



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2023

Pierce

Annual Statistical Review and Highlights



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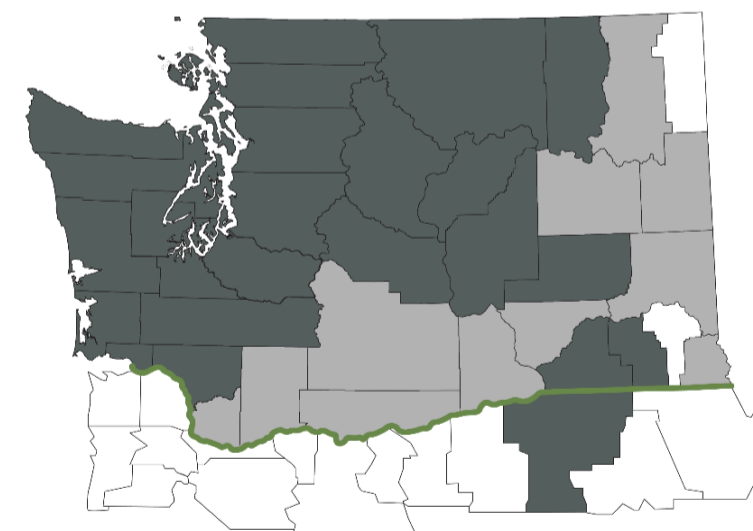
Member Offices

2,562



Total Members/Subscribers

32,478



Counties

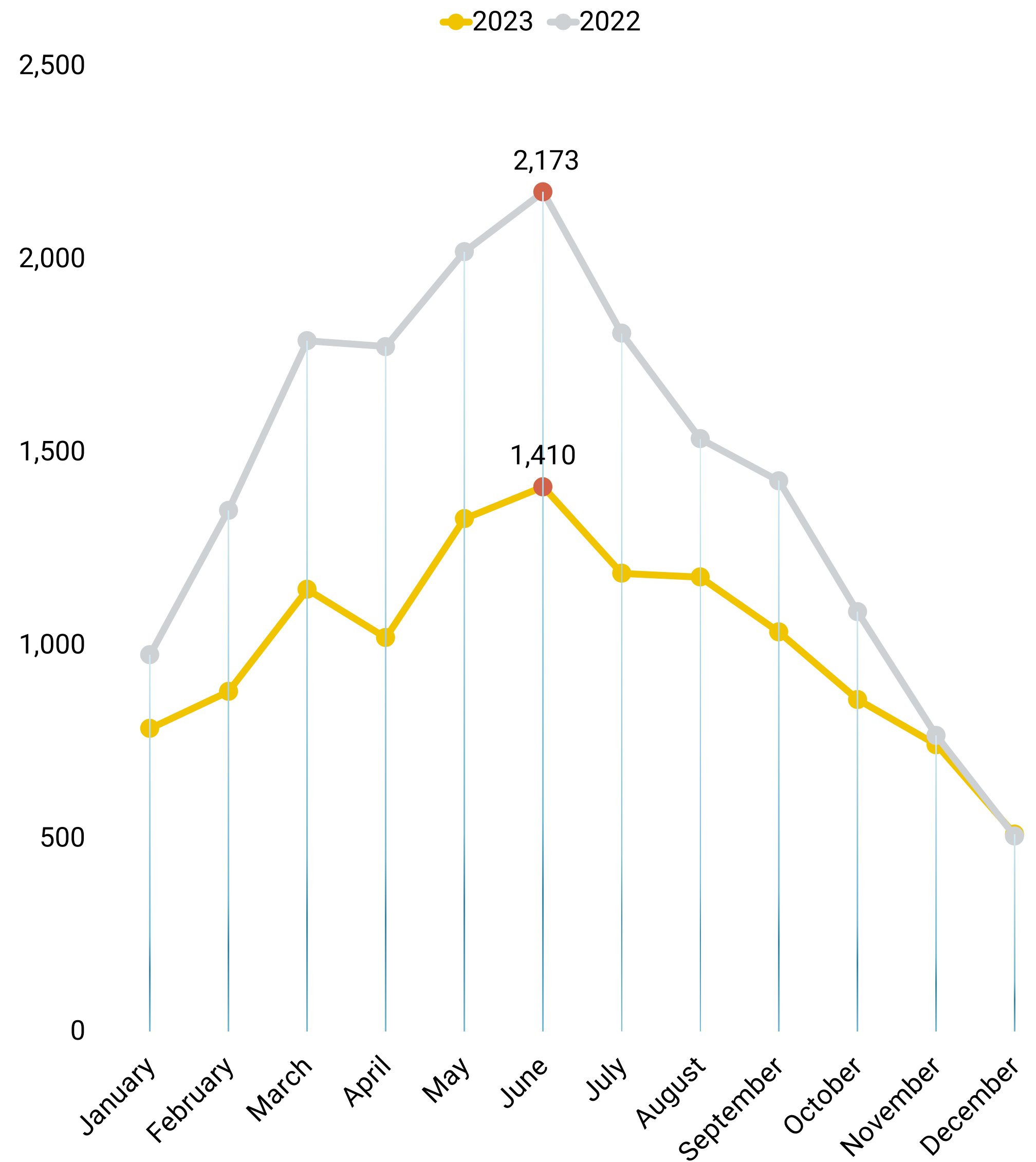
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Pierce: Residential Homes and Condominiums

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	784	975	-19.59%
February	880	1,349	-34.77%
March	1,144	1,788	-36.02%
April	1,019	1,773	-42.53%
May	1,327	2,018	-34.24%
June	1,410	2,173	-35.11%
July	1,186	1,807	-34.37%
August	1,176	1,534	-23.34%
September	1,034	1,425	-27.44%
October	859	1,086	-20.90%
November	742	766	-3.13%
December	510	505	0.99%
Total	12,071	17,199	
% chg.			-29.82%

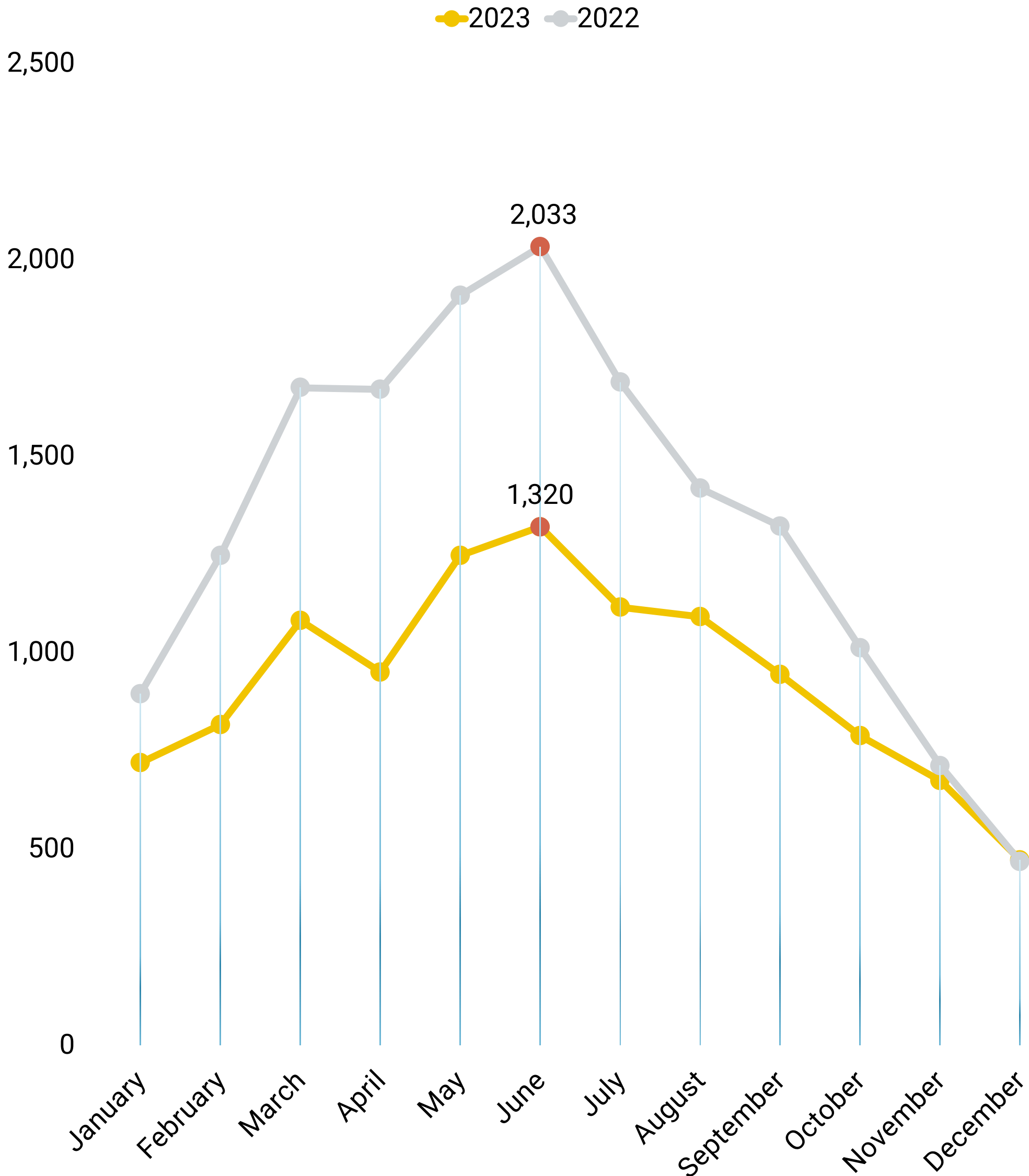


Pierce: Residential Homes Only

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	719	895	-19.66%
February	816	1,247	-34.56%
March	1,081	1,674	-35.42%
April	950	1,670	-43.11%
May	1,247	1,909	-34.68%
June	1,320	2,033	-35.07%
July	1,115	1,688	-33.95%
August	1,091	1,418	-23.06%
September	944	1,321	-28.54%
October	788	1,012	-22.13%
November	674	712	-5.34%
December	472	468	0.85%
Total	11,217	16,047	
% chg.			-30.10%

