

Local Market Update – May 2025

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
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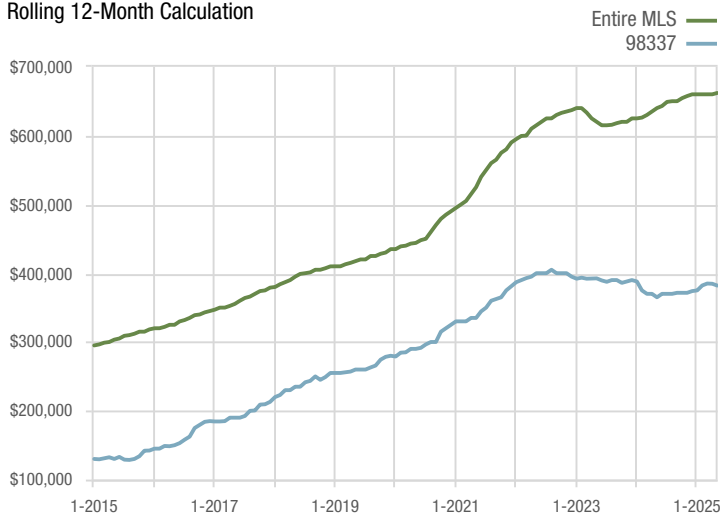
Residential Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	14	9	- 35.7%	46	35	- 23.9%
Pending Sales	10	6	- 40.0%	37	25	- 32.4%
Closed Sales	7	6	- 14.3%	30	25	- 16.7%
Days on Market Until Sale	8	22	+ 175.0%	25	21	- 16.0%
Median Sales Price*	\$350,000	\$367,750	+ 5.1%	\$354,500	\$375,500	+ 5.9%
Average Sales Price*	\$498,286	\$349,917	- 29.8%	\$400,157	\$359,150	- 10.2%
Percent of List Price Received*	102.6%	100.8%	- 1.8%	99.6%	100.5%	+ 0.9%
Inventory of Homes for Sale	11	12	+ 9.1%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

Condo Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	5	—	12	15	+ 25.0%
Pending Sales	0	5	—	7	10	+ 42.9%
Closed Sales	1	4	+ 300.0%	6	8	+ 33.3%
Days on Market Until Sale	22	47	+ 113.6%	29	61	+ 110.3%
Median Sales Price*	\$675,000	\$387,448	- 42.6%	\$390,950	\$300,998	- 23.0%
Average Sales Price*	\$675,000	\$399,474	- 40.8%	\$449,650	\$371,724	- 17.3%
Percent of List Price Received*	92.5%	99.0%	+ 7.0%	97.1%	99.9%	+ 2.9%
Inventory of Homes for Sale	5	10	+ 100.0%	—	—	—
Months Supply of Inventory	2.7	5.0	+ 85.2%	—	—	—

* 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.

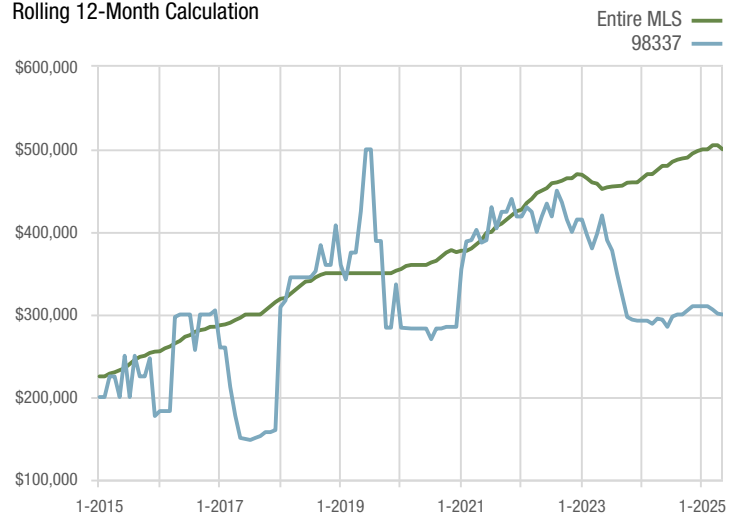
Median Sales Price - Residential

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.