



2020 NWMLS Annual Statistical Review and Highlights

44 Northwest
Multiple Listing Service®

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2020 Highlights

Closed Sales

Northwest MLS broker-members reported 95,760 closed sales of single family homes and condos valued at more than \$56 billion. (p34)

Prices

In 2020, the median price for closed sales of SFH and condos system-wide was \$475,000 (p49). Comparing counties, the median price ranged from \$161,500 in Ferry County to \$663,000 in King County. (p46)

Highest Prices

Among 23 counties in the MLS service area, King County had the highest median price for both single family homes (\$724,950) and condominiums (\$430,000). (p47, p48)

New Listings

MLS members added 110,595 new listings during the year, only 345 fewer new listings than 2019. (p7)

Months of Supply

Inventory, as measured by months of supply, averaged 1.09 months overall for 2020, well below the balanced market range 4-to-6 months. At year-end, there was only about two weeks (0.53 months) of inventory. (p52)

New Construction

Newly-built homes sold by MLS members accounted for nearly 13% of sales during 2020. The median price for new construction single family homes was \$569,993; for new condos it was \$647,700.

Peak Activity Times

New listing activity peaked in July (p7) while pending sales (mutually accepted offers) peaked in August (p25). October had the highest volume of closed sales. (p34)

Condos

Condos accounted for 12.9% of all sales during 2020, with more than half of them (55.7%) located in King County. (p39)

Prices, 3 Bedroom Homes

A comparison of prices for 3-bedroom homes shows wide ranges across the MLS market area, topped by San Juan County where the median price was \$745,000. At the other end of the spectrum, the typical 3-bedroom home in Ferry County had a median price of \$212,000. (p65)

Prices, School Districts

In six school districts, median prices for single family homes were \$1 million and higher, led by Mercer Island at \$1.7 million.

Luxury Sales

MLS members sold 8,313 single family homes priced at \$1 million or higher (including 82 that sold for \$5 million-plus), and 3,552 condos priced at a half-million dollars and up. (p69-70) The highest priced sale, located in Medina, commanded \$17 million. Of condo sales, 391 fetched \$1 million or more, including one in downtown Seattle that sold for \$9.5 million.

Northwest MLS Members

This report reflects the work of more than 32,000 brokers in 2,500-plus member offices.

