

# Jefferson



2020 NWMLS  
Annual Statistical Review and Highlights

**44** Northwest  
Multiple Listing Service®

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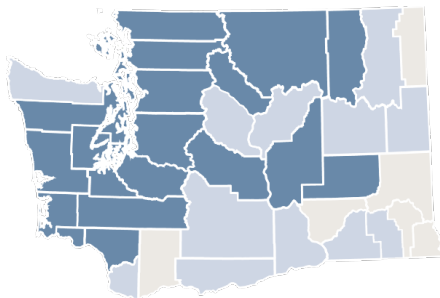
Member Offices

2,534



Total Members/Subscribers

32,888



Counties

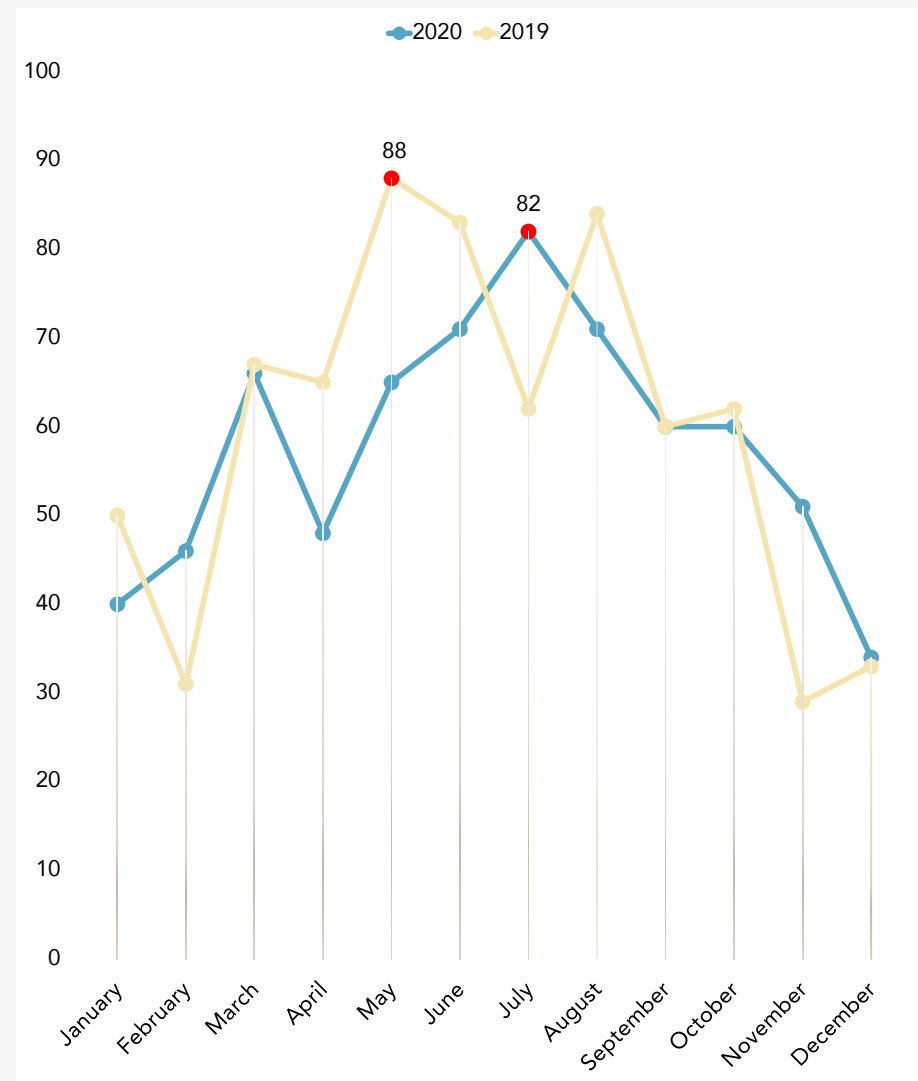
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# Jefferson: Residential Homes and Condominiums

## 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	40	50	-20.00%
February	46	31	48.39%
March	66	67	-1.49%
April	48	65	-26.15%
May	65	88	-26.14%
June	71	83	-14.46%
July	82	62	32.26%
August	71	84	-15.48%
September	60	60	0.00%
October	60	62	-3.23%
November	51	29	75.86%
December	34	33	3.03%
<b>Total</b>	<b>694</b>	<b>714</b>	
<b>% chg.</b>	<b>-2.80%</b>		

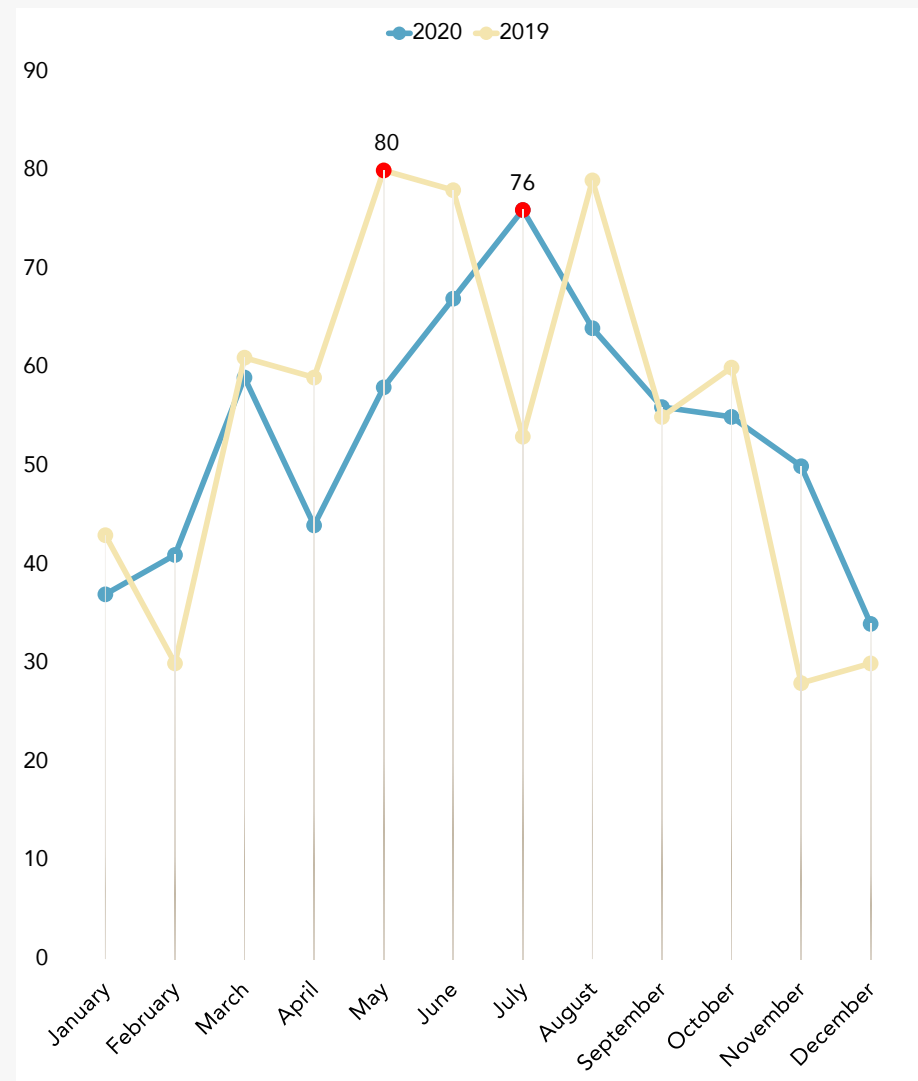


# Jefferson: Residential Homes Only

## 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	37	43	-13.95%
February	41	30	36.67%
March	59	61	-3.28%
April	44	59	-25.42%
May	58	80	-27.50%
June	67	78	-14.10%
July	76	53	43.40%
August	64	79	-18.99%
September	56	55	1.82%
October	55	60	-8.33%
November	50	28	78.57%
December	34	30	13.33%
<b>Total</b>	<b>641</b>	<b>656</b>	
<b>% chg.</b>	<b>-2.29%</b>		

