

Okanogan



2020 NWMLS
Annual Statistical Review and Highlights

44 Northwest
Multiple Listing Service®

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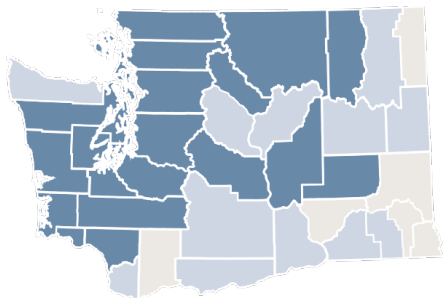
Member Offices

2,534



Total Members/Subscribers

32,888



Counties

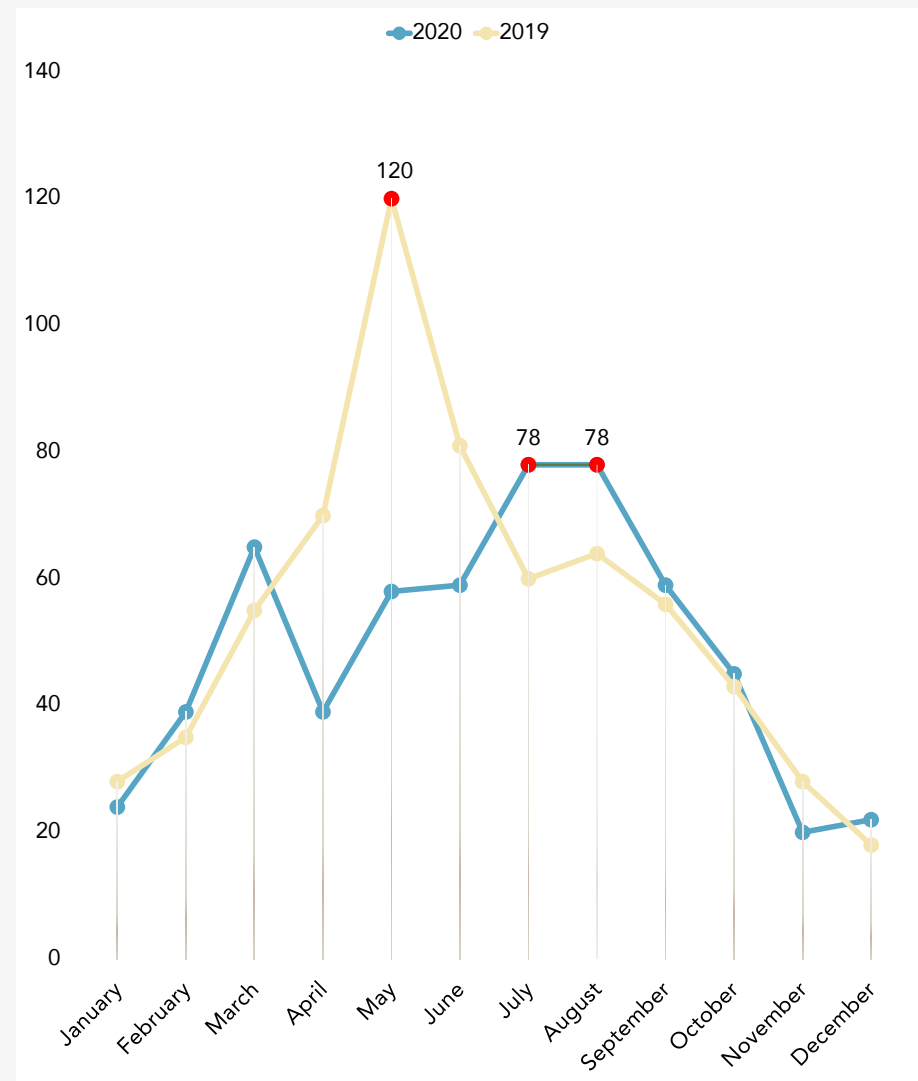
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Okanogan: Residential Homes and Condominiums

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	24	28	-14.29%
February	39	35	11.43%
March	65	55	18.18%
April	39	70	-44.29%
May	58	120	-51.67%
June	59	81	-27.16%
July	78	60	30.00%
August	78	64	21.88%
September	59	56	5.36%
October	45	43	4.65%
November	20	28	-28.57%
December	22	18	22.22%
Total	586	658	
% chg.	-10.94%		

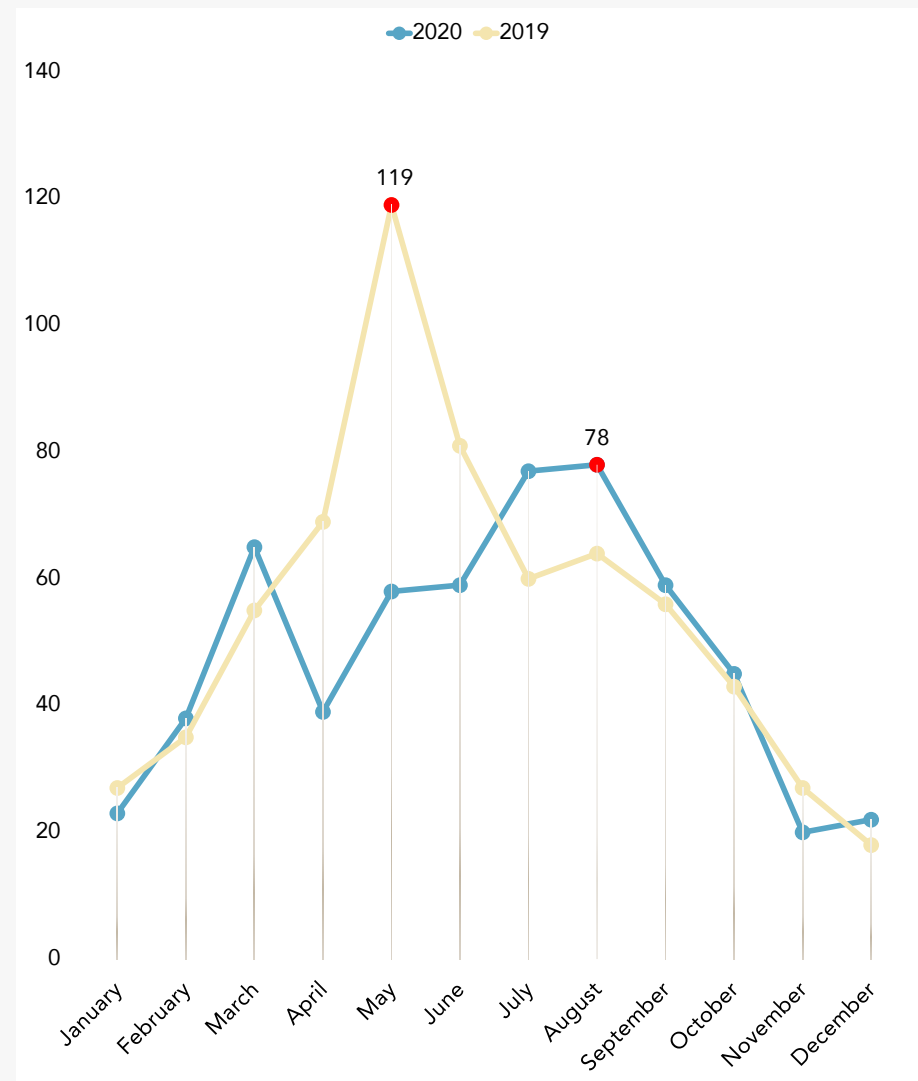


Okanogan: Residential Homes Only

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	23	27	-14.81%
February	38	35	8.57%
March	65	55	18.18%
April	39	69	-43.48%
May	58	119	-51.26%
June	59	81	-27.16%
July	77	60	28.33%
August	78	64	21.88%
September	59	56	5.36%
October	45	43	4.65%
November	20	27	-25.93%
December	22	18	22.22%
Total	583	654	
% chg.	-10.86%		

