

Island



2020 NWMLS
Annual Statistical Review and Highlights

44 Northwest
Multiple Listing Service®

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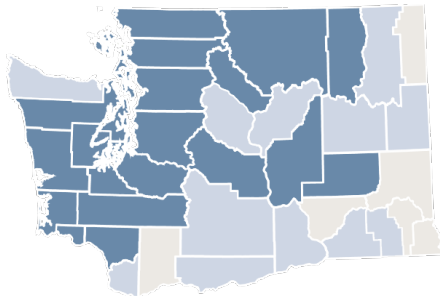
Member Offices

2,534



Total Members/Subscribers

32,888



Counties

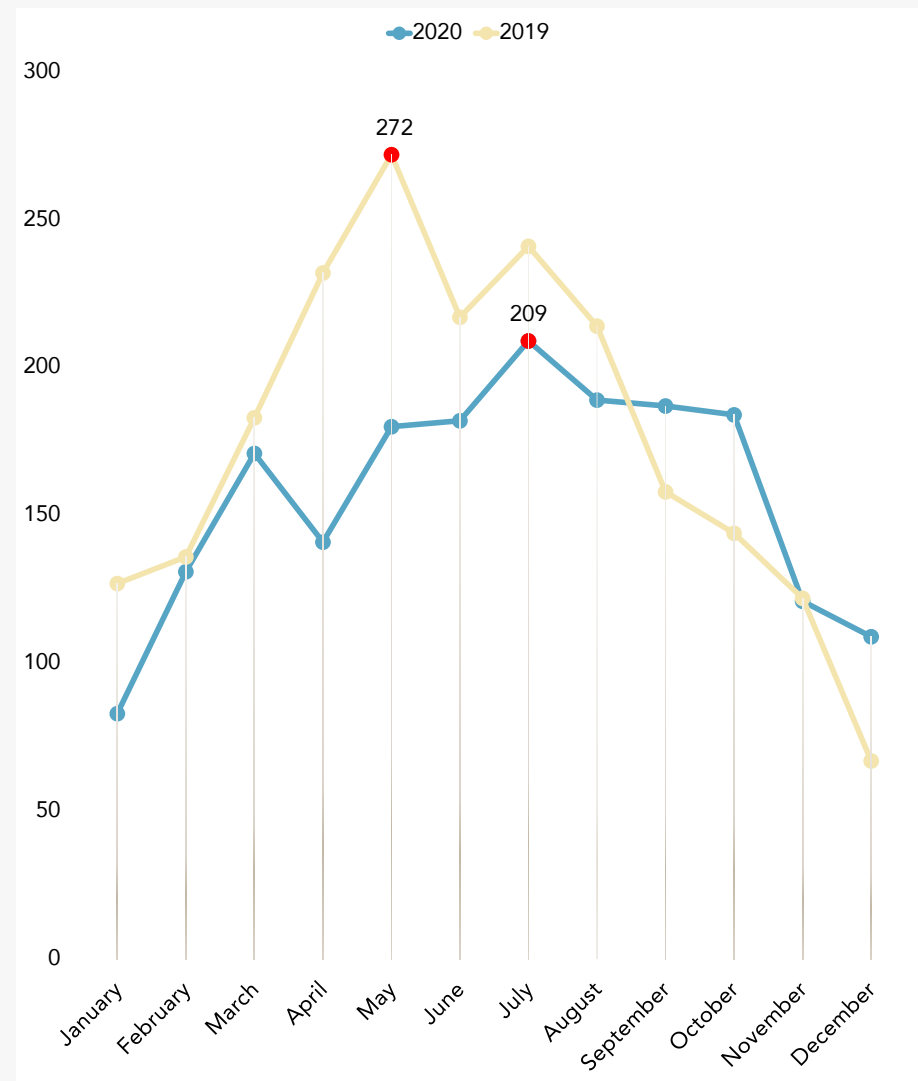
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Island: Residential Homes and Condominiums

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	83	127	-34.65%
February	131	136	-3.68%
March	171	183	-6.56%
April	141	232	-39.22%
May	180	272	-33.82%
June	182	217	-16.13%
July	209	241	-13.28%
August	189	214	-11.68%
September	187	158	18.35%
October	184	144	27.78%
November	121	122	-0.82%
December	109	67	62.69%
Total	1,887	2,113	
% chg.	-10.70%		

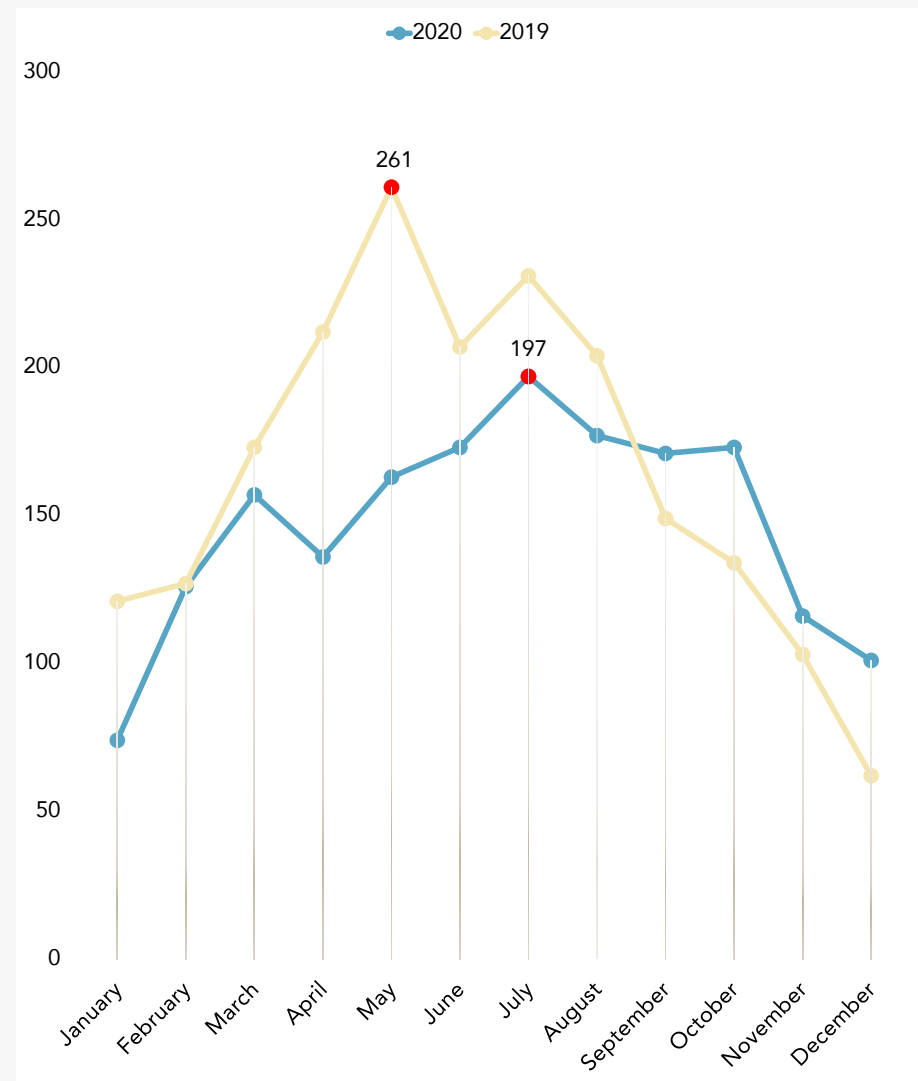


Island: Residential Homes Only

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	74	121	-38.84%
February	126	127	-0.79%
March	157	173	-9.25%
April	136	212	-35.85%
May	163	261	-37.55%
June	173	207	-16.43%
July	197	231	-14.72%
August	177	204	-13.24%
September	171	149	14.77%
October	173	134	29.10%
November	116	103	12.62%
December	101	62	62.90%
Total	1,764	1,984	
% chg.	-11.09%		