NWMLS Profile



Member Offices

2,534

CLOSED SALES: TOTAL UNITS, ALL COUNTIES

2019

92.5 K

2020

95.8 K

Residential and Condominium Listings, Year-To-Date



Total Members/Subscribers

32,888

CLOSED SALES: MEDIAN PRICE, ALL COUNTIES

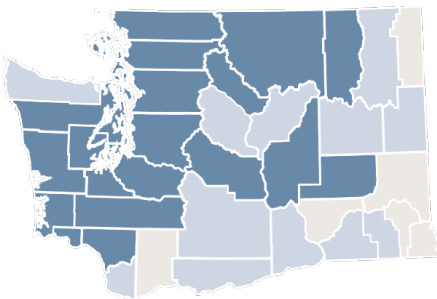
2019

\$425.0 K

2020

\$475.0 K

Residential and Condominium Listings, Year-To-Date



Counties

23

CLOSED SALES: TOTAL VOLUME, ALL COUNTIES

2019

\$49.0 B

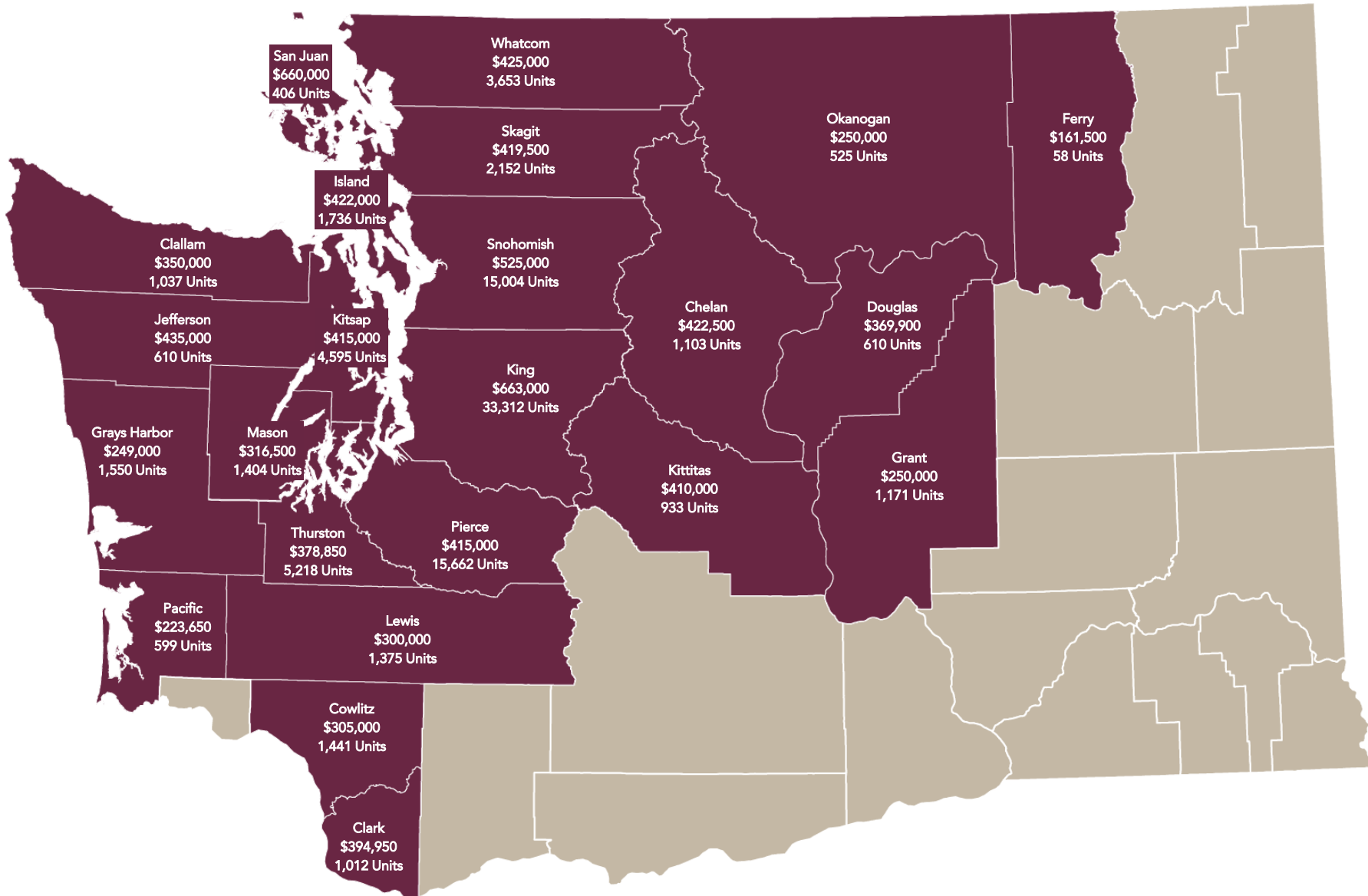
2020

\$56.2 B

Residential and Condominium Listings, Year-To-Date

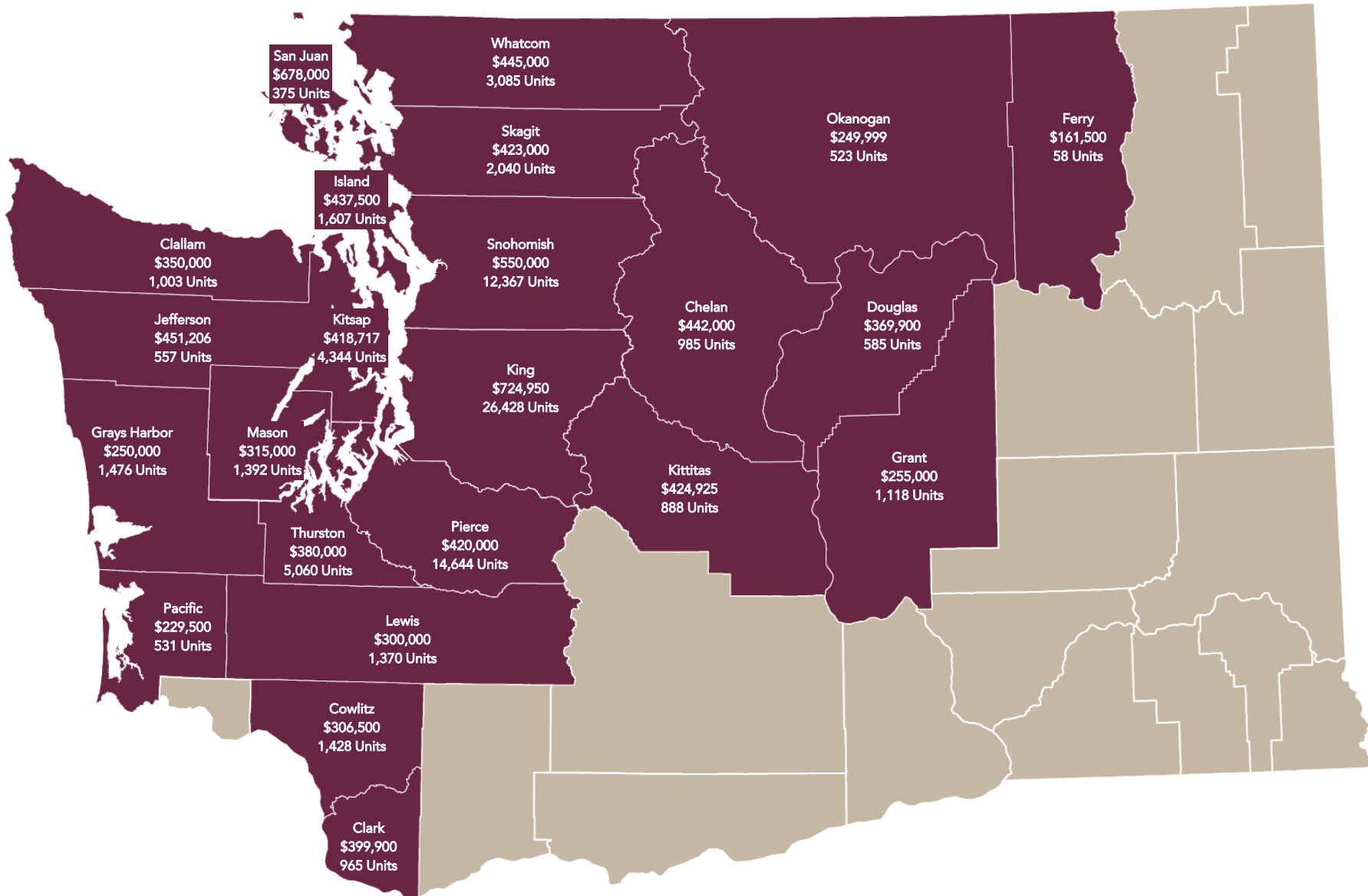
All Counties: Residential Homes & Condominiums

