

Local Market Update – May 2025

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
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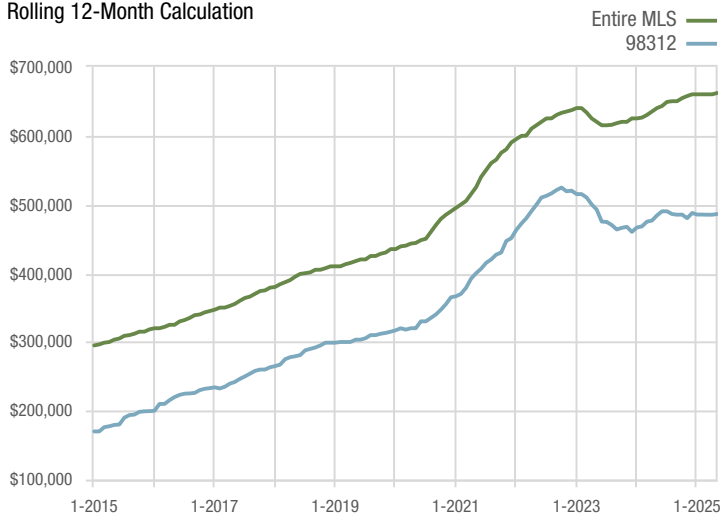
Residential Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	56	82	+ 46.4%	211	249	+ 18.0%
Pending Sales	36	60	+ 66.7%	186	197	+ 5.9%
Closed Sales	32	49	+ 53.1%	171	163	- 4.7%
Days on Market Until Sale	29	29	0.0%	35	35	0.0%
Median Sales Price*	\$519,475	\$540,000	+ 4.0%	\$494,950	\$489,000	- 1.2%
Average Sales Price*	\$571,384	\$583,085	+ 2.0%	\$517,738	\$552,118	+ 6.6%
Percent of List Price Received*	100.5%	100.4%	- 0.1%	100.1%	100.7%	+ 0.6%
Inventory of Homes for Sale	64	74	+ 15.6%	—	—	—
Months Supply of Inventory	1.8	2.0	+ 11.1%	—	—	—

Condo Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	8	4	- 50.0%	25	21	- 16.0%
Pending Sales	8	4	- 50.0%	19	13	- 31.6%
Closed Sales	6	1	- 83.3%	16	13	- 18.8%
Days on Market Until Sale	69	19	- 72.5%	52	54	+ 3.8%
Median Sales Price*	\$257,500	\$145,000	- 43.7%	\$281,500	\$254,000	- 9.8%
Average Sales Price*	\$265,500	\$145,000	- 45.4%	\$279,059	\$252,063	- 9.7%
Percent of List Price Received*	98.2%	96.7%	- 1.5%	98.9%	98.9%	0.0%
Inventory of Homes for Sale	9	7	- 22.2%	—	—	—
Months Supply of Inventory	2.6	2.4	- 7.7%	—	—	—

* 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.

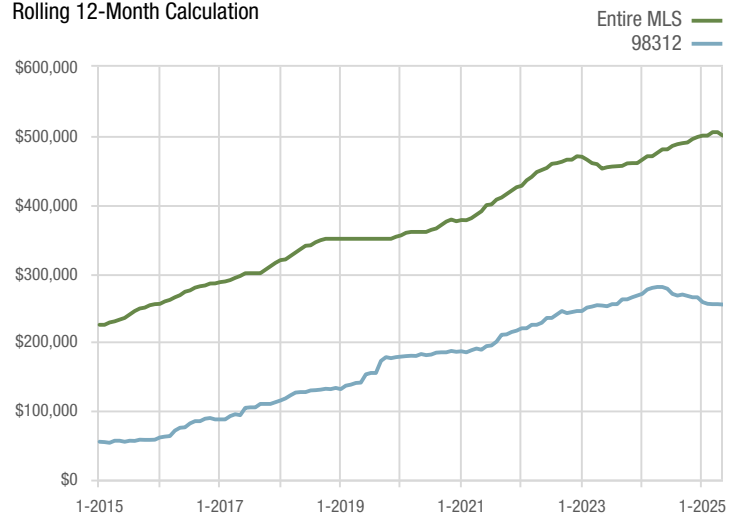
Median Sales Price - Residential

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.