

# Douglas



2020 NWMLS  
Annual Statistical Review and Highlights

**44** Northwest  
Multiple Listing Service®

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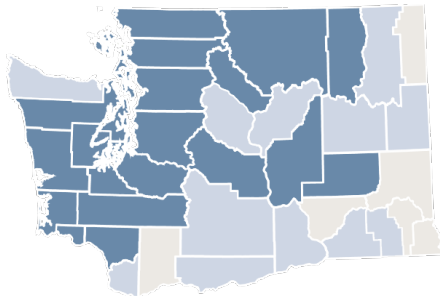
Member Offices

2,534



Total Members/Subscribers

32,888



Counties

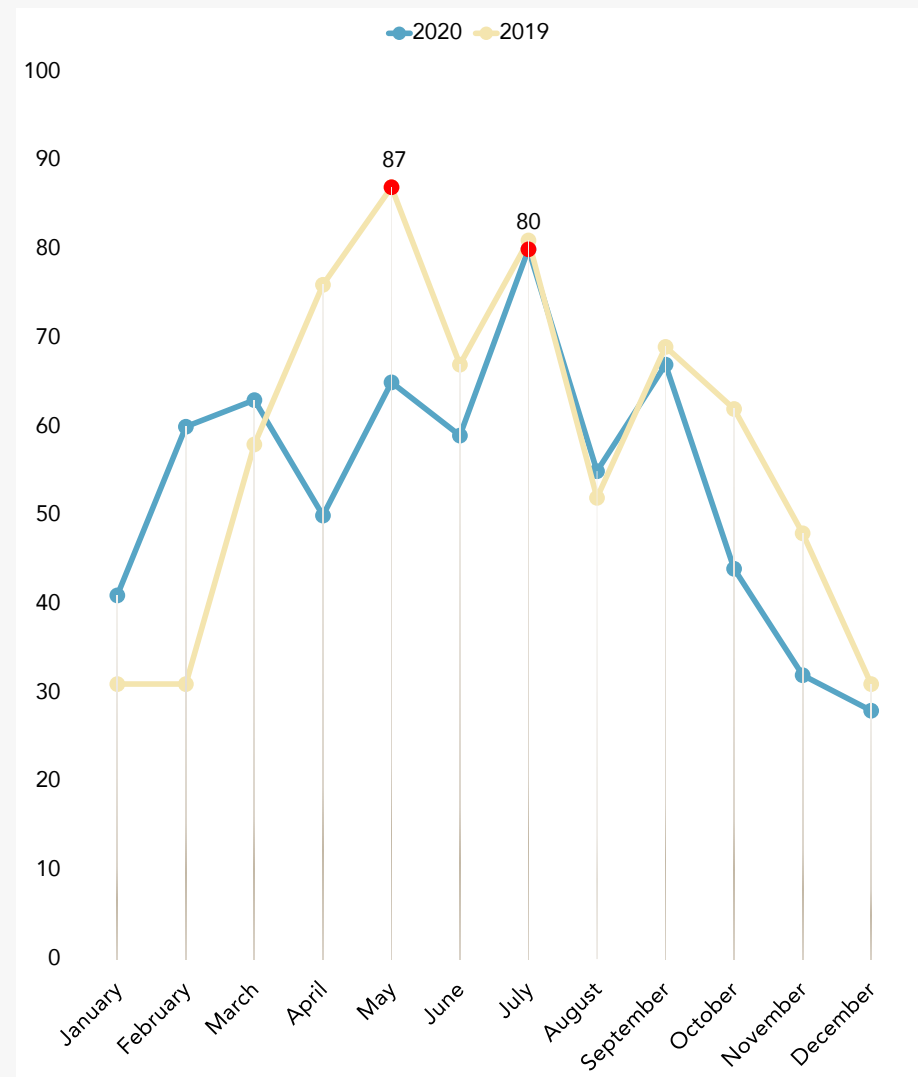
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# Douglas: Residential Homes and Condominiums

## New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes & condominiums.  
New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2020	2019	% chg.
January	41	31	32.26%
February	60	31	93.55%
March	63	58	8.62%
April	50	76	-34.21%
May	65	87	-25.29%
June	59	67	-11.94%
July	80	81	-1.23%
August	55	52	5.77%
September	67	69	-2.90%
October	44	62	-29.03%
November	32	48	-33.33%
December	28	31	-9.68%
<b>Total</b>	<b>644</b>	<b>693</b>	
<b>% chg.</b>	<b>-7.07%</b>		

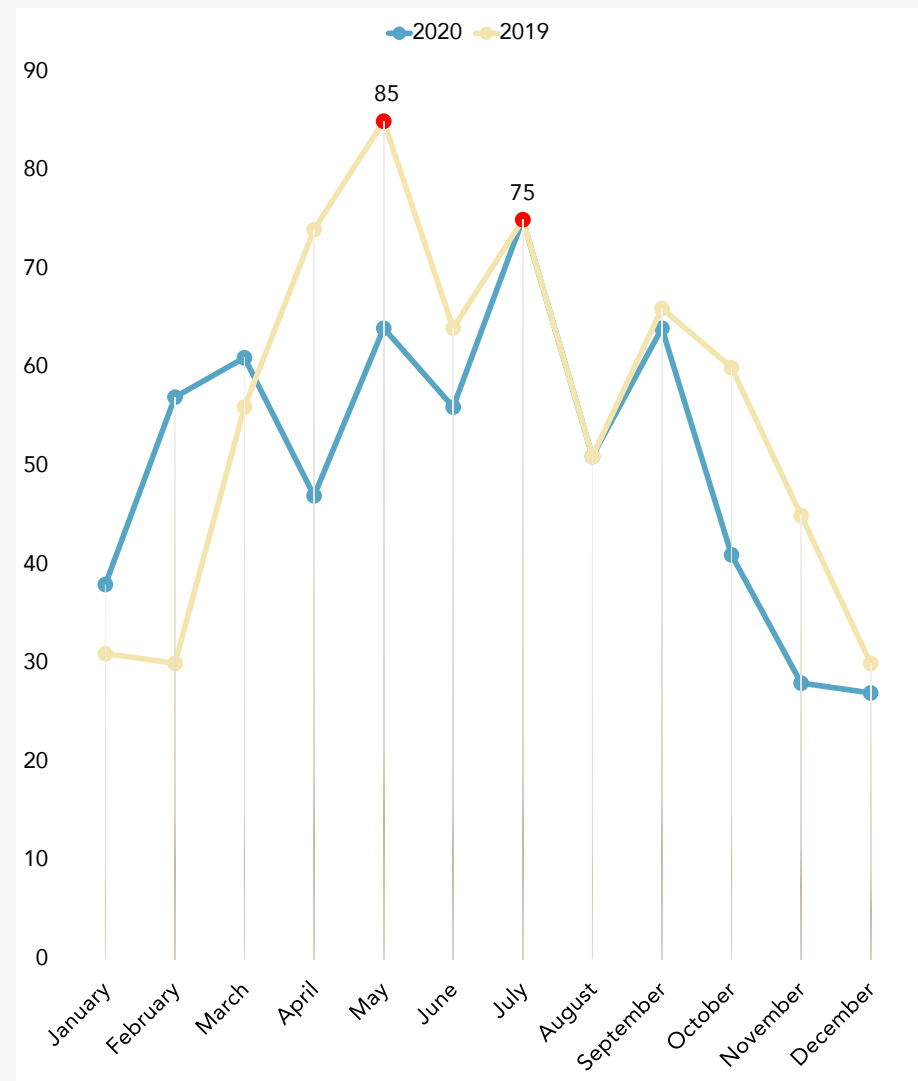


# Douglas: Residential Homes Only

## New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes only.  
New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2020	2019	% chg.
January	38	31	22.58%
February	57	30	90.00%
March	61	56	8.93%
April	47	74	-36.49%
May	64	85	-24.71%
June	56	64	-12.50%
July	75	75	0.00%
August	51	51	0.00%
September	64	66	-3.03%
October	41	60	-31.67%
November	28	45	-37.78%
December	27	30	-10.00%
<b>Total</b>	<b>609</b>	<b>667</b>	
<b>% chg.</b>	<b>-8.70%</b>		

