

Local Market Update – May 2025

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

98366

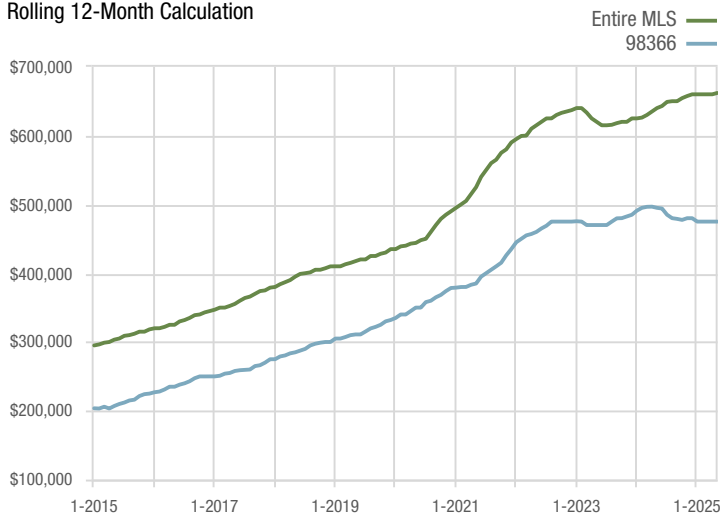
Residential Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	72	78	+ 8.3%	262	219	- 16.4%
Pending Sales	60	46	- 23.3%	229	166	- 27.5%
Closed Sales	54	25	- 53.7%	199	138	- 30.7%
Days on Market Until Sale	23	34	+ 47.8%	37	34	- 8.1%
Median Sales Price*	\$482,500	\$481,500	- 0.2%	\$485,000	\$475,000	- 2.1%
Average Sales Price*	\$550,487	\$589,140	+ 7.0%	\$535,616	\$541,538	+ 1.1%
Percent of List Price Received*	100.2%	100.0%	- 0.2%	99.7%	100.4%	+ 0.7%
Inventory of Homes for Sale	68	79	+ 16.2%	—	—	—
Months Supply of Inventory	1.6	2.2	+ 37.5%	—	—	—

Condo Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	6	—	0	8	—
Pending Sales	0	4	—	1	7	+ 600.0%
Closed Sales	0	1	—	2	3	+ 50.0%
Days on Market Until Sale	—	4	—	43	79	+ 83.7%
Median Sales Price*	—	\$517,000	—	\$303,000	\$325,000	+ 7.3%
Average Sales Price*	—	\$517,000	—	\$303,000	\$354,000	+ 16.8%
Percent of List Price Received*	—	100.0%	—	99.0%	100.0%	+ 1.0%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	1.0	1.5	+ 50.0%	—	—	—

* 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.

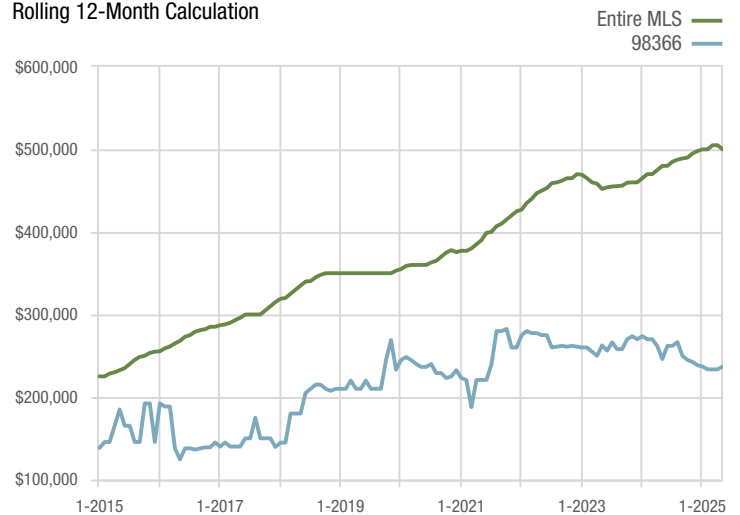
Median Sales Price - Residential

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.