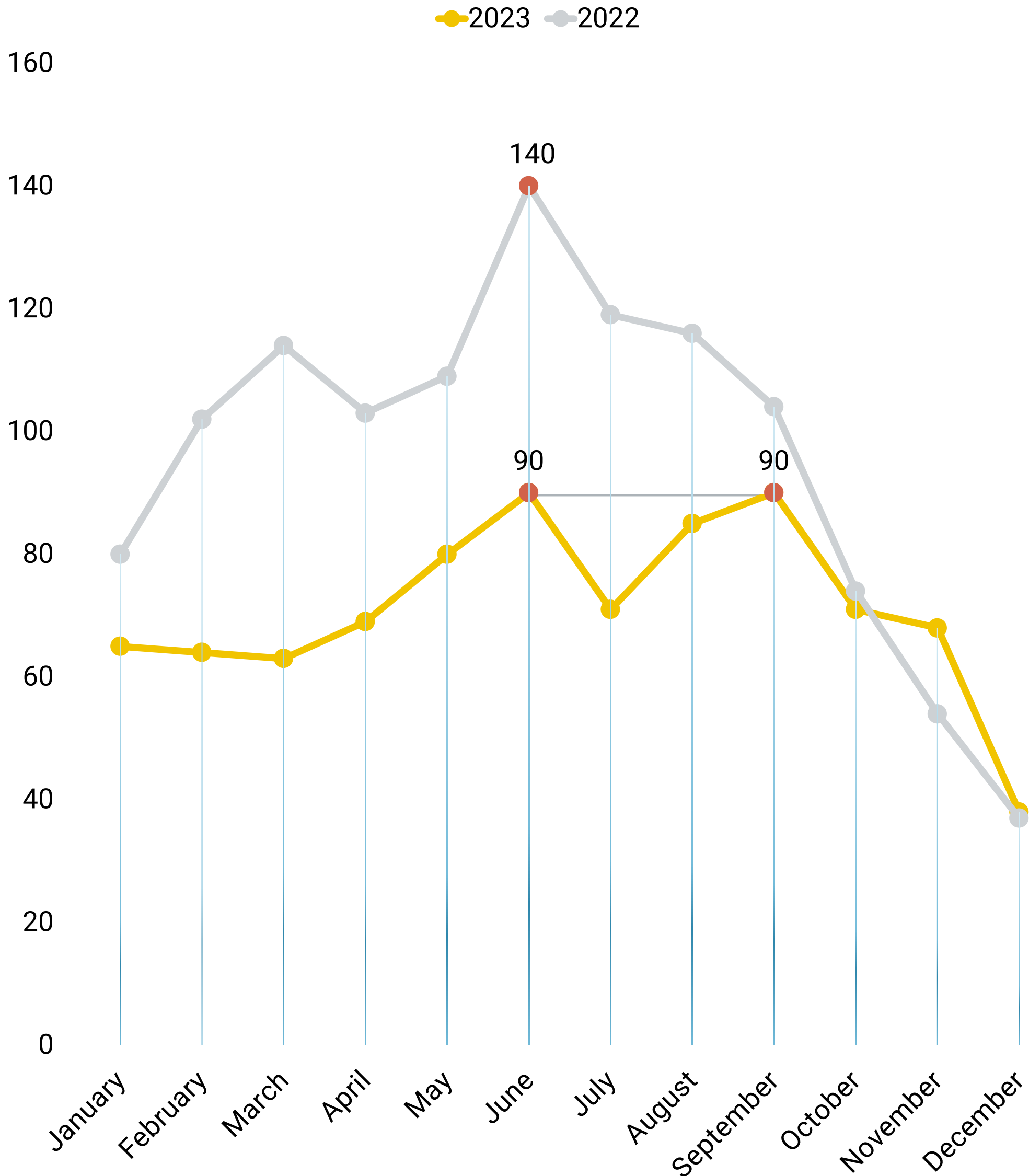


Pierce: Condominiums Only

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	65	80	-18.75%
February	64	102	-37.25%
March	63	114	-44.74%
April	69	103	-33.01%
May	80	109	-26.61%
June	90	140	-35.71%
July	71	119	-40.34%
August	85	116	-26.72%
September	90	104	-13.46%
October	71	74	-4.05%
November	68	54	25.93%
December	38	37	2.70%
Total	854	1,152	
% chg.	-25.87%		

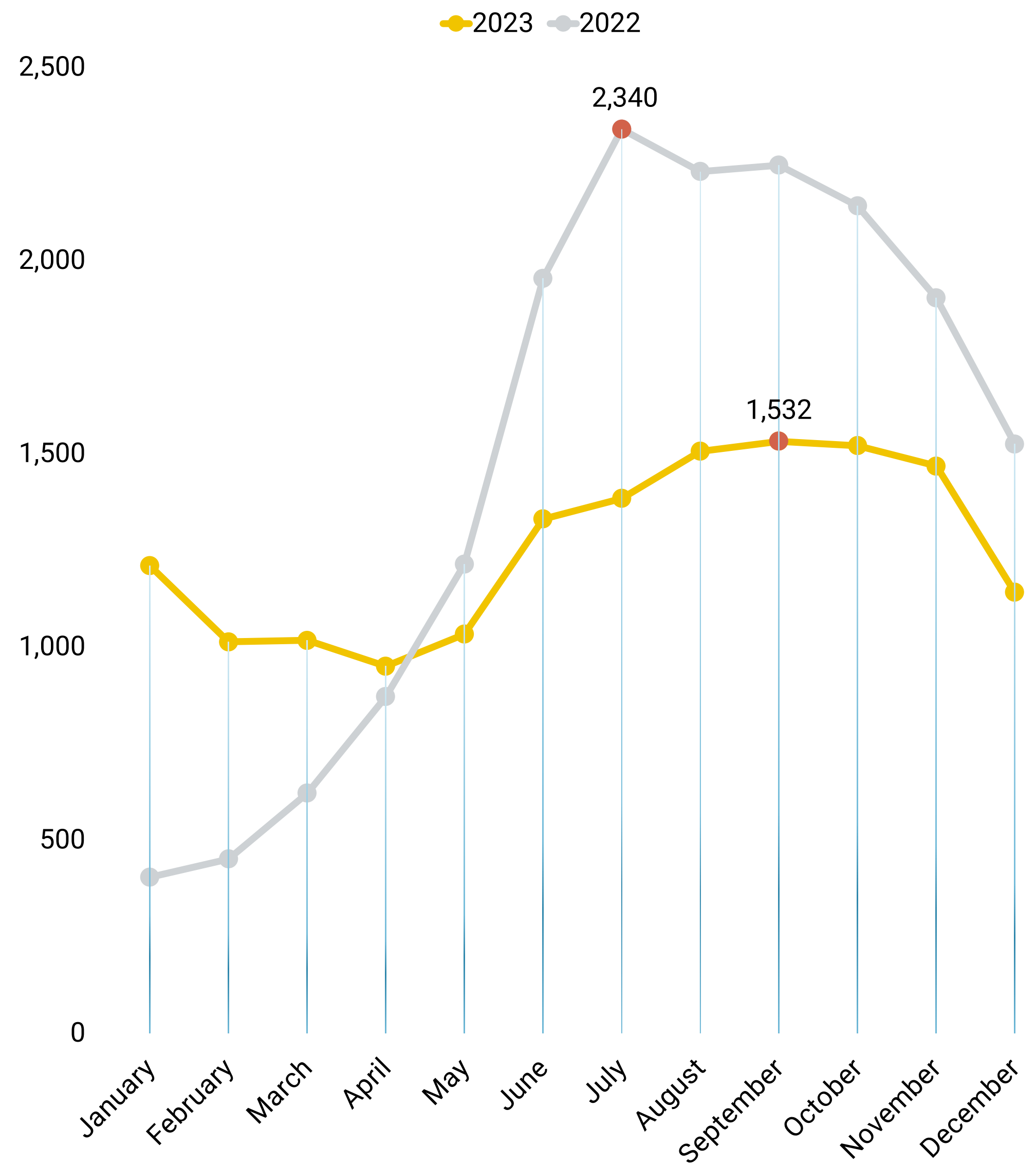


Pierce: Residential Homes and Condominiums

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	1,210	404	199.50%
February	1,013	451	124.61%
March	1,017	621	63.77%
April	950	871	9.07%
May	1,033	1,214	-14.91%
June	1,331	1,954	-31.88%
July	1,384	2,340	-40.85%
August	1,506	2,230	-32.47%
September	1,532	2,247	-31.82%
October	1,521	2,141	-28.96%
November	1,468	1,903	-22.86%
December	1,141	1,525	-25.18%
Total	15,106	17,901	
% chg.			-15.61%

