



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2023

Thurston

Annual Statistical Review and Highlights



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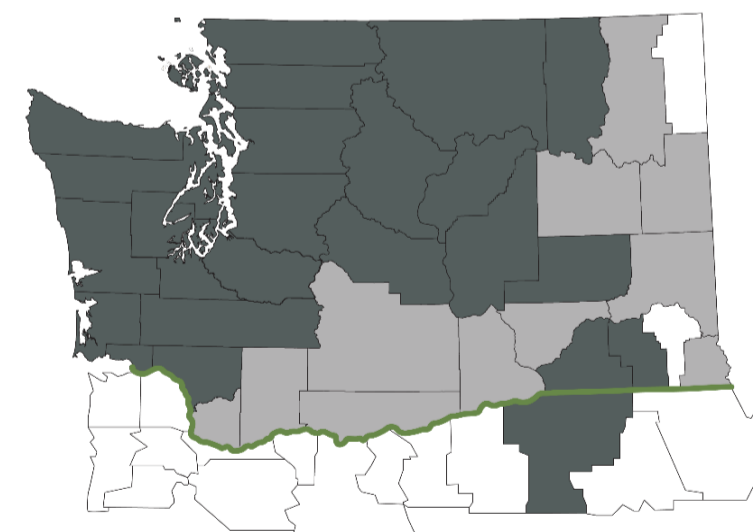
Member Offices

2,562



Total Members/Subscribers

32,478



Counties

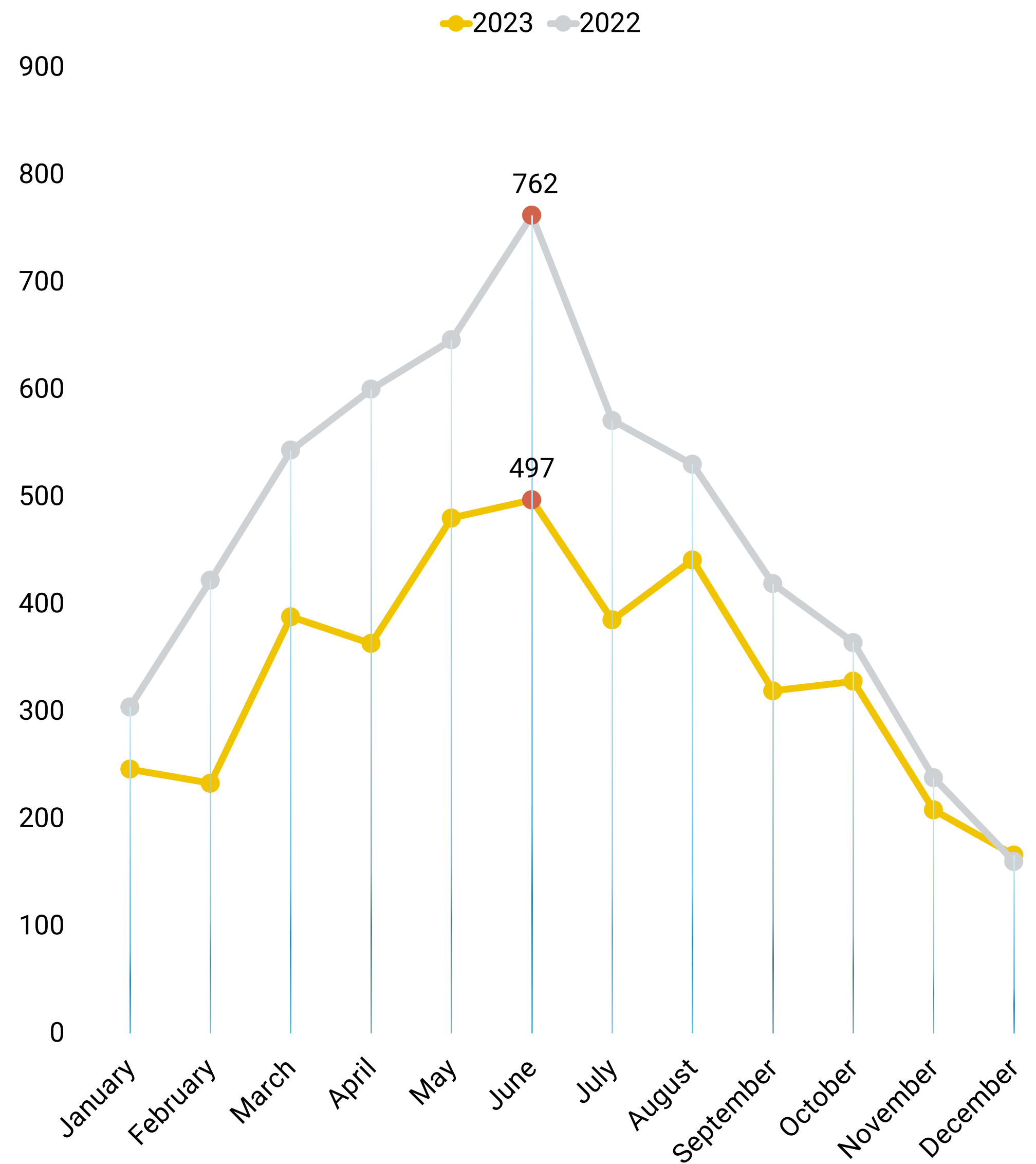
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Thurston: Residential Homes and Condominiums

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	246	304	-19.08%
February	233	422	-44.79%
March	388	543	-28.55%
April	363	600	-39.50%
May	480	646	-25.70%
June	497	762	-34.78%
July	385	571	-32.57%
August	441	530	-16.79%
September	319	419	-23.87%
October	328	364	-9.89%
November	208	238	-12.61%
December	166	160	3.75%
Total	4,054	5,559	
% chg.			-27.07%

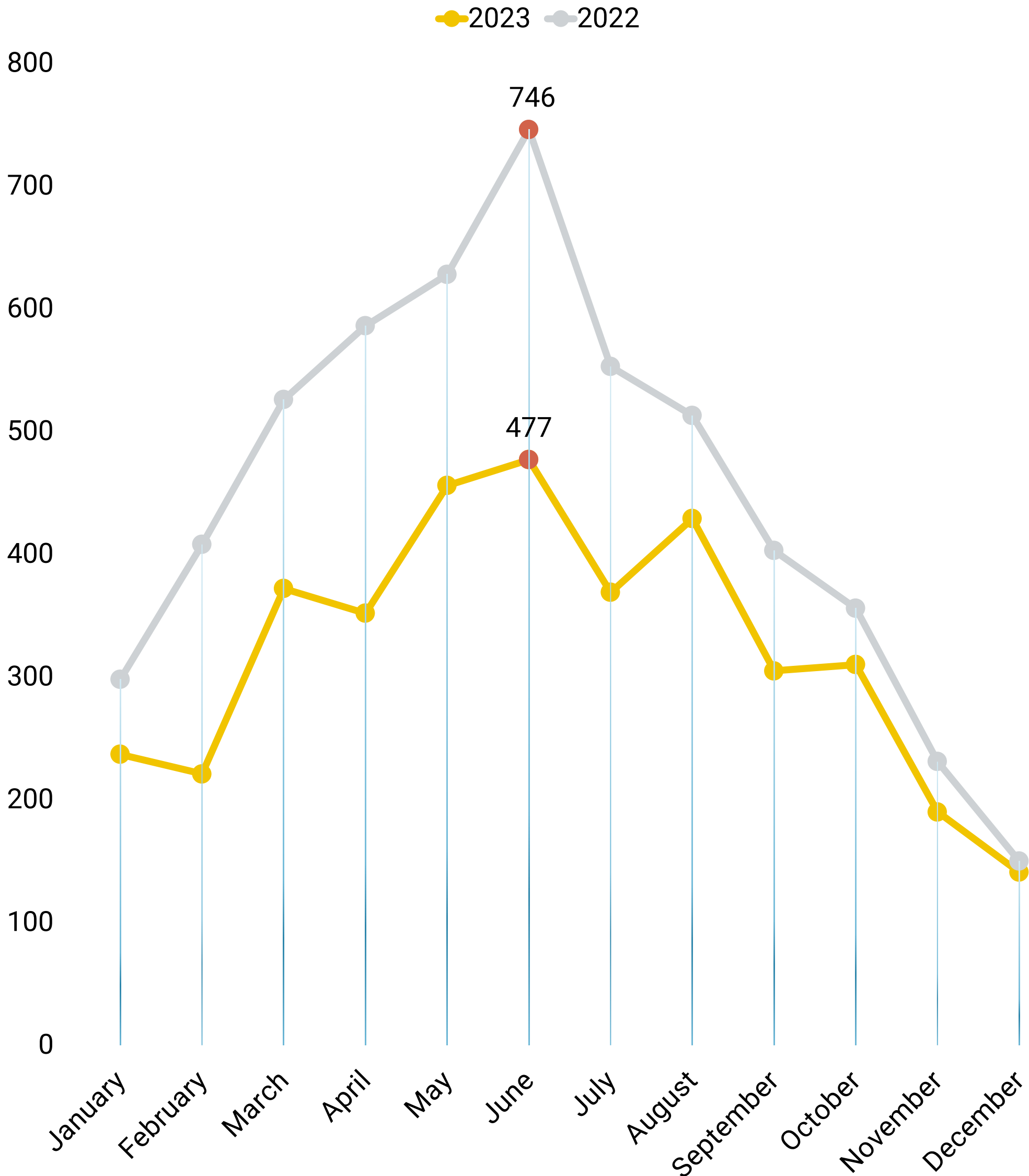


Thurston: Residential Homes Only

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	237	298	-20.47%
February	221	408	-45.83%
March	372	526	-29.28%
April	352	586	-39.93%
May	456	628	-27.39%
June	477	746	-36.06%
July	369	553	-33.27%
August	429	513	-16.37%
September	305	403	-24.32%
October	310	356	-12.92%
November	190	231	-17.75%
December	141	150	-6.00%
Total	3,859	5,398	
% chg.			-28.51%