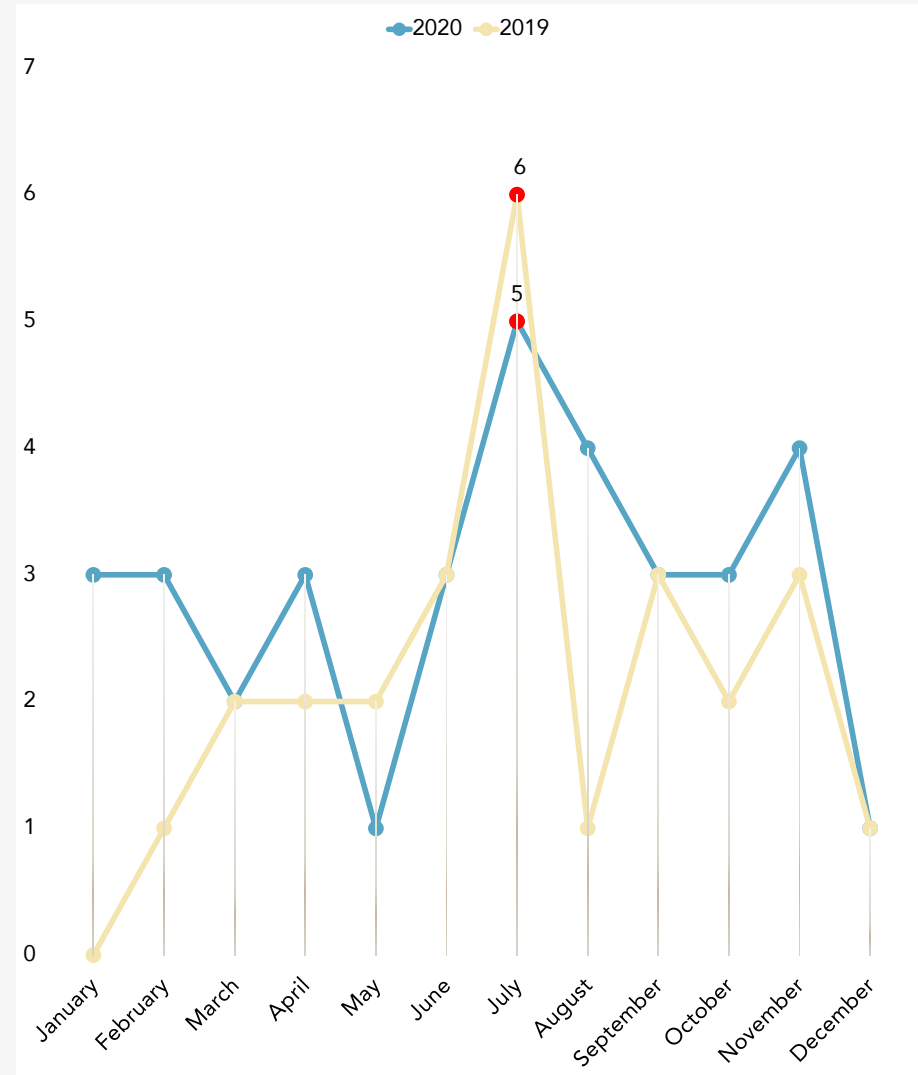


## Douglas: Condominiums Only

# New Listings by Month

A comparison of new listings added each month this year vs. last year, for condominiums only.  
New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2020	2019	% chg.
January	3	0	0.00%
February	3	1	200.00%
March	2	2	0.00%
April	3	2	50.00%
May	1	2	-50.00%
June	3	3	0.00%
July	5	6	-16.67%
August	4	1	300.00%
September	3	3	0.00%
October	3	2	50.00%
November	4	3	33.33%
December	1	1	0.00%
<b>Total</b>	<b>35</b>	<b>26</b>	
<b>% chg.</b>	<b>34.62%</b>		

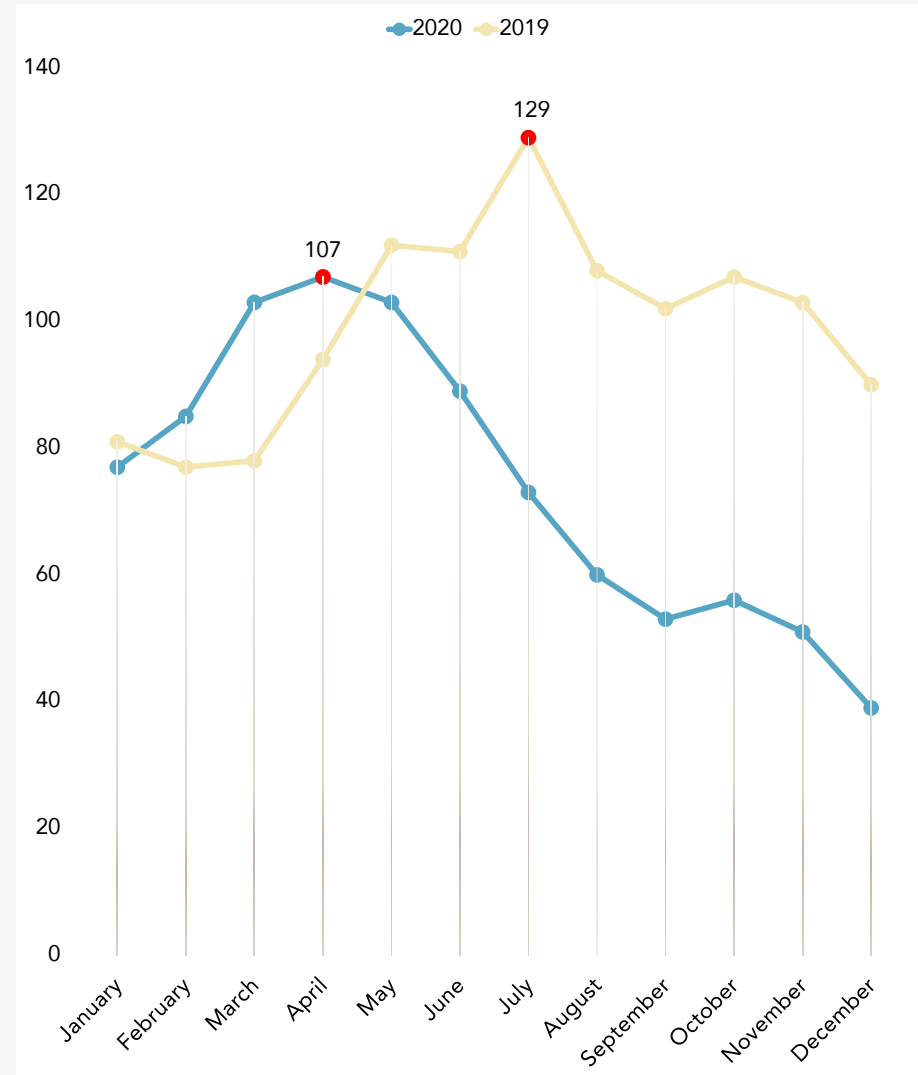


# Douglas: Residential Homes and Condominiums

## Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes & condominiums.  
Active Listings: Inventory on market.