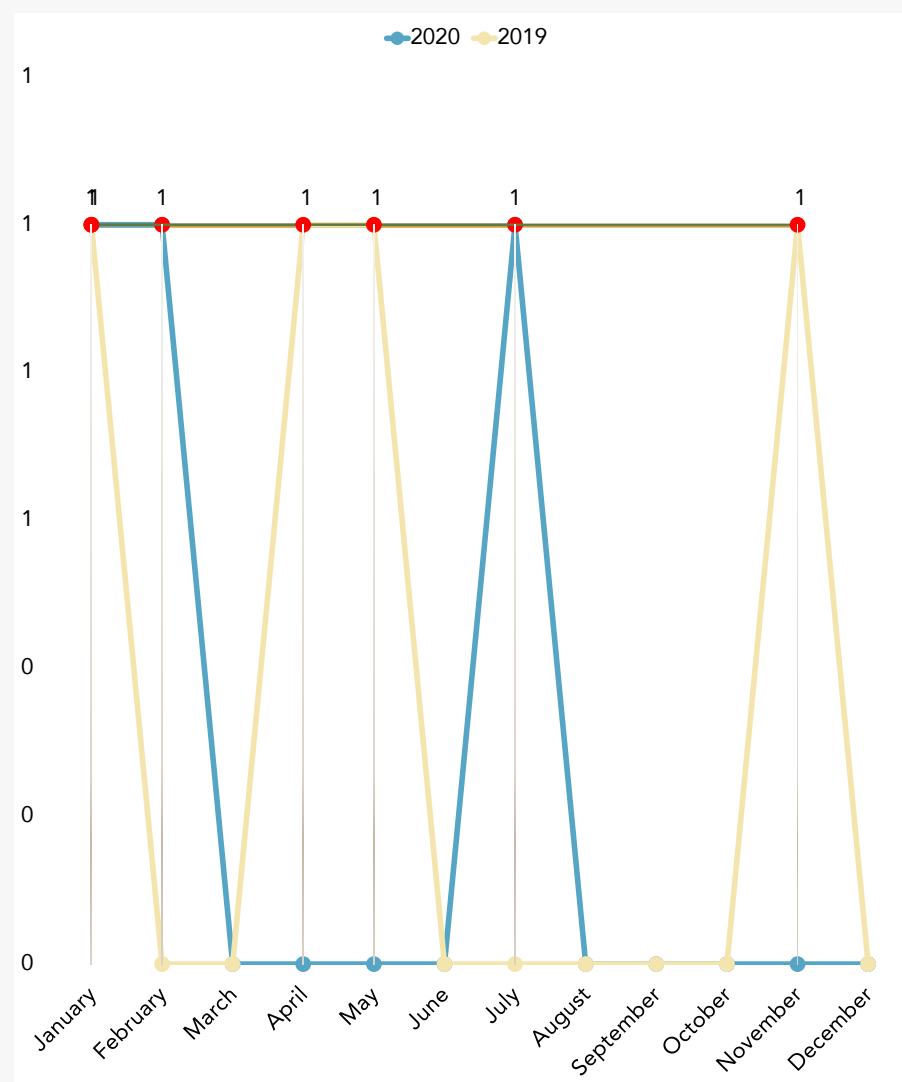


Okanogan: Condominiums Only

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	1	1	0.00%
February	1	0	0.00%
March	0	0	0.00%
April	0	1	-100.00%
May	0	1	-100.00%
June	0	0	0.00%
July	1	0	0.00%
August	0	0	0.00%
September	0	0	0.00%
October	0	0	0.00%
November	0	1	-100.00%
December	0	0	0.00%
Total	3	4	
% chg.	-25.00%		

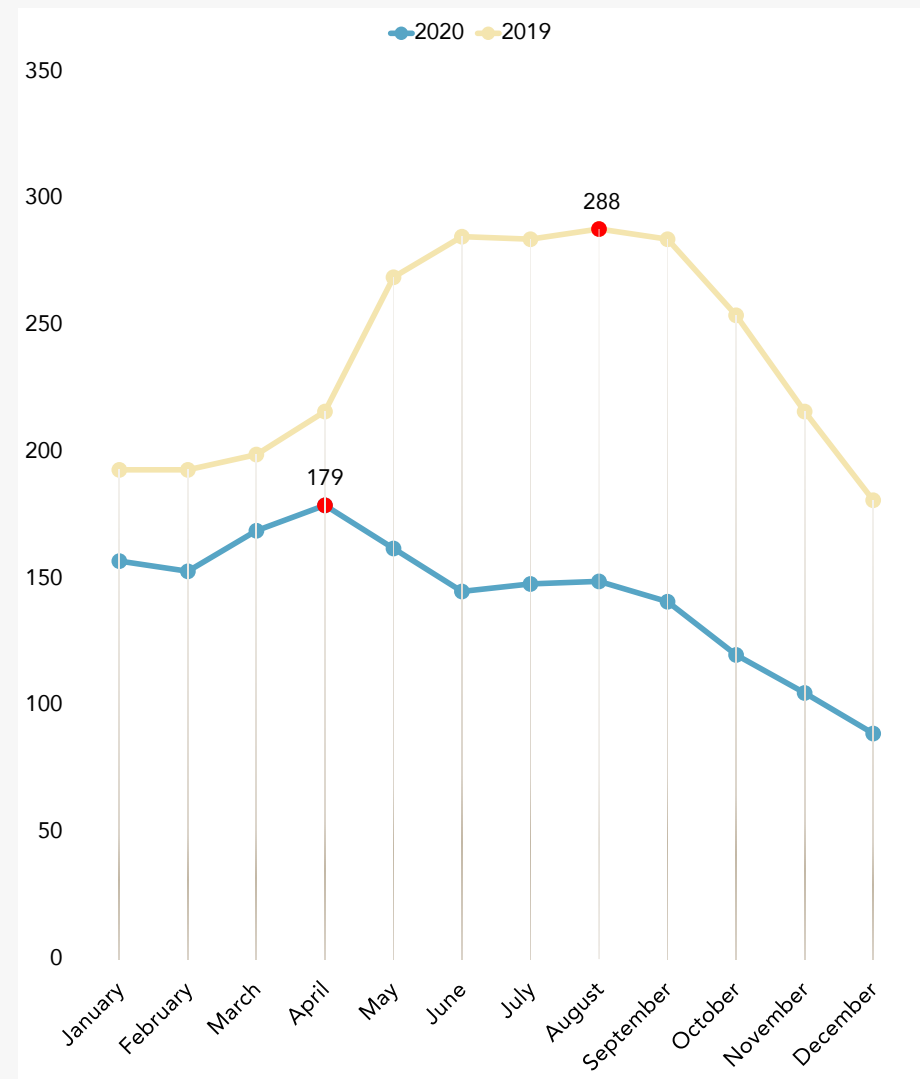


Okanogan: Residential Homes and Condominiums

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	157	193	-18.65%
February	153	193	-20.73%
March	169	199	-15.08%
April	179	216	-17.13%
May	162	269	-39.78%
June	145	285	-49.12%
July	148	284	-47.89%
August	149	288	-48.26%
September	141	284	-50.35%
October	120	254	-52.76%
November	105	216	-51.39%
December	89	181	-50.83%
Total	1,717	2,862	
% chg.	-40.01%		

