



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2022

Grays Harbor

Annual Statistical Review and Highlights



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Member Offices

2,603



Total Members/Subscribers

33,861



Counties

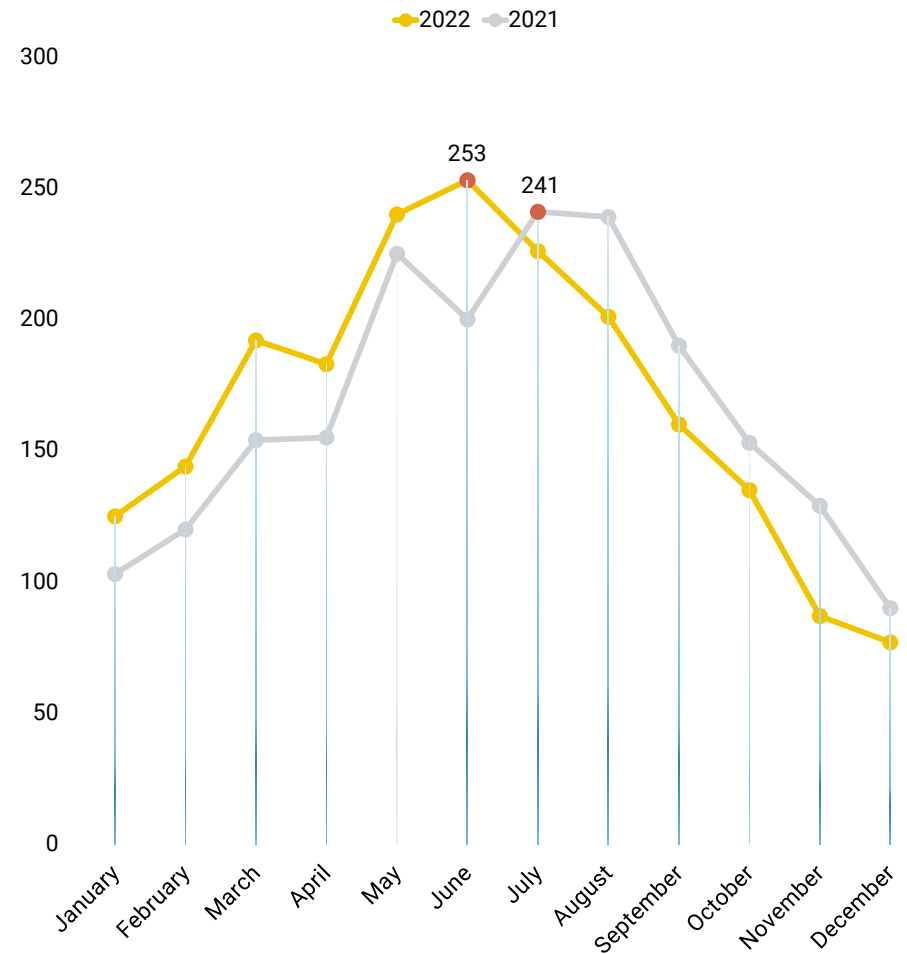
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Grays Harbor: Residential Homes and Condominiums

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).

	2022	2021	% chg.
January	125	103	21.36%
February	144	120	20.00%
March	192	154	24.68%
April	183	155	18.06%
May	240	225	6.67%
June	253	200	26.50%
July	226	241	-6.22%
August	201	239	-15.90%
September	160	190	-15.79%
October	135	153	-11.76%
November	87	129	-32.56%
December	77	90	-14.44%
Total	2,023	1,999	
% chg.	1.20%		

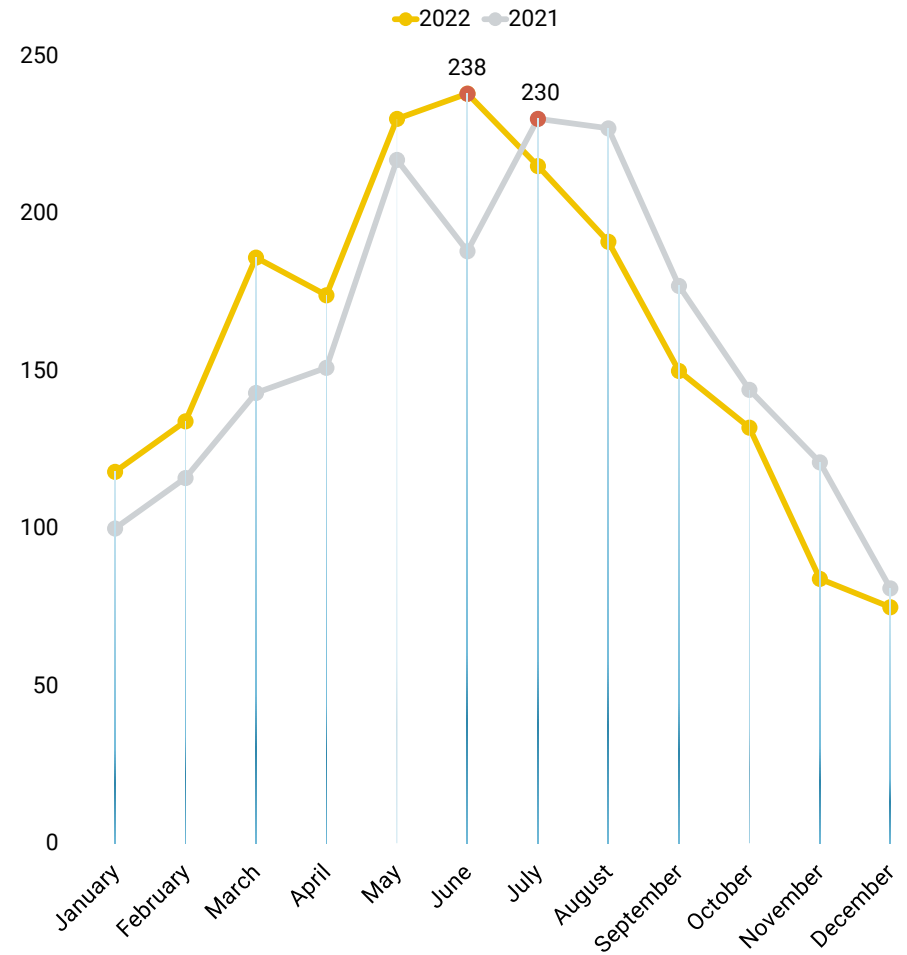


Grays Harbor: Residential Homes Only

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).

