



Powering the Region's Real Estate Industry

**NORTHWEST**  
MULTIPLE LISTING SERVICE®

2023

**Island**

Annual Statistical Review and Highlights



# Table of Contents

Pg 2.....Table of Contents

New Listings  
Pg 3-5.....By Month

Active Inventory  
Pg 6-8.....By Month

Pending Sales  
Pg 9-11....By Month

Closed Sales  
Pg 12-14....By Month

Median Sales Price  
Pg 15-17....By Month

Months of Inventory  
Pg 18-20....By Month



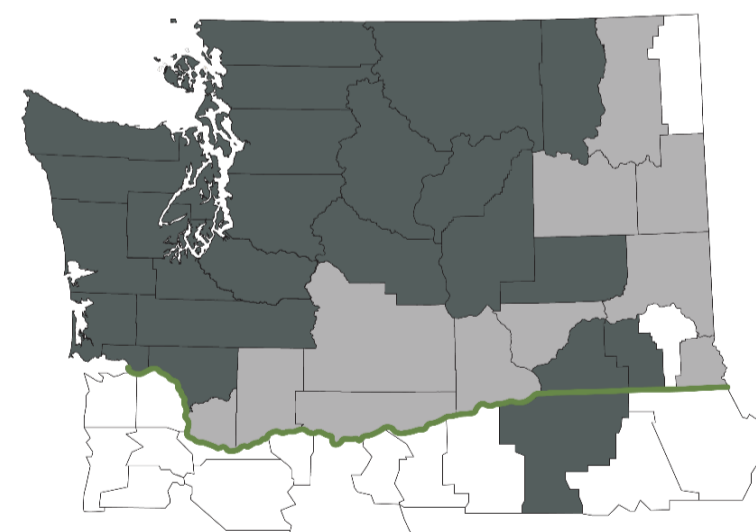
Member Offices

**2,562**



Total Members/Subscribers

**32,478**



Counties

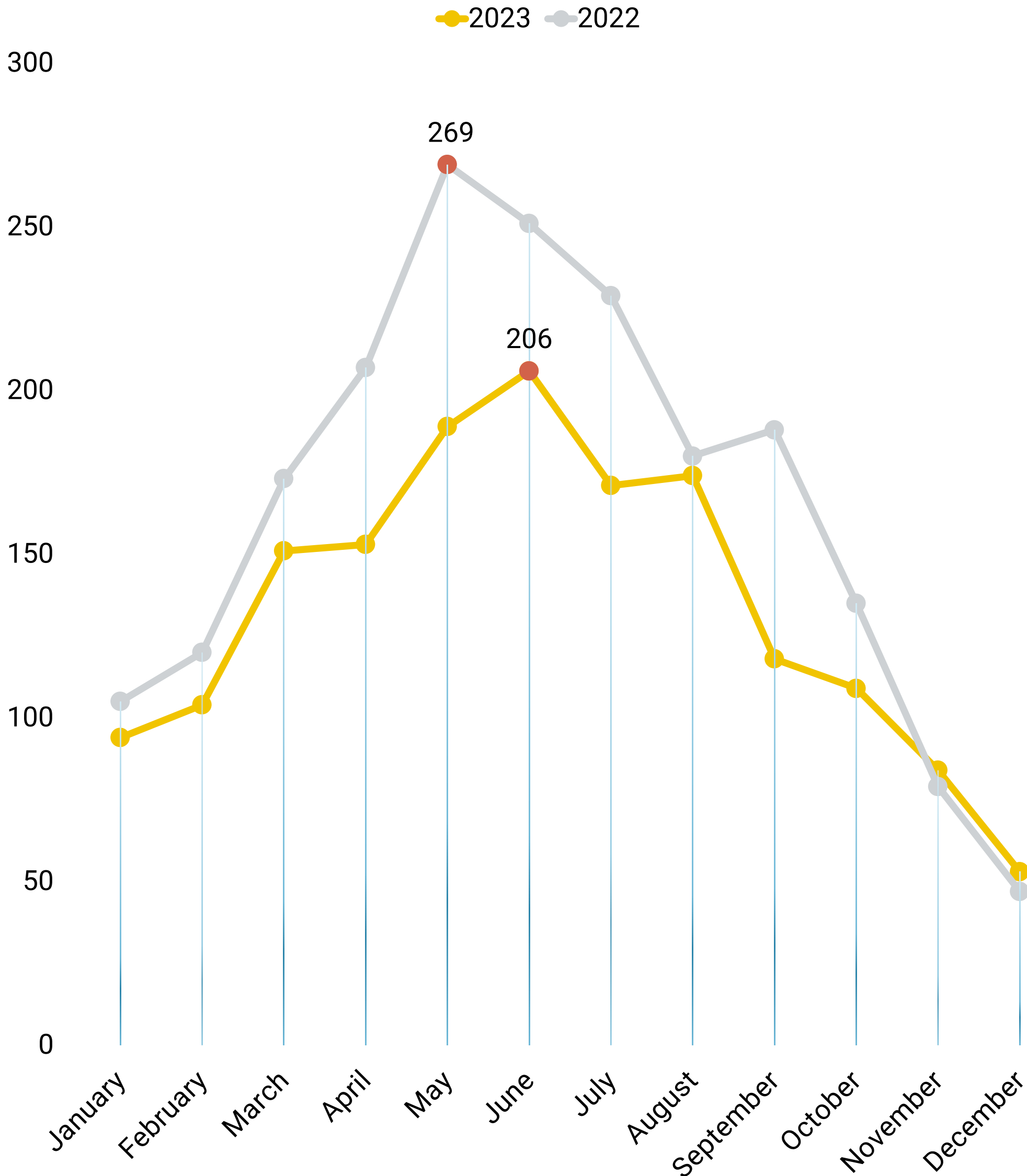
**26**

# Island: 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	94	105	-10.48%
February	104	120	-13.33%
March	151	173	-12.72%
April	153	207	-26.09%
May	189	269	-29.74%
June	206	251	-17.93%
July	171	229	-25.33%
August	174	180	-3.33%
September	118	188	-37.23%
October	109	135	-19.26%
November	84	79	6.33%
December	53	47	12.77%
<b>Total</b>	<b>1,606</b>	<b>1,983</b>	
<b>% chg.</b>			<b>-19.01%</b>

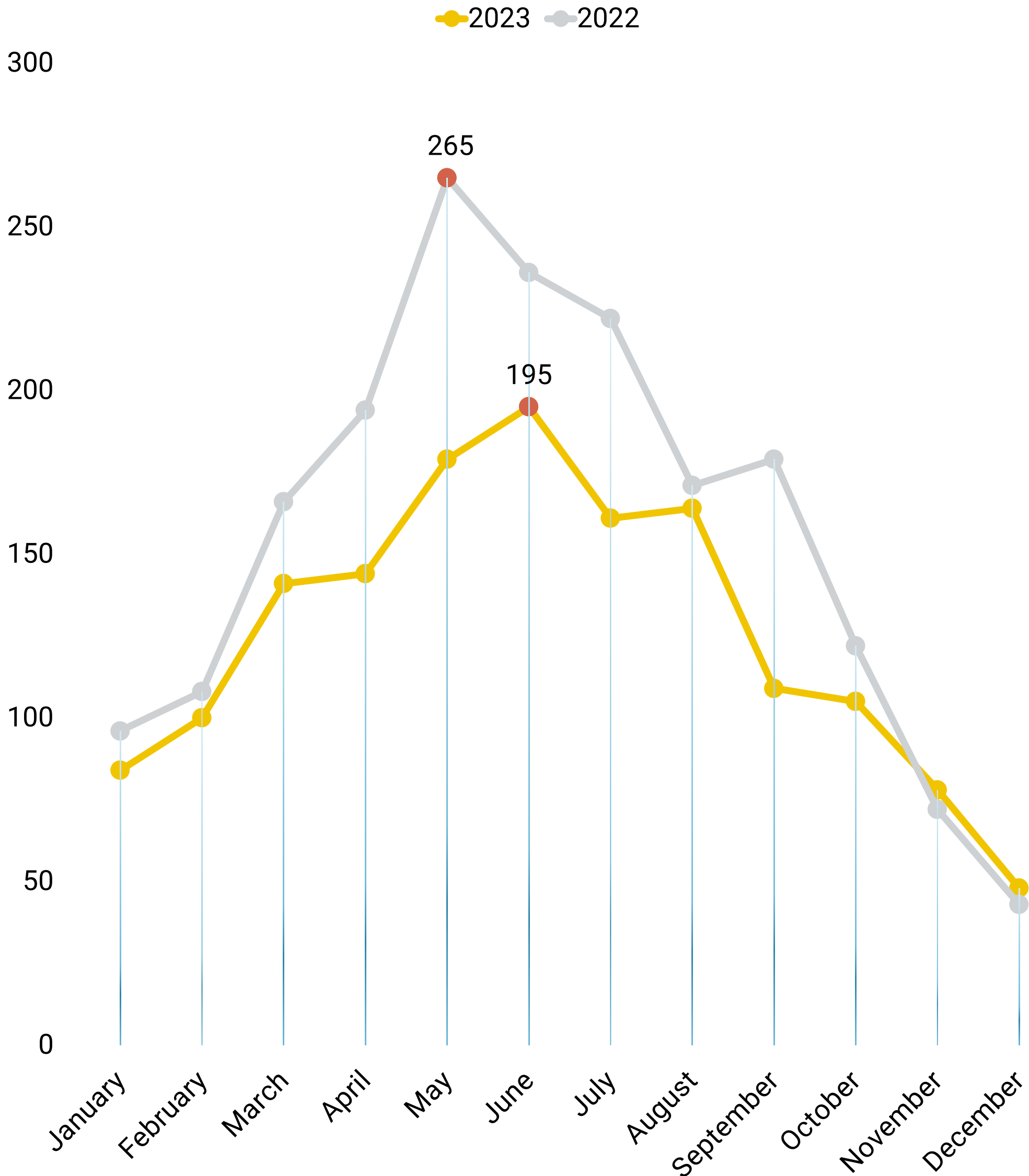


# Island: Residential Homes Only

## 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	84	96	-12.50%
February	100	108	-7.41%
March	141	166	-15.06%
April	144	194	-25.77%
May	179	265	-32.45%
June	195	236	-17.37%
July	161	222	-27.48%
August	164	171	-4.09%
September	109	179	-39.11%
October	105	122	-13.93%
November	78	72	8.33%
December	48	43	11.63%
<b>Total</b>	<b>1,508</b>	<b>1,874</b>	
<b>% chg.</b>			<b>-19.53%</b>

