

Recaps - Northwest MLS (RESIDENTIAL + CONDO)											JULY 2020				
	LISTINGS					PENDING SALES			CLOSED SALES						
County	New Jul 2020	New Jul 2019	Ttl Active Jul 2020	Ttl Active Jul 2019	% Change, Ttl Active	Pending Jul 2020	Pending Jul 2019	% Change, Pending	Closed Jul 2020	Closed Jul 2019	% Change, Closed	Median \$ Jul 2020	Median \$ Jul 2019	% Chg, Median Price	Months of Inventory
King	4,680	3,740	3,877	5,725	-32.28%	4,277	3,661	16.83%	3,420	3,280	4.27%	\$670,000	\$625,000	7.20%	1.13
Snohomish	1,817	1,698	1,095	2,164	-49.40%	1,930	1,707	13.06%	1,504	1,376	9.30%	\$546,450	\$480,000	13.84%	0.73
Pierce	1,977	1,773	1,287	2,107	-38.92%	2,053	1,870	9.79%	1,527	1,591	-4.02%	\$420,000	\$370,000	13.51%	0.84
Kitsap	540	504	415	649	-36.06%	557	535	4.11%	497	476	4.41%	\$425,000	\$380,000	11.84%	0.84
Mason	183	180	149	267	-44.19%	192	189	1.59%	166	158	5.06%	\$330,000	\$280,300	17.73%	0.90
Skagit	266	293	255	477	-46.54%	296	290	2.07%	215	236	-8.90%	\$415,000	\$360,000	15.28%	1.19
Grays Harbor	195	221	232	435	-46.67%	261	199	31.16%	147	139	5.76%	\$264,900	\$220,500	20.14%	1.58
Lewis	171	145	175	274	-36.13%	208	153	35.95%	139	119	16.81%	\$321,000	\$250,000	28.40%	1.26
Cowlitz	169	168	132	240	-45.00%	184	175	5.14%	137	112	22.32%	\$317,500	\$266,750	19.03%	0.96
Grant	172	130	170	260	-34.62%	176	133	32.33%	127	128	-0.78%	\$262,364	\$235,000	11.64%	1.34
Thurston	667	631	345	589	-41.43%	674	666	1.20%	577	603	-4.31%	\$380,000	\$335,000	13.43%	0.60
San Juan	55	52	166	262	-36.64%	66	37	78.38%	46	26	76.92%	\$639,625	\$570,625	12.09%	3.61
Island	209	241	162	401	-59.60%	244	216	12.96%	183	195	-6.15%	\$421,000	\$395,000	6.58%	0.89
Kittitas	139	117	155	254	-38.98%	125	128	-2.34%	111	104	6.73%	\$396,450	\$339,997	16.60%	1.40
Jefferson	82	62	121	135	-10.37%	80	76	5.26%	63	60	5.00%	\$420,000	\$427,250	-1.70%	1.92
Okanogan	78	60	148	284	-47.89%	85	63	34.92%	55	50	10.00%	\$300,000	\$248,000	20.97%	2.69
Whatcom	473	445	575	758	-24.14%	533	425	25.41%	376	388	-3.09%	\$422,500	\$385,000	9.74%	1.53
Clark	114	133	115	209	-44.98%	125	117	6.84%	118	101	16.83%	\$387,500	\$374,000	3.61%	0.97
Pacific	90	86	134	233	-42.49%	100	69	44.93%	73	73	0.00%	\$205,000	\$210,000	-2.38%	1.84
Ferry	10	10	32	54	-40.74%	10	6	66.67%	7	7	0.00%	\$155,000	\$145,000	6.90%	4.57
Clallam	122	159	158	318	-50.31%	139	148	-6.08%	107	118	-9.32%	\$334,500	\$319,500	4.69%	1.48
Chelan	148	188	156	342	-54.39%	182	145	25.52%	133	88	51.14%	\$425,000	\$377,000	12.73%	1.17
Douglas	80	81	73	129	-43.41%	97	68	42.65%	66	63	4.76%	\$380,900	\$349,900	8.86%	1.11
Others	77	76	132	221	-40.27%	88	63	39.68%	46	49	-6.12%	\$276,000	\$310,000	-10.97%	2.87
Total	12,514	11,193	10,259	16,787	-38.89%	12,682	11,139	13.85%	9,840	9,540	3.14%	\$484,995	\$429,900	12.82%	1.04