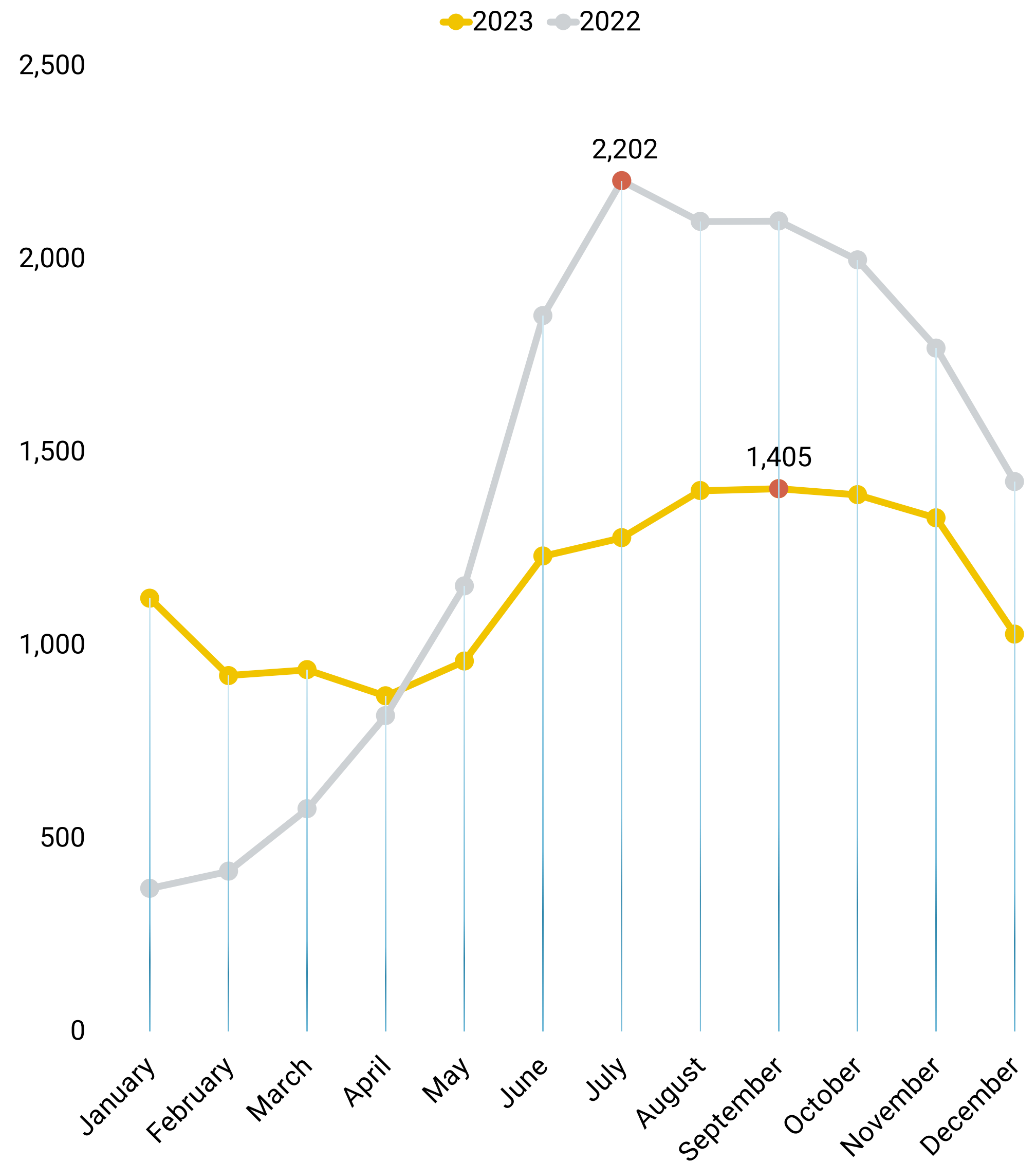


Pierce: Residential Homes Only

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	1,121	370	202.97%
February	921	414	122.46%
March	936	576	62.50%
April	868	817	6.24%
May	958	1,153	-16.91%
June	1,230	1,853	-33.62%
July	1,278	2,202	-41.96%
August	1,400	2,097	-33.24%
September	1,405	2,098	-33.03%
October	1,389	1,997	-30.45%
November	1,329	1,769	-24.87%
December	1,028	1,423	-27.76%
Total	13,863	16,769	
% chg.			-17.33%

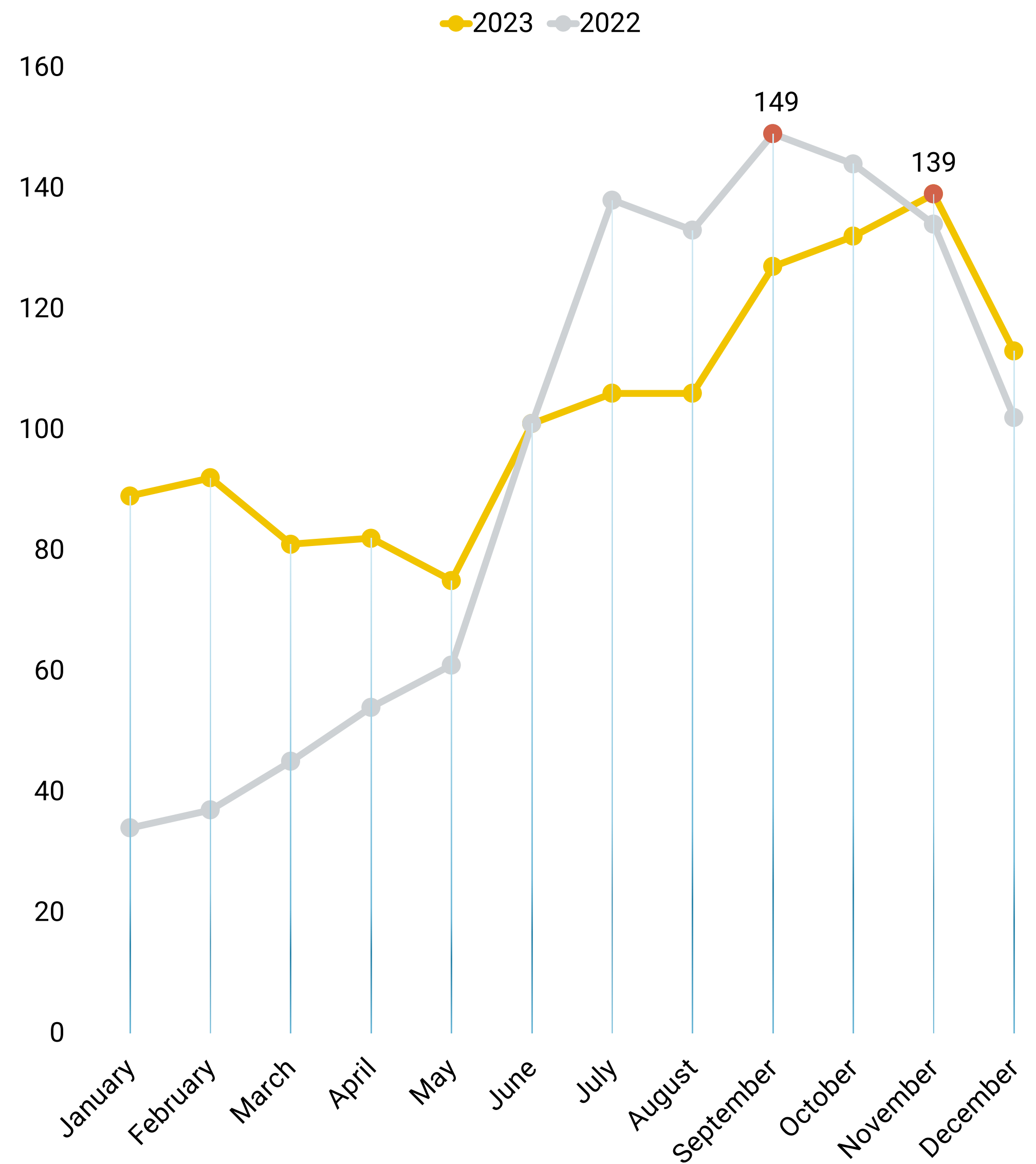


Pierce: Condominiums Only

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	89	34	161.76%
February	92	37	148.65%
March	81	45	80.00%
April	82	54	51.85%
May	75	61	22.95%
June	101	101	0.00%
July	106	138	-23.19%
August	106	133	-20.30%
September	127	149	-14.77%
October	132	144	-8.33%
November	139	134	3.73%
December	113	102	10.78%
Total	1,243	1,132	
% chg.	9.81%		



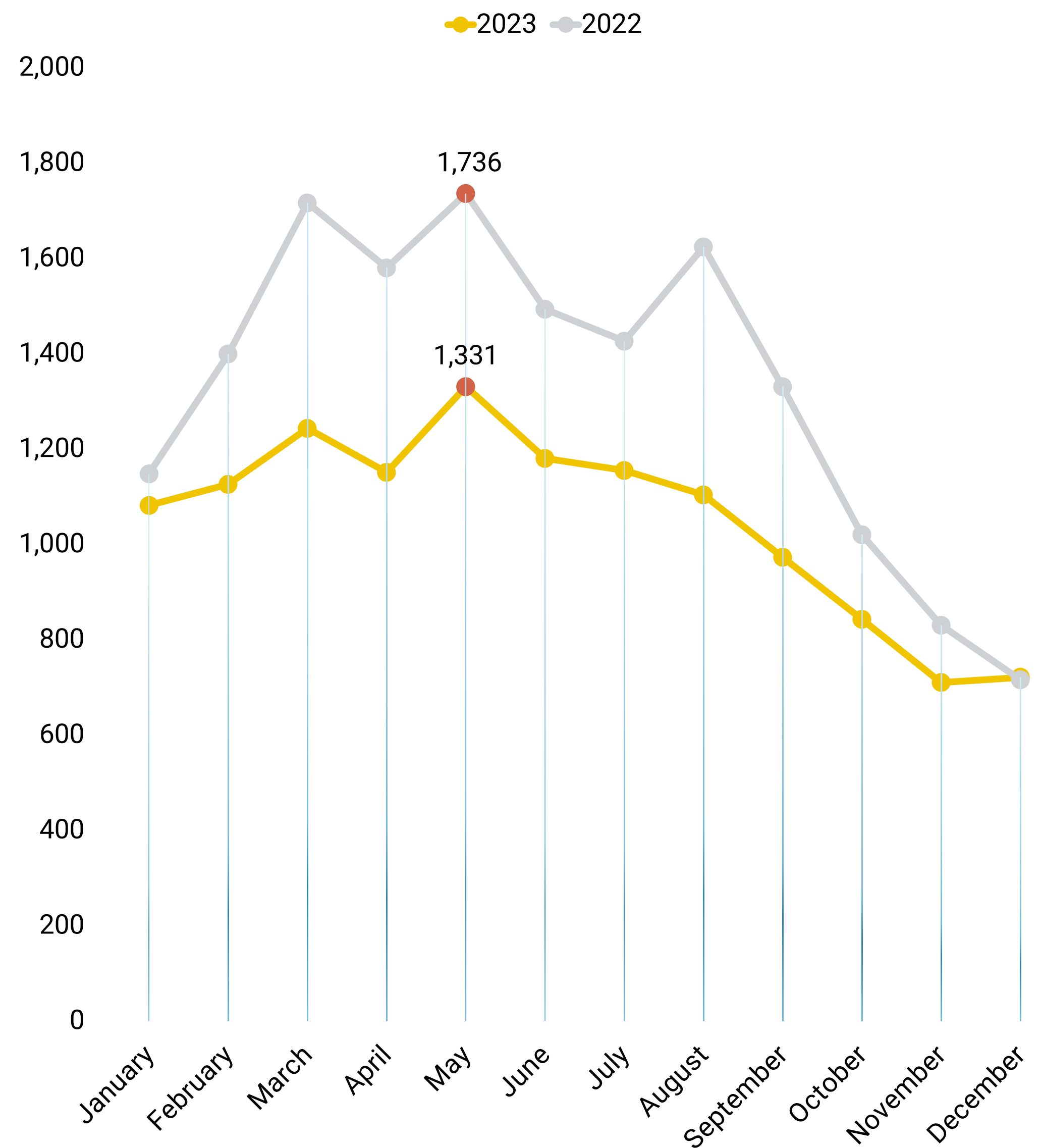
Pierce: Residential Homes and Condominiums