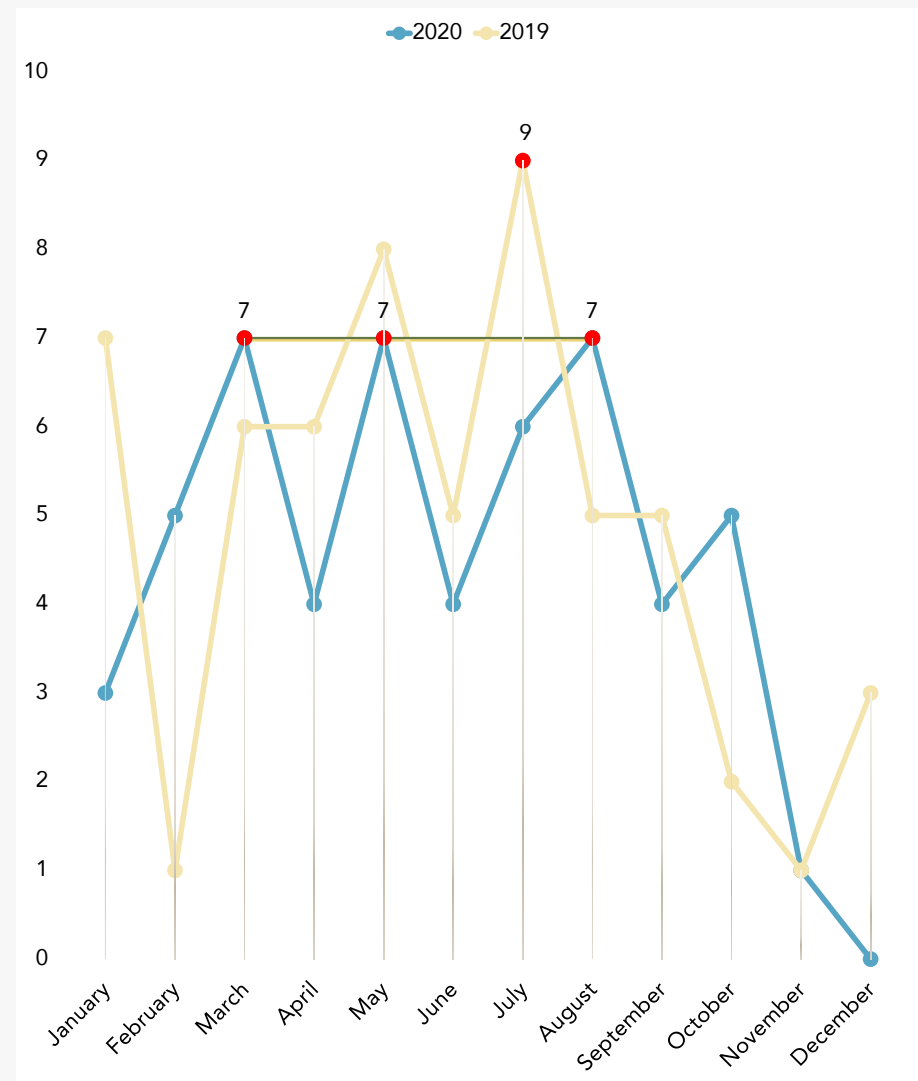


## Jefferson: Condominiums Only

# 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	7	-57.14%
February	5	1	400.00%
March	7	6	16.67%
April	4	6	-33.33%
May	7	8	-12.50%
June	4	5	-20.00%
July	6	9	-33.33%
August	7	5	40.00%
September	4	5	-20.00%
October	5	2	150.00%
November	1	1	0.00%
December	0	3	-100.00%
<b>Total</b>	<b>53</b>	<b>58</b>	
<b>% chg.</b>	<b>-8.62%</b>		

