

Kittitas



2020 NWMLS
Annual Statistical Review and Highlights

44 Northwest
Multiple Listing Service®

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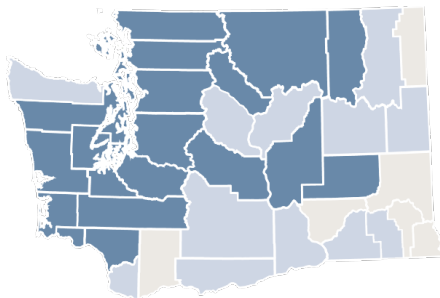
Member Offices

2,534



Total Members/Subscribers

32,888



Counties

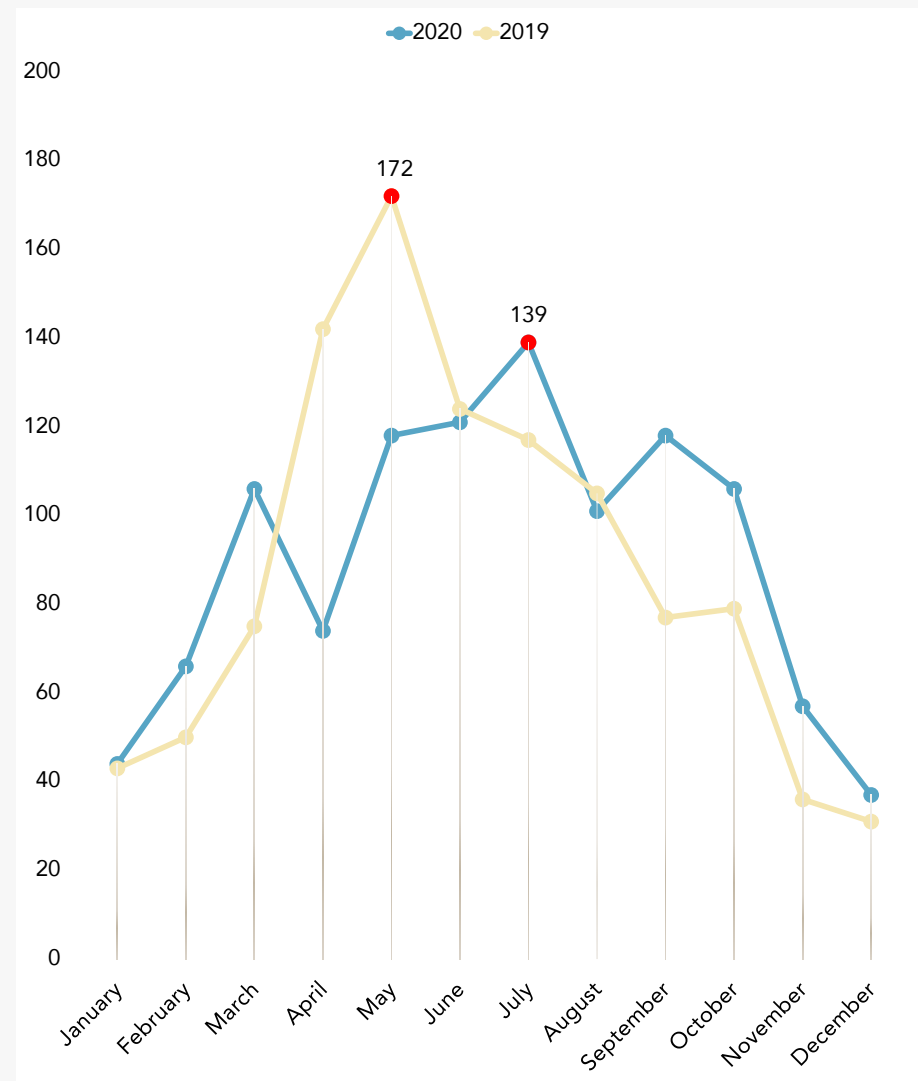
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Kittitas: Residential Homes and Condominiums

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	44	43	2.33%
February	66	50	32.00%
March	106	75	41.33%
April	74	142	-47.89%
May	118	172	-31.40%
June	121	124	-2.42%
July	139	117	18.80%
August	101	105	-3.81%
September	118	77	53.25%
October	106	79	34.18%
November	57	36	58.33%
December	37	31	19.35%
Total	1,087	1,051	
% chg.	3.43%		

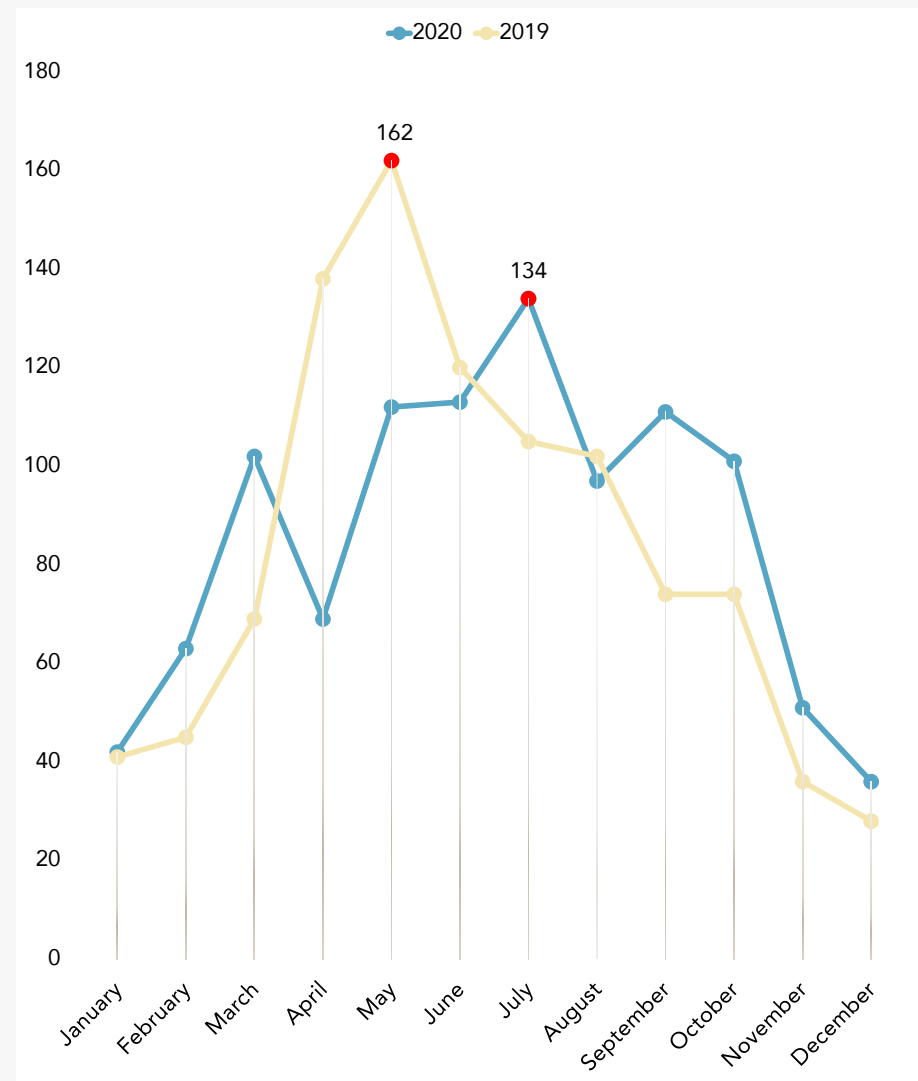


Kittitas: Residential Homes Only

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	42	41	2.44%
February	63	45	40.00%
March	102	69	47.83%
April	69	138	-50.00%
May	112	162	-30.86%
June	113	120	-5.83%
July	134	105	27.62%
August	97	102	-4.90%
September	111	74	50.00%
October	101	74	36.49%
November	51	36	41.67%
December	36	28	28.57%
Total	1,031	994	
% chg.	3.72%		