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	1,082	1,148	-5.75%
February	1,126	1,399	-19.51%
March	1,243	1,716	-27.56%
April	1,151	1,580	-27.15%
May	1,331	1,736	-23.33%
June	1,180	1,493	-20.96%
July	1,155	1,426	-19.00%
August	1,104	1,624	-32.02%
September	973	1,331	-26.90%
October	843	1,020	-17.35%
November	710	830	-14.46%
December	721	716	0.70%
Total	12,619	16,019	
% chg.			-21.22%



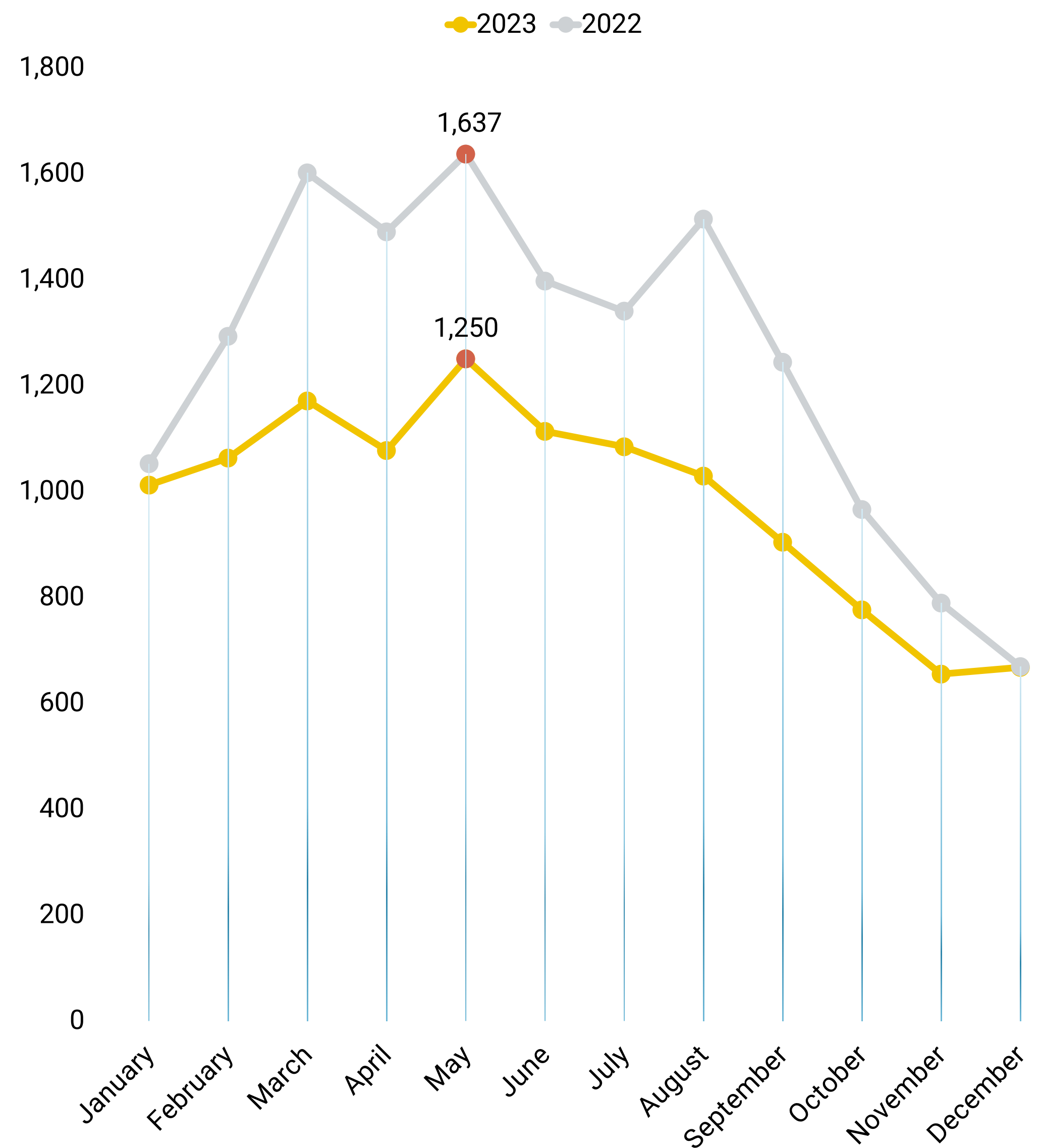
Pierce: Residential Homes Only

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	1,012	1,052	-3.80%
February	1,063	1,293	-17.79%
March	1,171	1,601	-26.86%
April	1,077	1,490	-27.72%
May	1,250	1,637	-23.64%
June	1,113	1,397	-20.33%
July	1,084	1,340	-19.10%
August	1,029	1,514	-32.03%
September	904	1,244	-27.33%
October	776	966	-19.67%
November	655	789	-16.98%
December	668	669	-0.15%
Total	11,802	14,992	
% chg.			-21.28%



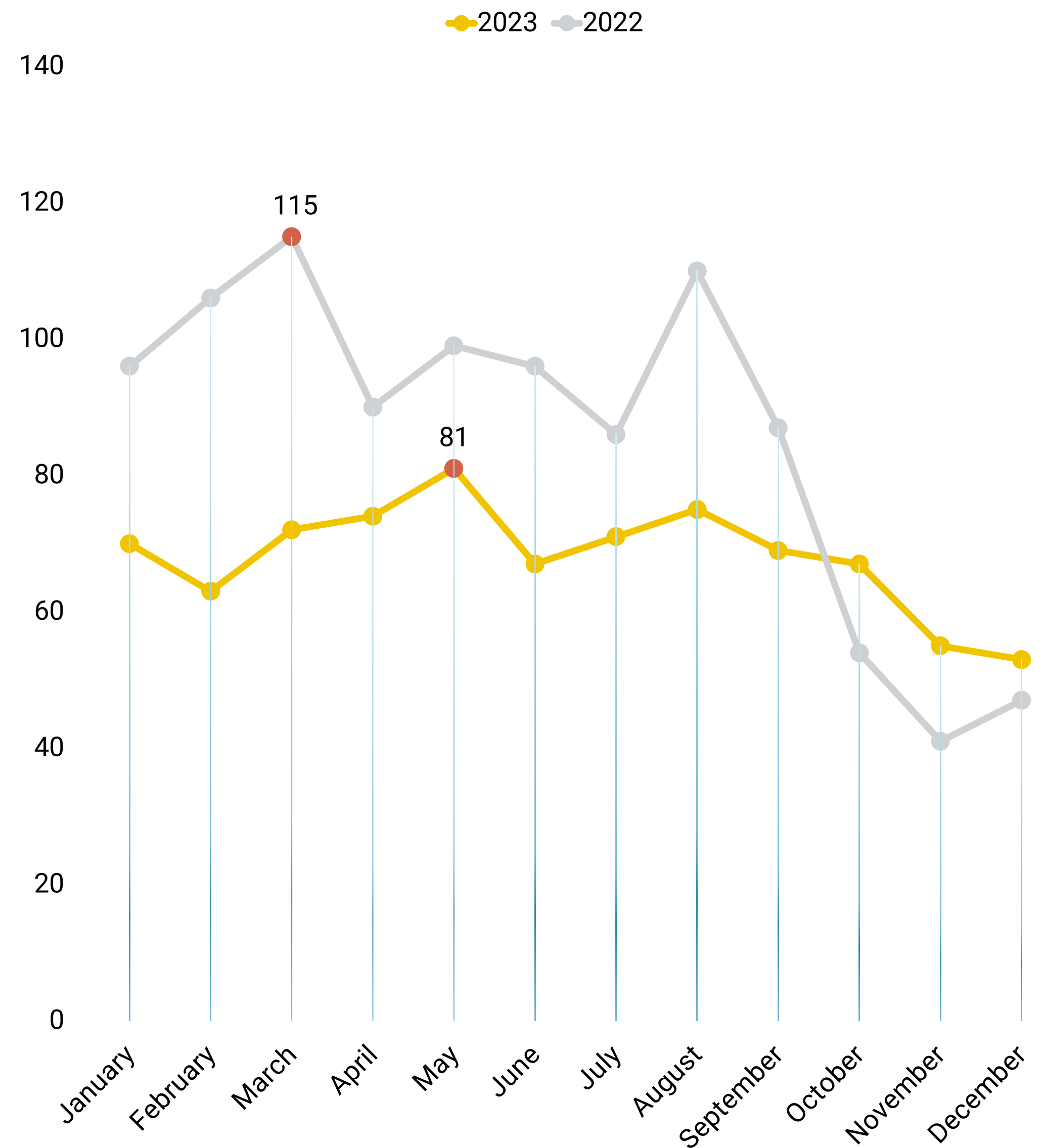
Pierce: Condominiums Only

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	70	96	-27.08%
February	63	106	-40.57%
March	72	115	-37.39%
April	74	90	-17.78%
May	81	99	-18.18%
June	67	96	-30.21%
July	71	86	-17.44%
August	75	110	-31.82%
September	69	87	-20.69%
October	67	54	24.07%
November	55	41	34.15%
December	53	47	12.77%
Total	817	1,027	
% chg.			-20.45%