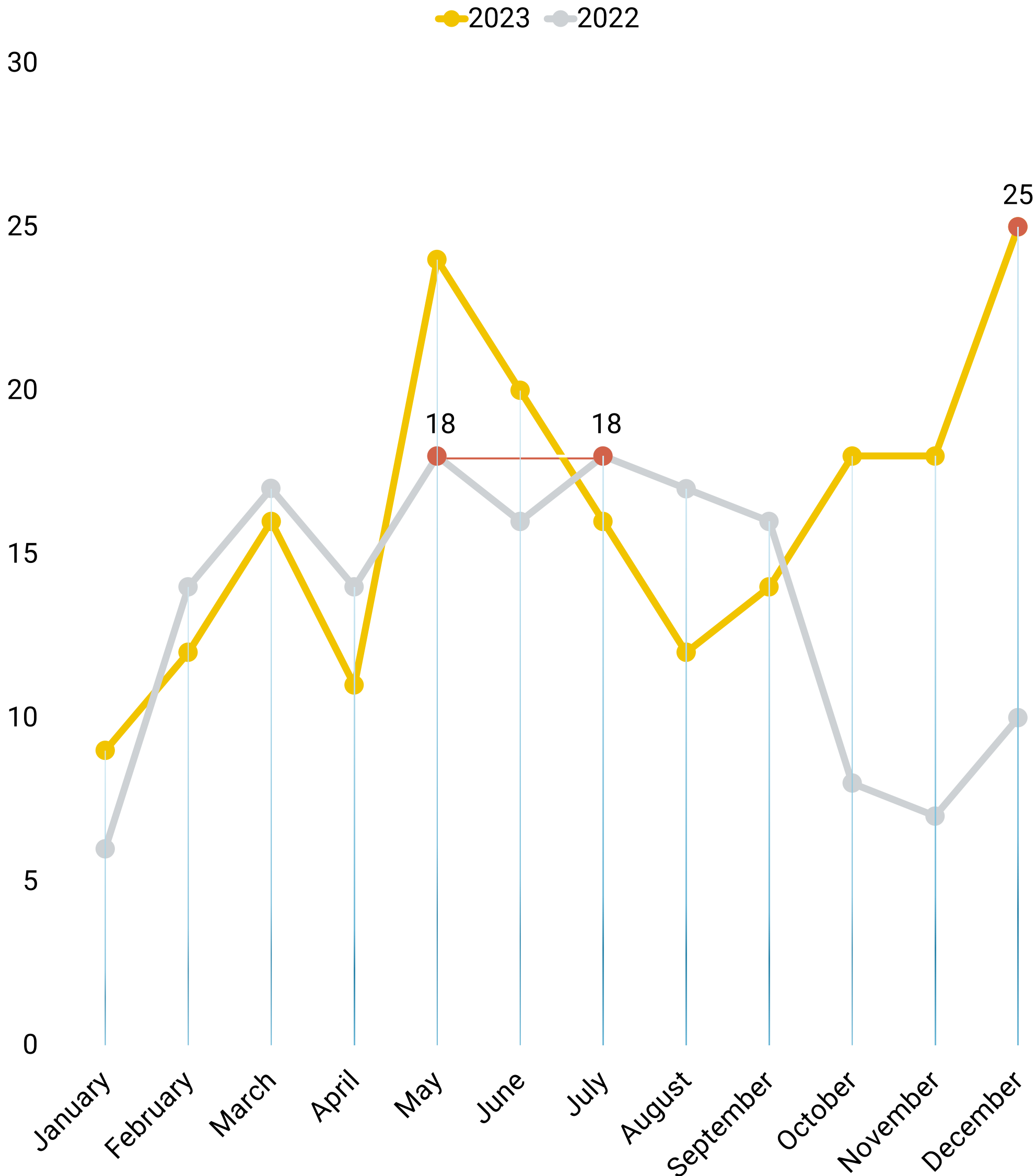


Thurston: Condominiums Only

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	9	6	50.00%
February	12	14	-14.29%
March	16	17	-5.88%
April	11	14	-21.43%
May	24	18	33.33%
June	20	16	25.00%
July	16	18	-11.11%
August	12	17	-29.41%
September	14	16	-12.50%
October	18	8	125.00%
November	18	7	157.14%
December	25	10	150.00%
Total	195	161	
% chg.			21.12%

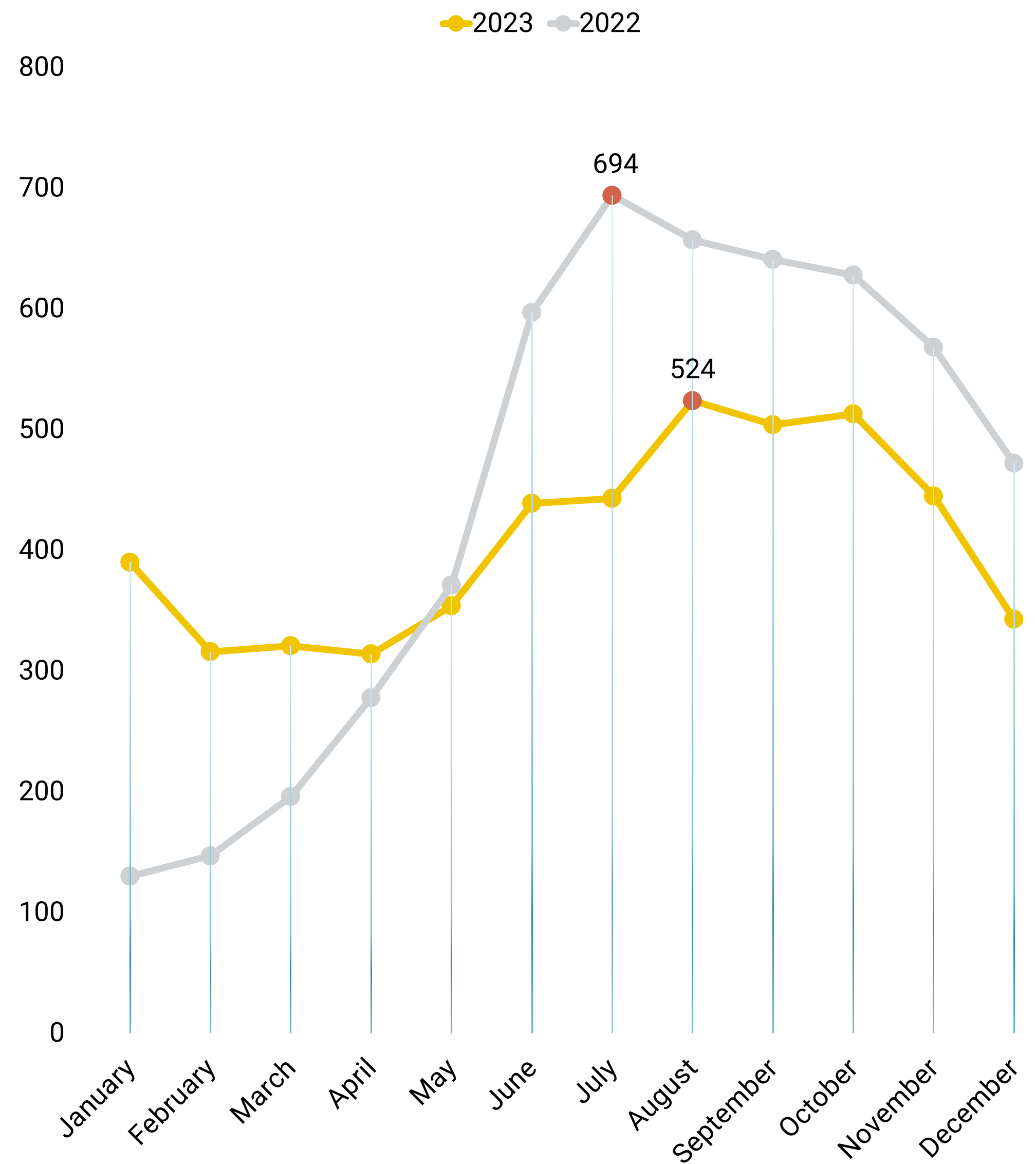


Thurston: Residential Homes and Condominiums

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	390	130	200.00%
February	316	147	114.97%
March	321	196	63.78%
April	314	278	12.95%
May	354	371	-4.58%
June	439	597	-26.47%
July	443	694	-36.17%
August	524	657	-20.24%
September	504	641	-21.37%
October	513	628	-18.31%
November	445	568	-21.65%
December	343	472	-27.33%
Total	4,906	5,379	
% chg.			-8.79%

