

Local Market Update – May 2025

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

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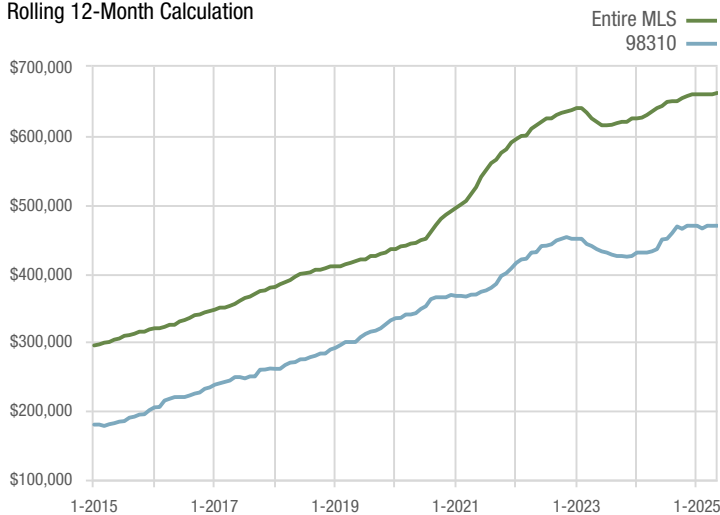
Residential Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	40	21	- 47.5%	124	91	- 26.6%
Pending Sales	29	23	- 20.7%	90	90	0.0%
Closed Sales	14	11	- 21.4%	77	79	+ 2.6%
Days on Market Until Sale	17	16	- 5.9%	34	34	0.0%
Median Sales Price*	\$430,500	\$499,900	+ 16.1%	\$451,289	\$449,500	- 0.4%
Average Sales Price*	\$522,104	\$505,214	- 3.2%	\$503,823	\$471,601	- 6.4%
Percent of List Price Received*	101.5%	100.5%	- 1.0%	100.7%	99.6%	- 1.1%
Inventory of Homes for Sale	41	16	- 61.0%	—	—	—
Months Supply of Inventory	2.5	0.7	- 72.0%	—	—	—

Condo Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	2	2	0.0%	8	20	+ 150.0%
Pending Sales	1	4	+ 300.0%	6	12	+ 100.0%
Closed Sales	1	3	+ 200.0%	6	8	+ 33.3%
Days on Market Until Sale	28	25	- 10.7%	14	42	+ 200.0%
Median Sales Price*	\$209,000	\$220,000	+ 5.3%	\$219,500	\$226,500	+ 3.2%
Average Sales Price*	\$209,000	\$339,667	+ 62.5%	\$242,500	\$302,738	+ 24.8%
Percent of List Price Received*	100.0%	97.7%	- 2.3%	100.0%	100.1%	+ 0.1%
Inventory of Homes for Sale	1	12	+ 1,100.0%	—	—	—
Months Supply of Inventory	0.6	4.9	+ 716.7%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

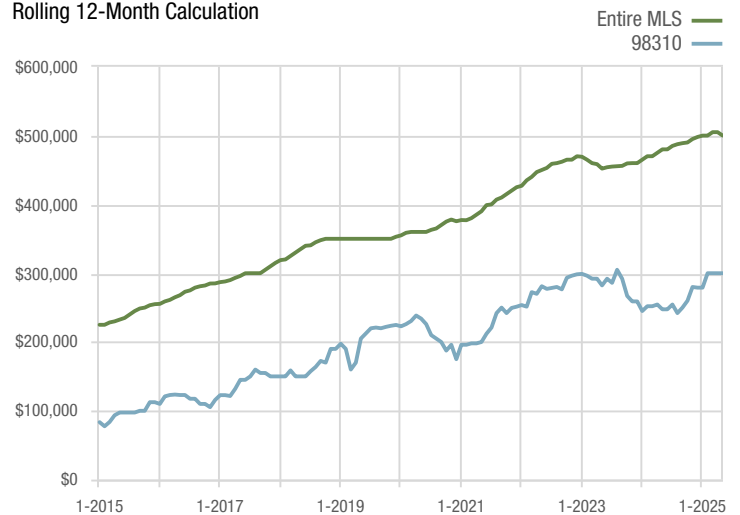
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.