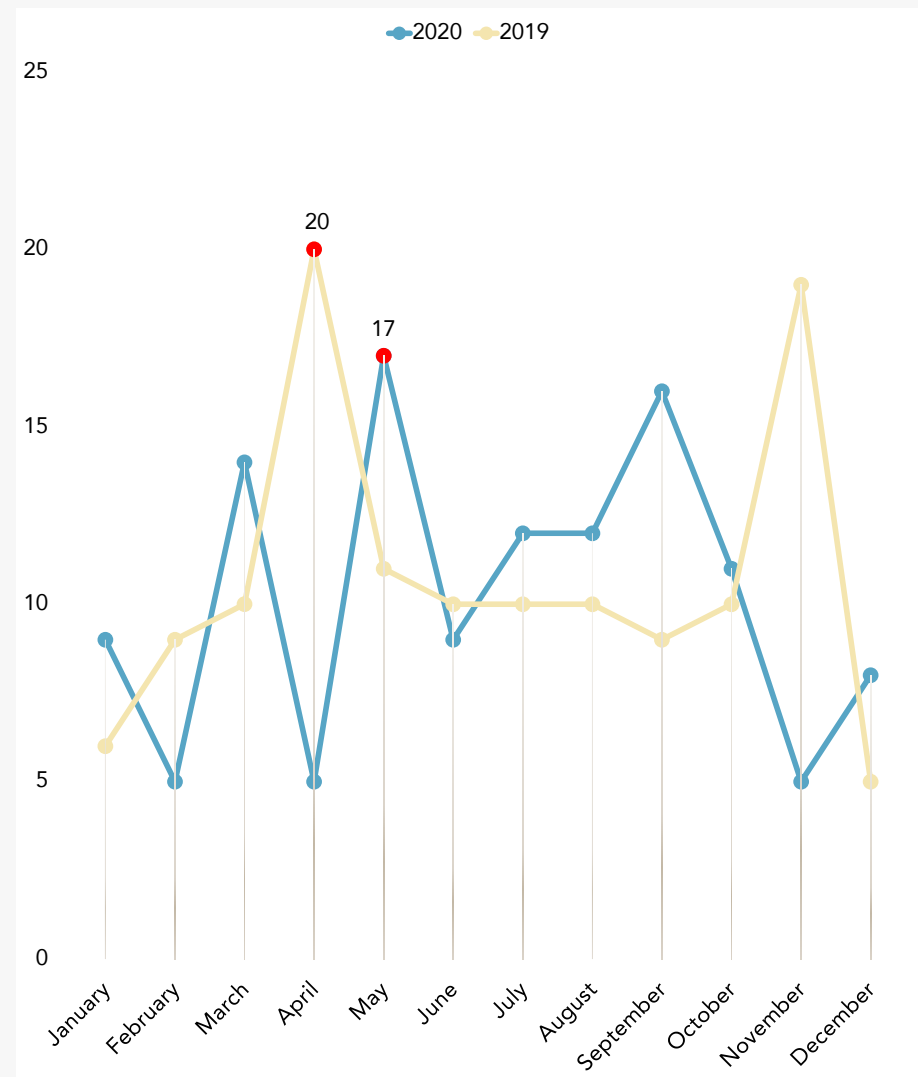


Island: Condominiums Only

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	9	6	50.00%
February	5	9	-44.44%
March	14	10	40.00%
April	5	20	-75.00%
May	17	11	54.55%
June	9	10	-10.00%
July	12	10	20.00%
August	12	10	20.00%
September	16	9	77.78%
October	11	10	10.00%
November	5	19	-73.68%
December	8	5	60.00%
Total	123	129	
% chg.	-4.65%		

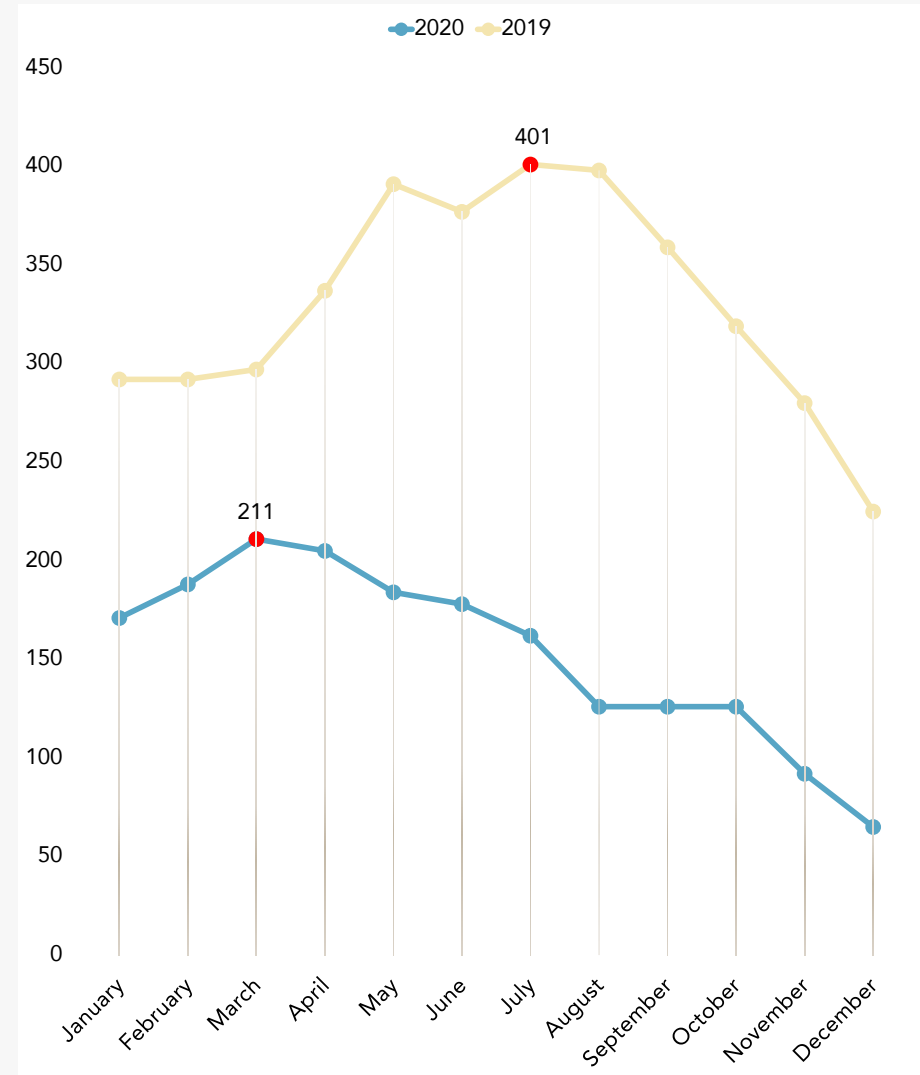


Island: Residential Homes and Condominiums

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	171	292	-41.44%
February	188	292	-35.62%
March	211	297	-28.96%
April	205	337	-39.17%
May	184	391	-52.94%
June	178	377	-52.79%
July	162	401	-59.60%
August	126	398	-68.34%
September	126	359	-64.90%
October	126	319	-60.50%
November	92	280	-67.14%
December	65	225	-71.11%
Total	1,834	3,968	
% chg.	-53.78%		