Closed Sales: Median Price & Units



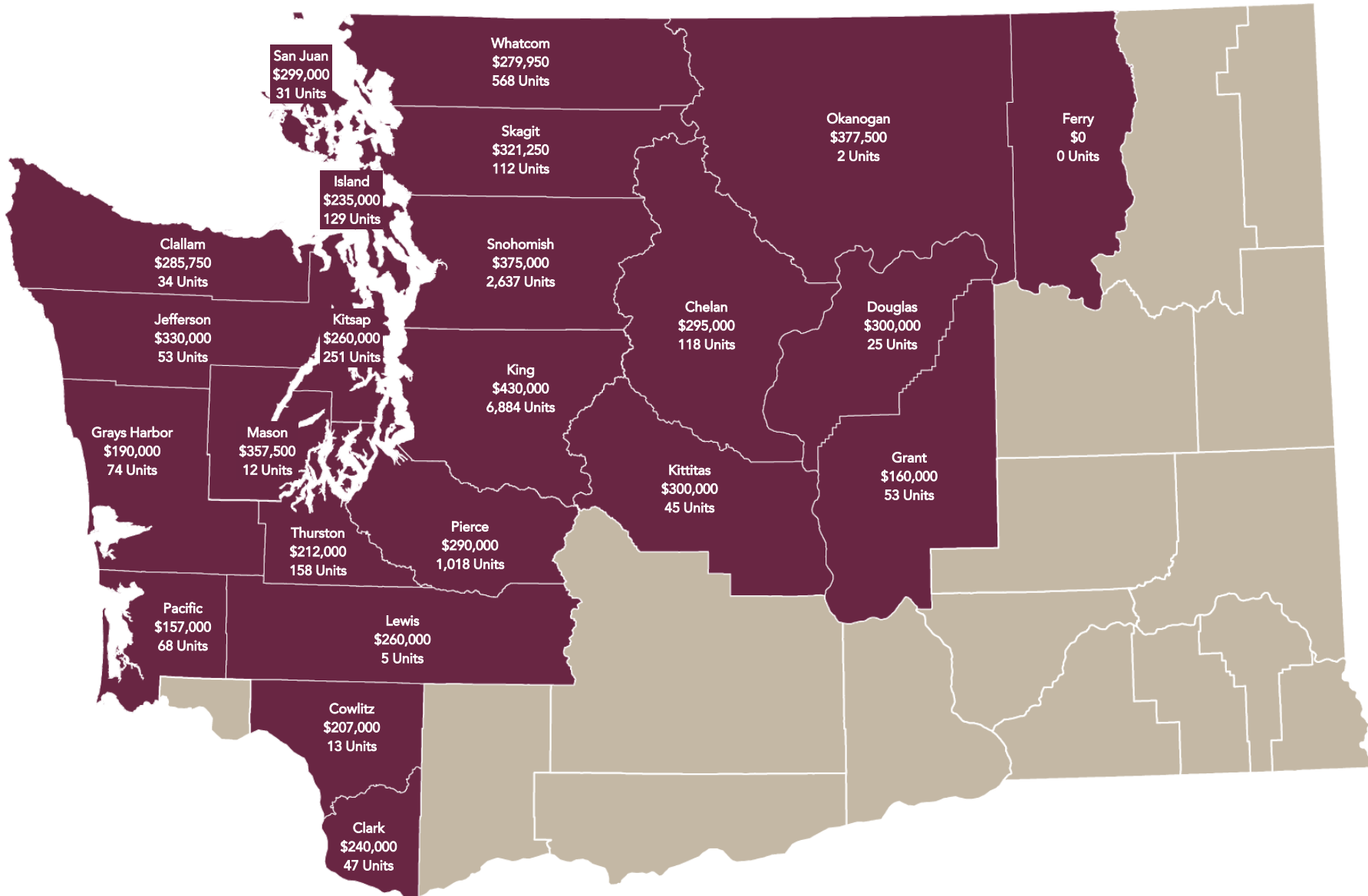
All Counties: Residential Homes Only

Closed Sales: Median Price & Units



All Counties: Condominiums Only

Closed Sales: Median Price & Units

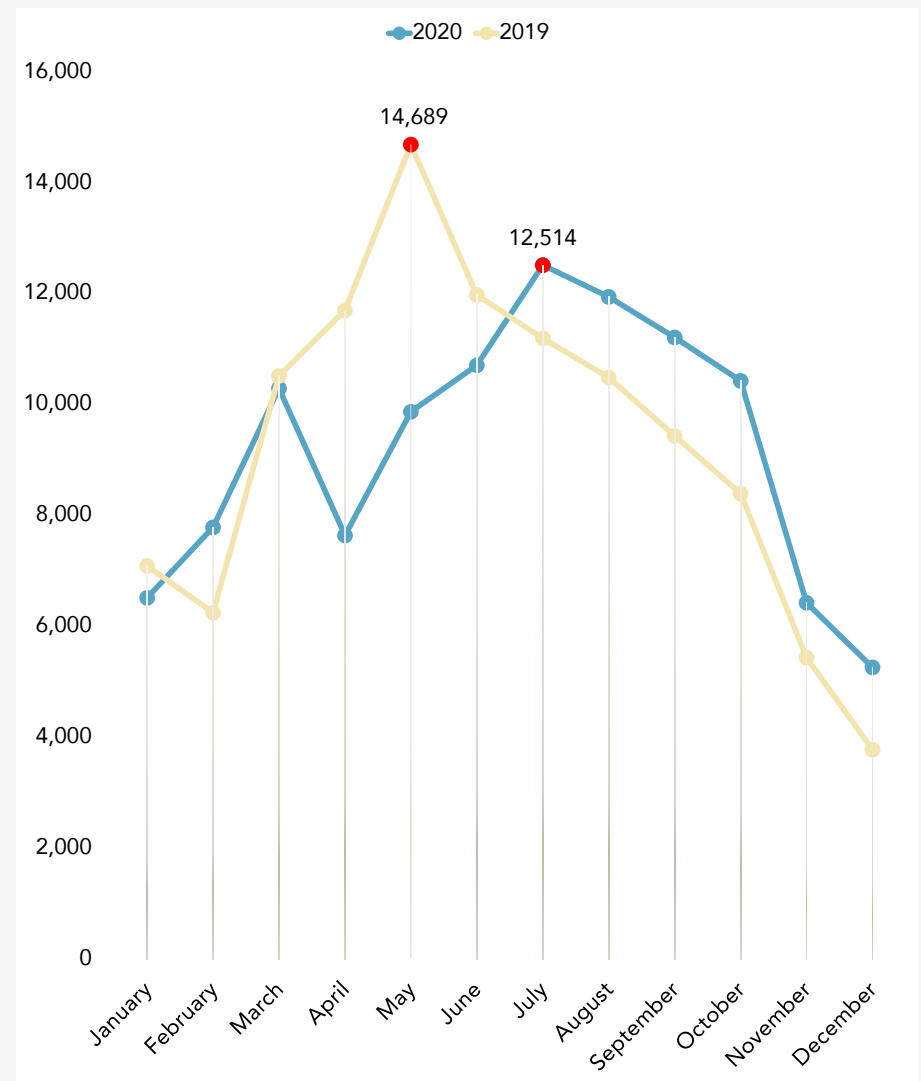


All Counties: Residential Homes and Condominiums

New Listings by Month

A comparison of new listings added in all counties 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	6,517	7,090	-8.08%
February	7,786	6,247	24.64%
March	10,291	10,516	-2.14%
April	7,641	11,697	-34.68%
May	9,871	14,689	-32.80%
June	10,709	11,977	-10.59%
July	12,514	11,193	11.80%
August	11,943	10,488	13.87%
September	11,210	9,435	18.81%
October	10,428	8,394	24.23%
November	6,425	5,437	18.17%
December	5,260	3,777	39.26%
Total	110,595	110,940	
% chg.	-0.31%		



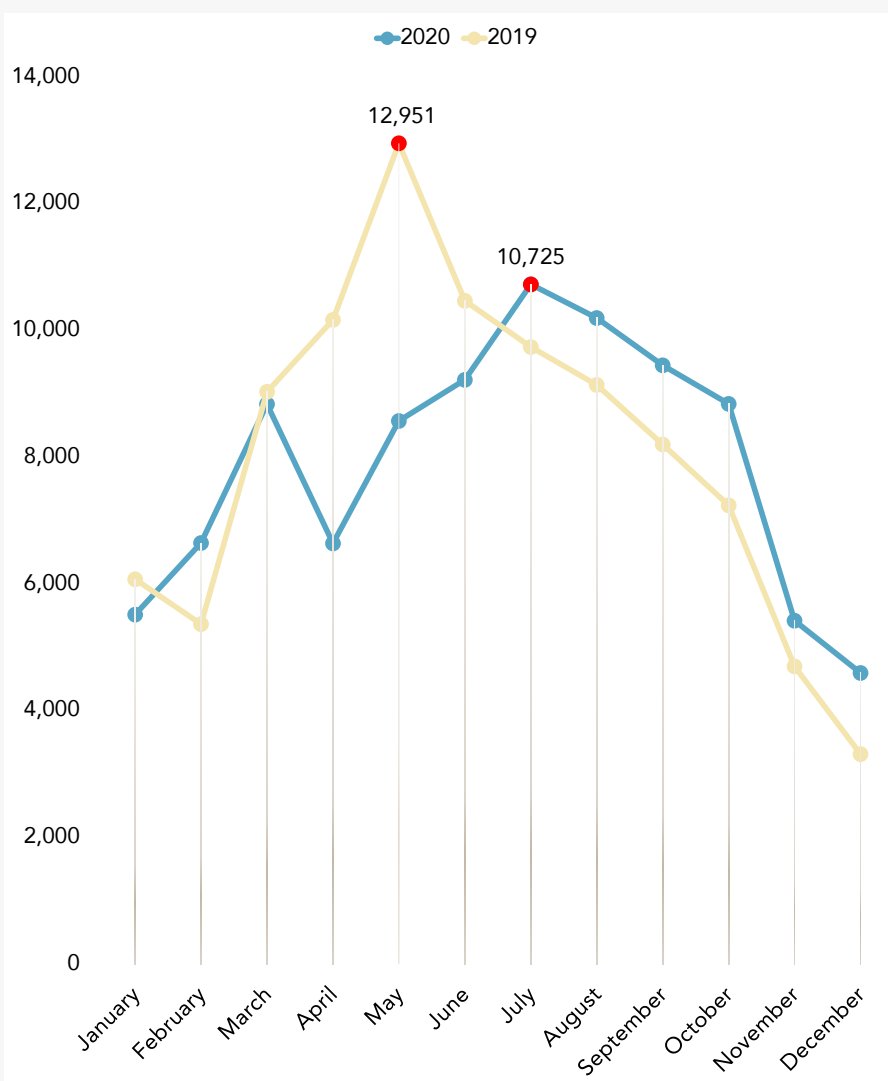
All Counties: Residential Homes Only

New Listings by Month

A comparison of new listings added in all counties 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	5,514	6,072	-9.19%
February	6,644	5,364	23.86%
March	8,836	9,029	-2.14%
April	6,639	10,166	-34.69%
May	8,570	12,951	-33.83%
June	9,220	10,467	-11.91%
July	10,725	9,736	10.16%
August	10,196	9,139	11.57%
September	9,448	8,199	15.23%
October	8,839	7,239	22.10%
November	5,420	4,698	15.37%
December	4,595	3,314	38.65%
Total	94,646	96,374	
% chg.	-1.79%		