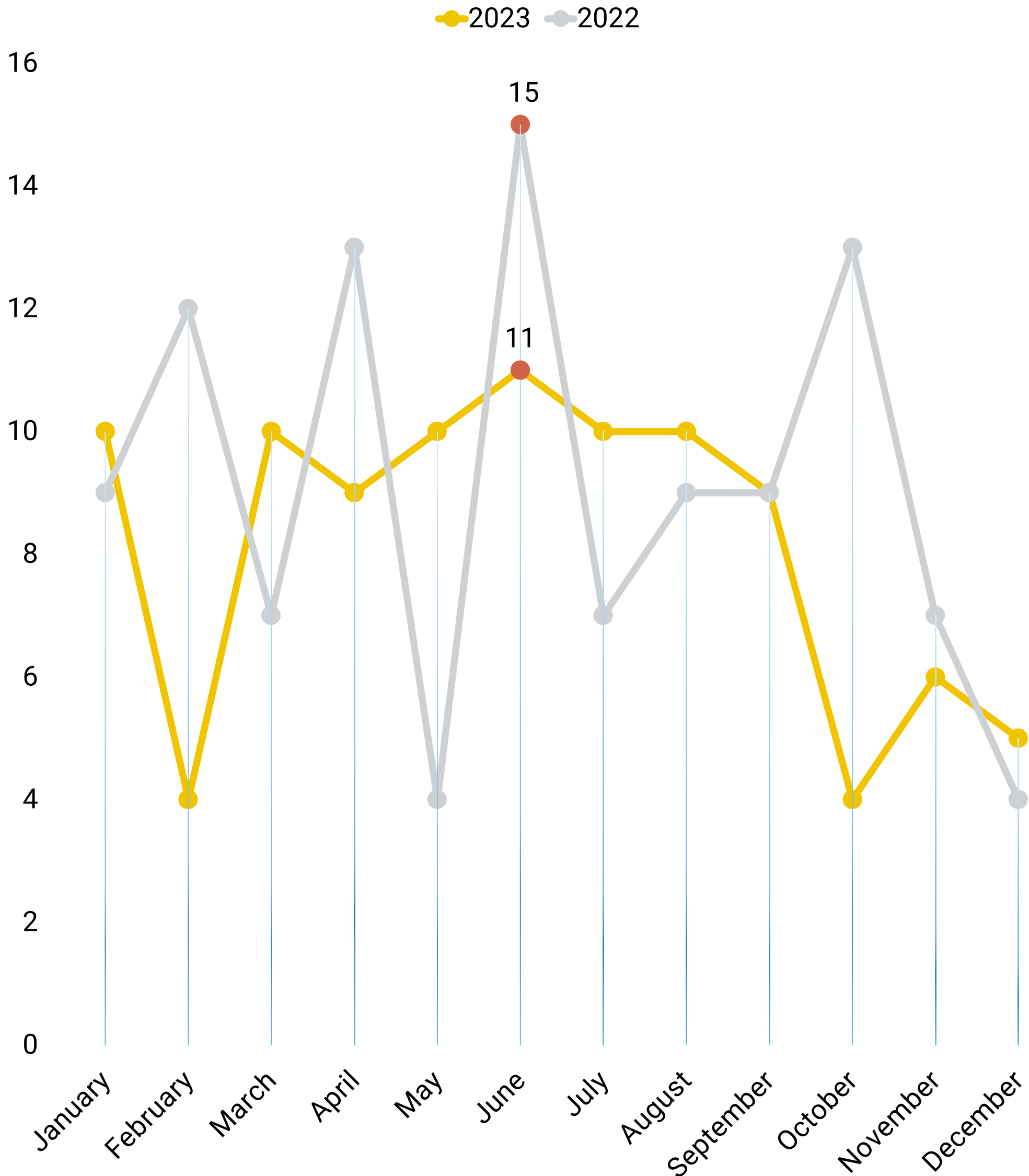


# Island: Condominiums Only

## 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	10	9	11.11%
February	4	12	-66.67%
March	10	7	42.86%
April	9	13	-30.77%
May	10	4	150.00%
June	11	15	-26.67%
July	10	7	42.86%
August	10	9	11.11%
September	9	9	0.00%
October	4	13	-69.23%
November	6	7	-14.29%
December	5	4	25.00%
<b>Total</b>	<b>98</b>	<b>109</b>	
<b>% chg.</b>			<b>-10.09%</b>

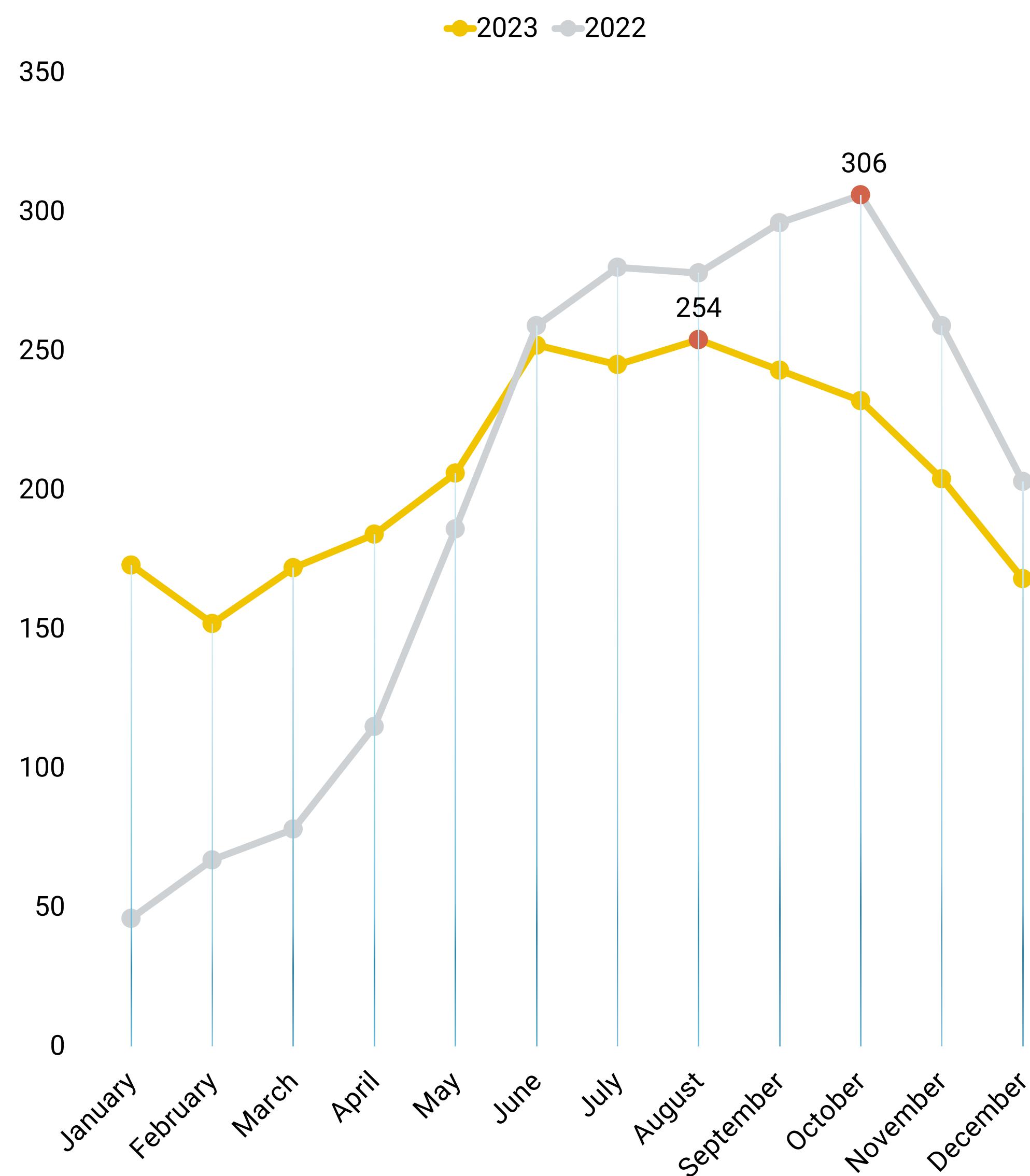


# Island: Residential Homes and Condominiums

## 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	173	46	276.09%
February	152	67	126.87%
March	172	78	120.51%
April	184	115	60.00%
May	206	186	10.75%
June	252	259	-2.70%
July	245	280	-12.50%
August	254	278	-8.63%
September	243	296	-17.91%
October	232	306	-24.18%
November	204	259	-21.24%
December	168	203	-17.24%
<b>Total</b>	<b>2,485</b>	<b>2,373</b>	
<b>% chg.</b>	<b>4.72%</b>		

