



Powering the Region's Real Estate Industry

**NORTHWEST**  
MULTIPLE LISTING SERVICE®

2022

**Thurston**

Annual Statistical Review and Highlights



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Member Offices

**2,603**



Total Members/Subscribers

**33,861**



Counties

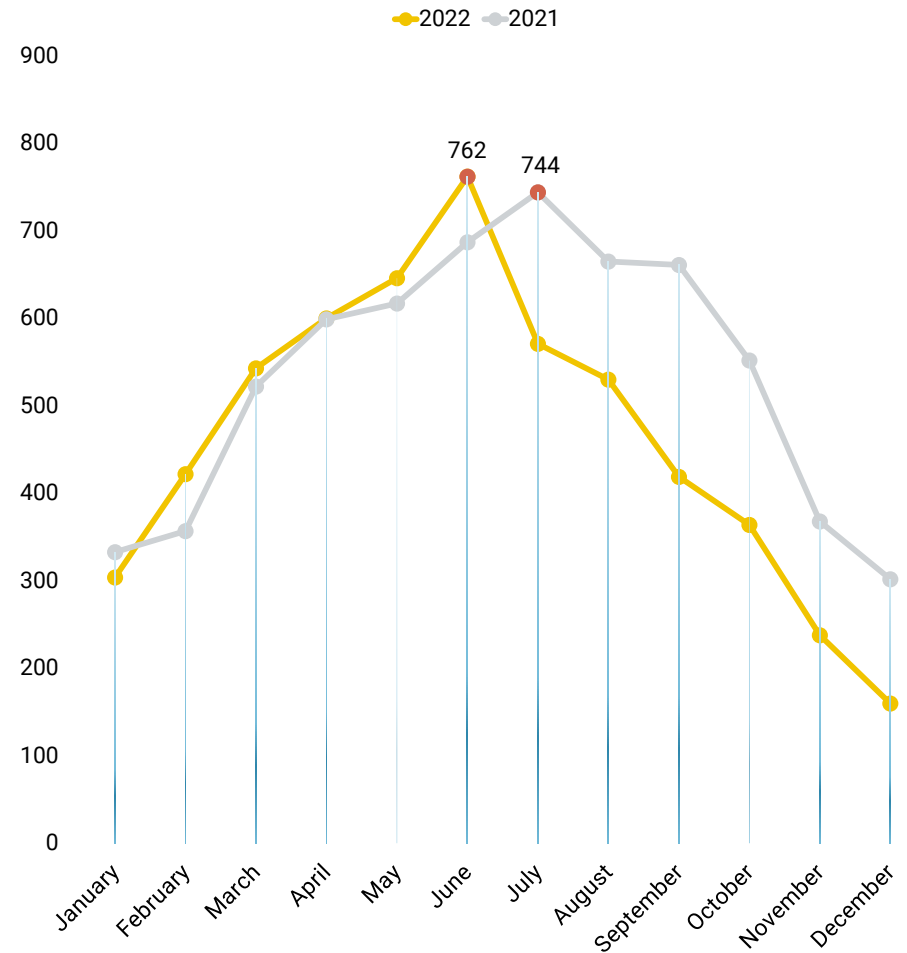
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# Thurston: Residential Homes and Condominiums

## 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).

	2022	2021	% chg.
January	304	333	-8.71%
February	422	357	18.21%
March	543	522	4.02%
April	600	599	0.17%
May	646	617	4.70%
June	762	687	10.92%
July	571	744	-23.25%
August	530	665	-20.30%
September	419	661	-36.61%
October	364	552	-34.06%
November	238	368	-35.33%
December	160	302	-47.02%
<b>Total</b>	<b>5,559</b>	<b>6,407</b>	
<b>% chg.</b>			<b>-13.24%</b>

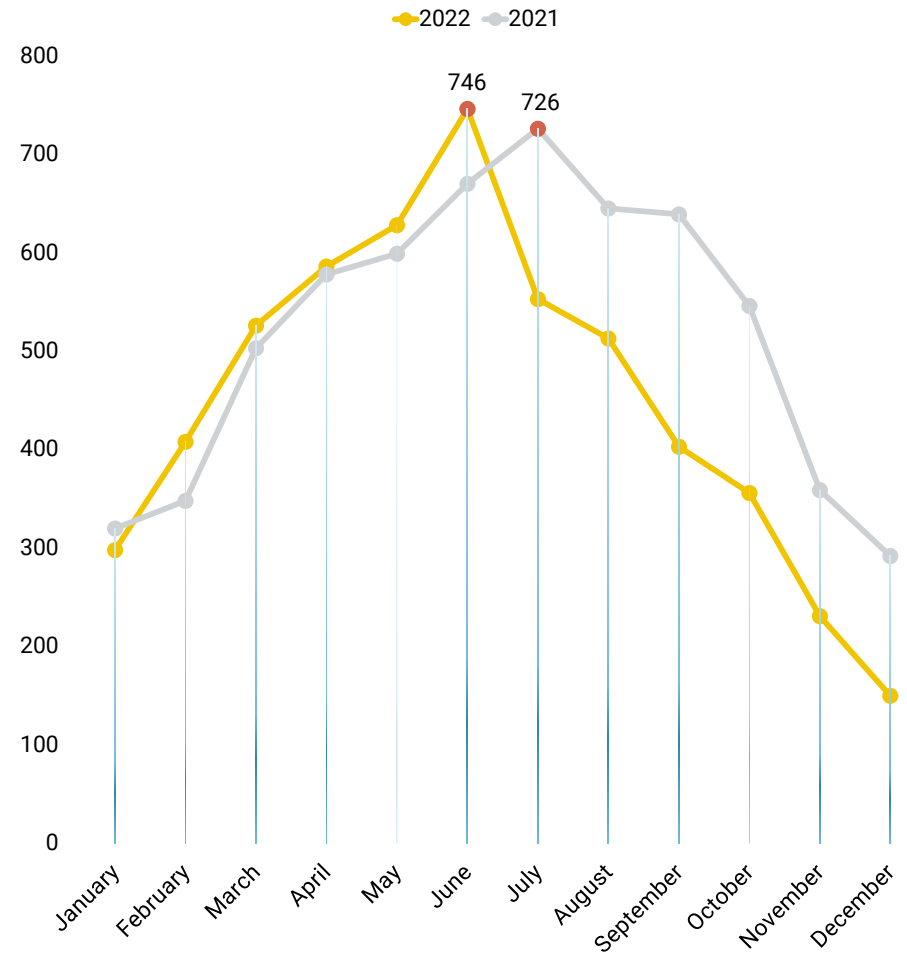


# Thurston: Residential Homes Only

## 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).

	2022	2021	% chg.
January	298	320	-6.88%
February	408	348	17.24%
March	526	503	4.57%
April	586	578	1.38%
May	628	599	4.84%
June	746	670	11.34%
July	553	726	-23.83%
August	513	645	-20.47%
September	403	639	-36.93%
October	356	546	-34.80%
November	231	359	-35.65%
December	150	292	-48.63%
<b>Total</b>	<b>5,398</b>	<b>6,225</b>	
<b>% chg.</b>	<b>-13.29%</b>		