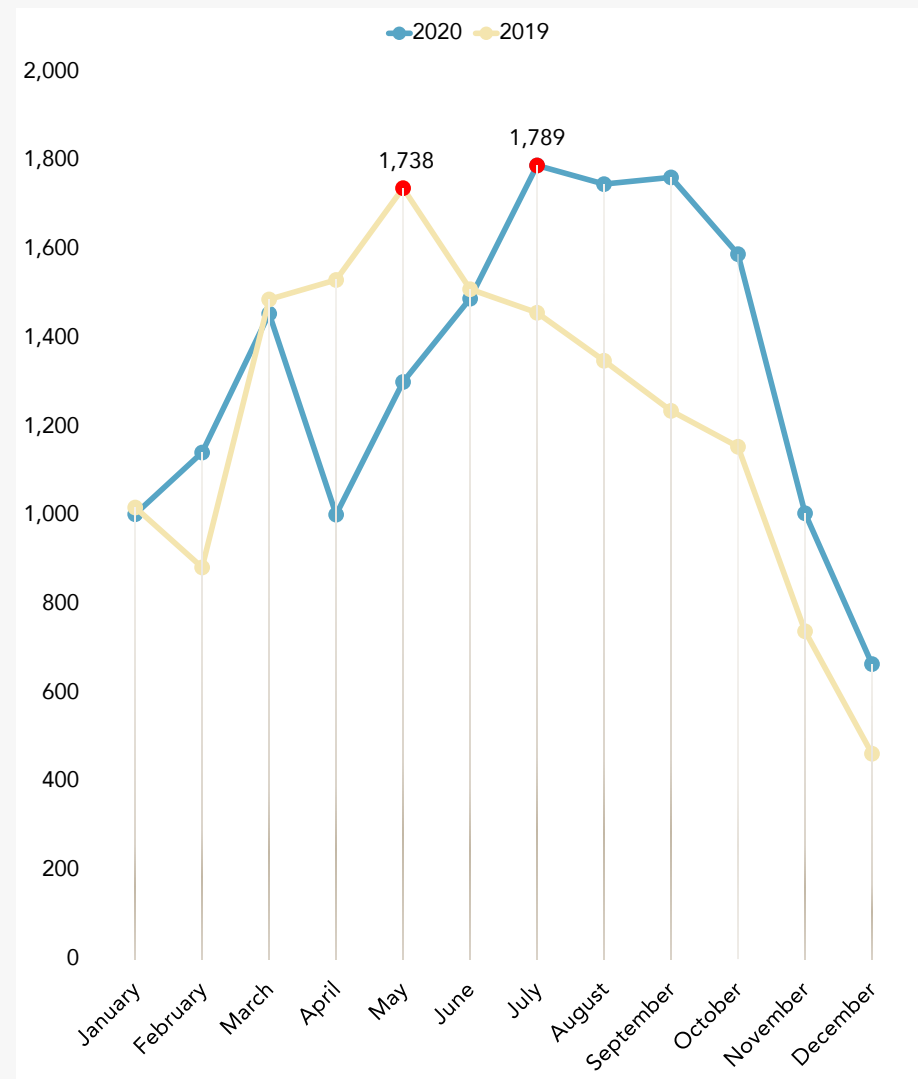
All Counties: Condominiums Only

New Listings by Month

A comparison of new listings added in all counties 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	1,003	1,018	-1.47%
February	1,142	883	29.33%
March	1,455	1,487	-2.15%
April	1,002	1,531	-34.55%
May	1,301	1,738	-25.14%
June	1,489	1,510	-1.39%
July	1,789	1,457	22.79%
August	1,747	1,349	29.50%
September	1,762	1,236	42.56%
October	1,589	1,155	37.58%
November	1,005	739	35.99%
December	665	463	43.63%
Total	15,949	14,566	
% chg.	9.49%		

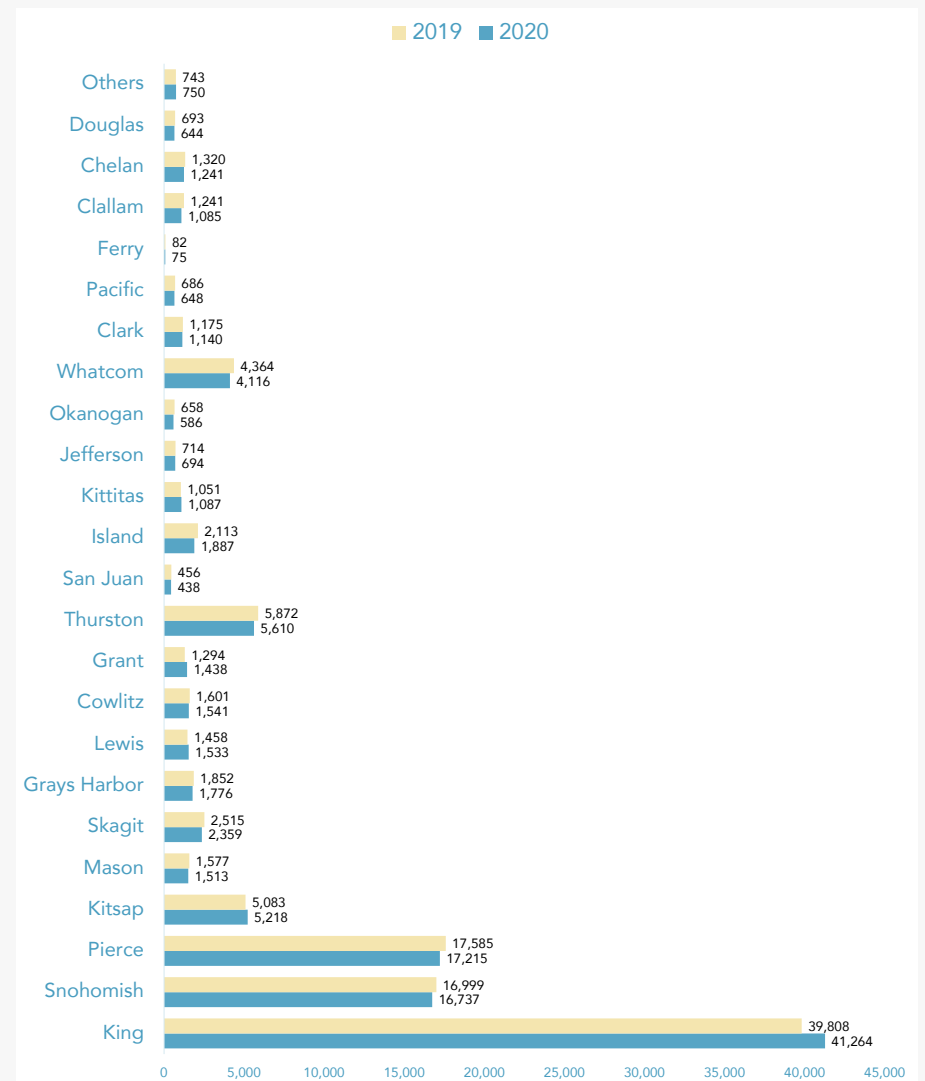


Residential Homes and Condominiums

New Listings by County

A comparison of new listings added in each county 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.
King	41,264	39,808	3.66%
Snohomish	16,737	16,999	-1.54%
Pierce	17,215	17,585	-2.10%
Kitsap	5,218	5,083	2.66%
Mason	1,513	1,577	-4.06%
Skagit	2,359	2,515	-6.20%
Grays Harbor	1,776	1,852	-4.10%
Lewis	1,533	1,458	5.14%
Cowlitz	1,541	1,601	-3.75%
Grant	1,438	1,294	11.13%
Thurston	5,610	5,872	-4.46%
San Juan	438	456	-3.95%
Island	1,887	2,113	-10.70%
Kittitas	1,087	1,051	3.43%
Jefferson	694	714	-2.80%
Okanogan	586	658	-10.94%
Whatcom	4,116	4,364	-5.68%
Clark	1,140	1,175	-2.98%
Pacific	648	686	-5.54%
Ferry	75	82	-8.54%
Clallam	1,085	1,241	-12.57%
Chelan	1,241	1,320	-5.98%
Douglas	644	693	-7.07%
Others	750	743	0.94%
Total	110,595	110,940	
% chg.	-0.31%		