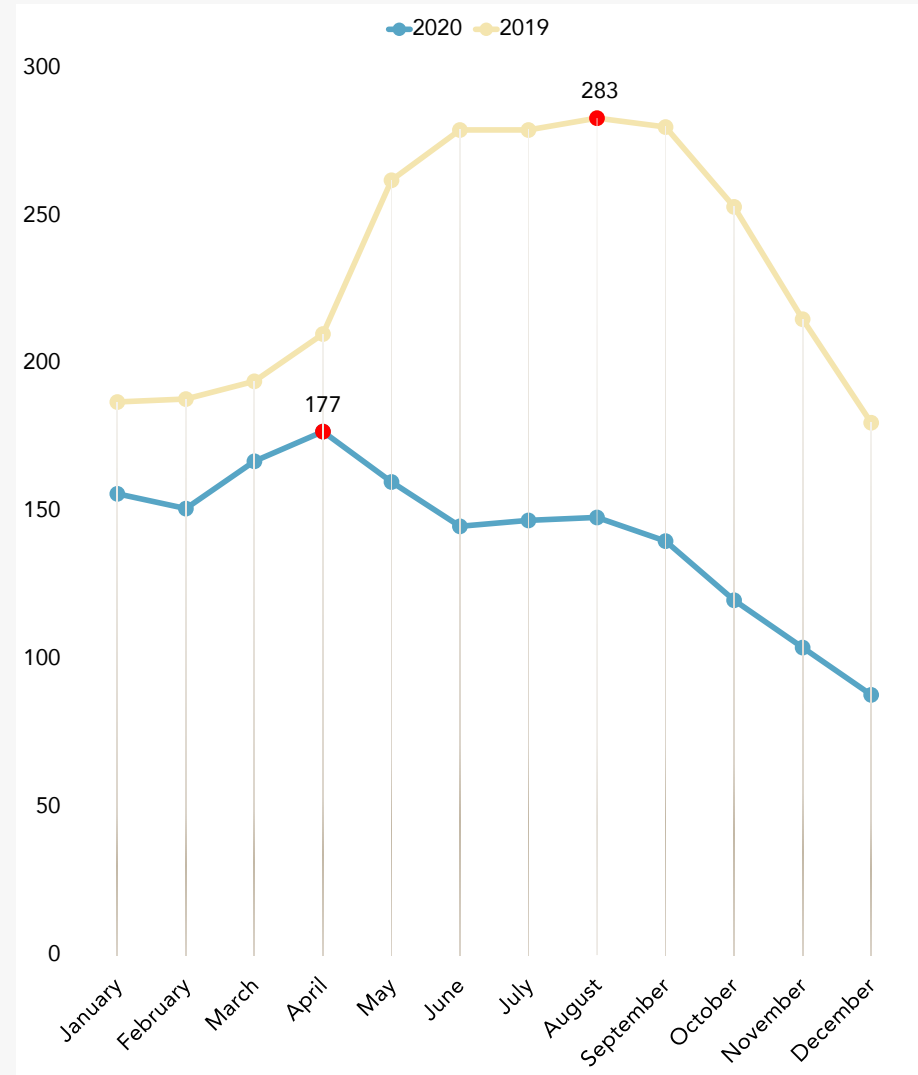


Okanogan: Residential Homes Only

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	156	187	-16.58%
February	151	188	-19.68%
March	167	194	-13.92%
April	177	210	-15.71%
May	160	262	-38.93%
June	145	279	-48.03%
July	147	279	-47.31%
August	148	283	-47.70%
September	140	280	-50.00%
October	120	253	-52.57%
November	104	215	-51.63%
December	88	180	-51.11%
Total	1,703	2,810	
% chg.	-39.40%		