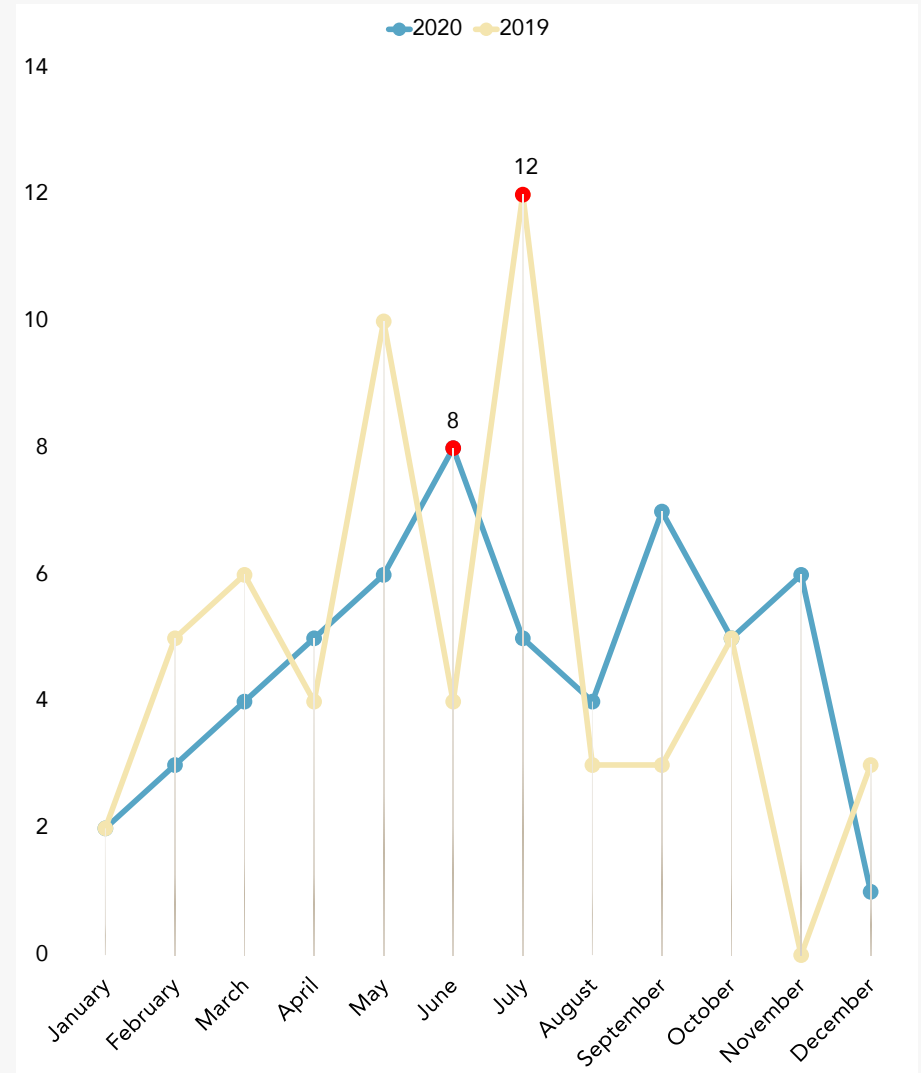


Kittitas: Condominiums Only

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	2	2	0.00%
February	3	5	-40.00%
March	4	6	-33.33%
April	5	4	25.00%
May	6	10	-40.00%
June	8	4	100.00%
July	5	12	-58.33%
August	4	3	33.33%
September	7	3	133.33%
October	5	5	0.00%
November	6	0	0.00%
December	1	3	-66.67%
Total	56	57	
% chg.	-1.75%		



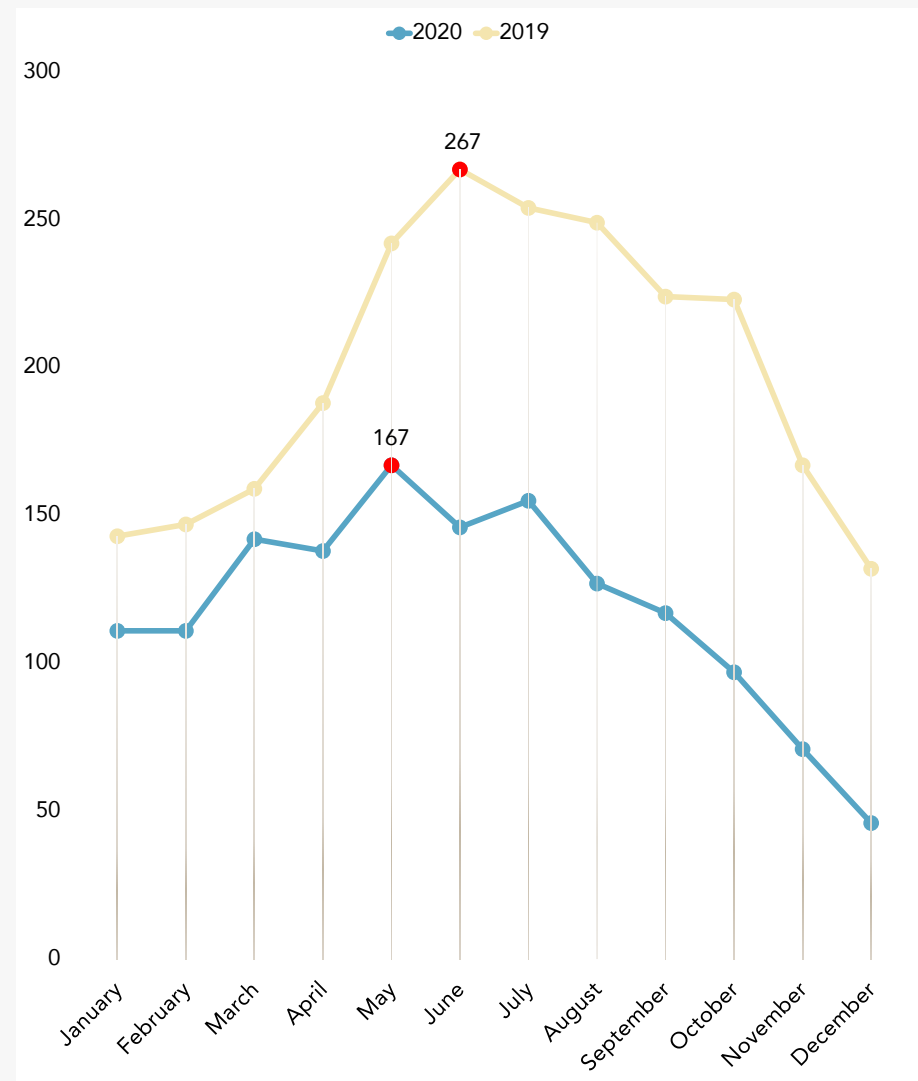
Kittitas: Residential Homes and Condominiums