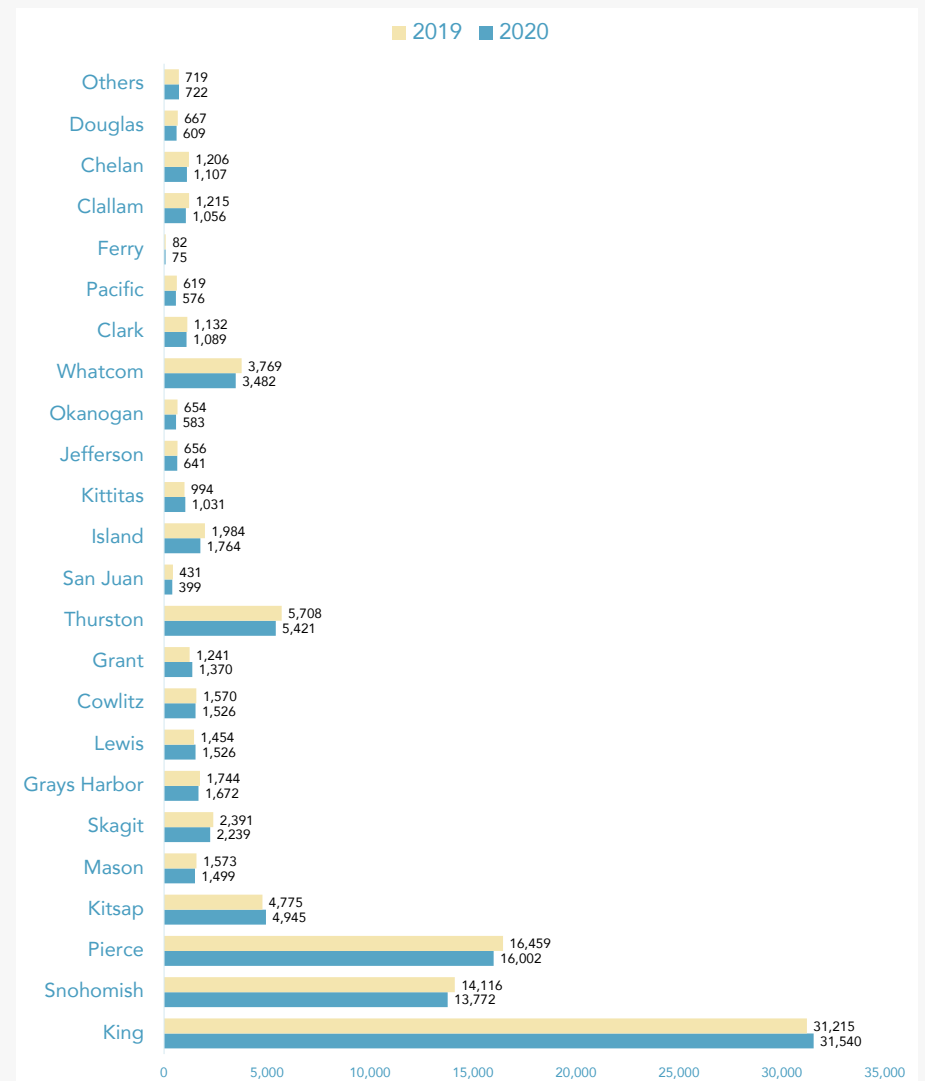


Residential Homes Only

New Listings by County

A comparison of new listings added in each county 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.
King	31,540	31,215	1.04%
Snohomish	13,772	14,116	-2.44%
Pierce	16,002	16,459	-2.78%
Kitsap	4,945	4,775	3.56%
Mason	1,499	1,573	-4.70%
Skagit	2,239	2,391	-6.36%
Grays Harbor	1,672	1,744	-4.13%
Lewis	1,526	1,454	4.95%
Cowlitz	1,526	1,570	-2.80%
Grant	1,370	1,241	10.39%
Thurston	5,421	5,708	-5.03%
San Juan	399	431	-7.42%
Island	1,764	1,984	-11.09%
Kittitas	1,031	994	3.72%
Jefferson	641	656	-2.29%
Okanogan	583	654	-10.86%
Whatcom	3,482	3,769	-7.61%
Clark	1,089	1,132	-3.80%
Pacific	576	619	-6.95%
Ferry	75	82	-8.54%
Clallam	1,056	1,215	-13.09%
Chelan	1,107	1,206	-8.21%
Douglas	609	667	-8.70%
Others	722	719	0.42%
Total	94,646	96,374	
% chg.	-1.79%		

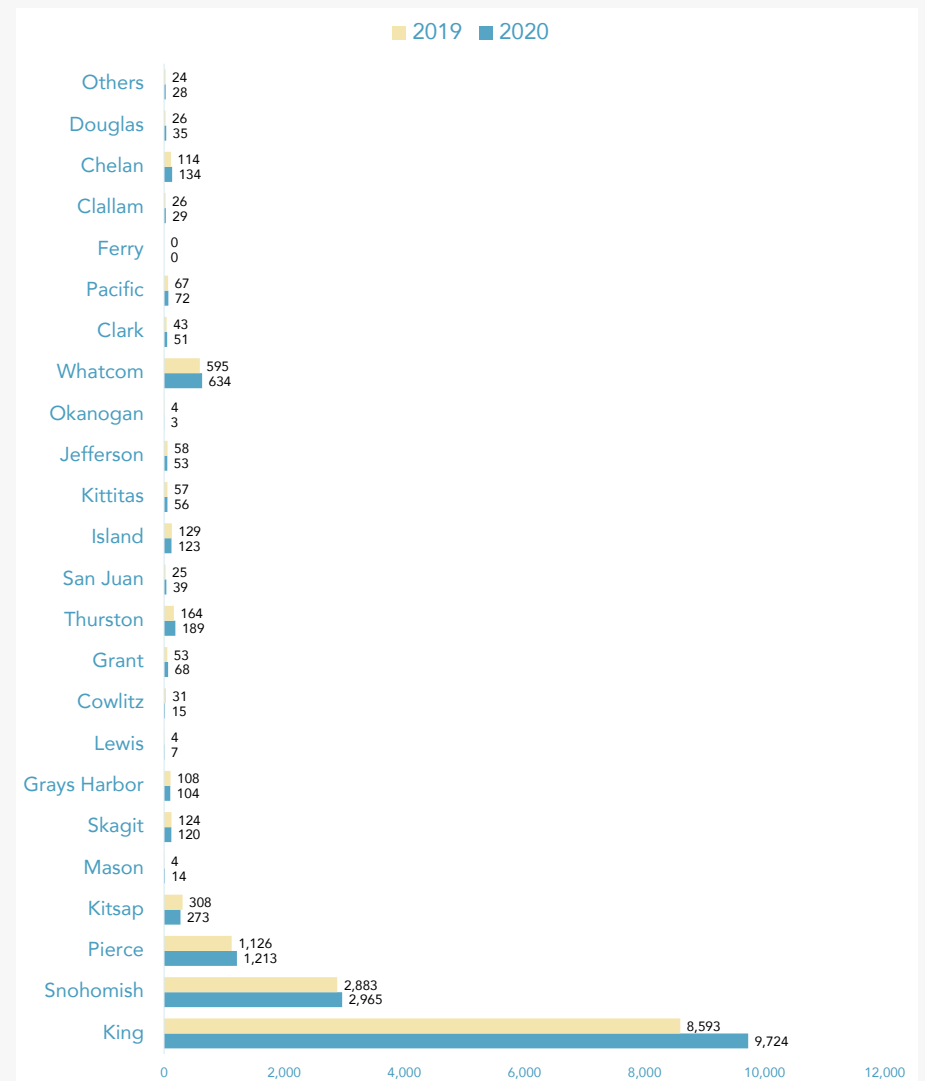


Condominiums Only

New Listings by County

A comparison of new listings added in each county 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.
King	9,724	8,593	13.16%
Snohomish	2,965	2,883	2.84%
Pierce	1,213	1,126	7.73%
Kitsap	273	308	-11.36%
Mason	14	4	250.00%
Skagit	120	124	-3.23%
Grays Harbor	104	108	-3.70%
Lewis	7	4	75.00%
Cowlitz	15	31	-51.61%
Grant	68	53	28.30%
Thurston	189	164	15.24%
San Juan	39	25	56.00%
Island	123	129	-4.65%
Kittitas	56	57	-1.75%
Jefferson	53	58	-8.62%
Okanogan	3	4	-25.00%
Whatcom	634	595	6.55%
Clark	51	43	18.60%
Pacific	72	67	7.46%
Ferry	0	0	0.00%
Clallam	29	26	11.54%
Chelan	134	114	17.54%
Douglas	35	26	34.62%
Others	28	24	16.67%
Total	15,949	14,566	
% chg.	9.49%		