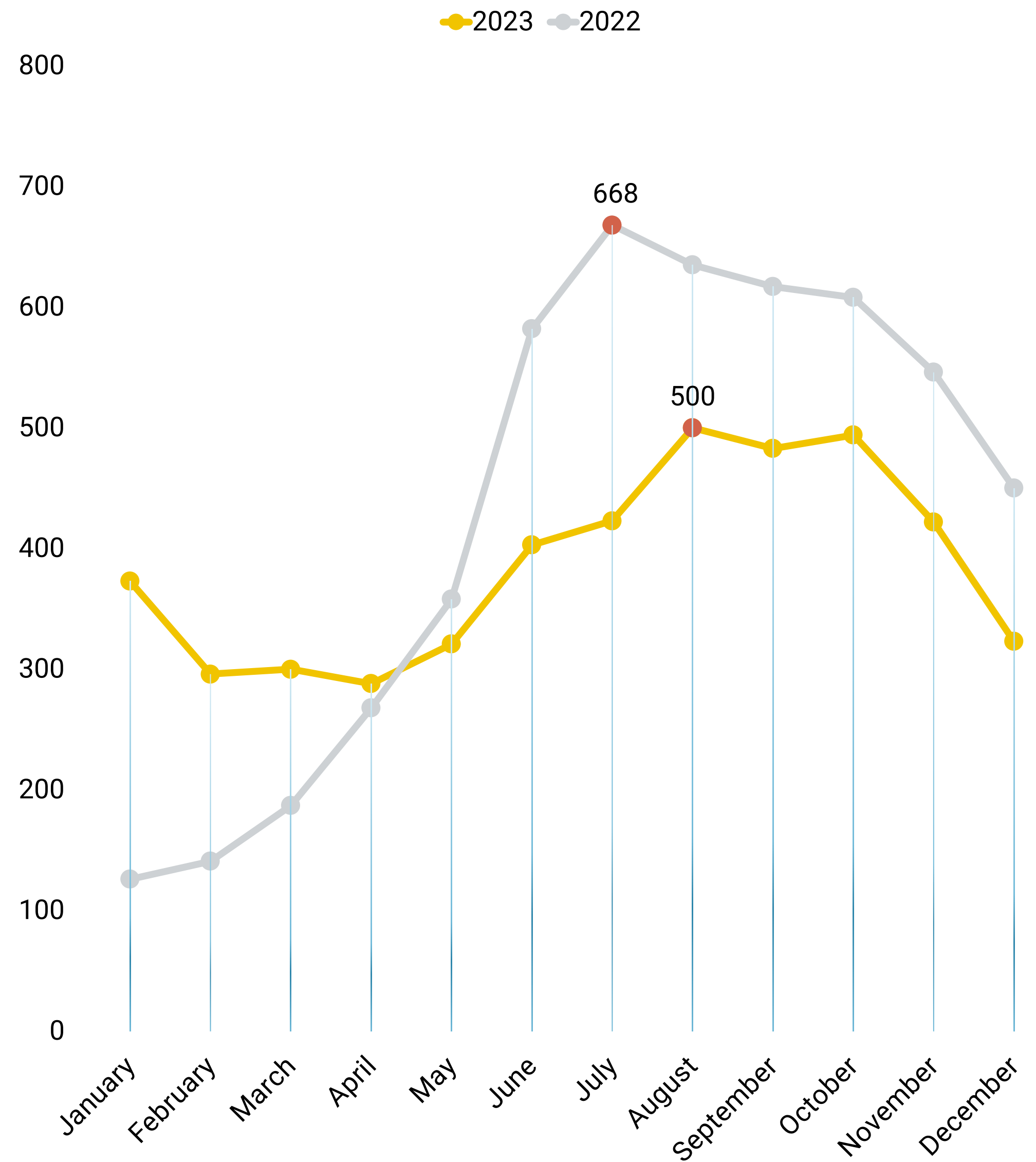


Thurston: Residential Homes Only

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	373	126	196.03%
February	296	141	109.93%
March	300	187	60.43%
April	288	268	7.46%
May	321	358	-10.34%
June	403	582	-30.76%
July	423	668	-36.68%
August	500	635	-21.26%
September	483	617	-21.72%
October	494	608	-18.75%
November	422	546	-22.71%
December	323	450	-28.22%
Total	4,626	5,186	
% chg.			-10.80%

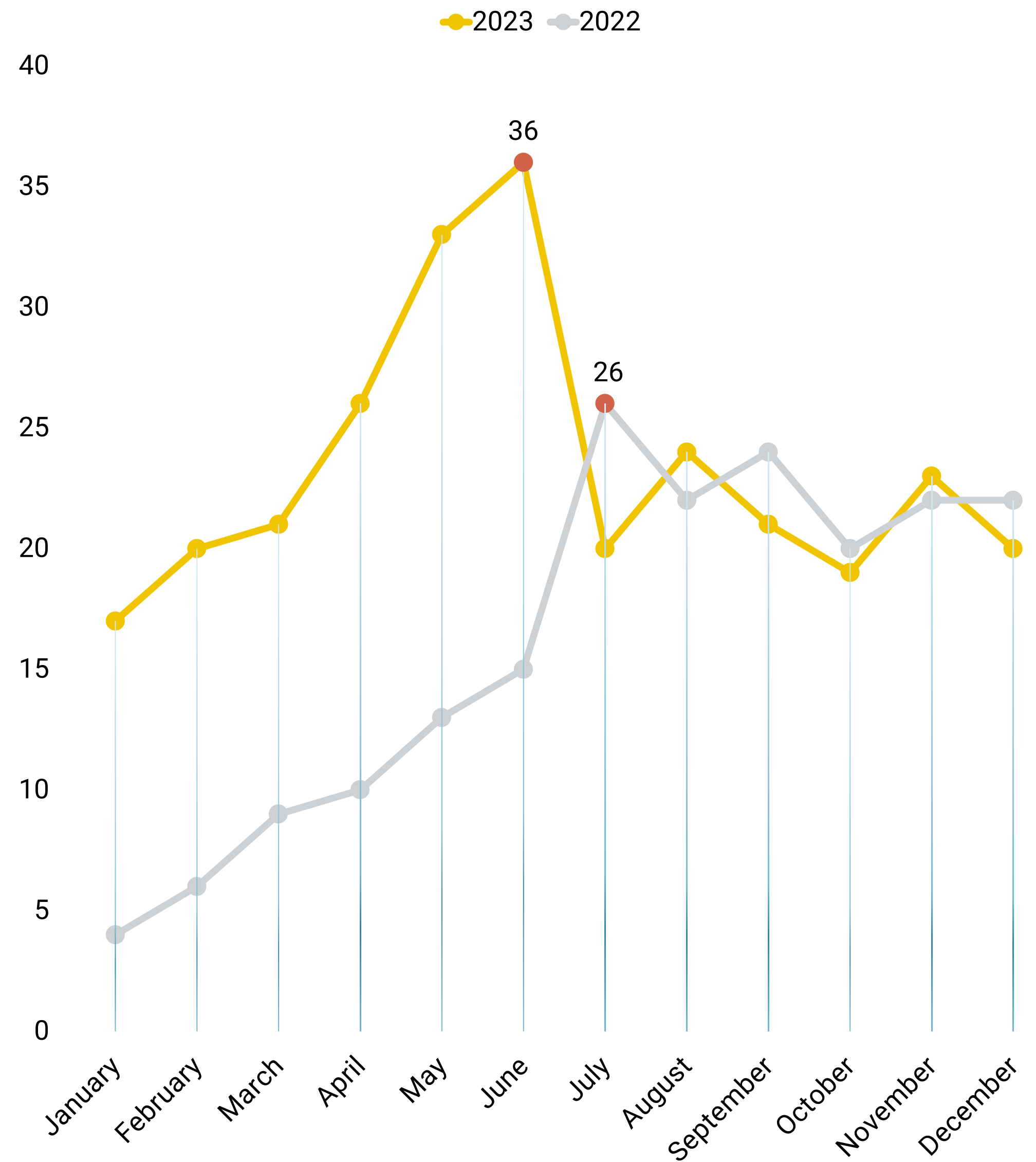


Thurston: Condominiums Only

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	17	4	325.00%
February	20	6	233.33%
March	21	9	133.33%
April	26	10	160.00%
May	33	13	153.85%
June	36	15	140.00%
July	20	26	-23.08%
August	24	22	9.09%
September	21	24	-12.50%
October	19	20	-5.00%
November	23	22	4.55%
December	20	22	-9.09%
Total	280	193	
% chg.	45.08%		



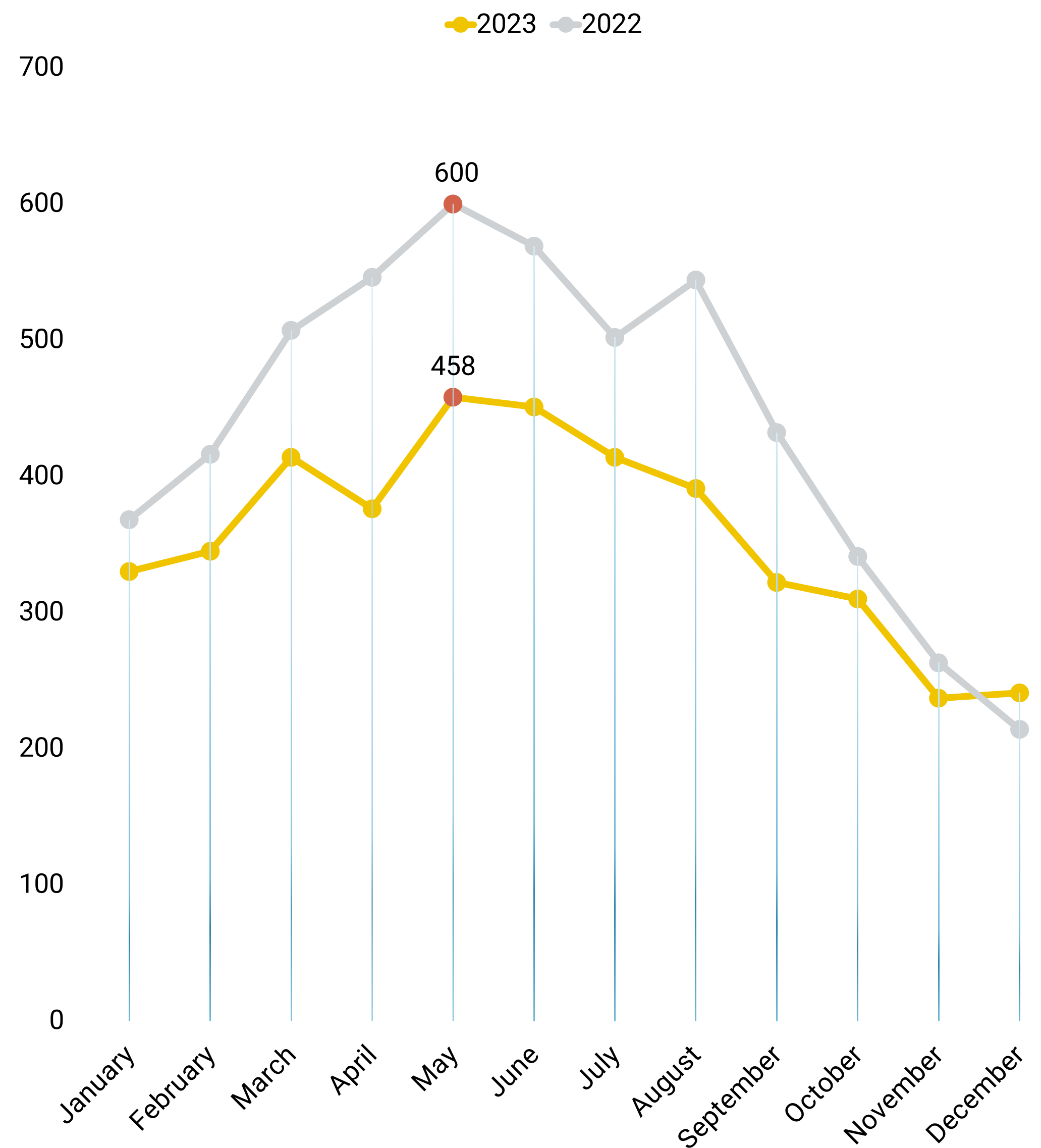
Thurston: Residential Homes and Condominiums

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	330	368	-10.33%
February	345	416	-17.07%
March	414	507	-18.34%
April	376	546	-31.14%
May	458	600	-23.67%
June	451	569	-20.74%
July	414	502	-17.53%
August	391	544	-28.13%
September	322	432	-25.46%
October	310	341	-9.09%
November	237	263	-9.89%
December	241	214	12.62%
Total	4,289	5,302	
% chg.			-19.11%