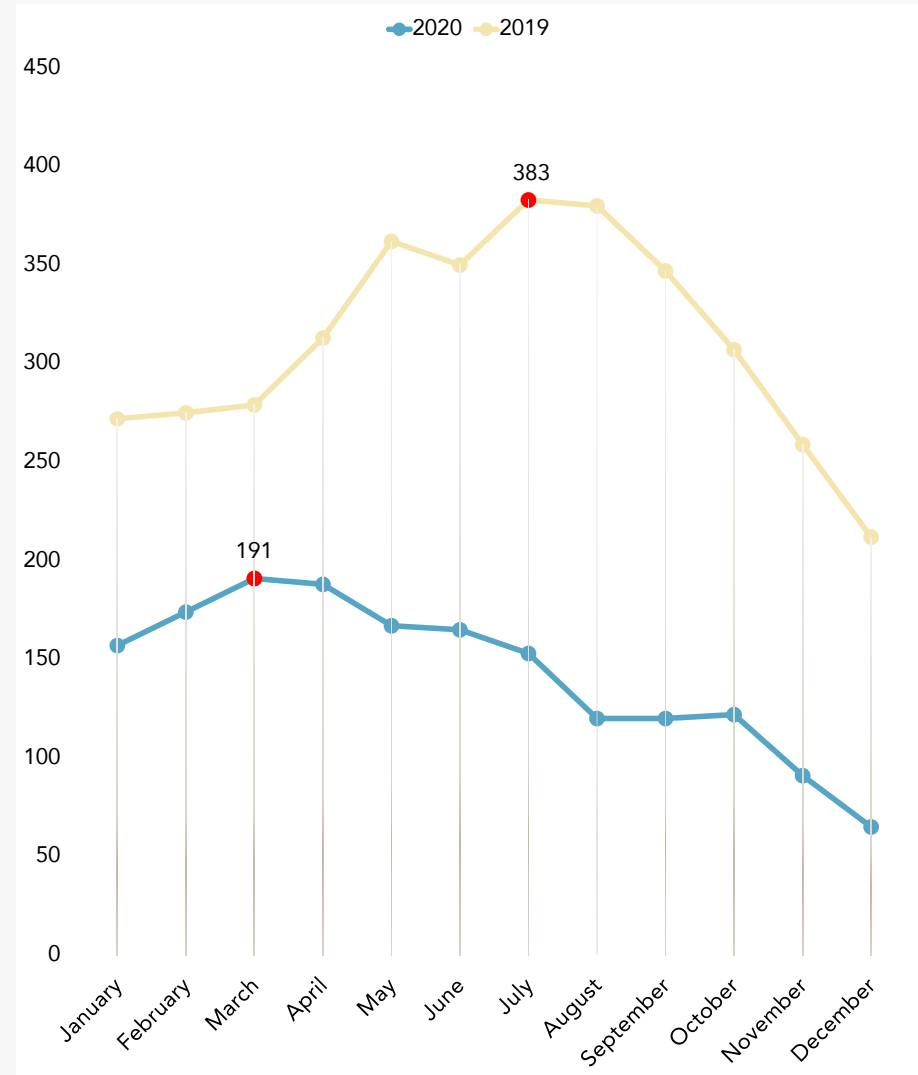


Island: Residential Homes Only

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	157	272	-42.28%
February	174	275	-36.73%
March	191	279	-31.54%
April	188	313	-39.94%
May	167	362	-53.87%
June	165	350	-52.86%
July	153	383	-60.05%
August	120	380	-68.42%
September	120	347	-65.42%
October	122	307	-60.26%
November	91	259	-64.86%
December	65	212	-69.34%
Total	1,713	3,739	
% chg.	-54.19%		



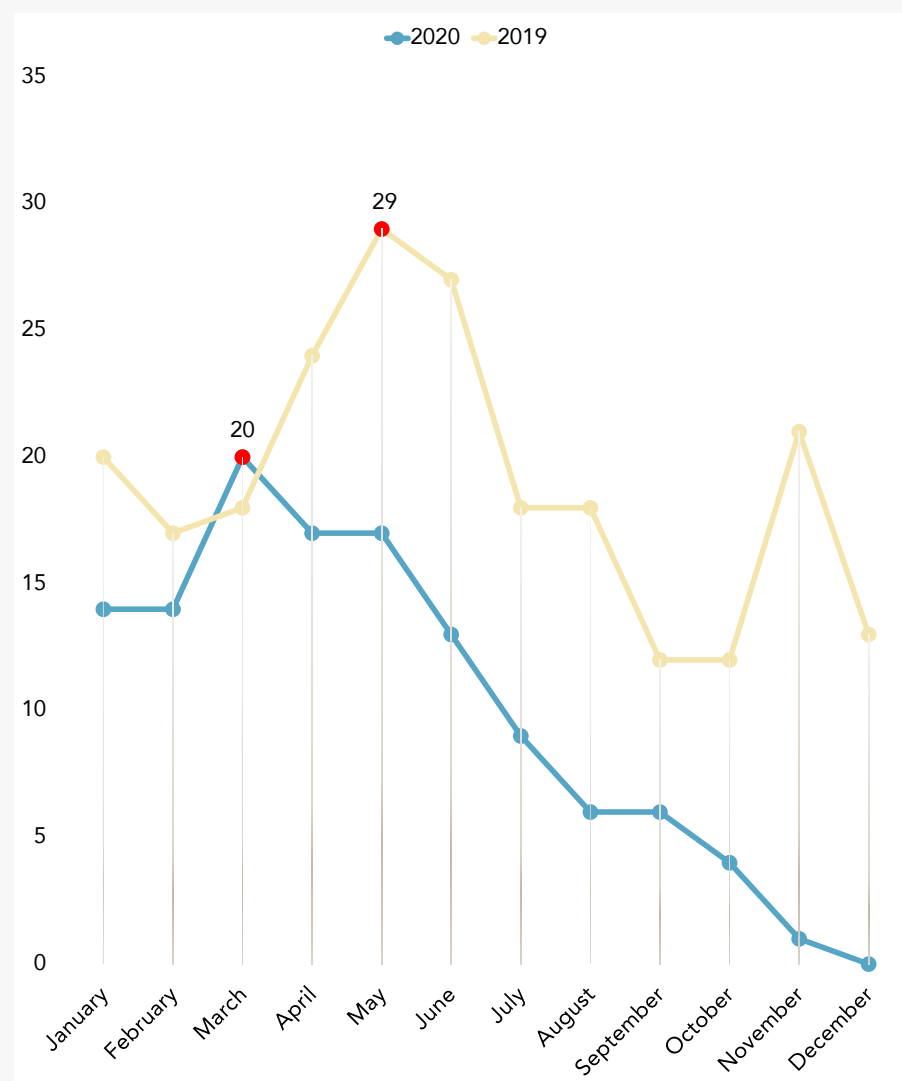
Island: Condominiums Only

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	14	20	-30.00%
February	14	17	-17.65%
March	20	18	11.11%
April	17	24	-29.17%
May	17	29	-41.38%
June	13	27	-51.85%
July	9	18	-50.00%
August	6	18	-66.67%
September	6	12	-50.00%
October	4	12	-66.67%
November	1	21	-95.24%
December	0	13	-100.00%
Total	121	229	
% chg.	-47.16%		