	2022	2021	% chg.
January	118	100	18.00%
February	134	116	15.52%
March	186	143	30.07%
April	174	151	15.23%
May	230	217	5.99%
June	238	188	26.60%
July	215	230	-6.52%
August	191	227	-15.86%
September	150	177	-15.25%
October	132	144	-8.33%
November	84	121	-30.58%
December	75	81	-7.41%
Total	1,927	1,895	
% chg.	1.69%		

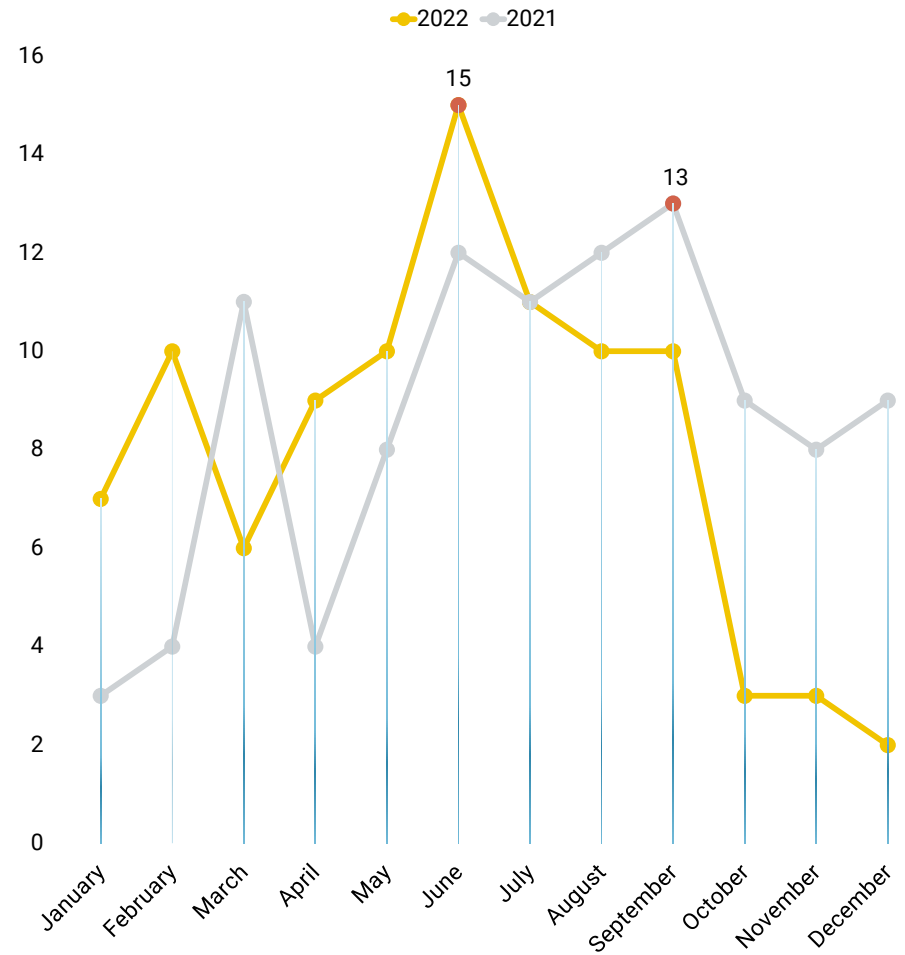


Grays Harbor: Condominiums Only

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).

	2022	2021	% chg.
January	7	3	133.33%
February	10	4	150.00%
March	6	11	-45.45%
April	9	4	125.00%
May	10	8	25.00%
June	15	12	25.00%
July	11	11	0.00%
August	10	12	-16.67%
September	10	13	-23.08%
October	3	9	-66.67%
November	3	8	-62.50%
December	2	9	-77.78%
Total	96	104	
% chg.			-7.69%

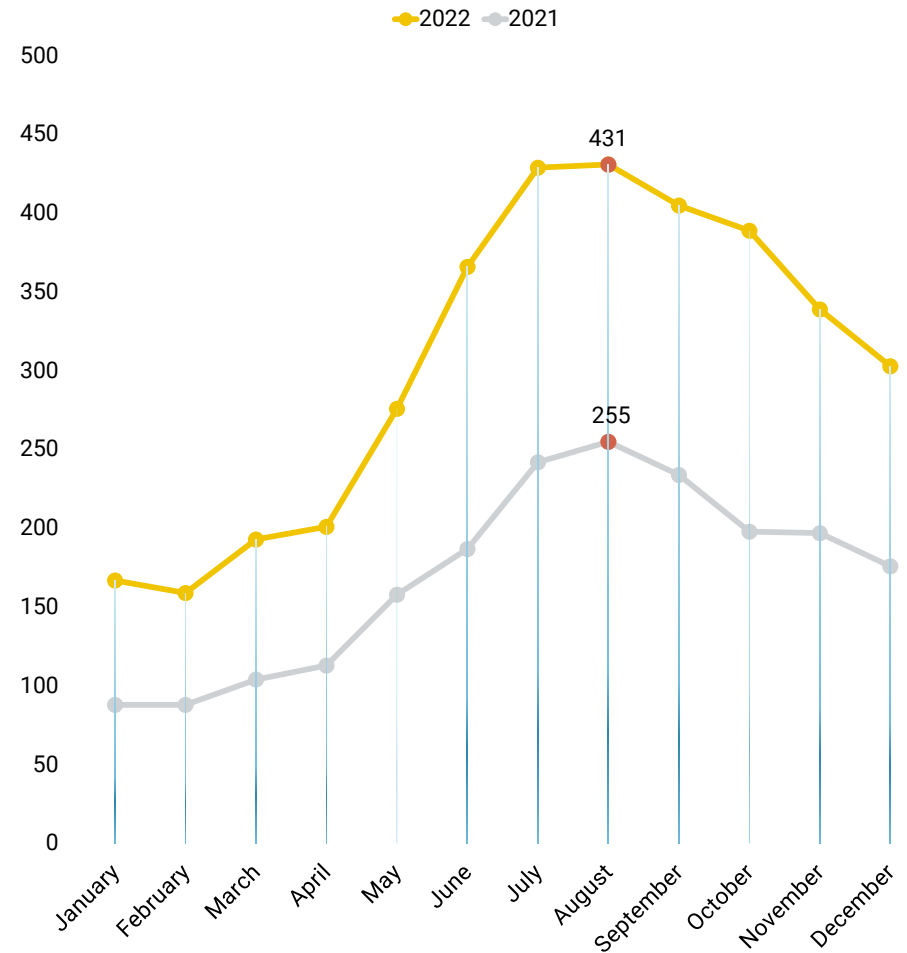


Grays Harbor: Residential Homes and Condominiums

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.

	2022	2021	% chg.
January	167	88	89.77%
February	159	88	80.68%
March	193	104	85.58%
April	201	113	77.88%
May	276	158	74.68%
June	366	187	95.72%
July	429	242	77.27%
August	431	255	69.02%
September	405	234	73.08%
October	389	198	96.46%
November	339	197	72.08%
December	303	176	72.16%
Total	3,658	2,040	
% chg.			79.31%

