

Pierce



2020 NWMLS Annual Statistical Review and Highlights



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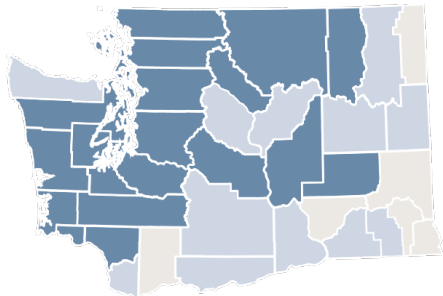
Member Offices

2,534



Total Members/Subscribers

32,888



Counties

23

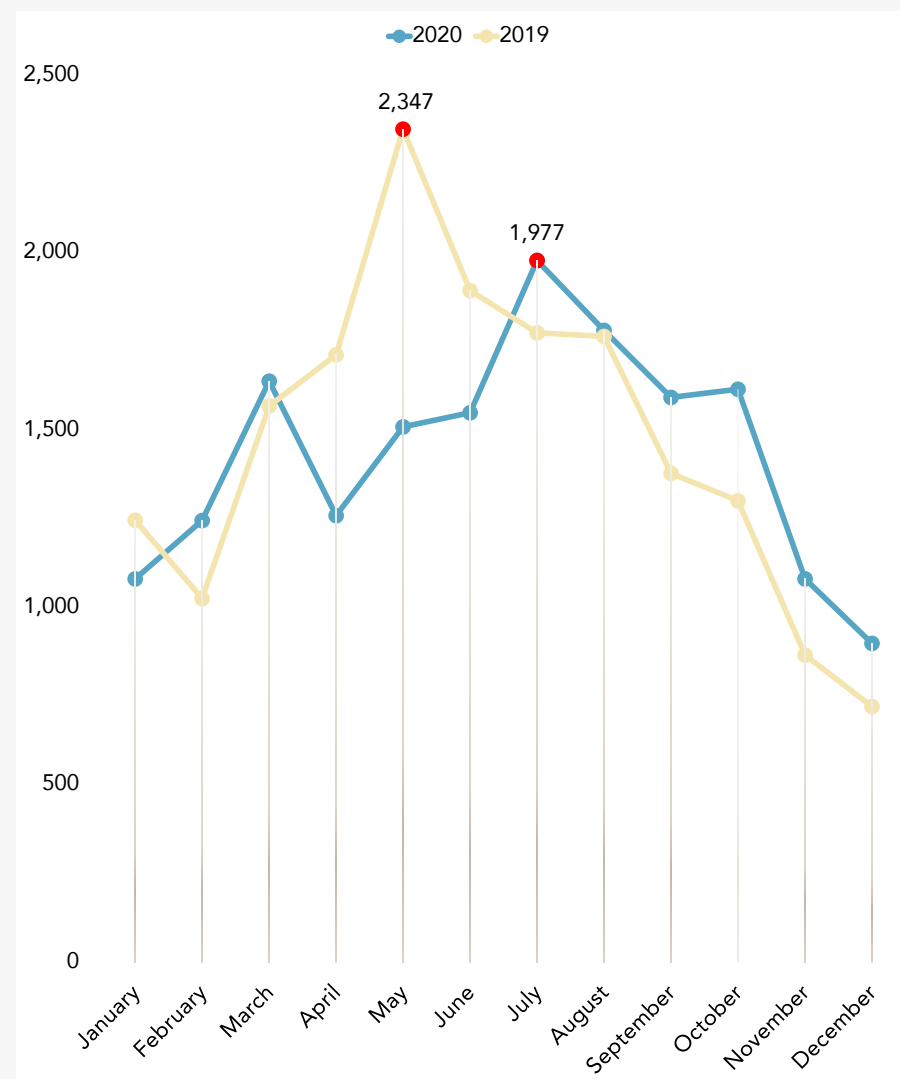
Pierce: Residential Homes and Condominiums

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	1,080	1,245	-13.25%
February	1,244	1,025	21.37%
March	1,637	1,567	4.47%
April	1,258	1,711	-26.48%
May	1,508	2,347	-35.75%
June	1,548	1,892	-18.18%
July	1,977	1,773	11.51%
August	1,780	1,763	0.96%
September	1,591	1,377	15.54%
October	1,614	1,300	24.15%
November	1,080	865	24.86%
December	898	720	24.72%
Total	17,215	17,585	
% chg.	-2.10%		

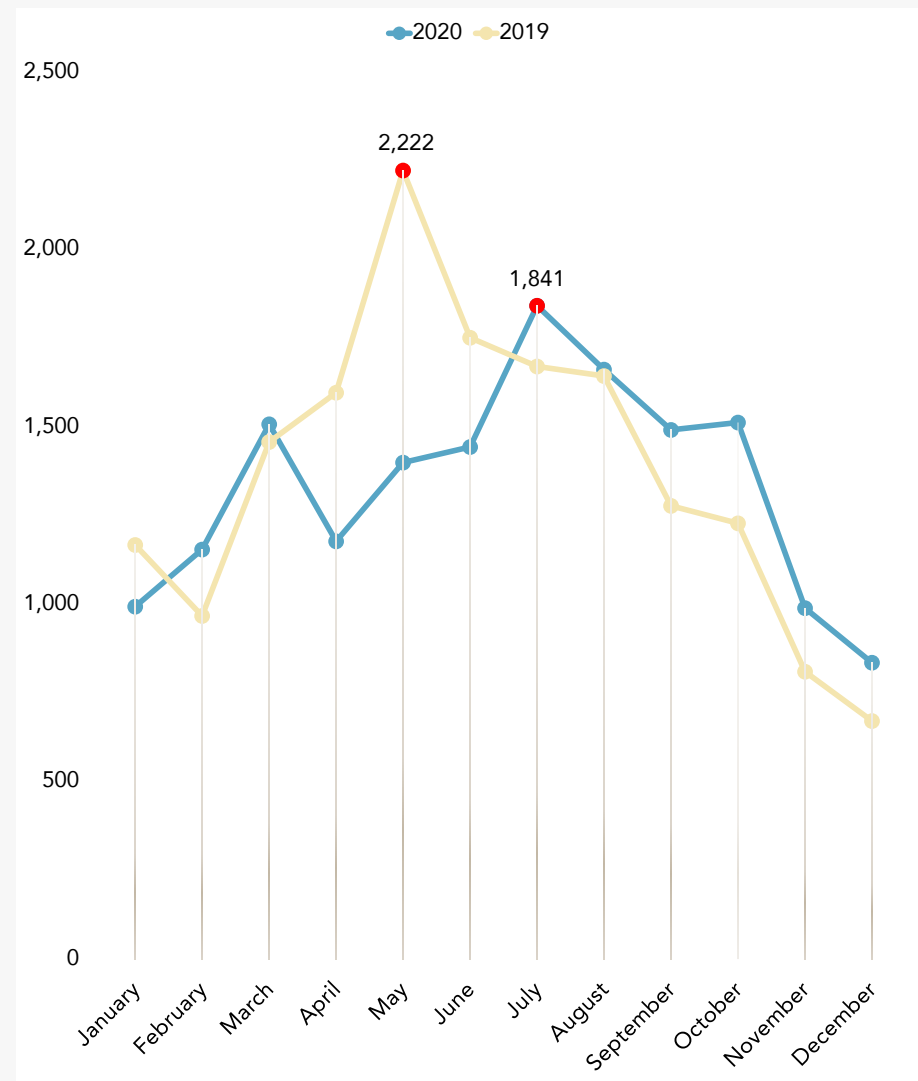


Pierce: Residential Homes Only

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	993	1,167	-14.91%
February	1,154	967	19.34%
March	1,507	1,457	3.43%
April	1,177	1,596	-26.25%
May	1,399	2,222	-37.04%
June	1,443	1,751	-17.59%
July	1,841	1,670	10.24%
August	1,661	1,643	1.10%
September	1,491	1,277	16.76%
October	1,512	1,228	23.13%
November	989	810	22.10%
December	835	671	24.44%
Total	16,002	16,459	
% chg.	-2.78%		