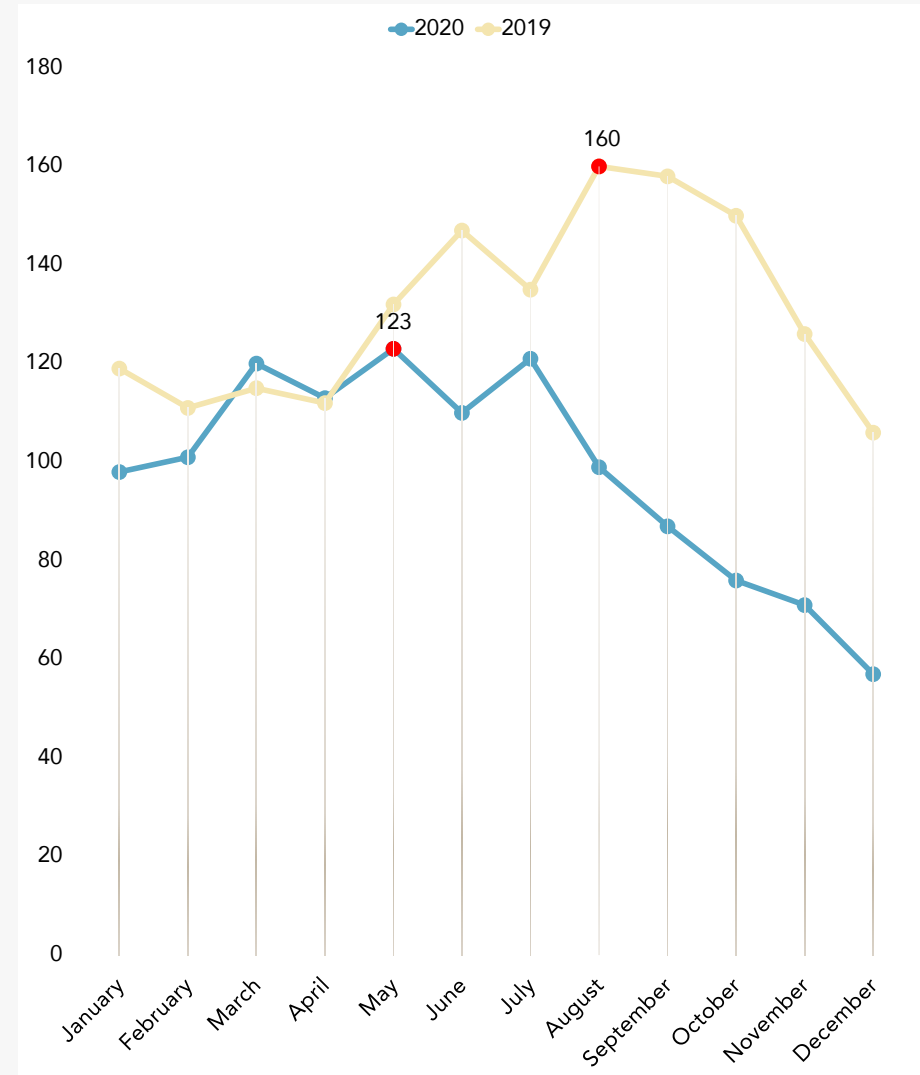


# Jefferson: Residential Homes and Condominiums

## 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	98	119	-17.65%
February	101	111	-9.01%
March	120	115	4.35%
April	113	112	0.89%
May	123	132	-6.82%
June	110	147	-25.17%
July	121	135	-10.37%
August	99	160	-38.13%
September	87	158	-44.94%
October	76	150	-49.33%
November	71	126	-43.65%
December	57	106	-46.23%
<b>Total</b>	<b>1,176</b>	<b>1,571</b>	
<b>% chg.</b>	<b>-25.14%</b>		



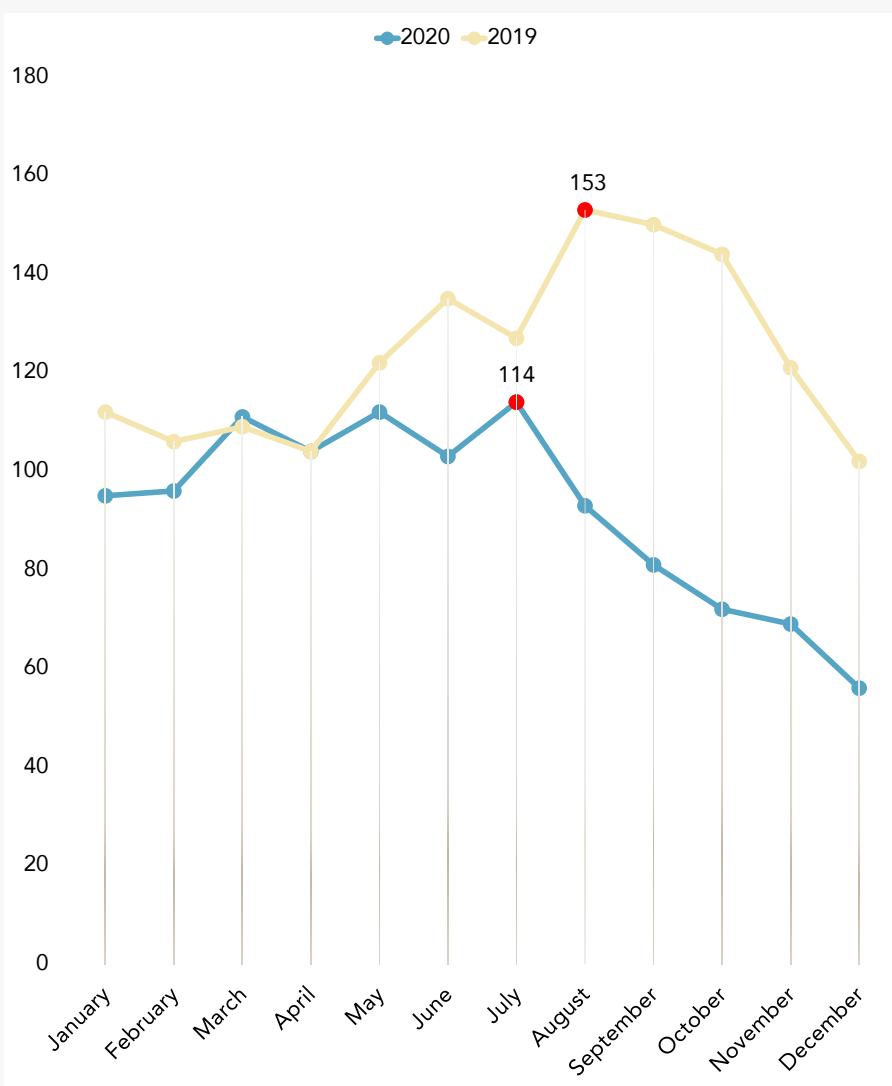
# Jefferson: Residential Homes Only

## 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	95	112	-15.18%
February	96	106	-9.43%
March	111	109	1.83%
April	104	104	0.00%
May	112	122	-8.20%
June	103	135	-23.70%
July	114	127	-10.24%
August	93	153	-39.22%
September	81	150	-46.00%
October	72	144	-50.00%
November	69	121	-42.98%
December	56	102	-45.10%
<b>Total</b>	<b>1,106</b>	<b>1,485</b>	
<b>% chg.</b>	<b>-25.52%</b>		