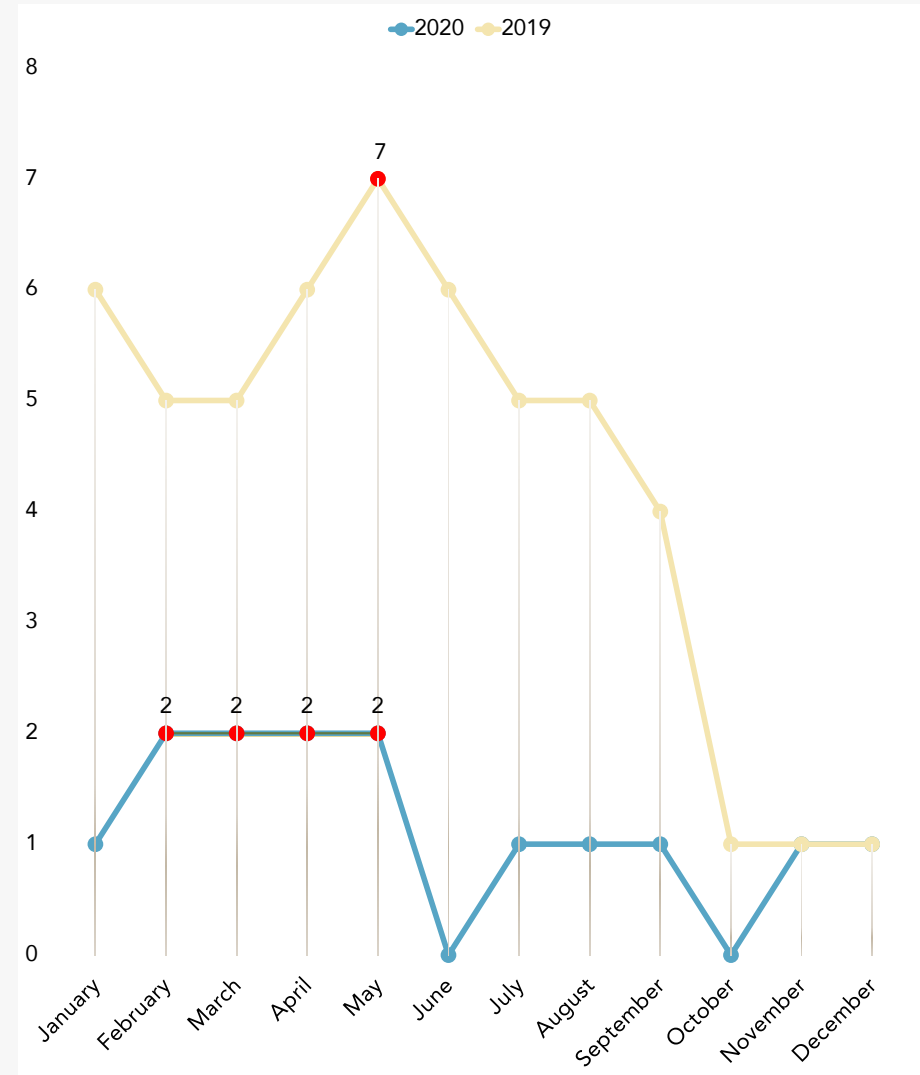
Okanogan: Condominiums Only

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	1	6	-83.33%
February	2	5	-60.00%
March	2	5	-60.00%
April	2	6	-66.67%
May	2	7	-71.43%
June	0	6	-100.00%
July	1	5	-80.00%
August	1	5	-80.00%
September	1	4	-75.00%
October	0	1	-100.00%
November	1	1	0.00%
December	1	1	0.00%
Total	14	52	
% chg.	-73.08%		



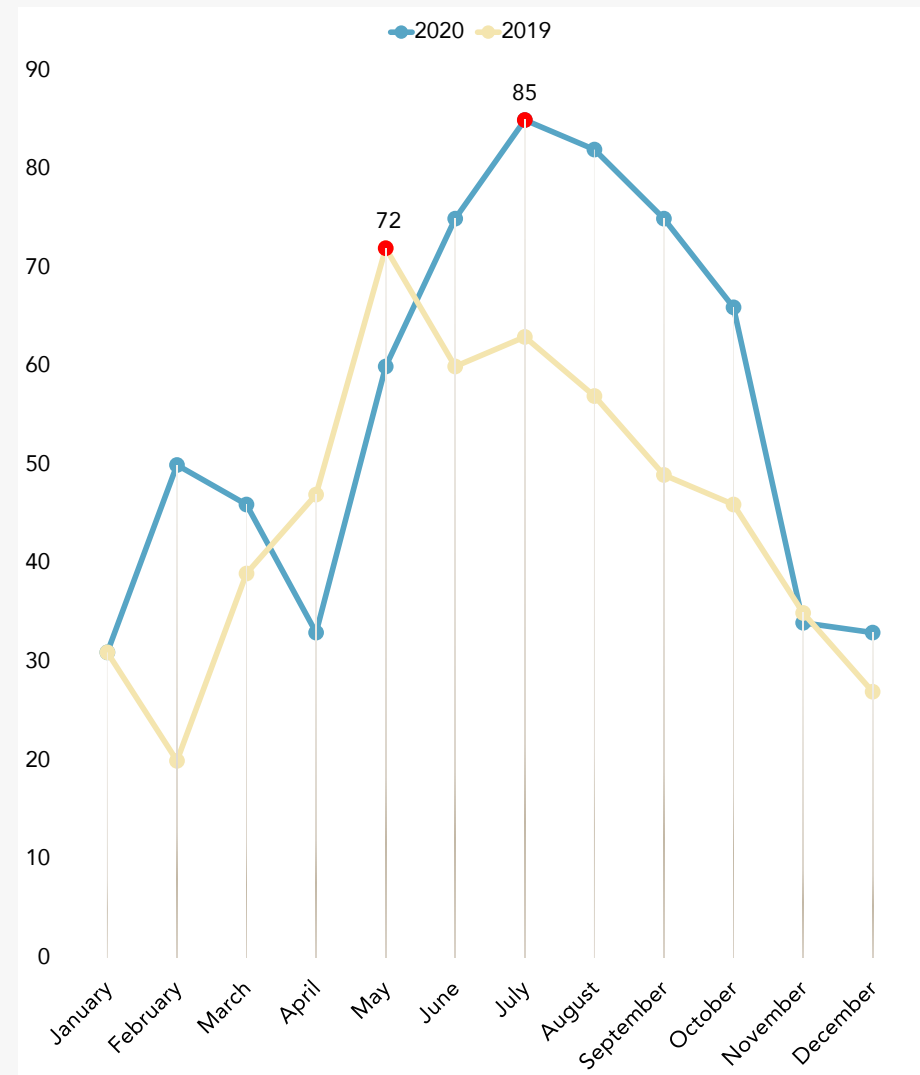
Okanogan: Residential Homes and Condominiums

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	31	31	0.00%
February	50	20	150.00%
March	46	39	17.95%
April	33	47	-29.79%
May	60	72	-16.67%
June	75	60	25.00%
July	85	63	34.92%
August	82	57	43.86%
September	75	49	53.06%
October	66	46	43.48%
November	34	35	-2.86%
December	33	27	22.22%
Total	670	546	
% chg.	22.71%		