	2020	2019	% chg.
January	77	81	-4.94%
February	85	77	10.39%
March	103	78	32.05%
April	107	94	13.83%
May	103	112	-8.04%
June	89	111	-19.82%
July	73	129	-43.41%
August	60	108	-44.44%
September	53	102	-48.04%
October	56	107	-47.66%
November	51	103	-50.49%
December	39	90	-56.67%
<b>Total</b>	<b>896</b>	<b>1,192</b>	
<b>% chg.</b>	<b>-24.83%</b>		

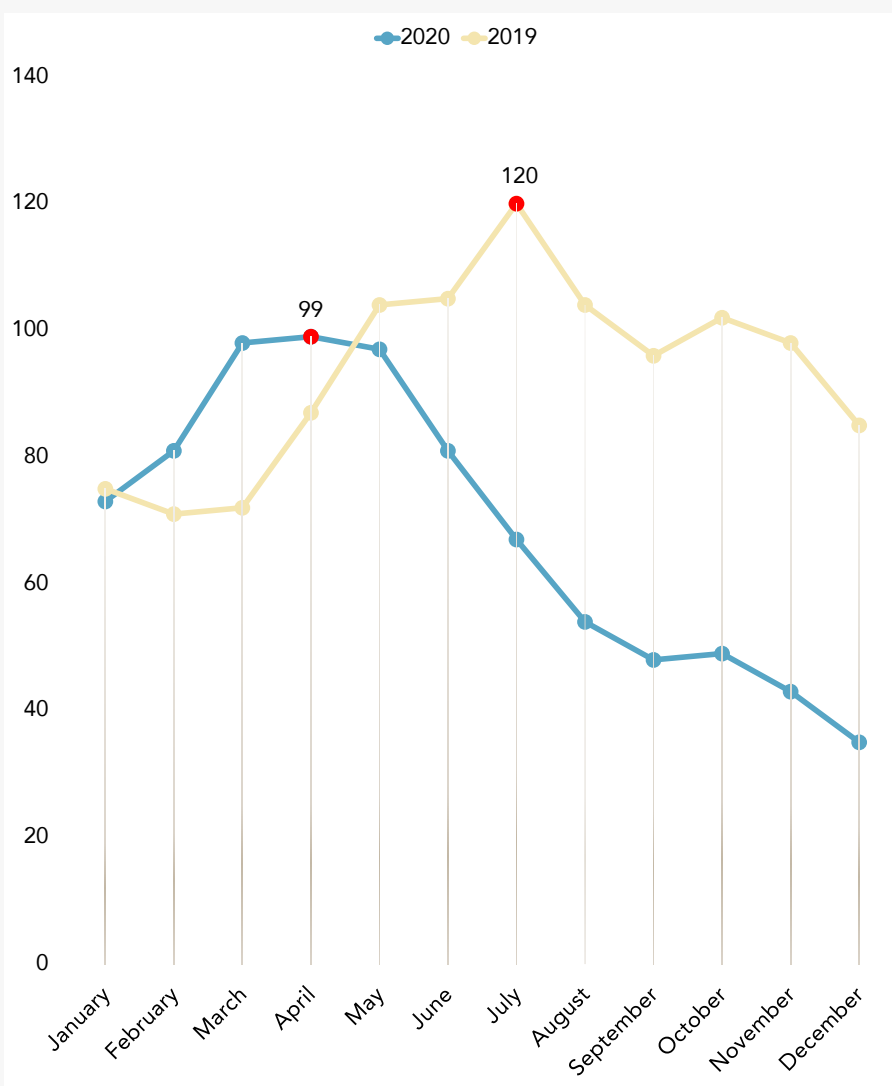


# Douglas: Residential Homes Only

## Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes only.  
Active Listings: Inventory on market.

	2020	2019	% chg.
January	73	75	-2.67%
February	81	71	14.08%
March	98	72	36.11%
April	99	87	13.79%
May	97	104	-6.73%
June	81	105	-22.86%
July	67	120	-44.17%
August	54	104	-48.08%
September	48	96	-50.00%
October	49	102	-51.96%
November	43	98	-56.12%
December	35	85	-58.82%
<b>Total</b>	<b>825</b>	<b>1,119</b>	
<b>% chg.</b>	<b>-26.27%</b>		

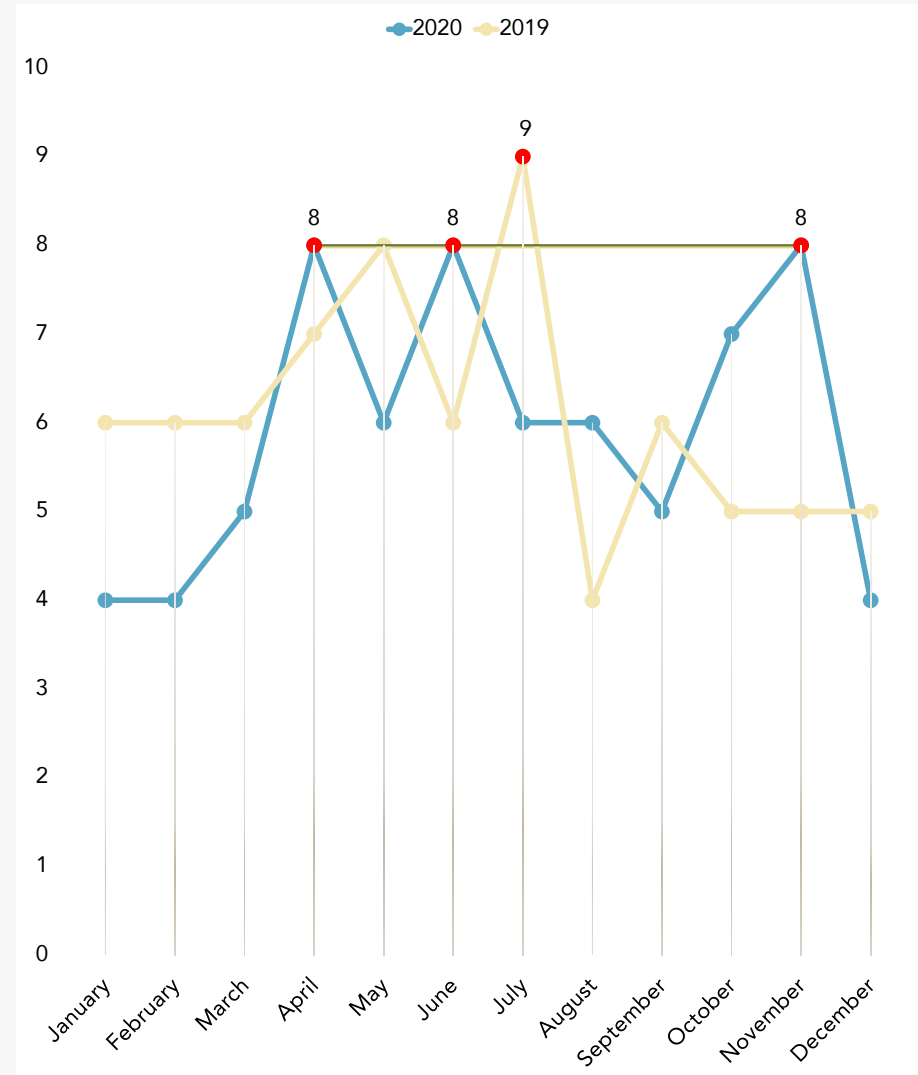


# Douglas: Condominiums Only

## Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.  
Active Listings: Inventory on market.