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	111	143	-22.38%
February	111	147	-24.49%
March	142	159	-10.69%
April	138	188	-26.60%
May	167	242	-30.99%
June	146	267	-45.32%
July	155	254	-38.98%
August	127	249	-49.00%
September	117	224	-47.77%
October	97	223	-56.50%
November	71	167	-57.49%
December	46	132	-65.15%
Total	1,428	2,395	
% chg.	-40.38%		



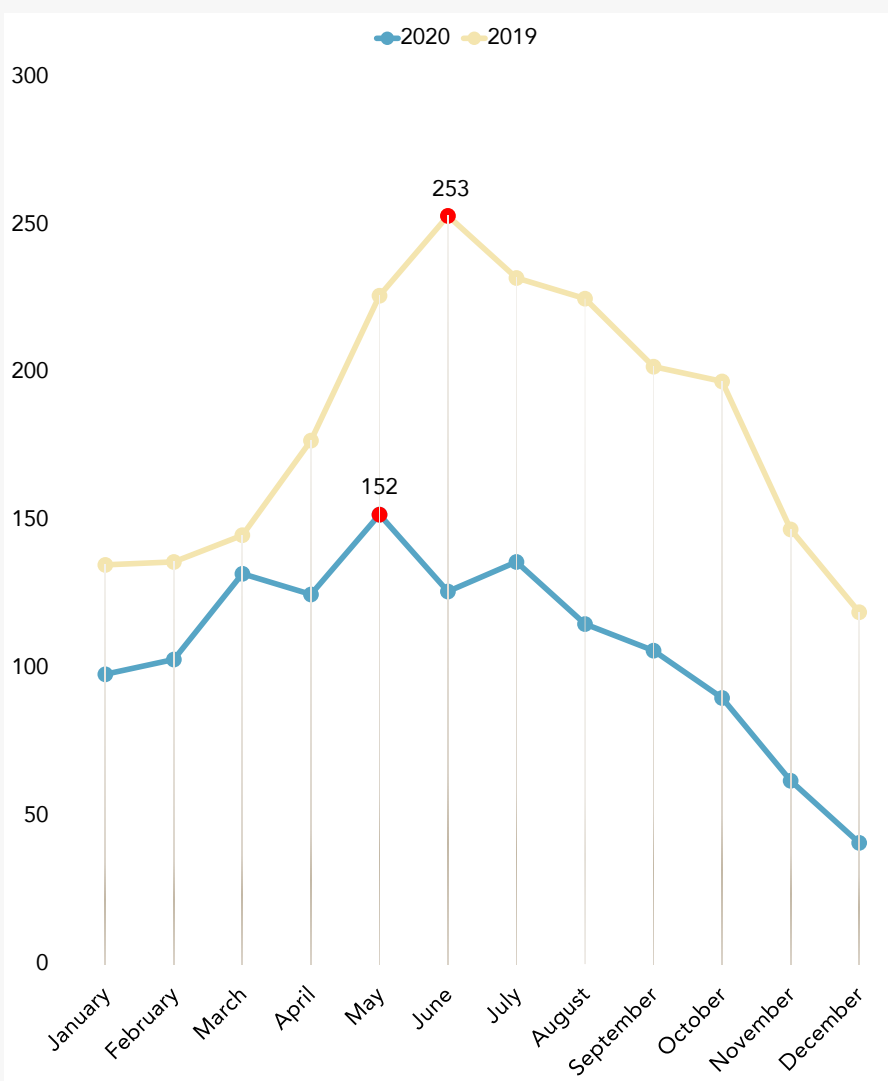
Kittitas: Residential Homes Only

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	98	135	-27.41%
February	103	136	-24.26%
March	132	145	-8.97%
April	125	177	-29.38%
May	152	226	-32.74%
June	126	253	-50.20%
July	136	232	-41.38%
August	115	225	-48.89%
September	106	202	-47.52%
October	90	197	-54.31%
November	62	147	-57.82%
December	41	119	-65.55%
Total	1,286	2,194	
% chg.	-41.39%		



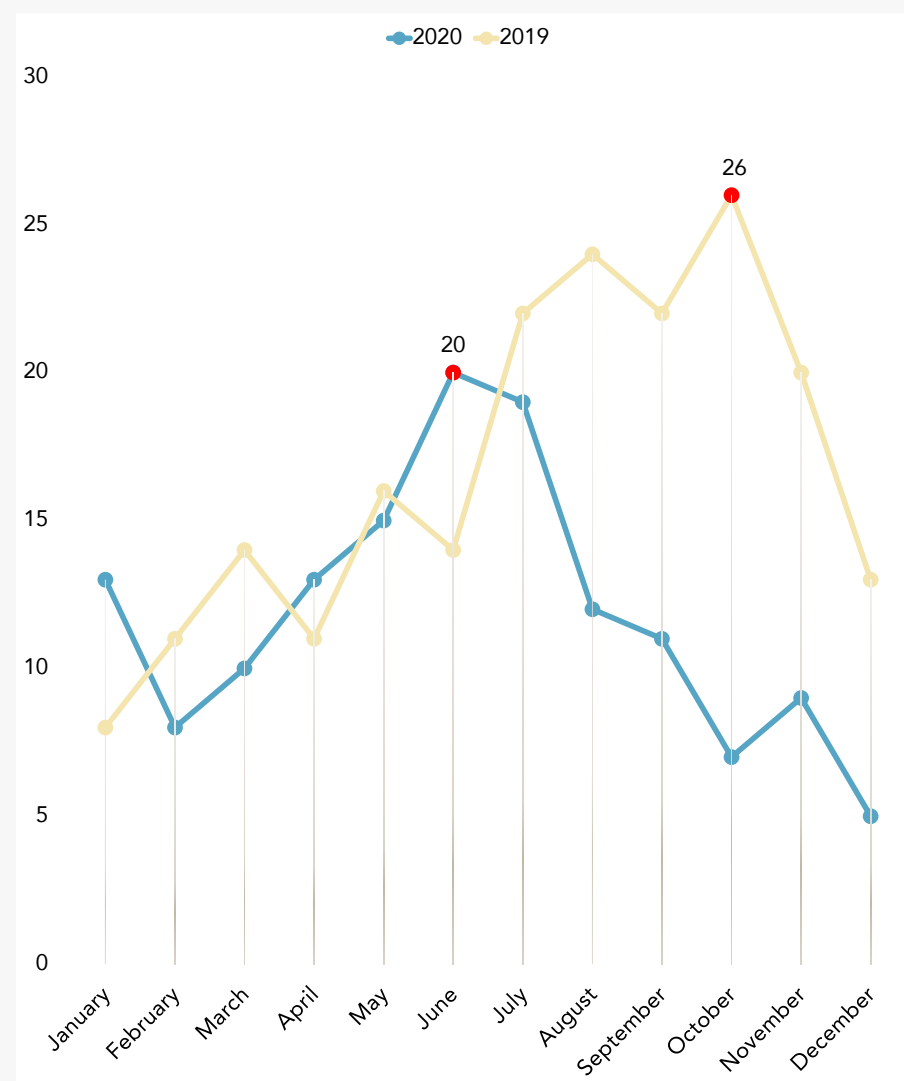
Kittitas: Condominiums Only

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	13	8	62.50%
February	8	11	-27.27%
March	10	14	-28.57%
April	13	11	18.18%
May	15	16	-6.25%
June	20	14	42.86%
July	19	22	-13.64%
August	12	24	-50.00%
September	11	22	-50.00%
October	7	26	-73.08%
November	9	20	-55.00%
December	5	13	-61.54%
Total	142	201	
% chg.	-29.35%		