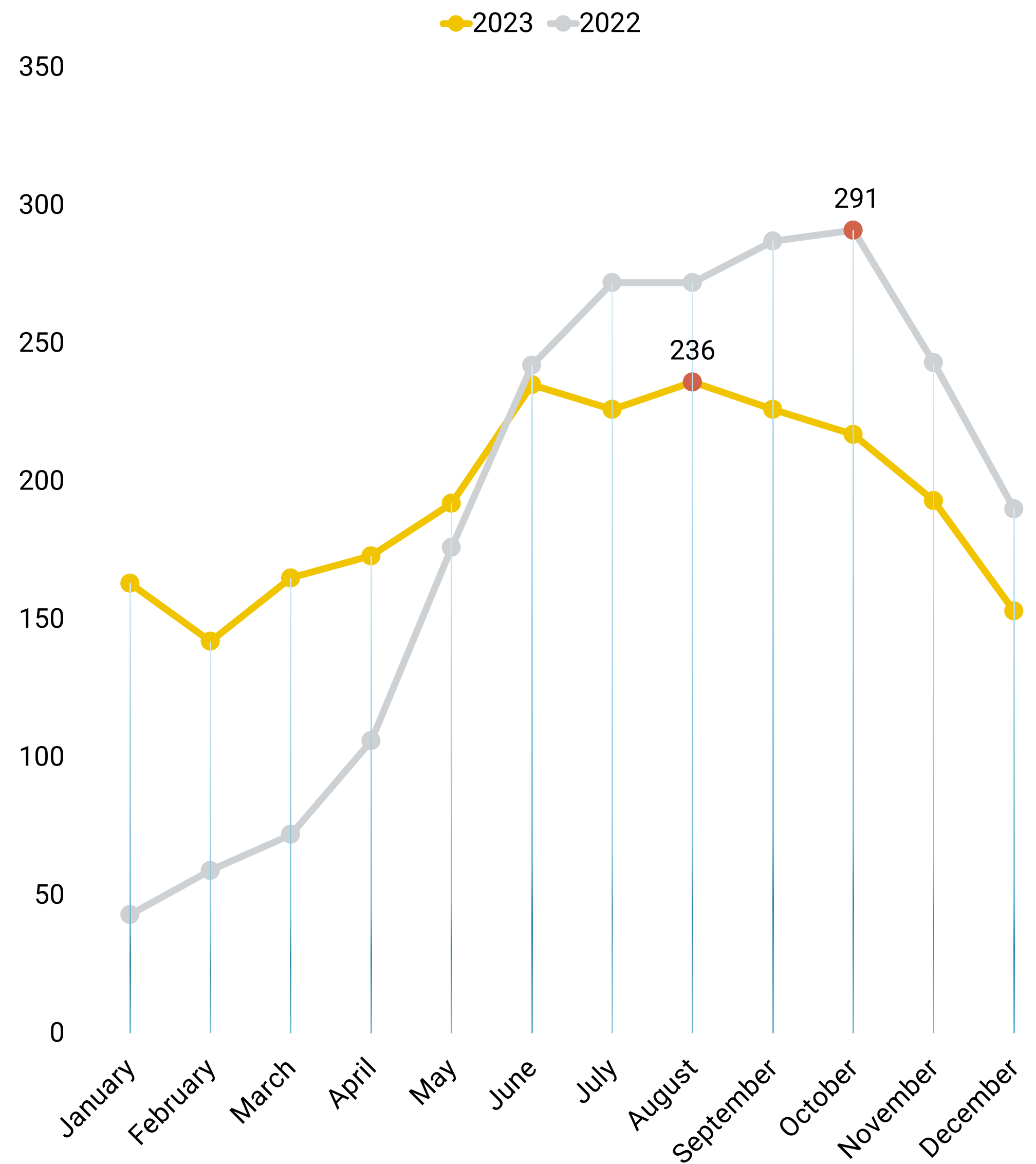


# Island: Residential Homes Only

## 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	163	43	279.07%
February	142	59	140.68%
March	165	72	129.17%
April	173	106	63.21%
May	192	176	9.09%
June	235	242	-2.89%
July	226	272	-16.91%
August	236	272	-13.24%
September	226	287	-21.25%
October	217	291	-25.43%
November	193	243	-20.58%
December	153	190	-19.47%
<b>Total</b>	<b>2,321</b>	<b>2,253</b>	
<b>% chg.</b>	<b>3.02%</b>		

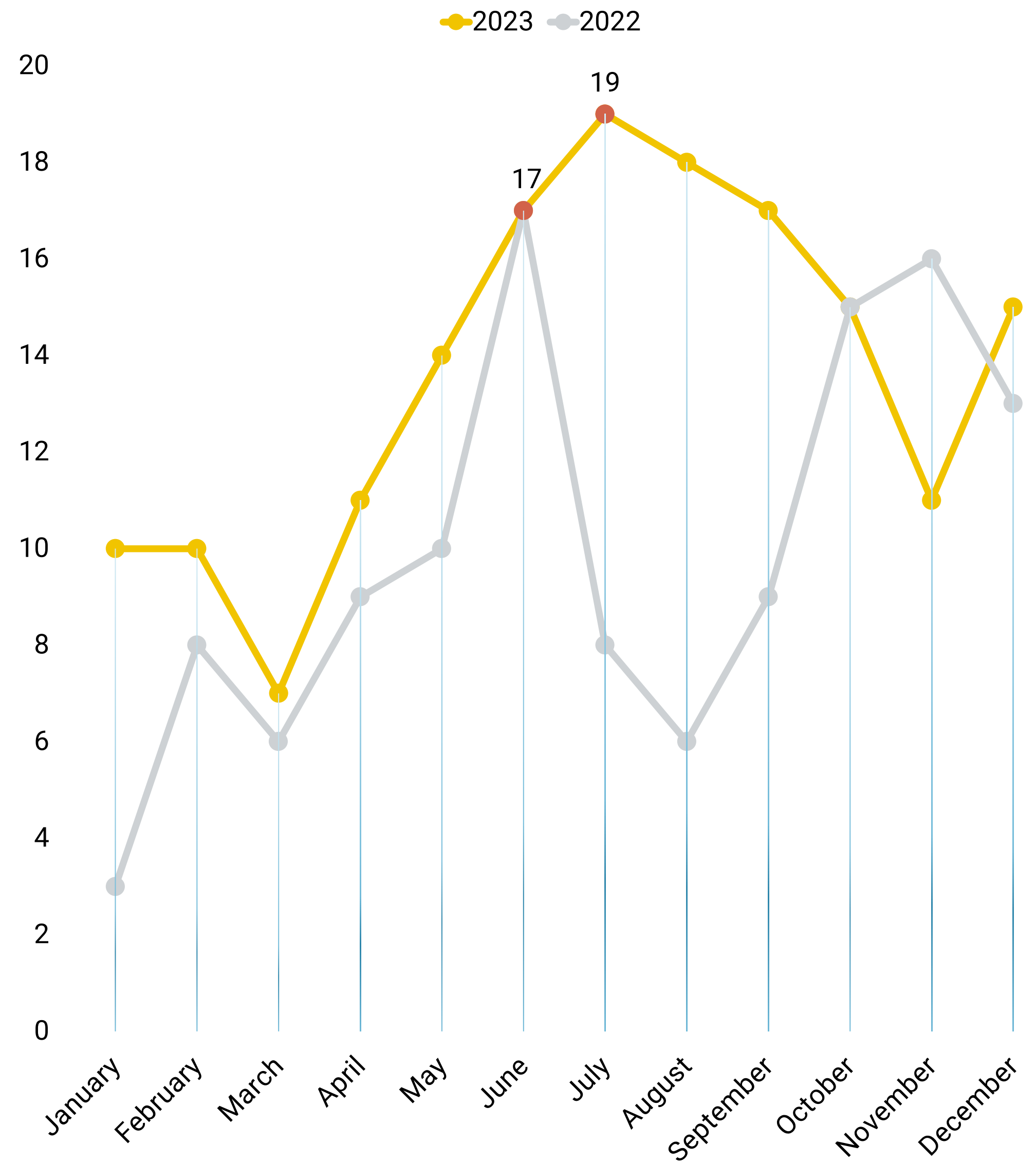


# Island: Condominiums Only

## 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	10	3	233.33%
February	10	8	25.00%
March	7	6	16.67%
April	11	9	22.22%
May	14	10	40.00%
June	17	17	0.00%
July	19	8	137.50%
August	18	6	200.00%
September	17	9	88.89%
October	15	15	0.00%
November	11	16	-31.25%
December	15	13	15.38%
<b>Total</b>	<b>164</b>	<b>120</b>	
<b>% chg.</b>			<b>36.67%</b>





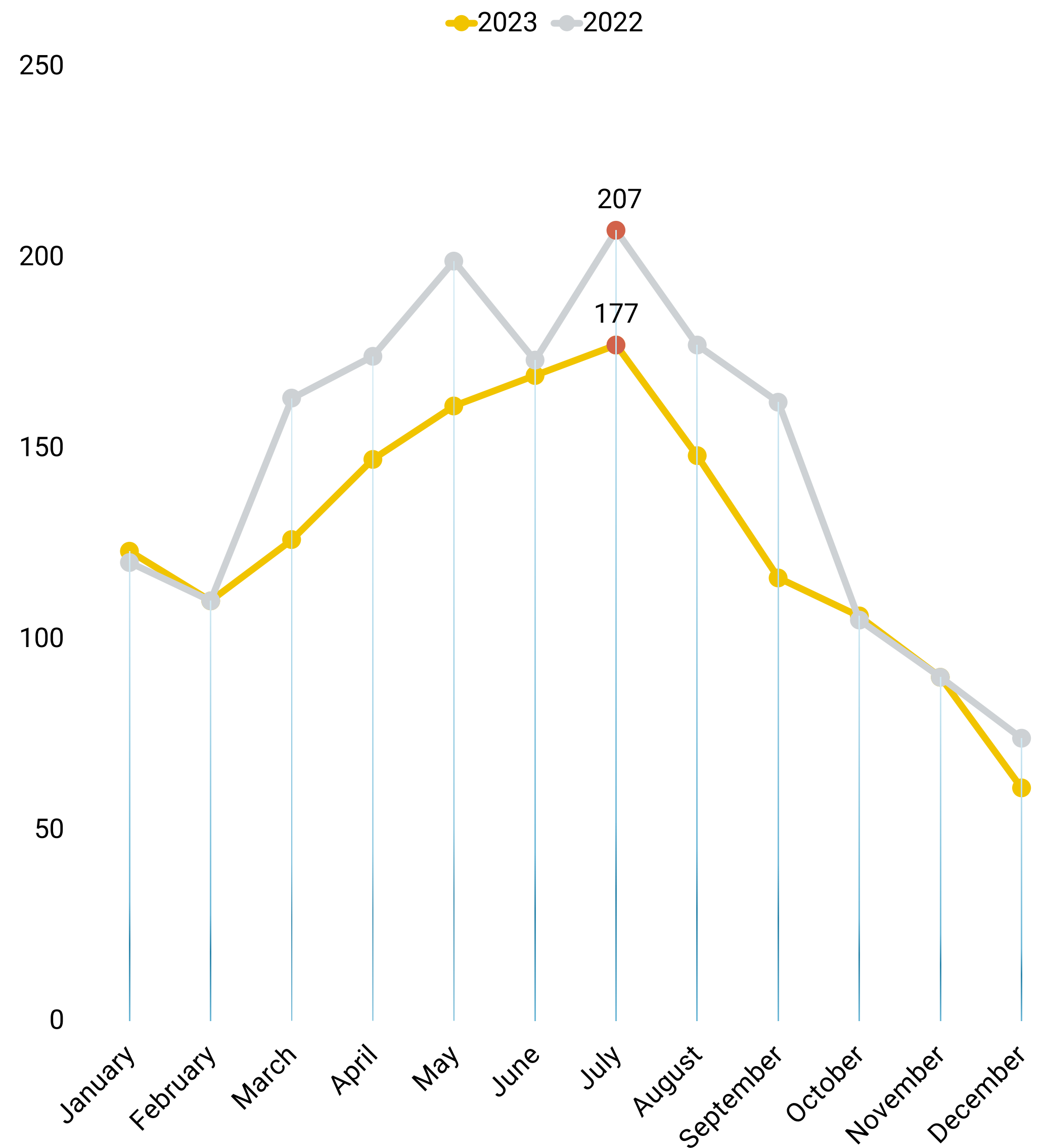
# Island: Residential Homes and Condominiums