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)

JULY 2020

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Jul 2020	New Jul 2019	Ttl Active Jul 2020	Ttl Active Jul 2019	% Change, Ttl Active	Pending Jul 2020	Pending Jul 2019	% Change, Pending	Closed Jul 2020	Closed Jul 2019	% Change, Closed	Median \$ Jul 2020	Median \$ Jul 2019	% Chg, Median Price	Months of Inventory
King	3,591	2,883	2,634	4,399	-40.12%	3,430	2,919	17.51%	2,764	2,635	4.90%	\$727,500	\$680,000	6.99%	0.95
Snohomish	1,487	1,400	876	1,845	-52.52%	1,572	1,380	13.91%	1,253	1,127	11.18%	\$575,000	\$502,000	14.54%	0.70
Pierce	1,841	1,670	1,153	2,014	-42.75%	1,904	1,766	7.81%	1,427	1,499	-4.80%	\$425,000	\$375,000	13.33%	0.81
Kitsap	508	475	382	606	-36.96%	527	509	3.54%	476	451	5.54%	\$428,193	\$383,500	11.65%	0.80
Mason	182	180	148	267	-44.57%	188	189	-0.53%	163	158	3.16%	\$330,000	\$280,300	17.73%	0.91
Skagit	253	286	235	461	-49.02%	280	280	0.00%	203	219	-7.31%	\$423,000	\$368,500	14.79%	1.16
Grays Harbor	177	213	206	391	-47.31%	240	187	28.34%	136	133	2.26%	\$271,500	\$229,500	18.30%	1.51
Lewis	171	145	175	274	-36.13%	208	153	35.95%	138	117	17.95%	\$322,675	\$253,500	27.29%	1.27
Cowlitz	167	167	130	236	-44.92%	184	171	7.60%	135	112	20.54%	\$318,000	\$266,750	19.21%	0.96
Grant	163	127	155	241	-35.68%	162	129	25.58%	123	124	-0.81%	\$265,000	\$232,500	13.98%	1.26
Thurston	649	616	324	567	-42.86%	652	650	0.31%	564	587	-3.92%	\$382,000	\$339,999	12.35%	0.57
San Juan	54	49	152	253	-39.92%	63	34	85.29%	44	25	76.00%	\$647,500	\$591,250	9.51%	3.45
Island	197	231	153	383	-60.05%	230	197	16.75%	171	181	-5.52%	\$439,000	\$404,000	8.66%	0.89
Kittitas	134	105	136	232	-41.38%	119	124	-4.03%	105	98	7.14%	\$402,000	\$341,072	17.86%	1.30
Jefferson	76	53	114	127	-10.24%	71	63	12.70%	57	57	0.00%	\$444,000	\$433,000	2.54%	2.00
Okanogan	77	60	147	279	-47.31%	85	63	34.92%	54	50	8.00%	\$300,000	\$248,000	20.97%	2.72
Whatcom	403	394	462	684	-32.46%	447	368	21.47%	313	332	-5.72%	\$439,900	\$392,000	12.22%	1.48
Clark	106	127	107	200	-46.50%	119	112	6.25%	112	96	16.67%	\$398,750	\$380,000	4.93%	0.96
Pacific	77	76	110	211	-47.87%	90	58	55.17%	66	68	-2.94%	\$220,825	\$217,000	1.76%	1.67
Ferry	10	10	32	54	-40.74%	10	6	66.67%	7	7	0.00%	\$155,000	\$145,000	6.90%	4.57
Clallam	119	154	152	311	-51.13%	137	144	-4.86%	105	114	-7.89%	\$332,000	\$322,500	2.95%	1.45
Chelan	131	166	141	302	-53.31%	154	133	15.79%	115	76	51.32%	\$445,000	\$397,450	11.96%	1.23
Douglas	75	75	67	120	-44.17%	91	65	40.00%	64	60	6.67%	\$383,950	\$349,950	9.72%	1.05
Others	77	74	131	218	-39.91%	87	59	47.46%	44	46	-4.35%	\$264,750	\$309,950	-14.58%	2.98
Total	10,725	9,736	8,322	14,675	-43.29%	11,050	9,759	13.23%	8,639	8,372	3.19%	\$499,950	\$440,000	13.63%	0.96