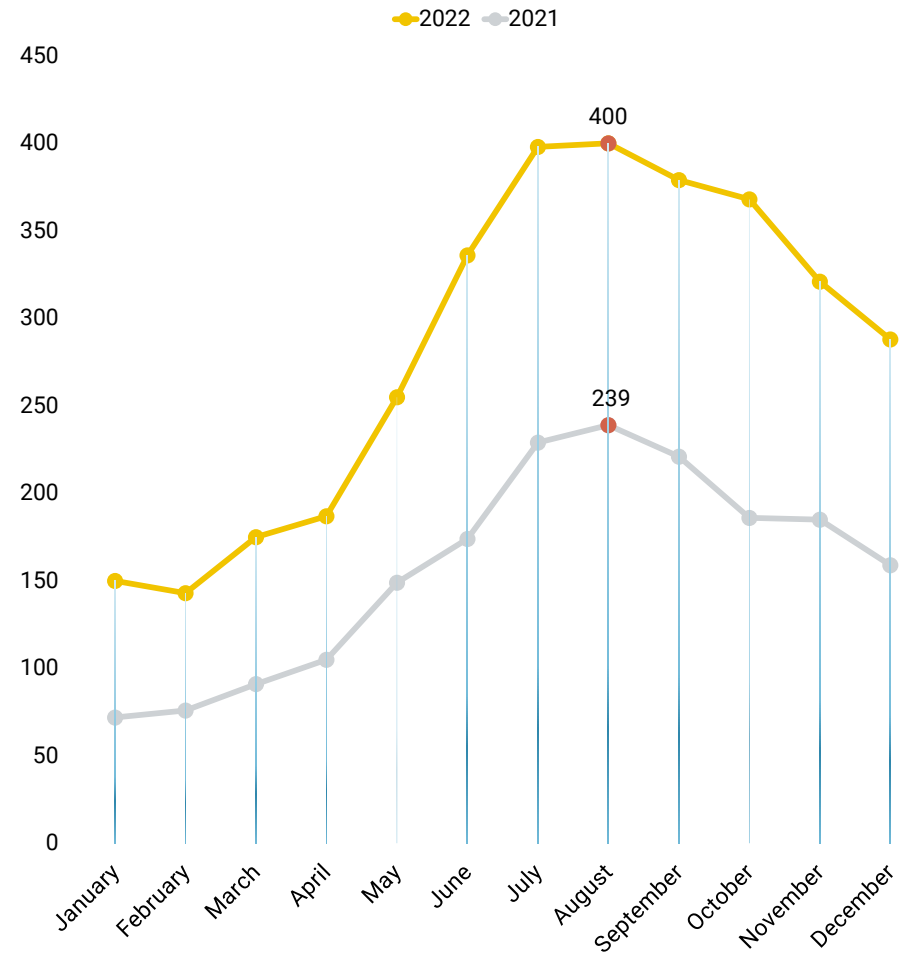


Grays Harbor: Residential Homes Only

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.

	2022	2021	% chg.
January	150	72	108.33%
February	143	76	88.16%
March	175	91	92.31%
April	187	105	78.10%
May	255	149	71.14%
June	336	174	93.10%
July	398	229	73.80%
August	400	239	67.36%
September	379	221	71.49%
October	368	186	97.85%
November	321	185	73.51%
December	288	159	81.13%
Total	3,400	1,886	
% chg.			80.28%

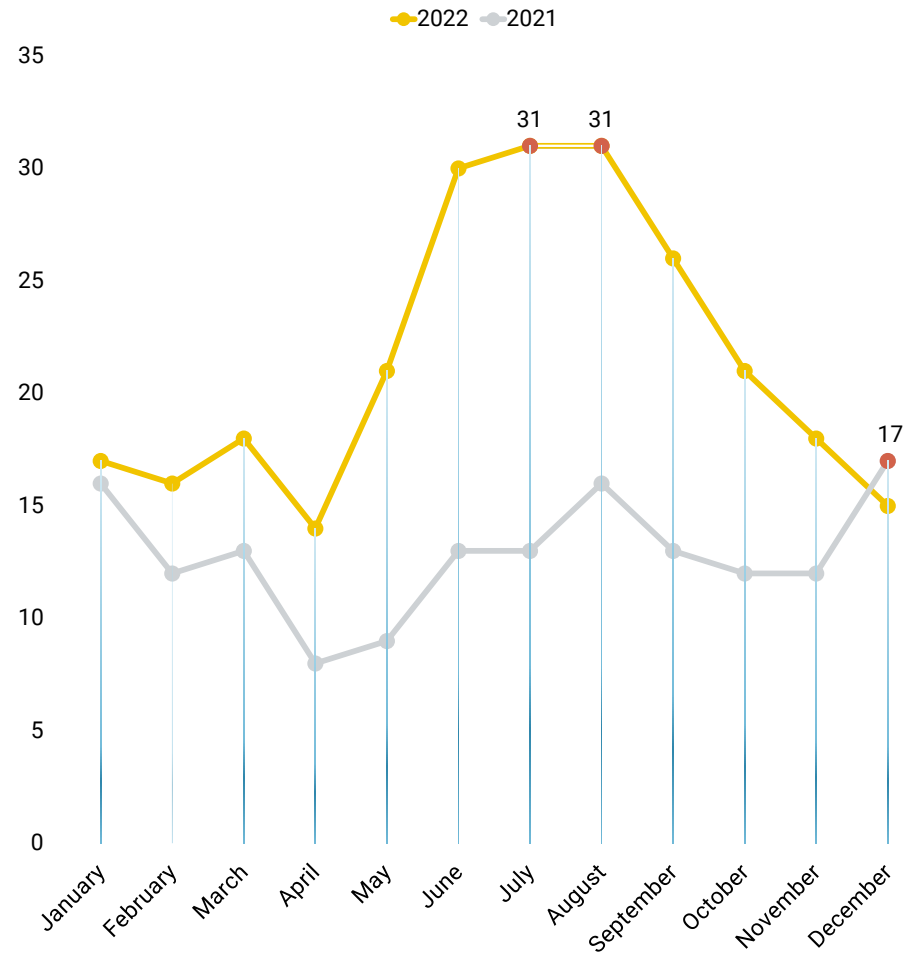


Grays Harbor: Condominiums Only

Active Listings by Month

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

	2022	2021	% chg.
January	17	16	6.25%
February	16	12	33.33%
March	18	13	38.46%
April	14	8	75.00%
May	21	9	133.33%
June	30	13	130.77%
July	31	13	138.46%
August	31	16	93.75%
September	26	13	100.00%
October	21	12	75.00%
November	18	12	50.00%
December	15	17	-11.76%
Total	258	154	
% chg.			67.53%



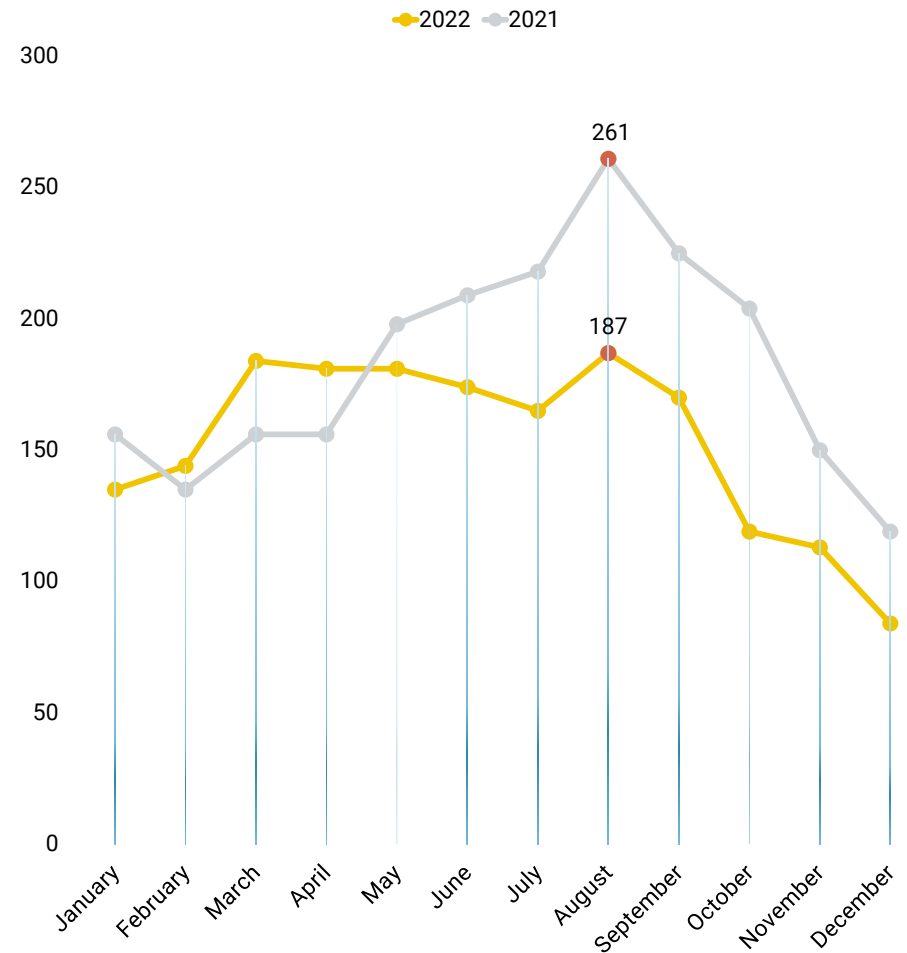
Grays Harbor: Residential Homes and Condominiums