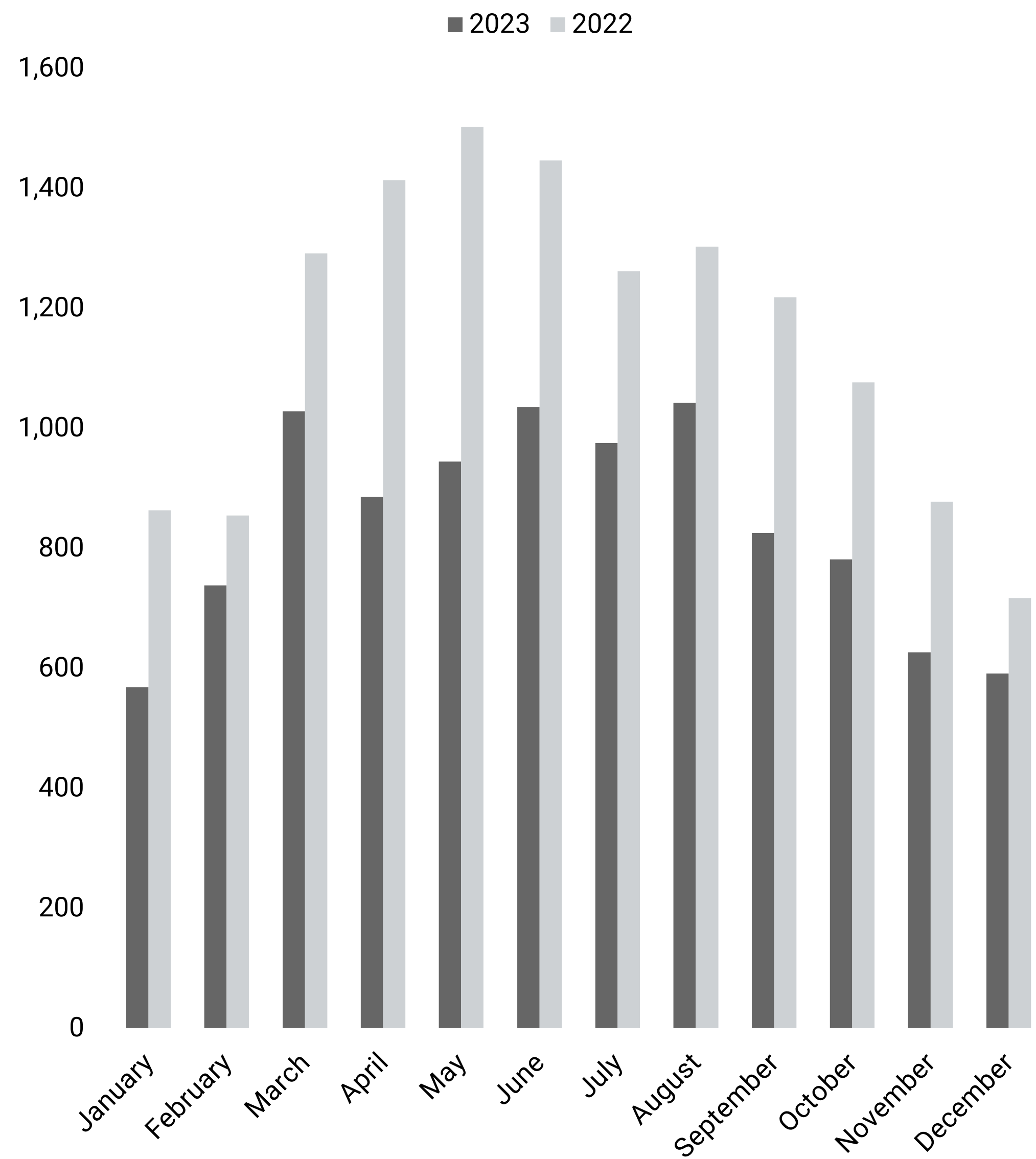


Pierce: Residential Homes and Condominiums

Closed Sales by Month

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

	2023	2022	% chg.
January	568	863	-34.18%
February	738	854	-13.58%
March	1,028	1,291	-20.37%
April	885	1,413	-37.37%
May	944	1,502	-37.15%
June	1,035	1,446	-28.42%
July	975	1,261	-22.68%
August	1,042	1,302	-19.97%
September	825	1,218	-32.27%
October	781	1,076	-27.42%
November	626	877	-28.62%
December	591	717	-17.57%
Total	10,038	13,820	
% chg.			-27.37%

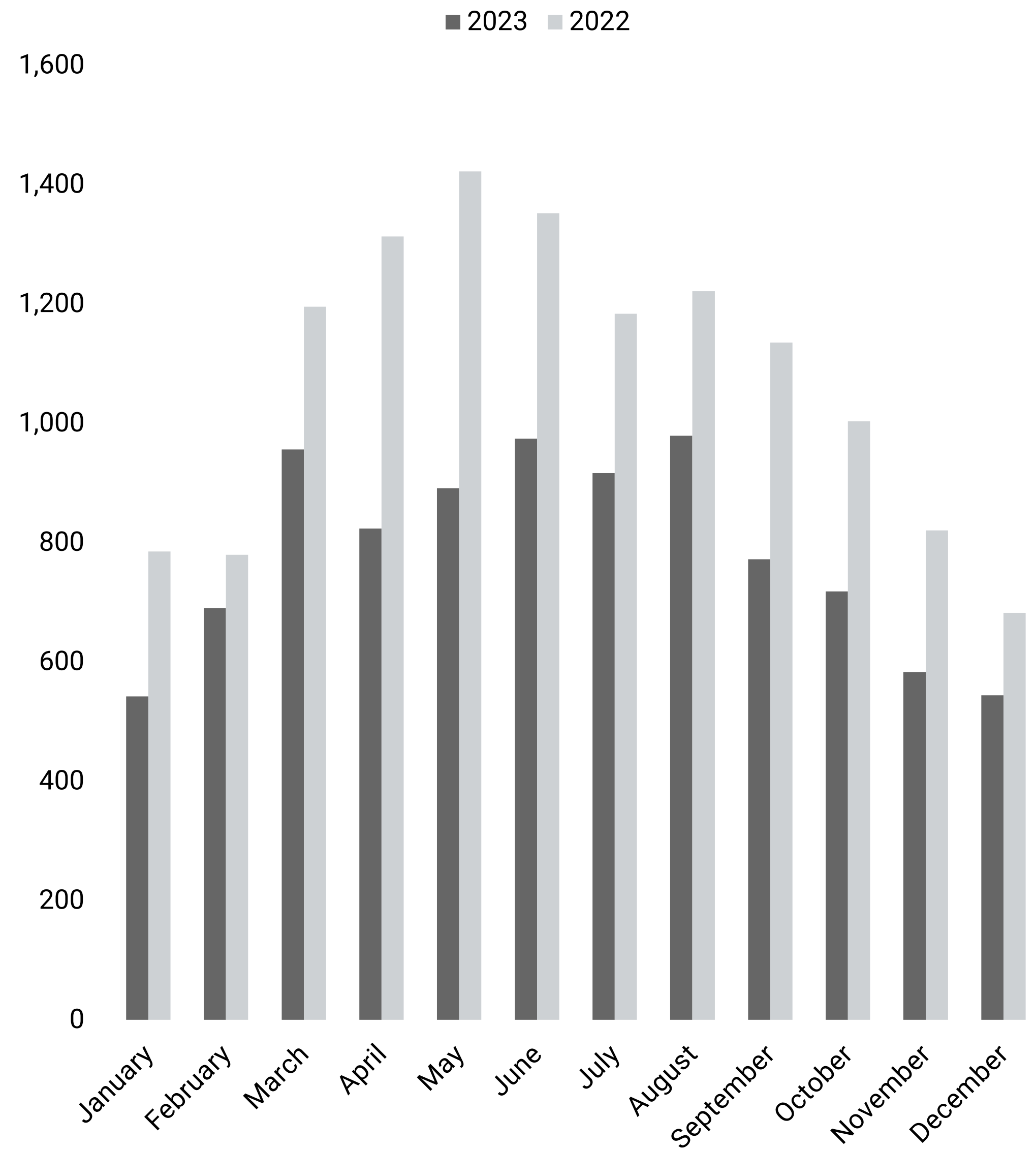


Pierce: Residential Homes Only

Closed Sales by Month

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

	2023	2022	% chg.
January	542	785	-30.96%
February	690	779	-11.42%
March	956	1,195	-20.00%
April	823	1,313	-37.32%
May	891	1,422	-37.34%
June	974	1,352	-27.96%
July	916	1,183	-22.57%
August	979	1,221	-19.82%
September	772	1,135	-31.98%
October	718	1,003	-28.41%
November	583	820	-28.90%
December	544	682	-20.23%
Total	9,388	12,890	
% chg.			-27.17%

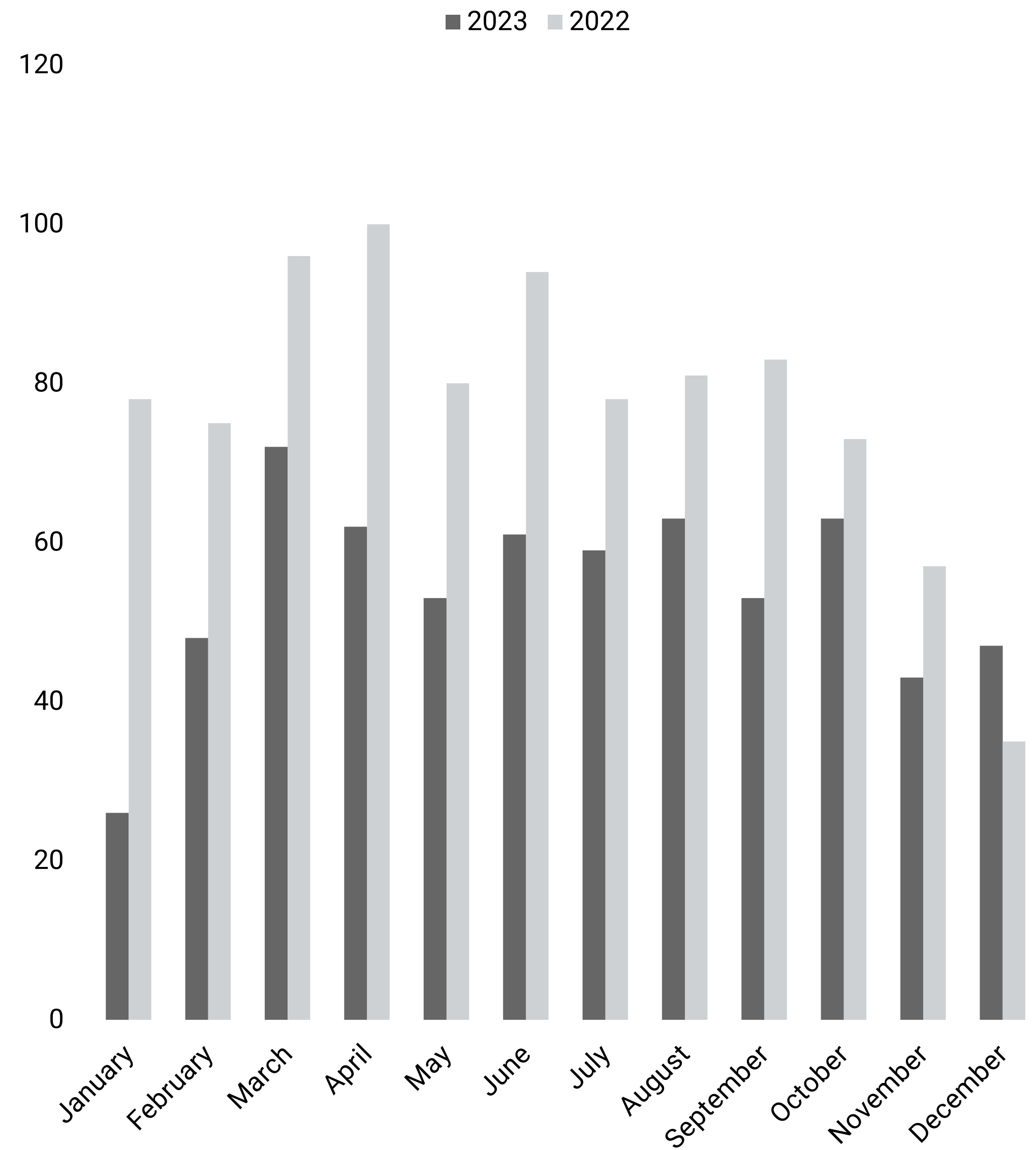


Pierce: Condominiums Only

Closed Sales by Month

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

	2023	2022	% chg.
January	26	78	-66.67%
February	48	75	-36.00%
March	72	96	-25.00%
April	62	100	-38.00%
May	53	80	-33.75%
June	61	94	-35.11%
July	59	78	-24.36%
August	63	81	-22.22%
September	53	83	-36.14%
October	63	73	-13.70%
November	43	57	-24.56%
December	47	35	34.29%
Total	650	930	
% chg.			-30.11%