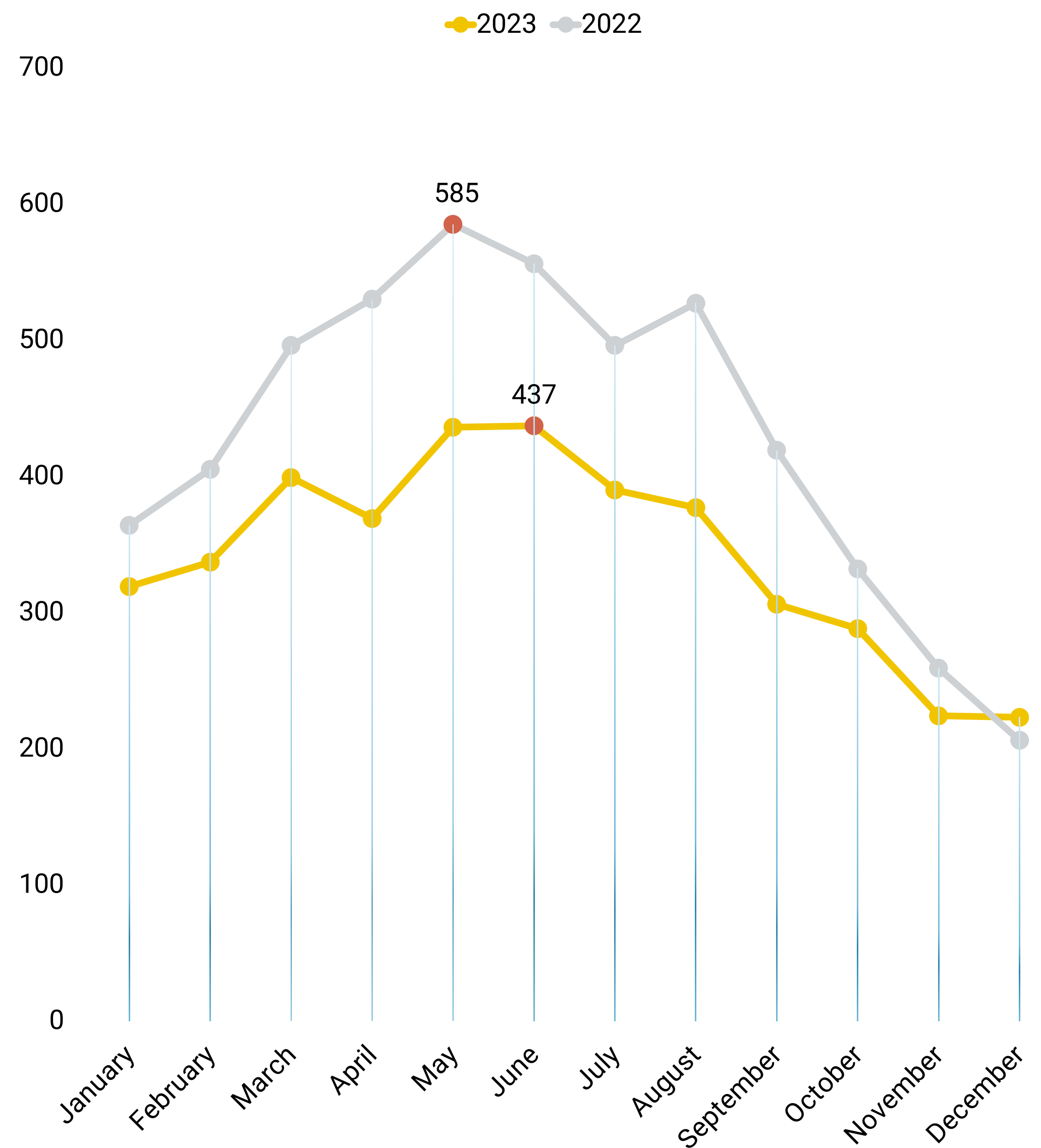
Thurston: Residential Homes Only

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	319	364	-12.36%
February	337	405	-16.79%
March	399	496	-19.56%
April	369	530	-30.38%
May	436	585	-25.47%
June	437	556	-21.40%
July	390	496	-21.37%
August	377	527	-28.46%
September	306	419	-26.97%
October	288	332	-13.25%
November	224	259	-13.51%
December	223	206	8.25%
Total	4,105	5,175	
% chg.			-20.68%



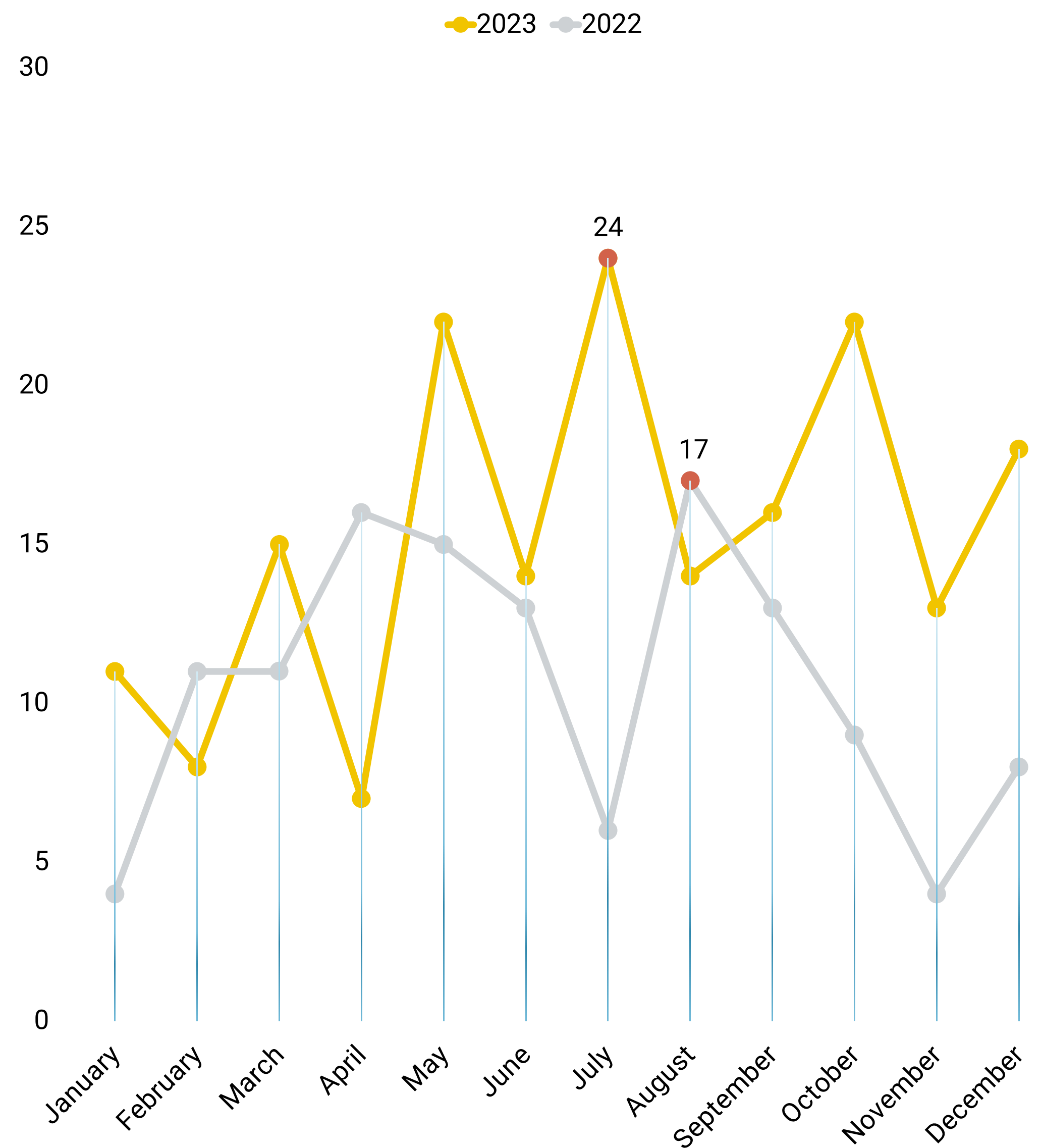
Thurston: Condominiums Only

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.

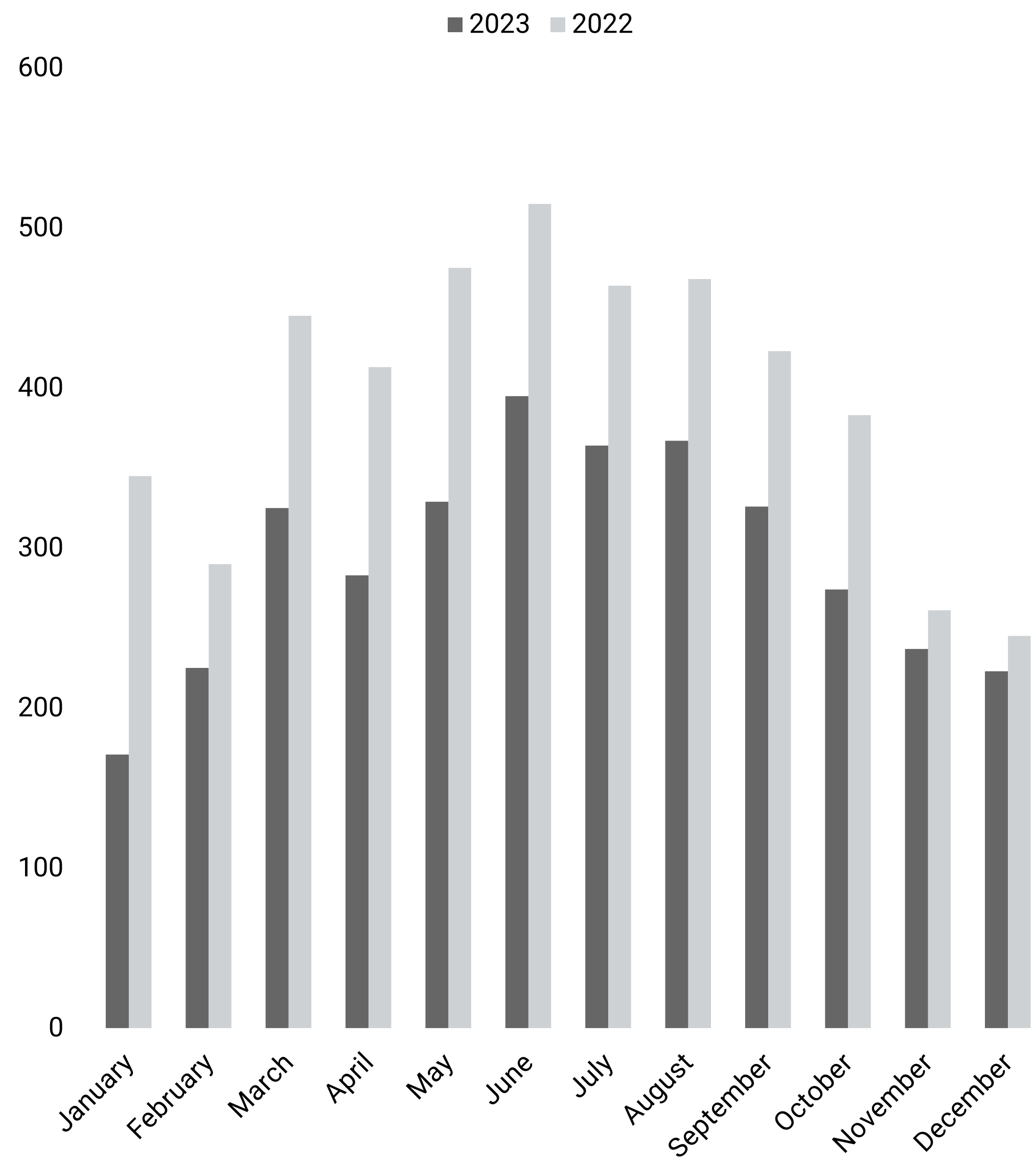
	2023	2022	% chg.
January	11	4	175.00%
February	8	11	-27.27%
March	15	11	36.36%
April	7	16	-56.25%
May	22	15	46.67%
June	14	13	7.69%
July	24	6	300.00%
August	14	17	-17.65%
September	16	13	23.08%
October	22	9	144.44%
November	13	4	225.00%
December	18	8	125.00%
Total	184	127	
% chg.	44.88%		