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.

	2022	2021	% chg.
January	135	156	-13.46%
February	144	135	6.67%
March	184	156	17.95%
April	181	156	16.03%
May	181	198	-8.59%
June	174	209	-16.75%
July	165	218	-24.31%
August	187	261	-28.35%
September	170	225	-24.44%
October	119	204	-41.67%
November	113	150	-24.67%
December	84	119	-29.41%
Total	1,837	2,187	
% chg.			-16.00%



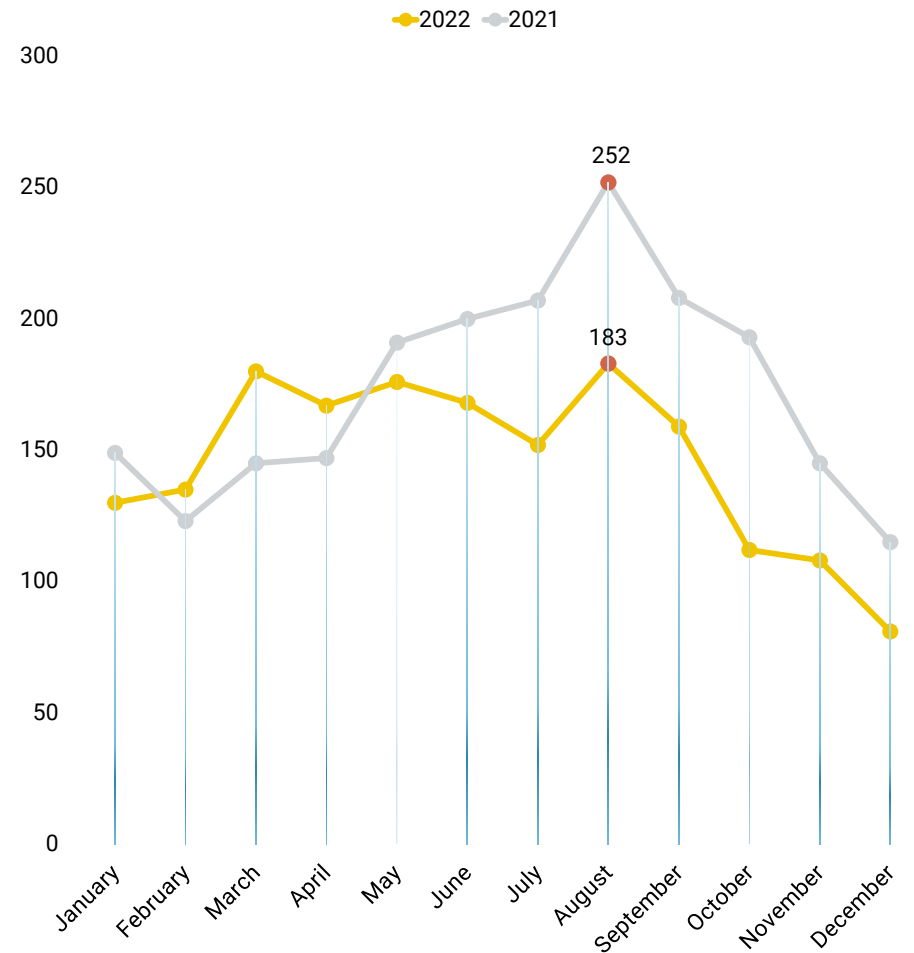
Grays Harbor: Residential Homes Only

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.

	2022	2021	% chg.
January	130	149	-12.75%
February	135	123	9.76%
March	180	145	24.14%
April	167	147	13.61%
May	176	191	-7.85%
June	168	200	-16.00%
July	152	207	-26.57%
August	183	252	-27.38%
September	159	208	-23.56%
October	112	193	-41.97%
November	108	145	-25.52%
December	81	115	-29.57%
Total	1,751	2,075	
% chg.	-15.61%		



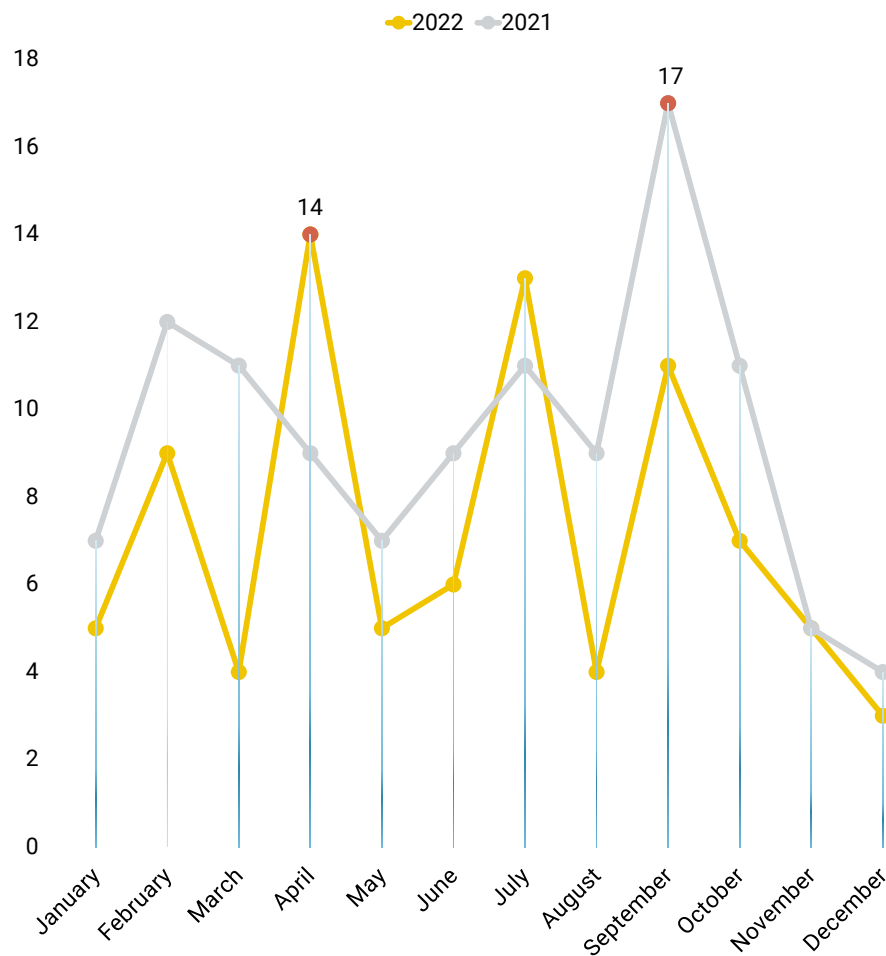
Grays Harbor: Condominiums Only

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.