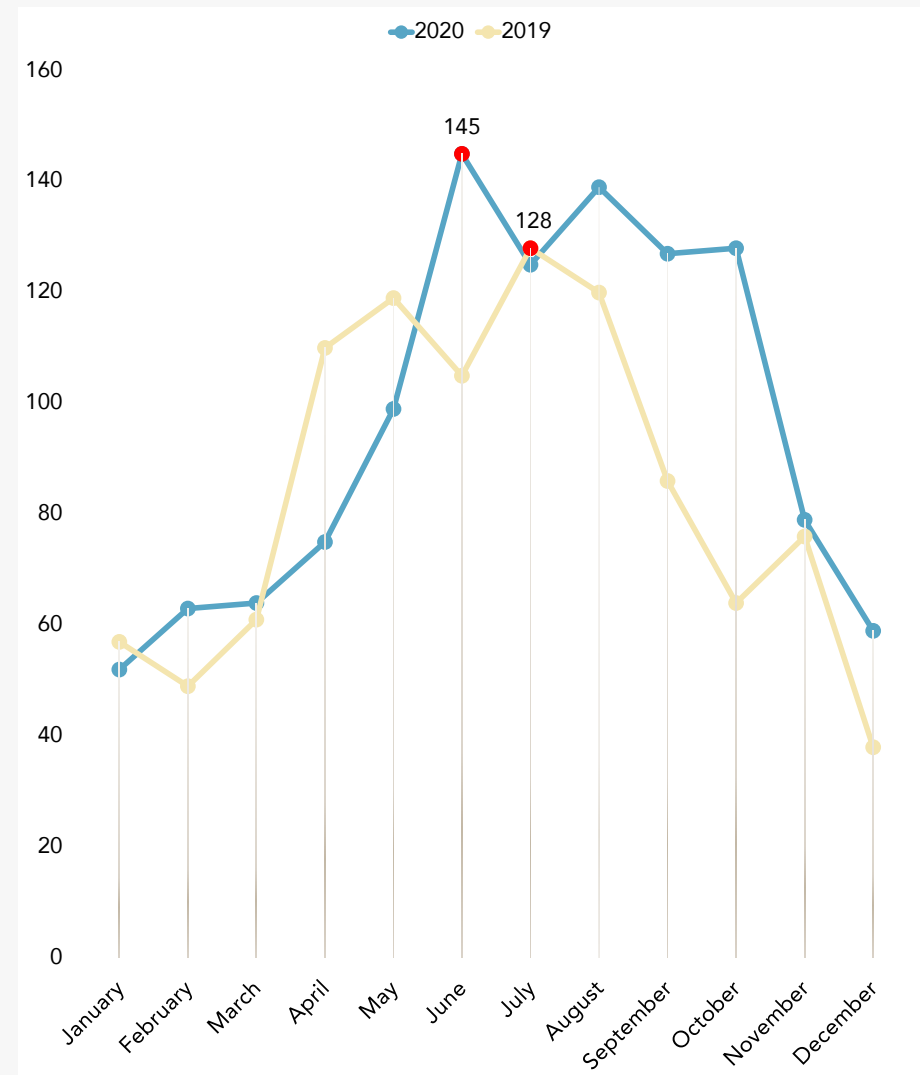
Kittitas: Residential Homes and Condominiums

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	52	57	-8.77%
February	63	49	28.57%
March	64	61	4.92%
April	75	110	-31.82%
May	99	119	-16.81%
June	145	105	38.10%
July	125	128	-2.34%
August	139	120	15.83%
September	127	86	47.67%
October	128	64	100.00%
November	79	76	3.95%
December	59	38	55.26%
Total	1,155	1,013	
% chg.	14.02%		



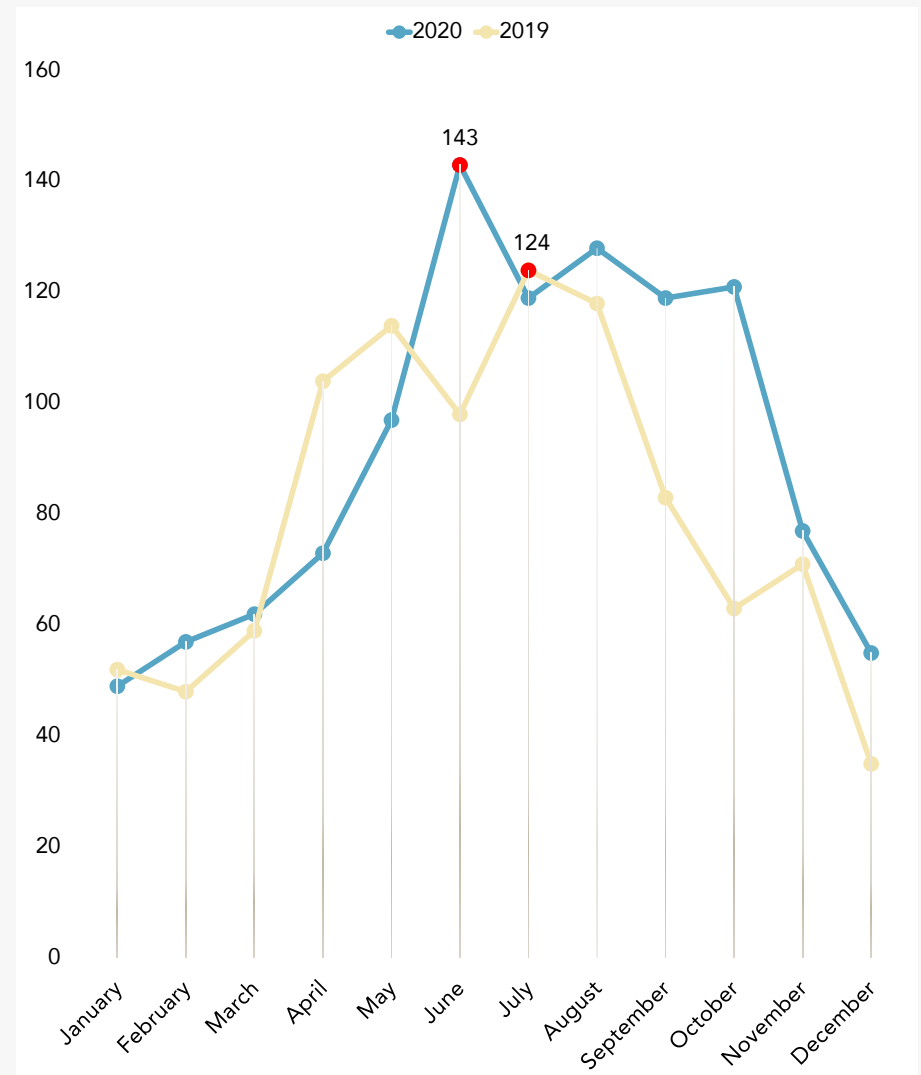
Kittitas: Residential Homes Only

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	49	52	-5.77%
February	57	48	18.75%
March	62	59	5.08%
April	73	104	-29.81%
May	97	114	-14.91%
June	143	98	45.92%
July	119	124	-4.03%
August	128	118	8.47%
September	119	83	43.37%
October	121	63	92.06%
November	77	71	8.45%
December	55	35	57.14%
Total	1,100	969	
% chg.	13.52%		



