

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

MARCH 2024

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Mar 2024	New Mar 2023	Ttl Active Mar 2024	Ttl Active Mar 2023	% Change, Ttl Active	Pending Mar 2024	Pending Mar 2023	% Change, Pending	Closed Mar 2024	Closed Mar 2023	% Change, Closed	Median \$, Mar 2024	Median \$, Mar 2023	% Change, Median Price	Months of Inventory
King	2,954	2,947	2,316	2,485	-6.80%	2,559	2,364	8.25%	1,882	1,956	-3.78%	\$850,000	\$760,000	11.84%	1.23
Snohomish	1,114	1,051	591	769	-23.15%	1,090	977	11.57%	736	850	-13.41%	\$730,000	\$680,000	7.35%	0.80
Pierce	1,102	1,144	1,109	1,017	9.05%	1,120	1,243	-9.90%	796	1,028	-22.57%	\$535,000	\$516,000	3.68%	1.39
Kitsap	386	418	411	432	-4.86%	378	367	3.00%	292	288	1.39%	\$535,000	\$510,000	4.90%	1.41
Mason	122	109	180	145	24.14%	98	101	-2.97%	73	85	-14.12%	\$384,000	\$405,000	-5.19%	2.47
Skagit	157	145	186	179	3.91%	130	133	-2.26%	85	115	-26.09%	\$555,000	\$545,000	1.83%	2.19
Grays Harbor	151	145	303	272	11.40%	106	143	-25.87%	101	110	-8.18%	\$354,500	\$337,500	5.04%	3.00
Lewis	122	101	223	183	21.86%	110	103	6.80%	62	87	-28.74%	\$441,975	\$380,000	16.31%	3.60
Cowlitz	107	108	151	147	2.72%	115	111	3.60%	75	94	-20.21%	\$368,000	\$394,500	-6.72%	2.01
Grant	135	118	235	177	32.77%	107	104	2.88%	77	60	28.33%	\$325,000	\$312,000	4.17%	3.05
Thurston	339	388	384	321	19.63%	358	414	-13.53%	255	325	-21.54%	\$527,000	\$499,950	5.41%	1.51
San Juan	34	44	83	73	13.70%	19	24	-20.83%	13	19	-31.58%	\$750,000	\$860,000	-12.79%	6.38
Island	145	151	201	172	16.86%	113	126	-10.32%	79	110	-28.18%	\$510,000	\$574,500	-11.23%	2.54
Kittitas	127	90	178	153	16.34%	72	71	1.41%	53	57	-7.02%	\$550,000	\$624,995	-12.00%	3.36
Jefferson	39	43	75	70	7.14%	34	41	-17.07%	26	30	-13.33%	\$691,500	\$608,382	13.66%	2.88
Okanogan	66	41	127	105	20.95%	44	34	29.41%	21	20	5.00%	\$367,000	\$280,500	30.84%	6.05
Whatcom	284	320	371	446	-16.82%	273	273	0.00%	208	219	-5.02%	\$620,000	\$560,010	10.71%	1.78
Clark	91	84	97	78	24.36%	79	73	8.22%	47	61	-22.95%	\$540,000	\$510,500	5.78%	2.06
Pacific	78	64	151	126	19.84%	44	46	-4.35%	30	44	-31.82%	\$347,500	\$321,550	8.07%	5.03
Ferry	5	5	23	15	53.33%	3	6	-50.00%	4	4	0.00%	\$365,000	\$262,500	39.05%	5.75
Clallam	112	83	114	127	-10.24%	100	85	17.65%	75	59	27.12%	\$489,000	\$450,000	8.67%	1.52
Chelan	126	115	190	178	6.74%	61	85	-28.24%	52	52	0.00%	\$597,000	\$481,250	24.05%	3.65
Douglas	52	48	77	66	16.67%	45	47	-4.26%	27	24	12.50%	\$469,000	\$448,500	4.57%	2.85
Adams	23	15	34	48	-29.17%	16	15	6.67%	10	13	-23.08%	\$356,650	\$260,000	37.17%	3.40
Walla Walla	78	67	111	81	37.04%	78	75	4.00%	32	53	-39.62%	\$383,565	\$444,700	-13.75%	3.47
Columbia	5	2	18	10	80.00%	6	13	-53.85%	6	5	20.00%	\$274,000	\$395,000	-30.63%	3.00
Others	74	58	161	132	21.97%	60	62	-3.23%	48	49	-2.04%	\$382,500	\$395,000	-3.16%	3.35
Total	8,028	7,904	8,100	8,007	1.16%	7,218	7,136	1.15%	5,165	5,817	-11.21%	\$633,717	\$590,000	7.41%	1.57

Breakouts for Residential Only (Single Family Homes) and Condominium Only appear on next page
 Months of Inventory calculated using Total Active divided by Total Sold for current month.