	2022	2021	% chg.
January	5	7	-28.57%
February	9	12	-25.00%
March	4	11	-63.64%
April	14	9	55.56%
May	5	7	-28.57%
June	6	9	-33.33%
July	13	11	18.18%
August	4	9	-55.56%
September	11	17	-35.29%
October	7	11	-36.36%
November	5	5	0.00%
December	3	4	-25.00%
Total	86	112	
% chg.			-23.21%

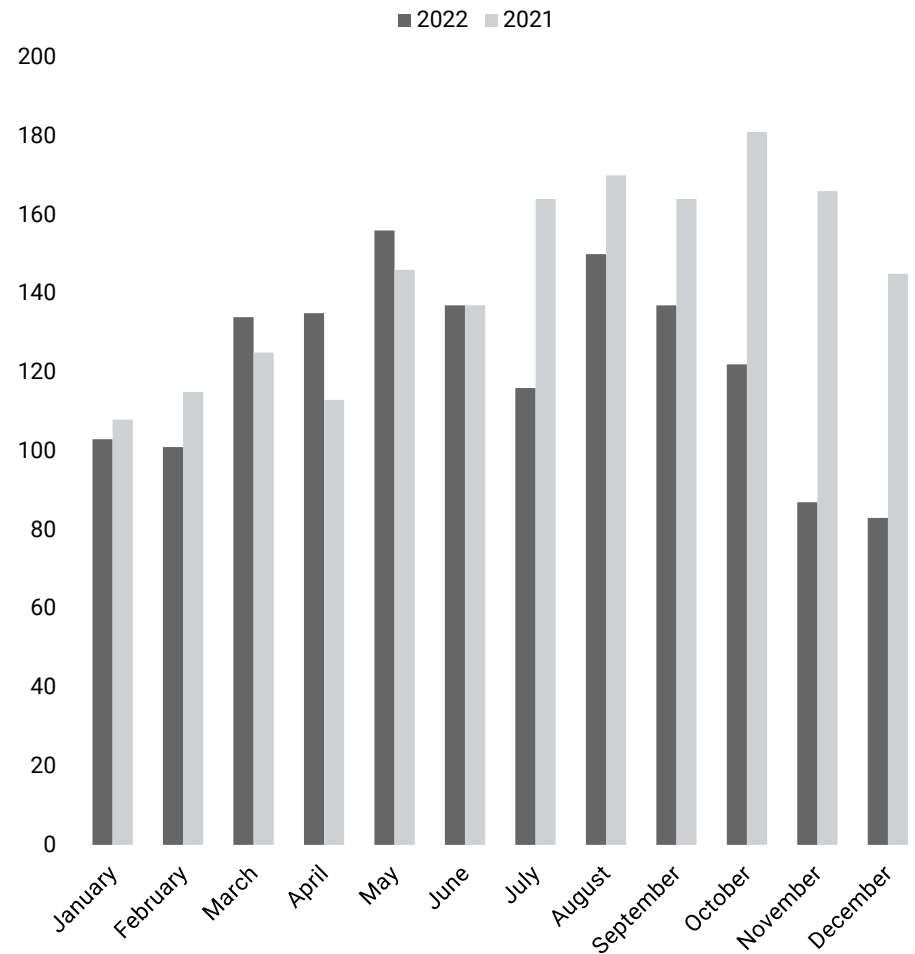


Grays Harbor: Residential Homes and Condominiums

Closed Sales by Month

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

	2022	2021	% chg.
January	103	108	-4.63%
February	101	115	-12.17%
March	134	125	7.20%
April	135	113	19.47%
May	156	146	6.85%
June	137	137	0.00%
July	116	164	-29.27%
August	150	170	-11.76%
September	137	164	-16.46%
October	122	181	-32.60%
November	87	166	-47.59%
December	83	145	-42.76%
Total	1,461	1,734	
% chg.			-15.74%

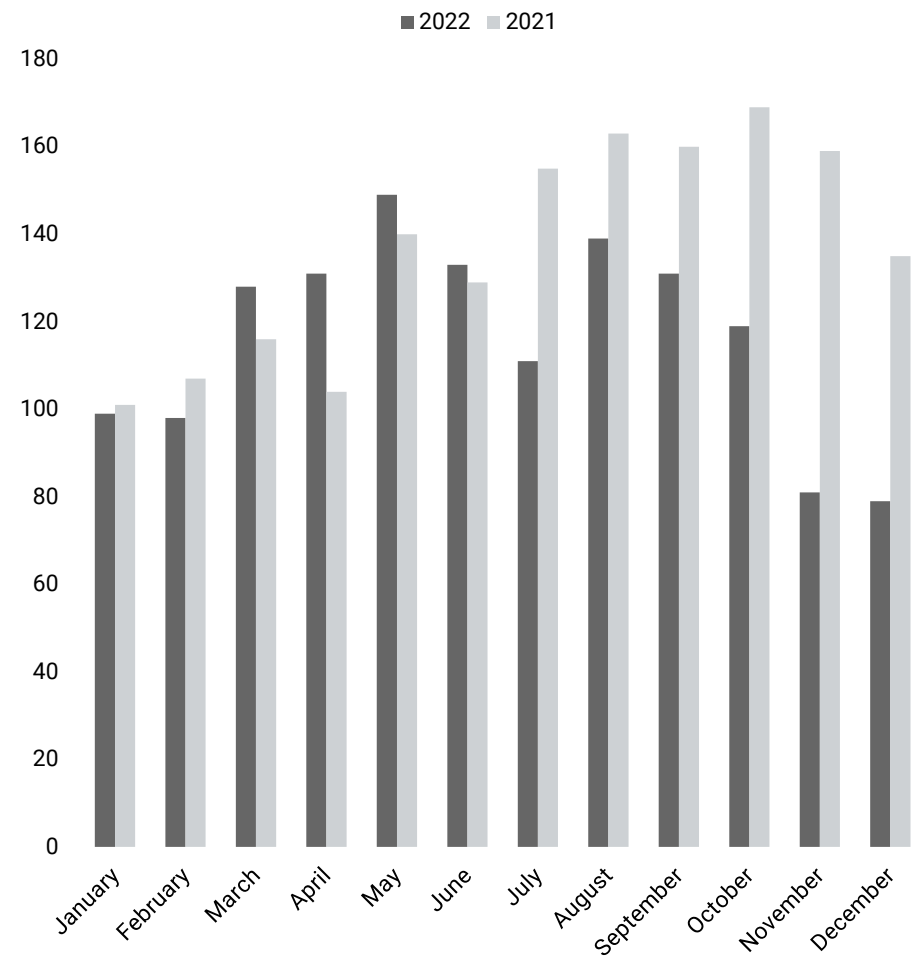


Grays Harbor: Residential Homes Only

Closed Sales by Month

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

	2022	2021	% chg.
January	99	101	-1.98%
February	98	107	-8.41%
March	128	116	10.34%
April	131	104	25.96%
May	149	140	6.43%
June	133	129	3.10%
July	111	155	-28.39%
August	139	163	-14.72%
September	131	160	-18.13%
October	119	169	-29.59%
November	81	159	-49.06%
December	79	135	-41.48%
Total	1,398	1,638	
% chg.			-14.65%