	2020	2019	% chg.
January	4	6	-33.33%
February	4	6	-33.33%
March	5	6	-16.67%
April	8	7	14.29%
May	6	8	-25.00%
June	8	6	33.33%
July	6	9	-33.33%
August	6	4	50.00%
September	5	6	-16.67%
October	7	5	40.00%
November	8	5	60.00%
December	4	5	-20.00%
<b>Total</b>	<b>71</b>	<b>73</b>	
<b>% chg.</b>	<b>-2.74%</b>		



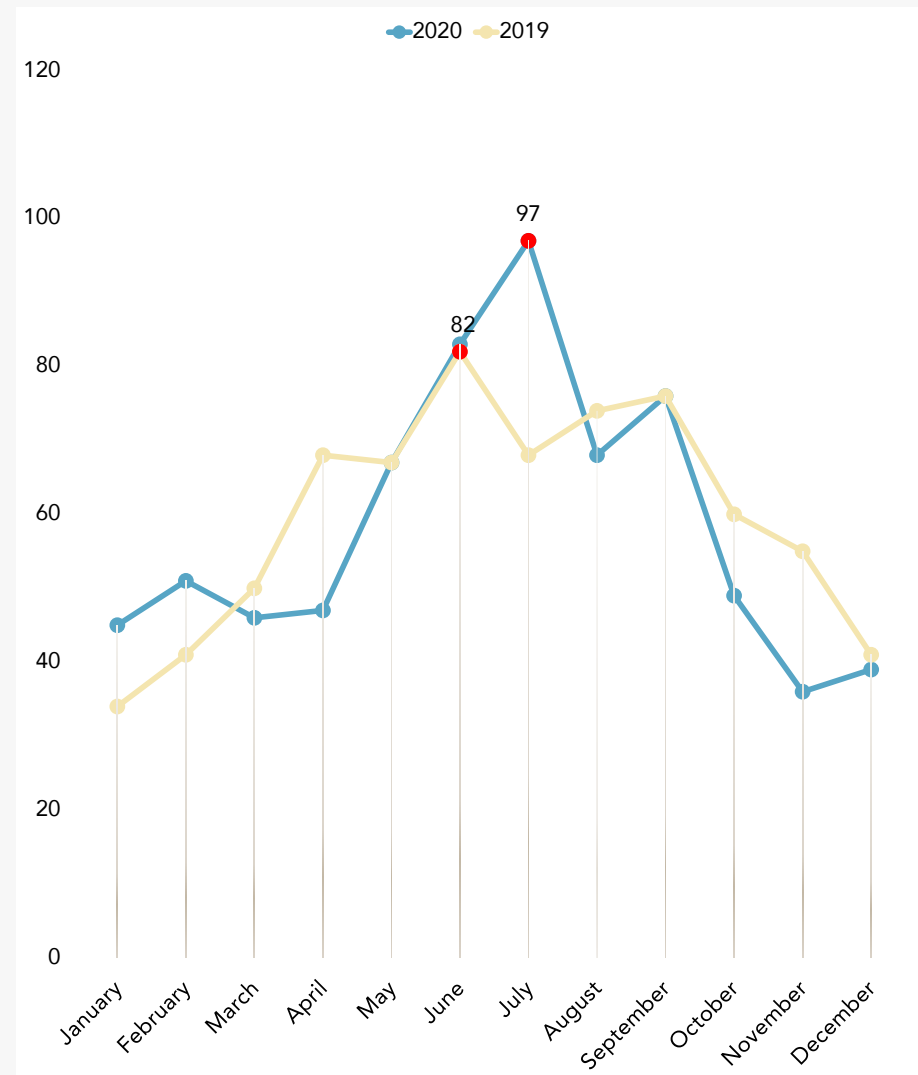
# Douglas: Residential Homes and Condominiums

## Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2020	2019	% chg.
January	45	34	32.35%
February	51	41	24.39%
March	46	50	-8.00%
April	47	68	-30.88%
May	67	67	0.00%
June	83	82	1.22%
July	97	68	42.65%
August	68	74	-8.11%
September	76	76	0.00%
October	49	60	-18.33%
November	36	55	-34.55%
December	39	41	-4.88%
<b>Total</b>	<b>704</b>	<b>716</b>	
<b>% chg.</b>	<b>-1.68%</b>		



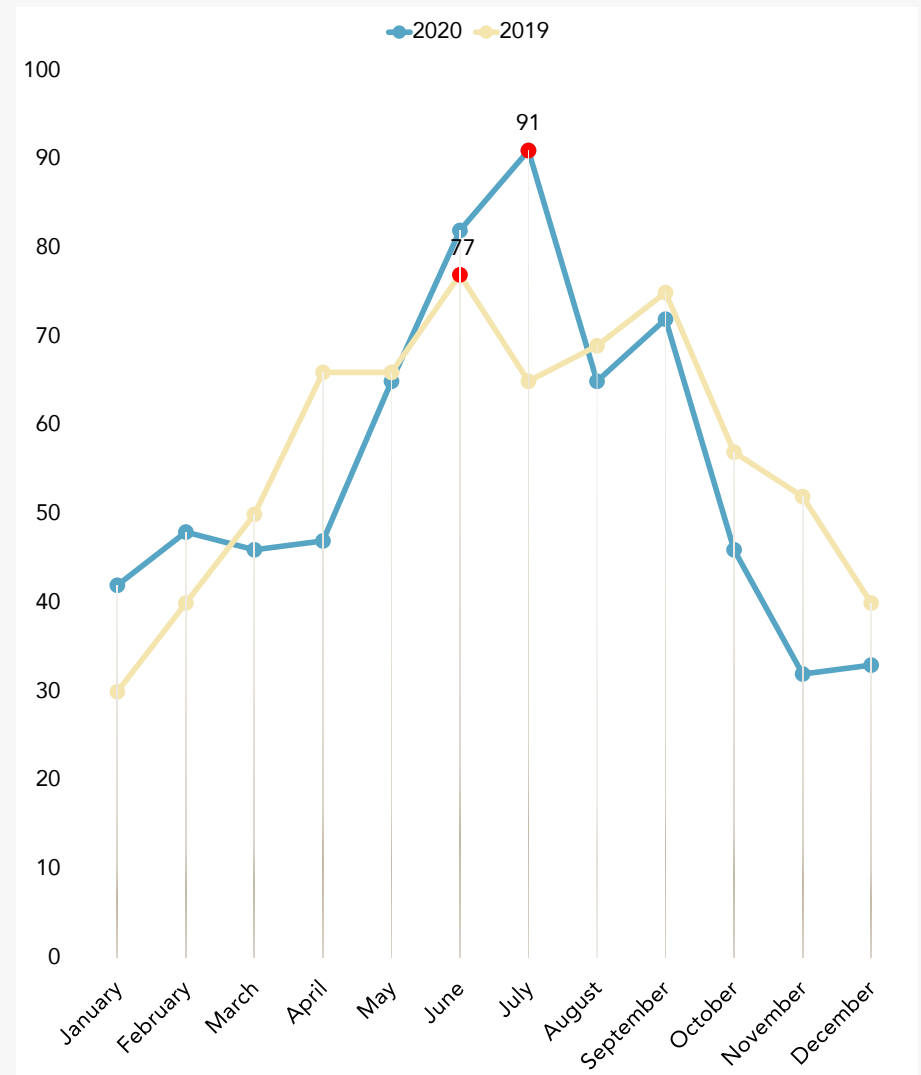
# Douglas: Residential Homes Only

## Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2020	2019	% chg.
January	42	30	40.00%
February	48	40	20.00%
March	46	50	-8.00%
April	47	66	-28.79%
May	65	66	-1.52%
June	82	77	6.49%
July	91	65	40.00%
August	65	69	-5.80%
September	72	75	-4.00%
October	46	57	-19.30%
November	32	52	-38.46%
December	33	40	-17.50%
<b>Total</b>	<b>669</b>	<b>687</b>	
<b>% chg.</b>	<b>-2.62%</b>		



