

Recaps - Northwest MLS (RESIDENTIAL + CONDO)

FEBRUARY 2020

County	LISTINGS					PENDING SALES			CLOSED SALES						
	New Feb 2020	New Feb 2019	Ttl Active Feb 2020	Ttl Active Feb 2019	% Change, Ttl Active	Pending Feb 2020	Pending Feb 2019	% Change, Pending	Closed Feb 2020	Closed Feb 2019	% Change, Closed	Median \$, Feb 2020	Median \$, Feb 2019	% Chg, Median Price	Months of Inventory
King	2,969	2,381	2,221	3,744	-40.68%	2,895	2,278	27.09%	1,891	1,795	5.35%	\$615,000	\$604,000	1.82%	1.17
Snohomish	1,165	914	797	1,375	-42.04%	1,465	1,029	42.37%	859	843	1.90%	\$494,263	\$454,995	8.63%	0.93
Pierce	1,244	1,025	958	1,486	-35.53%	1,351	1,290	4.73%	881	901	-2.22%	\$385,000	\$350,000	10.00%	1.09
Kitsap	338	251	303	432	-29.86%	367	313	17.25%	229	224	2.23%	\$395,000	\$337,969	16.87%	1.32
Mason	105	62	128	173	-26.01%	137	91	50.55%	59	66	-10.61%	\$275,000	\$261,250	5.26%	2.17
Skagit	180	142	259	323	-19.81%	194	133	45.86%	110	117	-5.98%	\$405,000	\$317,000	27.76%	2.35
Grays Harbor	114	110	267	273	-2.20%	136	137	-0.73%	83	76	9.21%	\$200,000	\$209,000	-4.31%	3.22
Lewis	110	78	190	212	-10.38%	129	90	43.33%	72	80	-10.00%	\$277,875	\$250,000	11.15%	2.64
Cowlitz	108	100	135	171	-21.05%	143	147	-2.72%	103	59	74.58%	\$274,000	\$284,000	-3.52%	1.31
Grant	96	78	181	198	-8.59%	92	81	13.58%	59	61	-3.28%	\$200,000	\$193,200	3.52%	3.07
Thurston	412	329	264	486	-45.68%	442	400	10.50%	285	301	-5.32%	\$364,000	\$321,900	13.08%	0.93
San Juan	28	14	174	147	18.37%	19	17	11.76%	15	13	15.38%	\$401,000	\$407,500	-1.60%	11.60
Island	131	136	188	292	-35.62%	129	136	-5.15%	90	81	11.11%	\$372,998	\$332,500	12.18%	2.09
Kittitas	66	50	111	147	-24.49%	63	49	28.57%	36	36	0.00%	\$392,475	\$322,000	21.89%	3.08
Jefferson	46	31	101	111	-9.01%	47	41	14.63%	39	31	25.81%	\$376,000	\$335,000	12.24%	2.59
Okanogan	39	35	153	193	-20.73%	50	20	150.00%	23	21	9.52%	\$178,000	\$151,850	17.22%	6.65
Whatcom	283	224	448	510	-12.16%	320	275	16.36%	177	190	-6.84%	\$405,000	\$373,325	8.48%	2.53
Clark	69	64	88	144	-38.89%	83	76	9.21%	54	52	3.85%	\$382,500	\$347,450	10.09%	1.63
Pacific	41	37	135	196	-31.12%	47	40	17.50%	25	33	-24.24%	\$185,000	\$165,400	11.85%	5.40
Ferry	4	8	32	46	-30.43%	6	5	20.00%	1	1	0.00%	\$200,000	\$165,000	21.21%	32.00
Clallam	68	56	140	201	-30.35%	83	65	27.69%	51	54	-5.56%	\$290,000	\$256,250	13.17%	2.75
Chelan	66	56	168	175	-4.00%	68	75	-9.33%	52	43	20.93%	\$311,000	\$356,000	-12.64%	3.23
Douglas	60	31	85	77	10.39%	51	41	24.39%	38	30	26.67%	\$358,450	\$334,900	7.03%	2.24
Others	44	35	129	163	-20.86%	38	49	-22.45%	33	37	-10.81%	\$240,000	\$275,000	-12.73%	3.91
Total	7,786	6,247	7,655	11,275	-32.11%	8,355	6,878	0	5,265	5,145	2.33%	\$445,000	\$407,000	9.34%	1.45

