

Local Market Update – May 2025

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

98370

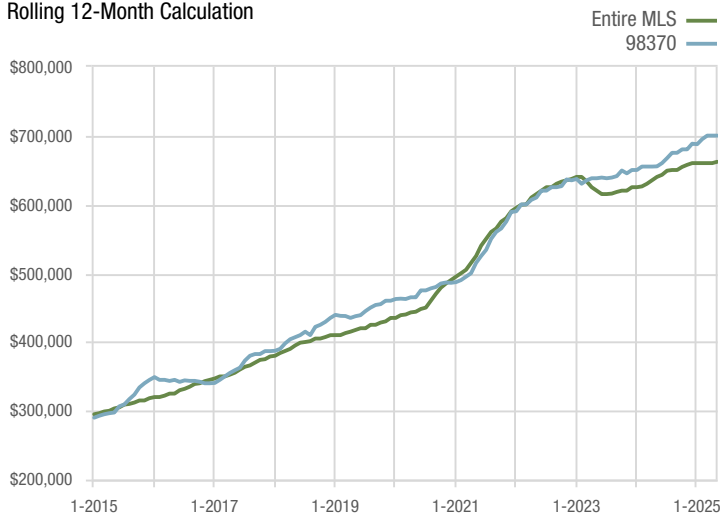
Residential Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	57	75	+ 31.6%	232	248	+ 6.9%
Pending Sales	50	51	+ 2.0%	204	194	- 4.9%
Closed Sales	47	41	- 12.8%	182	149	- 18.1%
Days on Market Until Sale	34	13	- 61.8%	35	40	+ 14.3%
Median Sales Price*	\$686,000	\$675,000	- 1.6%	\$662,250	\$675,000	+ 1.9%
Average Sales Price*	\$798,100	\$727,668	- 8.8%	\$740,840	\$744,892	+ 0.5%
Percent of List Price Received*	100.8%	100.6%	- 0.2%	100.3%	100.3%	0.0%
Inventory of Homes for Sale	57	102	+ 78.9%	—	—	—
Months Supply of Inventory	1.5	3.0	+ 100.0%	—	—	—

Condo Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	2	0	- 100.0%	7	9	+ 28.6%
Pending Sales	1	2	+ 100.0%	3	8	+ 166.7%
Closed Sales	1	2	+ 100.0%	2	7	+ 250.0%
Days on Market Until Sale	25	106	+ 324.0%	26	44	+ 69.2%
Median Sales Price*	\$890,000	\$495,500	- 44.3%	\$575,000	\$321,500	- 44.1%
Average Sales Price*	\$890,000	\$495,500	- 44.3%	\$575,000	\$382,525	- 33.5%
Percent of List Price Received*	97.3%	98.4%	+ 1.1%	98.6%	99.7%	+ 1.1%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	2.4	1.1	- 54.2%	—	—	—

* 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.

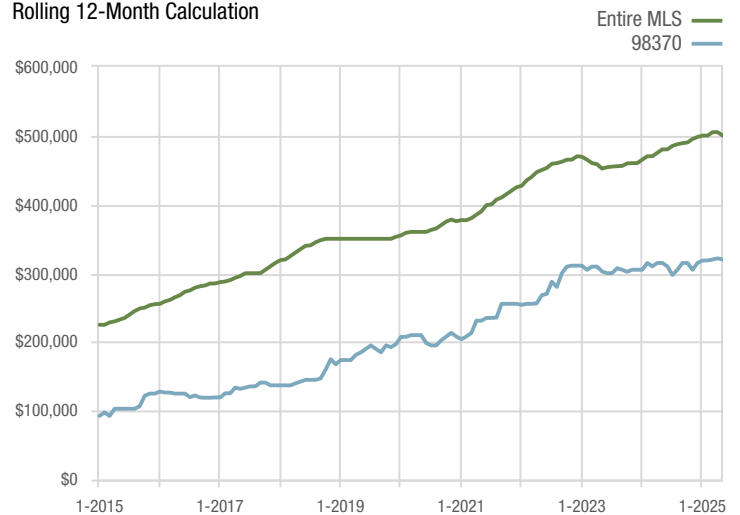
Median Sales Price - Residential

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.