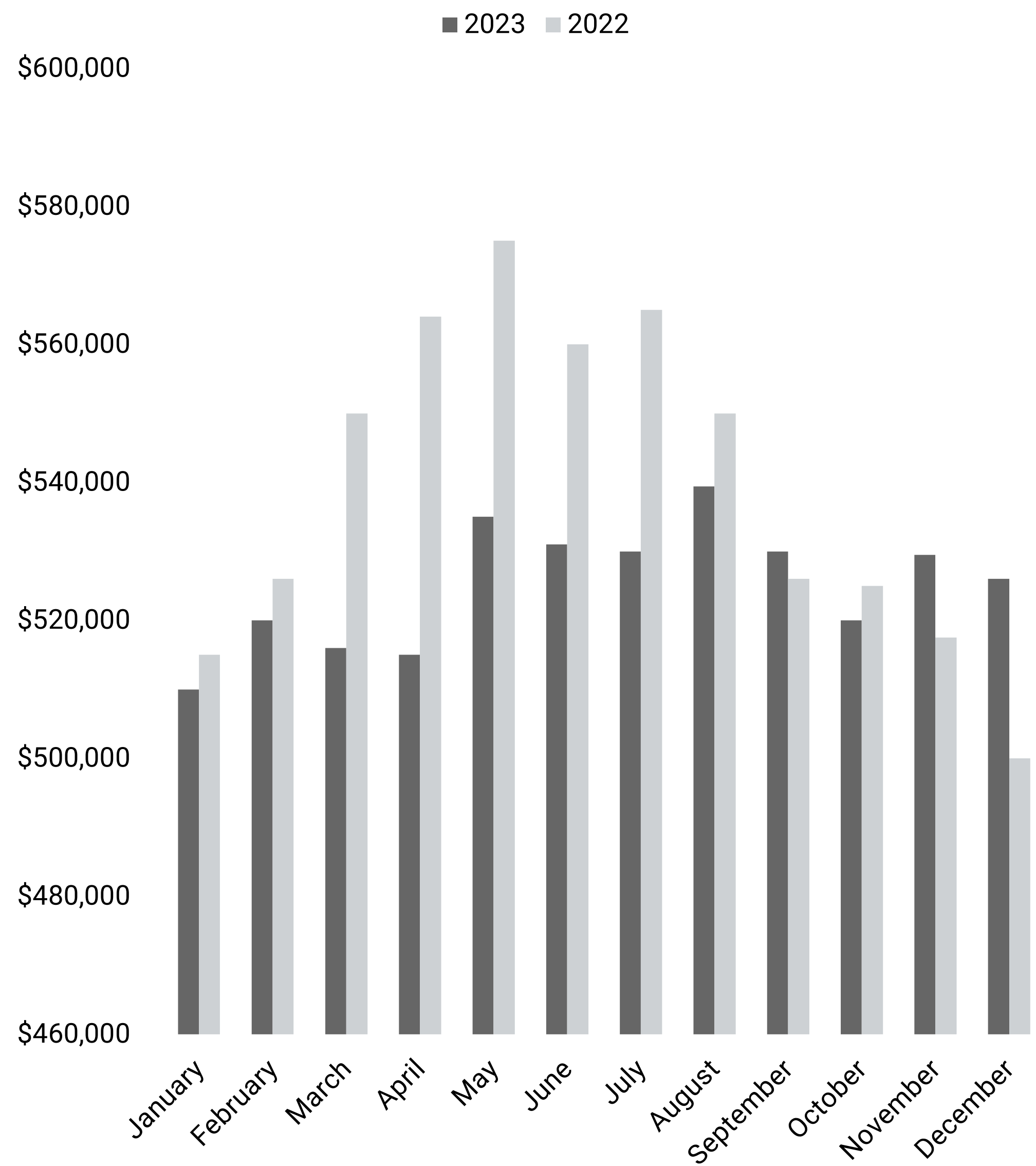


Pierce: Residential Homes and Condominiums

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	\$ 509,997	\$ 515,000		-0.97%
February	\$ 519,997	\$ 526,000		-1.14%
March	\$ 516,000	\$ 550,000		-6.18%
April	\$ 515,000	\$ 564,000		-8.69%
May	\$ 535,000	\$ 575,000		-6.96%
June	\$ 531,000	\$ 560,000		-5.18%
July	\$ 530,000	\$ 565,000		-6.19%
August	\$ 539,425	\$ 550,000		-1.92%
September	\$ 530,000	\$ 526,000		0.76%
October	\$ 520,000	\$ 525,000		-0.95%
November	\$ 529,500	\$ 517,500		2.32%
December	\$ 526,000	\$ 500,000		5.20%
Total	\$ 525,000	\$ 545,000		
% chg.	-3.67%			

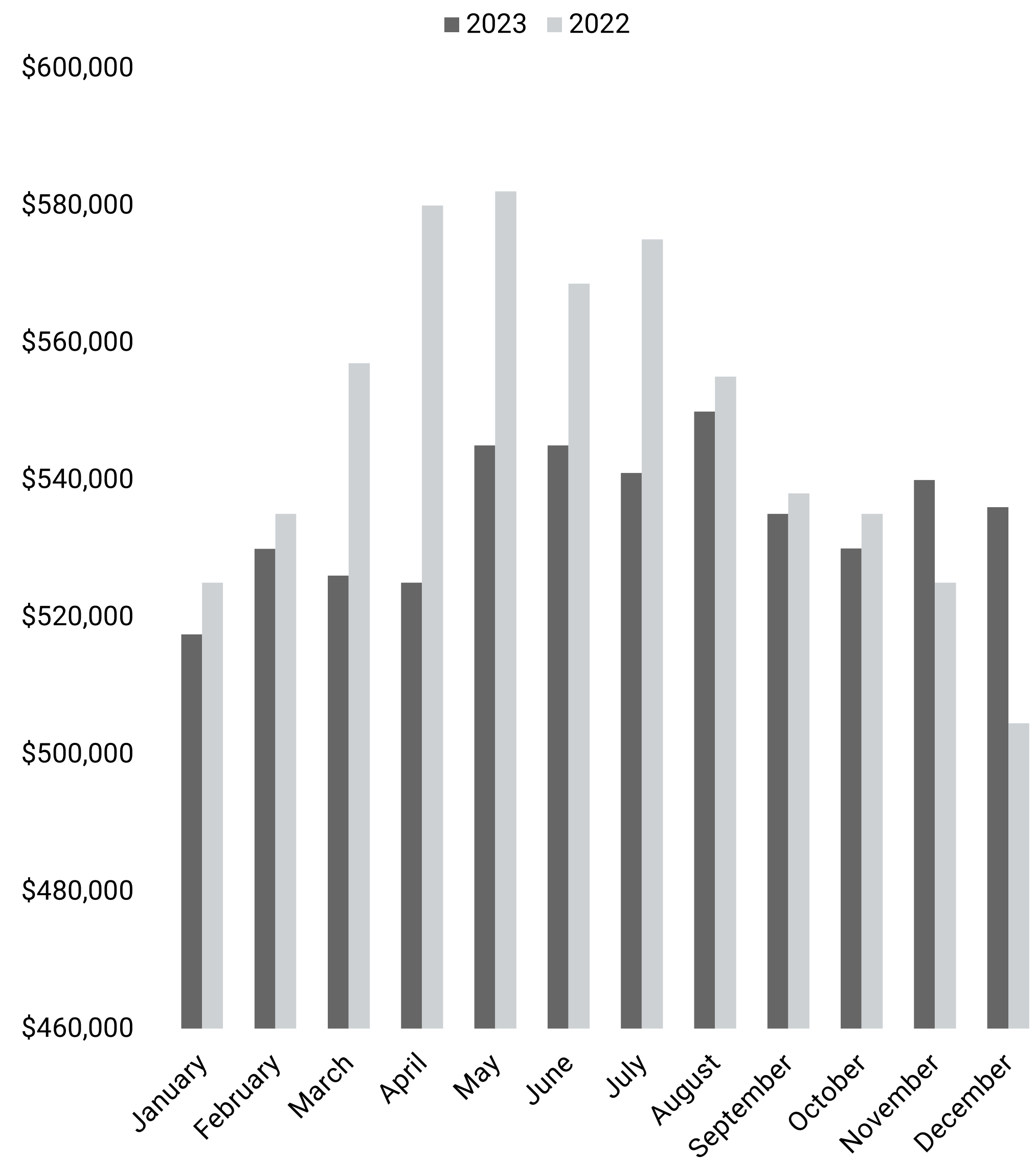


Pierce: Residential Homes Only

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	\$ 517,442	\$ 525,000	-1.44%
February	\$ 529,900	\$ 535,000	-0.95%
March	\$ 526,000	\$ 557,000	-5.57%
April	\$ 525,000	\$ 579,980	-9.48%
May	\$ 544,990	\$ 582,000	-6.36%
June	\$ 545,000	\$ 568,575	-4.15%
July	\$ 541,000	\$ 575,000	-5.91%
August	\$ 549,950	\$ 555,000	-0.91%
September	\$ 535,000	\$ 538,000	-0.56%
October	\$ 530,000	\$ 535,000	-0.93%
November	\$ 539,950	\$ 525,000	2.85%
December	\$ 536,000	\$ 504,500	6.24%
Total	\$ 535,000	\$ 551,000	
% chg.			-2.90%