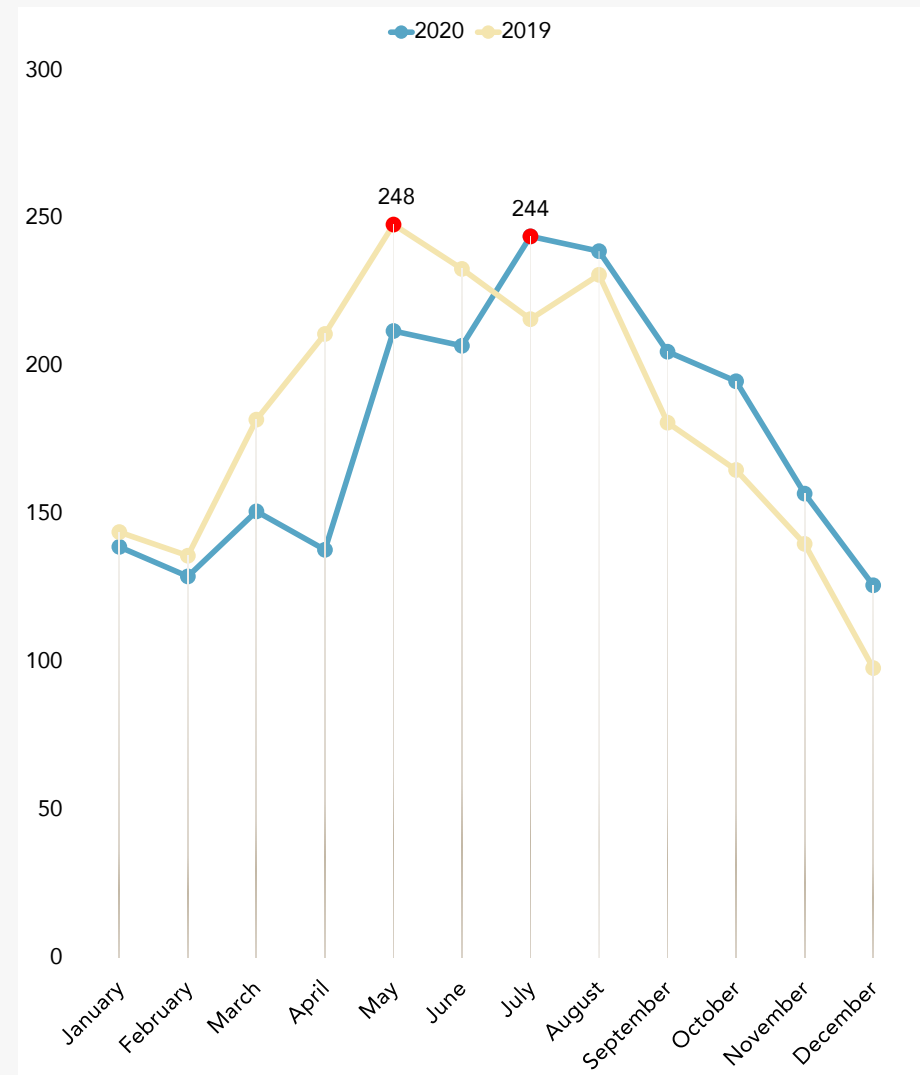
Island: Residential Homes and Condominiums

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	139	144	-3.47%
February	129	136	-5.15%
March	151	182	-17.03%
April	138	211	-34.60%
May	212	248	-14.52%
June	207	233	-11.16%
July	244	216	12.96%
August	239	231	3.46%
September	205	181	13.26%
October	195	165	18.18%
November	157	140	12.14%
December	126	98	28.57%
Total	2,142	2,185	
% chg.	-1.97%		



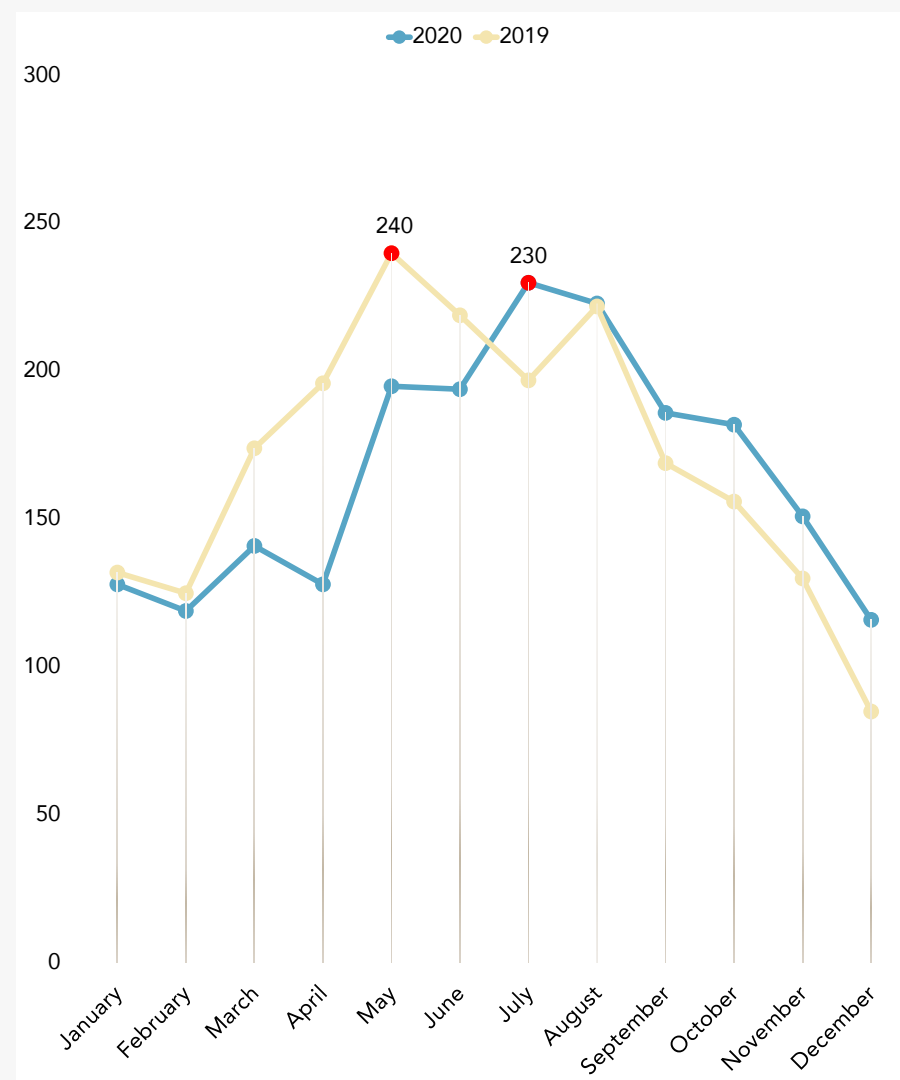
Island: Residential Homes Only

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	128	132	-3.03%
February	119	125	-4.80%
March	141	174	-18.97%
April	128	196	-34.69%
May	195	240	-18.75%
June	194	219	-11.42%
July	230	197	16.75%
August	223	222	0.45%
September	186	169	10.06%
October	182	156	16.67%
November	151	130	16.15%
December	116	85	36.47%
Total	1,993	2,045	
% chg.	-2.54%		



