March	21	4	5.25
April	21	3	7.00
May	22	4	5.50
June	29	2	14.50
July	33	3	11.00
August	29	5	5.80
September	29	3	9.67
October	28	10	2.80
November	25	3	8.33
December	16	1	16.00