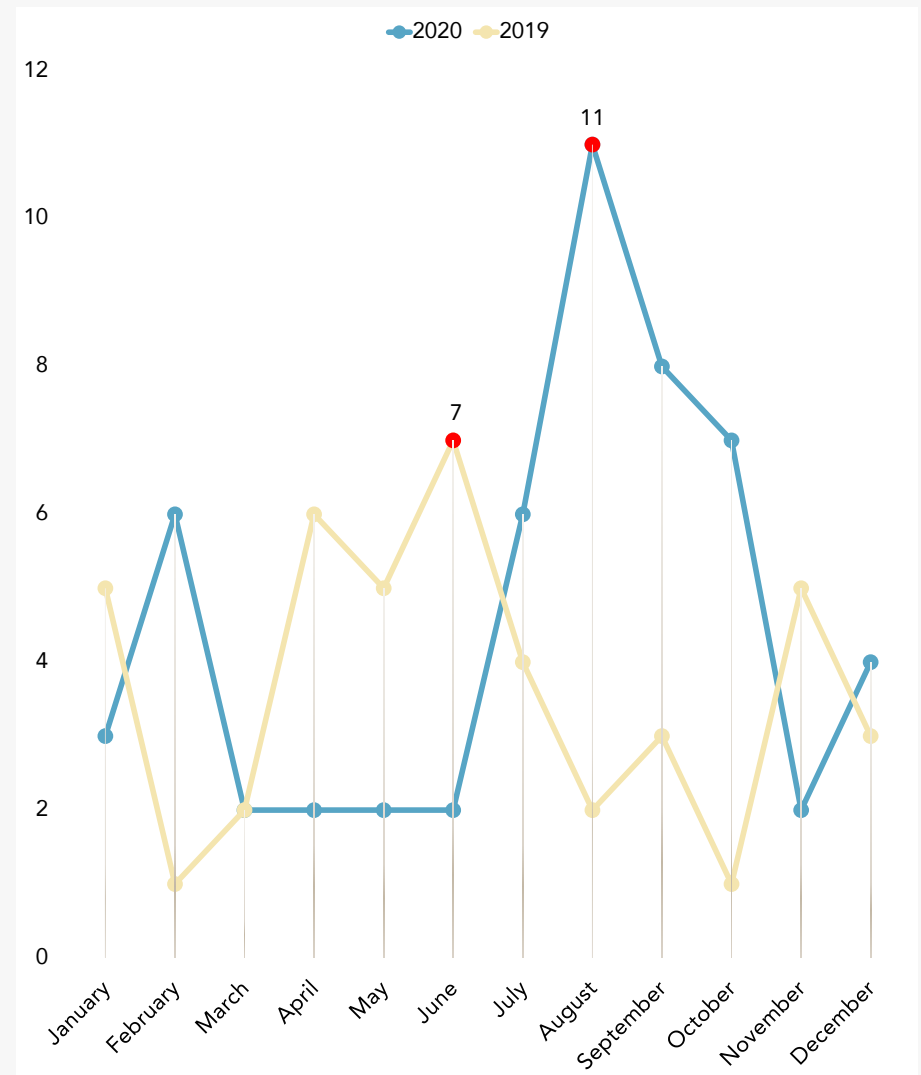
Kittitas: Condominiums Only

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	5	-40.00%
February	6	1	500.00%
March	2	2	0.00%
April	2	6	-66.67%
May	2	5	-60.00%
June	2	7	-71.43%
July	6	4	50.00%
August	11	2	450.00%
September	8	3	166.67%
October	7	1	600.00%
November	2	5	-60.00%
December	4	3	33.33%
Total	55	44	
% chg.	25.00%		

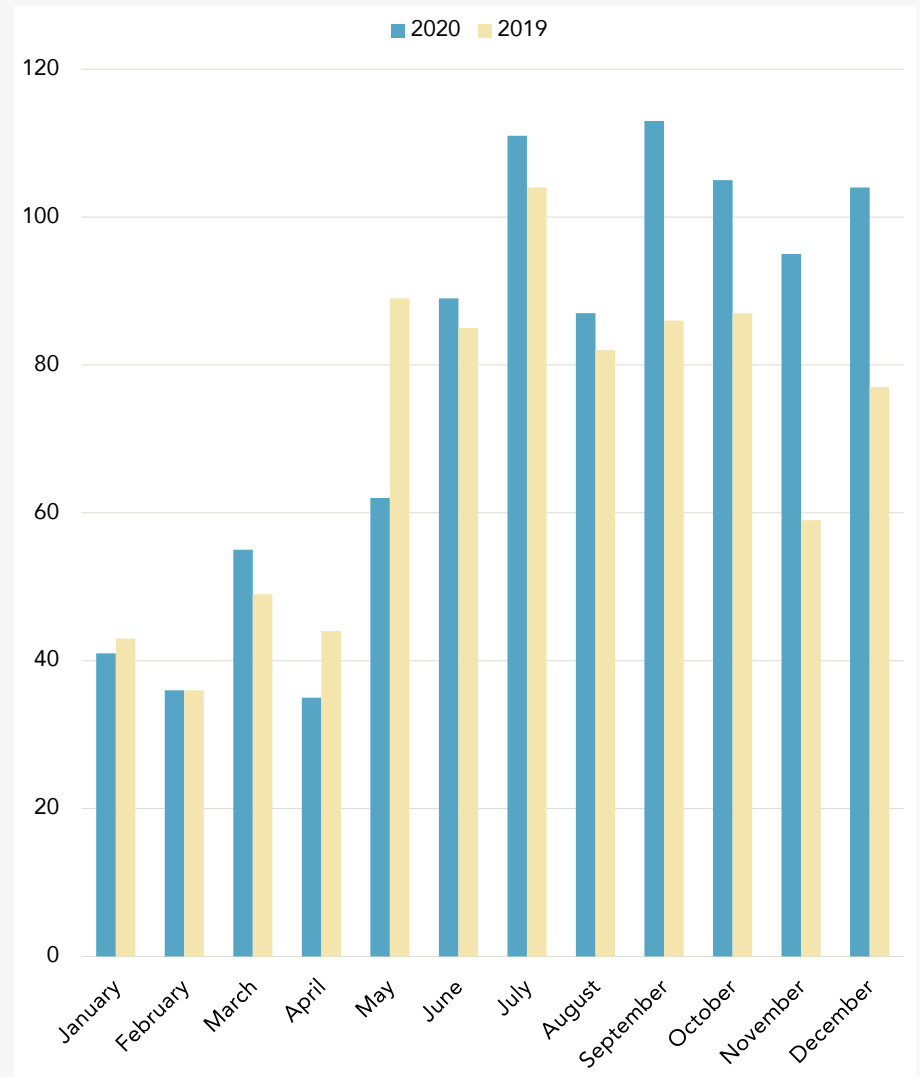


Kittitas: Residential Homes and Condominiums

Closed Sales by Month

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

	2020	2019	% chg.
January	41	43	-4.65%
February	36	36	0.00%
March	55	49	12.24%
April	35	44	-20.45%
May	62	89	-30.34%
June	89	85	4.71%
July	111	104	6.73%
August	87	82	6.10%
September	113	86	31.40%
October	105	87	20.69%
November	95	59	61.02%
December	104	77	35.06%
Total	933	841	
% chg.	10.94%		