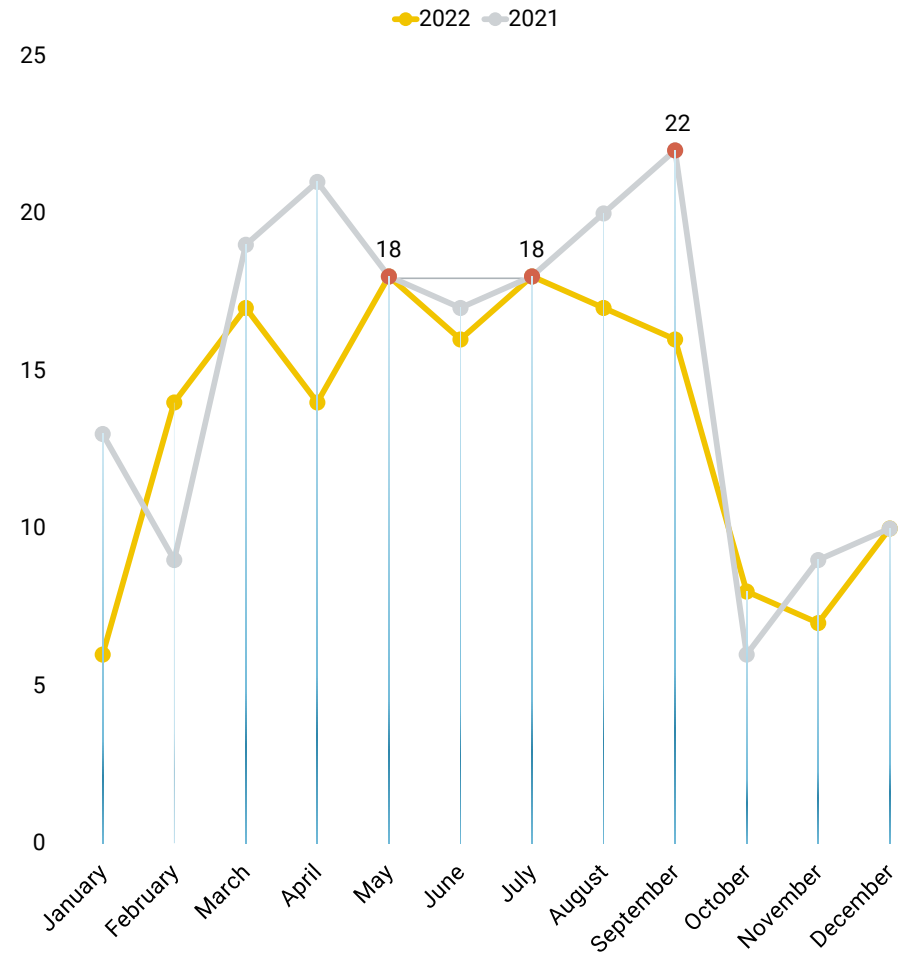


# Thurston: Condominiums Only

## 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).

	2022	2021	% chg.
January	6	13	-53.85%
February	14	9	55.56%
March	17	19	-10.53%
April	14	21	-33.33%
May	18	18	0.00%
June	16	17	-5.88%
July	18	18	0.00%
August	17	20	-15.00%
September	16	22	-27.27%
October	8	6	33.33%
November	7	9	-22.22%
December	10	10	0.00%
<b>Total</b>	<b>161</b>	<b>182</b>	
<b>% chg.</b>	<b>-11.54%</b>		

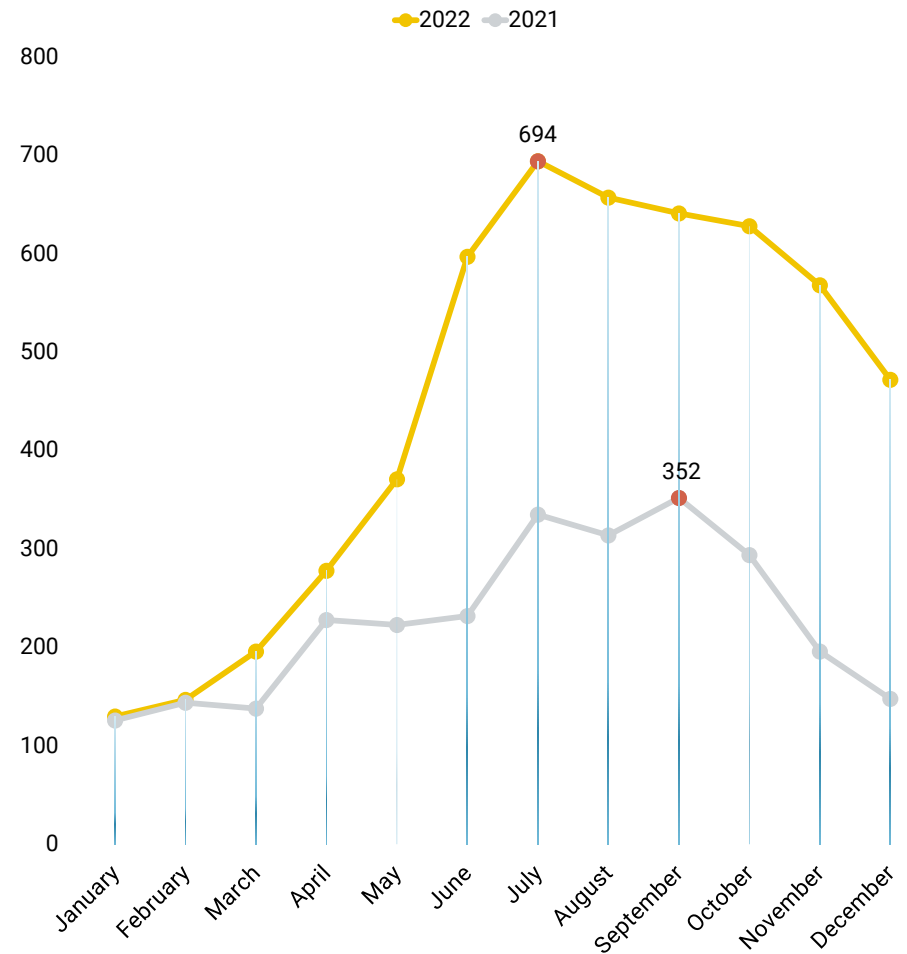


# Thurston: Residential Homes and Condominiums

## 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.

	2022	2021	% chg.
January	130	126	3.17%
February	147	144	2.08%
March	196	138	42.03%
April	278	228	21.93%
May	371	223	66.37%
June	597	232	157.33%
July	694	335	107.16%
August	657	314	109.24%
September	641	352	82.10%
October	628	294	113.61%
November	568	196	189.80%
December	472	148	218.92%
<b>Total</b>	<b>5,379</b>	<b>2,730</b>	
<b>% chg.</b>			<b>97.03%</b>

