

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

NOVEMBER 2022

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Nov 2022	New Nov 2021	Ttl active Nov 2022	Ttl active Nov 2021	% Change, Ttl Active	Pending Nov 2022	Pending Nov 2021	% Change, Pending	Closed Nov 2022	Closed Nov 2021	% change, Closed	Median \$, Nov 2022	Median \$, Nov 2021	% Chg, Median Price	Months of Inventory
King	1,664	2,068	3,599	1,149	213.23%	1,615	2,791	-42.14%	1,657	3,045	-45.58%	\$750,000	\$740,000	1.35%	2.17
Snohomish	698	951	1,452	325	346.77%	773	1,224	-36.85%	768	1,339	-42.64%	\$677,475	\$658,505	2.88%	1.89
Pierce	766	1,116	1,903	670	184.03%	830	1,555	-46.62%	877	1,522	-42.38%	\$517,500	\$505,000	2.48%	2.17
Kitsap	268	333	577	251	129.88%	303	452	-32.96%	296	443	-33.18%	\$505,471	\$500,000	1.09%	1.95
Mason	73	100	221	104	112.50%	83	117	-29.06%	93	131	-29.01%	\$400,000	\$393,000	1.78%	2.38
Skagit	109	123	293	129	127.13%	115	157	-26.75%	118	157	-24.84%	\$489,500	\$515,000	-4.95%	2.48
Grays Harbor	87	129	339	197	72.08%	113	150	-24.67%	87	166	-47.59%	\$325,000	\$305,000	6.56%	3.90
Lewis	64	92	274	132	107.58%	96	134	-28.36%	91	135	-32.59%	\$382,000	\$365,000	4.66%	3.01
Cowlitz	77	106	236	97	143.30%	81	155	-47.74%	80	130	-38.46%	\$370,450	\$362,000	2.33%	2.95
Grant	59	109	224	153	46.41%	54	102	-47.06%	74	134	-44.78%	\$307,441	\$329,211	-6.61%	3.03
Thurston	238	368	568	196	189.80%	263	508	-48.23%	261	557	-53.14%	\$465,000	\$470,000	-1.06%	2.18
San Juan	12	24	99	68	45.59%	15	23	-34.78%	12	30	-60.00%	\$1,185,000	\$1,152,500	2.82%	8.25
Island	79	124	259	81	219.75%	90	157	-42.68%	83	149	-44.30%	\$525,000	\$550,000	-4.55%	3.12
Kittitas	50	77	202	93	117.20%	38	93	-59.14%	45	81	-44.44%	\$510,000	\$459,000	11.11%	4.49
Jefferson	36	36	85	37	129.73%	32	38	-15.79%	46	54	-14.81%	\$560,000	\$580,000	-3.45%	1.85
Okanogan	16	34	150	112	33.93%	23	47	-51.06%	28	58	-51.72%	\$315,000	\$346,000	-8.96%	5.36
Whatcom	213	268	577	246	134.55%	213	338	-36.98%	208	319	-34.80%	\$535,000	\$545,000	-1.83%	2.77
Clark	69	65	145	34	326.47%	71	93	-23.66%	56	88	-36.36%	\$491,500	\$479,950	2.41%	2.59
Pacific	28	26	148	71	108.45%	36	49	-26.53%	38	53	-28.30%	\$298,750	\$330,000	-9.47%	3.89
Ferry	5	8	22	27	-18.52%	2	5	-60.00%	3	2	50.00%	\$300,000	\$207,450	44.61%	7.33
Clallam	72	71	167	75	122.67%	75	96	-21.88%	62	111	-44.14%	\$429,950	\$409,000	5.12%	2.69
Chelan	53	76	210	134	56.72%	63	87	-27.59%	78	78	0.00%	\$554,200	\$574,500	-3.53%	2.69
Douglas	29	35	100	49	104.08%	20	57	-64.91%	34	62	-45.16%	\$424,150	\$429,000	-1.13%	2.94
Adams	8	15	58	33	75.76%	6	17	-64.71%	6	15	-60.00%	\$288,000	\$265,000	8.68%	9.67
Walla Walla	63	46	126	61	106.56%	50	70	-28.57%	39	68	-42.65%	\$420,000	\$384,000	9.38%	3.23
Columbia	4	3	29	11	163.64%	4	7	-42.86%	3	6	-50.00%	\$200,000	\$278,750	-28.25%	9.67
Others	50	52	182	86	111.63%	42	49	-14.29%	51	43	18.60%	\$405,000	\$294,900	37.33%	3.57
Total	4,890	6,455	12,245	4,621	164.99%	5,106	8,571	-40.43%	5,194	8,976	-42.13%	\$575,000	\$570,000	0.88%	2.36

Breakouts for Residential Only (Single Family Homes) and Condominium Only appear on next page

* Note to reporters & editors: for breakouts by MLS map areas, please contact Cheri Brennan, Alliance Communications, 425.957-0654

All other (non-member/non-media) inquiries should be directed to the Kirkland office of Northwest MLS, 425.820-9200

Months of Inventory calculated using Total Active divided by Total Sold for current month.