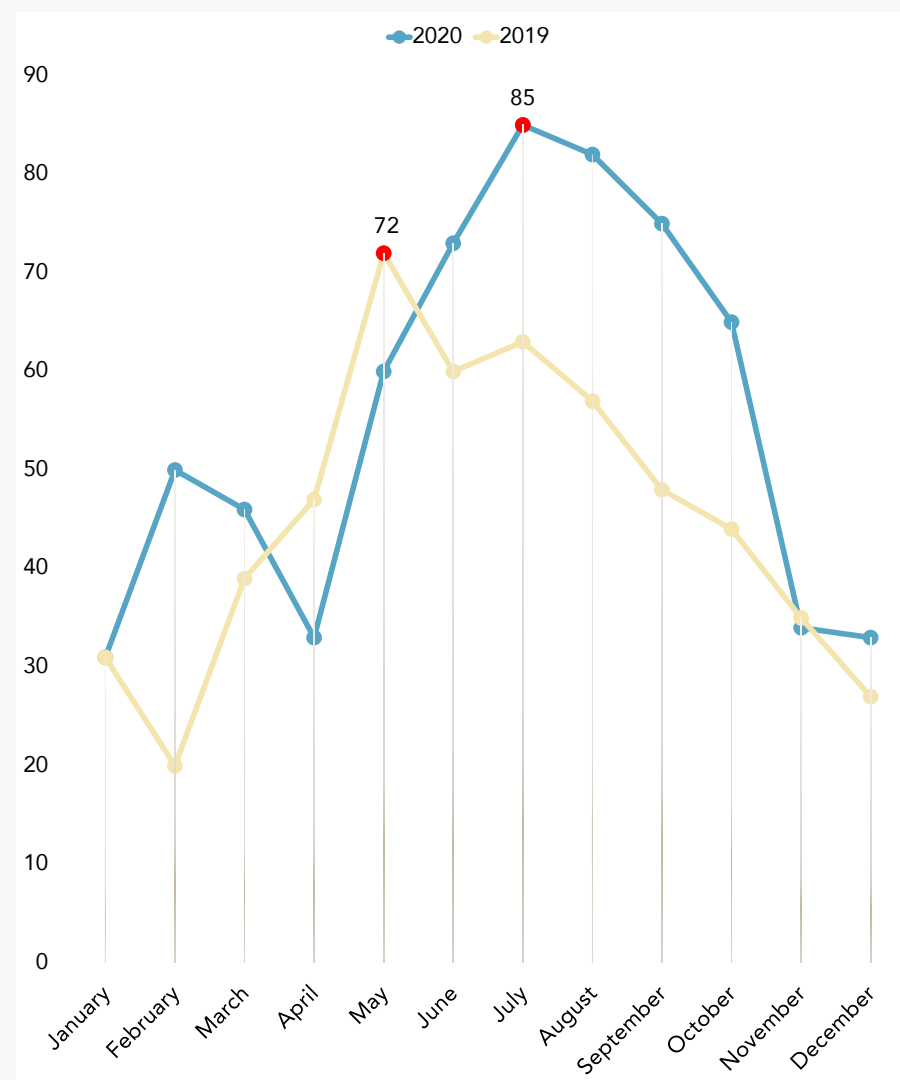
Okanogan: Residential Homes Only

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	31	31	0.00%
February	50	20	150.00%
March	46	39	17.95%
April	33	47	-29.79%
May	60	72	-16.67%
June	73	60	21.67%
July	85	63	34.92%
August	82	57	43.86%
September	75	48	56.25%
October	65	44	47.73%
November	34	35	-2.86%
December	33	27	22.22%
Total	667	543	
% chg.	22.84%		



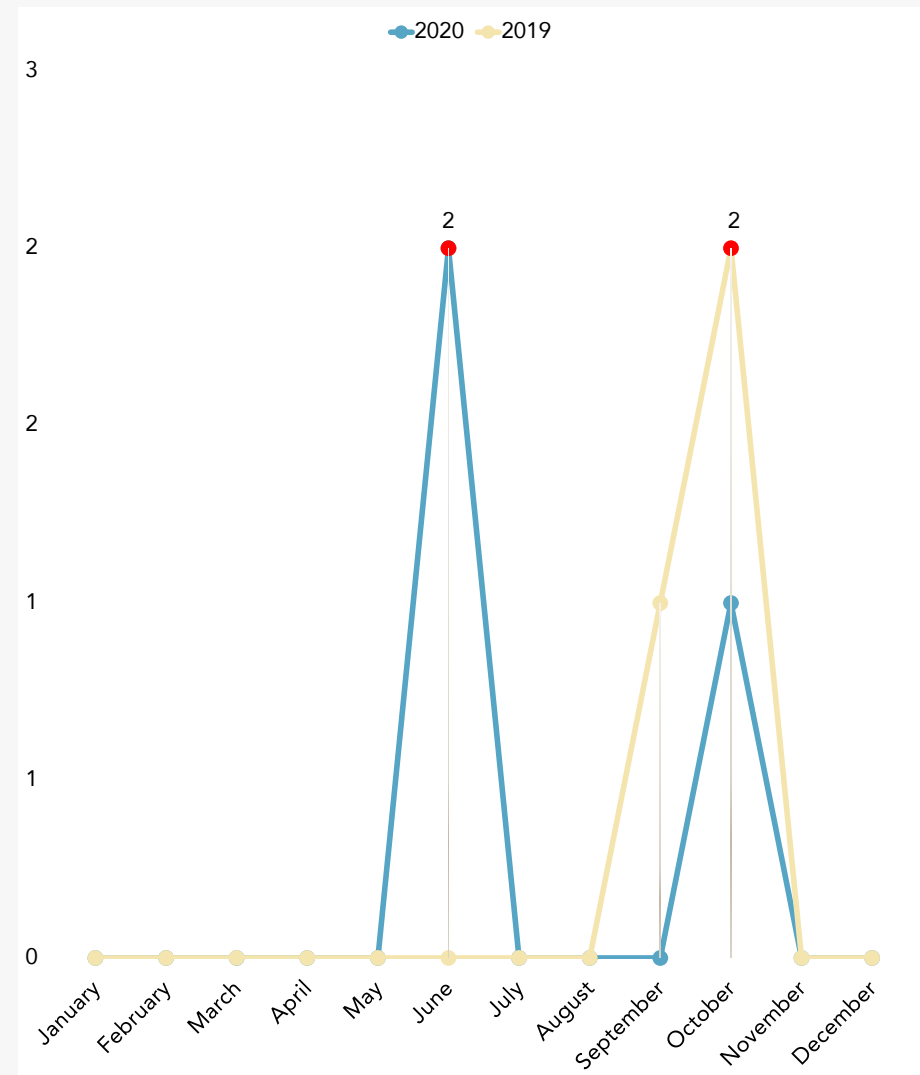
Okanogan: Condominiums Only

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	0	0	0.00%
February	0	0	0.00%
March	0	0	0.00%
April	0	0	0.00%
May	0	0	0.00%
June	2	0	0.00%
July	0	0	0.00%
August	0	0	0.00%
September	0	1	-100.00%
October	1	2	-50.00%
November	0	0	0.00%
December	0	0	0.00%
Total	3	3	
% chg.	0.00%		