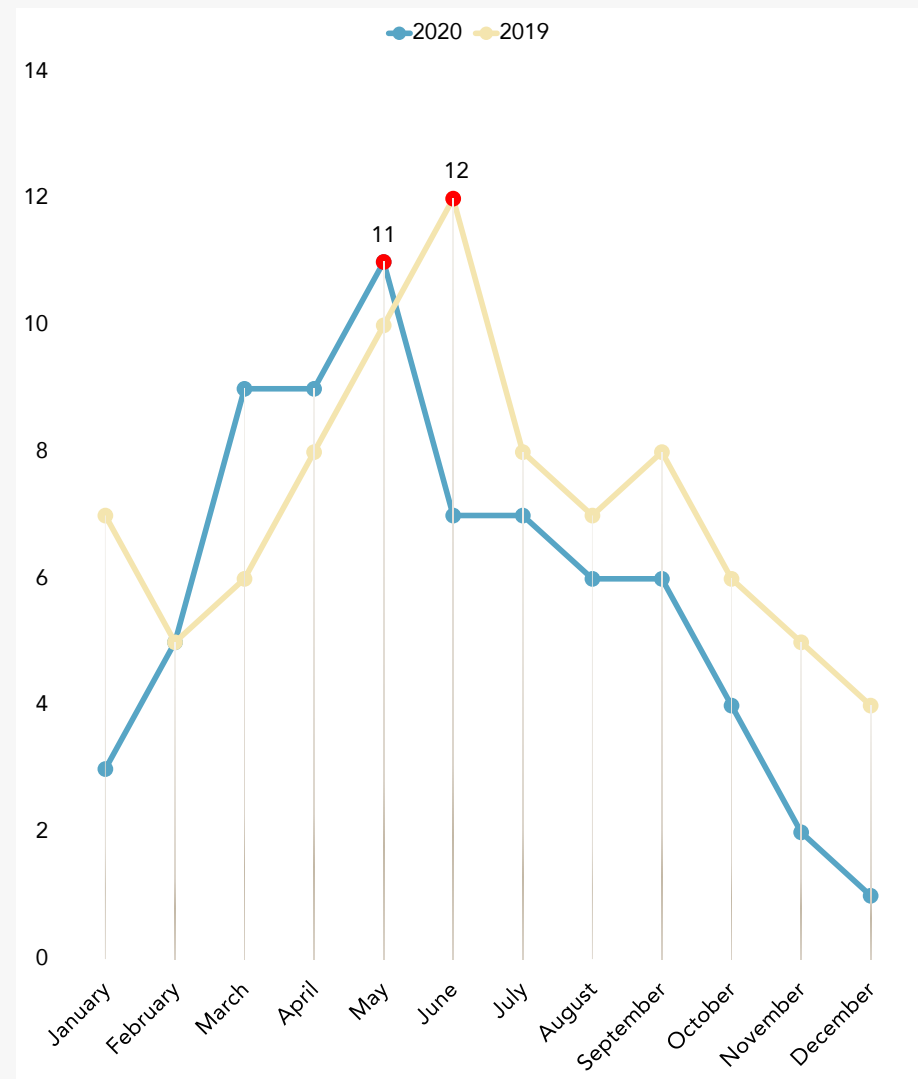
## Jefferson: Condominiums Only

# 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	3	7	-57.14%
February	5	5	0.00%
March	9	6	50.00%
April	9	8	12.50%
May	11	10	10.00%
June	7	12	-41.67%
July	7	8	-12.50%
August	6	7	-14.29%
September	6	8	-25.00%
October	4	6	-33.33%
November	2	5	-60.00%
December	1	4	-75.00%
<b>Total</b>	<b>70</b>	<b>86</b>	
<b>% chg.</b>	<b>-18.60%</b>		





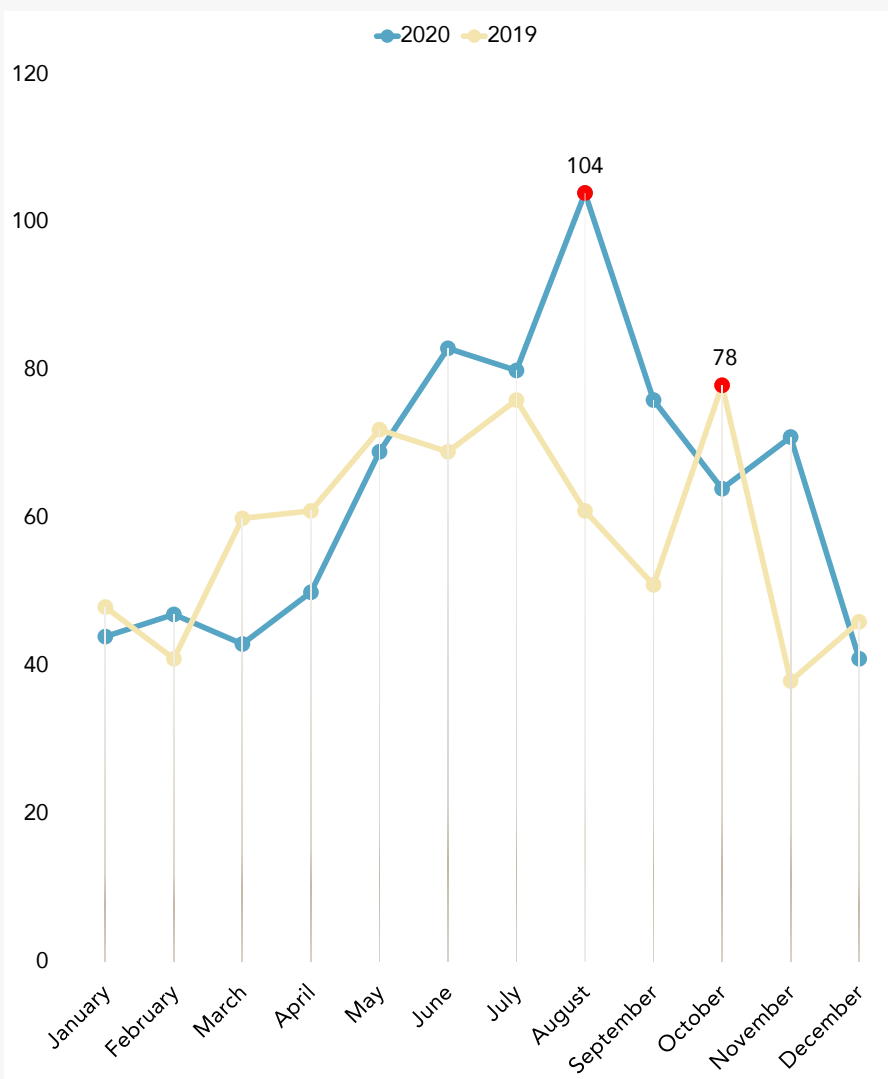
# Jefferson: Residential Homes and Condominiums

## 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	44	48	-8.33%
February	47	41	14.63%
March	43	60	-28.33%
April	50	61	-18.03%
May	69	72	-4.17%
June	83	69	20.29%
July	80	76	5.26%
August	104	61	70.49%
September	76	51	49.02%
October	64	78	-17.95%
November	71	38	86.84%
December	41	46	-10.87%
<b>Total</b>	<b>772</b>	<b>701</b>	
<b>% chg.</b>	<b>10.13%</b>		