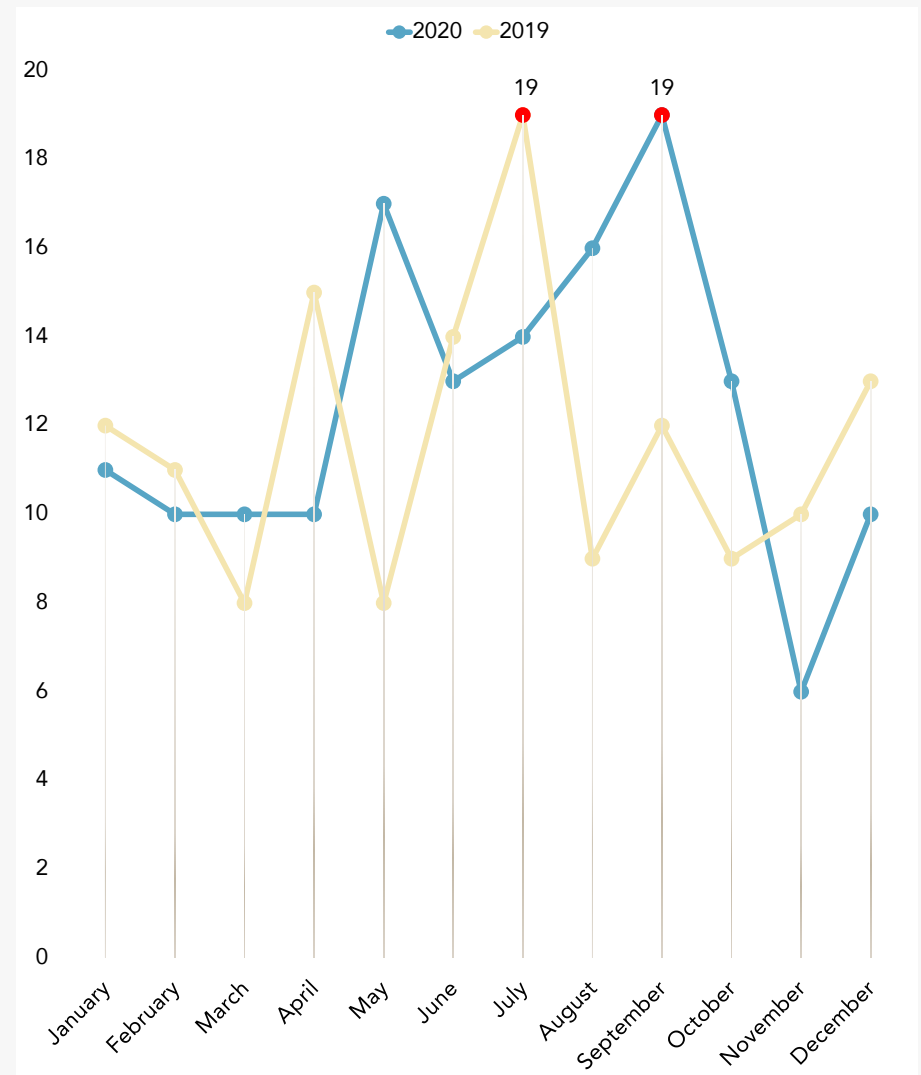
Island: Condominiums Only

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	11	12	-8.33%
February	10	11	-9.09%
March	10	8	25.00%
April	10	15	-33.33%
May	17	8	112.50%
June	13	14	-7.14%
July	14	19	-26.32%
August	16	9	77.78%
September	19	12	58.33%
October	13	9	44.44%
November	6	10	-40.00%
December	10	13	-23.08%
Total	149	140	
% chg.	6.43%		

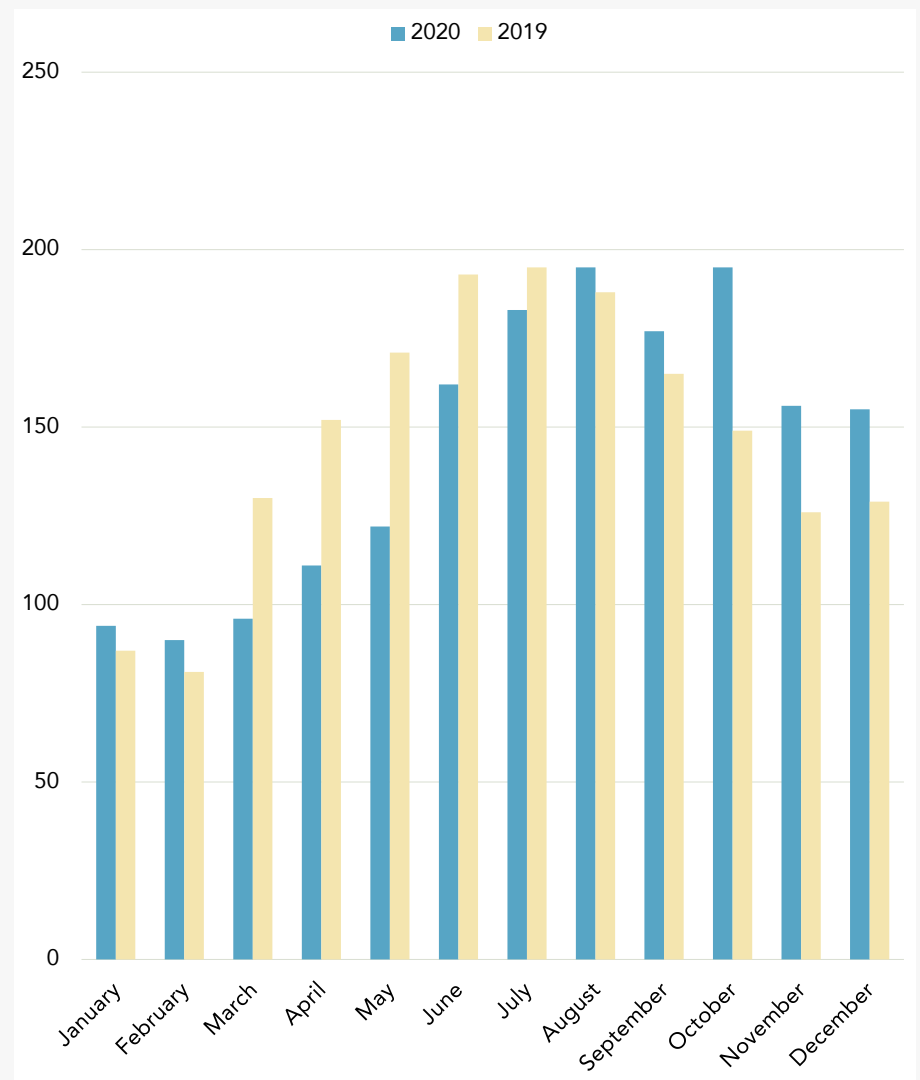


Island: Residential Homes and Condominiums

Closed Sales by Month

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

	2020	2019	% chg.
January	94	87	8.05%
February	90	81	11.11%
March	96	130	-26.15%
April	111	152	-26.97%
May	122	171	-28.65%
June	162	193	-16.06%
July	183	195	-6.15%
August	195	188	3.72%
September	177	165	7.27%
October	195	149	30.87%
November	156	126	23.81%
December	155	129	20.16%
Total	1,736	1,766	
% chg.	-1.70%		