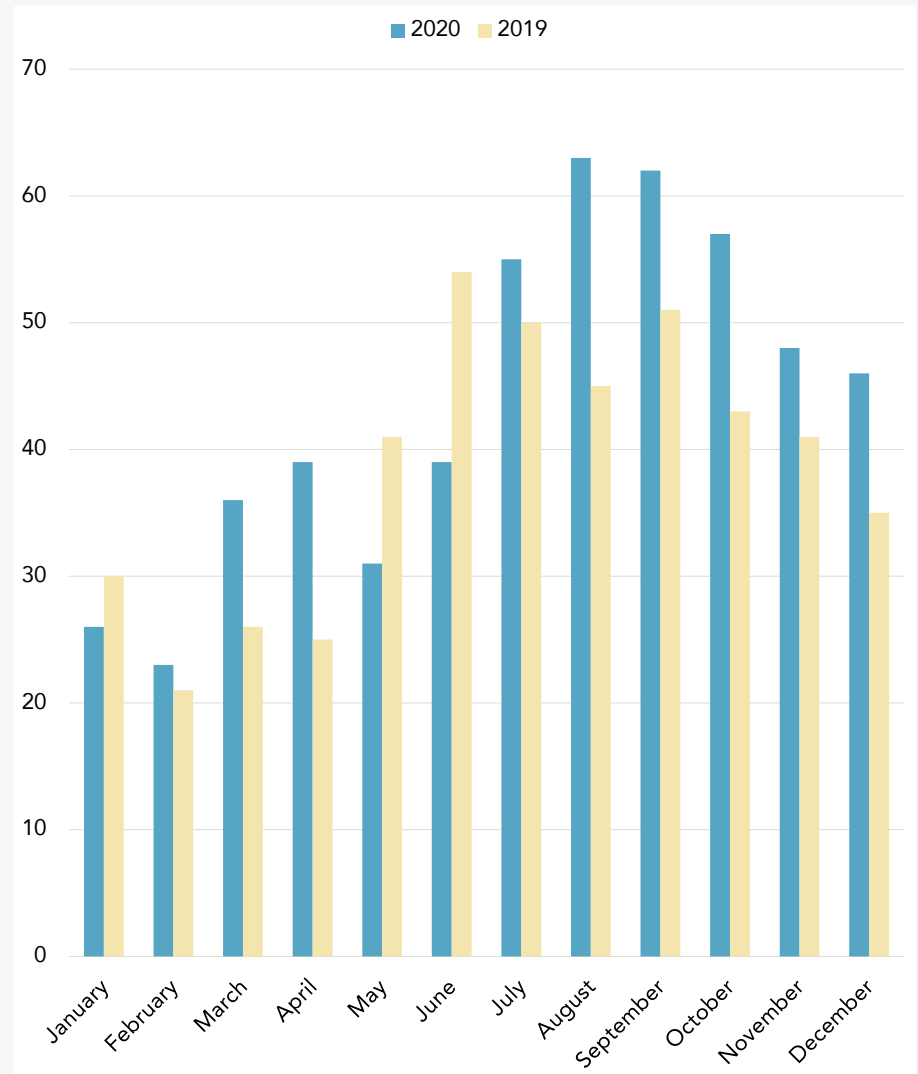


Okanogan: Residential Homes and Condominiums

Closed Sales by Month

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

	2020	2019	% chg.
January	26	30	-13.33%
February	23	21	9.52%
March	36	26	38.46%
April	39	25	56.00%
May	31	41	-24.39%
June	39	54	-27.78%
July	55	50	10.00%
August	63	45	40.00%
September	62	51	21.57%
October	57	43	32.56%
November	48	41	17.07%
December	46	35	31.43%
Total	525	462	
% chg.	13.64%		

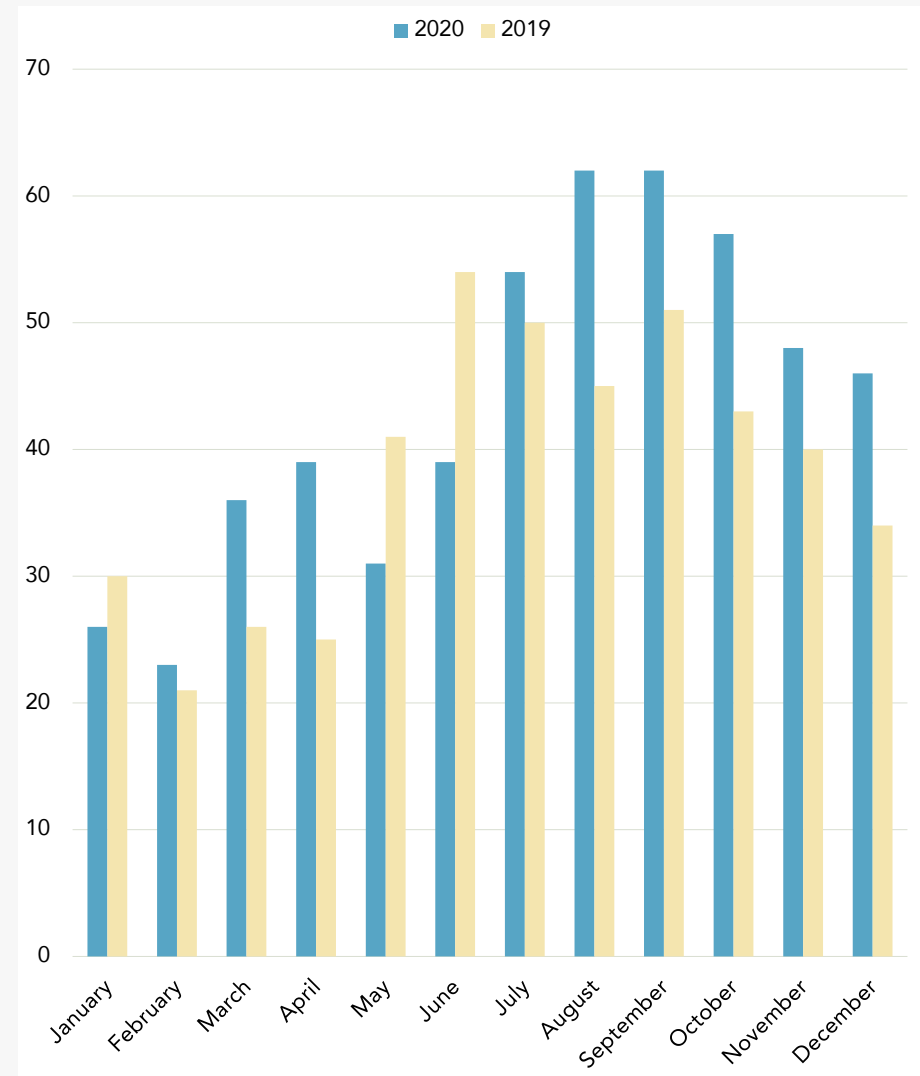


Okanogan: Residential Homes Only

Closed Sales by Month

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

	2020	2019	% chg.
January	26	30	-13.33%
February	23	21	9.52%
March	36	26	38.46%
April	39	25	56.00%
May	31	41	-24.39%
June	39	54	-27.78%
July	54	50	8.00%
August	62	45	37.78%
September	62	51	21.57%
October	57	43	32.56%
November	48	40	20.00%
December	46	34	35.29%
Total	523	460	
% chg.	13.70%		