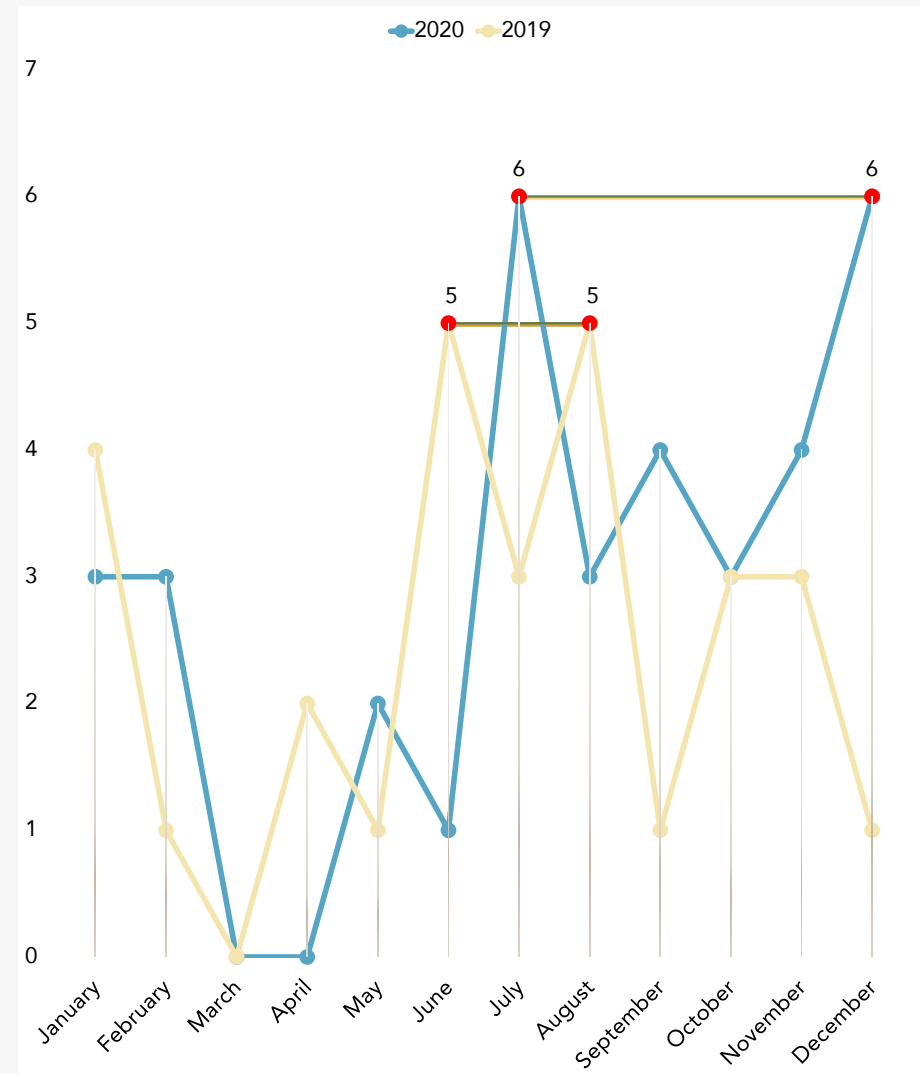
# Douglas: Condominiums Only

## Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2020	2019	% chg.
January	3	4	-25.00%
February	3	1	200.00%
March	0	0	0.00%
April	0	2	-100.00%
May	2	1	100.00%
June	1	5	-80.00%
July	6	3	100.00%
August	3	5	-40.00%
September	4	1	300.00%
October	3	3	0.00%
November	4	3	33.33%
December	6	1	500.00%
<b>Total</b>	<b>35</b>	<b>29</b>	
<b>% chg.</b>	<b>20.69%</b>		

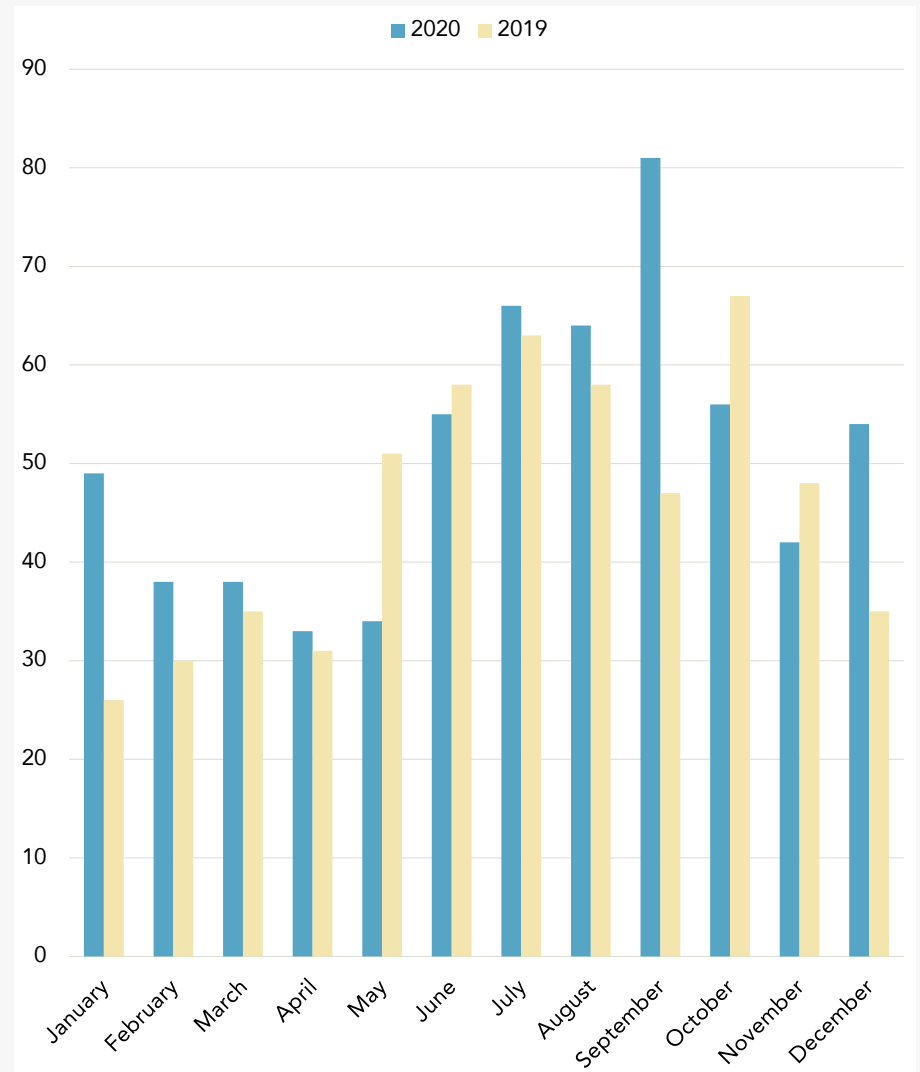


# Douglas: Residential Homes and Condominiums

## Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes & condominiums.