Recaps - Northwest MLS (RESIDENTIAL ONLY)

MARCH 2024

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	New Mar 2024	New Mar 2023	Ttl Active Mar 2024	Ttl Active Mar 2023	% Change, Ttl Active	Pending Mar 2024	Pending Mar 2023	% Change, Pending	Closed Mar 2024	Closed Mar 2023	% Change, Closed	Median \$, Mar 2024	Median \$, Mar 2023	% Change, Median Price	Months of Inventory
King	2,166	2,268	1,483	1,787	-17.01%	1,927	1,836	4.96%	1,425	1,515	-5.94%	\$945,500	\$840,000	12.56%	1.04
Snohomish	912	846	484	660	-26.67%	878	784	11.99%	613	703	-12.80%	\$760,000	\$724,000	4.97%	0.79
Pierce	1,007	1,081	981	936	4.81%	1,033	1,171	-11.78%	736	956	-23.01%	\$550,000	\$526,000	4.56%	1.33
Kitsap	368	393	383	407	-5.90%	362	349	3.72%	278	274	1.46%	\$535,350	\$517,500	3.45%	1.38
Mason	119	107	178	140	27.14%	96	99	-3.03%	73	84	-13.10%	\$384,000	\$407,000	-5.65%	2.44
Skagit	150	133	175	162	8.02%	127	122	4.10%	81	105	-22.86%	\$575,000	\$556,250	3.37%	2.16
Grays Harbor	140	138	283	251	12.75%	100	137	-27.01%	99	106	-6.60%	\$354,500	\$341,000	3.96%	2.86
Lewis	121	101	223	183	21.86%	109	103	5.83%	62	87	-28.74%	\$441,975	\$380,000	16.31%	3.60
Cowlitz	106	107	146	143	2.10%	112	111	0.90%	72	94	-23.40%	\$368,950	\$394,500	-6.48%	2.03
Grant	132	115	231	171	35.09%	105	103	1.94%	74	58	27.59%	\$326,462	\$312,000	4.64%	3.12
Thurston	324	372	359	300	19.67%	341	399	-14.54%	239	315	-24.13%	\$535,000	\$499,990	7.00%	1.50
San Juan	29	40	73	68	7.35%	15	24	-37.50%	13	18	-27.78%	\$750,000	\$883,800	-15.14%	5.62
Island	135	141	192	165	16.36%	104	115	-9.57%	74	108	-31.48%	\$527,500	\$582,000	-9.36%	2.59
Kittitas	112	82	156	132	18.18%	68	63	7.94%	49	53	-7.55%	\$579,000	\$615,000	-5.85%	3.18
Jefferson	34	40	68	64	6.25%	33	37	-10.81%	24	29	-17.24%	\$739,995	\$625,000	18.40%	2.83
Okanogan	65	40	120	102	17.65%	44	34	29.41%	21	20	5.00%	\$367,000	\$280,500	30.84%	5.71
Whatcom	241	268	315	377	-16.45%	230	225	2.22%	172	188	-8.51%	\$675,000	\$585,000	15.38%	1.83
Clark	81	80	85	71	19.72%	74	69	7.25%	41	60	-31.67%	\$562,500	\$510,250	10.24%	2.07
Pacific	68	57	134	118	13.56%	37	45	-17.78%	29	41	-29.27%	\$336,000	\$322,000	4.35%	4.62
Ferry	5	5	23	15	53.33%	3	6	-50.00%	4	4	0.00%	\$365,000	\$262,500	39.05%	5.75
Clallam	106	78	112	119	-5.88%	90	74	21.62%	70	52	34.62%	\$490,500	\$466,250	5.20%	1.60
Chelan	110	97	162	155	4.52%	58	75	-22.67%	47	45	4.44%	\$635,000	\$475,000	33.68%	3.45
Douglas	45	43	74	60	23.33%	38	43	-11.63%	25	23	8.70%	\$469,000	\$448,000	4.69%	2.96
Adams	23	15	34	48	-29.17%	16	15	6.67%	10	13	-23.08%	\$356,650	\$260,000	37.17%	3.40
Walla Walla	73	66	102	80	27.50%	74	73	1.37%	31	53	-41.51%	\$366,000	\$444,700	-17.70%	3.29
Columbia	5	2	18	10	80.00%	6	13	-53.85%	6	5	20.00%	\$274,000	\$395,000	-30.63%	3.00
Others	72	53	157	127	23.62%	54	56	-3.57%	45	45	0.00%	\$375,000	\$370,000	1.35%	3.49
Total	6,749	6,768	6,751	6,851	-1.46%	6,134	6,181	-0.76%	4,413	5,054	-12.68%	\$654,900	\$606,750	7.94%	1.53