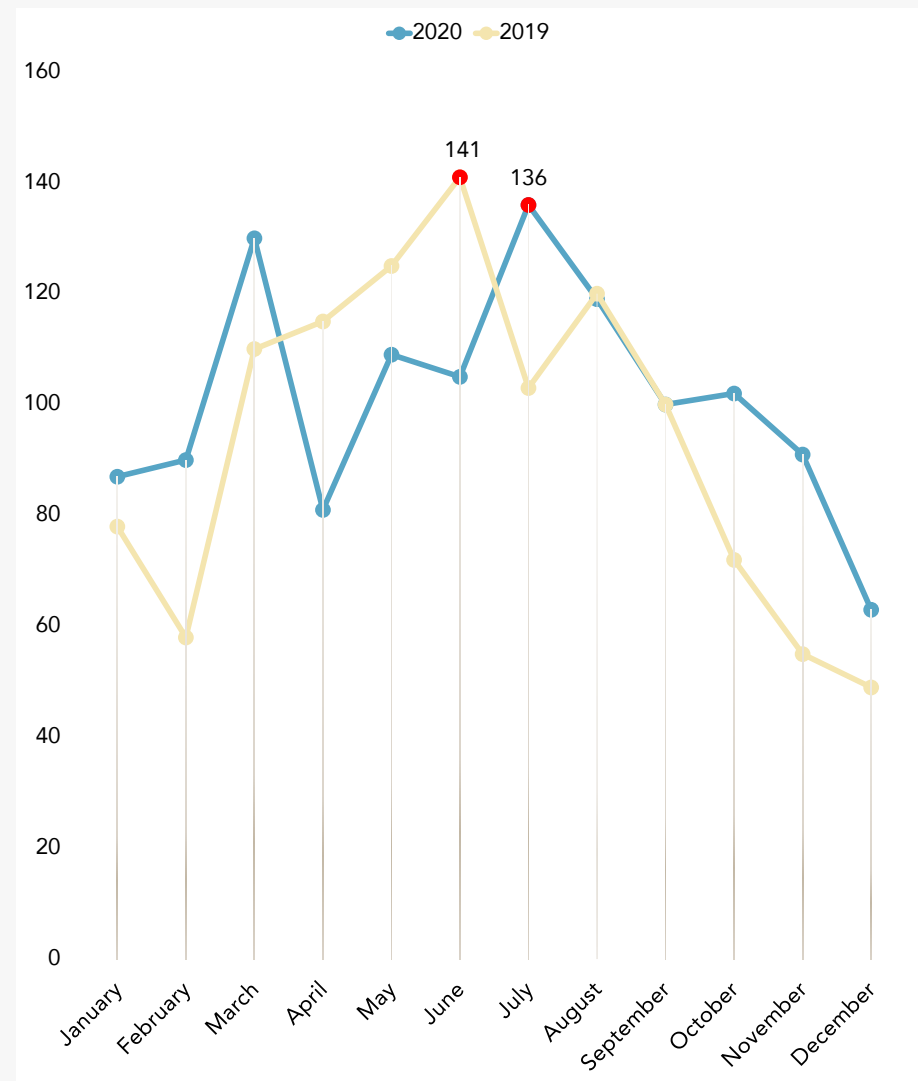


Pierce: Condominiums Only

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	87	78	11.54%
February	90	58	55.17%
March	130	110	18.18%
April	81	115	-29.57%
May	109	125	-12.80%
June	105	141	-25.53%
July	136	103	32.04%
August	119	120	-0.83%
September	100	100	0.00%
October	102	72	41.67%
November	91	55	65.45%
December	63	49	28.57%
Total	1,213	1,126	
% chg.	7.73%		



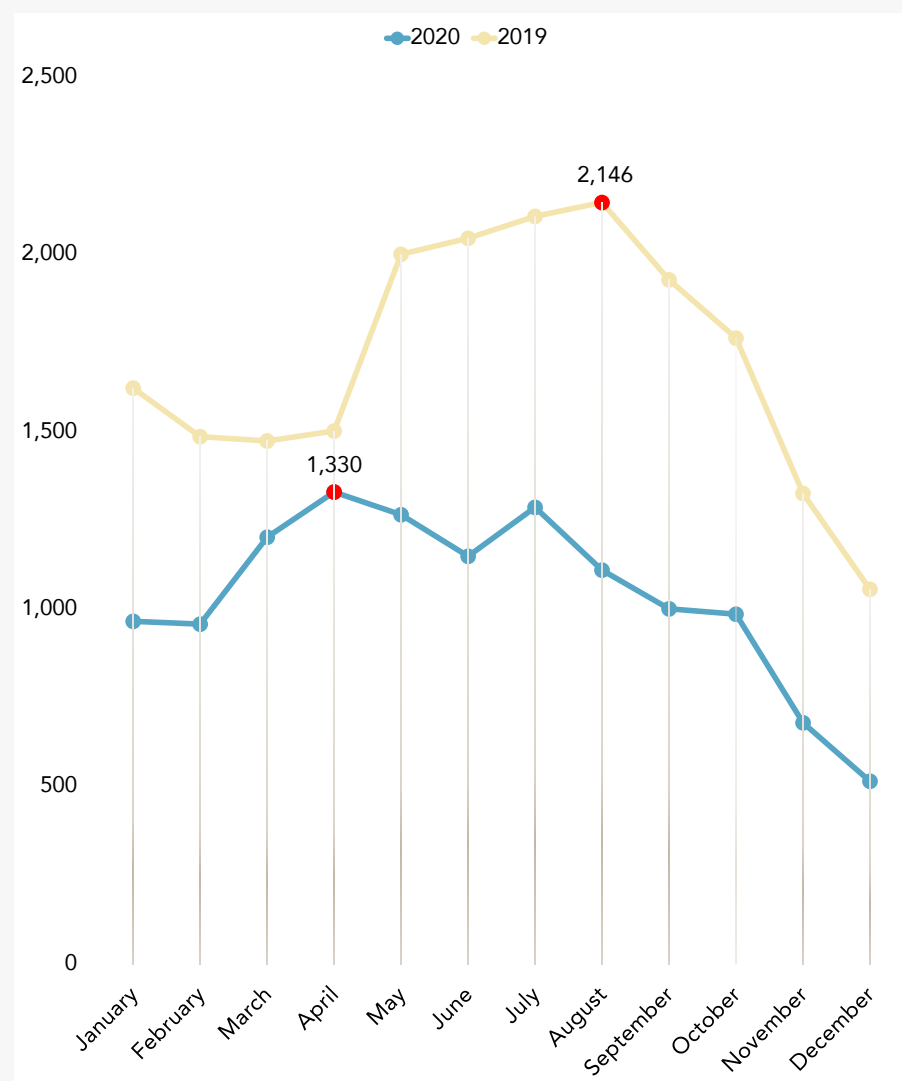
Pierce: Residential Homes and Condominiums

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	966	1,623	-40.48%
February	958	1,486	-35.53%
March	1,203	1,474	-18.39%
April	1,330	1,502	-11.45%
May	1,266	2,000	-36.70%
June	1,149	2,045	-43.81%
July	1,287	2,107	-38.92%
August	1,110	2,146	-48.28%
September	1,001	1,928	-48.08%
October	986	1,764	-44.10%
November	680	1,326	-48.72%
December	515	1,056	-51.23%
Total	12,451	20,457	
% chg.	-39.14%		