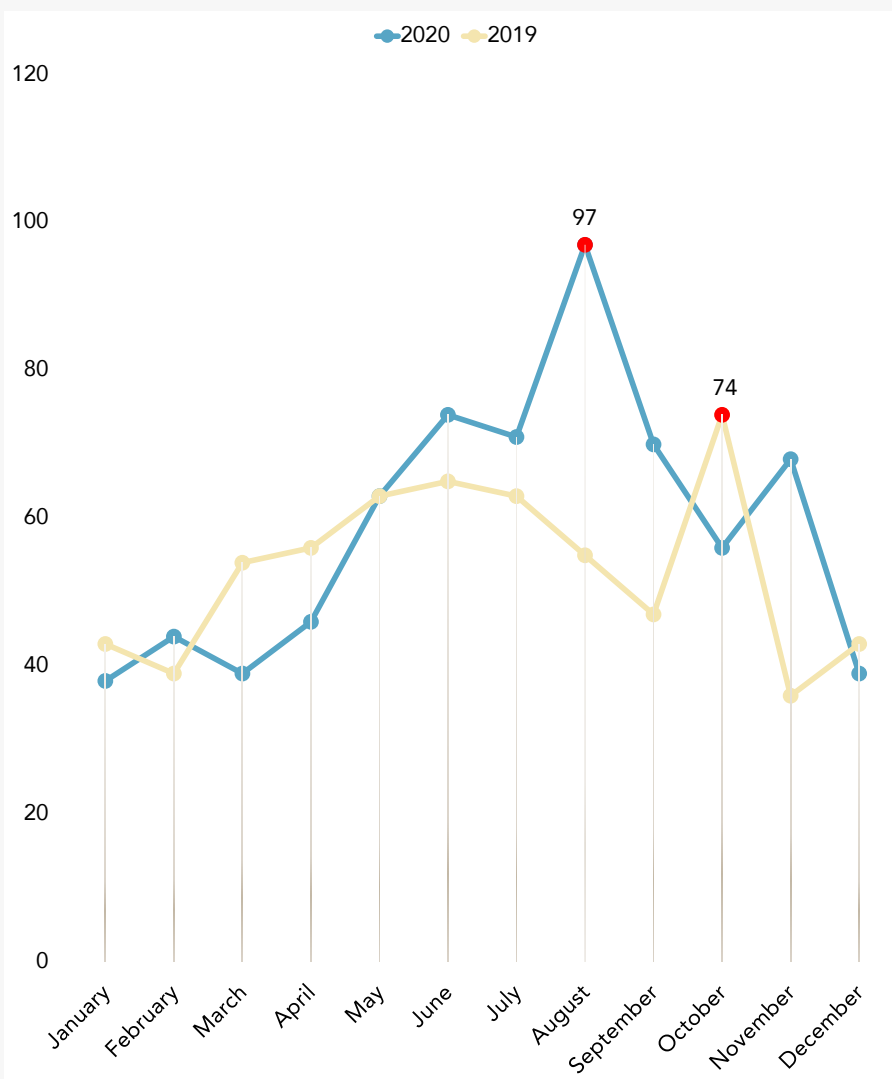
## Jefferson: Residential Homes Only

# 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	38	43	-11.63%
February	44	39	12.82%
March	39	54	-27.78%
April	46	56	-17.86%
May	63	63	0.00%
June	74	65	13.85%
July	71	63	12.70%
August	97	55	76.36%
September	70	47	48.94%
October	56	74	-24.32%
November	68	36	88.89%
December	39	43	-9.30%
<b>Total</b>	<b>705</b>	<b>638</b>	
<b>% chg.</b>	<b>10.50%</b>		



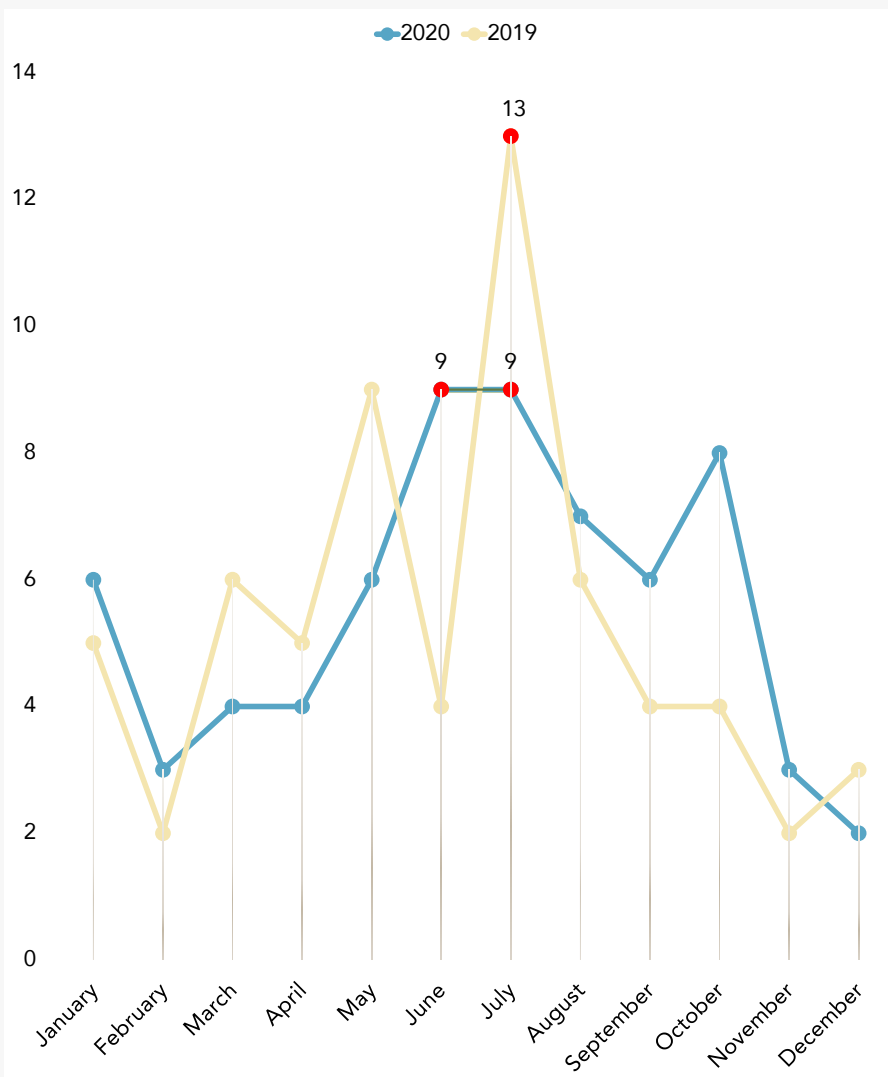
## Jefferson: Condominiums Only

### 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	6	5	20.00%
February	3	2	50.00%
March	4	6	-33.33%
April	4	5	-20.00%
May	6	9	-33.33%
June	9	4	125.00%
July	9	13	-30.77%
August	7	6	16.67%
September	6	4	50.00%
October	8	4	100.00%
November	3	2	50.00%
December	2	3	-33.33%
<b>Total</b>	<b>67</b>	<b>63</b>	
<b>% chg.</b>	<b>6.35%</b>		