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Recaps - Northwest MLS (RESIDENTIAL ONLY)

NOVEMBER 2022

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Nov 2022	New Nov 2021	Ttl active Nov 2022	Ttl active Nov 2021	% Change, Ttl Active	Pending Nov 2022	Pending Nov 2021	% Change, Pending	Closed Nov 2022	Closed Nov 2021	% change, Closed	Median \$, Nov 2022	Median \$, Nov 2021	% Chg, Median Price	Months of Inventory
King	1,269	1,595	2,694	680	296.18%	1,243	2,131	-41.67%	1,312	2,371	-44.66%	\$827,000	\$820,000	0.85%	2.05
Snohomish	579	774	1,236	294	320.41%	651	1,011	-35.61%	637	1,111	-42.66%	\$700,000	\$695,000	0.72%	1.94
Pierce	712	1,036	1,769	610	190.00%	789	1,459	-45.92%	820	1,432	-42.74%	\$525,000	\$515,000	1.94%	2.16
Kitsap	257	318	547	219	149.77%	291	436	-33.26%	286	419	-31.74%	\$505,471	\$500,000	1.09%	1.91
Mason	72	98	218	103	111.65%	82	116	-29.31%	93	130	-28.46%	\$400,000	\$392,000	2.04%	2.34
Skagit	101	119	276	126	119.05%	108	154	-29.87%	114	149	-23.49%	\$494,000	\$530,000	-6.79%	2.42
Grays Harbor	84	121	321	185	73.51%	108	145	-25.52%	81	159	-49.06%	\$328,900	\$303,335	8.43%	3.96
Lewis	64	92	274	132	107.58%	96	134	-28.36%	91	135	-32.59%	\$382,000	\$365,000	4.66%	3.01
Cowlitz	77	104	234	97	141.24%	80	152	-47.37%	79	130	-39.23%	\$365,900	\$362,000	1.08%	2.96
Grant	59	107	218	151	44.37%	54	99	-45.45%	74	131	-43.51%	\$307,441	\$328,422	-6.39%	2.95
Thurston	231	359	546	193	182.90%	259	495	-47.68%	251	540	-53.52%	\$474,990	\$474,975	0.00%	2.18
San Juan	10	23	96	63	52.38%	12	17	-29.41%	12	30	-60.00%	\$1,185,000	\$1,152,500	2.82%	8.00
Island	72	118	243	79	207.59%	83	147	-43.54%	78	144	-45.83%	\$532,500	\$565,000	-5.75%	3.12
Kittitas	49	70	187	89	110.11%	37	87	-57.47%	44	75	-41.33%	\$544,500	\$460,000	18.37%	4.25
Jefferson	35	30	80	33	142.42%	31	35	-11.43%	45	51	-11.76%	\$565,000	\$585,000	-3.42%	1.78
Okanogan	16	34	146	112	30.36%	23	47	-51.06%	28	58	-51.72%	\$315,000	\$346,000	-8.96%	5.21
Whatcom	187	245	515	231	122.94%	185	298	-37.92%	179	282	-36.52%	\$560,000	\$566,500	-1.15%	2.88
Clark	65	57	136	29	368.97%	63	89	-29.21%	53	84	-36.90%	\$495,000	\$484,000	2.27%	2.57
Pacific	26	26	143	65	120.00%	36	47	-23.40%	38	47	-19.15%	\$298,750	\$330,000	-9.47%	3.76
Ferry	5	8	22	27	-18.52%	2	5	-60.00%	3	2	50.00%	\$300,000	\$207,450	44.61%	7.33
Clallam	71	70	165	75	120.00%	71	92	-22.83%	60	109	-44.95%	\$429,975	\$409,000	5.13%	2.75
Chelan	51	67	192	125	53.60%	62	84	-26.19%	69	75	-8.00%	\$560,000	\$575,000	-2.61%	2.78
Douglas	29	32	95	48	97.92%	20	52	-61.54%	33	59	-44.07%	\$432,500	\$432,000	0.12%	2.88
Adams	8	15	58	32	81.25%	6	17	-64.71%	6	15	-60.00%	\$288,000	\$265,000	8.68%	9.67
Walla Walla	63	46	124	61	103.28%	50	69	-27.54%	38	67	-43.28%	\$422,500	\$393,000	7.51%	3.26
Columbia	4	3	29	11	163.64%	4	7	-42.86%	3	6	-50.00%	\$200,000	\$278,750	-28.25%	9.67
Others	47	47	180	81	122.22%	41	46	-10.87%	49	42	16.67%	\$405,000	\$292,450	38.49%	3.67
Total	4,243	5,614	10,744	3,951	171.93%	4,487	7,471	-39.94%	4,576	7,853	-41.73%	\$596,500	\$590,000	1.10%	2.35