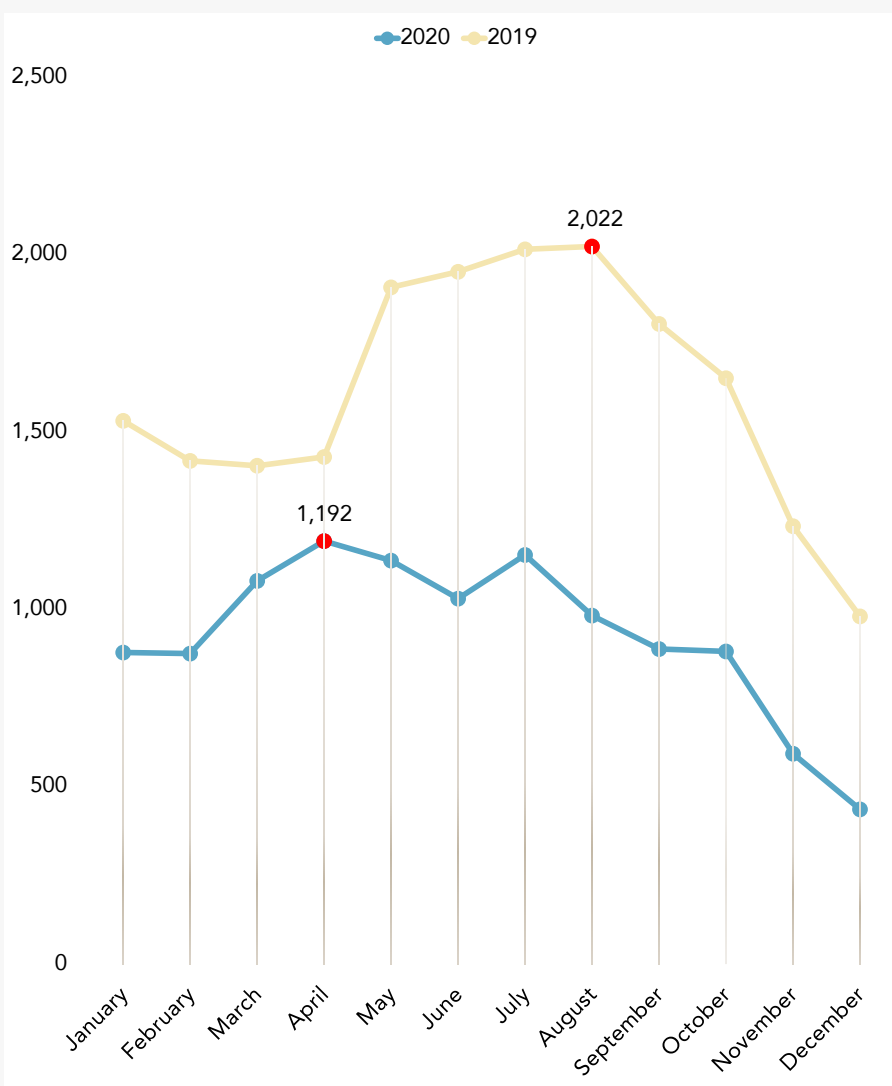


Pierce: Residential Homes Only

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	878	1,531	-42.65%
February	875	1,418	-38.29%
March	1,080	1,404	-23.08%
April	1,192	1,429	-16.59%
May	1,137	1,907	-40.38%
June	1,030	1,951	-47.21%
July	1,153	2,014	-42.75%
August	982	2,022	-51.43%
September	888	1,804	-50.78%
October	881	1,651	-46.64%
November	593	1,234	-51.94%
December	436	980	-55.51%
Total	11,125	19,345	
% chg.	-42.49%		



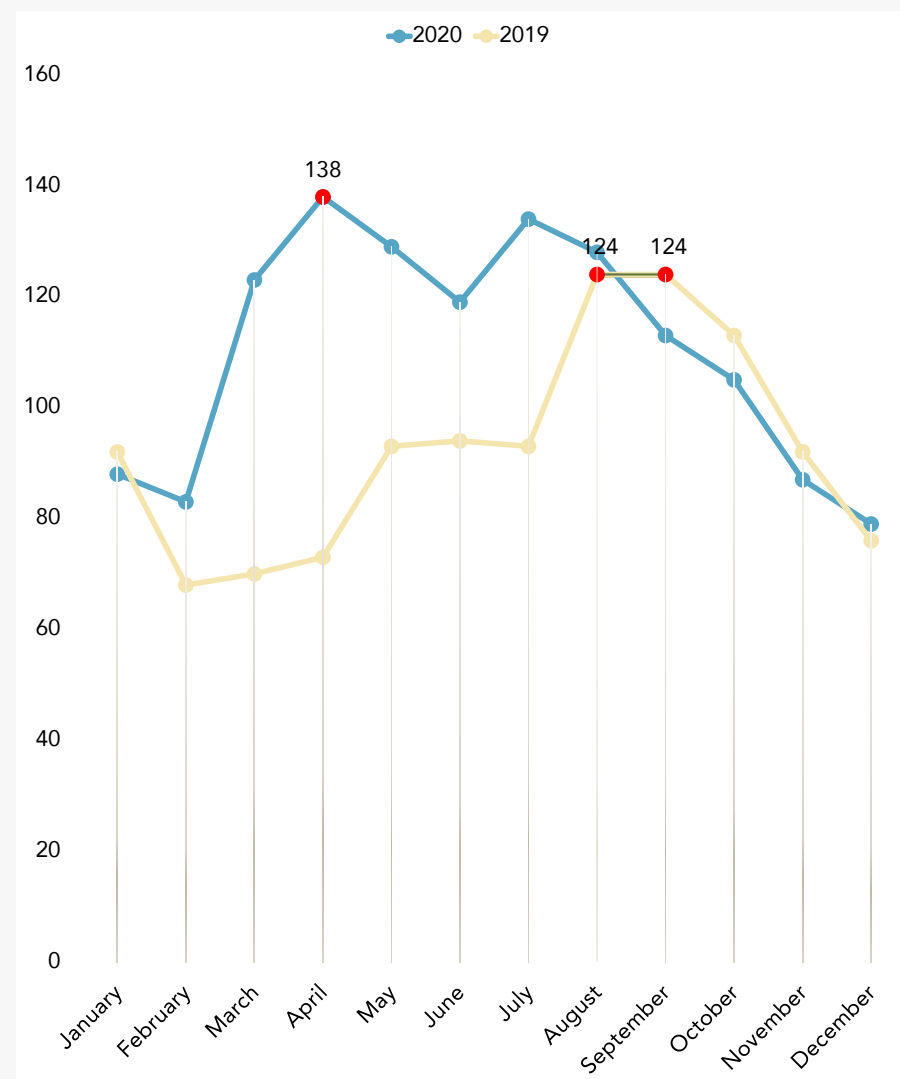
Pierce: Condominiums Only

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	88	92	-4.35%
February	83	68	22.06%
March	123	70	75.71%
April	138	73	89.04%
May	129	93	38.71%
June	119	94	26.60%
July	134	93	44.09%
August	128	124	3.23%
September	113	124	-8.87%
October	105	113	-7.08%
November	87	92	-5.43%
December	79	76	3.95%
Total	1,326	1,112	
% chg.	19.24%		