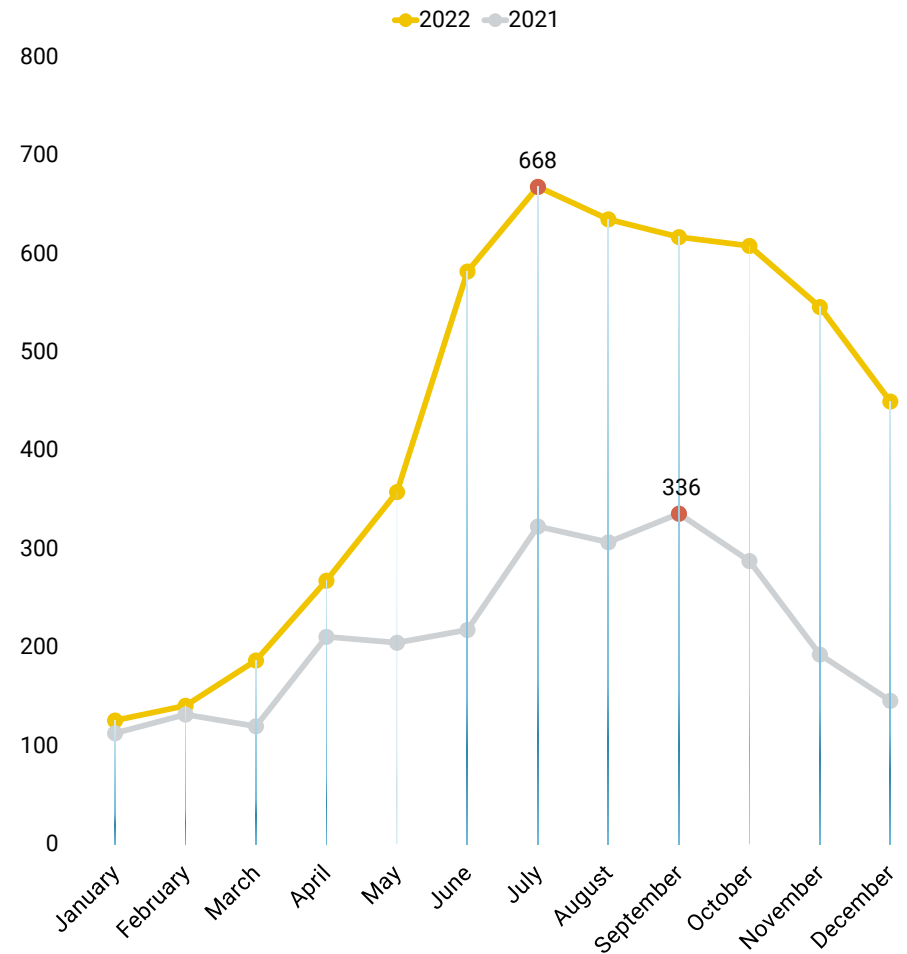


# Thurston: Residential Homes Only

## 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.

	2022	2021	% chg.
January	126	113	11.50%
February	141	132	6.82%
March	187	120	55.83%
April	268	211	27.01%
May	358	205	74.63%
June	582	218	166.97%
July	668	323	106.81%
August	635	307	106.84%
September	617	336	83.63%
October	608	288	111.11%
November	546	193	182.90%
December	450	146	208.22%
<b>Total</b>	<b>5,186</b>	<b>2,592</b>	
<b>% chg.</b>			<b>100.08%</b>

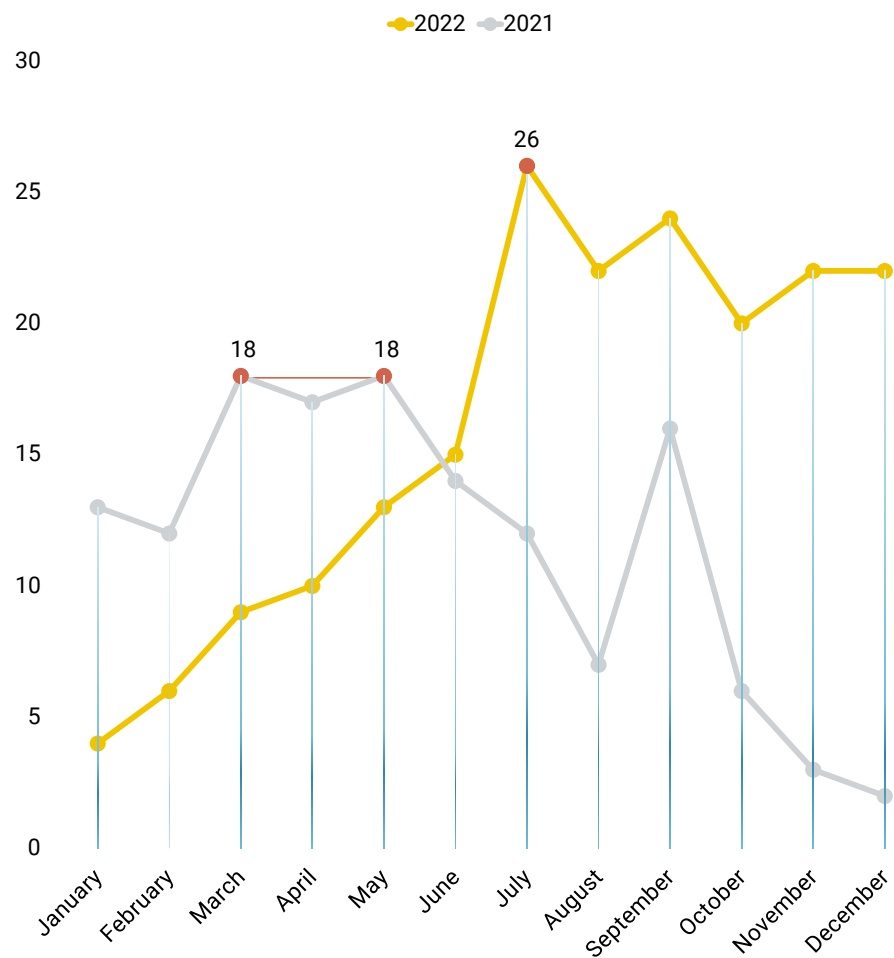


# Thurston: Condominiums Only

## Active Listings by Month

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

	2022	2021	% chg.
January	4	13	-69.23%
February	6	12	-50.00%
March	9	18	-50.00%
April	10	17	-41.18%
May	13	18	-27.78%
June	15	14	7.14%
July	26	12	116.67%
August	22	7	214.29%
September	24	16	50.00%
October	20	6	233.33%
November	22	3	633.33%
December	22	2	1000.00%
<b>Total</b>	<b>193</b>	<b>138</b>	
<b>% chg.</b>			<b>39.86%</b>