Thurston: 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	171	345	-50.43%
February	225	290	-22.41%
March	325	445	-26.97%
April	283	413	-31.48%
May	329	475	-30.74%
June	395	515	-23.30%
July	364	464	-21.55%
August	367	468	-21.58%
September	326	423	-22.93%
October	274	383	-28.46%
November	237	261	-9.20%
December	223	245	-8.98%
Total	3,519	4,727	
% chg.			-25.56%

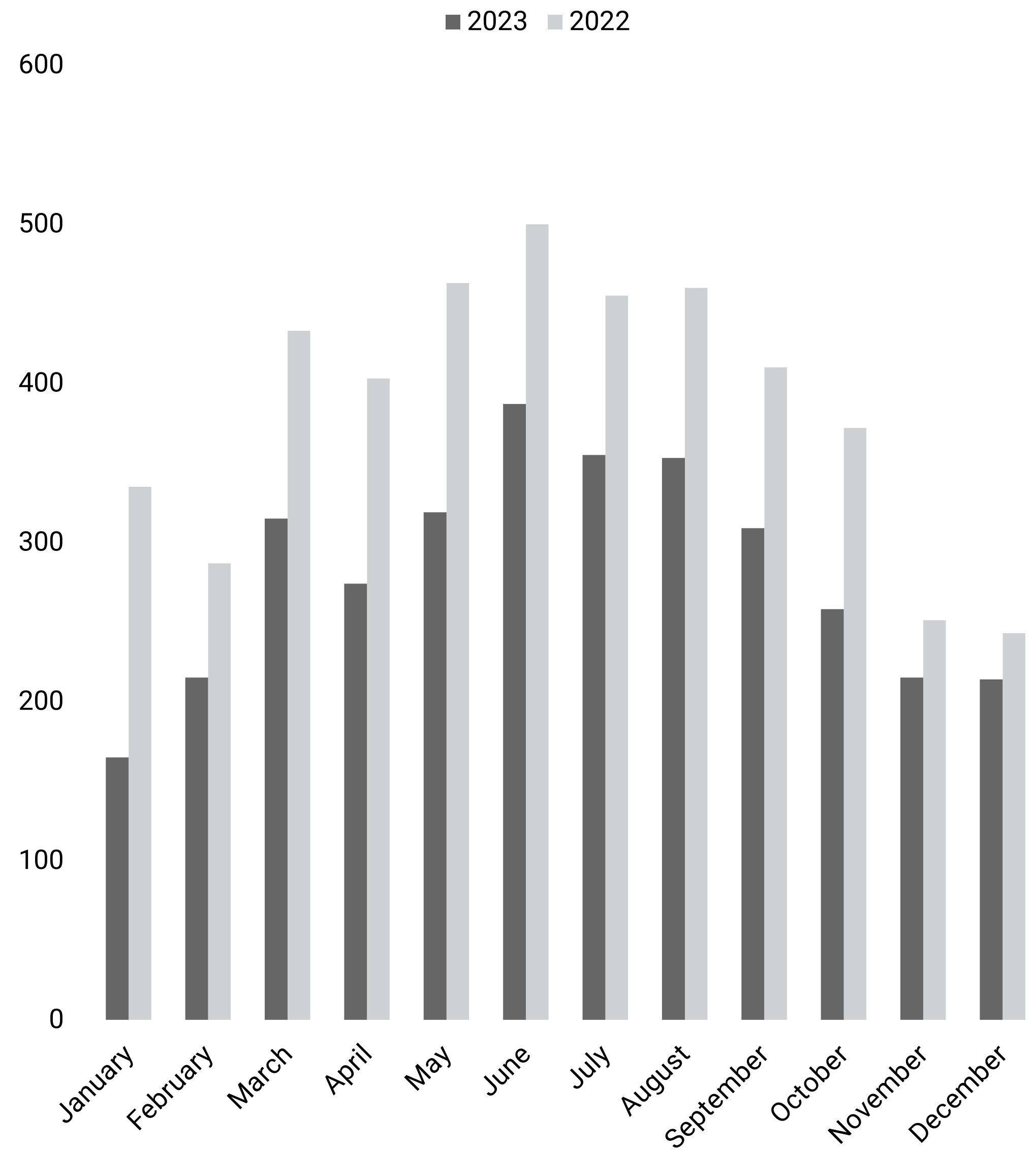


Thurston: Residential Homes Only

Closed Sales by Month

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

	2023	2022	% chg.
January	165	335	-50.75%
February	215	287	-25.09%
March	315	433	-27.25%
April	274	403	-32.01%
May	319	463	-31.10%
June	387	500	-22.60%
July	355	455	-21.98%
August	353	460	-23.26%
September	309	410	-24.63%
October	258	372	-30.65%
November	215	251	-14.34%
December	214	243	-11.93%
Total	3,379	4,612	
% chg.			-26.73%

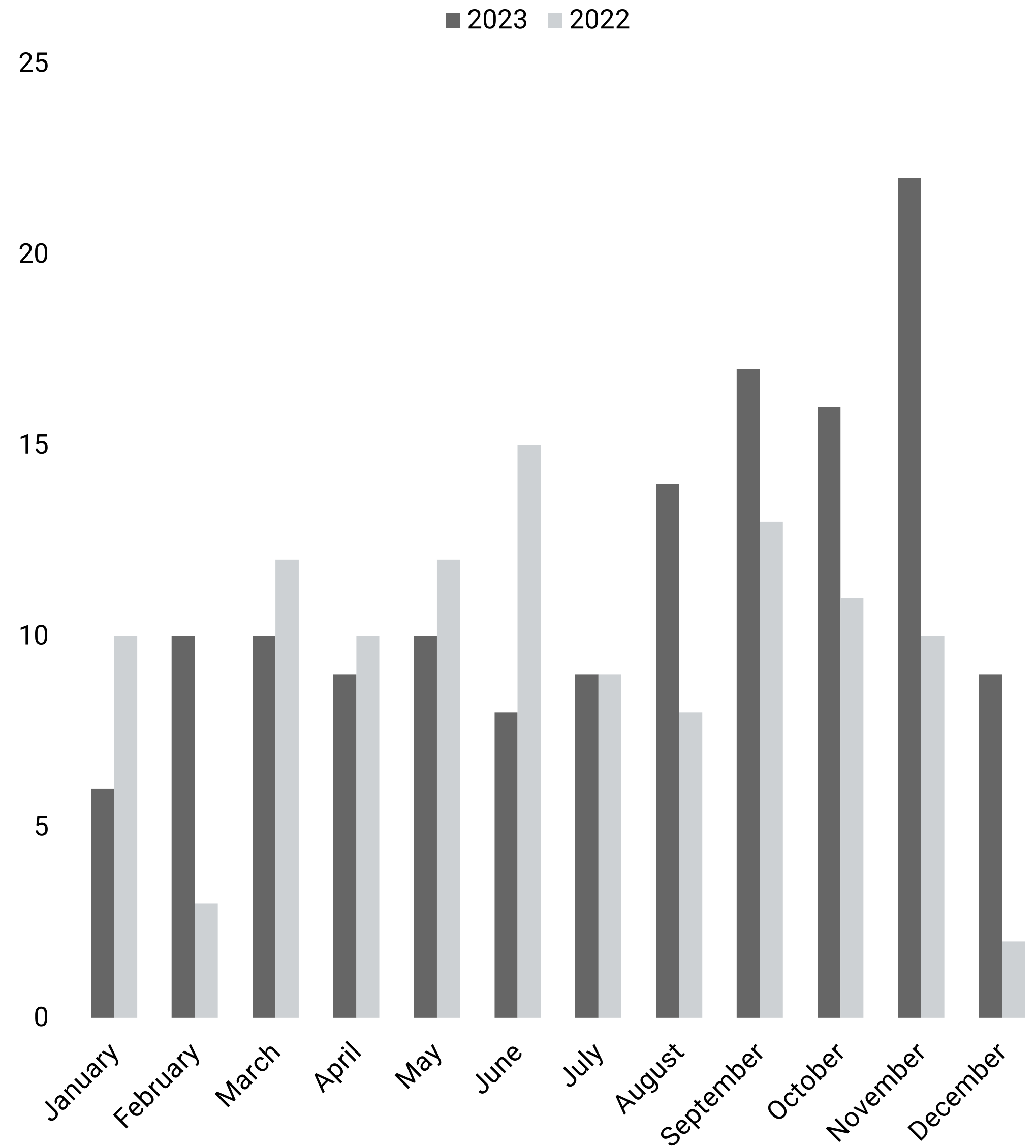


Thurston: Condominiums Only

Closed Sales by Month

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

	2023	2022	% chg.
January	6	10	-40.00%
February	10	3	233.33%
March	10	12	-16.67%
April	9	10	-10.00%
May	10	12	-16.67%
June	8	15	-46.67%
July	9	9	0.00%
August	14	8	75.00%
September	17	13	30.77%
October	16	11	45.45%
November	22	10	120.00%
December	9	2	350.00%
Total	140	115	
% chg.			21.74%