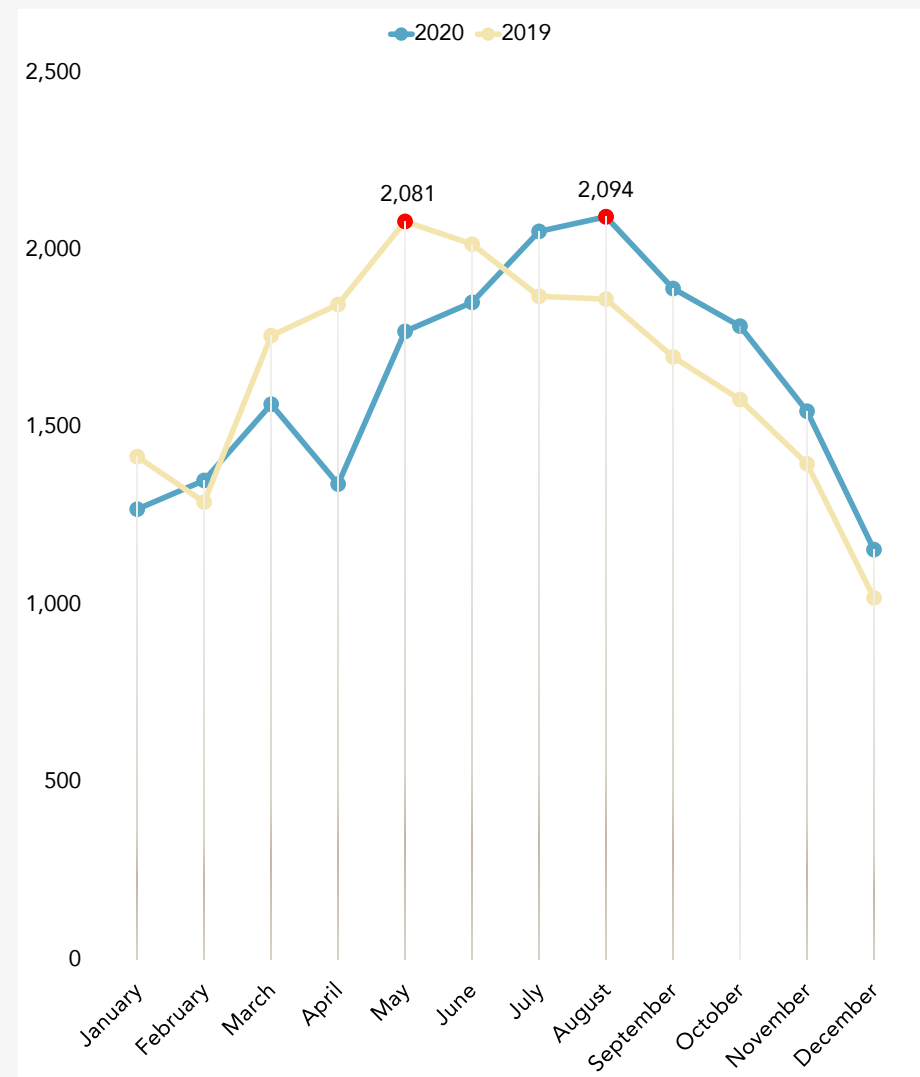
Pierce: Residential Homes and Condominiums

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	1,270	1,418	-10.44%
February	1,351	1,290	4.73%
March	1,566	1,759	-10.97%
April	1,341	1,847	-27.40%
May	1,771	2,081	-14.90%
June	1,853	2,017	-8.13%
July	2,053	1,870	9.79%
August	2,094	1,862	12.46%
September	1,892	1,699	11.36%
October	1,786	1,579	13.11%
November	1,546	1,398	10.59%
December	1,156	1,020	13.33%
Total	19,679	19,840	
% chg.	-0.81%		



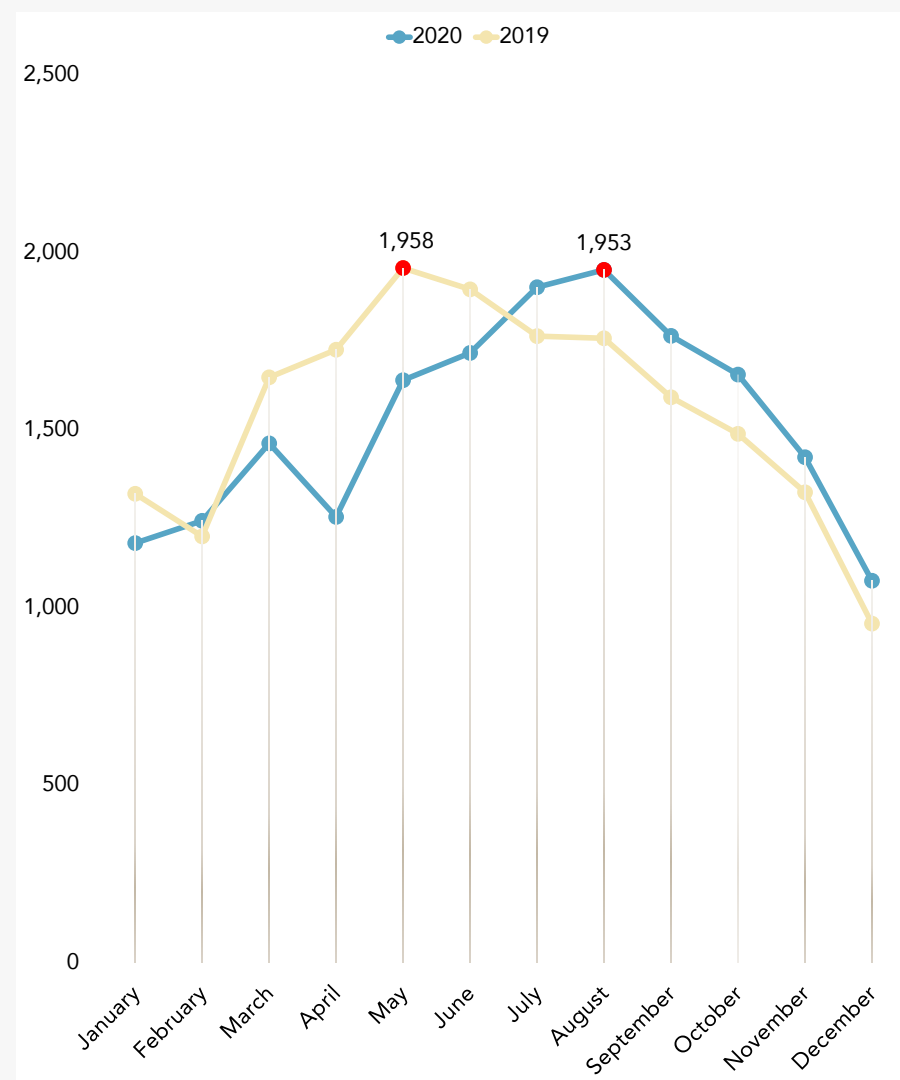
Pierce: Residential Homes Only

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	1,183	1,322	-10.51%
February	1,246	1,202	3.66%
March	1,464	1,650	-11.27%
April	1,257	1,728	-27.26%
May	1,642	1,958	-16.14%
June	1,719	1,898	-9.43%
July	1,904	1,766	7.81%
August	1,953	1,760	10.97%
September	1,767	1,594	10.85%
October	1,658	1,491	11.20%
November	1,425	1,326	7.47%
December	1,077	956	12.66%
Total	18,295	18,651	
% chg.	-1.91%		