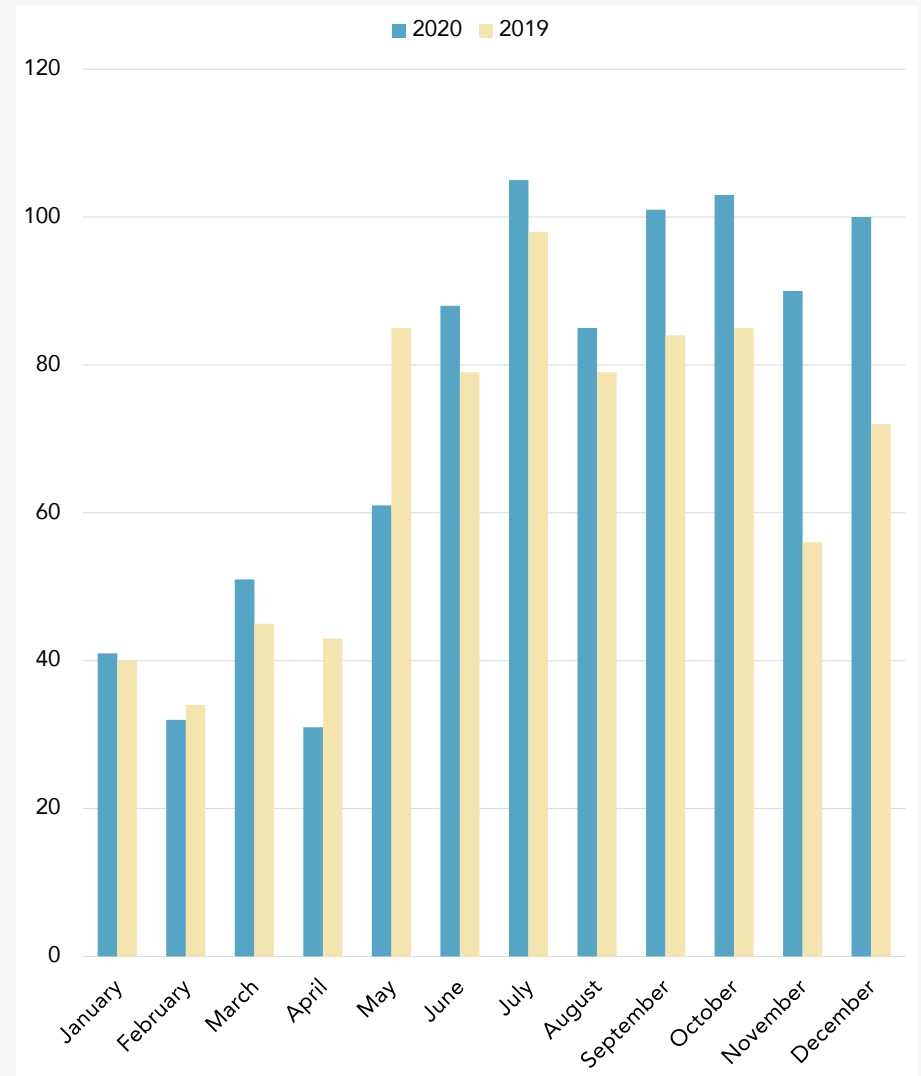


Kittitas: Residential Homes Only

Closed Sales by Month

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

	2020	2019	% chg.
January	41	40	2.50%
February	32	34	-5.88%
March	51	45	13.33%
April	31	43	-27.91%
May	61	85	-28.24%
June	88	79	11.39%
July	105	98	7.14%
August	85	79	7.59%
September	101	84	20.24%
October	103	85	21.18%
November	90	56	60.71%
December	100	72	38.89%
Total	888	800	
% chg.	11.00%		

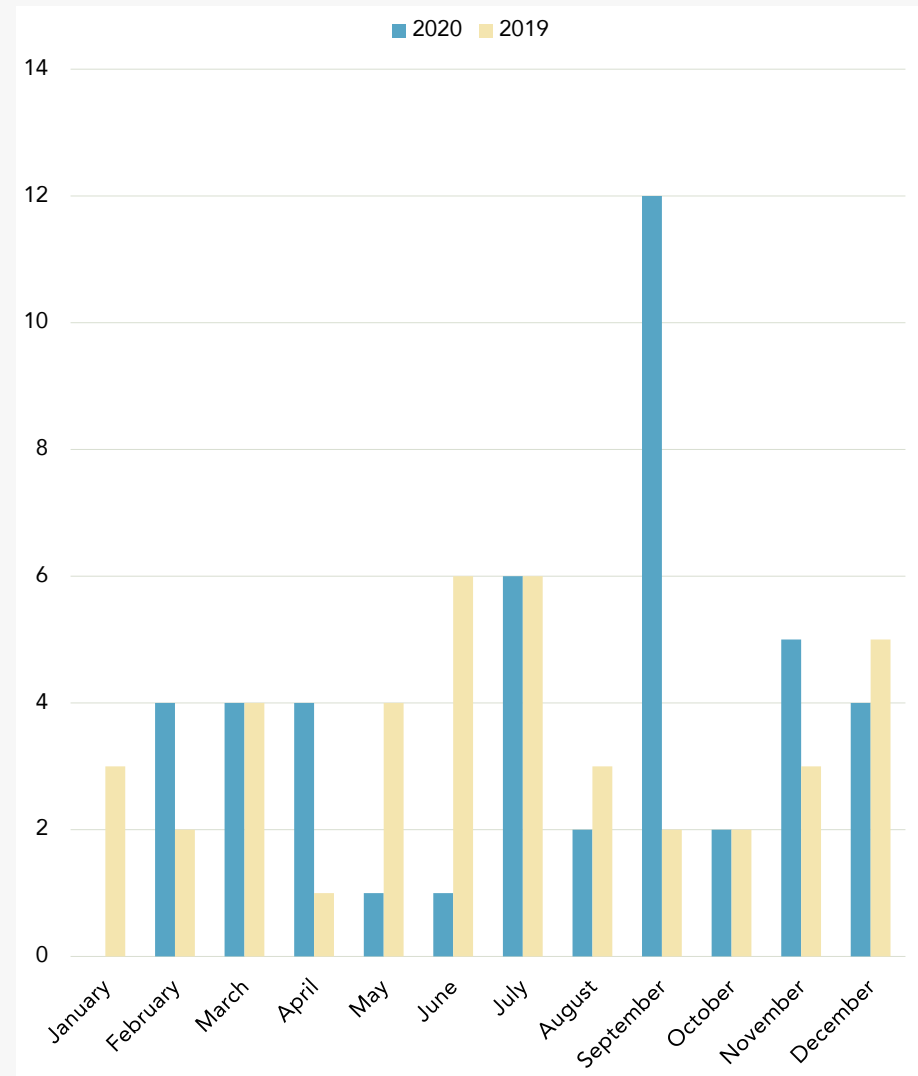


Kittitas: Condominiums Only

Closed Sales by Month

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

	2020	2019	% chg.
January	0	3	-100.00%
February	4	2	100.00%
March	4	4	0.00%
April	4	1	300.00%
May	1	4	-75.00%
June	1	6	-83.33%
July	6	6	0.00%
August	2	3	-33.33%
September	12	2	500.00%
October	2	2	0.00%
November	5	3	66.67%
December	4	5	-20.00%
Total	45	41	
% chg.	9.76%		