## 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	123	120	2.50%
February	110	110	0.00%
March	126	163	-22.70%
April	147	174	-15.52%
May	161	199	-19.10%
June	169	173	-2.31%
July	177	207	-14.49%
August	148	177	-16.38%
September	116	162	-28.40%
October	106	105	0.95%
November	90	90	0.00%
December	61	74	-17.57%
<b>Total</b>	<b>1,534</b>	<b>1,754</b>	
<b>% chg.</b>			<b>-12.54%</b>



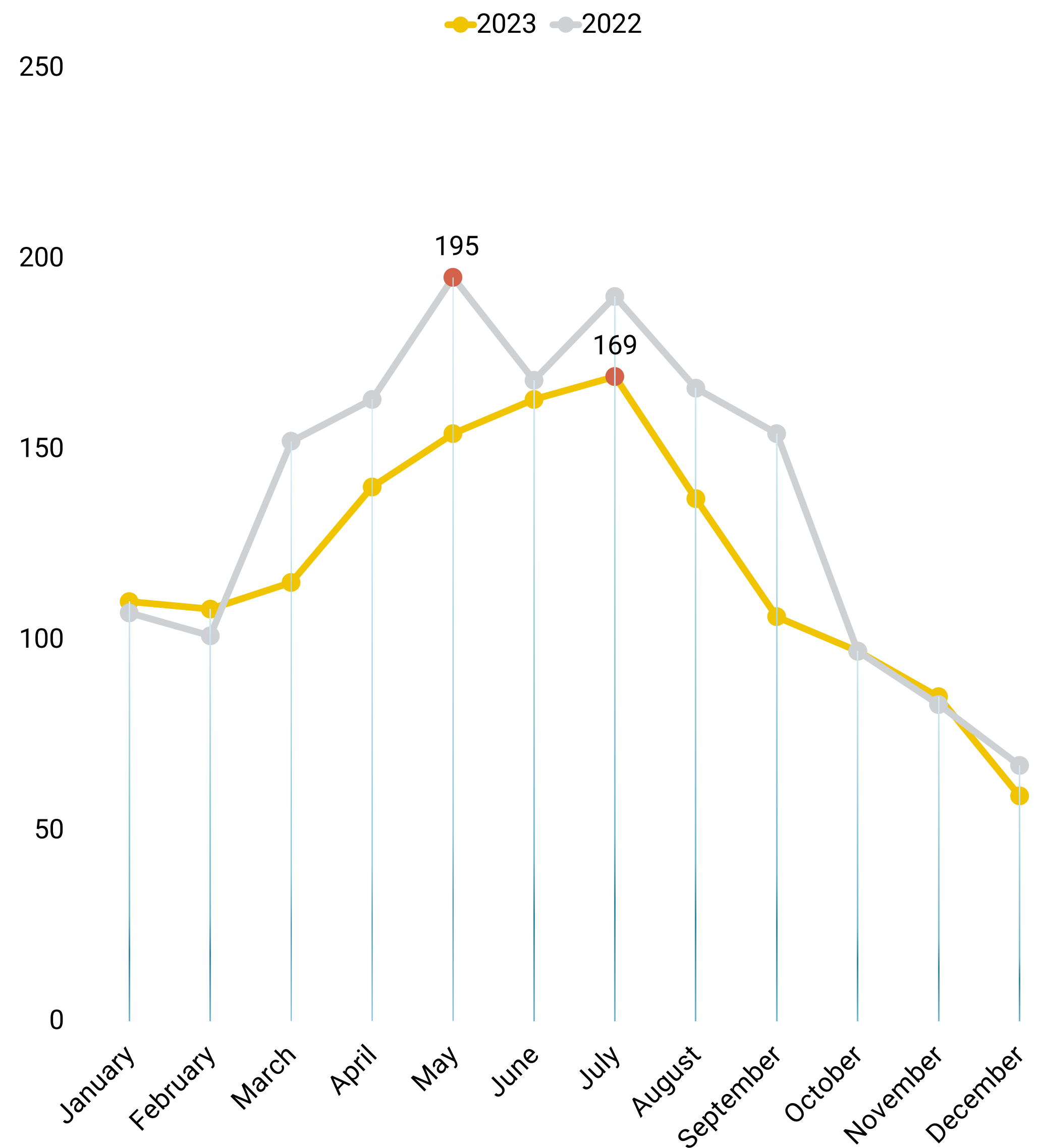
# Island: Residential Homes Only

## 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	110	107	2.80%
February	108	101	6.93%
March	115	152	-24.34%
April	140	163	-14.11%
May	154	195	-21.03%
June	163	168	-2.98%
July	169	190	-11.05%
August	137	166	-17.47%
September	106	154	-31.17%
October	97	97	0.00%
November	85	83	2.41%
December	59	67	-11.94%
<b>Total</b>	<b>1,443</b>	<b>1,643</b>	
<b>% chg.</b>			<b>-12.17%</b>



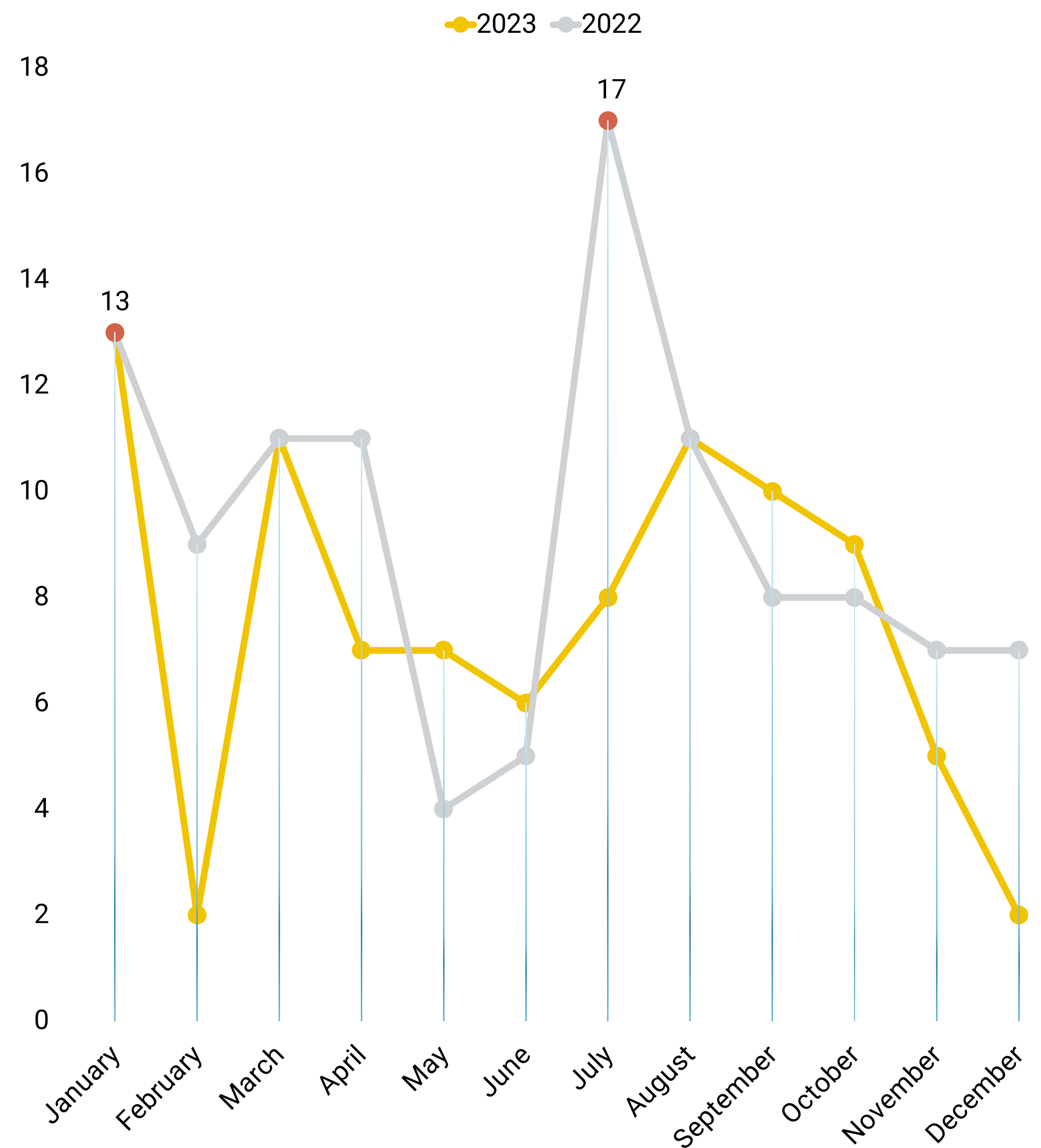
# Island: Condominiums Only

## 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	13	13	0.00%
February	2	9	-77.78%
March	11	11	0.00%
April	7	11	-36.36%
May	7	4	75.00%
June	6	5	20.00%
July	8	17	-52.94%
August	11	11	0.00%
September	10	8	25.00%
October	9	8	12.50%
November	5	7	-28.57%
December	2	7	-71.43%
<b>Total</b>	<b>91</b>	<b>111</b>	
<b>% chg.</b>			<b>-18.02%</b>