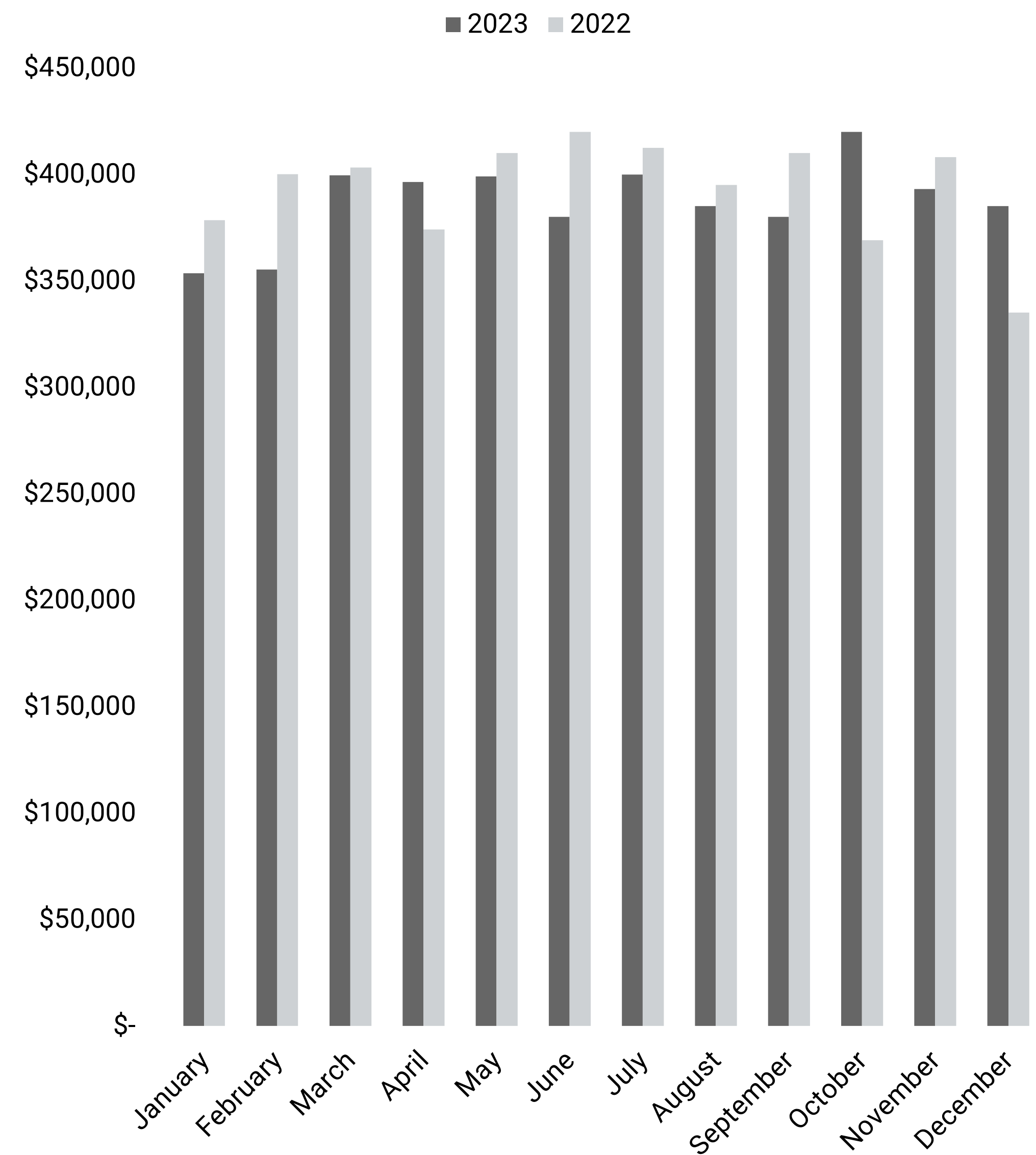


Pierce: Condominiums Only

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	\$ 353,500	\$ 378,500	-6.61%
February	\$ 355,300	\$ 400,000	-11.18%
March	\$ 399,475	\$ 403,250	-0.94%
April	\$ 396,475	\$ 374,000	6.01%
May	\$ 399,000	\$ 410,000	-2.68%
June	\$ 380,000	\$ 420,000	-9.52%
July	\$ 399,950	\$ 412,500	-3.04%
August	\$ 385,000	\$ 395,000	-2.53%
September	\$ 380,000	\$ 410,000	-7.32%
October	\$ 420,000	\$ 369,000	13.82%
November	\$ 393,000	\$ 408,000	-3.68%
December	\$ 385,000	\$ 335,000	14.93%
Total	\$ 390,000	\$ 399,950	
% chg.			-2.49%



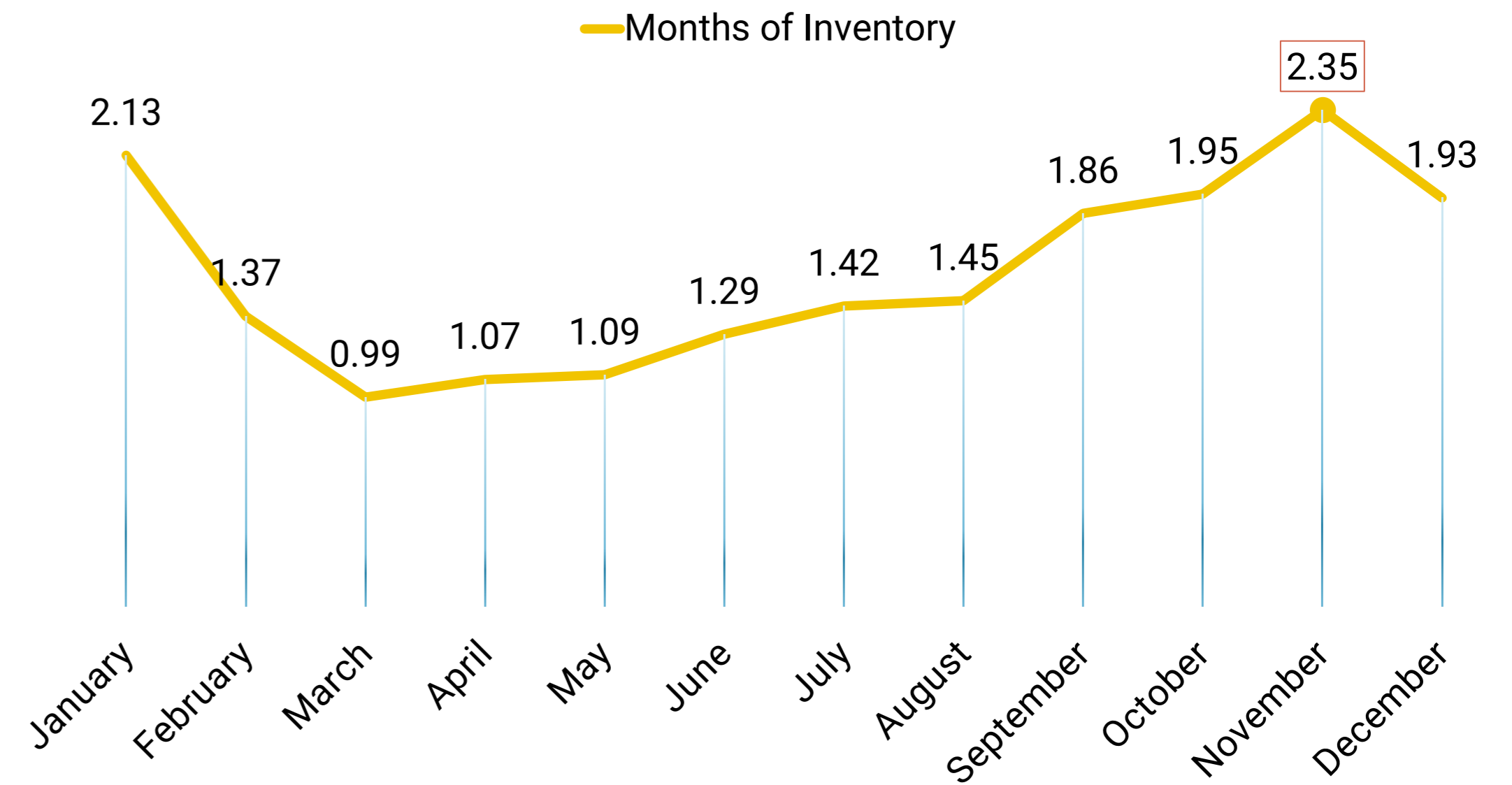
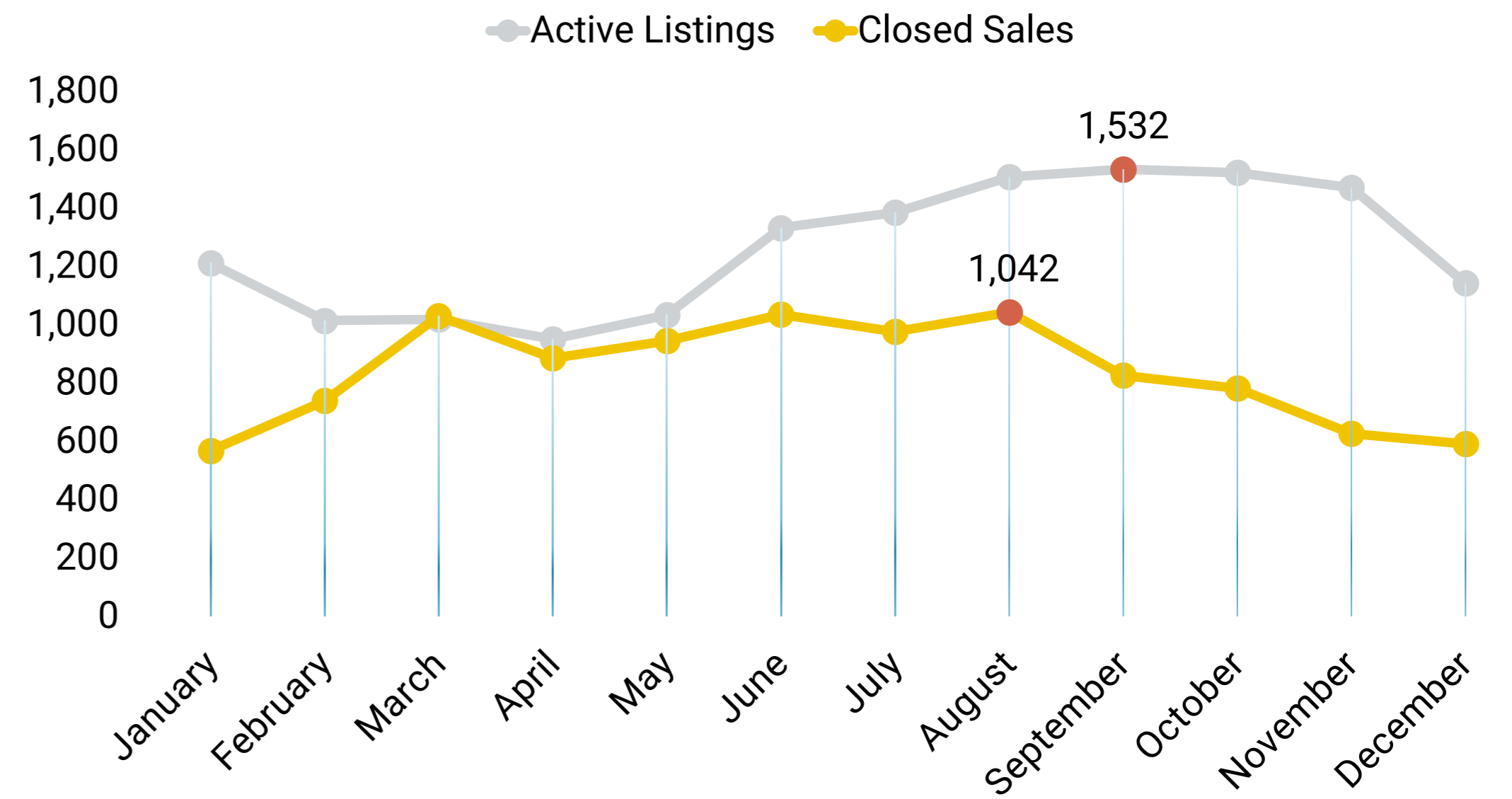
Pierce: Residential Homes and Condominiums