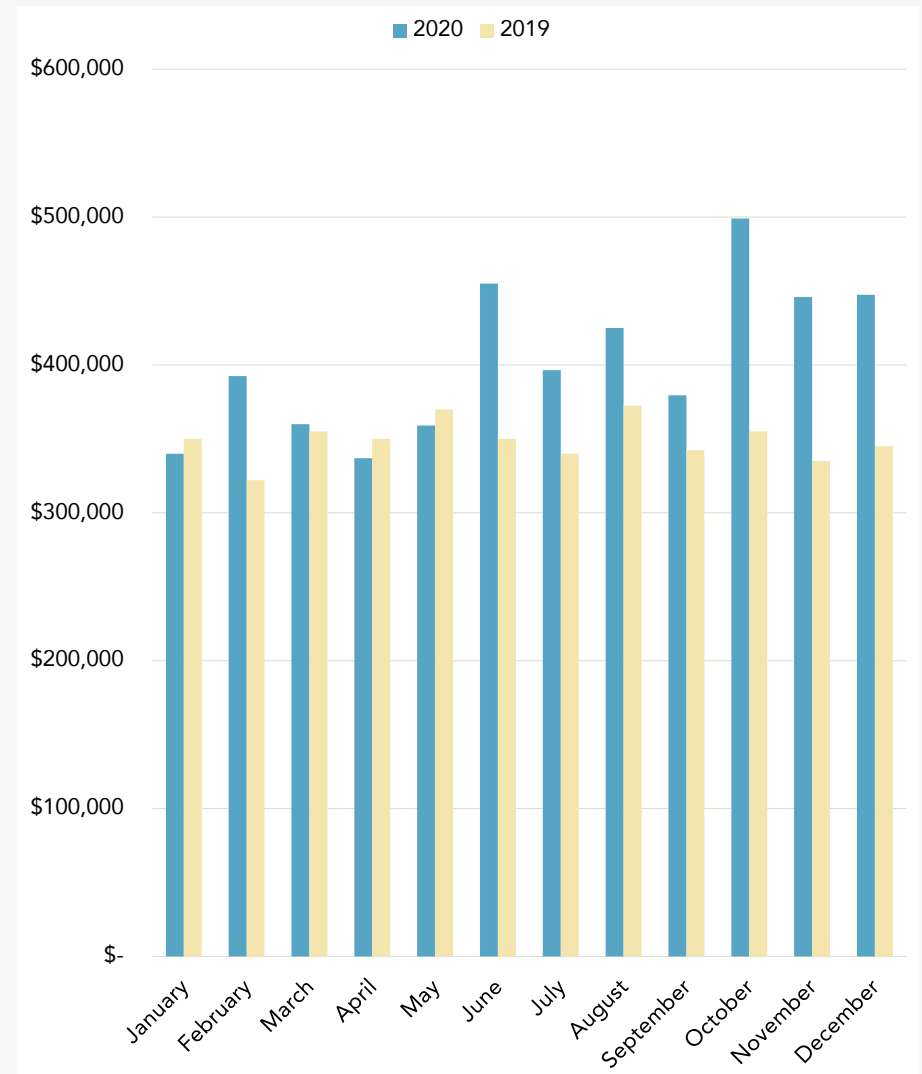


Kittitas: Residential Homes and Condominiums

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	\$ 339,950	\$ 350,000	-2.87%
February	\$ 392,475	\$ 322,000	21.89%
March	\$ 359,900	\$ 354,999	1.38%
April	\$ 336,900	\$ 349,995	-3.74%
May	\$ 359,000	\$ 369,900	-2.95%
June	\$ 455,000	\$ 349,995	30.00%
July	\$ 396,450	\$ 339,997	16.60%
August	\$ 425,000	\$ 372,450	14.11%
September	\$ 379,500	\$ 342,573	10.78%
October	\$ 498,950	\$ 355,000	40.55%
November	\$ 445,950	\$ 335,000	33.12%
December	\$ 447,472	\$ 345,000	29.70%

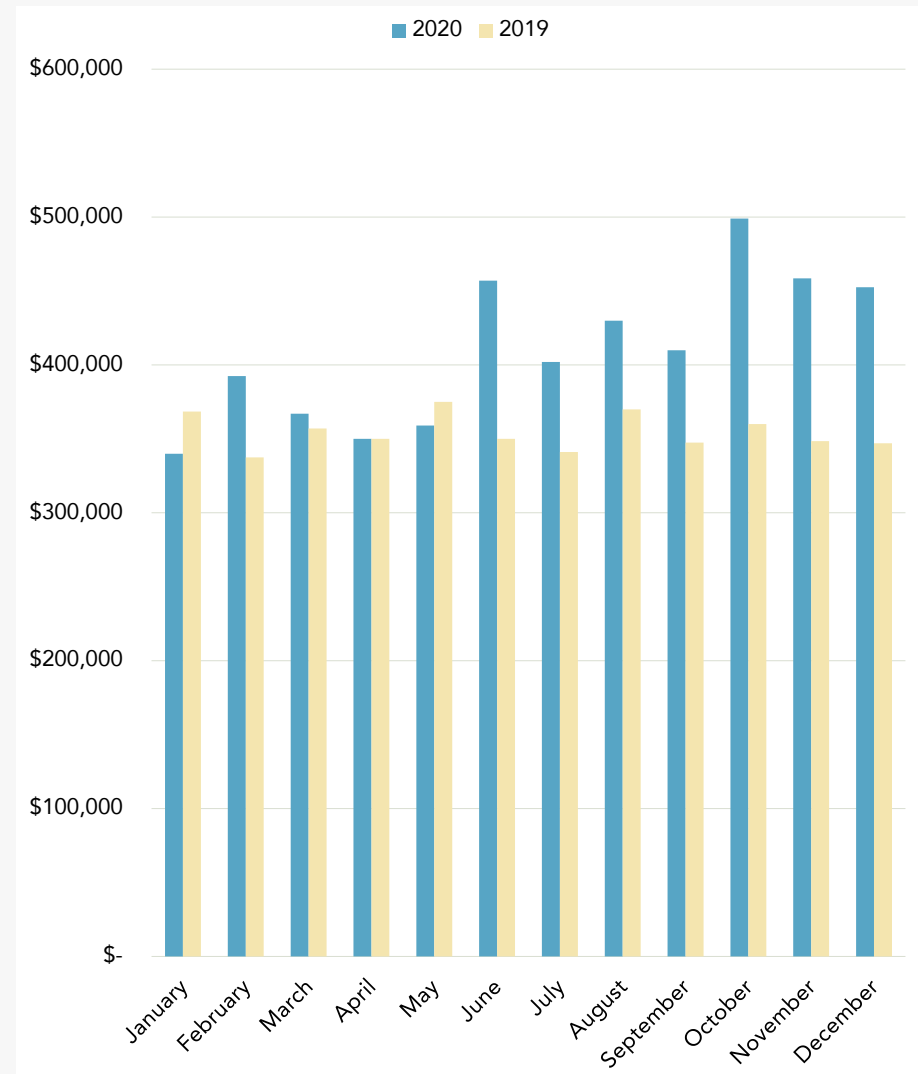


Kittitas: Residential Homes Only

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	\$ 339,950	\$ 368,500	-7.75%
February	\$ 392,475	\$ 337,450	16.31%
March	\$ 367,000	\$ 357,000	2.80%
April	\$ 350,000	\$ 349,995	0.00%
May	\$ 359,000	\$ 375,000	-4.27%
June	\$ 457,000	\$ 349,995	30.57%
July	\$ 402,000	\$ 341,072	17.86%
August	\$ 429,900	\$ 369,900	16.22%
September	\$ 409,950	\$ 347,500	17.97%
October	\$ 498,950	\$ 359,995	38.60%
November	\$ 458,500	\$ 348,500	31.56%
December	\$ 452,500	\$ 347,000	30.40%