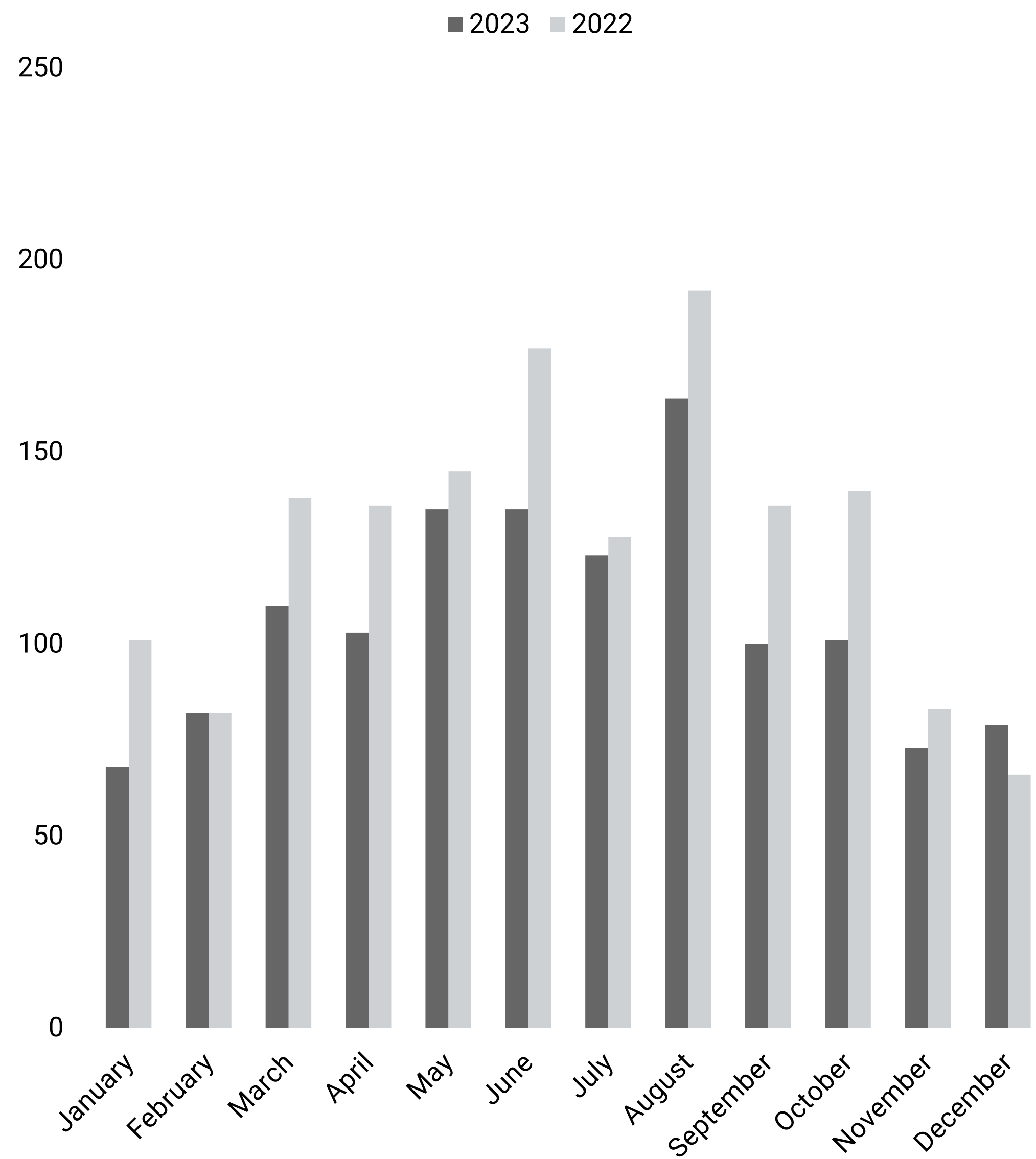


# Island: Residential Homes and Condominiums

## Closed Sales by Month

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

	2023	2022	% chg.
January	68	101	-32.67%
February	82	82	0.00%
March	110	138	-20.29%
April	103	136	-24.26%
May	135	145	-6.90%
June	135	177	-23.73%
July	123	128	-3.91%
August	164	192	-14.58%
September	100	136	-26.47%
October	101	140	-27.86%
November	73	83	-12.05%
December	79	66	19.70%
<b>Total</b>	<b>1,273</b>	<b>1,524</b>	
<b>% chg.</b>			<b>-16.47%</b>

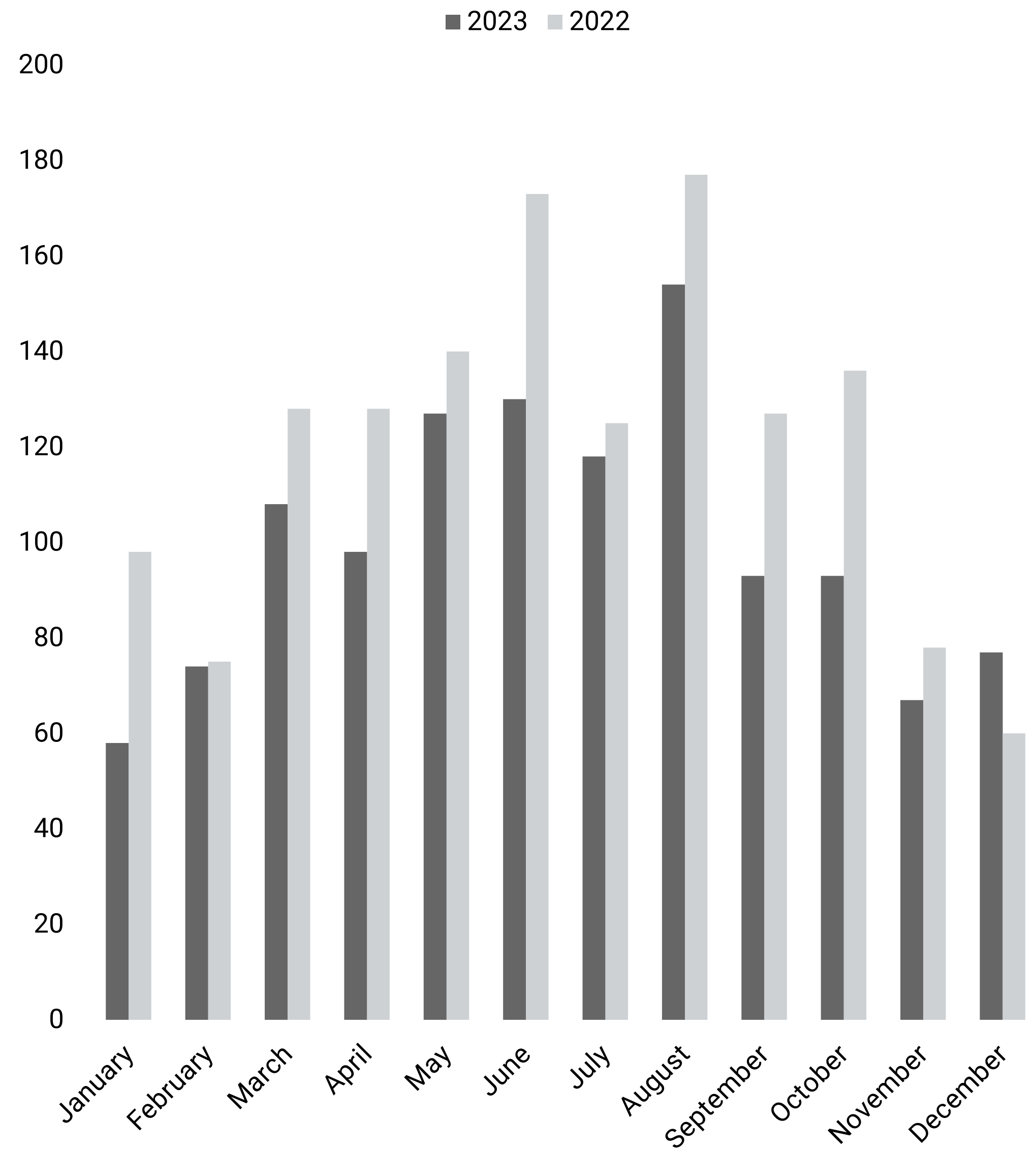


# Island: Residential Homes Only

## Closed Sales by Month

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

	2023	2022	% chg.
January	58	98	-40.82%
February	74	75	-1.33%
March	108	128	-15.63%
April	98	128	-23.44%
May	127	140	-9.29%
June	130	173	-24.86%
July	118	125	-5.60%
August	154	177	-12.99%
September	93	127	-26.77%
October	93	136	-31.62%
November	67	78	-14.10%
December	77	60	28.33%
<b>Total</b>	<b>1,197</b>	<b>1,445</b>	
<b>% chg.</b>			<b>-17.16%</b>

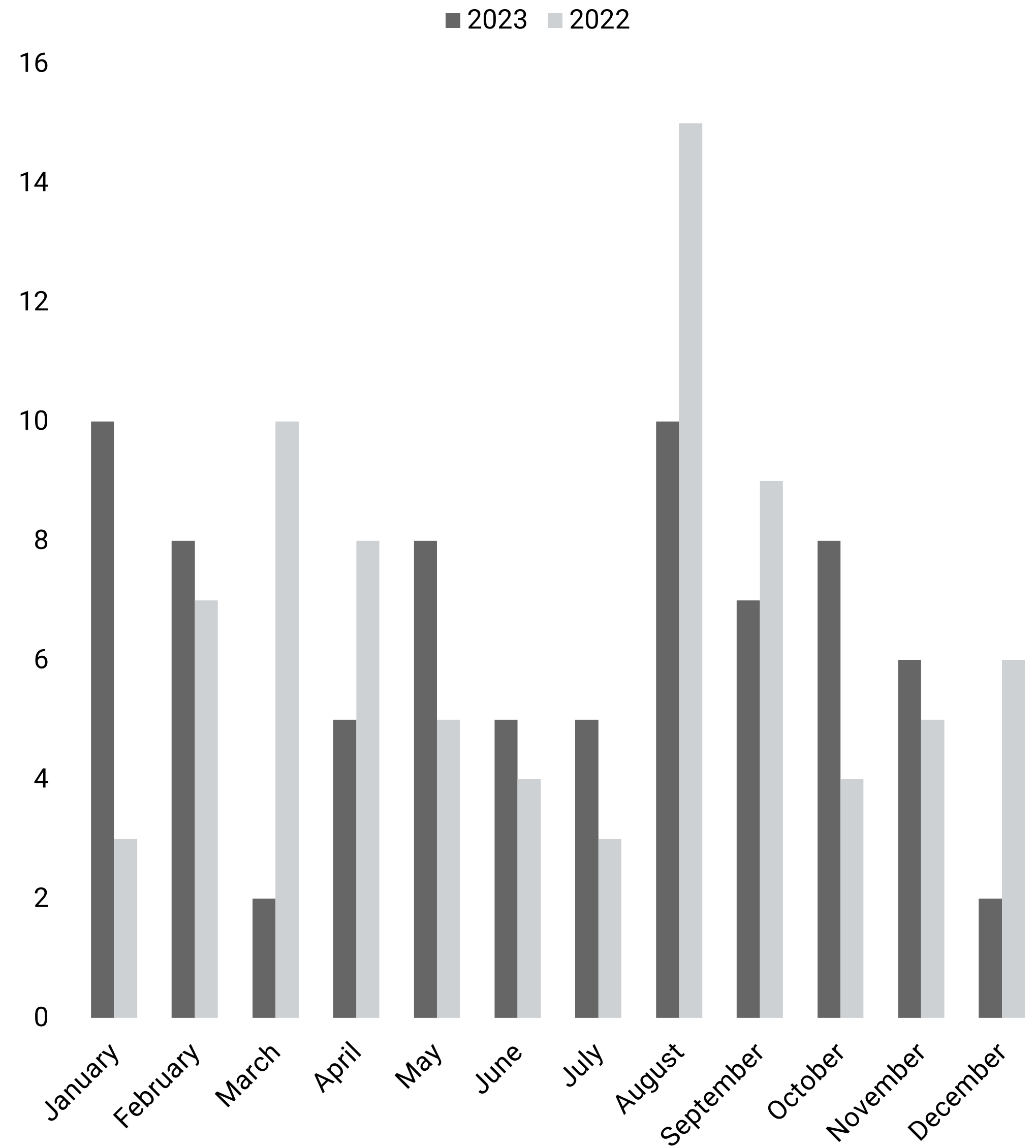


# Island: Condominiums Only

## Closed Sales by Month

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

	2023	2022	% chg.
January	10	3	233.33%
February	8	7	14.29%
March	2	10	-80.00%
April	5	8	-37.50%
May	8	5	60.00%
June	5	4	25.00%
July	5	3	66.67%
August	10	15	-33.33%
September	7	9	-22.22%
October	8	4	100.00%
November	6	5	20.00%
December	2	6	-66.67%
<b>Total</b>	<b>76</b>	<b>79</b>	
<b>% chg.</b>			<b>-3.80%</b>