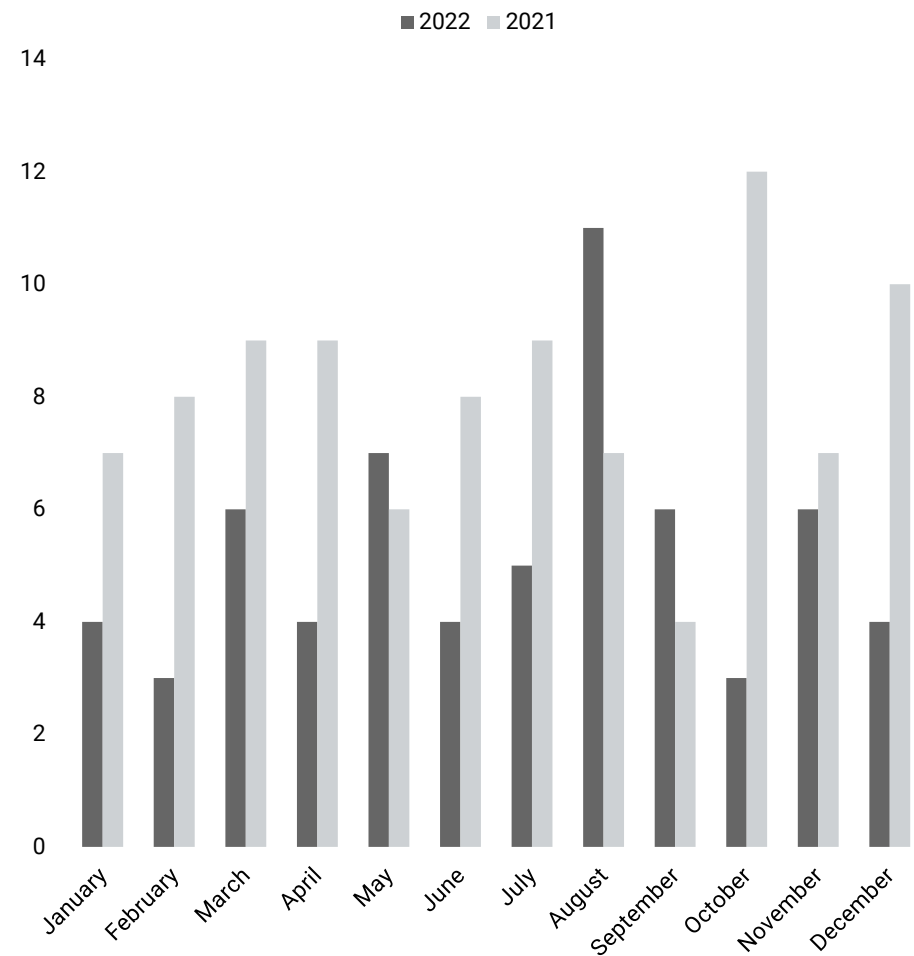


Grays Harbor: Condominiums Only

Closed Sales by Month

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

	2022	2021	% chg.
January	4	7	-42.86%
February	3	8	-62.50%
March	6	9	-33.33%
April	4	9	-55.56%
May	7	6	16.67%
June	4	8	-50.00%
July	5	9	-44.44%
August	11	7	57.14%
September	6	4	50.00%
October	3	12	-75.00%
November	6	7	-14.29%
December	4	10	-60.00%
Total	63	96	
% chg.			-34.38%

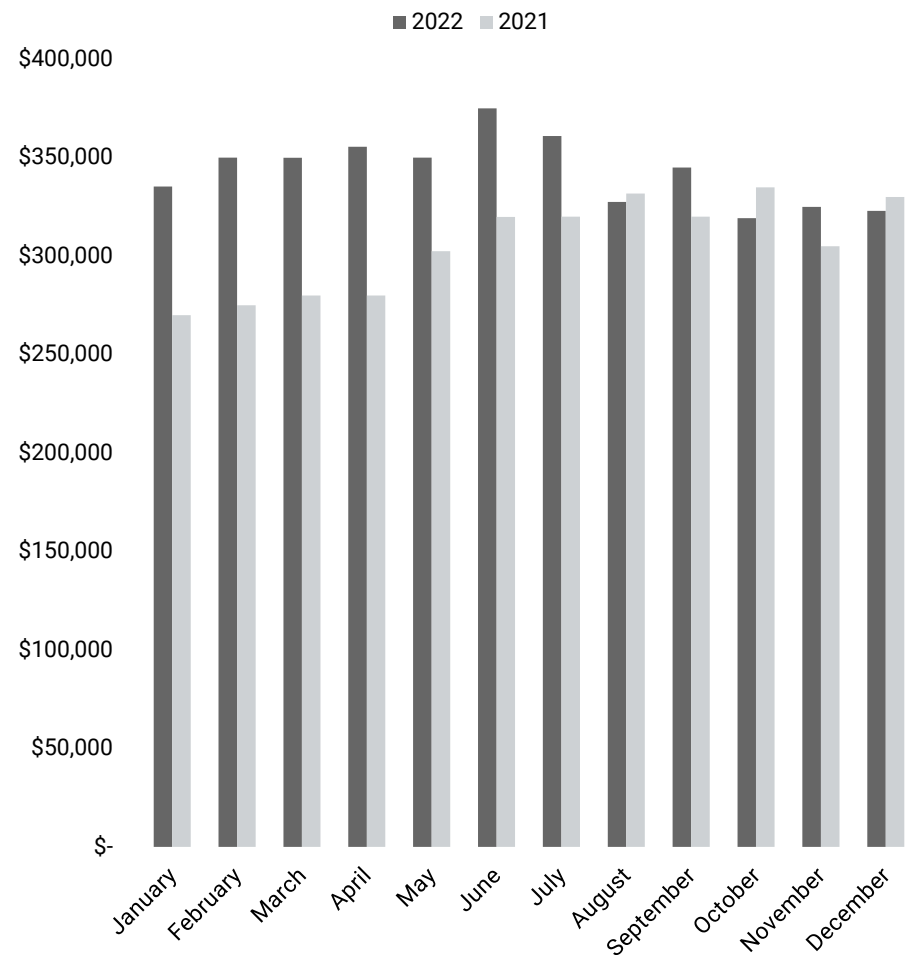


Grays Harbor: Residential Homes and Condominiums

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.