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Recaps - Northwest MLS (CONDO ONLY)

JULY 2020

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	New Jul 2020	New Jul 2019	Ttl Active Jul 2020	Ttl Active Jul 2019	% Change, Ttl Active	Pending Jul 2020	Pending Jul 2019	% Change, Pending	Closed Jul 2020	Closed Jul 2019	% Change, Closed	Median \$ Jul 2020	Median \$ Jul 2019	% Chg, Median Price	Months of Inventory
King	1,089	857	1,243	1,326	-6.26%	847	742	14.15%	656	645	1.71%	\$430,000	\$400,000	7.50%	1.89
Snohomish	330	298	219	319	-31.35%	358	327	9.48%	251	249	0.80%	\$365,000	\$370,000	-1.35%	0.87
Pierce	136	103	134	93	44.09%	149	104	43.27%	100	92	8.70%	\$307,250	\$270,000	13.80%	1.34
Kitsap	32	29	33	43	-23.26%	30	26	15.38%	21	25	-16.00%	\$322,500	\$284,000	13.56%	1.57
Mason	1	0	1	0	0.00%	4	0	0.00%	3	0	NA	\$335,000	\$0	0.00%	0.33
Skagit	13	7	20	16	25.00%	16	10	60.00%	12	17	-29.41%	\$315,000	\$287,000	9.76%	1.67
Grays Harbor	18	8	26	44	-40.91%	21	12	75.00%	11	6	83.33%	\$168,000	\$121,500	38.27%	2.36
Lewis	0	0	0	0	0.00%	0	0	0.00%	1	2	-50.00%	\$225,000	\$221,500	1.58%	0.00
Cowlitz	2	1	2	4	-50.00%	0	4	-100.00%	2	0	NA	\$241,450	\$0	0.00%	1.00
Grant	9	3	15	19	-21.05%	14	4	250.00%	4	4	0.00%	\$75,000	\$314,750	-76.17%	3.75
Thurston	18	15	21	22	-4.55%	22	16	37.50%	13	16	-18.75%	\$225,000	\$212,500	5.88%	1.62
San Juan	1	3	14	9	55.56%	3	3	0.00%	2	1	100.00%	\$231,500	\$450,000	-48.56%	7.00
Island	12	10	9	18	-50.00%	14	19	-26.32%	12	14	-14.29%	\$221,625	\$198,250	11.79%	0.75
Kittitas	5	12	19	22	-13.64%	6	4	50.00%	6	6	0.00%	\$290,000	\$247,500	17.17%	3.17
Jefferson	6	9	7	8	-12.50%	9	13	-30.77%	6	3	100.00%	\$300,250	\$315,000	-4.68%	1.17
Okanogan	1	0	1	5	-80.00%	0	0	0.00%	1	0	NA	\$300,000	\$0	0.00%	1.00
Whatcom	70	51	113	74	52.70%	86	57	50.88%	63	56	12.50%	\$285,000	\$286,500	-0.52%	1.79
Clark	8	6	8	9	-11.11%	6	5	20.00%	6	5	20.00%	\$267,875	\$247,000	8.45%	1.33
Pacific	13	10	24	22	9.09%	10	11	-9.09%	7	5	40.00%	\$144,000	\$83,500	72.46%	3.43
Ferry	0	0	0	0	0.00%	0	0	0.00%	0	0	NA	\$0	\$0	0.00%	0.00
Clallam	3	5	6	7	-14.29%	2	4	-50.00%	2	4	-50.00%	\$380,250	\$250,000	52.10%	3.00
Chelan	17	22	15	40	-62.50%	28	12	133.33%	18	12	50.00%	\$280,000	\$205,000	36.59%	0.83
Douglas	5	6	6	9	-33.33%	6	3	100.00%	2	3	-33.33%	\$287,500	\$339,900	-15.42%	3.00
Others	0	2	1	3	-66.67%	1	4	-75.00%	2	3	-33.33%	\$404,500	\$349,950	15.59%	0.50
Total	1,789	1,457	1,937	2,112	-8.29%	1,632	1,380	18.26%	1,201	1,168	2.83%	\$380,000	\$350,000	8.57%	1.61