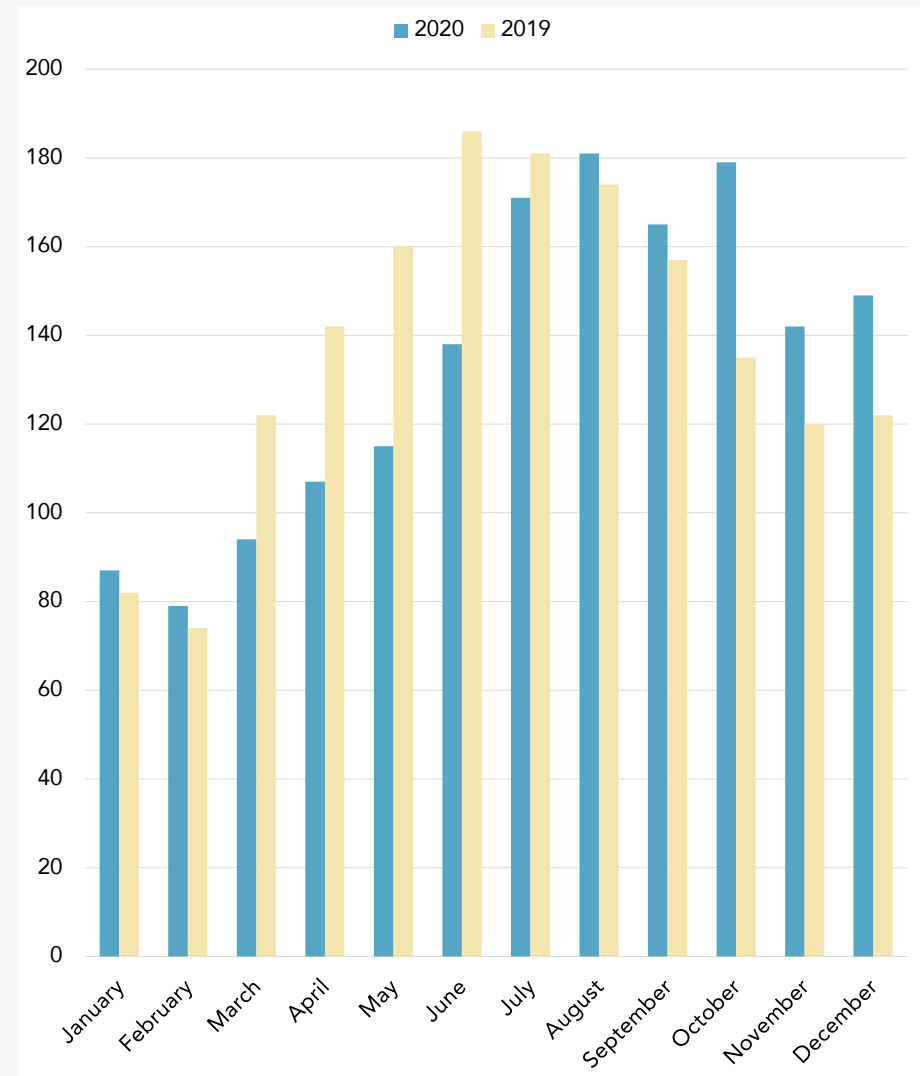


Island: Residential Homes Only

Closed Sales by Month

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

	2020	2019	% chg.
January	87	82	6.10%
February	79	74	6.76%
March	94	122	-22.95%
April	107	142	-24.65%
May	115	160	-28.13%
June	138	186	-25.81%
July	171	181	-5.52%
August	181	174	4.02%
September	165	157	5.10%
October	179	135	32.59%
November	142	120	18.33%
December	149	122	22.13%
Total	1,607	1,655	
% chg.	-2.90%		

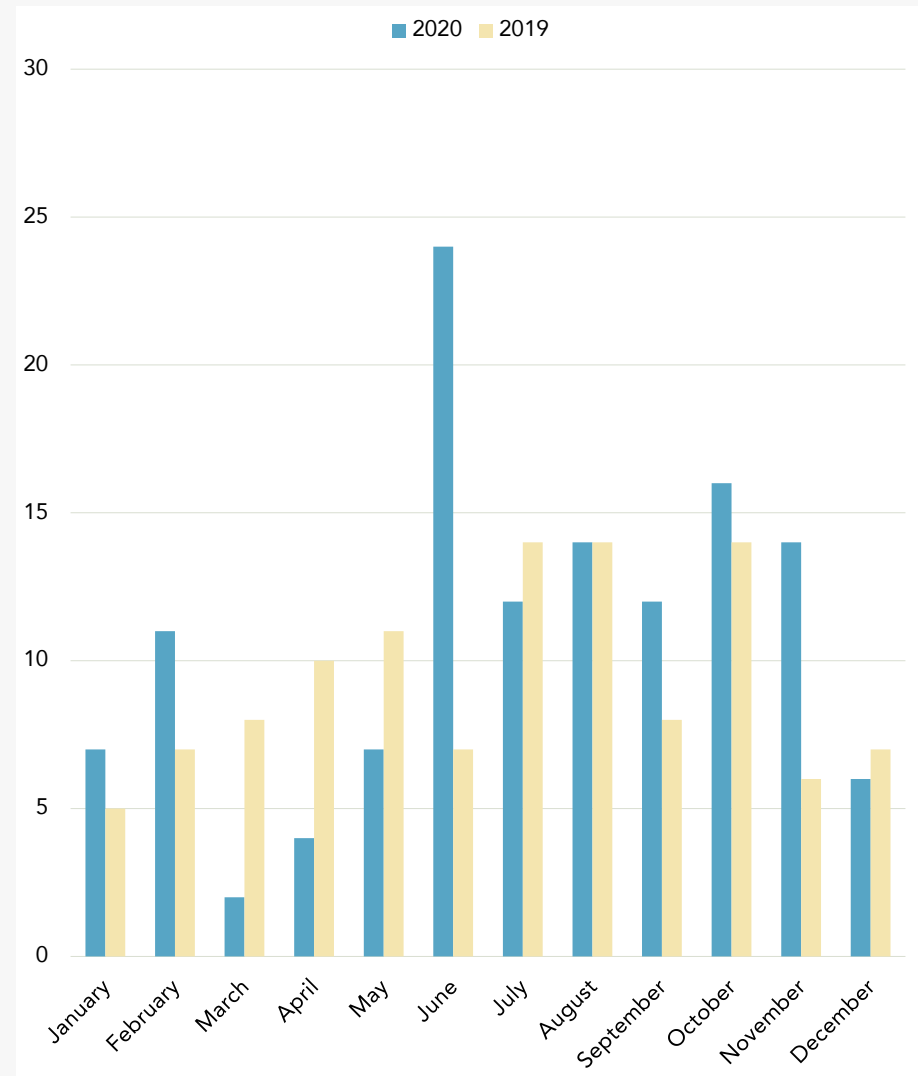


Island: Condominiums Only

Closed Sales by Month

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

	2020	2019	% chg.
January	7	5	40.00%
February	11	7	57.14%
March	2	8	-75.00%
April	4	10	-60.00%
May	7	11	-36.36%
June	24	7	242.86%
July	12	14	-14.29%
August	14	14	0.00%
September	12	8	50.00%
October	16	14	14.29%
November	14	6	133.33%
December	6	7	-14.29%
Total	129	111	
% chg.	16.22%		

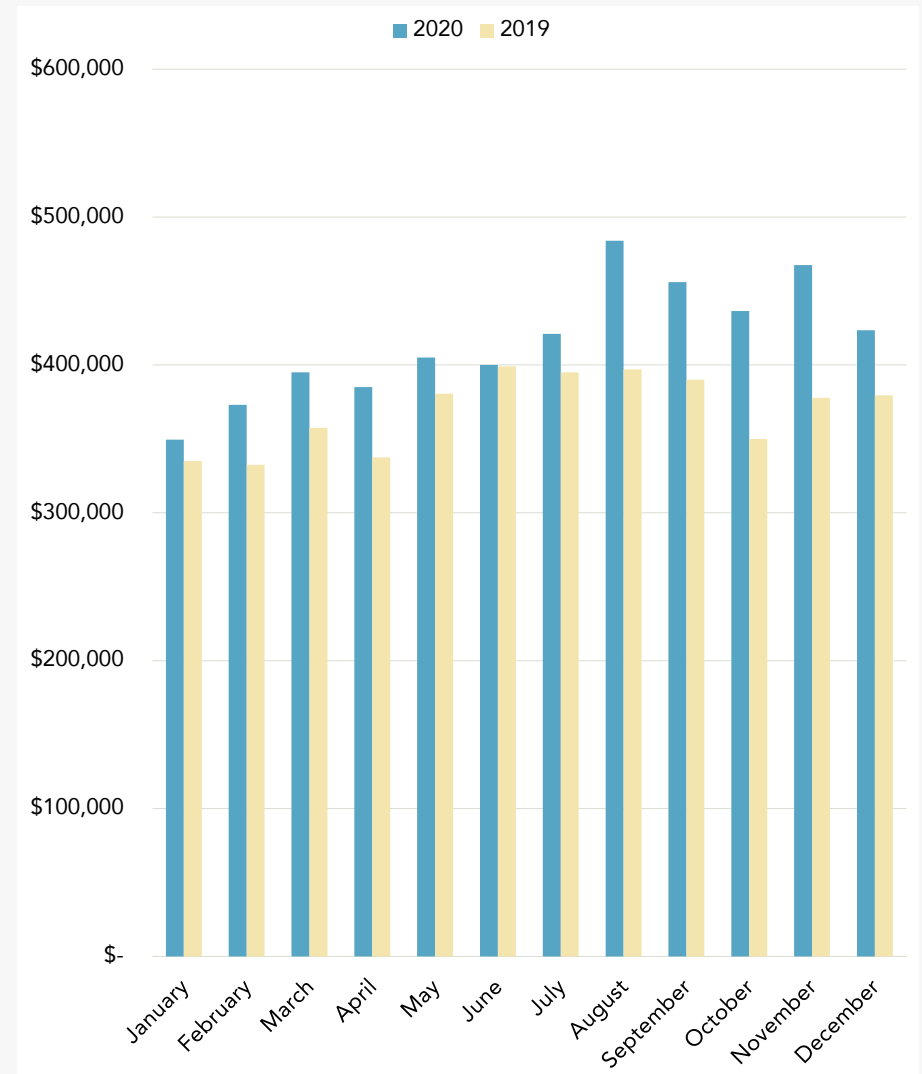


Island: Residential Homes and Condominiums

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	\$ 349,500	\$ 335,000	4.33%
February	\$ 372,998	\$ 332,500	12.18%
March	\$ 395,000	\$ 357,500	10.49%
April	\$ 385,000	\$ 337,500	14.07%
May	\$ 405,000	\$ 380,600	6.41%
June	\$ 399,970	\$ 399,000	0.24%
July	\$ 421,000	\$ 395,000	6.58%
August	\$ 484,000	\$ 397,000	21.91%
September	\$ 456,000	\$ 390,000	16.92%
October	\$ 436,500	\$ 349,950	24.73%
November	\$ 467,500	\$ 377,750	23.76%
December	\$ 423,500	\$ 379,500	11.59%