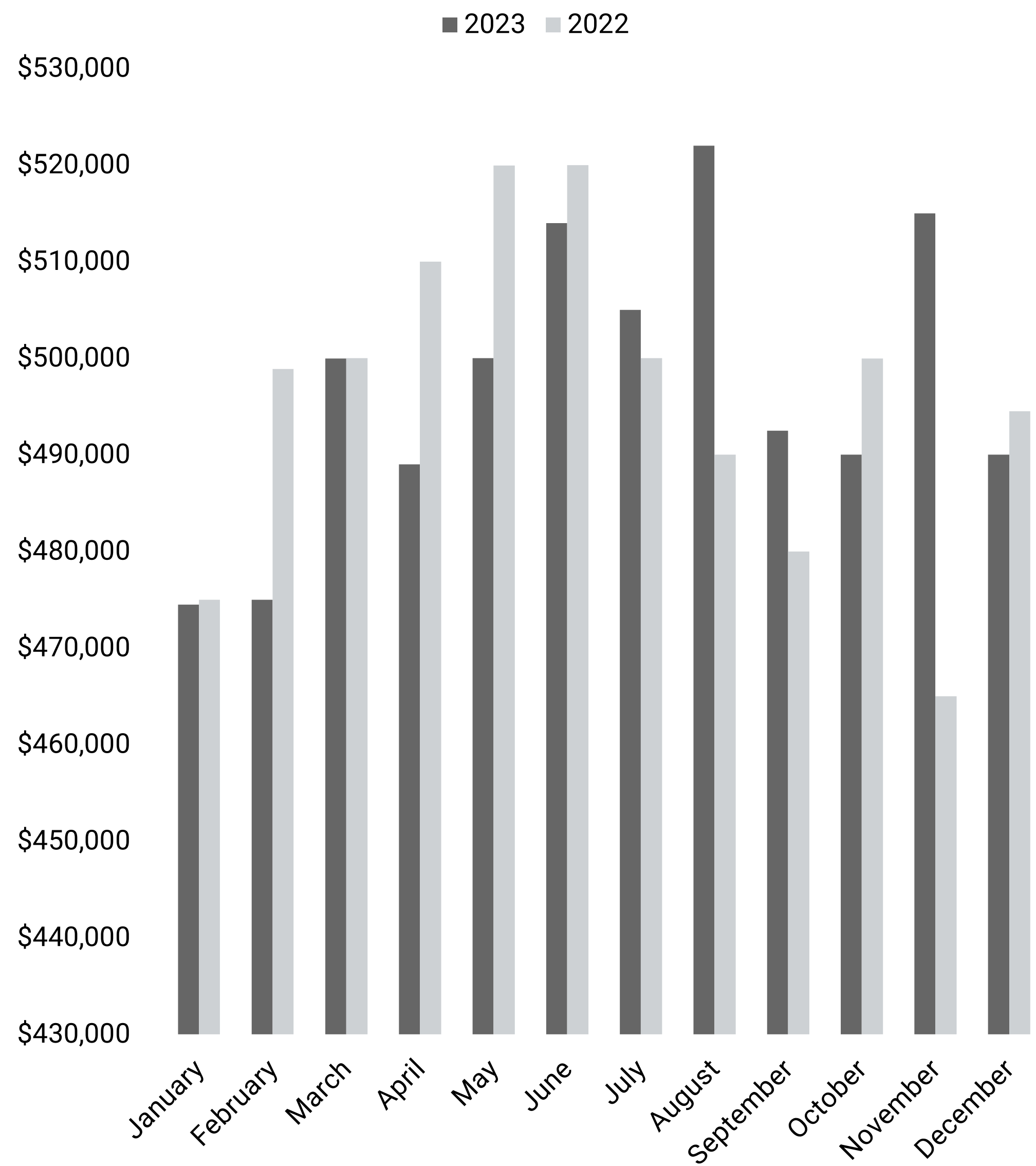


Thurston: Residential Homes and Condominiums

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	\$ 474,500	\$ 475,000	\$ 475,000	-0.11%
February	\$ 475,000	\$ 498,875	\$ 498,875	-4.79%
March	\$ 499,950	\$ 500,000	\$ 500,000	-0.01%
April	\$ 489,000	\$ 510,000	\$ 510,000	-4.12%
May	\$ 500,000	\$ 519,933	\$ 519,933	-3.83%
June	\$ 514,000	\$ 520,000	\$ 520,000	-1.15%
July	\$ 505,000	\$ 500,000	\$ 500,000	1.00%
August	\$ 522,000	\$ 489,995	\$ 489,995	6.53%
September	\$ 492,500	\$ 480,000	\$ 480,000	2.60%
October	\$ 490,000	\$ 499,950	\$ 499,950	-1.99%
November	\$ 514,990	\$ 465,000	\$ 465,000	10.75%
December	\$ 490,000	\$ 494,500	\$ 494,500	-0.91%
Total	\$ 499,990	\$ 500,000		
% chg.				0.00%

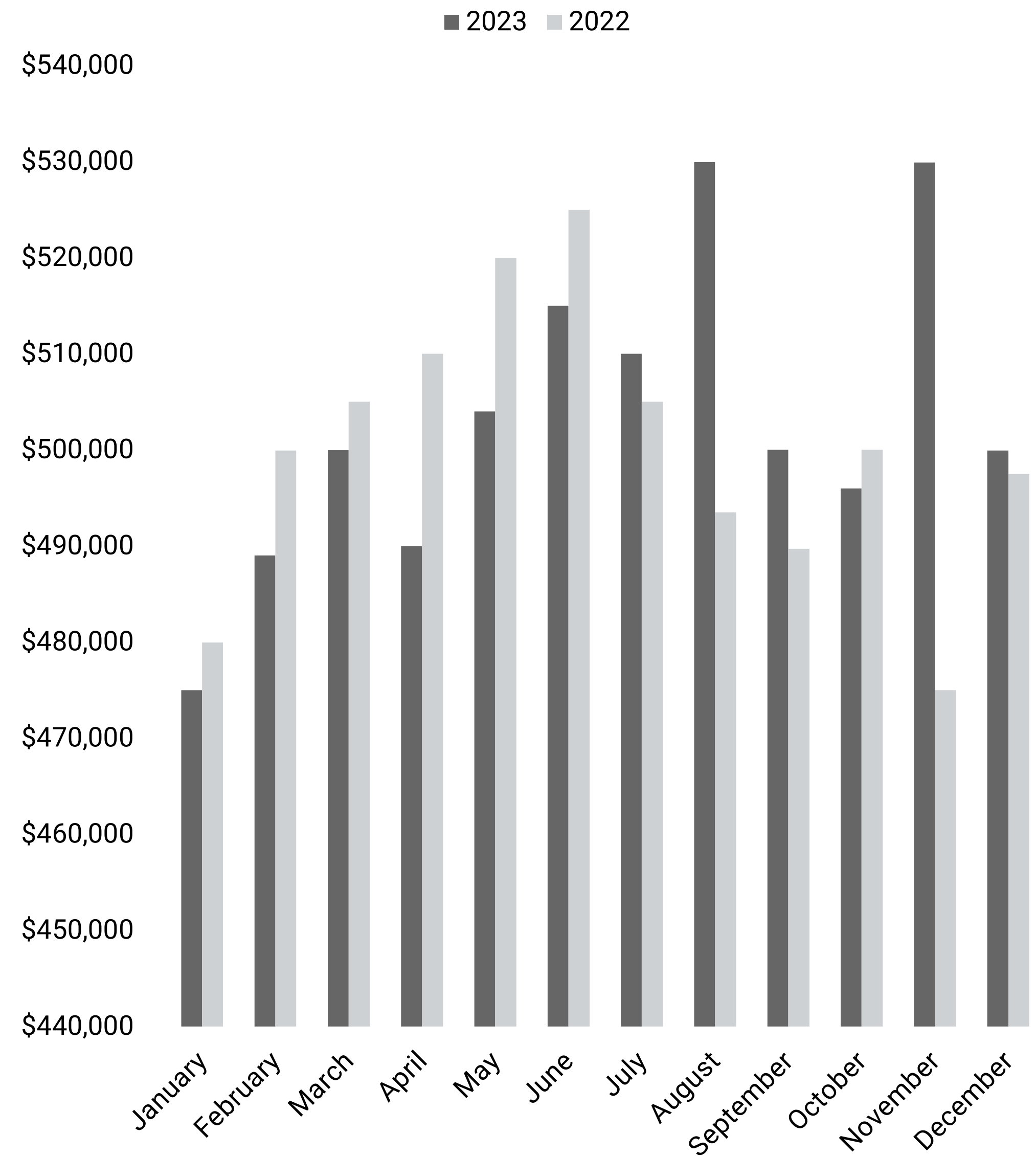


Thurston: Residential Homes Only

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	\$ 475,000	\$ 479,950	-1.03%
February	\$ 489,000	\$ 499,950	-2.19%
March	\$ 499,990	\$ 505,000	-0.99%
April	\$ 490,000	\$ 510,000	-3.92%
May	\$ 504,000	\$ 520,000	-3.08%
June	\$ 515,000	\$ 525,000	-1.90%
July	\$ 510,000	\$ 505,000	0.99%
August	\$ 529,950	\$ 493,514	7.38%
September	\$ 500,000	\$ 489,700	2.10%
October	\$ 496,000	\$ 500,000	-0.80%
November	\$ 529,900	\$ 474,990	11.56%
December	\$ 499,925	\$ 497,500	0.49%
Total	\$ 505,000	\$ 500,000	
% chg.			1.00%