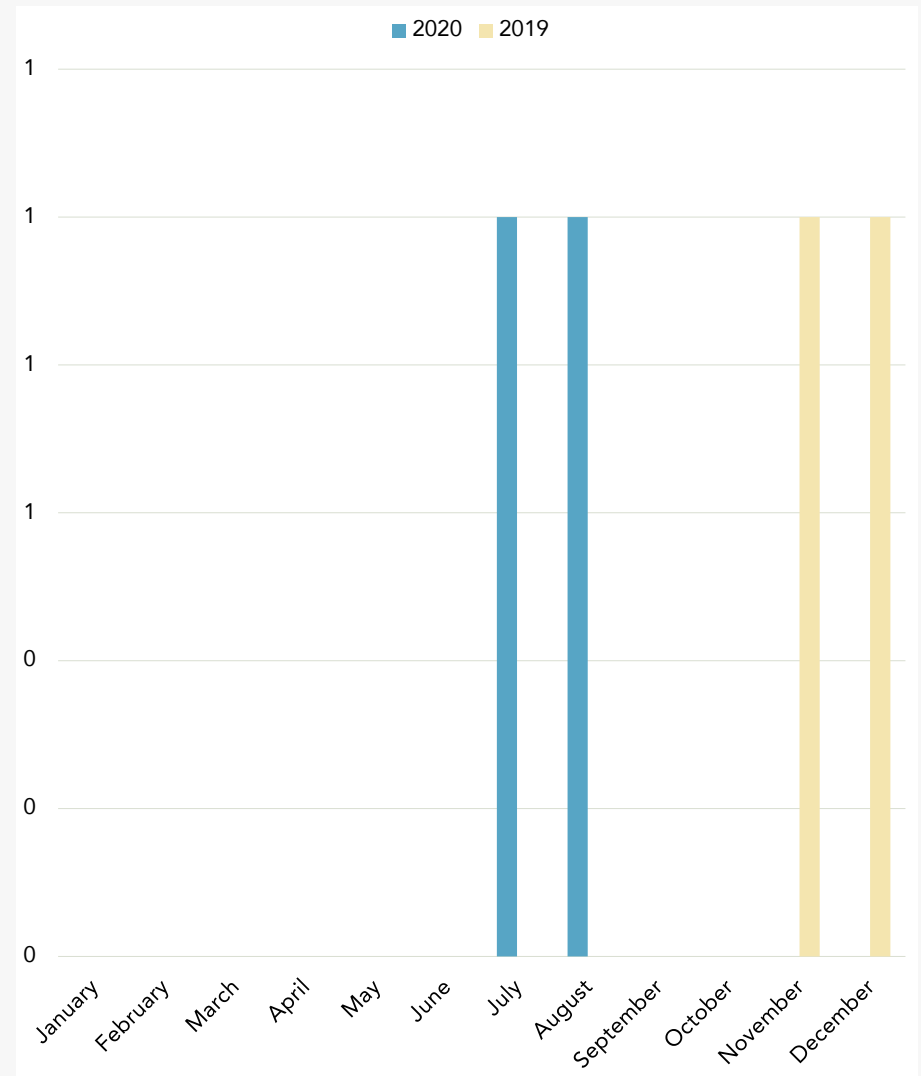


Okanogan: Condominiums Only

Closed Sales by Month

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

	2020	2019	% chg.
January	0	0	0.00%
February	0	0	0.00%
March	0	0	0.00%
April	0	0	0.00%
May	0	0	0.00%
June	0	0	0.00%
July	1	0	0.00%
August	1	0	0.00%
September	0	0	0.00%
October	0	0	0.00%
November	0	1	-100.00%
December	0	1	-100.00%
Total	2	2	
% chg.	0.00%		

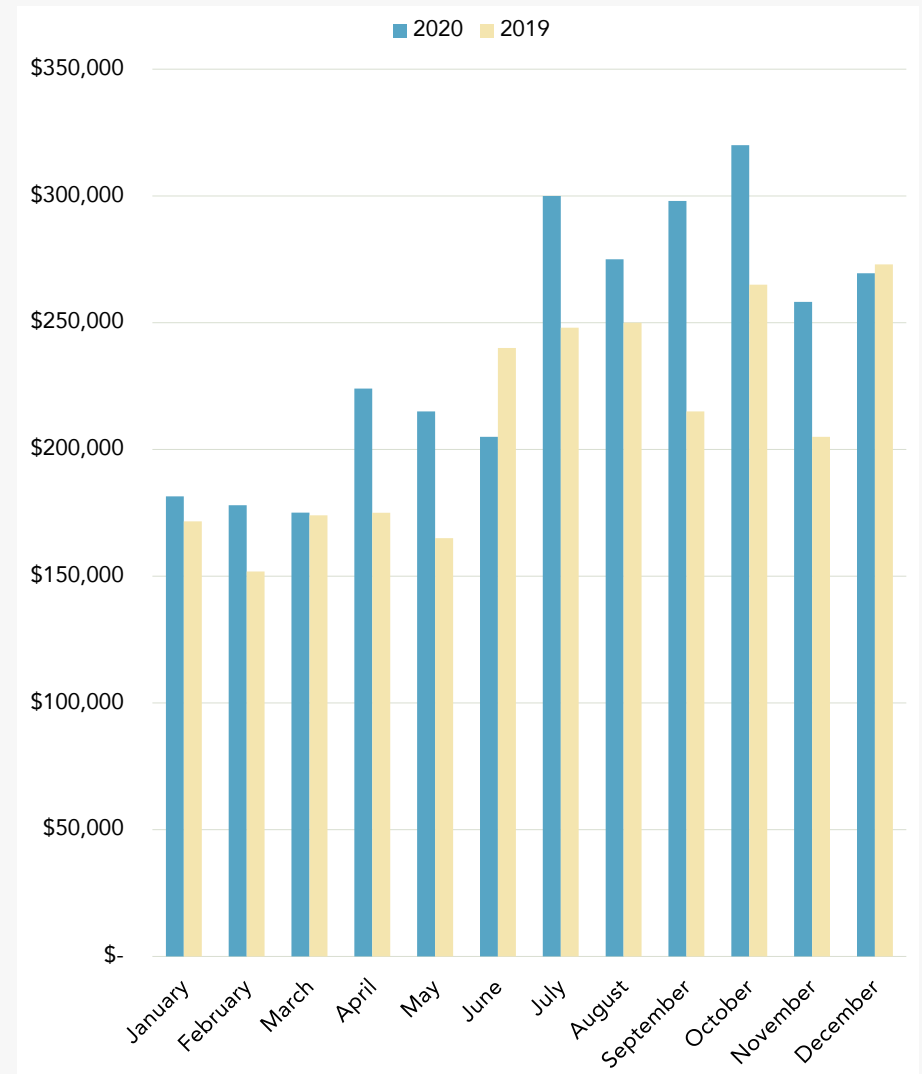


Okanogan: Residential Homes and Condominiums

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	\$ 181,500	\$ 171,625	5.75%
February	\$ 178,000	\$ 151,850	17.22%
March	\$ 175,078	\$ 174,000	0.62%
April	\$ 224,000	\$ 175,000	28.00%
May	\$ 215,000	\$ 165,000	30.30%
June	\$ 205,000	\$ 240,000	-14.58%
July	\$ 300,000	\$ 248,000	20.97%
August	\$ 275,000	\$ 250,000	10.00%
September	\$ 298,000	\$ 215,000	38.60%
October	\$ 320,000	\$ 265,000	20.75%
November	\$ 258,225	\$ 205,000	25.96%
December	\$ 269,500	\$ 273,000	-1.28%



Okanogan: 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	\$ 181,500	\$ 171,625	5.75%
February	\$ 178,000	\$ 151,850	17.22%
March	\$ 175,078	\$ 174,000	0.62%
April	\$ 224,000	\$ 175,000	28.00%
May	\$ 215,000	\$ 165,000	30.30%
June	\$ 205,000	\$ 240,000	-14.58%
July	\$ 300,000	\$ 248,000	20.97%
August	\$ 272,000	\$ 250,000	8.80%
September	\$ 298,000	\$ 215,000	38.60%
October	\$ 320,000	\$ 265,000	20.75%
November	\$ 258,225	\$ 187,500	37.72%
December	\$ 269,500	\$ 282,750	-4.69%



Okanogan: 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	\$	-	\$ -	0.00%
February	\$	-	\$ -	0.00%
March	\$	-	\$ -	0.00%
April	\$	-	\$ -	0.00%
May	\$	-	\$ -	0.00%
June	\$	-	\$ -	0.00%
July	\$	300,000	\$ -	0.00%
August	\$	455,000	\$ -	0.00%
September	\$	-	\$ -	0.00%
October	\$	-	\$ -	0.00%
November	\$	-	\$ 260,000	-100.00%
December	\$	-	\$ 270,000	-100.00%