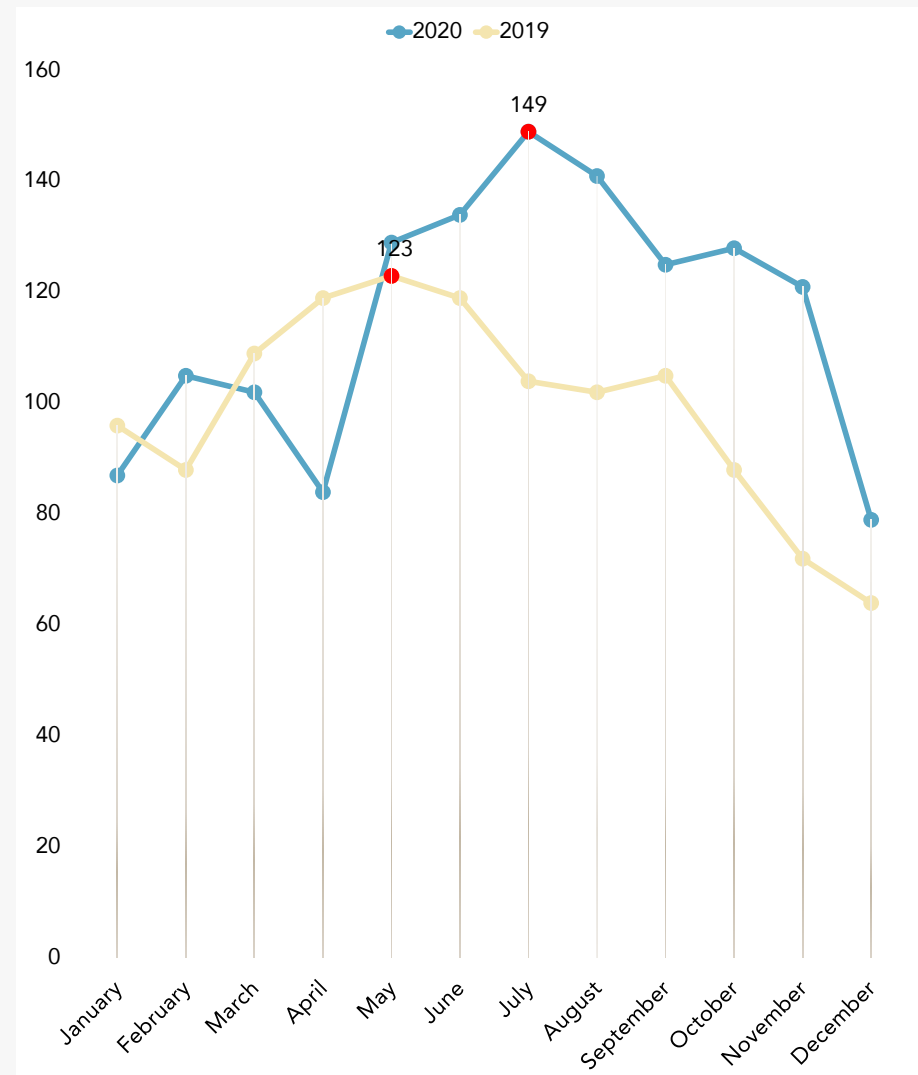
Pierce: Condominiums Only

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	87	96	-9.38%
February	105	88	19.32%
March	102	109	-6.42%
April	84	119	-29.41%
May	129	123	4.88%
June	134	119	12.61%
July	149	104	43.27%
August	141	102	38.24%
September	125	105	19.05%
October	128	88	45.45%
November	121	72	68.06%
December	79	64	23.44%
Total	1,384	1,189	
% chg.	16.40%		

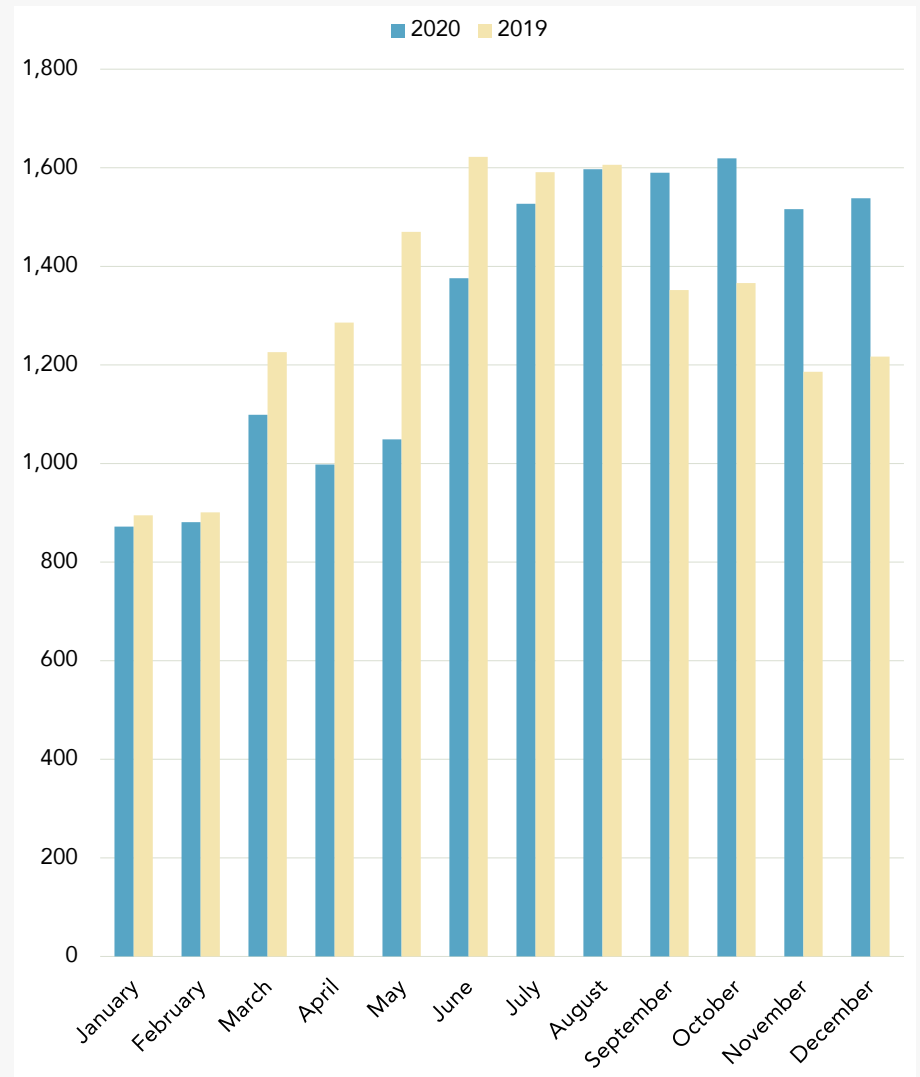


Pierce: Residential Homes and Condominiums

Closed Sales by Month

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

	2020	2019	% chg.
January	872	895	-2.57%
February	881	901	-2.22%
March	1,099	1,226	-10.36%
April	998	1,286	-22.40%
May	1,049	1,470	-28.64%
June	1,376	1,622	-15.17%
July	1,527	1,591	-4.02%
August	1,597	1,606	-0.56%
September	1,590	1,352	17.60%
October	1,619	1,366	18.52%
November	1,516	1,186	27.82%
December	1,538	1,217	26.38%
Total	15,662	15,718	
% chg.	-0.36%		