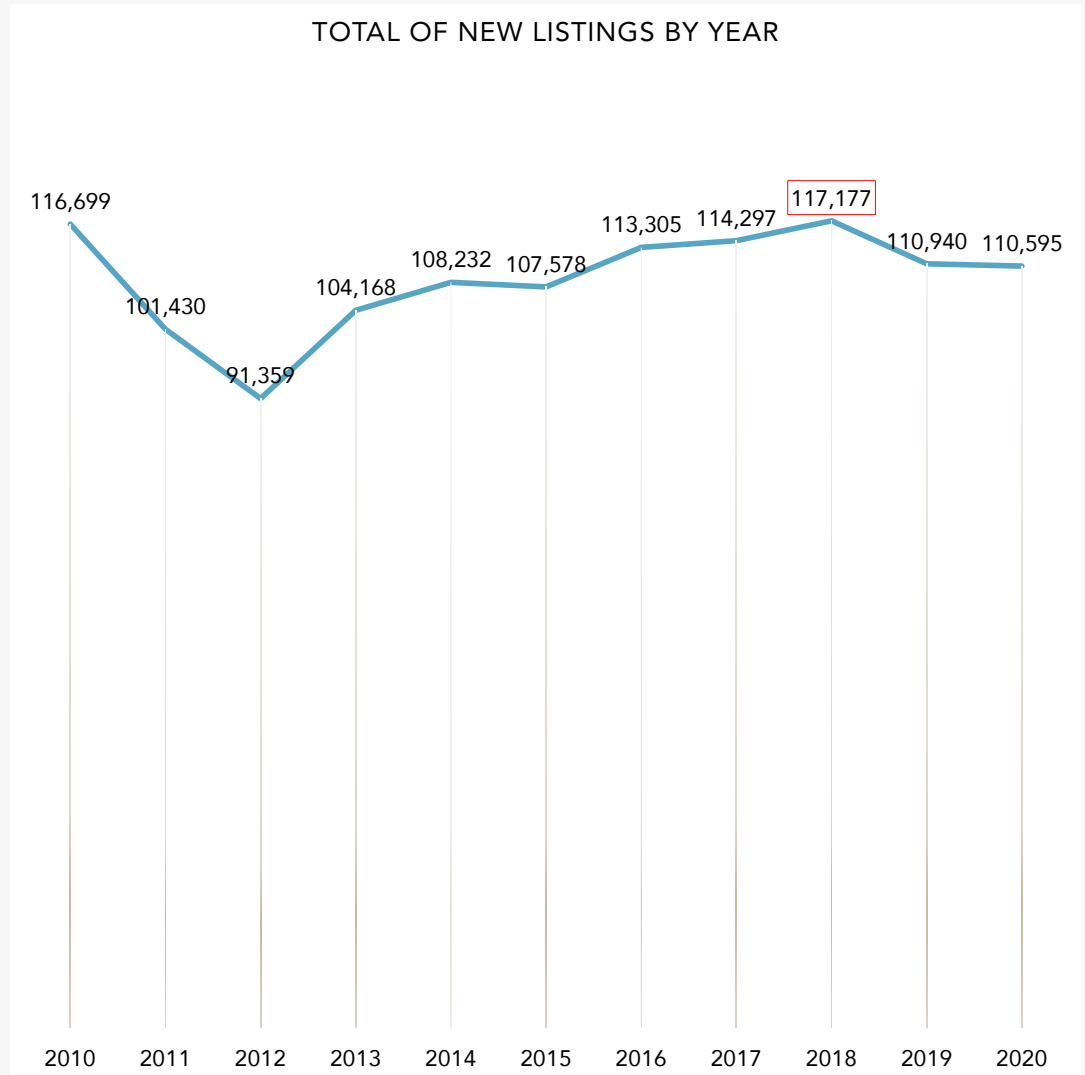


All Counties: Residential Homes and Condominiums

New Listings by Year

A comparison of new listings added each year since 2010, for residential homes & condominiums.
New Listings: Property added to inventory during the reporting period (included in active listing totals).

	Total	Avg./Mo.
2010	116,699	9,725
2011	101,430	8,453
2012	91,359	7,613
2013	104,168	8,681
2014	108,232	9,019
2015	107,578	8,965
2016	113,305	9,442
2017	114,297	9,525
2018	117,177	9,765
2019	110,940	9,245
2020	110,595	9,216

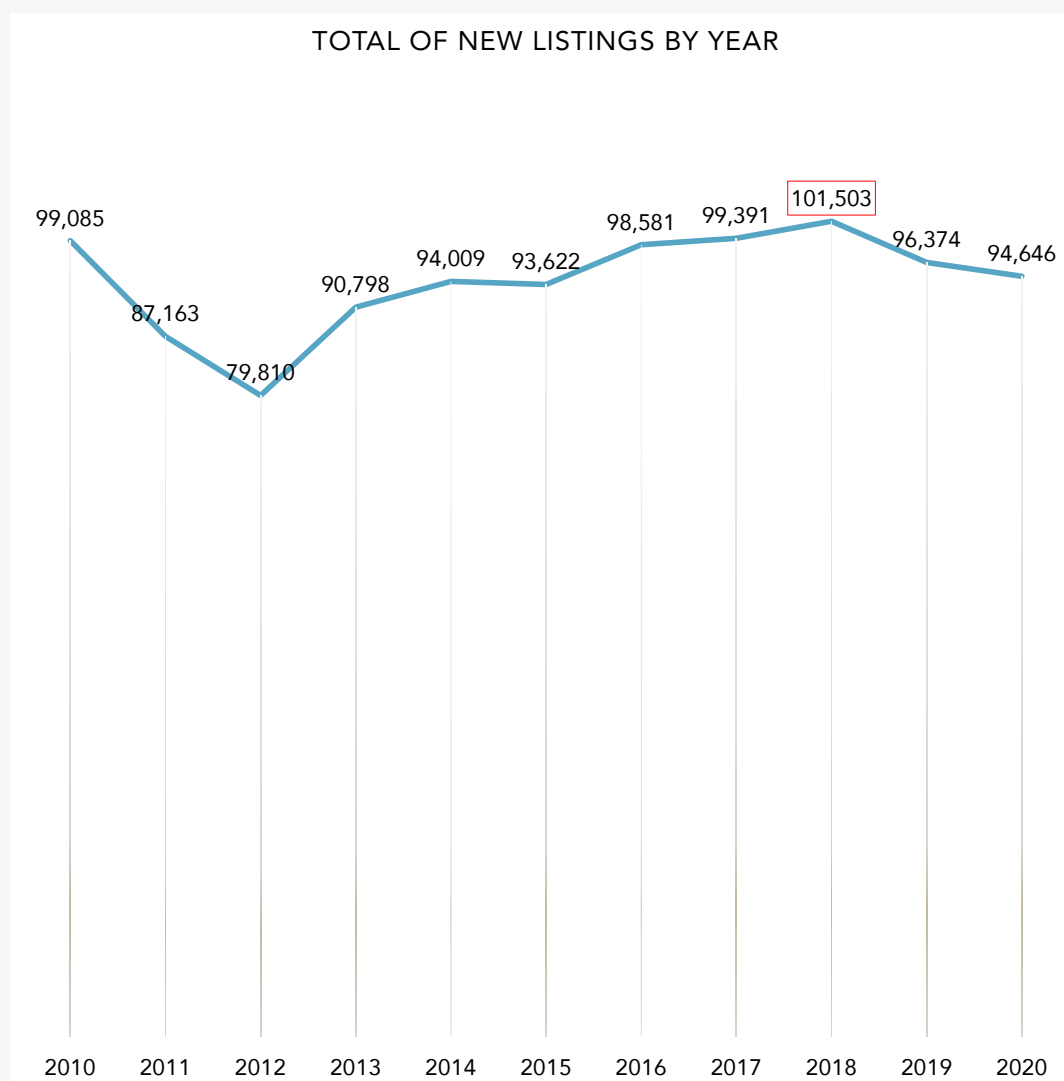


All Counties: Residential Homes Only

New Listings by Year

A comparison of new listings added each year since 2010, for residential homes only.
New Listings: Property added to inventory during the reporting period (included in active listing totals).