	2020	2019	% chg.
January	49	26	88.46%
February	38	30	26.67%
March	38	35	8.57%
April	33	31	6.45%
May	34	51	-33.33%
June	55	58	-5.17%
July	66	63	4.76%
August	64	58	10.34%
September	81	47	72.34%
October	56	67	-16.42%
November	42	48	-12.50%
December	54	35	54.29%
<b>Total</b>	<b>610</b>	<b>549</b>	
<b>% chg.</b>	<b>11.11%</b>		

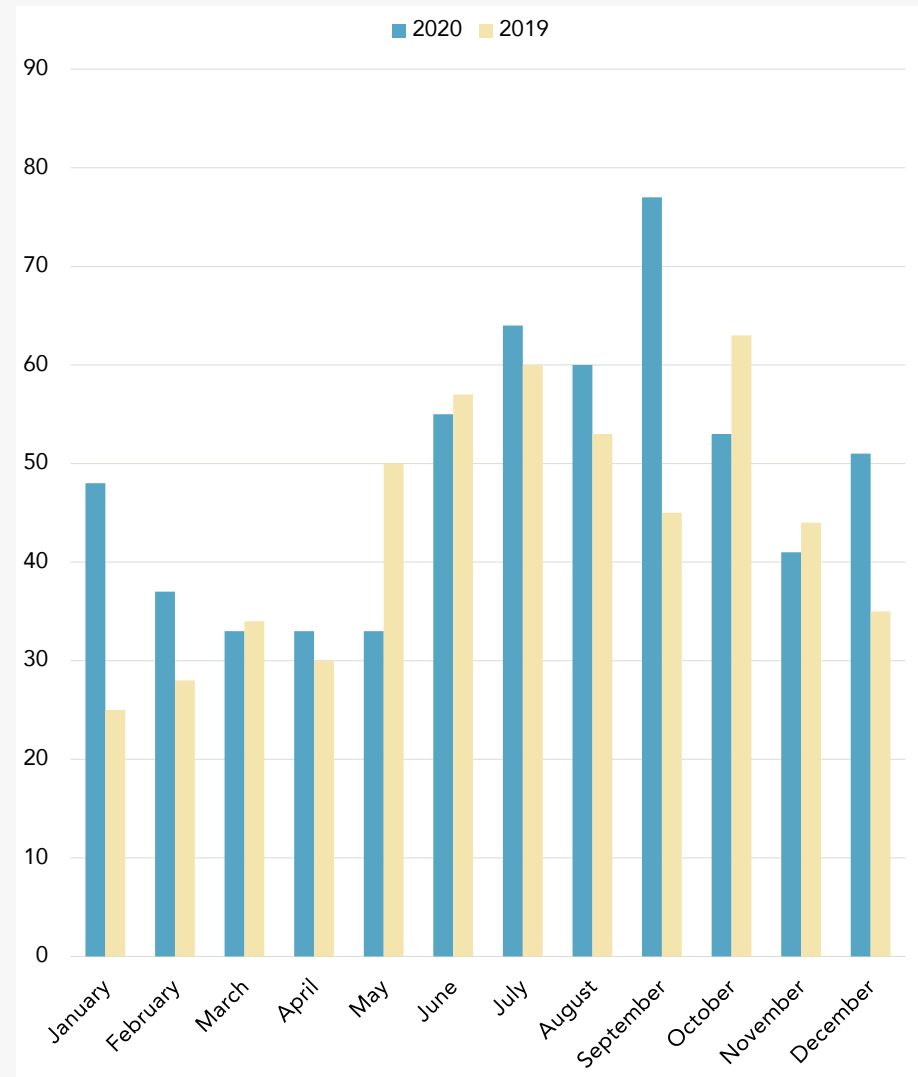


# Douglas: Residential Homes Only

## Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes only.

	2020	2019	% chg.
January	48	25	92.00%
February	37	28	32.14%
March	33	34	-2.94%
April	33	30	10.00%
May	33	50	-34.00%
June	55	57	-3.51%
July	64	60	6.67%
August	60	53	13.21%
September	77	45	71.11%
October	53	63	-15.87%
November	41	44	-6.82%
December	51	35	45.71%
<b>Total</b>	<b>585</b>	<b>524</b>	
<b>% chg.</b>	<b>11.64%</b>		

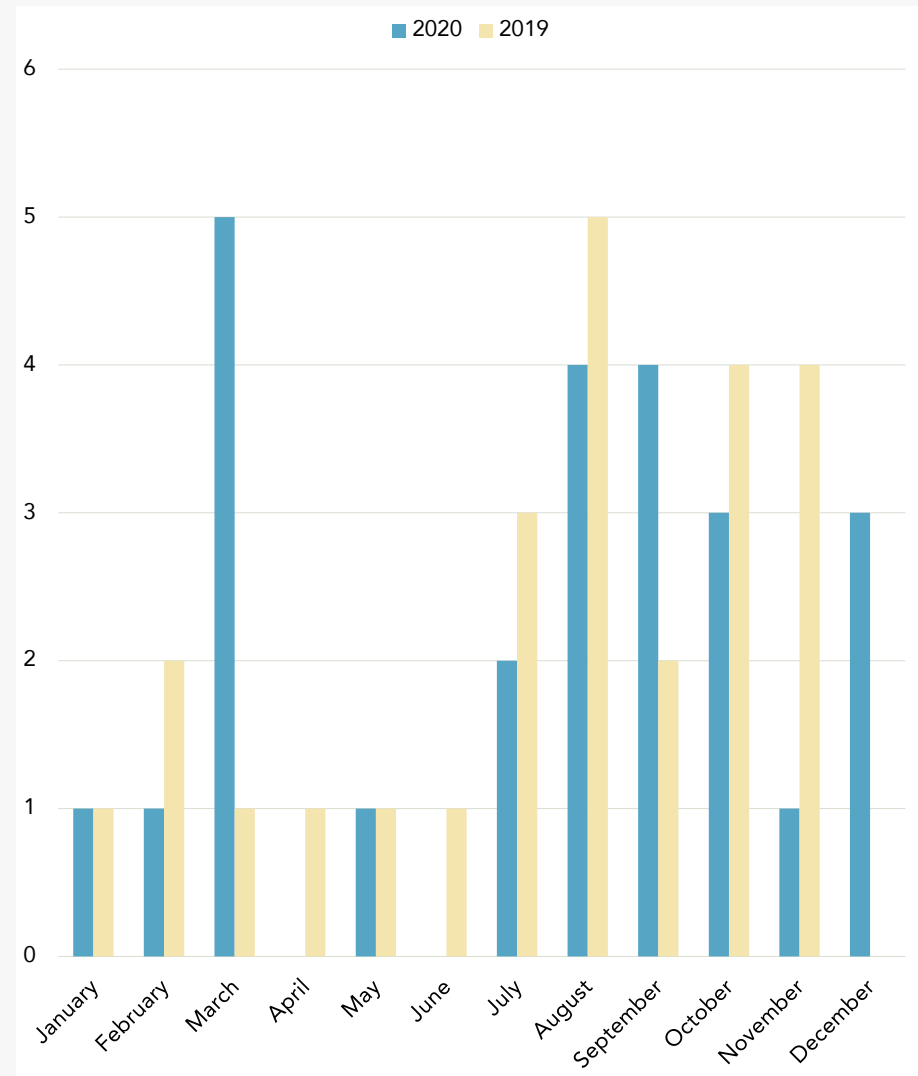


# Douglas: Condominiums Only

## Closed Sales by Month

A comparison of closed sales units this year vs. last year, for condominiums only.