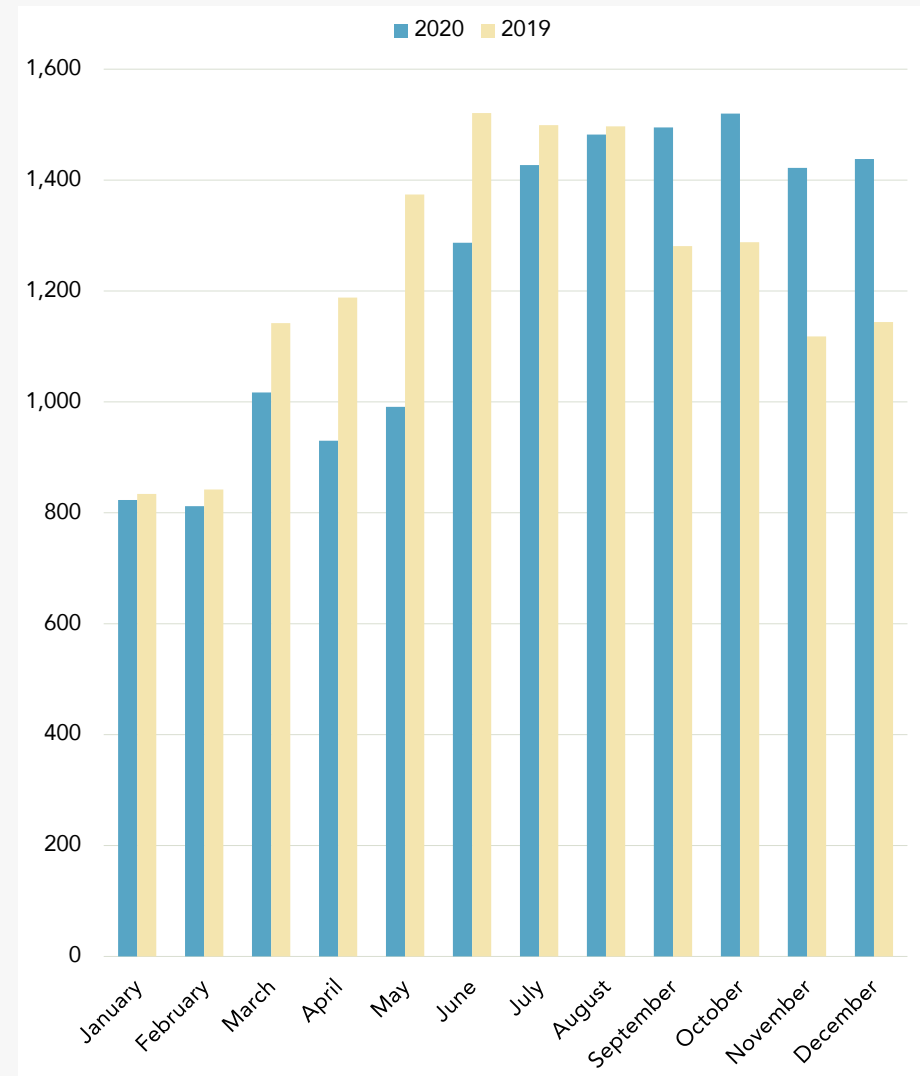


Pierce: Residential Homes Only

Closed Sales by Month

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

	2020	2019	% chg.
January	823	834	-1.32%
February	812	842	-3.56%
March	1,017	1,142	-10.95%
April	930	1,188	-21.72%
May	991	1,374	-27.87%
June	1,287	1,521	-15.38%
July	1,427	1,499	-4.80%
August	1,482	1,497	-1.00%
September	1,495	1,281	16.71%
October	1,520	1,288	18.01%
November	1,422	1,118	27.19%
December	1,438	1,144	25.70%
Total	14,644	14,728	
% chg.	-0.57%		

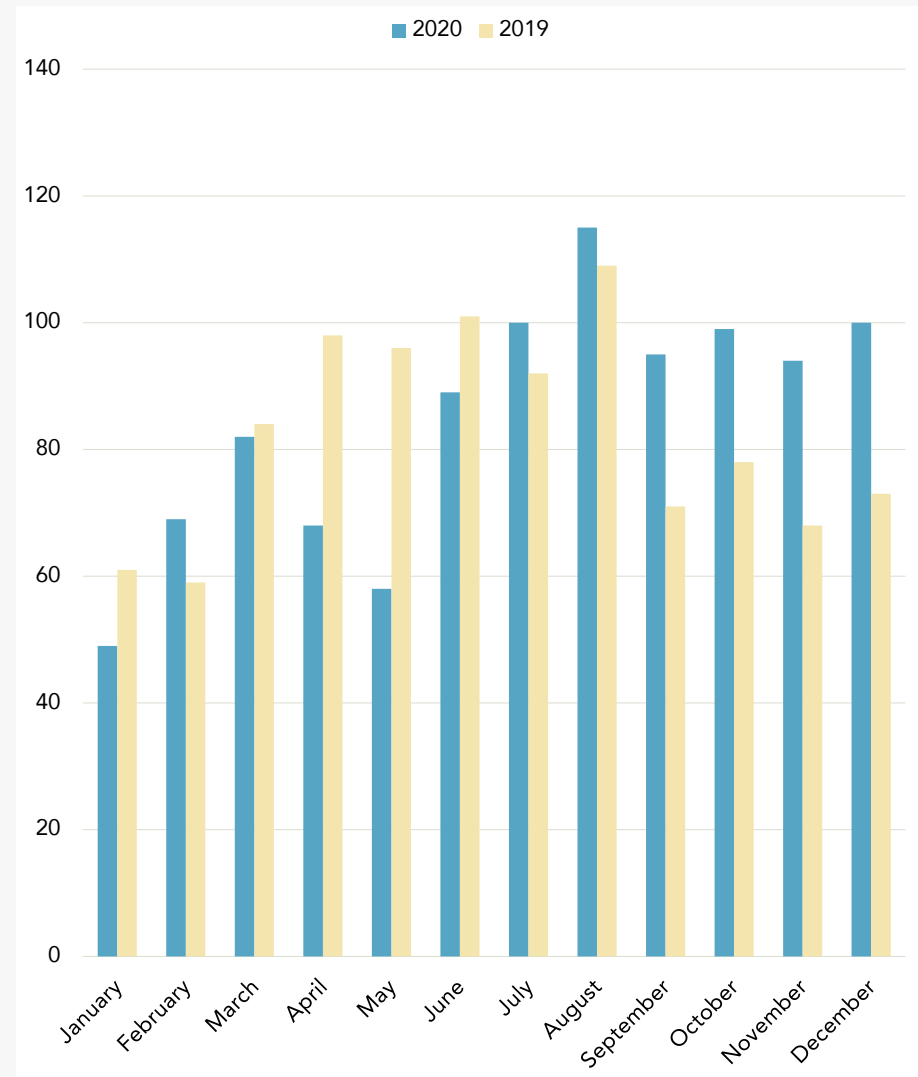


Pierce: Condominiums Only

Closed Sales by Month

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

	2020	2019	% chg.
January	49	61	-19.67%
February	69	59	16.95%
March	82	84	-2.38%
April	68	98	-30.61%
May	58	96	-39.58%
June	89	101	-11.88%
July	100	92	8.70%
August	115	109	5.50%
September	95	71	33.80%
October	99	78	26.92%
November	94	68	38.24%
December	100	73	36.99%
Total	1,018	990	
% chg.	2.83%		