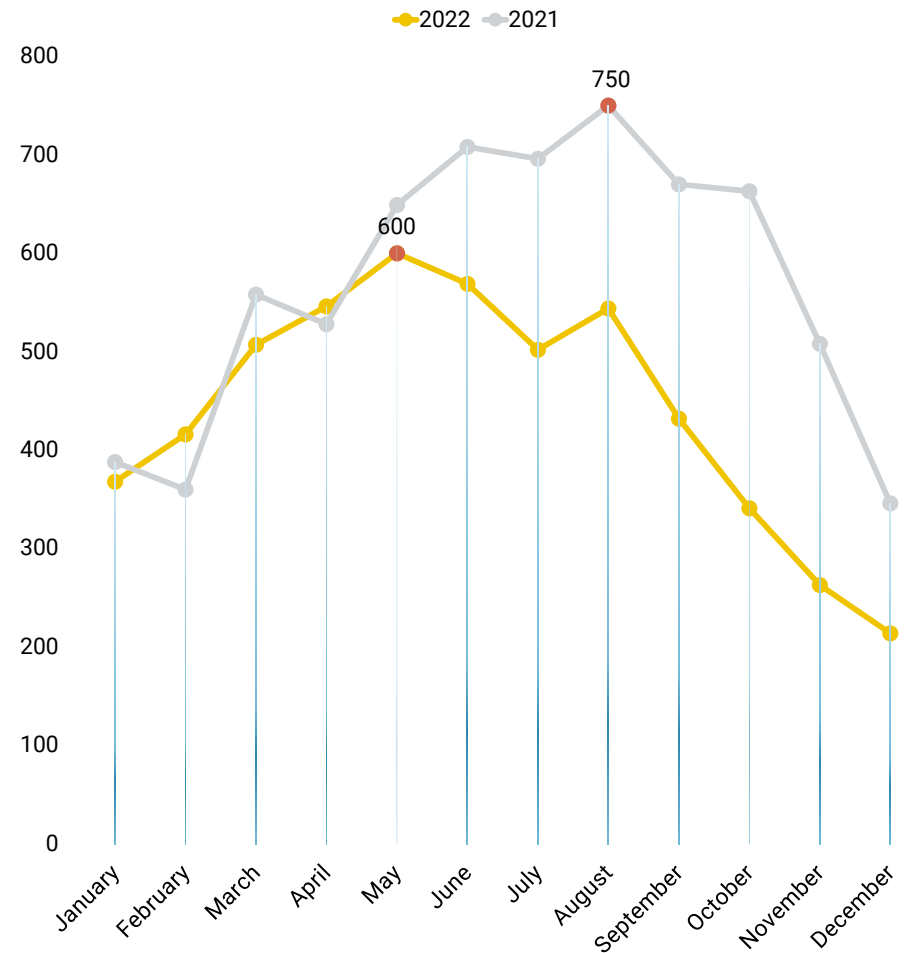
# Thurston: Residential Homes and Condominiums

## 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.

	2022	2021	% chg.
January	368	388	-5.15%
February	416	360	15.56%
March	507	558	-9.14%
April	546	528	3.41%
May	600	649	-7.55%
June	569	708	-19.63%
July	502	696	-27.87%
August	544	750	-27.47%
September	432	670	-35.52%
October	341	663	-48.57%
November	263	508	-48.23%
December	214	346	-38.15%
<b>Total</b>	<b>5,302</b>	<b>6,824</b>	
<b>% chg.</b>	<b>-22.30%</b>		



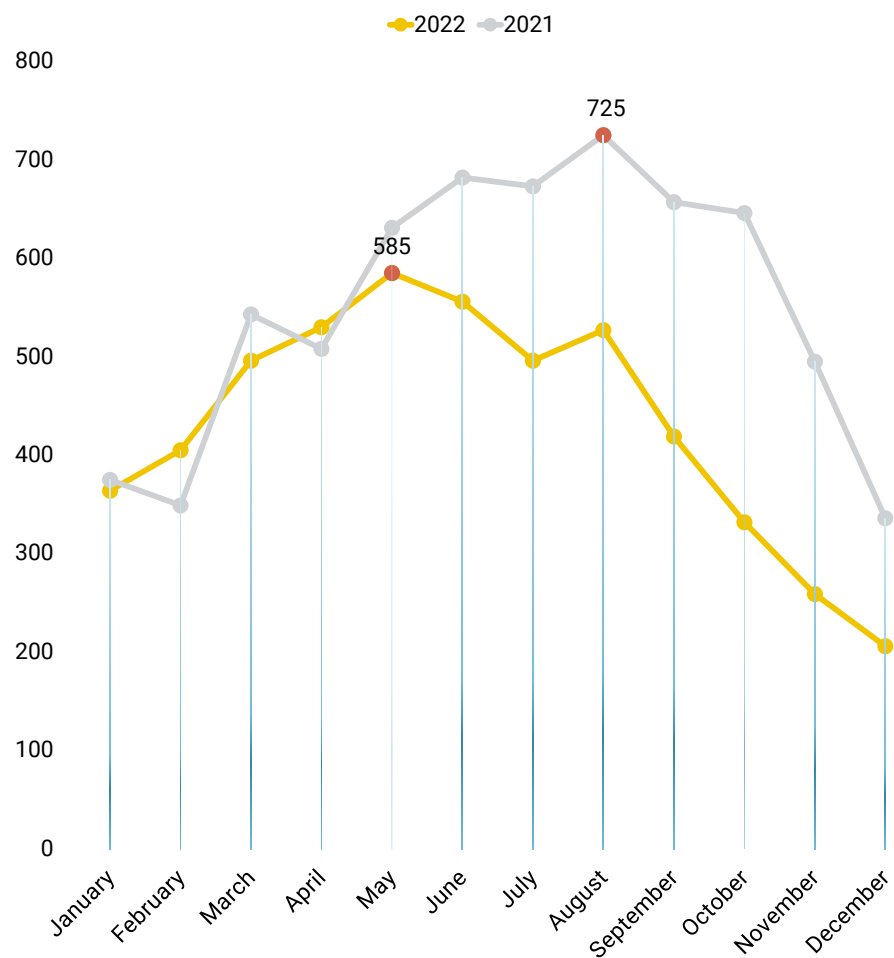
# Thurston: Residential Homes Only

## 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.

	2022	2021	% chg.
January	364	375	-2.93%
February	405	349	16.05%
March	496	543	-8.66%
April	530	508	4.33%
May	585	631	-7.29%
June	556	682	-18.48%
July	496	673	-26.30%
August	527	725	-27.31%
September	419	657	-36.23%
October	332	646	-48.61%
November	259	495	-47.68%
December	206	336	-38.69%
<b>Total</b>	<b>5,175</b>	<b>6,620</b>	
<b>% chg.</b>	<b>-21.83%</b>		