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King	788	679	833	698	19.34%	632	528	19.70%	457	441	3.63%	\$540,000	\$507,000	6.51%	1.82
Snohomish	202	205	107	109	-1.83%	212	193	9.84%	123	147	-16.33%	\$515,000	\$495,000	4.04%	0.87
Pierce	95	63	128	81	58.02%	87	72	20.83%	60	72	-16.67%	\$384,000	\$399,475	-3.87%	2.13
Kitsap	18	25	28	25	12.00%	16	18	-11.11%	14	14	0.00%	\$350,000	\$293,750	19.15%	2.00
Mason	3	2	2	5	-60.00%	2	2	0.00%	0	1	-100.00%	\$0	\$375,000	-100.00%	0.00
Skagit	7	12	11	17	-35.29%	3	11	-72.73%	4	10	-60.00%	\$377,500	\$385,000	-1.95%	2.75
Grays Harbor	11	7	20	21	-4.76%	6	6	0.00%	2	4	-50.00%	\$260,000	\$257,500	0.97%	10.00
Lewis	1	0	0	0	N/A	1	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	1	1	5	4	25.00%	3	0	N/A	3	0	N/A	\$315,000	\$0	N/A	1.67
Grant	3	3	4	6	-33.33%	2	1	100.00%	3	2	50.00%	\$249,000	\$285,000	-12.63%	1.33
Thurston	15	16	25	21	19.05%	17	15	13.33%	16	10	60.00%	\$349,950	\$277,500	26.11%	1.56
San Juan	5	4	10	5	100.00%	4	0	N/A	0	1	-100.00%	\$0	\$750,000	-100.00%	0.00
Island	10	10	9	7	28.57%	9	11	-18.18%	5	2	150.00%	\$406,500	\$295,000	37.80%	1.80
Kittitas	15	8	22	21	4.76%	4	8	-50.00%	4	4	0.00%	\$403,750	\$782,500	-48.40%	5.50
Jefferson	5	3	7	6	16.67%	1	4	-75.00%	2	1	100.00%	\$474,500	\$470,000	0.96%	3.50
Okanogan	1	1	7	3	133.33%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	43	52	56	69	-18.84%	43	48	-10.42%	36	31	16.13%	\$395,000	\$350,000	12.86%	1.56
Clark	10	4	12	7	71.43%	5	4	25.00%	6	1	500.00%	\$378,750	\$929,000	-59.23%	2.00
Pacific	10	7	17	8	112.50%	7	1	600.00%	1	3	-66.67%	\$519,000	\$260,000	99.62%	17.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	6	5	2	8	-75.00%	10	11	-9.09%	5	7	-28.57%	\$372,077	\$319,000	16.64%	0.40
Chelan	16	18	28	23	21.74%	3	10	-70.00%	5	7	-28.57%	\$396,000	\$499,000	-20.64%	5.60
Douglas	7	5	3	6	-50.00%	7	4	75.00%	2	1	100.00%	\$482,500	\$519,000	-7.03%	1.50
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	5	1	9	1	800.00%	4	2	100.00%	1	0	N/A	\$620,000	\$0	N/A	9.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	2	5	4	5	-20.00%	6	6	0.00%	3	4	-25.00%	\$485,000	\$640,000	-24.22%	1.33
Total	1,279	1,136	1,349	1,156	16.70%	1,084	955	13.51%	752	763	-1.44%	\$495,000	\$470,000	5.32%	1.79