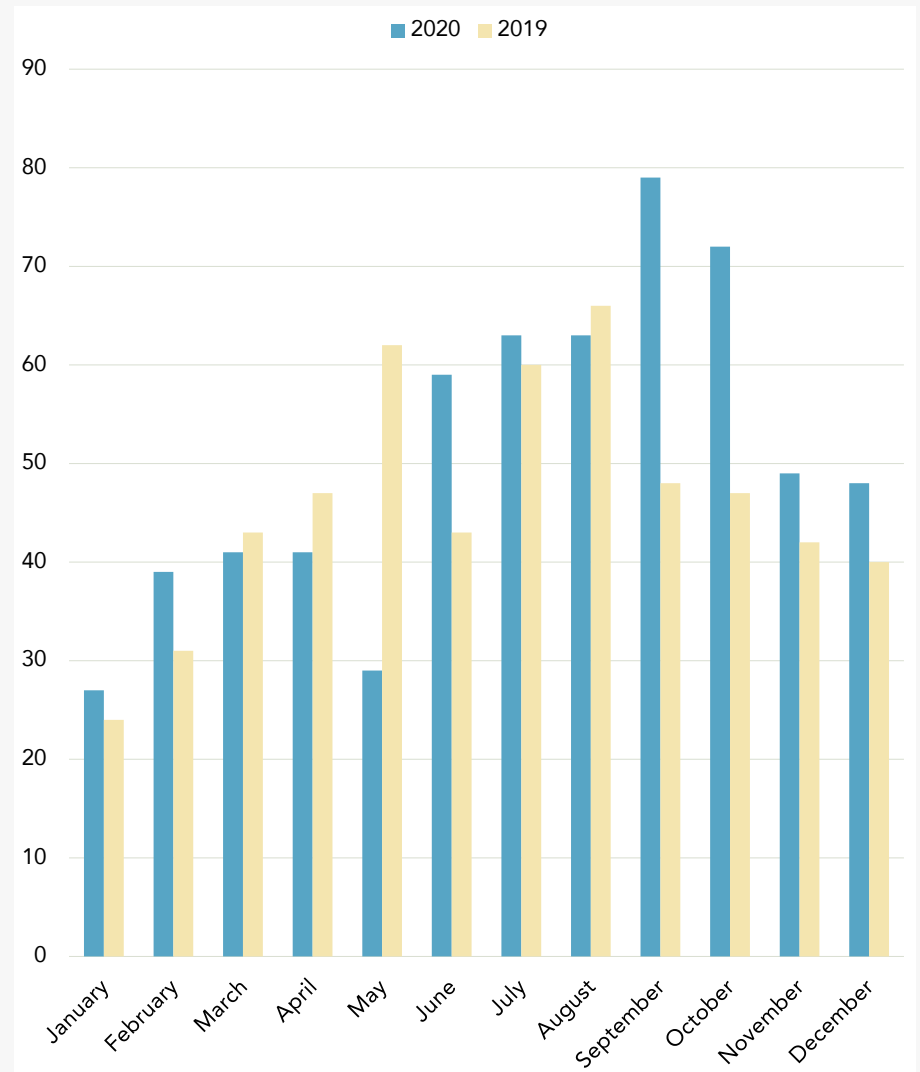


# Jefferson: Residential Homes and Condominiums

## Closed Sales by Month

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

	2020	2019	% chg.
January	27	24	12.50%
February	39	31	25.81%
March	41	43	-4.65%
April	41	47	-12.77%
May	29	62	-53.23%
June	59	43	37.21%
July	63	60	5.00%
August	63	66	-4.55%
September	79	48	64.58%
October	72	47	53.19%
November	49	42	16.67%
December	48	40	20.00%
<b>Total</b>	<b>610</b>	<b>553</b>	
<b>% chg.</b>	<b>10.31%</b>		

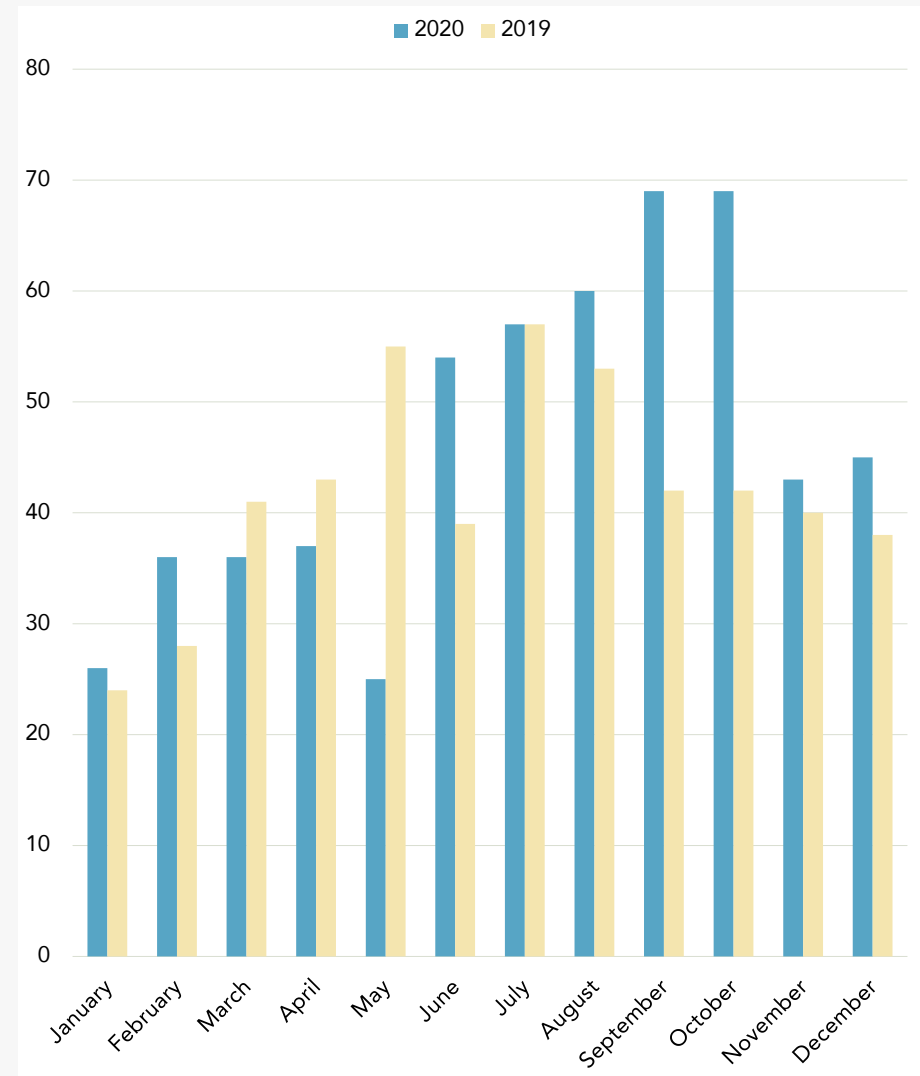


# Jefferson: Residential Homes Only

## Closed Sales by Month

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

	2020	2019	% chg.
January	26	24	8.33%
February	36	28	28.57%
March	36	41	-12.20%
April	37	43	-13.95%
May	25	55	-54.55%
June	54	39	38.46%
July	57	57	0.00%
August	60	53	13.21%
September	69	42	64.29%
October	69	42	64.29%
November	43	40	7.50%
December	45	38	18.42%
<b>Total</b>	<b>557</b>	<b>502</b>	
<b>% chg.</b>	<b>10.96%</b>		