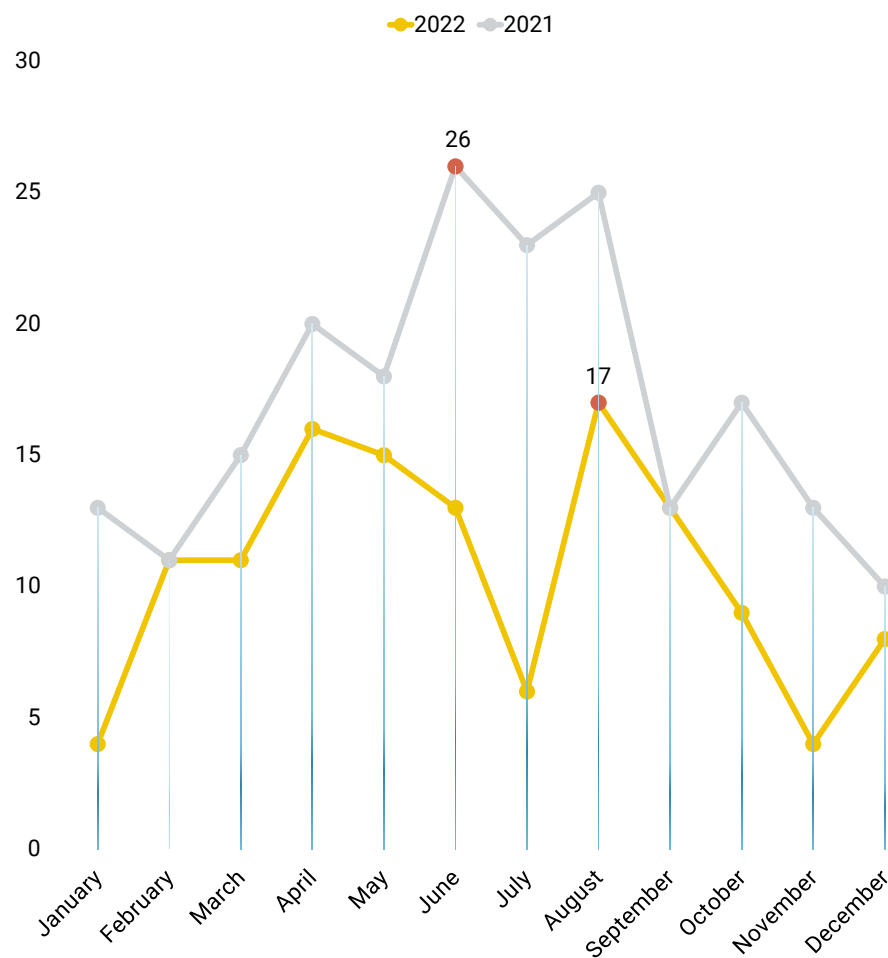
## Thurston: Condominiums Only

# 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.

	2022	2021	% chg.
January	4	13	-69.23%
February	11	11	0.00%
March	11	15	-26.67%
April	16	20	-20.00%
May	15	18	-16.67%
June	13	26	-50.00%
July	6	23	-73.91%
August	17	25	-32.00%
September	13	13	0.00%
October	9	17	-47.06%
November	4	13	-69.23%
December	8	10	-20.00%
<b>Total</b>	<b>127</b>	<b>204</b>	
<b>% chg.</b>	<b>-37.75%</b>		

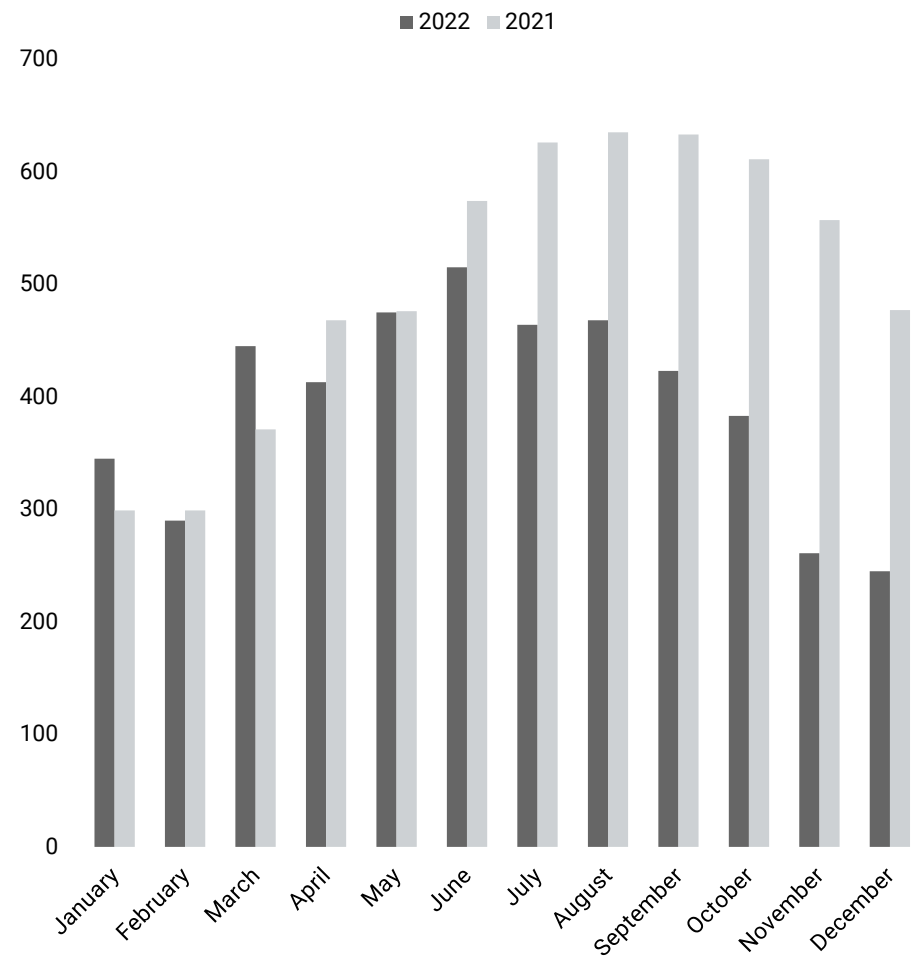


# Thurston: Residential Homes and Condominiums

## Closed Sales by Month

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

	2022	2021	% chg.
January	345	299	15.38%
February	290	299	-3.01%
March	445	371	19.95%
April	413	468	-11.75%
May	475	476	-0.21%
June	515	574	-10.28%
July	464	626	-25.88%
August	468	635	-26.30%
September	423	633	-33.18%
October	383	611	-37.32%
November	261	557	-53.14%
December	245	477	-48.64%
<b>Total</b>	<b>4,727</b>	<b>6,026</b>	
<b>% chg.</b>			<b>-21.56%</b>

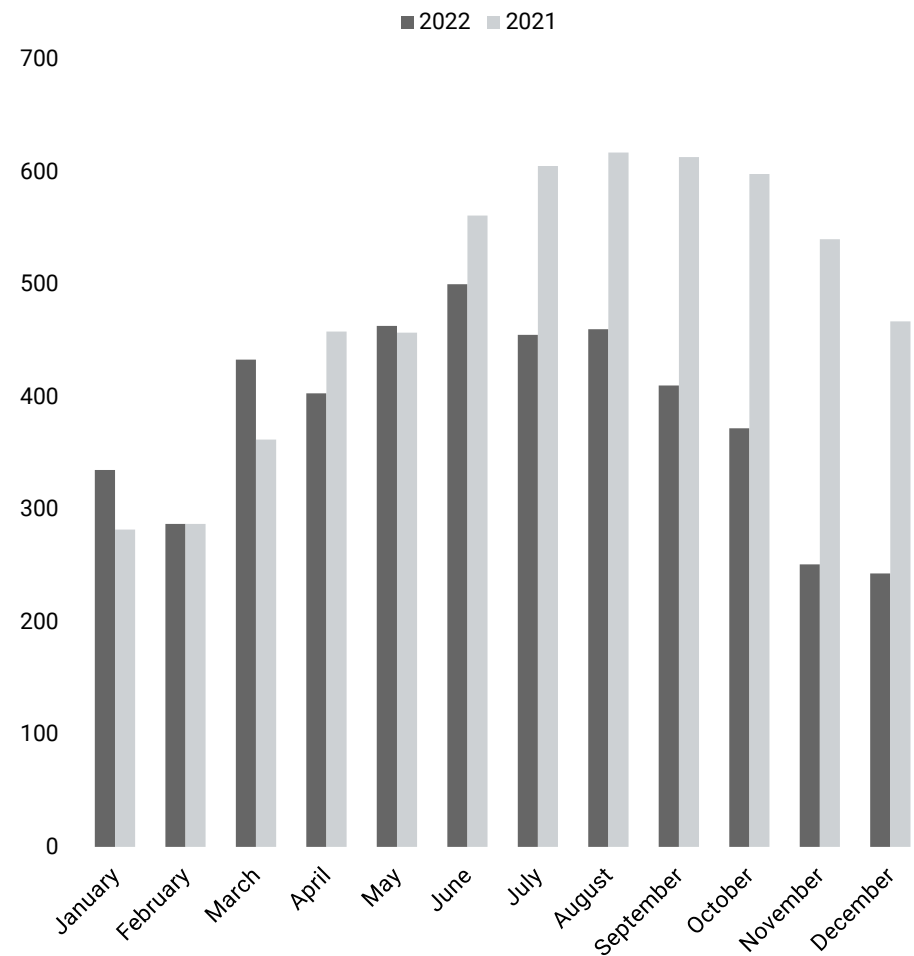


# Thurston: Residential Homes Only

## Closed Sales by Month

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

	2022	2021	% chg.
January	335	282	18.79%
February	287	287	0.00%
March	433	362	19.61%
April	403	458	-12.01%
May	463	457	1.31%
June	500	561	-10.87%
July	455	605	-24.79%
August	460	617	-25.45%
September	410	613	-33.12%
October	372	598	-37.79%
November	251	540	-53.52%
December	243	467	-47.97%
<b>Total</b>	<b>4,612</b>	<b>5,847</b>	
<b>% chg.</b>			<b>-21.12%</b>