	2022	2021	% chg.
January	\$ 335,350	\$ 270,000	24.20%
February	\$ 350,000	\$ 275,000	27.27%
March	\$ 349,950	\$ 280,000	24.98%
April	\$ 355,500	\$ 280,000	26.96%
May	\$ 350,000	\$ 302,500	15.70%
June	\$ 375,000	\$ 319,900	17.22%
July	\$ 361,000	\$ 320,000	12.81%
August	\$ 327,500	\$ 331,750	-1.28%
September	\$ 345,000	\$ 320,000	7.81%
October	\$ 319,250	\$ 334,950	-4.69%
November	\$ 325,000	\$ 305,000	6.56%
December	\$ 323,000	\$ 330,000	-2.12%
Total	\$ 345,000	\$ 307,125	
% chg.			12.33%

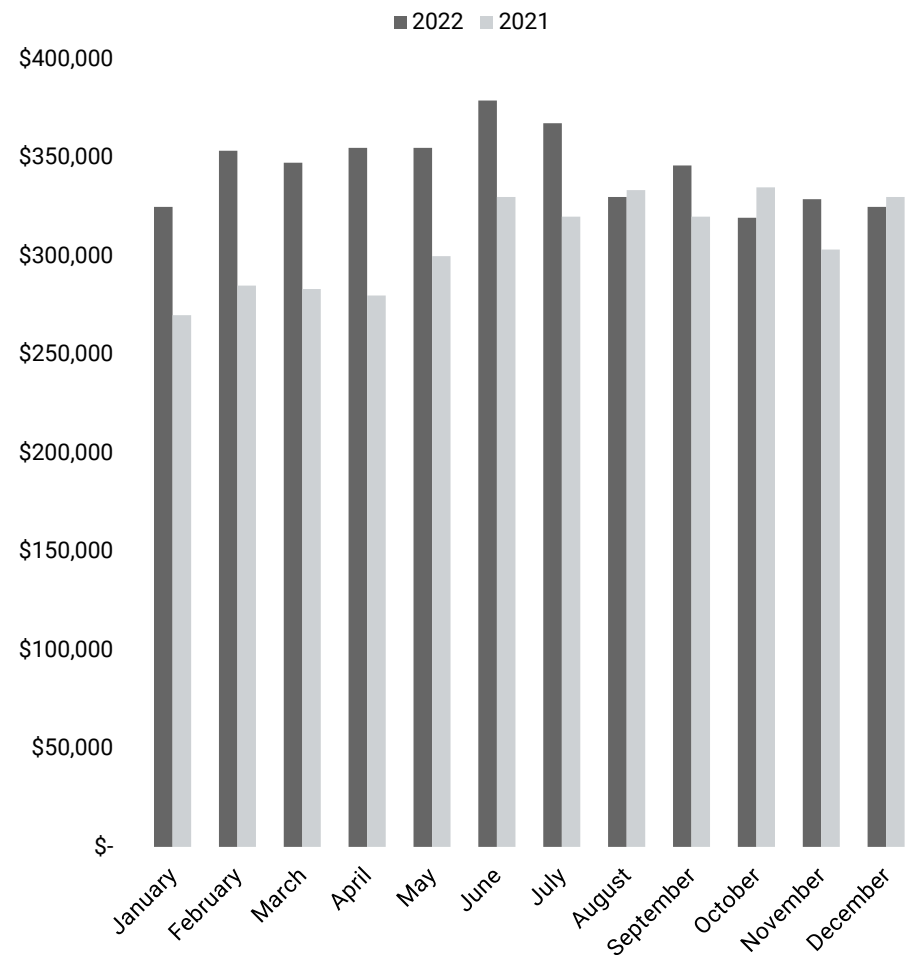


Grays Harbor: Residential Homes Only

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.

	2022	2021	% chg.
January	\$ 325,000	\$ 270,000	20.37%
February	\$ 353,500	\$ 285,000	24.04%
March	\$ 347,450	\$ 283,250	22.67%
April	\$ 355,000	\$ 280,000	26.79%
May	\$ 355,000	\$ 300,000	18.33%
June	\$ 379,000	\$ 330,000	14.85%
July	\$ 367,500	\$ 320,000	14.84%
August	\$ 330,000	\$ 333,500	-1.05%
September	\$ 346,000	\$ 320,000	8.13%
October	\$ 319,500	\$ 334,950	-4.61%
November	\$ 328,900	\$ 303,335	8.43%
December	\$ 325,000	\$ 330,000	-1.52%
Total	\$ 346,750	\$ 309,950	
% chg.			11.87%

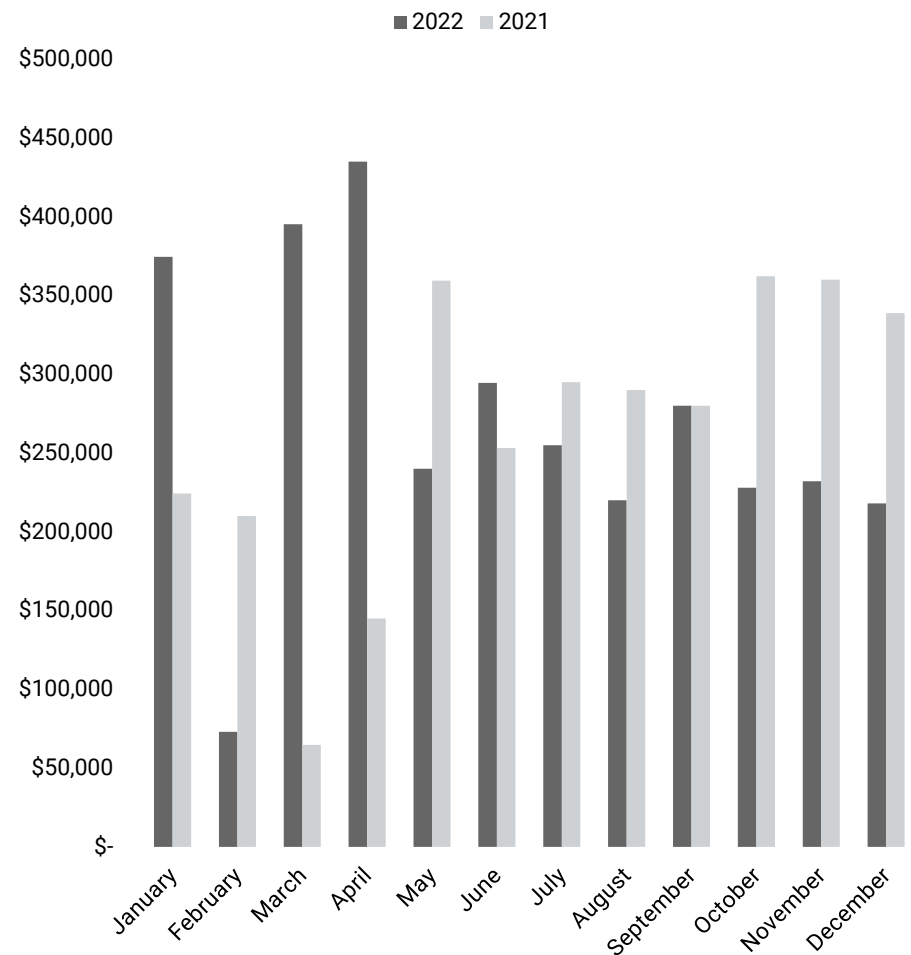


Grays Harbor: Condominiums Only

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.