	2020	2019	% chg.
January	1	1	0.00%
February	1	2	-50.00%
March	5	1	400.00%
April	0	1	-100.00%
May	1	1	0.00%
June	0	1	-100.00%
July	2	3	-33.33%
August	4	5	-20.00%
September	4	2	100.00%
October	3	4	-25.00%
November	1	4	-75.00%
December	3	0	0.00%
<b>Total</b>	<b>25</b>	<b>25</b>	
<b>% chg.</b>	<b>0.00%</b>		

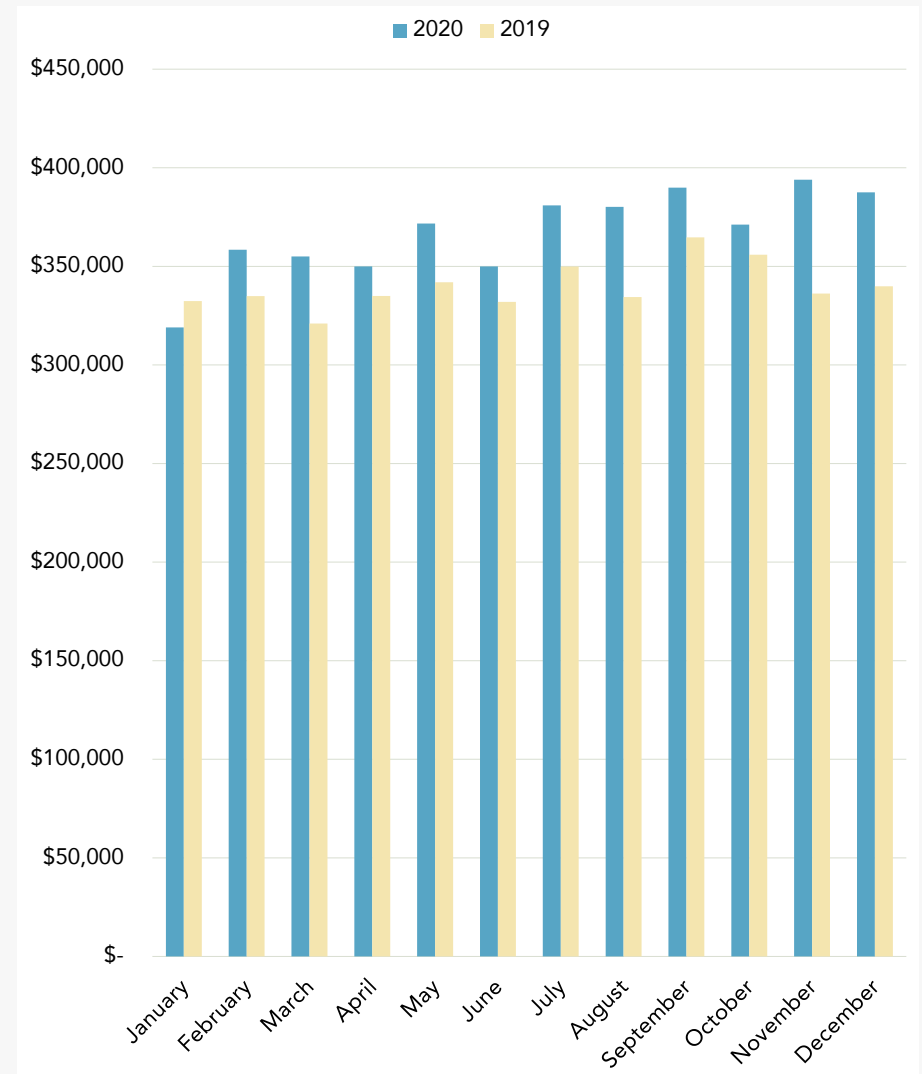


## Douglas: Residential Homes and Condominiums

### Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes & condominiums. The median is the "middle" price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2020	2019	% chg.
January	\$ 319,000	\$ 332,400	-4.03%
February	\$ 358,450	\$ 334,900	7.03%
March	\$ 355,000	\$ 321,000	10.59%
April	\$ 350,000	\$ 335,000	4.48%
May	\$ 371,750	\$ 341,900	8.73%
June	\$ 350,000	\$ 331,950	5.44%
July	\$ 380,900	\$ 349,900	8.86%
August	\$ 380,200	\$ 334,450	13.68%
September	\$ 389,900	\$ 364,700	6.91%
October	\$ 371,200	\$ 355,900	4.30%
November	\$ 393,950	\$ 336,200	17.18%
December	\$ 387,500	\$ 339,900	14.00%



## Douglas: Residential Homes Only

# Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2020	2019	% chg.
January	\$ 321,950	\$ 324,900	-0.91%
February	\$ 367,000	\$ 334,900	9.58%
March	\$ 328,000	\$ 320,950	2.20%
April	\$ 350,000	\$ 334,125	4.75%
May	\$ 375,000	\$ 343,450	9.19%
June	\$ 350,000	\$ 336,000	4.17%
July	\$ 383,950	\$ 349,950	9.72%
August	\$ 387,500	\$ 340,000	13.97%
September	\$ 389,900	\$ 364,700	6.91%
October	\$ 375,000	\$ 362,000	3.59%
November	\$ 392,900	\$ 336,200	16.86%
December	\$ 395,000	\$ 339,900	16.21%

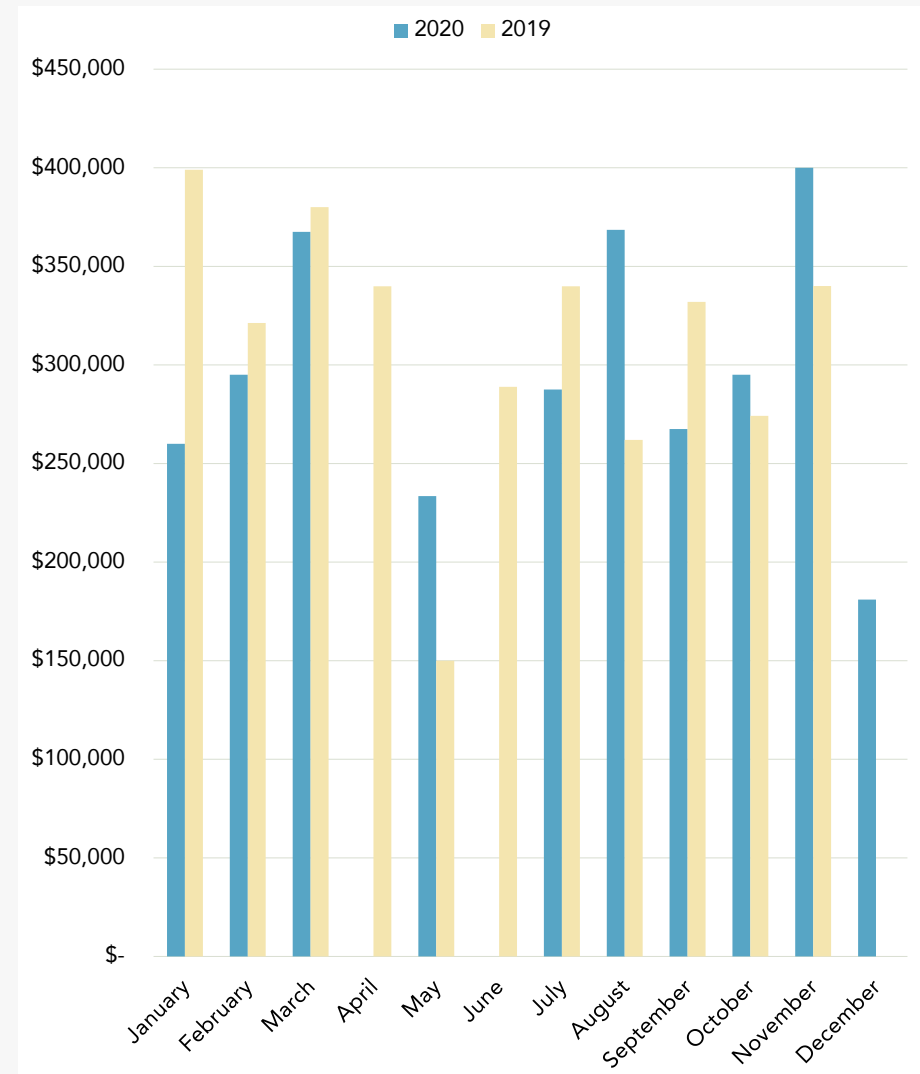


## Douglas: Condominiums Only

# Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for condominiums only. The median is the "middle" price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2020	2019	% chg.
January	\$ 260,000	\$ 399,000	-34.84%
February	\$ 295,000	\$ 321,250	-8.17%
March	\$ 367,500	\$ 380,000	-3.29%
April	\$ -	\$ 339,900	-100.00%
May	\$ 233,500	\$ 149,950	55.72%
June	\$ -	\$ 288,900	-100.00%
July	\$ 287,500	\$ 339,900	-15.42%
August	\$ 368,500	\$ 262,000	40.65%
September	\$ 267,500	\$ 332,000	-19.43%
October	\$ 295,000	\$ 274,200	7.59%
November	\$ 400,000	\$ 340,000	17.65%
December	\$ 181,000	\$ -	0.00%