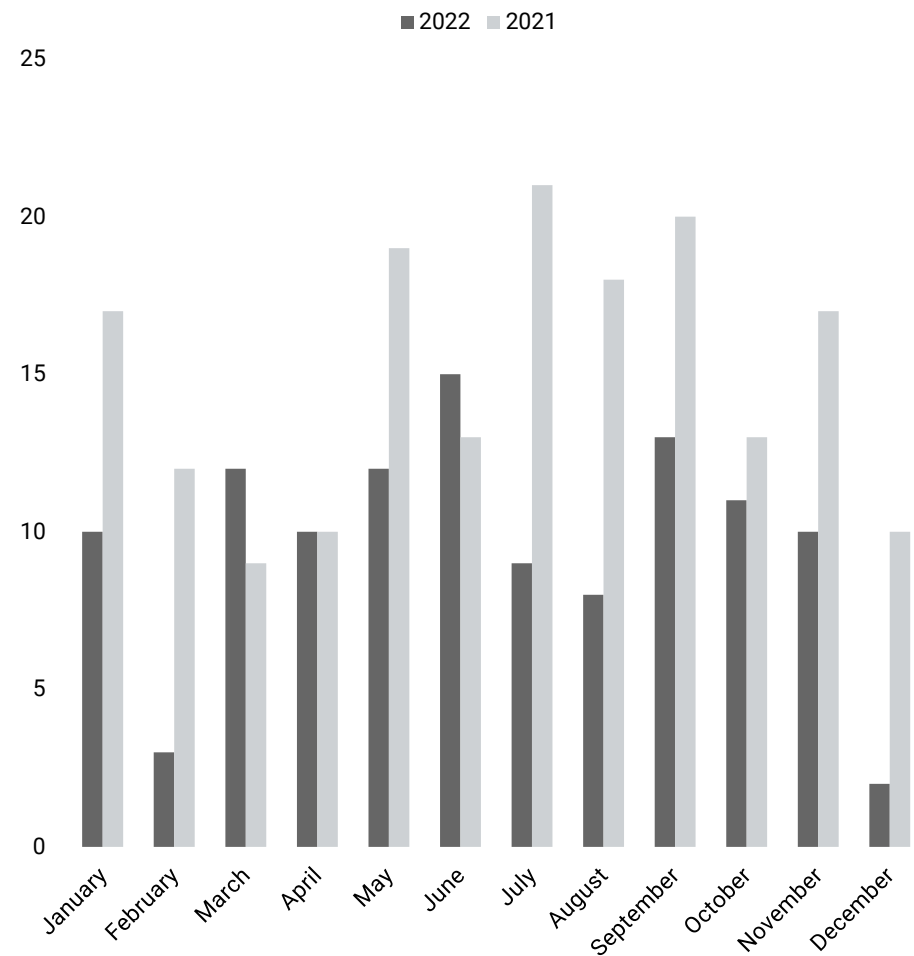


# Thurston: Condominiums Only

## Closed Sales by Month

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

	2022	2021	% chg.
January	10	17	-41.18%
February	3	12	-75.00%
March	12	9	33.33%
April	10	10	0.00%
May	12	19	-36.84%
June	15	13	15.38%
July	9	21	-57.14%
August	8	18	-55.56%
September	13	20	-35.00%
October	11	13	-15.38%
November	10	17	-41.18%
December	2	10	-80.00%
<b>Total</b>	<b>115</b>	<b>179</b>	
<b>% chg.</b>			<b>-35.75%</b>

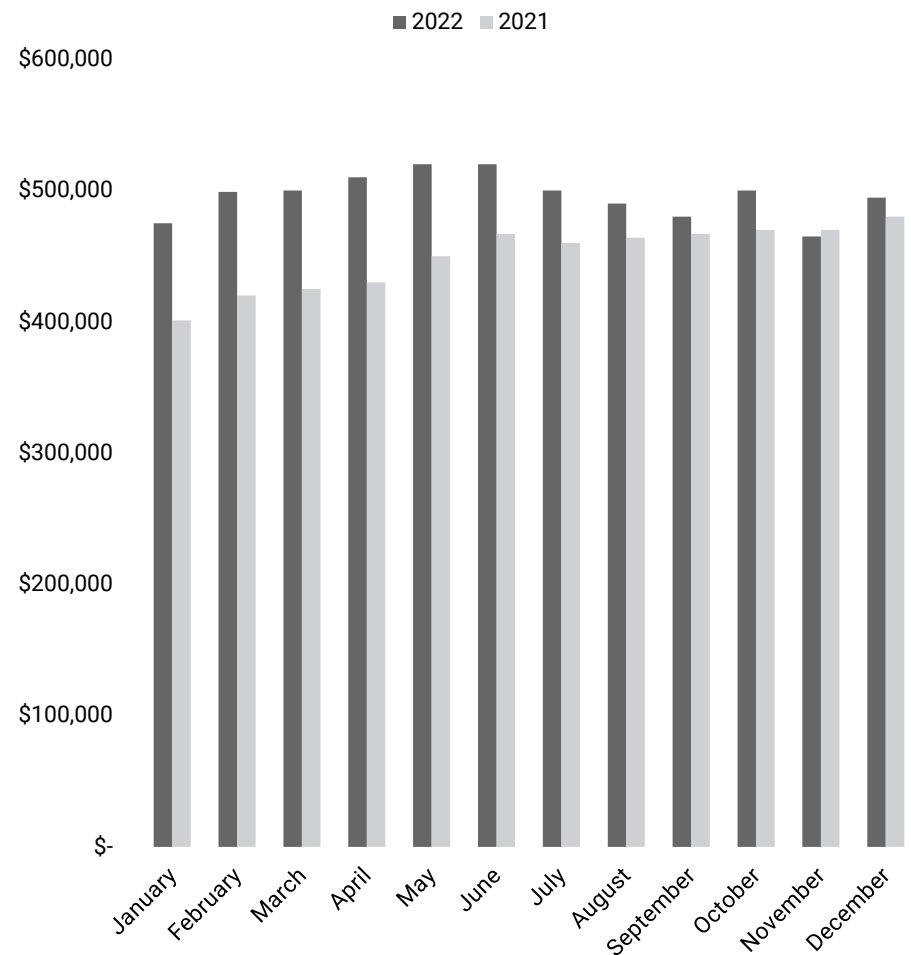


# Thurston: Residential Homes and Condominiums

## 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.

	2022	2021	% chg.
January	\$ 475,000	\$ 401,000	18.45%
February	\$ 498,875	\$ 420,000	18.78%
March	\$ 500,000	\$ 424,947	17.66%
April	\$ 510,000	\$ 430,000	18.60%
May	\$ 519,933	\$ 450,000	15.54%
June	\$ 520,000	\$ 466,823	11.39%
July	\$ 500,000	\$ 460,000	8.70%
August	\$ 489,995	\$ 464,000	5.60%
September	\$ 480,000	\$ 467,000	2.78%
October	\$ 499,950	\$ 470,000	6.37%
November	\$ 465,000	\$ 470,000	-1.06%
December	\$ 494,500	\$ 480,000	3.02%
<b>Total</b>	<b>\$ 500,000</b>	<b>\$ 454,000</b>	
<b>% chg.</b>			<b>10.13%</b>