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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King	2,271	1,854	1,689	2,850	-40.74%	2,175	1,790	21.51%	1,397	1,417	-1.41%	\$675,000	\$655,000	3.05%	1.21
Snohomish	952	739	675	1,149	-41.25%	1,177	842	39.79%	682	672	1.49%	\$515,000	\$474,947	8.43%	0.99
Pierce	1,154	967	875	1,418	-38.29%	1,246	1,202	3.66%	812	842	-3.56%	\$395,000	\$355,000	11.27%	1.08
Kitsap	321	226	286	406	-29.56%	346	292	18.49%	216	211	2.37%	\$403,000	\$341,163	18.13%	1.32
Mason	105	62	128	173	-26.01%	137	91	50.55%	59	66	-10.61%	\$275,000	\$261,250	5.26%	2.17
Skagit	169	133	241	305	-20.98%	185	126	46.83%	105	109	-3.67%	\$405,000	\$317,000	27.76%	2.30
Grays Harbor	105	98	242	238	1.68%	127	129	-1.55%	79	72	9.72%	\$210,000	\$210,000	0.00%	3.06
Lewis	110	77	190	210	-9.52%	127	90	41.11%	71	80	-11.25%	\$280,750	\$250,000	12.30%	2.68
Cowlitz	108	100	130	168	-22.62%	141	144	-2.08%	101	59	71.19%	\$275,000	\$284,000	-3.17%	1.29
Grant	87	75	168	187	-10.16%	89	78	14.10%	59	55	7.27%	\$200,000	\$190,000	5.26%	2.85
Thurston	393	321	242	443	-45.37%	422	390	8.21%	275	290	-5.17%	\$365,900	\$325,850	12.29%	0.88
San Juan	28	14	166	143	16.08%	17	17	0.00%	14	12	16.67%	\$470,500	\$421,750	11.56%	11.86
Island	126	127	174	275	-36.73%	119	125	-4.80%	79	74	6.76%	\$400,000	\$358,450	11.59%	2.20
Kittitas	63	45	103	136	-24.26%	57	48	18.75%	32	34	-5.88%	\$392,475	\$337,450	16.31%	3.22
Jefferson	41	30	96	106	-9.43%	44	39	12.82%	36	28	28.57%	\$379,000	\$336,500	12.63%	2.67
Okanogan	38	35	151	188	-19.68%	50	20	150.00%	23	21	9.52%	\$178,000	\$151,850	17.22%	6.57
Whatcom	244	190	386	451	-14.41%	270	228	18.42%	149	159	-6.29%	\$430,000	\$391,000	9.97%	2.59
Clark	67	60	86	141	-39.01%	81	71	14.08%	53	50	6.00%	\$386,000	\$347,450	11.10%	1.62
Pacific	38	32	115	178	-35.39%	44	37	18.92%	23	28	-17.86%	\$210,000	\$169,500	23.89%	5.00
Ferry	4	8	32	46	-30.43%	6	5	20.00%	1	1	0.00%	\$200,000	\$165,000	21.21%	32.00
Clallam	67	56	138	197	-29.95%	80	64	25.00%	47	53	-11.32%	\$299,999	\$256,000	17.19%	2.94
Chelan	54	50	151	156	-3.21%	60	67	-10.45%	47	41	14.63%	\$312,000	\$356,000	-12.36%	3.21
Douglas	57	30	81	71	14.08%	48	40	20.00%	37	28	32.14%	\$367,000	\$334,900	9.58%	2.19
Others	42	35	126	162	-22.22%	37	49	-24.49%	32	36	-11.11%	\$237,500	\$259,500	-8.48%	3.94
Total	6,644	5,364	6,671	9,797	-31.91%	7,085	5,984	18.40%	4,429	4,438	-0.20%	\$455,000	\$419,000	8.59%	1.51