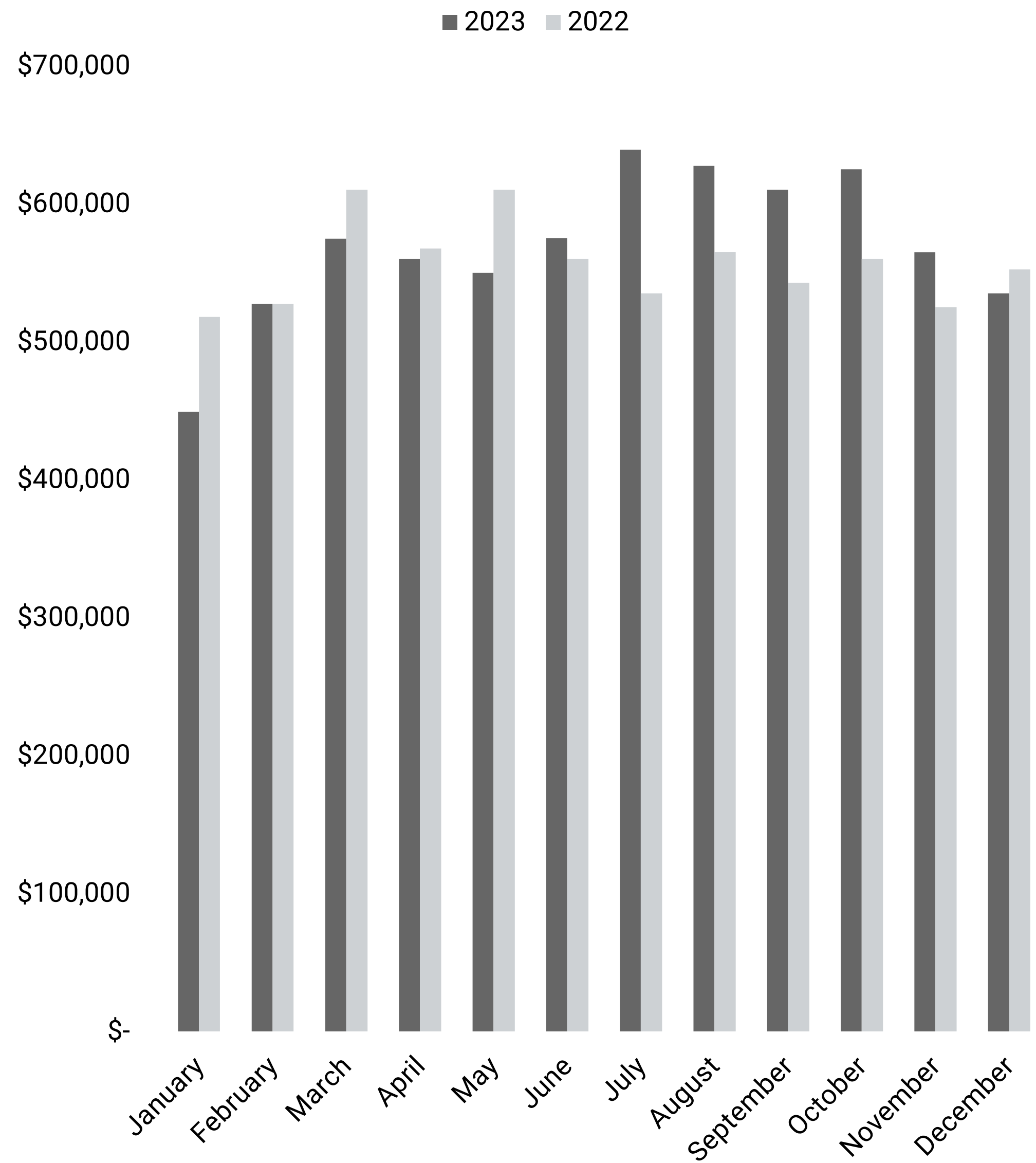


# Island: Residential Homes and Condominiums

## 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	\$ 449,000	\$ 518,000	-13.32%
February	\$ 527,500	\$ 527,500	0.00%
March	\$ 574,500	\$ 610,000	-5.82%
April	\$ 560,000	\$ 567,500	-1.32%
May	\$ 550,000	\$ 610,000	-9.84%
June	\$ 575,000	\$ 560,000	2.68%
July	\$ 639,000	\$ 534,950	19.45%
August	\$ 627,500	\$ 565,000	11.06%
September	\$ 610,000	\$ 542,500	12.44%
October	\$ 624,999	\$ 560,000	11.61%
November	\$ 564,950	\$ 525,000	7.61%
December	\$ 535,000	\$ 552,500	-3.17%
<b>Total</b>	<b>\$ 574,000</b>	<b>\$ 555,000</b>	
<b>% chg.</b>			<b>3.42%</b>

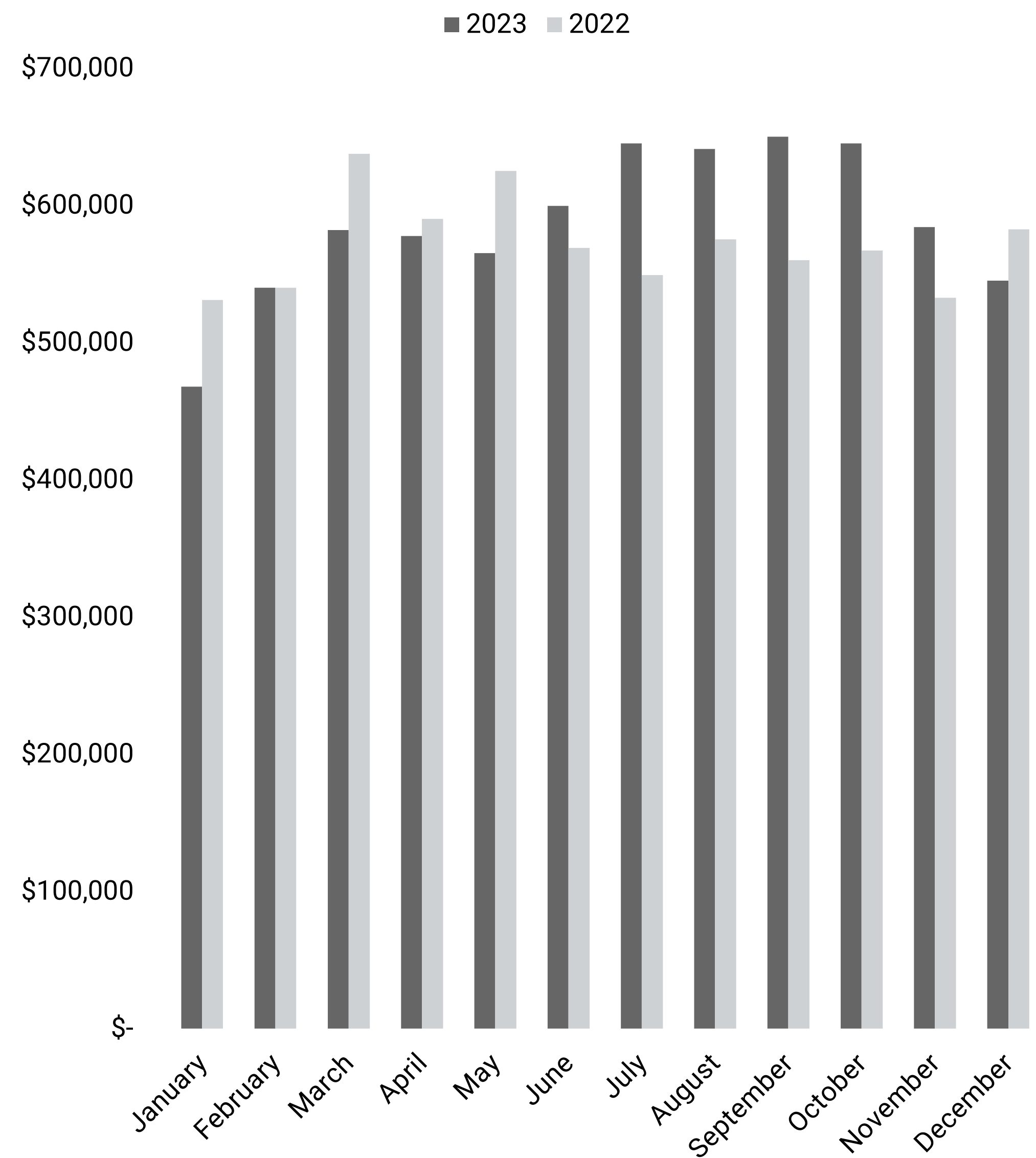


# Island: Residential Homes Only

## 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	\$ 467,750	\$ 531,000	-11.91%
February	\$ 540,000	\$ 540,000	0.00%
March	\$ 582,000	\$ 637,500	-8.71%
April	\$ 577,500	\$ 590,000	-2.12%
May	\$ 565,000	\$ 625,000	-9.60%
June	\$ 599,500	\$ 569,000	5.36%
July	\$ 645,000	\$ 549,000	17.49%
August	\$ 641,000	\$ 575,000	11.48%
September	\$ 650,000	\$ 560,000	16.07%
October	\$ 645,000	\$ 567,000	13.76%
November	\$ 584,000	\$ 532,500	9.67%
December	\$ 545,000	\$ 582,500	-6.44%
<b>Total</b>	<b>\$ 590,000</b>	<b>\$ 570,000</b>	
<b>% chg.</b>			<b>3.51%</b>



