

Local Market Update – May 2025

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

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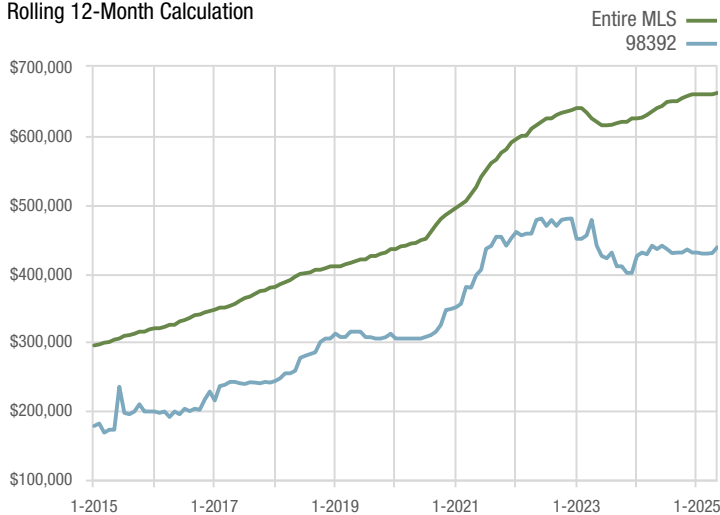
Residential Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	8	4	- 50.0%	26	15	- 42.3%
Pending Sales	7	2	- 71.4%	20	13	- 35.0%
Closed Sales	6	3	- 50.0%	18	12	- 33.3%
Days on Market Until Sale	6	64	+ 966.7%	22	41	+ 86.4%
Median Sales Price*	\$610,000	\$565,000	- 7.4%	\$490,000	\$445,750	- 9.0%
Average Sales Price*	\$640,250	\$755,500	+ 18.0%	\$607,222	\$618,356	+ 1.8%
Percent of List Price Received*	96.8%	102.7%	+ 6.1%	99.0%	101.5%	+ 2.5%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	2.2	1.2	- 45.5%	—	—	—

Condo Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* 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.

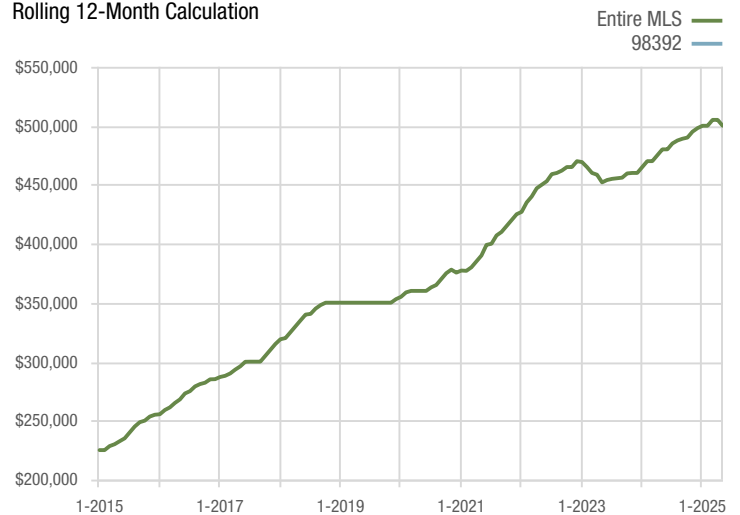
Median Sales Price - Residential

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.