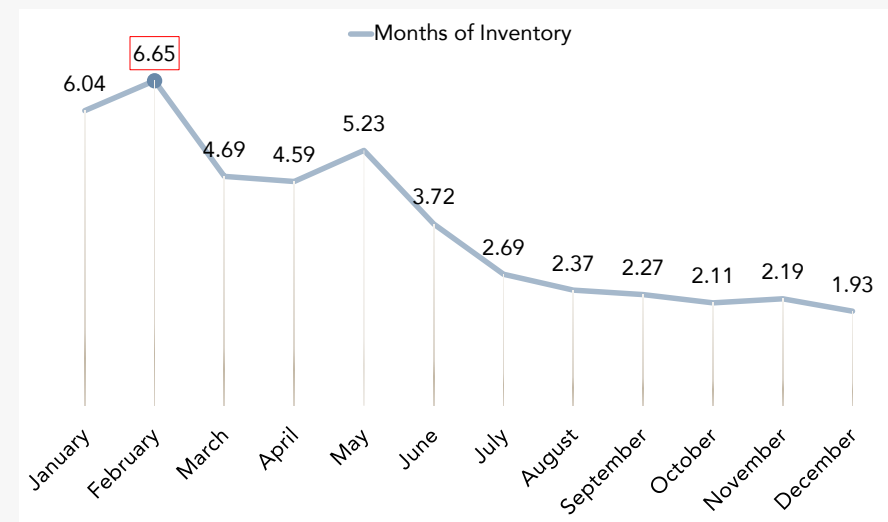
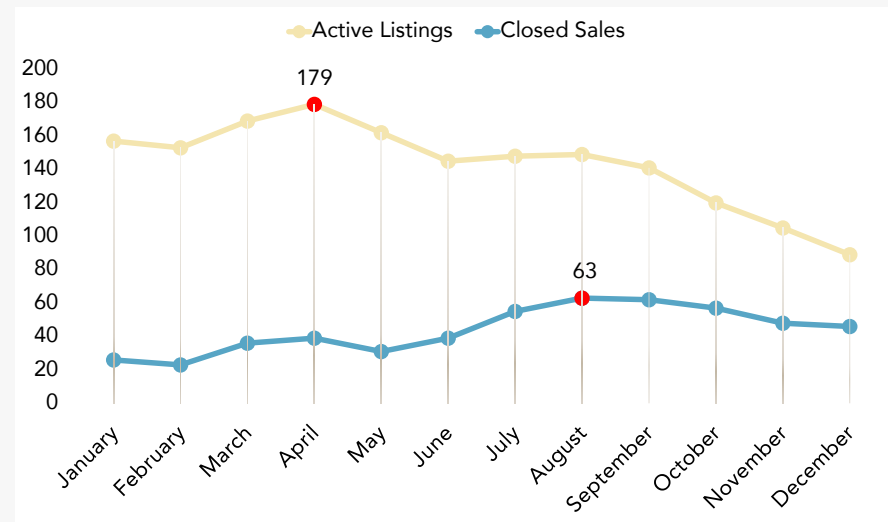
Okanogan: Residential Homes and Condominiums

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	157	26	6.04
February	153	23	6.65
March	169	36	4.69
April	179	39	4.59
May	162	31	5.23
June	145	39	3.72
July	148	55	2.69
August	149	63	2.37
September	141	62	2.27
October	120	57	2.11
November	105	48	2.19
December	89	46	1.93



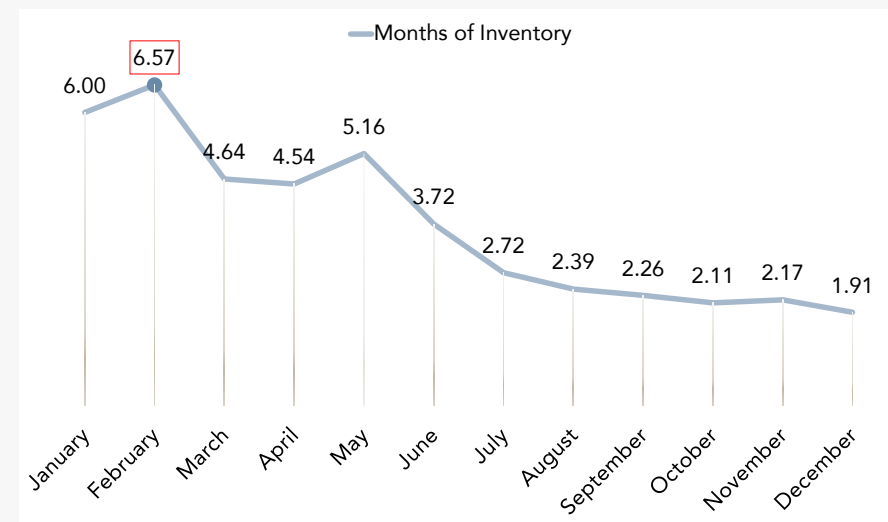
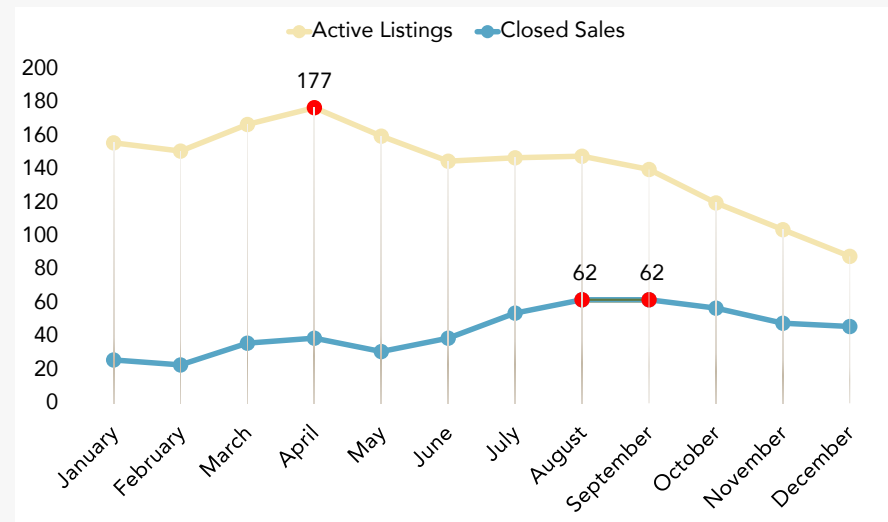
Okanogan: Residential Homes Only

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	156	26	6.00
February	151	23	6.57
March	167	36	4.64
April	177	39	4.54
May	160	31	5.16
June	145	39	3.72
July	147	54	2.72
August	148	62	2.39
September	140	62	2.26
October	120	57	2.11
November	104	48	2.17
December	88	46	1.91



Okanogan: 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	1	0	0.00
February	2	0	0.00
March	2	0	0.00
April	2	0	0.00
May	2	0	0.00
June	0	0	0.00
July	1	1	1.00
August	1	1	1.00
September	1	0	0.00
October	0	0	0.00
November	1	0	0.00
December	1	0	0.00