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King	698	527	532	894	-40.49%	720	488	47.54%	494	378	30.69%	\$435,000	\$380,000	14.47%	1.08
Snohomish	213	175	122	226	-46.02%	288	187	54.01%	177	171	3.51%	\$389,000	\$355,000	9.58%	0.69
Pierce	90	58	83	68	22.06%	105	88	19.32%	69	59	16.95%	\$265,000	\$260,000	1.92%	1.20
Kitsap	17	25	17	26	-34.62%	21	21	0.00%	13	13	0.00%	\$283,000	\$240,000	17.92%	1.31
Mason	0	0	0	0	0.00%	0	0	0.00%	0	0	NA	\$0	\$0	0.00%	#DIV/0!
Skagit	11	9	18	18	0.00%	9	7	28.57%	5	8	-37.50%	\$289,900	\$312,500	-7.23%	3.60
Grays Harbor	9	12	25	35	-28.57%	9	8	12.50%	4	4	0.00%	\$157,750	\$74,750	111.04%	6.25
Lewis	0	1	0	2	-100.00%	2	0	0.00%	1	0	NA	\$260,500	\$0	0.00%	0.00
Cowlitz	0	0	5	3	66.67%	2	3	-33.33%	2	0	NA	\$225,000	\$0	0.00%	2.50
Grant	9	3	13	11	18.18%	3	3	0.00%	0	6	-100.00%	\$0	\$250,000	-100.00%	#DIV/0!
Thurston	19	8	22	43	-48.84%	20	10	100.00%	10	11	-9.09%	\$218,750	\$205,000	6.71%	2.20
San Juan	0	0	8	4	100.00%	2	0	0.00%	1	1	0.00%	\$299,000	\$399,000	-25.06%	8.00
Island	5	9	14	17	-17.65%	10	11	-9.09%	11	7	57.14%	\$257,250	\$205,000	25.49%	1.27
Kittitas	3	5	8	11	-27.27%	6	1	500.00%	4	2	100.00%	\$380,000	\$237,472	60.02%	2.00
Jefferson	5	1	5	5	0.00%	3	2	50.00%	3	3	0.00%	\$355,000	\$325,000	9.23%	1.67
Okanogan	1	0	2	5	-60.00%	0	0	0.00%	0	0	NA	\$0	\$0	0.00%	#DIV/0!
Whatcom	39	34	62	59	5.08%	50	47	6.38%	28	31	-9.68%	\$261,000	\$299,990	-13.00%	2.21
Clark	2	4	2	3	-33.33%	2	5	-60.00%	1	2	-50.00%	\$290,000	\$292,000	-0.68%	2.00
Pacific	3	5	20	18	11.11%	3	3	0.00%	2	5	-60.00%	\$172,750	\$85,000	103.24%	10.00
Ferry	0	0	0	0	0.00%	0	0	0.00%	0	0	NA	\$0	\$0	0.00%	#DIV/0!
Clallam	1	0	2	4	-50.00%	3	1	200.00%	4	1	300.00%	\$197,500	\$381,732	-48.26%	0.50
Chelan	12	6	17	19	-10.53%	8	8	0.00%	5	2	150.00%	\$305,000	\$262,500	16.19%	3.40
Douglas	3	1	4	6	-33.33%	3	1	200.00%	1	2	-50.00%	\$295,000	\$321,250	-8.17%	4.00
Others	2	0	3	1	200.00%	1	0	0.00%	1	1	0.00%	\$451,500	\$554,950	-18.64%	3.00
Total	1,142	883	984	1,478	-33.42%	1,270	894	42.06%	836	707	18.25%	\$389,500	\$354,500	9.87%	1.18