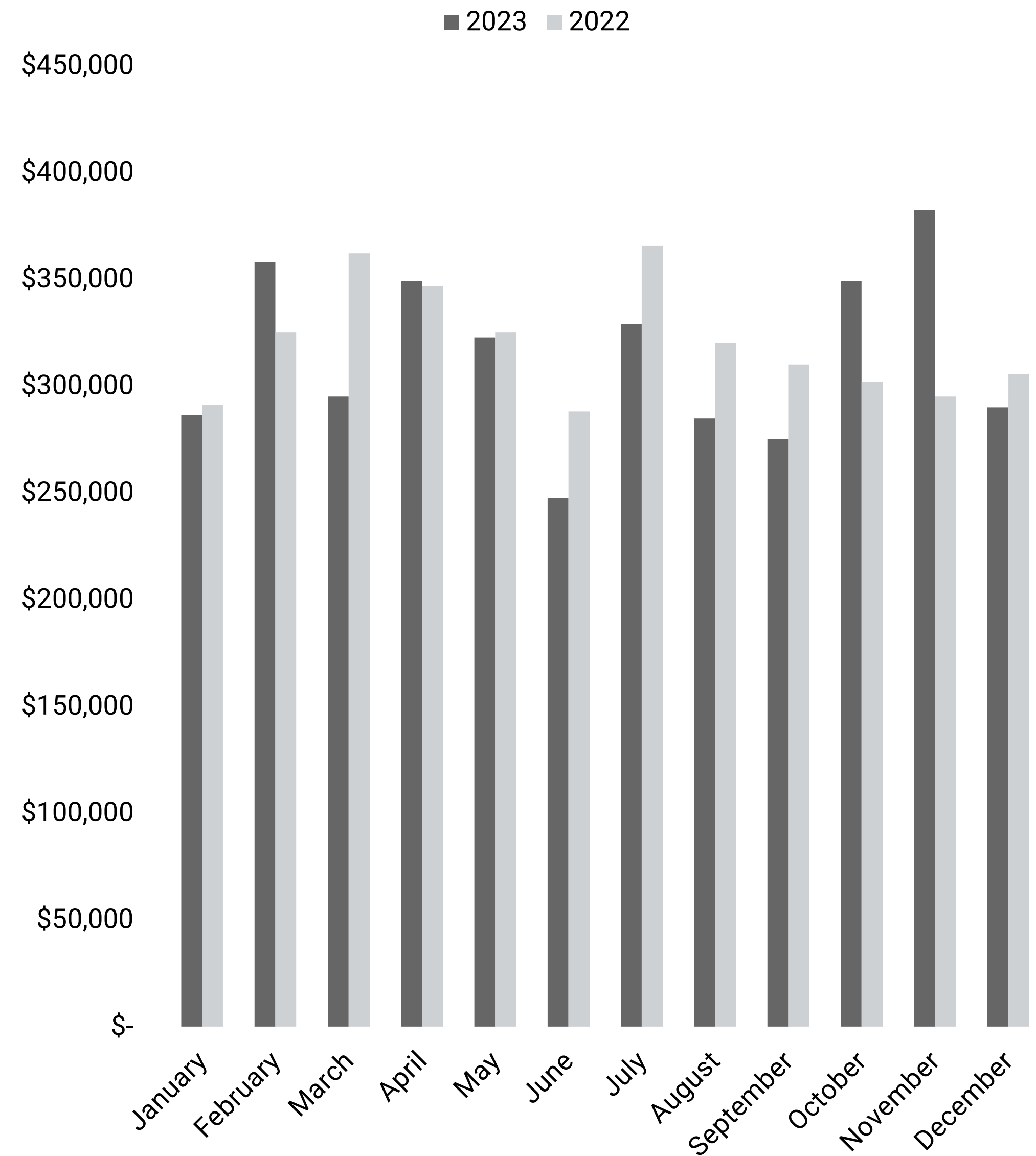


## Island: Condominiums Only

# 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	\$ 286,250	\$ 291,000	-1.63%
February	\$ 357,875	\$ 325,000	10.12%
March	\$ 295,000	\$ 362,000	-18.51%
April	\$ 349,000	\$ 346,500	0.72%
May	\$ 322,750	\$ 325,000	-0.69%
June	\$ 247,500	\$ 288,000	-14.06%
July	\$ 329,000	\$ 365,730	-10.04%
August	\$ 284,700	\$ 320,000	-11.03%
September	\$ 275,000	\$ 310,000	-11.29%
October	\$ 349,000	\$ 302,000	15.56%
November	\$ 382,500	\$ 295,000	29.66%
December	\$ 290,000	\$ 305,500	-5.07%
<b>Total</b>	<b>\$ 305,000</b>	<b>\$ 320,000</b>	
<b>% chg.</b>			<b>-4.69%</b>



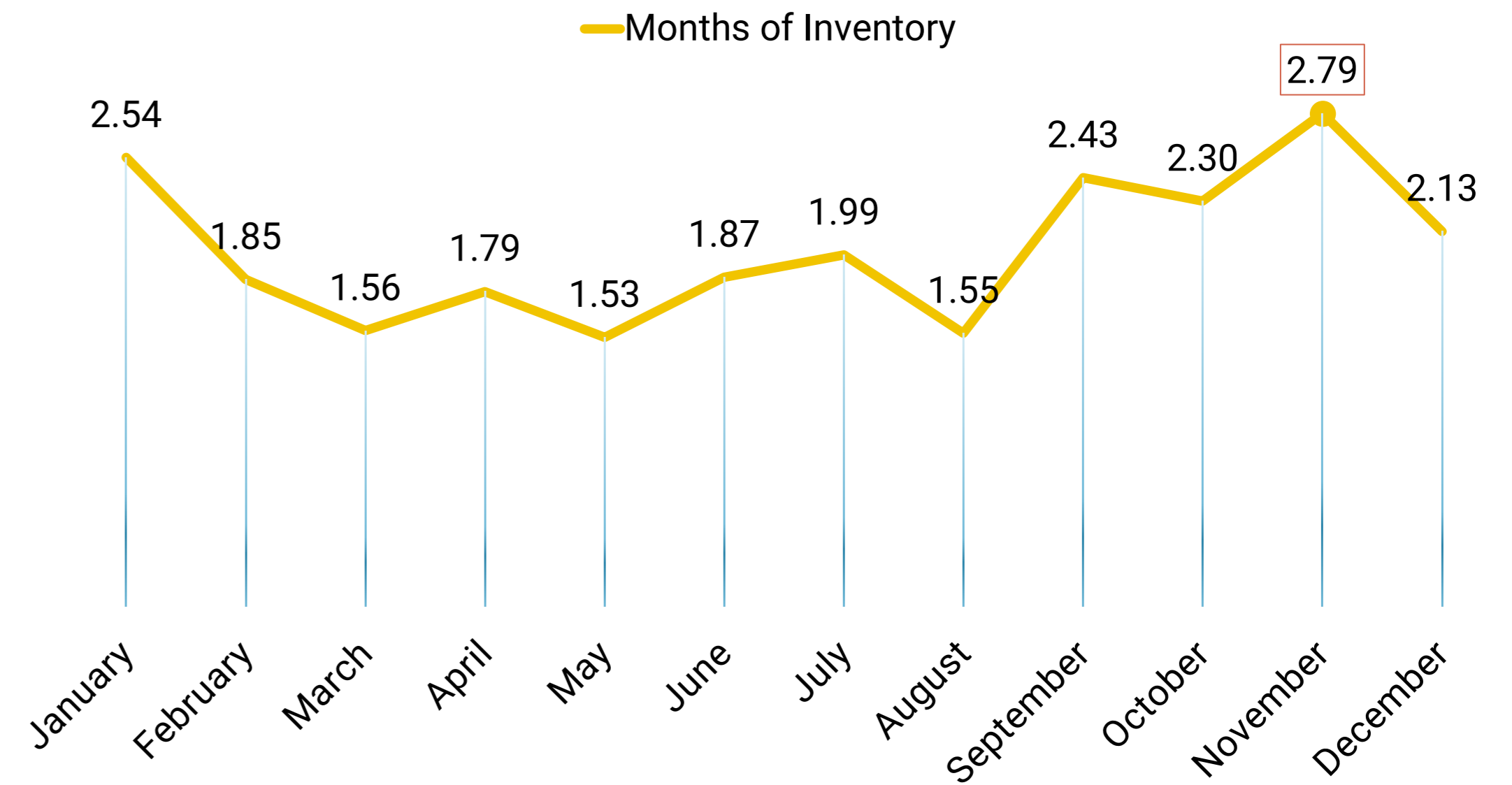
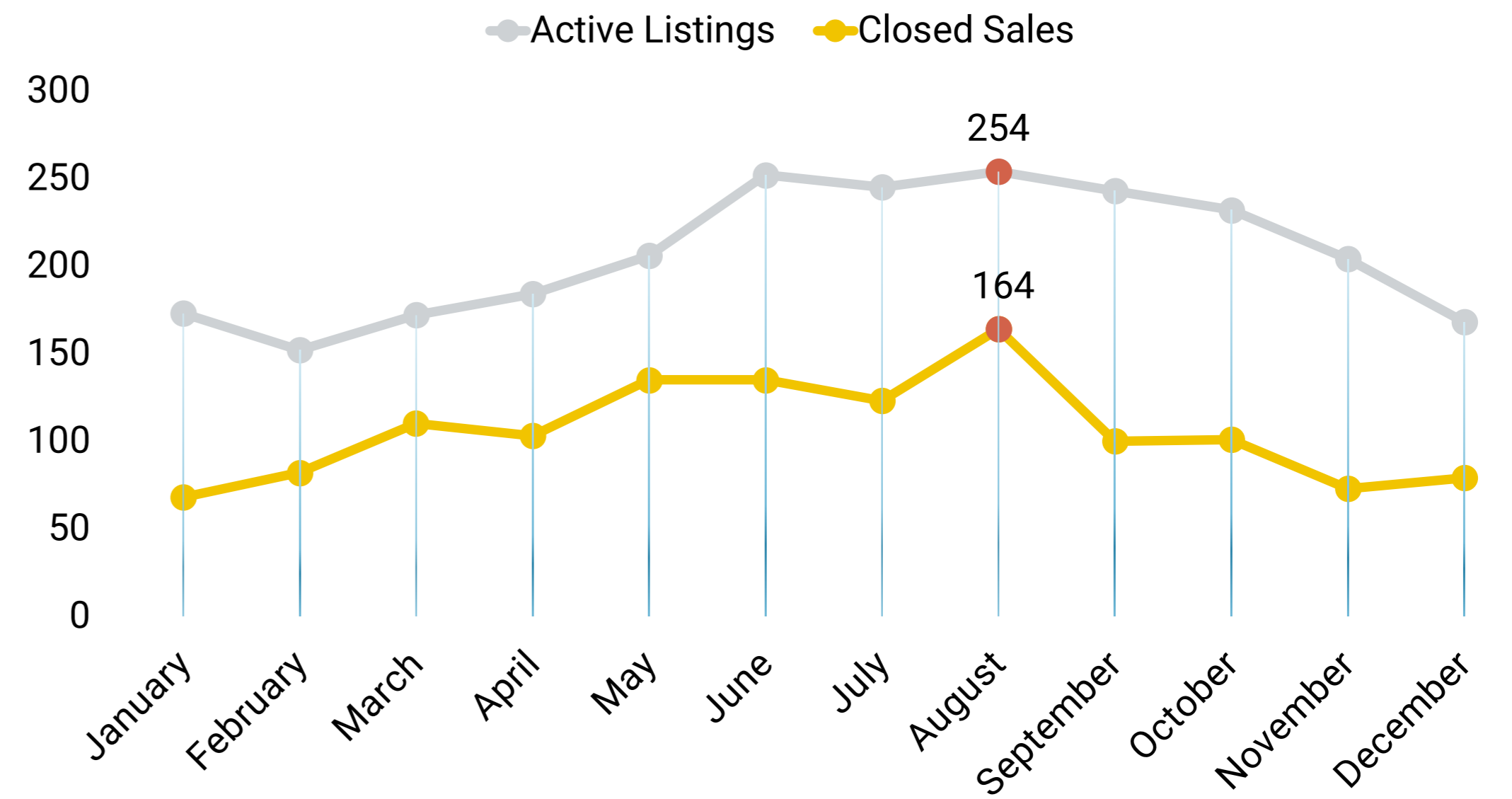
# Island: Residential Homes and Condominiums