	Total	Avg./Mo.
2010	99,085	8,257
2011	87,163	7,264
2012	79,810	6,651
2013	90,798	7,567
2014	94,009	7,834
2015	93,622	7,802
2016	98,581	8,215
2017	99,391	8,283
2018	101,503	8,459
2019	96,374	8,031
2020	94,646	7,887

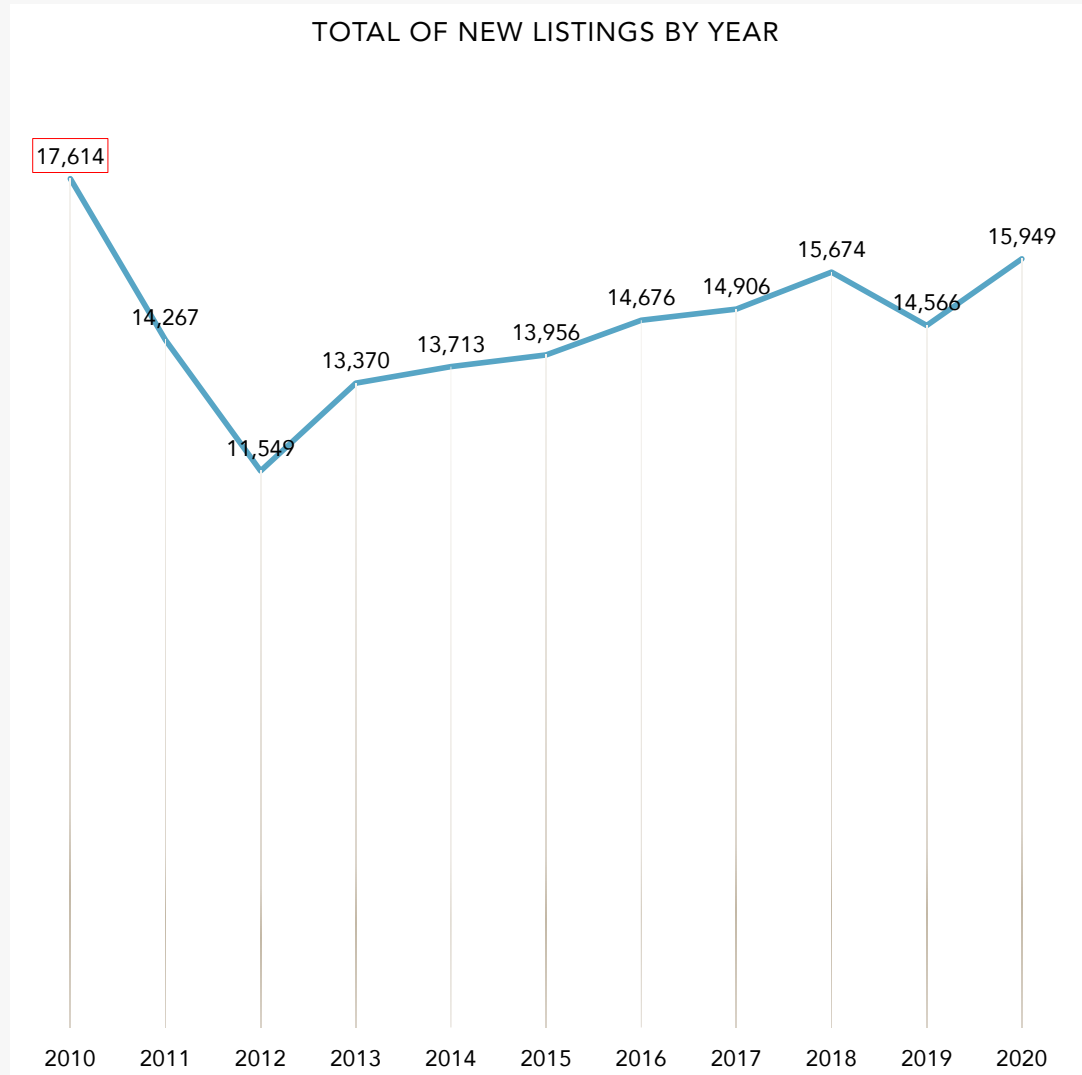


All Counties: Condominiums Only

New Listings by Year

A comparison of new listings added each year since 2010, for condominiums only.
New Listings: Property added to inventory during the reporting period (included in active listing totals).

	Total	Avg./Mo.
2010	17,614	1,468
2011	14,267	1,189
2012	11,549	962
2013	13,370	1,114
2014	13,713	1,143
2015	13,956	1,163
2016	14,676	1,223
2017	14,906	1,242
2018	15,674	1,306
2019	14,566	1,214
2020	15,949	1,329



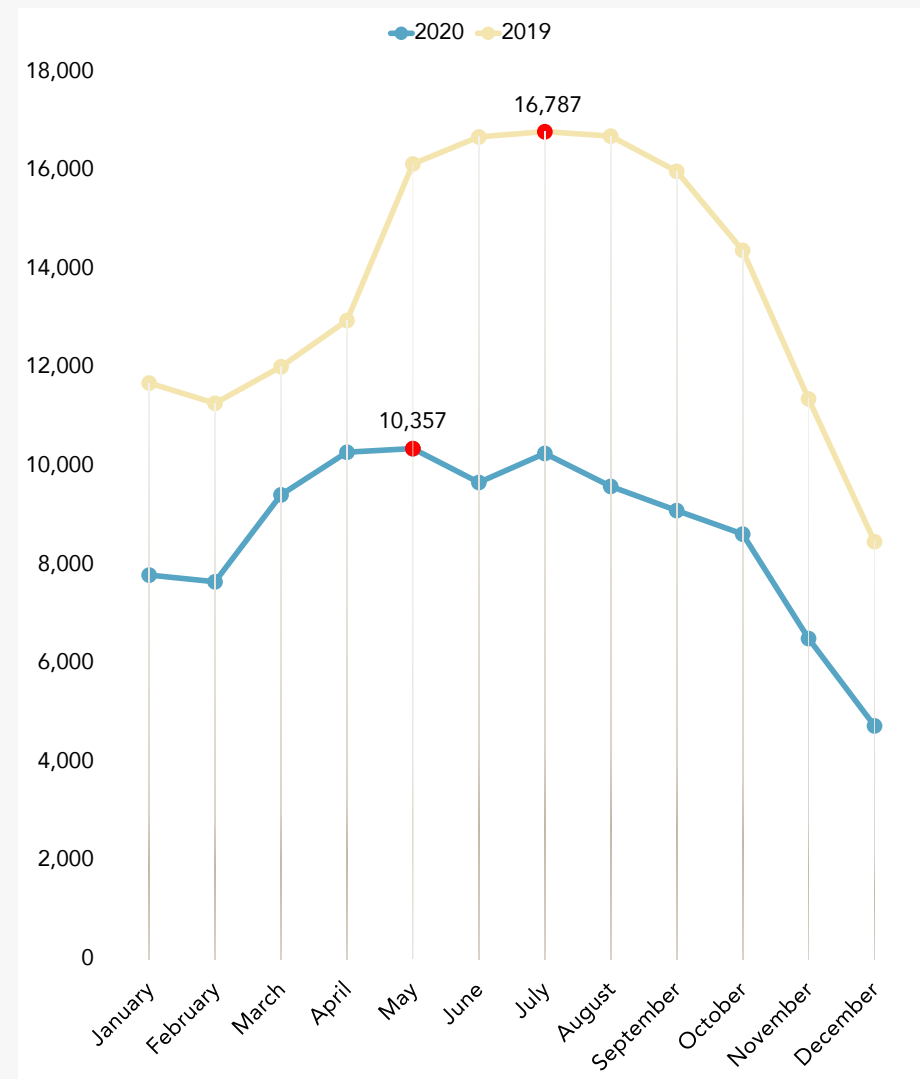
All Counties: Residential Homes and Condominiums

Active Listings by Month

A comparison of active listings in all counties each month this year vs. last year, for residential homes & condominiums.

Active Listings: Inventory on market.