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Recaps - Northwest MLS (CONDO ONLY)

NOVEMBER 2022

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	New Nov 2022	New Nov 2021	Ttl active Nov 2022	Ttl active Nov 2021	% Change, Ttl Active	Pending Nov 2022	Pending Nov 2021	% Change, Pending	Closed Nov 2022	Closed Nov 2021	% change, Closed	Median \$, Nov 2022	Median \$, Nov 2021	% Chg, Median Price	Months of Inventory
King	395	473	905	469	92.96%	372	660	-43.64%	345	674	-48.81%	\$468,000	\$460,000	1.74%	2.62
Snohomish	119	177	216	31	596.77%	122	213	-42.72%	131	228	-42.54%	\$507,500	\$465,000	9.14%	1.65
Pierce	54	80	134	60	123.33%	41	96	-57.29%	57	90	-36.67%	\$408,000	\$350,000	16.57%	2.35
Kitsap	11	15	30	32	-6.25%	12	16	-25.00%	10	24	-58.33%	\$612,500	\$407,500	50.31%	3.00
Mason	1	2	3	1	200.00%	1	1	0.00%	0	1	-100.00%	\$0	\$525,000	-100.00%	0.00
Skagit	8	4	17	3	466.67%	7	3	133.33%	4	8	-50.00%	\$382,500	\$346,000	10.55%	4.25
Grays Harbor	3	8	18	12	50.00%	5	5	0.00%	6	7	-14.29%	\$232,100	\$360,000	-35.53%	3.00
Lewis	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Cowlitz	0	2	2	0	N/A	1	3	-66.67%	1	0	N/A	\$379,000	\$0	N/A	2.00
Grant	0	2	6	2	200.00%	0	3	-100.00%	0	3	-100.00%	\$0	\$590,000	-100.00%	0.00
Thurston	7	9	22	3	633.33%	4	13	-69.23%	10	17	-41.18%	\$335,000	\$297,000	12.79%	2.20
San Juan	2	1	3	5	-40.00%	3	6	-50.00%	0	0	N/A	\$0	\$0	N/A	0.00
Island	7	6	16	2	700.00%	7	10	-30.00%	5	5	0.00%	\$295,000	\$337,900	-12.70%	3.20
Kittitas	1	7	15	4	275.00%	1	6	-83.33%	1	6	-83.33%	\$342,085	\$336,250	1.74%	15.00
Jefferson	1	6	5	4	25.00%	1	3	-66.67%	1	3	-66.67%	\$398,500	\$359,000	11.00%	5.00
Okanogan	0	0	4	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Whatcom	26	23	62	15	313.33%	28	40	-30.00%	29	37	-21.62%	\$340,000	\$365,000	-6.85%	2.14
Clark	4	8	9	5	80.00%	8	4	100.00%	3	4	-25.00%	\$365,000	\$291,250	25.32%	3.00
Pacific	2	0	5	6	-16.67%	0	2	-100.00%	0	6	-100.00%	\$0	\$377,450	-100.00%	0.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Clallam	1	1	2	0	N/A	4	4	0.00%	2	2	0.00%	\$237,475	\$358,500	-33.76%	1.00
Chelan	2	9	18	9	100.00%	1	3	-66.67%	9	3	200.00%	\$475,000	\$455,000	4.40%	2.00
Douglas	0	3	5	1	400.00%	0	5	-100.00%	1	3	-66.67%	\$235,000	\$270,000	-12.96%	5.00
Adams	0	0	0	1	-100.00%	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Walla Walla	0	0	2	0	N/A	0	1	-100.00%	1	1	0.00%	\$205,000	\$325,000	-36.92%	2.00
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	\$0	\$0	N/A	0.00
Others	3	5	2	5	-60.00%	1	3	-66.67%	2	1	100.00%	\$412,000	\$875,000	-52.91%	1.00
Total	647	841	1,501	670	124.03%	619	1,100	-43.73%	618	1,123	-44.97%	\$438,500	\$430,000	1.98%	2.43