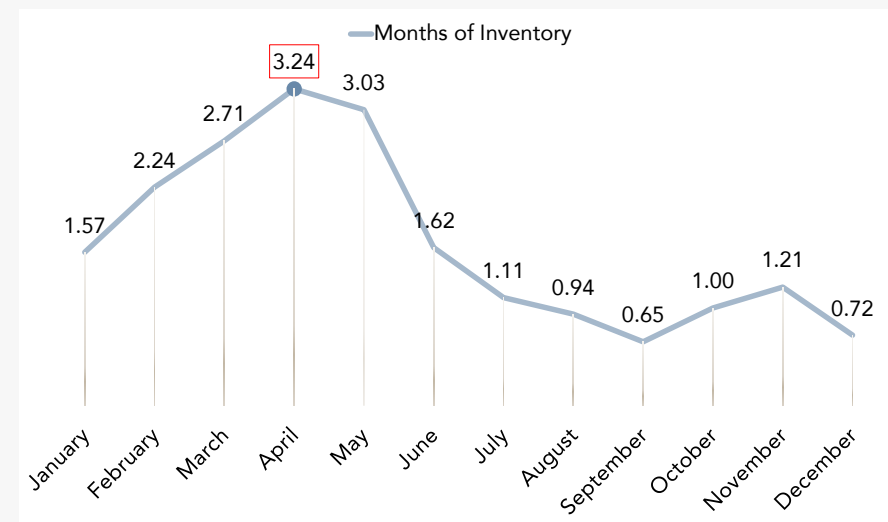
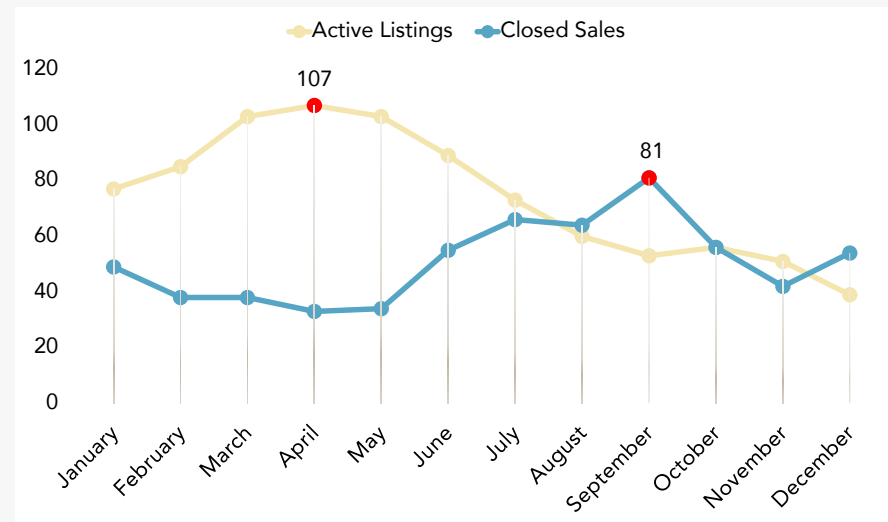
# Douglas: Residential Homes and Condominiums

## Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	77	49	1.57
February	85	38	2.24
March	103	38	2.71
April	107	33	3.24
May	103	34	3.03
June	89	55	1.62
July	73	66	1.11
August	60	64	0.94
September	53	81	0.65
October	56	56	1.00
November	51	42	1.21
December	39	54	0.72



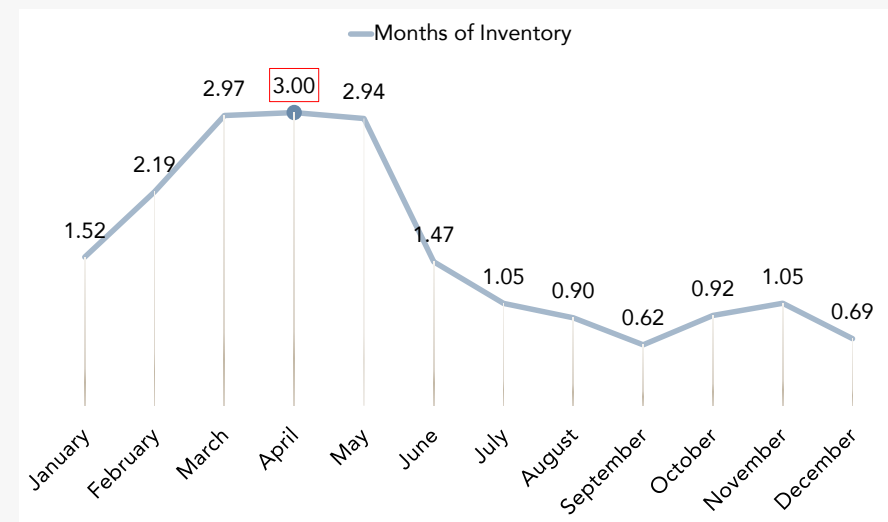
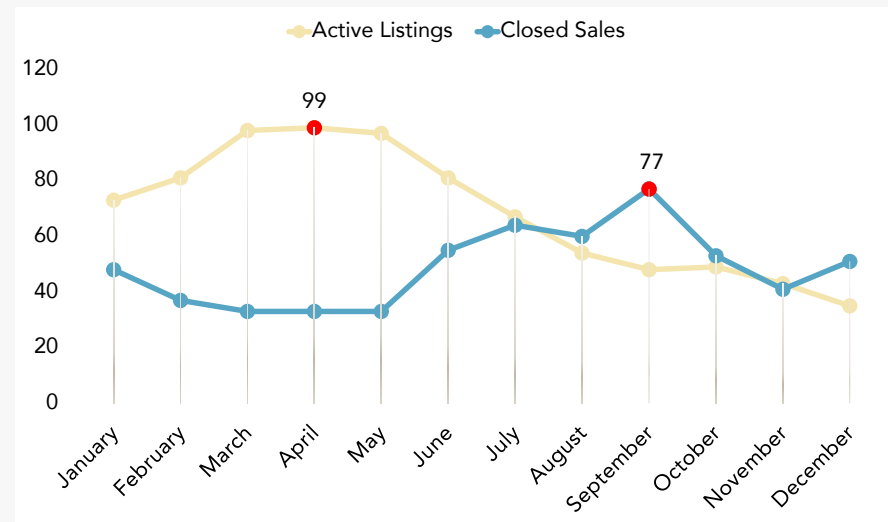
# Douglas: Residential Homes Only

## Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	73	48	1.52
February	81	37	2.19
March	98	33	2.97
April	99	33	3.00
May	97	33	2.94
June	81	55	1.47
July	67	64	1.05
August	54	60	0.90
September	48	77	0.62
October	49	53	0.92
November	43	41	1.05
December	35	51	0.69



# Douglas: Condominiums Only

## Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for condominiums only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	4	1	4.00
February	4	1	4.00
March	5	5	1.00
April	8	0	0.00
May	6	1	6.00
June	8	0	0.00
July	6	2	3.00
August	6	4	1.50
September	5	4	1.25
October	7	3	2.33
November	8	1	8.00
December	4	3	1.33