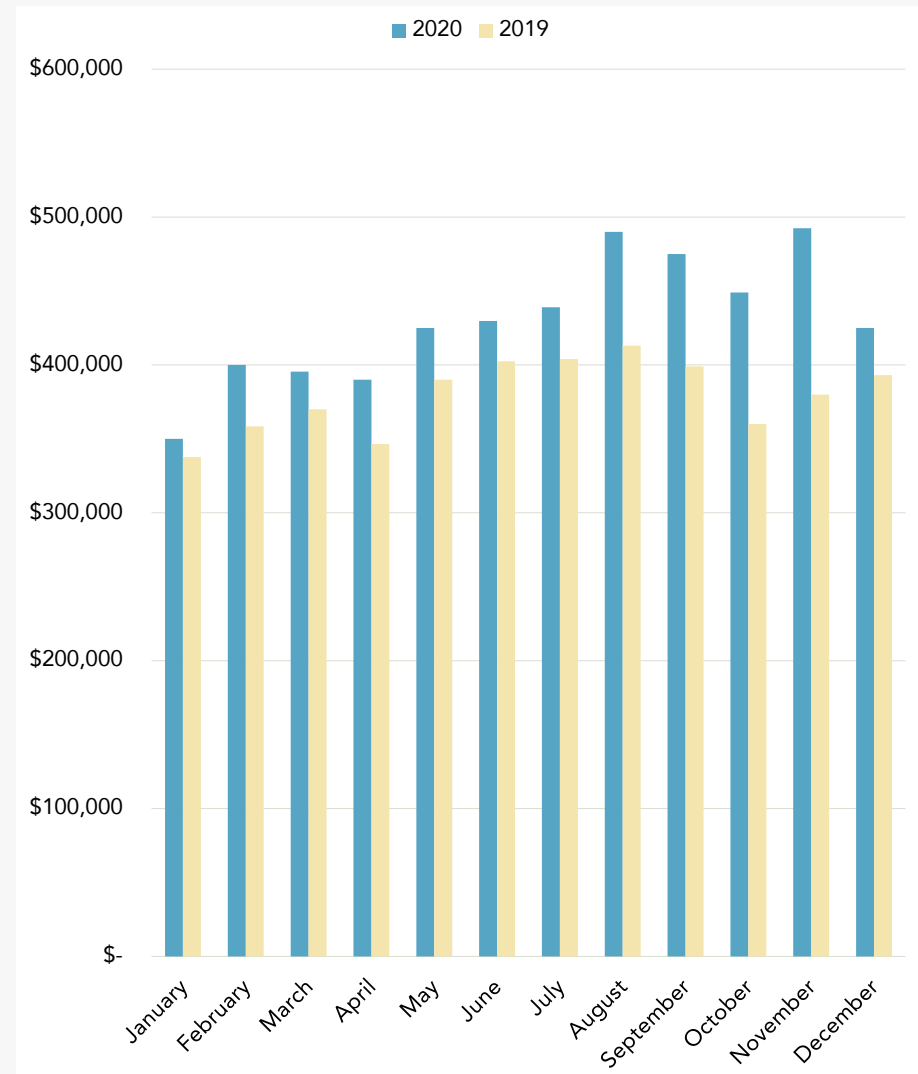


Island: Residential Homes Only

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	\$ 350,000	\$ 337,750	3.63%
February	\$ 400,000	\$ 358,450	11.59%
March	\$ 395,500	\$ 370,000	6.89%
April	\$ 390,000	\$ 346,475	12.56%
May	\$ 425,000	\$ 390,000	8.97%
June	\$ 429,750	\$ 402,500	6.77%
July	\$ 439,000	\$ 404,000	8.66%
August	\$ 490,000	\$ 413,000	18.64%
September	\$ 475,000	\$ 398,990	19.05%
October	\$ 449,000	\$ 360,000	24.72%
November	\$ 492,450	\$ 379,950	29.61%
December	\$ 425,000	\$ 393,125	8.11%

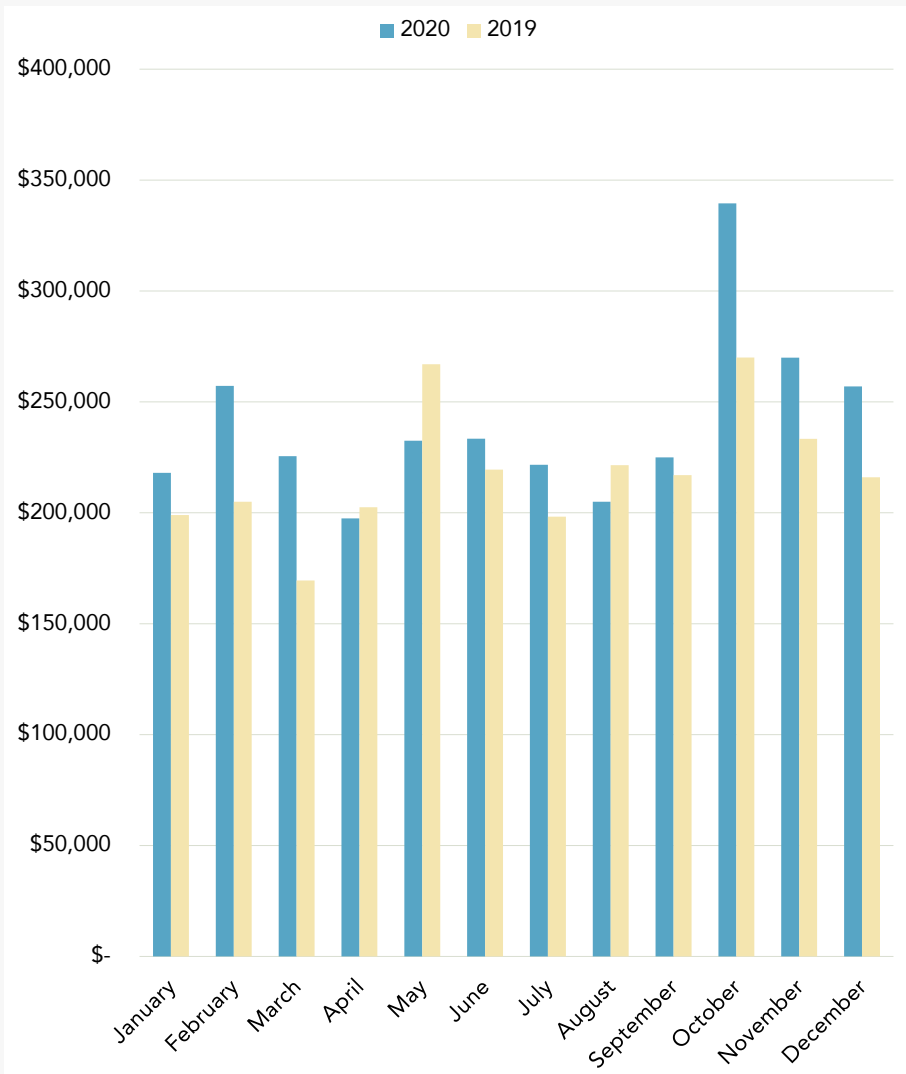


Island: Condominiums Only

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	\$ 218,000	\$ 199,000	9.55%
February	\$ 257,250	\$ 205,000	25.49%
March	\$ 225,551	\$ 169,500	33.07%
April	\$ 197,500	\$ 202,500	-2.47%
May	\$ 232,500	\$ 267,000	-12.92%
June	\$ 233,400	\$ 219,500	6.33%
July	\$ 221,625	\$ 198,250	11.79%
August	\$ 205,000	\$ 221,500	-7.45%
September	\$ 225,000	\$ 217,000	3.69%
October	\$ 339,500	\$ 270,000	25.74%
November	\$ 269,950	\$ 233,375	15.67%
December	\$ 256,975	\$ 216,000	18.97%