## 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	173	68	2.54
February	152	82	1.85
March	172	110	1.56
April	184	103	1.79
May	206	135	1.53
June	252	135	1.87
July	245	123	1.99
August	254	164	1.55
September	243	100	2.43
October	232	101	2.30
November	204	73	2.79
December	168	79	2.13



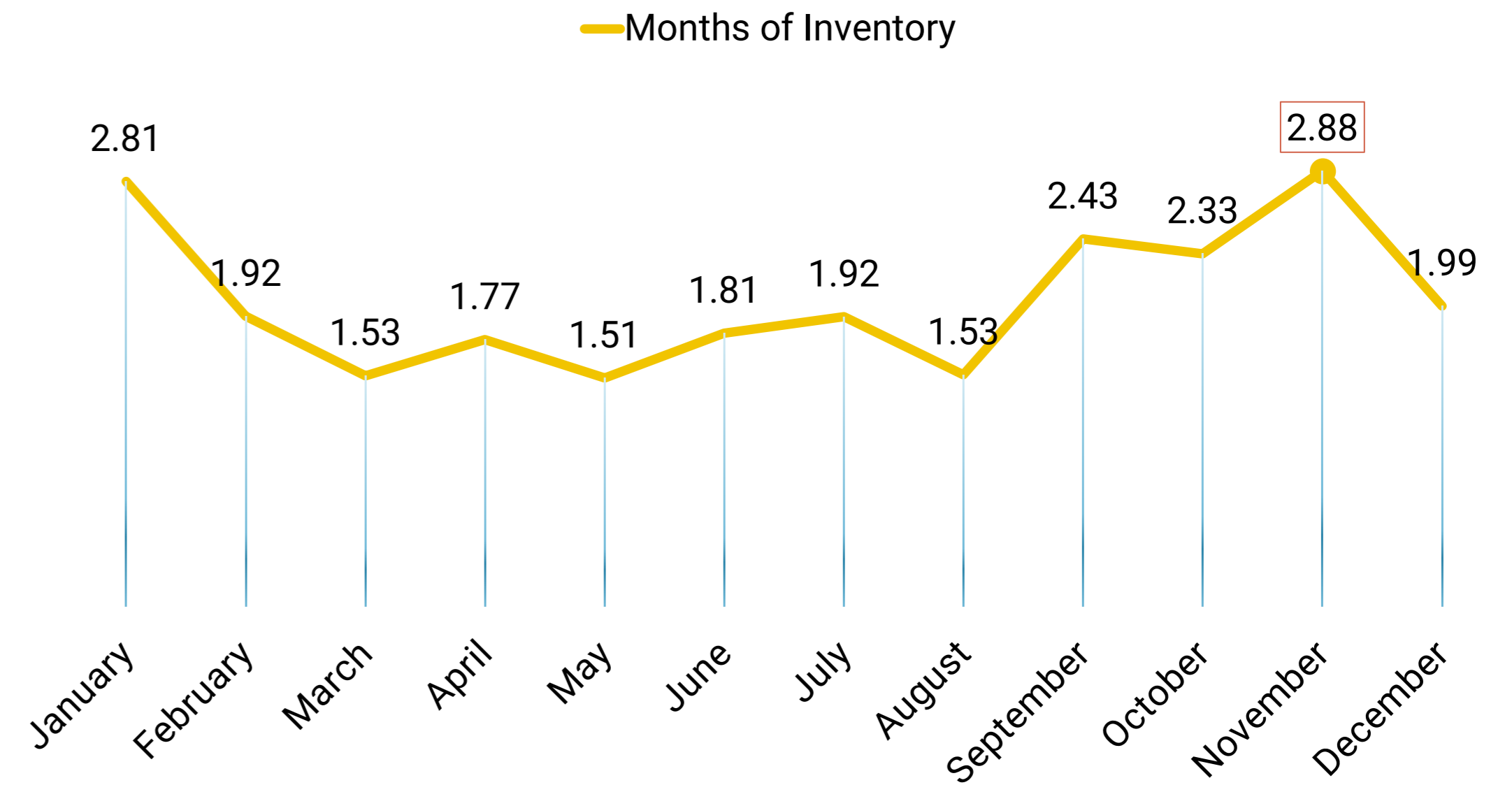
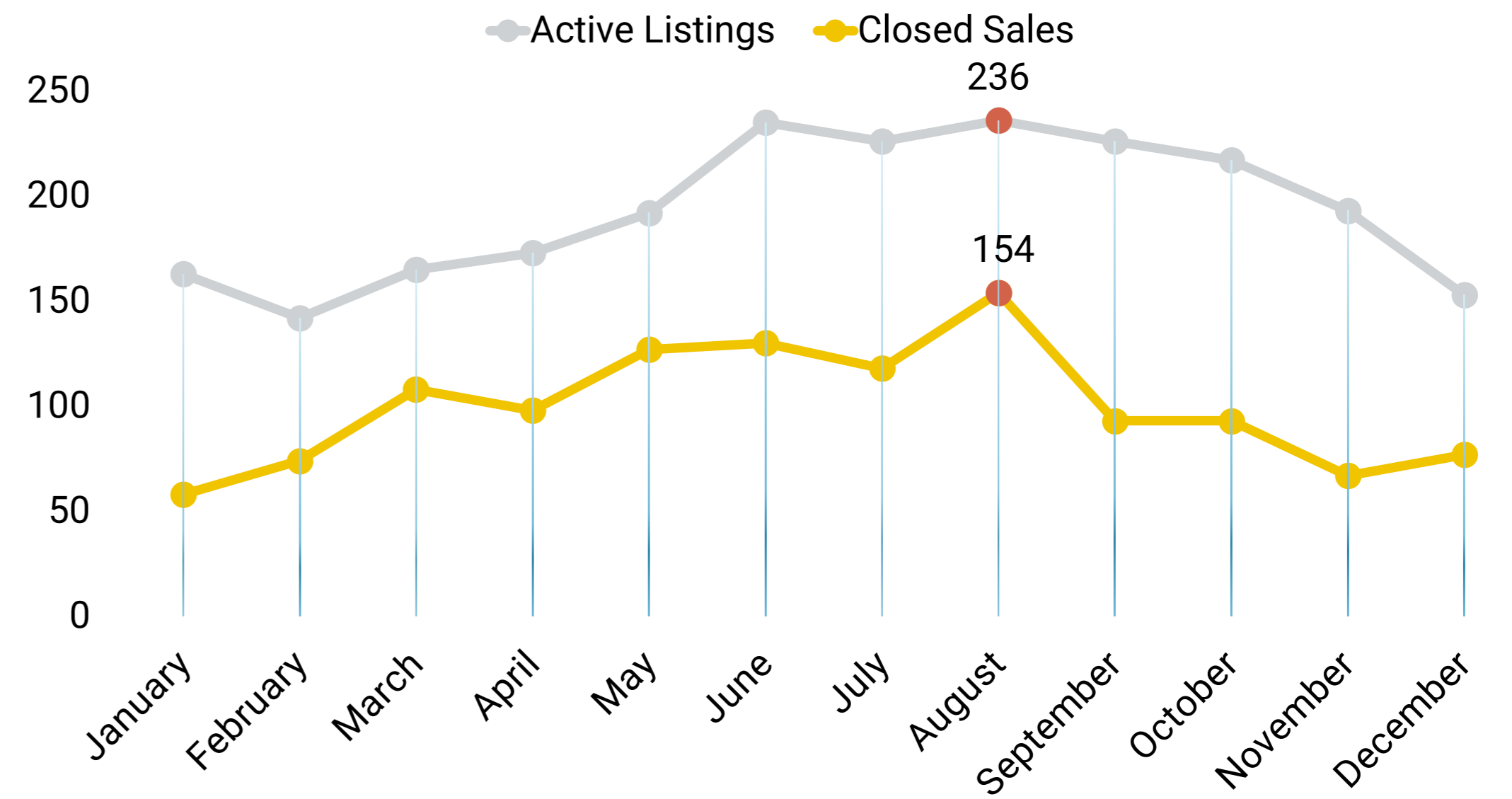
# Island: Residential Homes Only

## 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	163	58	2.81
February	142	74	1.92
March	165	108	1.53
April	173	98	1.77
May	192	127	1.51
June	235	130	1.81
July	226	118	1.92
August	236	154	1.53
September	226	93	2.43
October	217	93	2.33
November	193	67	2.88
December	153	77	1.99



# Island: 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	10	10	1.00
February	10	8	1.25
March	7	2	3.50
April	11	5	2.20
May	14	8	1.75
June	17	5	3.40
July	19	5	3.80
August	18	10	1.80
September	17	7	2.43
October	15	8	1.88
November	11	6	1.83
December	15	2	7.50