Kittitas: 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	\$ -	\$ 209,000	-100.00%
February	\$ 380,000	\$ 237,472	60.02%
March	\$ 281,875	\$ 311,250	-9.44%
April	\$ 267,000	\$ 185,000	44.32%
May	\$ 325,000	\$ 235,500	38.00%
June	\$ 308,000	\$ 246,000	25.20%
July	\$ 290,000	\$ 247,500	17.17%
August	\$ 255,000	\$ 395,000	-35.44%
September	\$ 285,975	\$ 212,500	34.58%
October	\$ 347,500	\$ 198,500	75.06%
November	\$ 331,000	\$ 157,000	110.83%
December	\$ 255,000	\$ 299,900	-14.97%



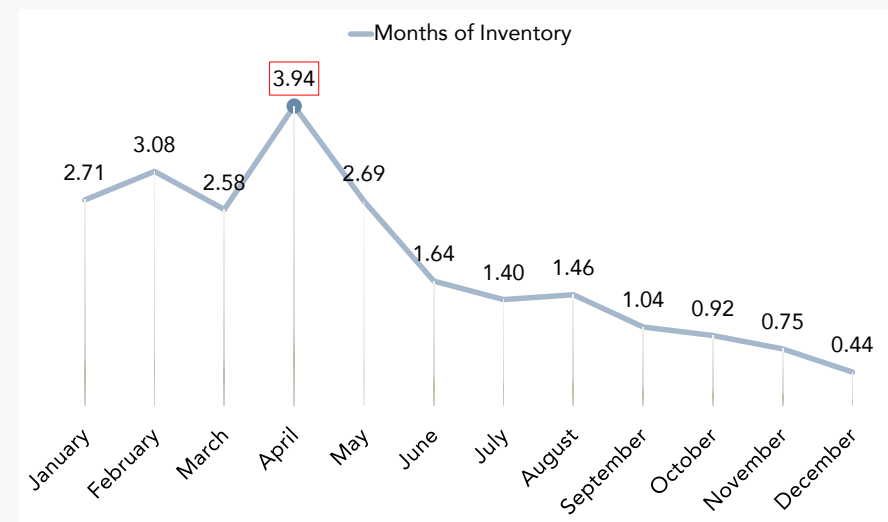
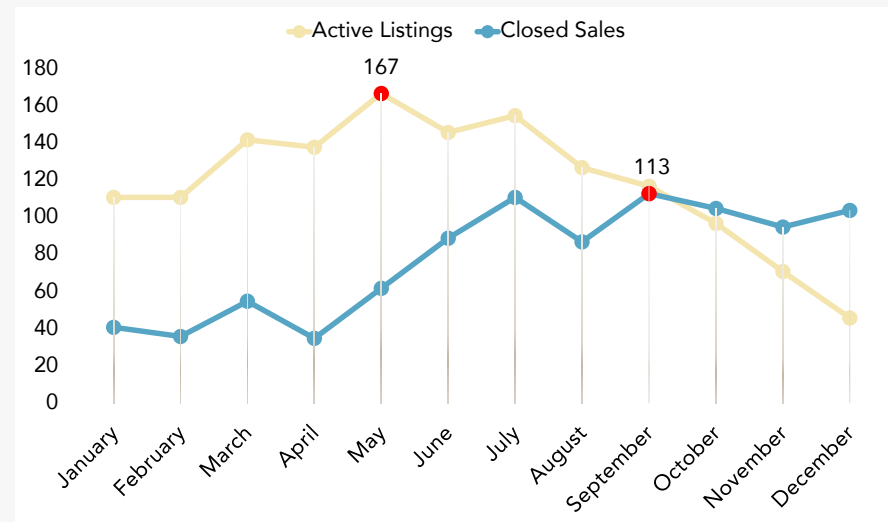
Kittitas: Residential Homes and Condominiums

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	111	41	2.71
February	111	36	3.08
March	142	55	2.58
April	138	35	3.94
May	167	62	2.69
June	146	89	1.64
July	155	111	1.40
August	127	87	1.46
September	117	113	1.04
October	97	105	0.92
November	71	95	0.75
December	46	104	0.44



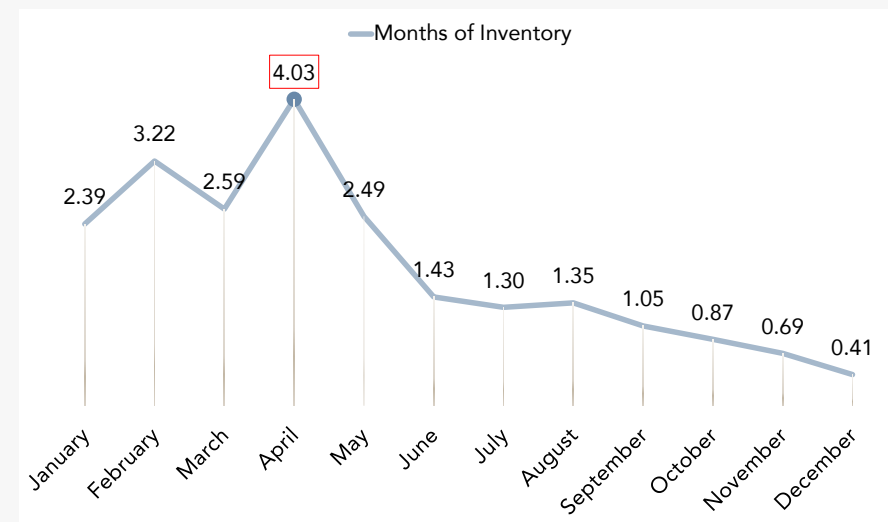
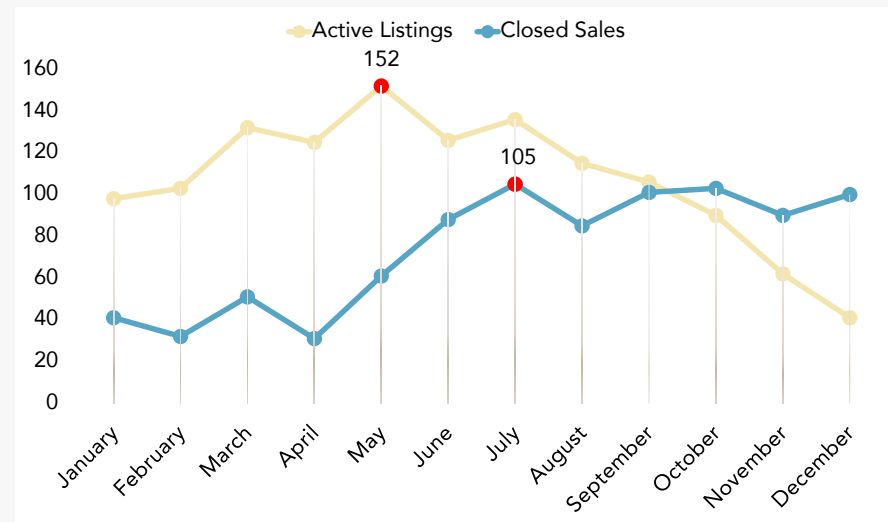
Kittitas: Residential Homes Only

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	98	41	2.39
February	103	32	3.22
March	132	51	2.59
April	125	31	4.03
May	152	61	2.49
June	126	88	1.43
July	136	105	1.30
August	115	85	1.35
September	106	101	1.05
October	90	103	0.87
November	62	90	0.69
December	41	100	0.41



Kittitas: 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	13	0	0.00
February	8	4	2.00
March	10	4	2.50
April	13	4	3.25
May	15	1	15.00
June	20	1	20.00
July	19	6	3.17
August	12	2	6.00
September	11	12	0.92
October	7	2	3.50
November	9	5	1.80
December	5	4	1.25