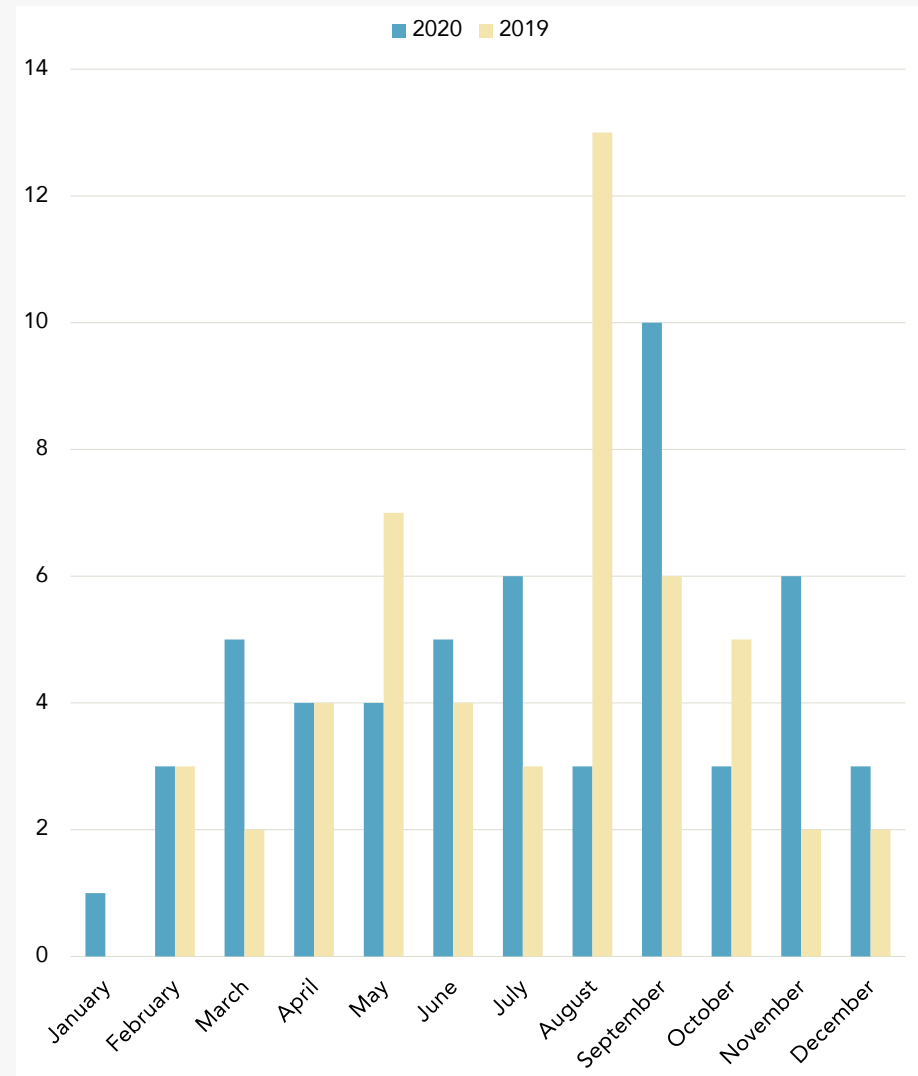


# Jefferson: Condominiums Only

## Closed Sales by Month

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

	2020	2019	% chg.
January	1	0	0.00%
February	3	3	0.00%
March	5	2	150.00%
April	4	4	0.00%
May	4	7	-42.86%
June	5	4	25.00%
July	6	3	100.00%
August	3	13	-76.92%
September	10	6	66.67%
October	3	5	-40.00%
November	6	2	200.00%
December	3	2	50.00%
<b>Total</b>	<b>53</b>	<b>51</b>	
<b>% chg.</b>	<b>3.92%</b>		

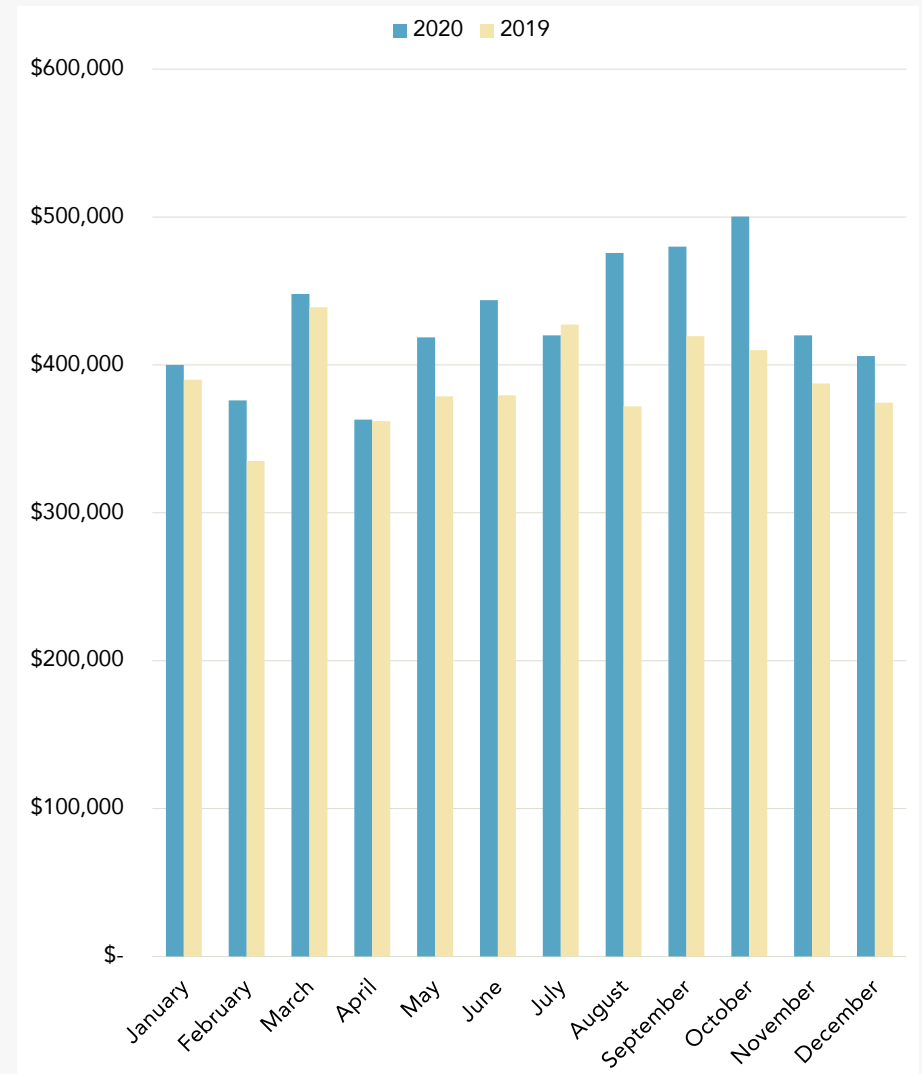


# Jefferson: Residential Homes and Condominiums

## 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	\$ 400,000	\$ 390,000	2.56%
February	\$ 376,000	\$ 335,000	12.24%
March	\$ 448,000	\$ 439,000	2.05%
April	\$ 363,000	\$ 362,000	0.28%
May	\$ 418,650	\$ 378,750	10.53%
June	\$ 443,800	\$ 379,500	16.94%
July	\$ 420,000	\$ 427,250	-1.70%
August	\$ 475,750	\$ 372,000	27.89%
September	\$ 480,000	\$ 419,493	14.42%
October	\$ 500,362	\$ 410,000	22.04%
November	\$ 420,000	\$ 387,500	8.39%
December	\$ 406,000	\$ 374,500	8.41%



## Jefferson: 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	\$ 400,000	\$ 390,000	2.56%
February	\$ 379,000	\$ 336,500	12.63%
March	\$ 454,000	\$ 439,000	3.42%
April	\$ 385,000	\$ 344,000	11.92%
May	\$ 440,000	\$ 390,000	12.82%
June	\$ 455,000	\$ 379,500	19.89%
July	\$ 444,000	\$ 433,000	2.54%
August	\$ 484,450	\$ 387,000	25.18%
September	\$ 524,000	\$ 420,000	24.76%
October	\$ 522,500	\$ 412,500	26.67%
November	\$ 451,206	\$ 395,000	14.23%
December	\$ 417,500	\$ 374,500	11.48%





## Jefferson: 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	\$ 194,000	\$ -	0.00%
February	\$ 355,000	\$ 325,000	9.23%
March	\$ 354,500	\$ 412,250	-14.01%
April	\$ 322,280	\$ 382,875	-15.83%
May	\$ 299,500	\$ 324,900	-7.82%
June	\$ 388,500	\$ 371,000	4.72%
July	\$ 300,250	\$ 315,000	-4.68%
August	\$ 349,000	\$ 327,000	6.73%
September	\$ 330,000	\$ 257,500	28.16%
October	\$ 330,000	\$ 335,000	-1.49%
November	\$ 262,500	\$ 363,500	-27.79%
December	\$ 365,000	\$ 429,250	-14.97%