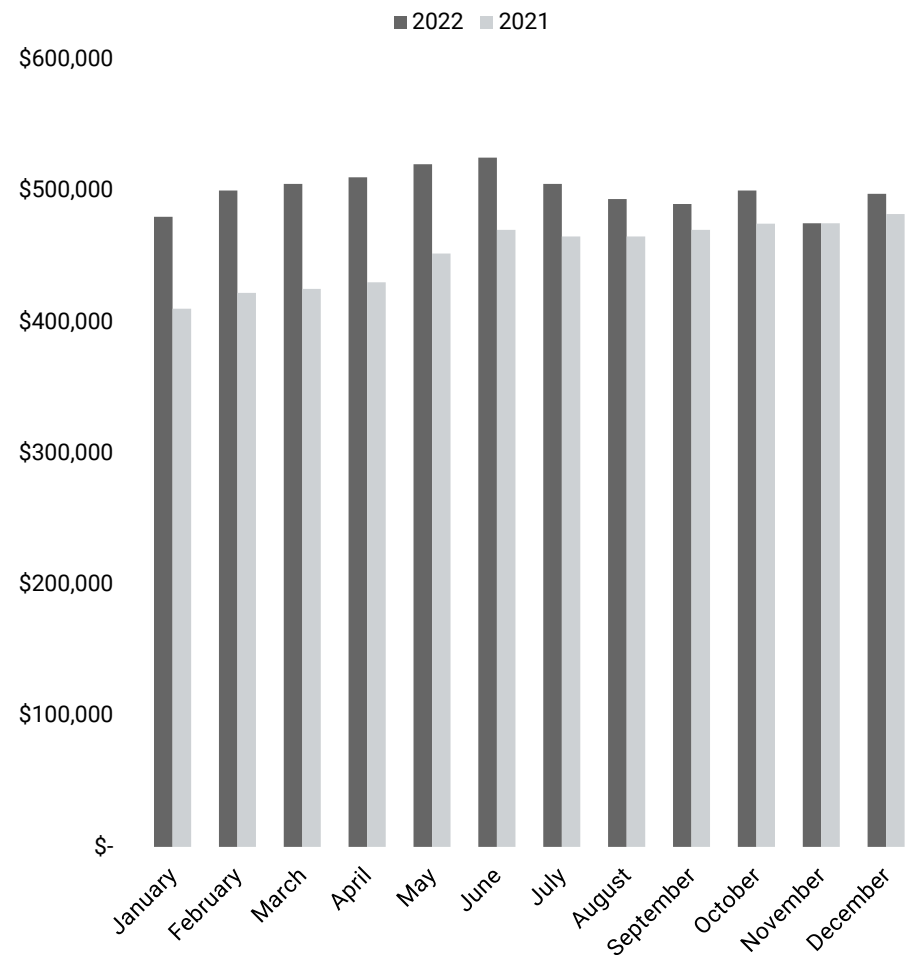


## Thurston: Residential Homes Only

# 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.

	2022	2021	% chg.
January	\$ 479,950	\$ 409,975	17.07%
February	\$ 499,950	\$ 422,000	18.47%
March	\$ 505,000	\$ 425,000	18.82%
April	\$ 510,000	\$ 430,050	18.59%
May	\$ 520,000	\$ 452,000	15.04%
June	\$ 525,000	\$ 469,950	11.71%
July	\$ 505,000	\$ 465,000	8.60%
August	\$ 493,514	\$ 465,000	6.13%
September	\$ 489,700	\$ 470,000	4.19%
October	\$ 500,000	\$ 474,750	5.32%
November	\$ 474,990	\$ 474,975	0.00%
December	\$ 497,500	\$ 482,000	3.22%
<b>Total</b>	<b>\$ 500,000</b>	<b>\$ 458,000</b>	
<b>% chg.</b>			<b>9.17%</b>



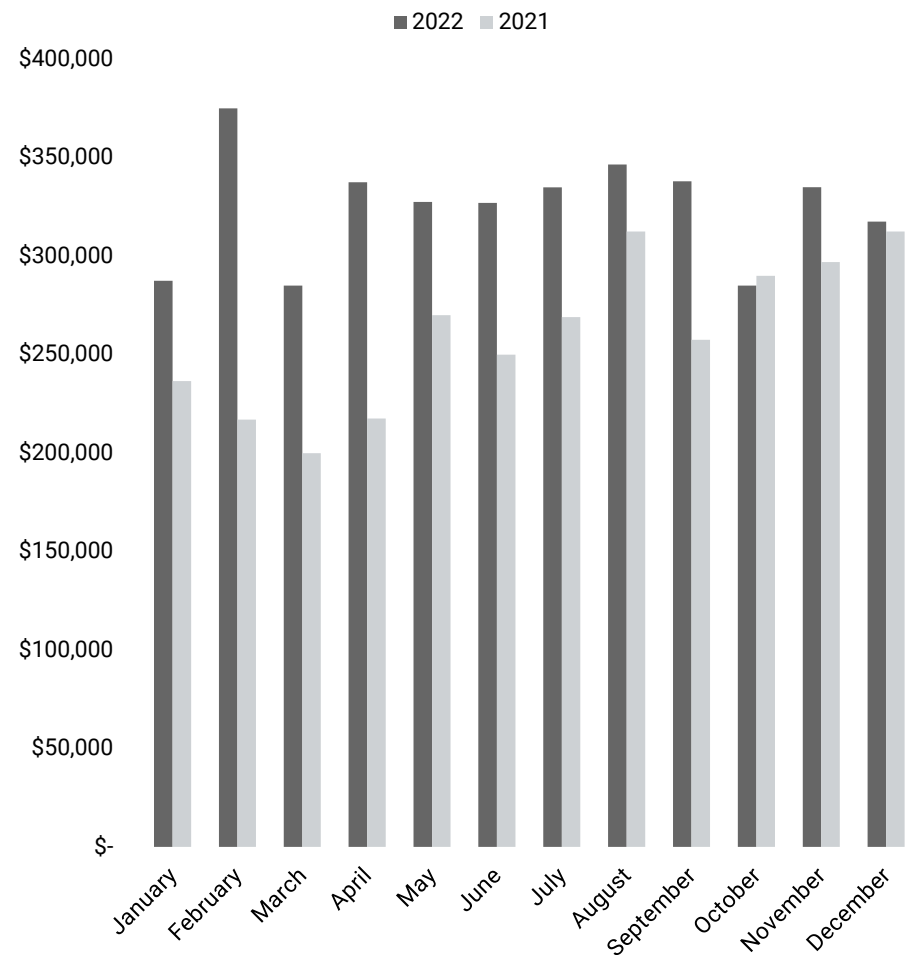


## Thurston: Condominiums Only

# 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.

	2022	2021	% chg.
January	\$ 287,500	\$ 236,500	21.56%
February	\$ 375,000	\$ 216,950	72.85%
March	\$ 285,000	\$ 199,900	42.57%
April	\$ 337,500	\$ 217,500	55.17%
May	\$ 327,500	\$ 270,000	21.30%
June	\$ 327,000	\$ 249,950	30.83%
July	\$ 334,950	\$ 269,000	24.52%
August	\$ 346,500	\$ 312,500	10.88%
September	\$ 338,000	\$ 257,500	31.26%
October	\$ 285,000	\$ 290,000	-1.72%
November	\$ 335,000	\$ 297,000	12.79%
December	\$ 317,500	\$ 312,500	1.60%
<b>Total</b>	<b>\$ 330,000</b>	<b>\$ 265,000</b>	
<b>% chg.</b>			<b>24.53%</b>