	2022	2021	% chg.
January	\$ 374,500	\$ 224,290	66.97%
February	\$ 73,000	\$ 210,000	-65.24%
March	\$ 395,250	\$ 64,750	510.42%
April	\$ 435,000	\$ 145,000	200.00%
May	\$ 240,000	\$ 359,450	-33.23%
June	\$ 294,500	\$ 253,250	16.29%
July	\$ 255,000	\$ 295,000	-13.56%
August	\$ 220,000	\$ 290,000	-24.14%
September	\$ 280,000	\$ 280,000	0.00%
October	\$ 227,950	\$ 362,250	-37.07%
November	\$ 232,100	\$ 360,000	-35.53%
December	\$ 218,000	\$ 338,855	-35.67%
Total	\$ 255,000	\$ 280,000	
% chg.			-8.93%



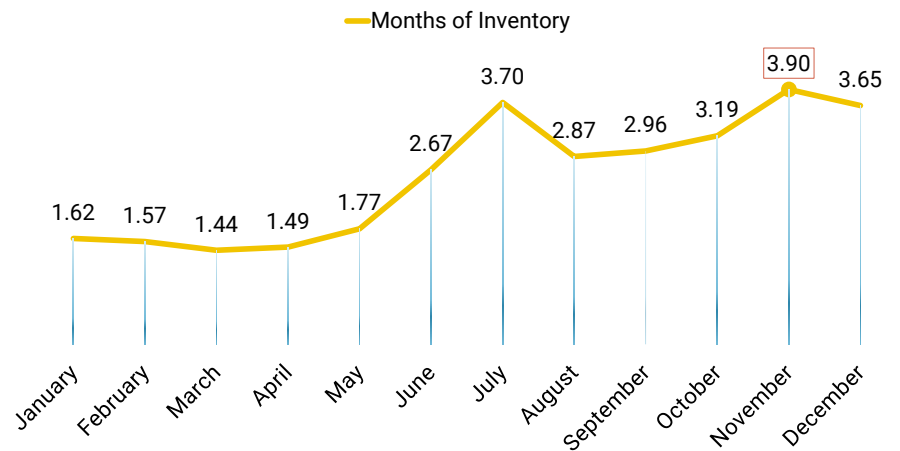
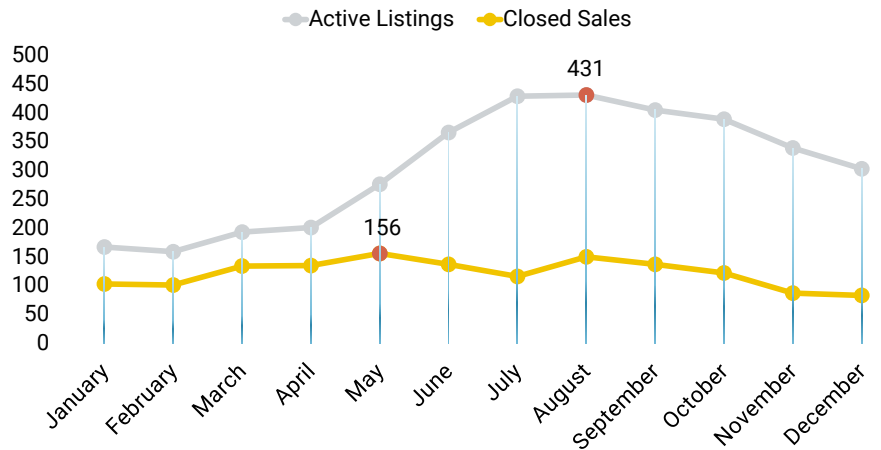
Grays Harbor: Residential Homes and Condominiums

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	167	103	1.62
February	159	101	1.57
March	193	134	1.44
April	201	135	1.49
May	276	156	1.77
June	366	137	2.67
July	429	116	3.70
August	431	150	2.87
September	405	137	2.96
October	389	122	3.19
November	339	87	3.90
December	303	83	3.65



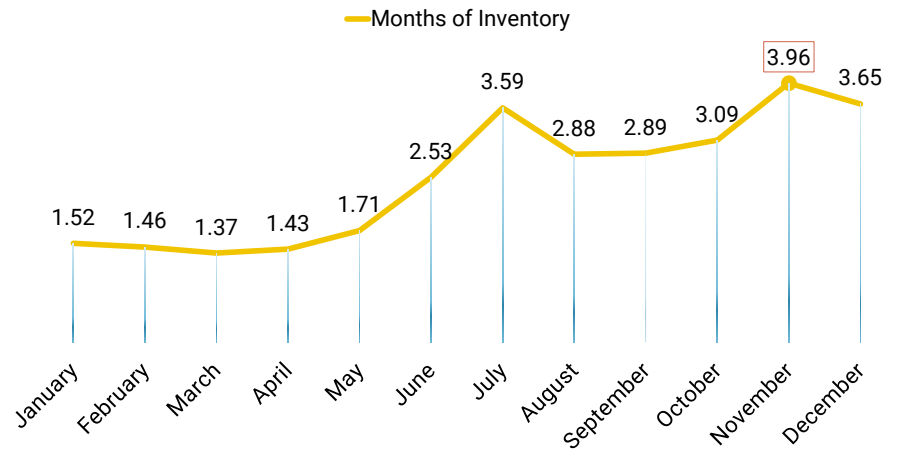
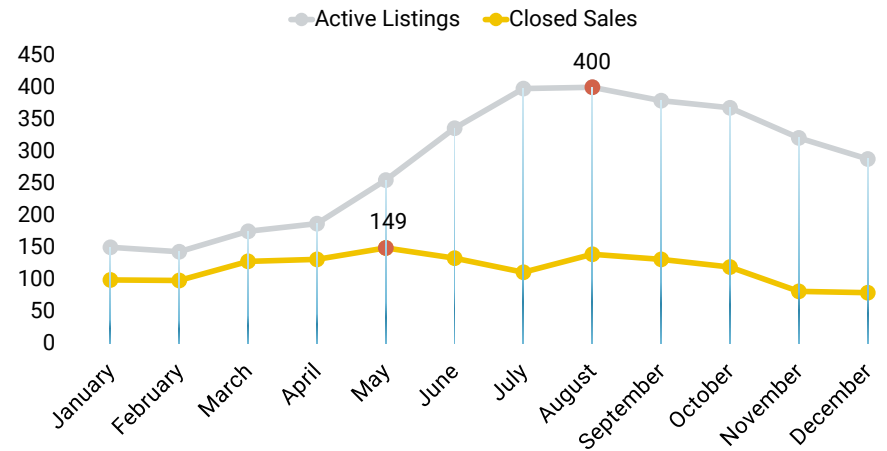
Grays Harbor: Residential Homes Only

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	150	99	1.52
February	143	98	1.46
March	175	128	1.37
April	187	131	1.43
May	255	149	1.71
June	336	133	2.53
July	398	111	3.59
August	400	139	2.88
September	379	131	2.89
October	368	119	3.09
November	321	81	3.96
December	288	79	3.65



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	17	4	4.25
February	16	3	5.33
March	18	6	3.00
April	14	4	3.50
May	21	7	3.00
June	30	4	7.50
July	31	5	6.20
August	31	11	2.82
September	26	6	4.33
October	21	3	7.00
November	18	6	3.00
December	15	4	3.75