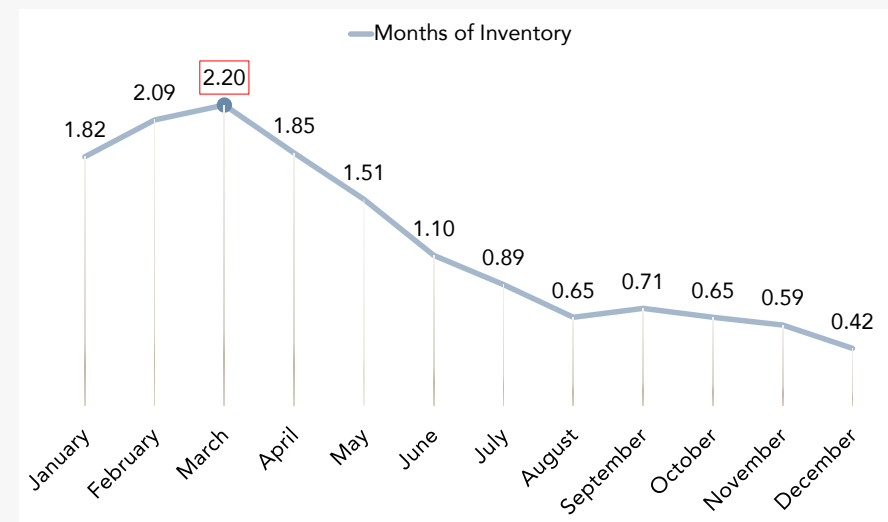
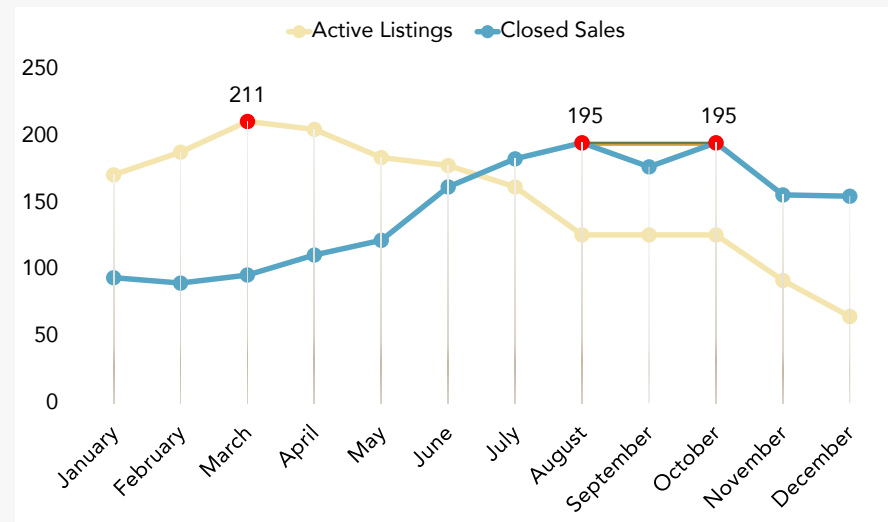
Island: Residential Homes and Condominiums

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	171	94	1.82
February	188	90	2.09
March	211	96	2.20
April	205	111	1.85
May	184	122	1.51
June	178	162	1.10
July	162	183	0.89
August	126	195	0.65
September	126	177	0.71
October	126	195	0.65
November	92	156	0.59
December	65	155	0.42



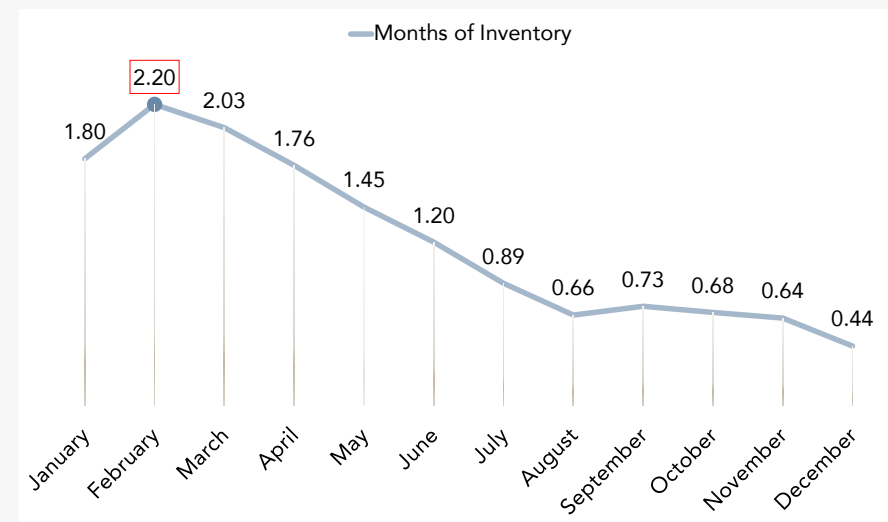
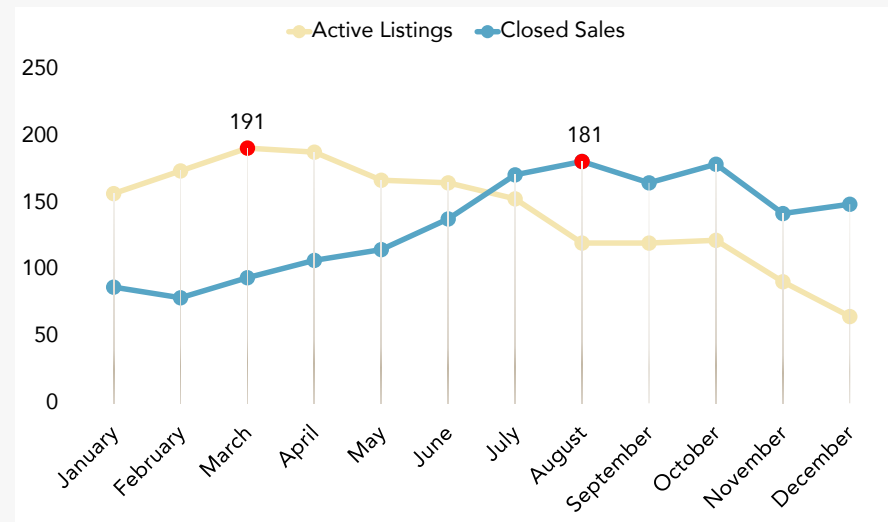
Island: Residential Homes Only

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	157	87	1.80
February	174	79	2.20
March	191	94	2.03
April	188	107	1.76
May	167	115	1.45
June	165	138	1.20
July	153	171	0.89
August	120	181	0.66
September	120	165	0.73
October	122	179	0.68
November	91	142	0.64
December	65	149	0.44



Island: 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	14	7	2.00
February	14	11	1.27
March	20	2	10.00
April	17	4	4.25
May	17	7	2.43
June	13	24	0.54
July	9	12	0.75
August	6	14	0.43
September	6	12	0.50
October	4	16	0.25
November	1	14	0.07
December	0	6	0.00