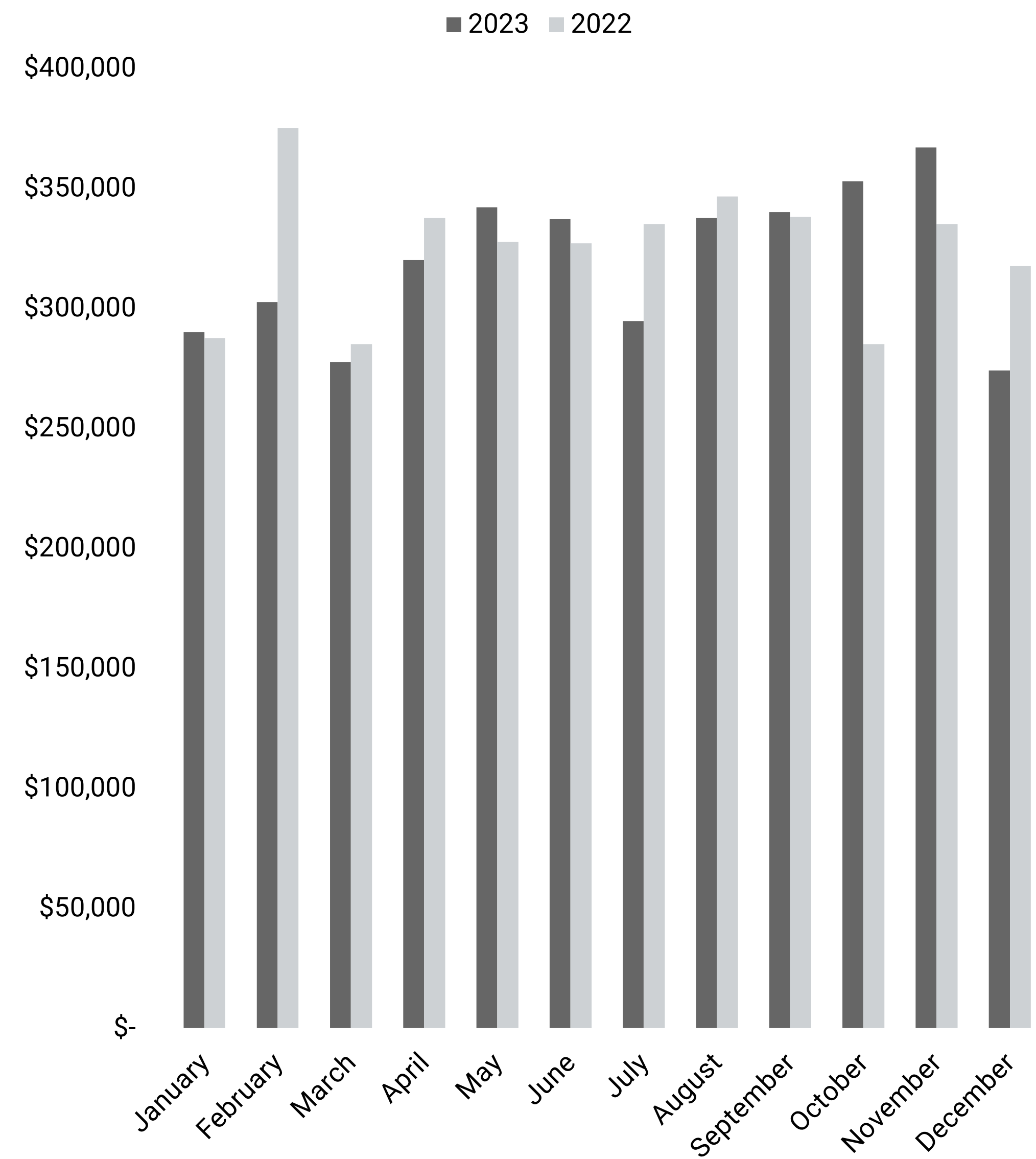


Thurston: Condominiums Only

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	\$ 290,000	\$ 287,500	0.87%
February	\$ 302,500	\$ 375,000	-19.33%
March	\$ 277,500	\$ 285,000	-2.63%
April	\$ 319,950	\$ 337,500	-5.20%
May	\$ 342,000	\$ 327,500	4.43%
June	\$ 337,000	\$ 327,000	3.06%
July	\$ 294,500	\$ 334,950	-12.08%
August	\$ 337,475	\$ 346,500	-2.60%
September	\$ 340,000	\$ 338,000	0.59%
October	\$ 352,825	\$ 285,000	23.80%
November	\$ 366,950	\$ 335,000	9.54%
December	\$ 274,000	\$ 317,500	-13.70%
Total	\$ 328,500	\$ 330,000	
% chg.			-0.45%



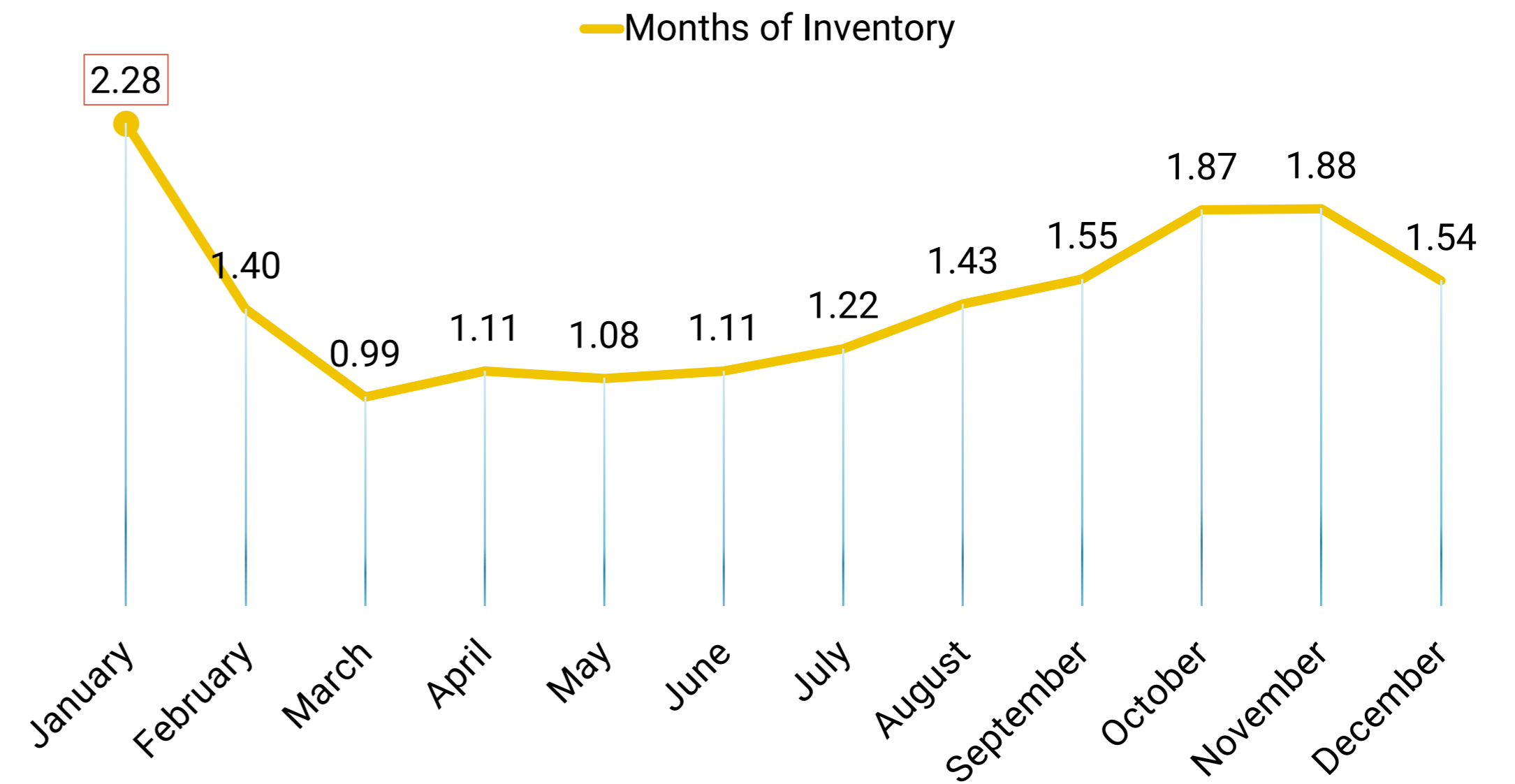
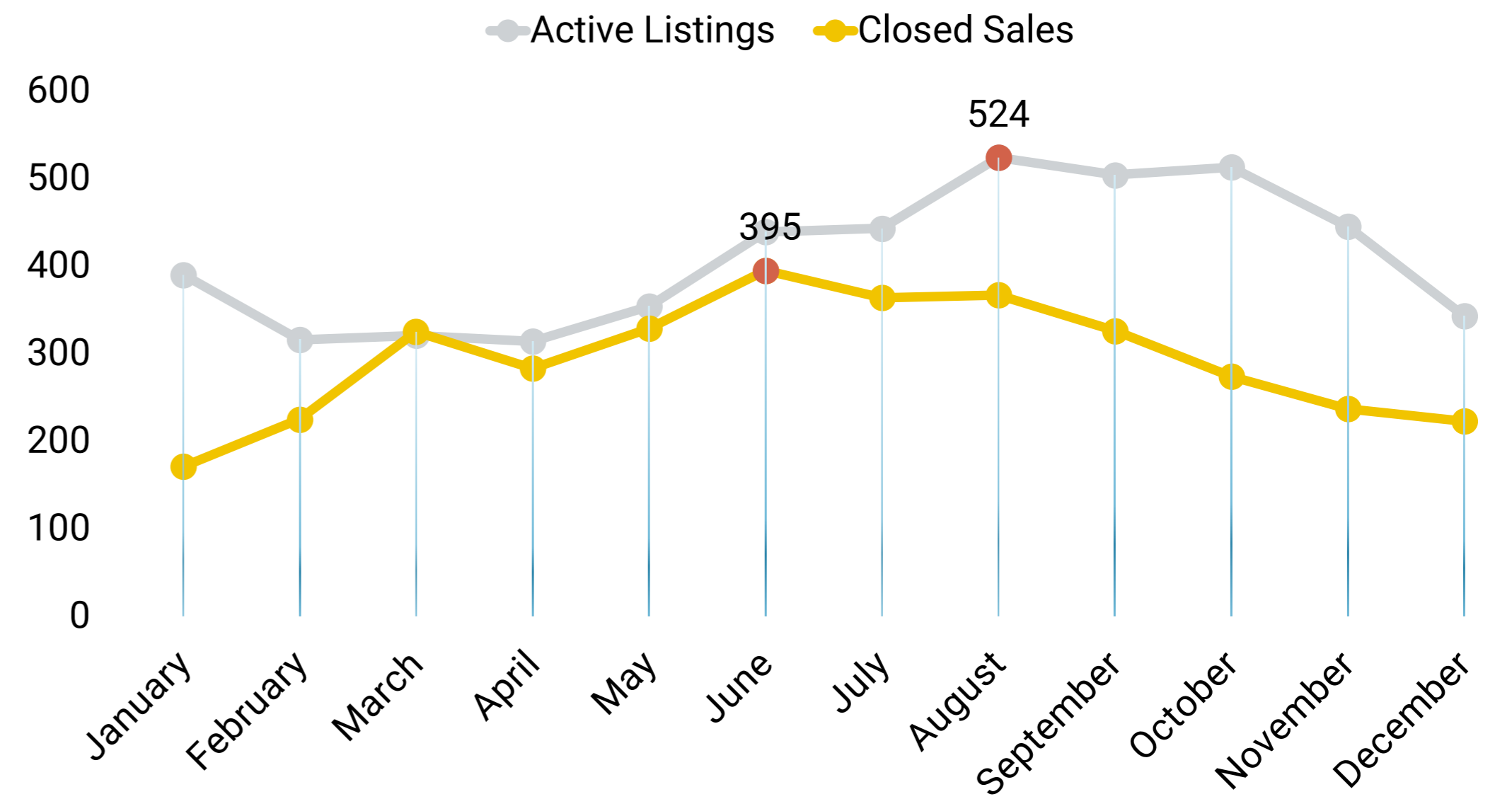
Thurston: Residential Homes and Condominiums