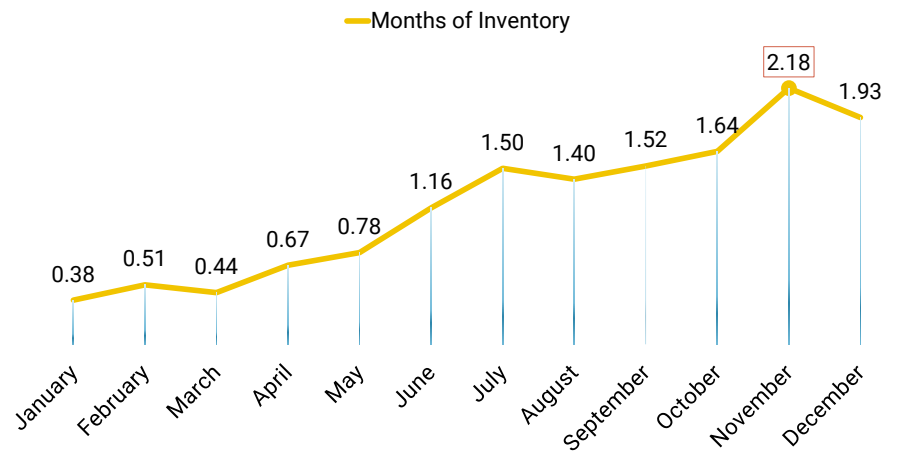
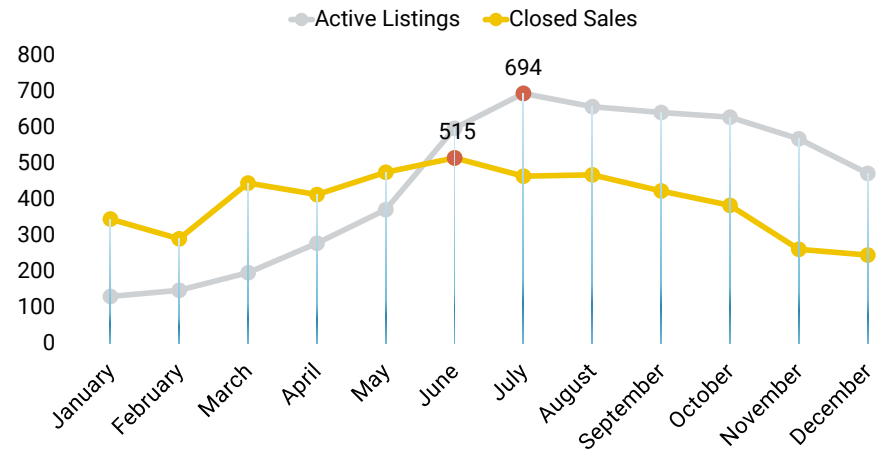
# Thurston: Residential Homes and Condominiums

## 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	130	345	0.38
February	147	290	0.51
March	196	445	0.44
April	278	413	0.67
May	371	475	0.78
June	597	515	1.16
July	694	464	1.50
August	657	468	1.40
September	641	423	1.52
October	628	383	1.64
November	568	261	2.18
December	472	245	1.93



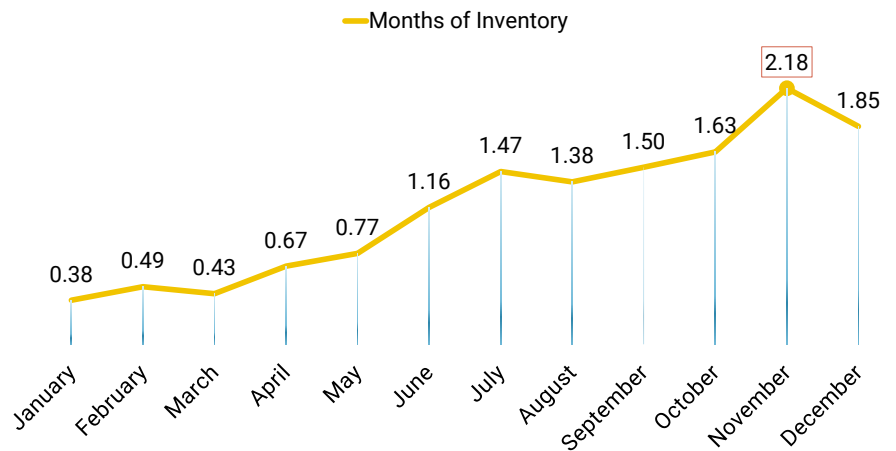
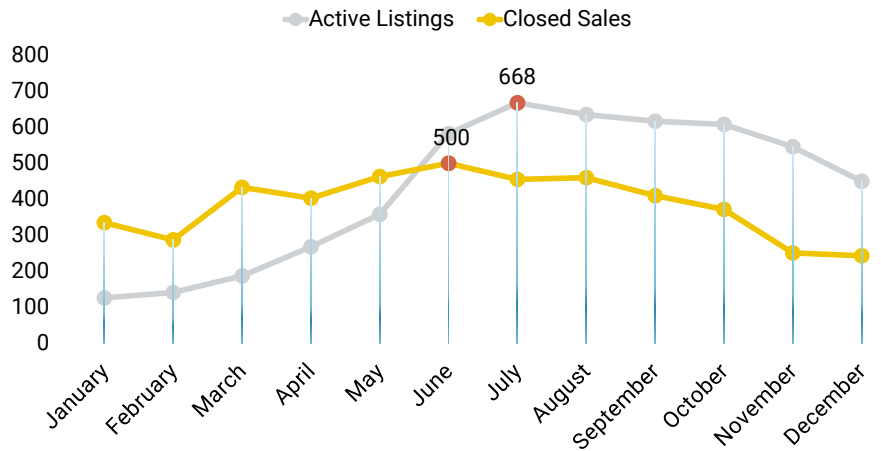
# Thurston: Residential Homes Only

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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	126	335	0.38
February	141	287	0.49
March	187	433	0.43
April	268	403	0.67
May	358	463	0.77
June	582	500	1.16
July	668	455	1.47
August	635	460	1.38
September	617	410	1.50
October	608	372	1.63
November	546	251	2.18
December	450	243	1.85



# 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	4	10	0.40
February	6	3	2.00
March	9	12	0.75
April	10	10	1.00
May	13	12	1.08
June	15	15	1.00
July	26	9	2.89
August	22	8	2.75
September	24	13	1.85
October	20	11	1.82
November	22	10	2.20
December	22	2	11.00

