

Local Market Update – May 2025

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

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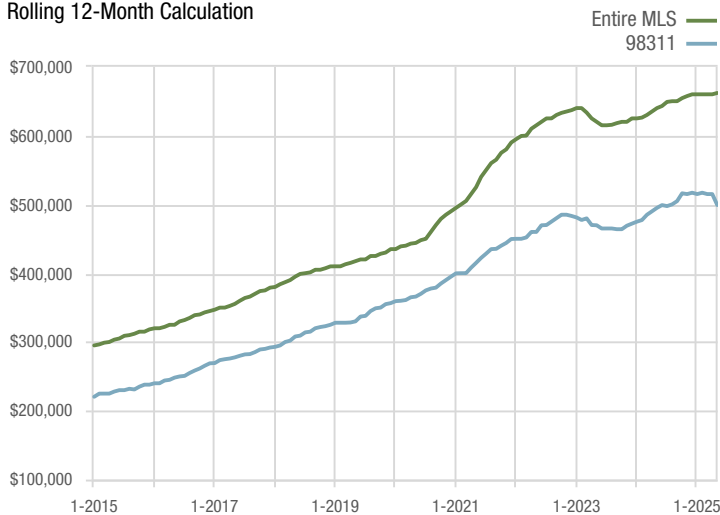
Residential	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	71	49	- 31.0%	212	171	- 19.3%
Pending Sales	40	41	+ 2.5%	136	165	+ 21.3%
Closed Sales	35	25	- 28.6%	116	135	+ 16.4%
Days on Market Until Sale	17	34	+ 100.0%	29	38	+ 31.0%
Median Sales Price*	\$535,000	\$491,995	- 8.0%	\$534,975	\$496,995	- 7.1%
Average Sales Price*	\$536,759	\$554,083	+ 3.2%	\$522,241	\$523,266	+ 0.2%
Percent of List Price Received*	101.2%	99.8%	- 1.4%	100.8%	100.3%	- 0.5%
Inventory of Homes for Sale	81	40	- 50.6%	—	—	—
Months Supply of Inventory	3.2	1.3	- 59.4%	—	—	—

Condo	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Key Metrics						
New Listings	1	1	0.0%	2	4	+ 100.0%
Pending Sales	0	1	—	2	3	+ 50.0%
Closed Sales	0	1	—	2	2	0.0%
Days on Market Until Sale	—	8	—	52	5	- 90.4%
Median Sales Price*	—	\$220,000	—	\$239,200	\$302,500	+ 26.5%
Average Sales Price*	—	\$220,000	—	\$239,200	\$302,500	+ 26.5%
Percent of List Price Received*	—	92.1%	—	99.7%	97.4%	- 2.3%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	3.0	1.0	- 66.7%	—	—	—

* 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.

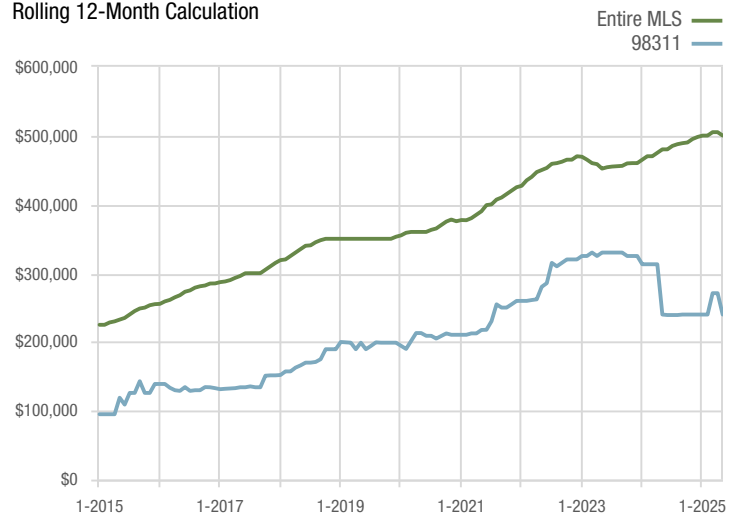
Median Sales Price - Residential

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.