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	390	171	2.28
February	316	225	1.40
March	321	325	0.99
April	314	283	1.11
May	354	329	1.08
June	439	395	1.11
July	443	364	1.22
August	524	367	1.43
September	504	326	1.55
October	513	274	1.87
November	445	237	1.88
December	343	223	1.54



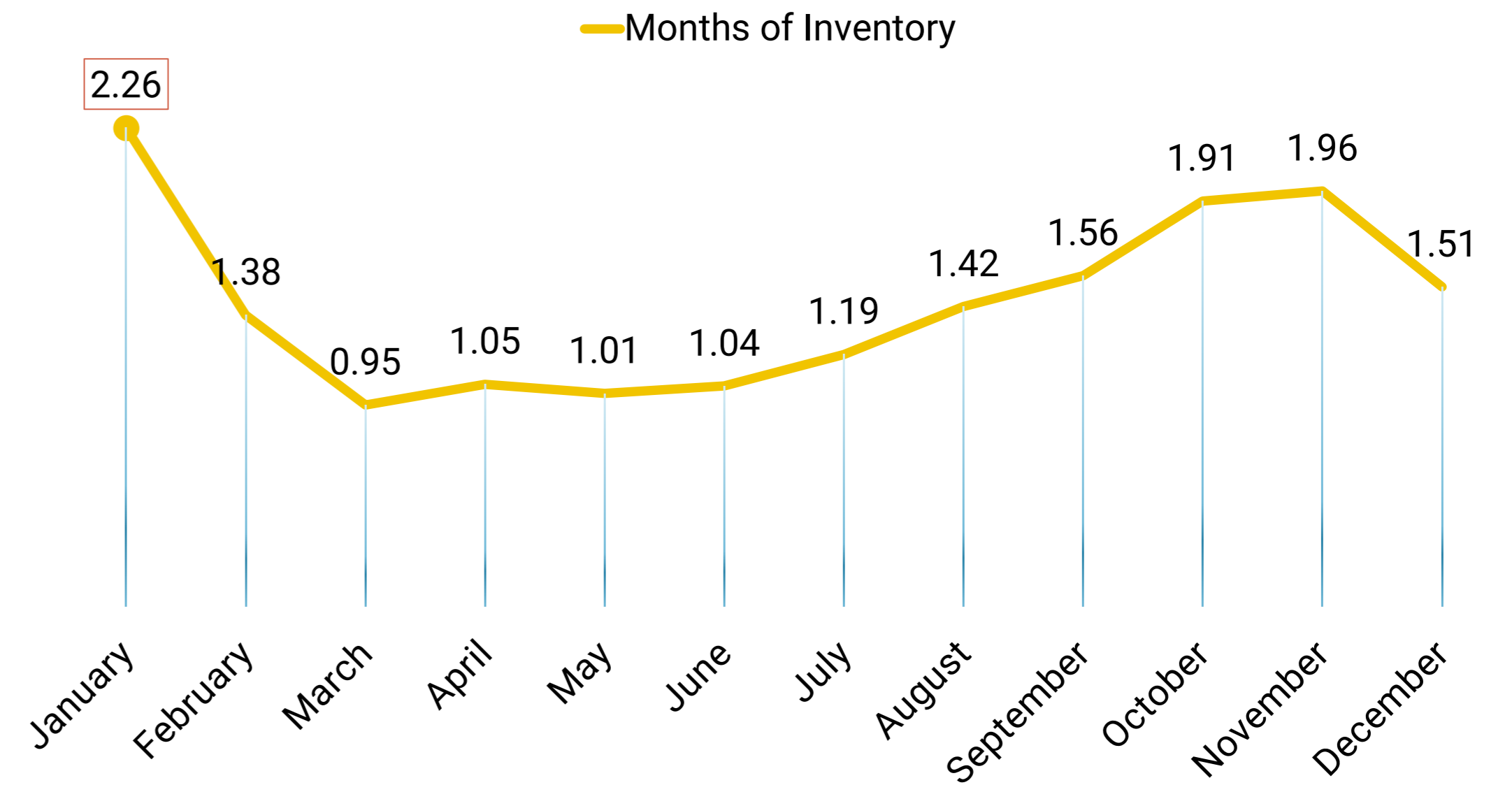
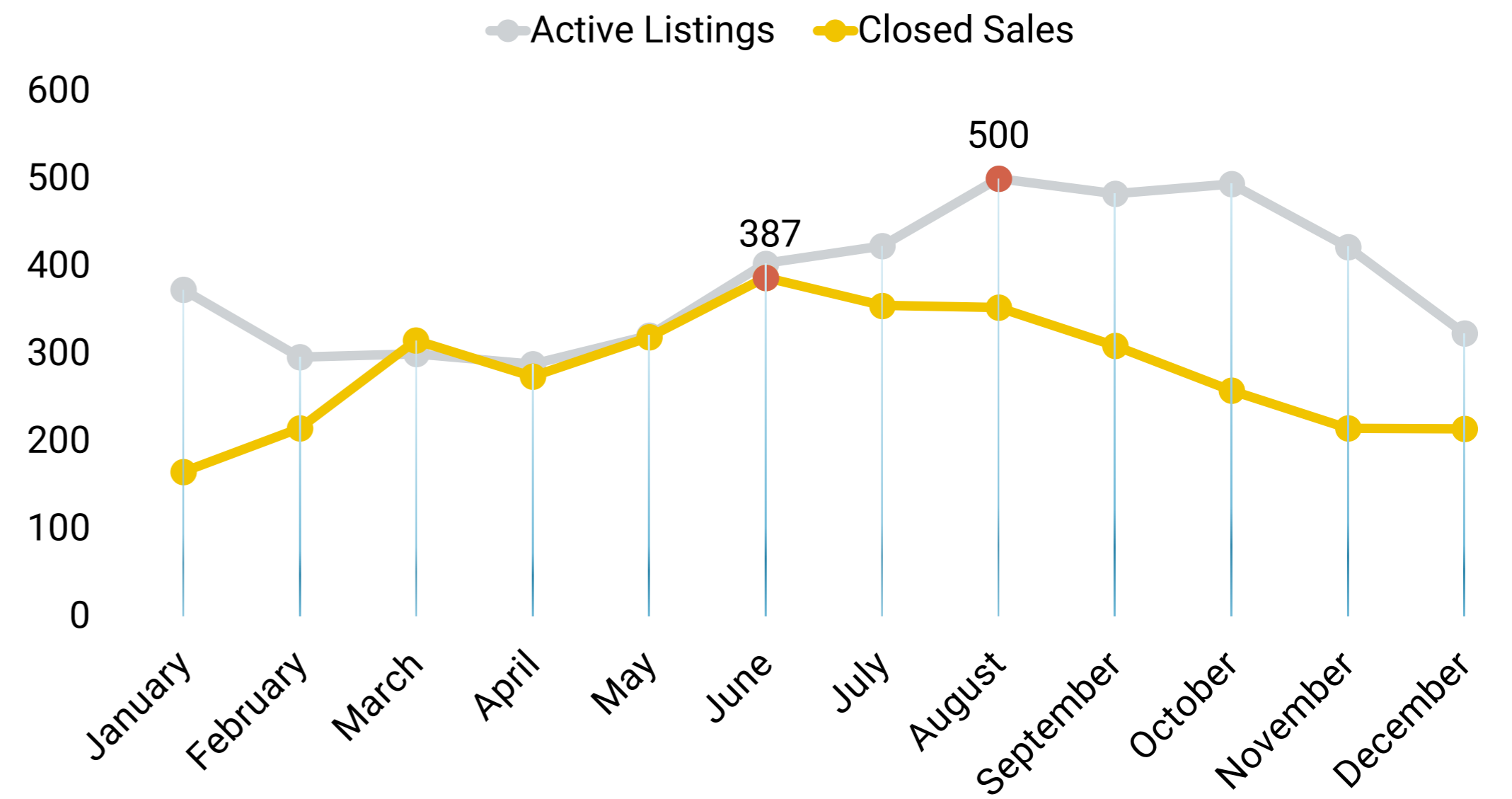
Thurston: Residential Homes Only

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	373	165	2.26
February	296	215	1.38
March	300	315	0.95
April	288	274	1.05
May	321	319	1.01
June	403	387	1.04
July	423	355	1.19
August	500	353	1.42
September	483	309	1.56
October	494	258	1.91
November	422	215	1.96
December	323	214	1.51



Thurston: 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	17	6	2.83
February	20	10	2.00
March	21	10	2.10
April	26	9	2.89
May	33	10	3.30
June	36	8	4.50
July	20	9	2.22
August	24	14	1.71
September	21	17	1.24
October	19	16	1.19
November	23	22	1.05
December	20	9	2.22