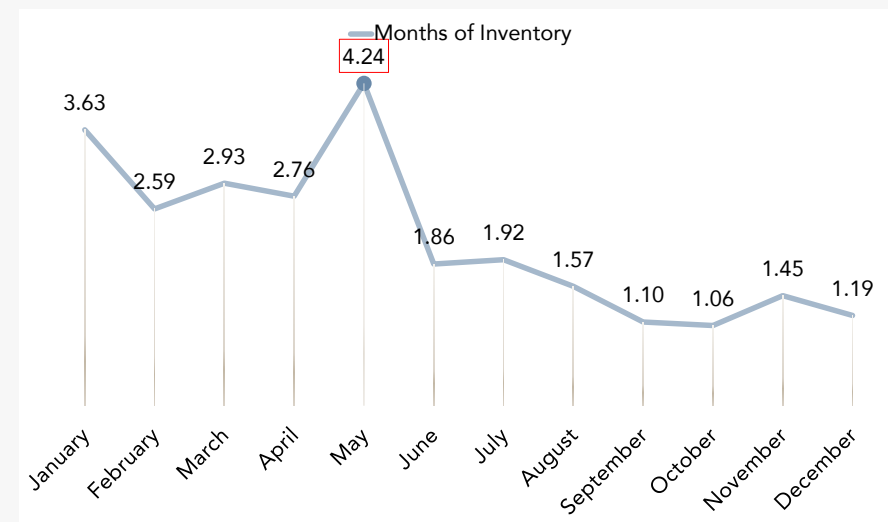
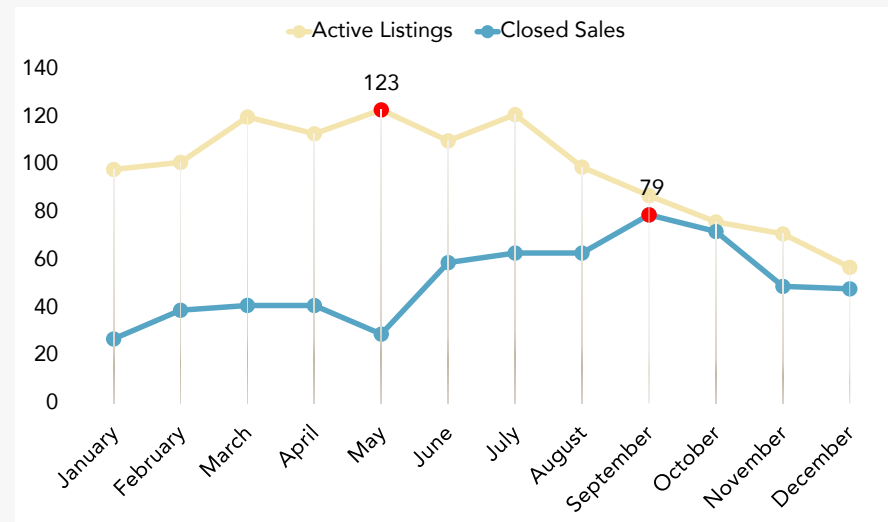
# Jefferson: Residential Homes and Condominiums

## 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	98	27	3.63
February	101	39	2.59
March	120	41	2.93
April	113	41	2.76
May	123	29	4.24
June	110	59	1.86
July	121	63	1.92
August	99	63	1.57
September	87	79	1.10
October	76	72	1.06
November	71	49	1.45
December	57	48	1.19



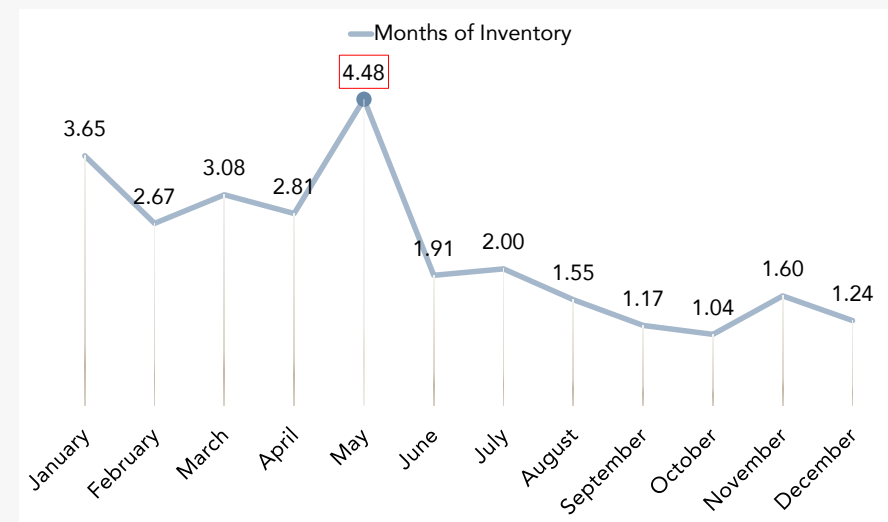
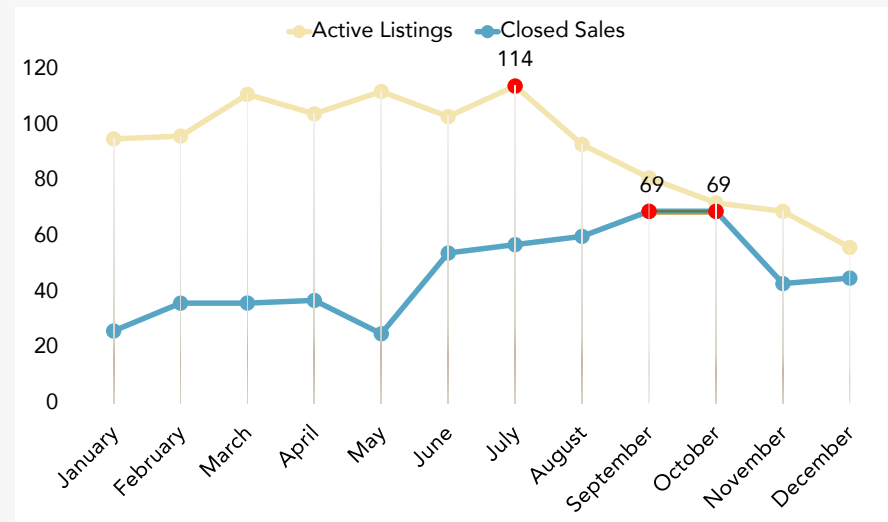
# Jefferson: Residential Homes Only

## 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	95	26	3.65
February	96	36	2.67
March	111	36	3.08
April	104	37	2.81
May	112	25	4.48
June	103	54	1.91
July	114	57	2.00
August	93	60	1.55
September	81	69	1.17
October	72	69	1.04
November	69	43	1.60
December	56	45	1.24



# Jefferson: 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	3	1	3.00
February	5	3	1.67
March	9	5	1.80
April	9	4	2.25
May	11	4	2.75
June	7	5	1.40
July	7	6	1.17
August	6	3	2.00
September	6	10	0.60
October	4	3	1.33
November	2	6	0.33
December	1	3	0.33