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	1,210	568	2.13
February	1,013	738	1.37
March	1,017	1,028	0.99
April	950	885	1.07
May	1,033	944	1.09
June	1,331	1,035	1.29
July	1,384	975	1.42
August	1,506	1,042	1.45
September	1,532	825	1.86
October	1,521	781	1.95
November	1,468	626	2.35
December	1,141	591	1.93



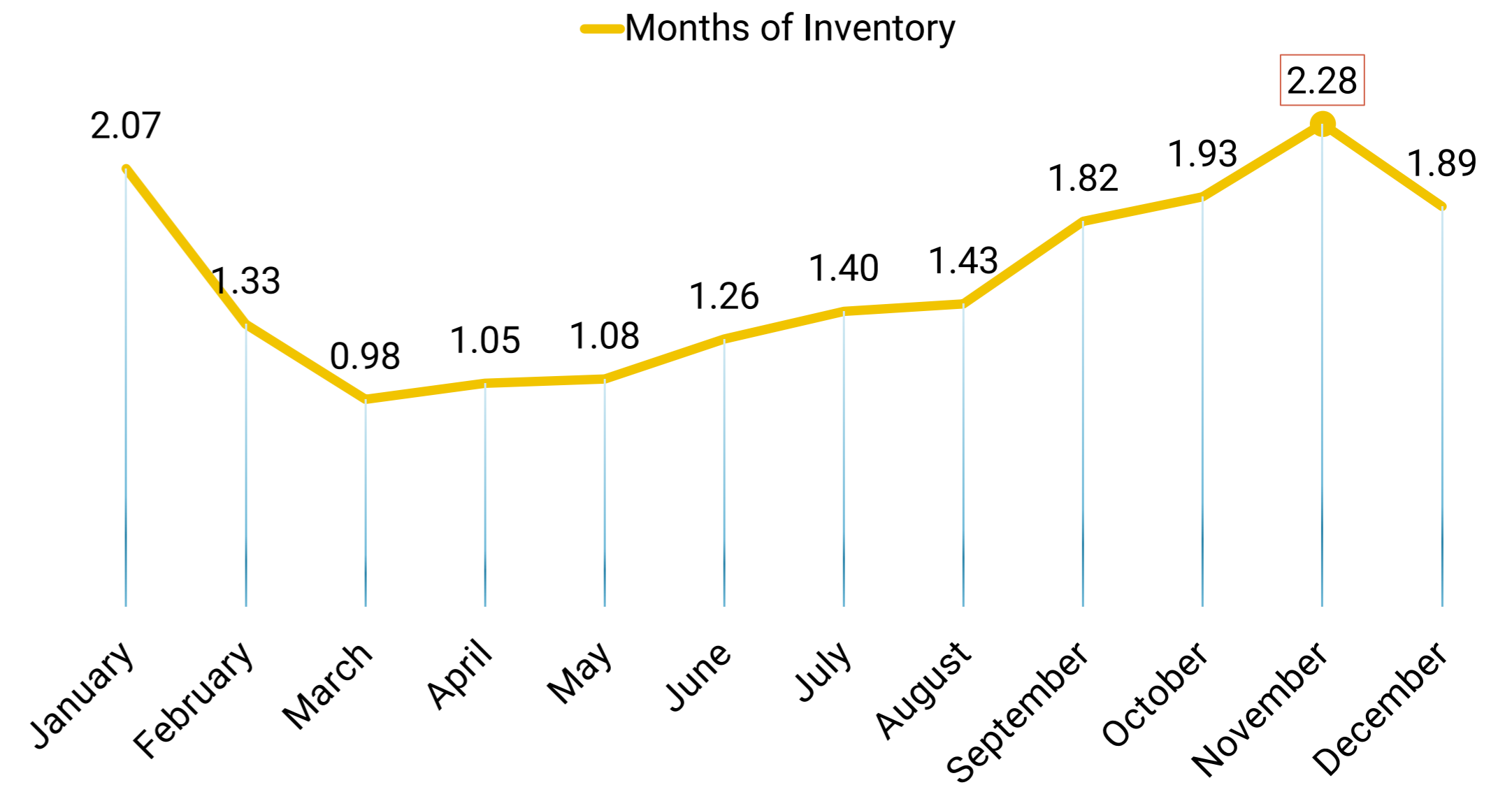
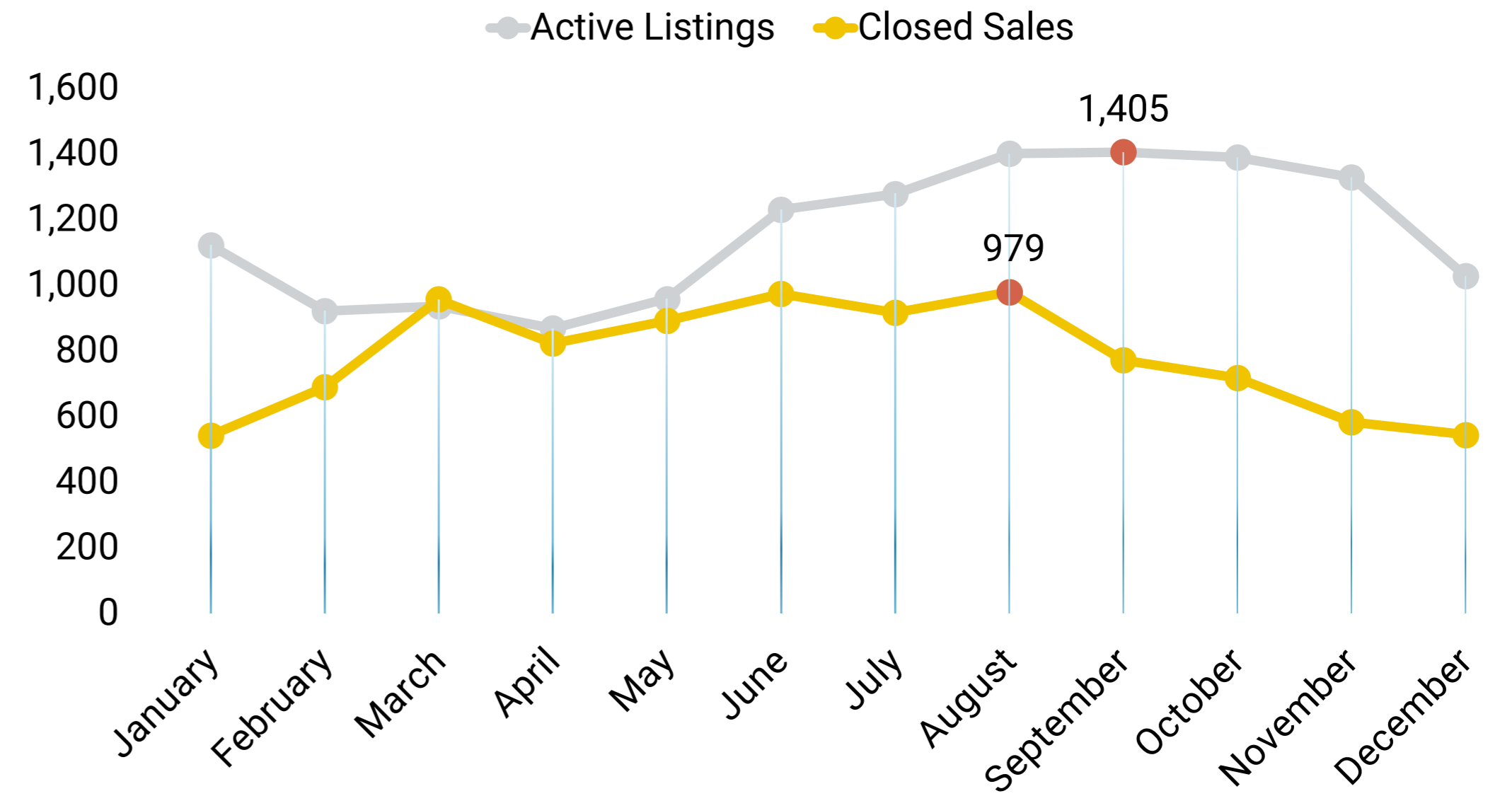
Pierce: Residential Homes Only

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	1,121	542	2.07
February	921	690	1.33
March	936	956	0.98
April	868	823	1.05
May	958	891	1.08
June	1,230	974	1.26
July	1,278	916	1.40
August	1,400	979	1.43
September	1,405	772	1.82
October	1,389	718	1.93
November	1,329	583	2.28
December	1,028	544	1.89



Pierce: 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	89	26	3.42
February	92	48	1.92
March	81	72	1.13
April	82	62	1.32
May	75	53	1.42
June	101	61	1.66
July	106	59	1.80
August	106	63	1.68
September	127	53	2.40
October	132	63	2.10
November	139	43	3.23
December	113	47	2.40