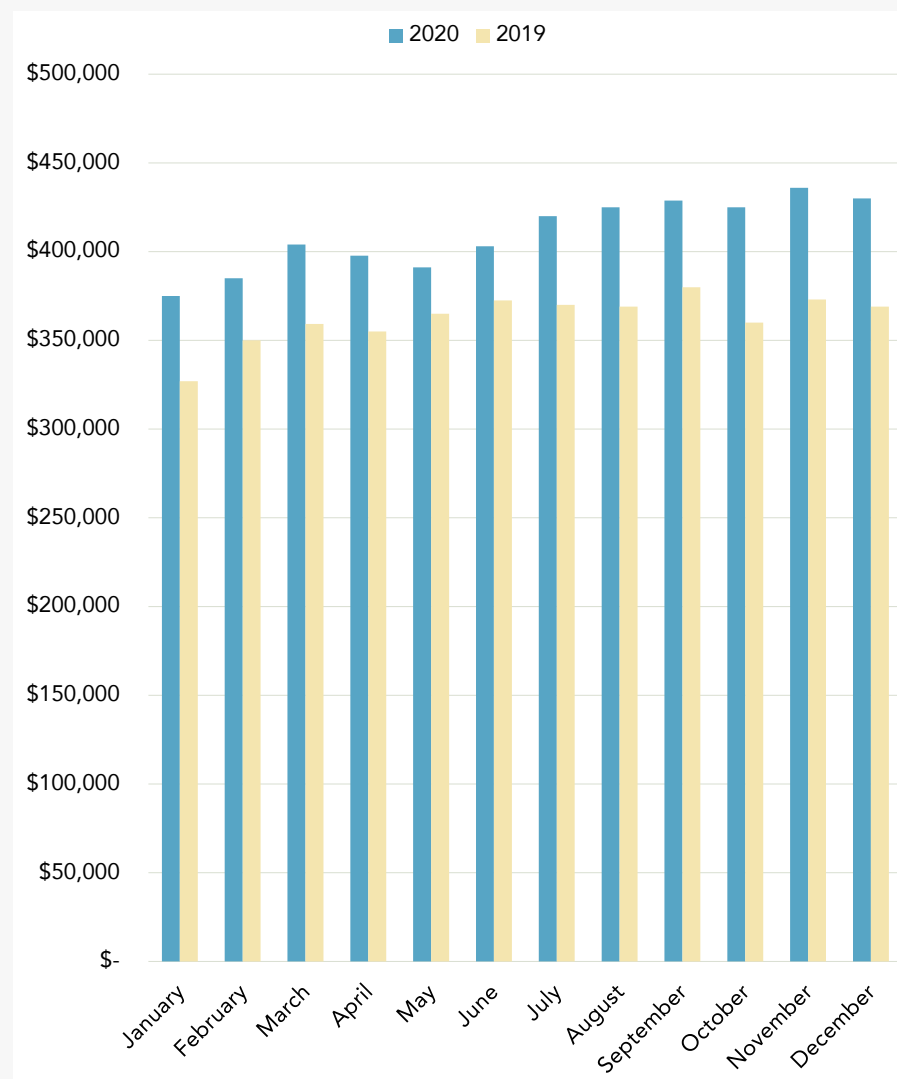


Pierce: Residential Homes and Condominiums

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	\$ 375,000	\$ 326,950	14.70%
February	\$ 385,000	\$ 350,000	10.00%
March	\$ 404,000	\$ 359,225	12.46%
April	\$ 397,750	\$ 355,000	12.04%
May	\$ 391,125	\$ 365,000	7.16%
June	\$ 403,000	\$ 372,500	8.19%
July	\$ 420,000	\$ 370,000	13.51%
August	\$ 425,000	\$ 369,000	15.18%
September	\$ 428,750	\$ 379,950	12.84%
October	\$ 425,000	\$ 360,000	18.06%
November	\$ 436,000	\$ 373,000	16.89%
December	\$ 430,000	\$ 369,000	16.53%

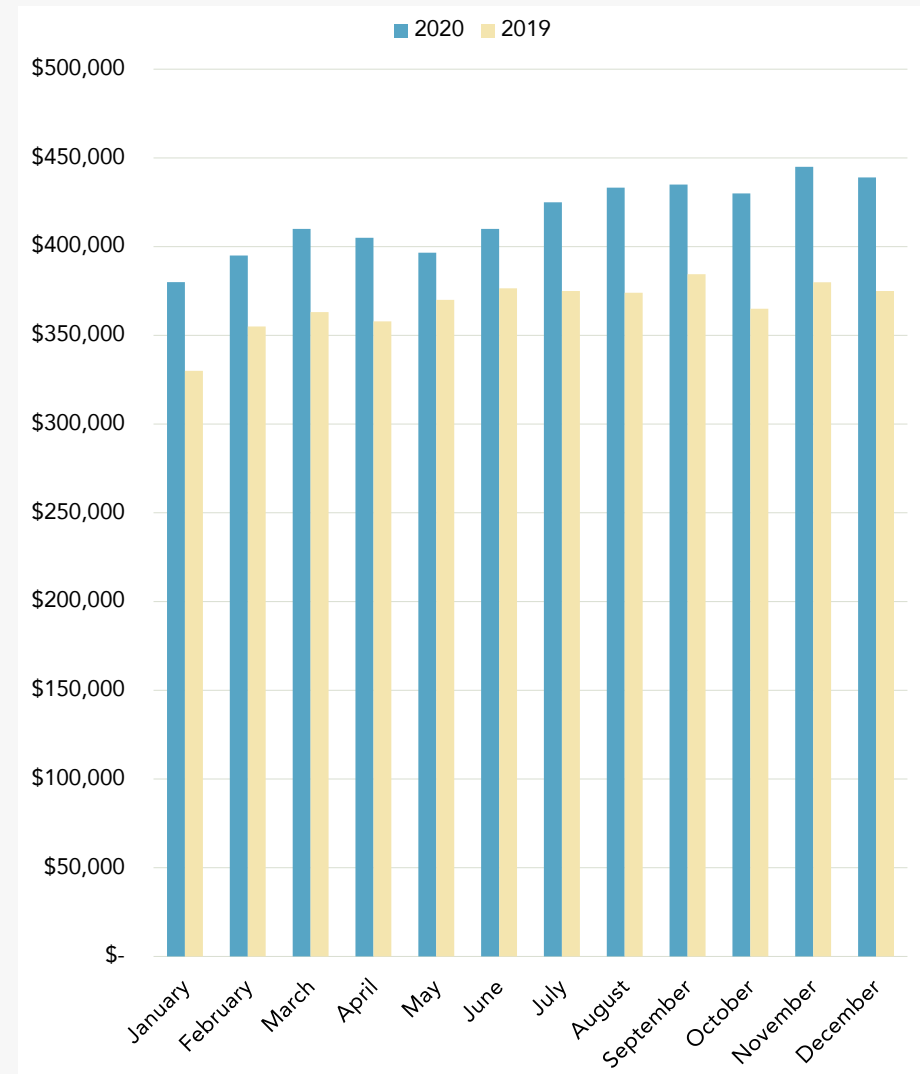


Pierce: Residential Homes Only

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	\$ 380,000	\$ 329,975	15.16%
February	\$ 395,000	\$ 355,000	11.27%
March	\$ 410,000	\$ 363,084	12.92%
April	\$ 405,000	\$ 357,900	13.16%
May	\$ 396,550	\$ 370,000	7.18%
June	\$ 410,000	\$ 376,500	8.90%
July	\$ 425,000	\$ 375,000	13.33%
August	\$ 433,250	\$ 374,000	15.84%
September	\$ 434,999	\$ 384,500	13.13%
October	\$ 430,000	\$ 365,000	17.81%
November	\$ 445,000	\$ 379,950	17.12%
December	\$ 439,000	\$ 375,000	17.07%



Pierce: 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	\$ 270,000	\$ 269,950	0.02%
February	\$ 265,000	\$ 260,000	1.92%
March	\$ 285,000	\$ 268,950	5.97%
April	\$ 269,750	\$ 247,495	8.99%
May	\$ 284,500	\$ 268,475	5.97%
June	\$ 275,000	\$ 275,500	-0.18%
July	\$ 307,250	\$ 270,000	13.80%
August	\$ 300,000	\$ 280,000	7.14%
September	\$ 300,000	\$ 269,000	11.52%
October	\$ 294,000	\$ 254,000	15.75%
November	\$ 290,975	\$ 271,000	7.37%
December	\$ 302,500	\$ 253,000	19.57%



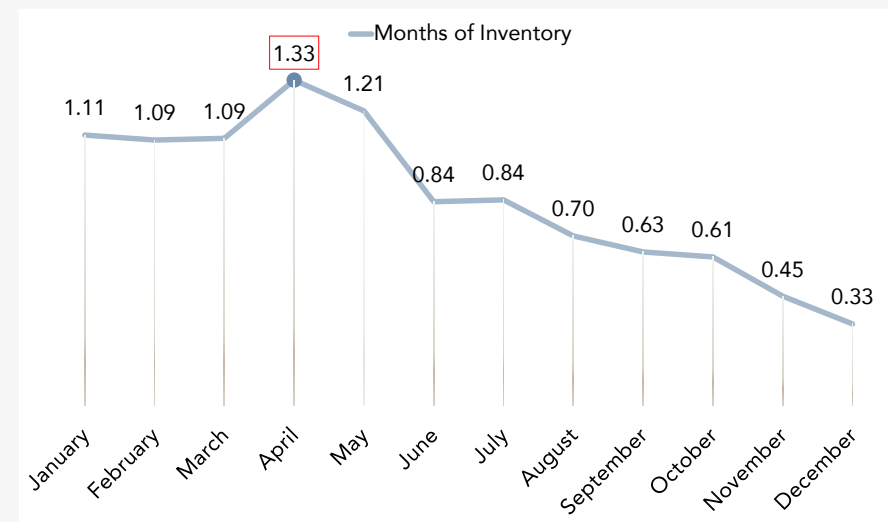
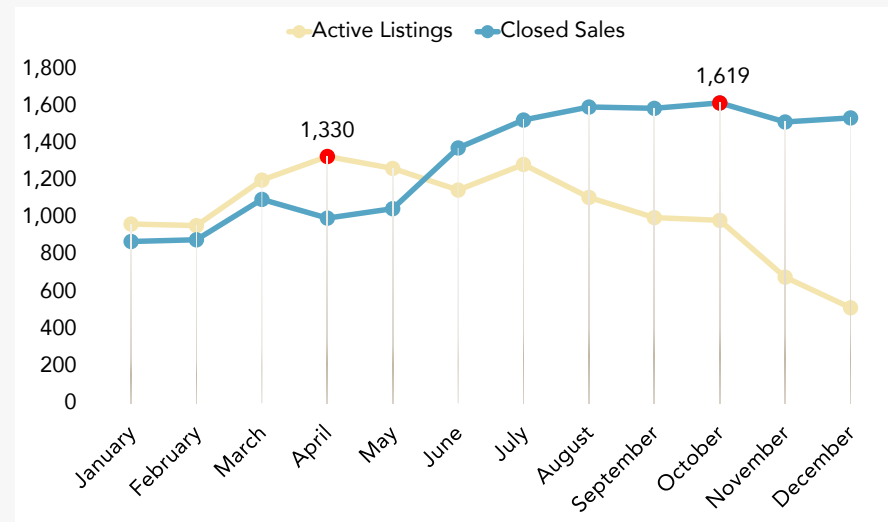
Pierce: Residential Homes and Condominiums

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	966	872	1.11
February	958	881	1.09
March	1,203	1,099	1.09
April	1,330	998	1.33
May	1,266	1,049	1.21
June	1,149	1,376	0.84
July	1,287	1,527	0.84
August	1,110	1,597	0.70
September	1,001	1,590	0.63
October	986	1,619	0.61
November	680	1,516	0.45
December	515	1,538	0.33



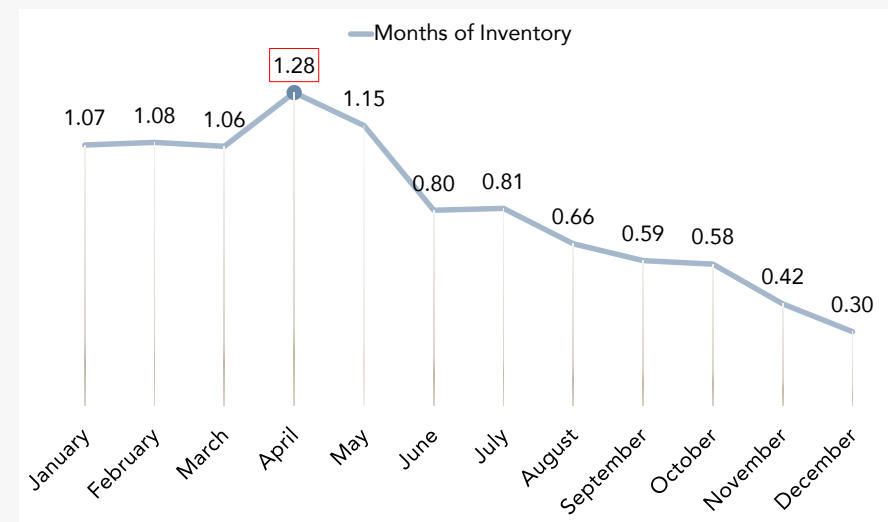
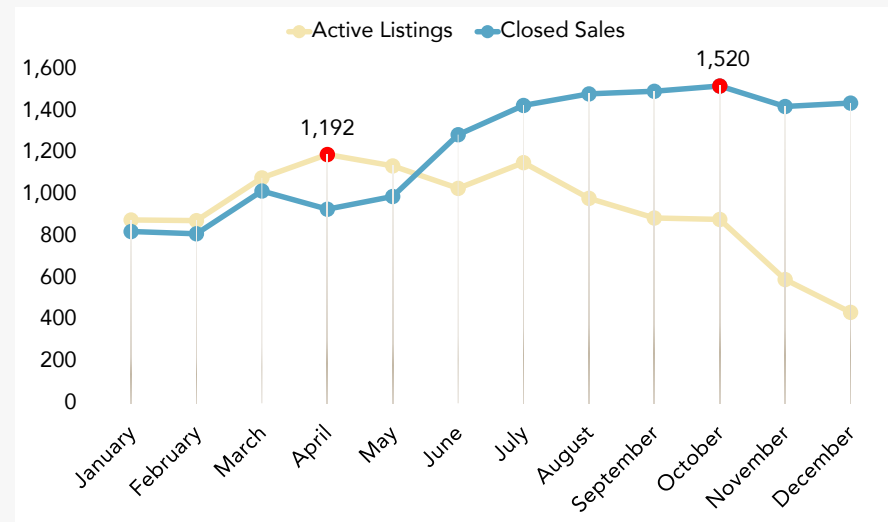
Pierce: Residential Homes Only

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	878	823	1.07
February	875	812	1.08
March	1,080	1,017	1.06
April	1,192	930	1.28
May	1,137	991	1.15
June	1,030	1,287	0.80
July	1,153	1,427	0.81
August	982	1,482	0.66
September	888	1,495	0.59
October	881	1,520	0.58
November	593	1,422	0.42
December	436	1,438	0.30



Pierce: 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	88	49	1.80
February	83	69	1.20
March	123	82	1.50
April	138	68	2.03
May	129	58	2.22
June	119	89	1.34
July	134	100	1.34
August	128	115	1.11
September	113	95	1.19
October	105	99	1.06
November	87	94	0.93
December	79	100	0.79