	2020	2019	% chg.
January	7,791	11,687	-33.34%
February	7,655	11,275	-32.11%
March	9,418	12,017	-21.63%
April	10,282	12,955	-20.63%
May	10,357	16,133	-35.80%
June	9,670	16,680	-42.03%
July	10,259	16,787	-38.89%
August	9,591	16,697	-42.56%
September	9,099	15,982	-43.07%
October	8,623	14,379	-40.03%
November	6,505	11,366	-42.77%
December	4,732	8,469	-44.13%
Total	103,982	164,427	
% chg.	-36.76%		

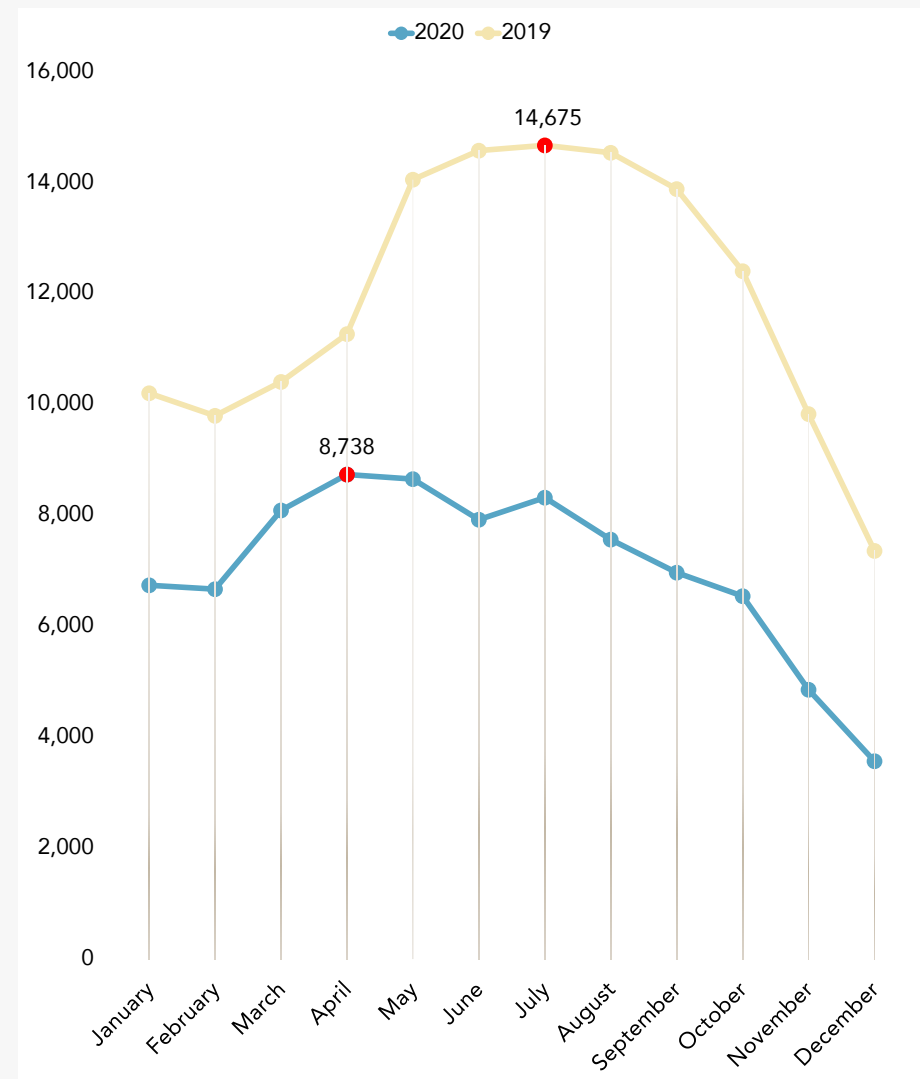


All Counties: Residential Homes Only

Active Listings by Month

A comparison of active listings in all counties each month this year vs. last year, for residential homes only.
Active Listings: Inventory on market.

	2020	2019	% chg.
January	6,740	10,205	-33.95%
February	6,671	9,797	-31.91%
March	8,092	10,407	-22.24%
April	8,738	11,270	-22.47%
May	8,655	14,056	-38.42%
June	7,925	14,579	-45.64%
July	8,322	14,675	-43.29%
August	7,566	14,541	-47.97%
September	6,970	13,885	-49.80%
October	6,544	12,406	-47.25%
November	4,858	9,828	-50.57%
December	3,568	7,362	-51.53%
Total	84,649	143,011	
% chg.	-40.81%		



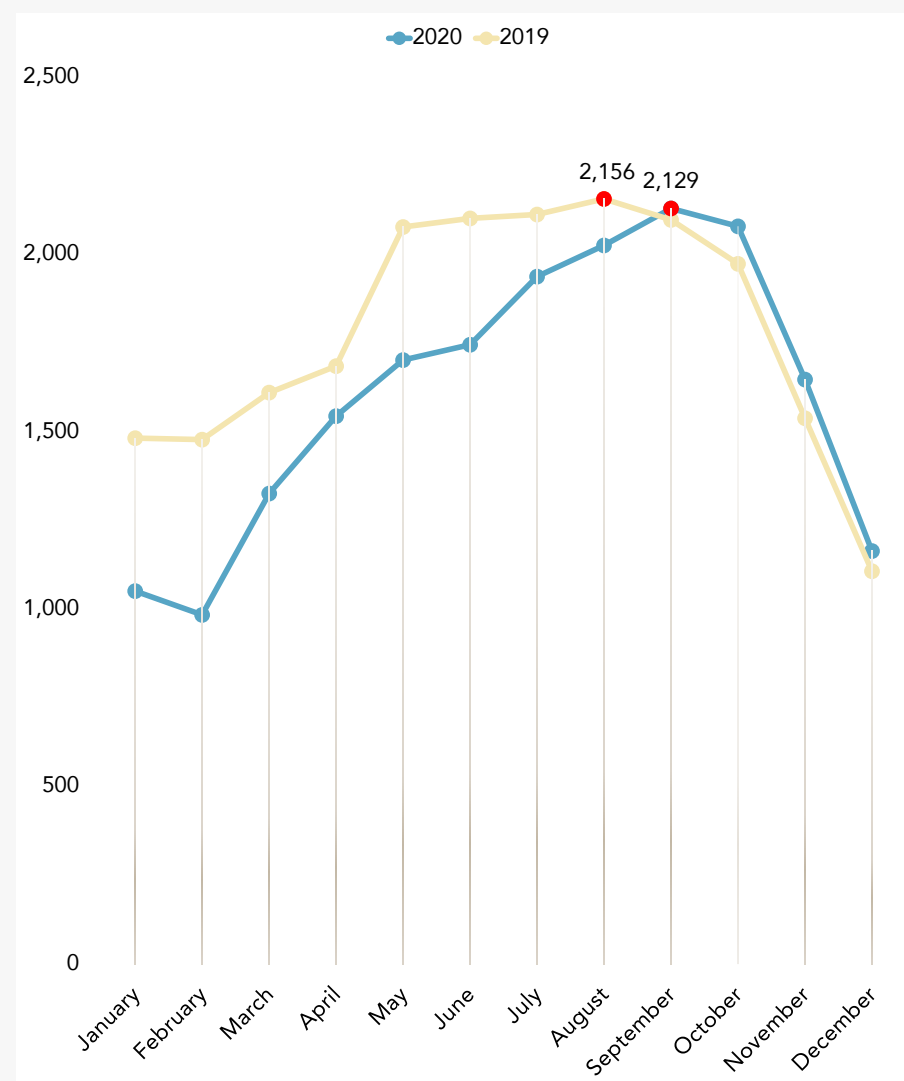
All Counties: Condominiums Only

Active Listings by Month

A comparison of active listings in all counties each month this year vs. last year, for condominiums only.

Active Listings: Inventory on market.

	2020	2019	% chg.
January	1,051	1,482	-29.08%
February	984	1,478	-33.42%
March	1,326	1,610	-17.64%
April	1,544	1,685	-8.37%
May	1,702	2,077	-18.05%
June	1,745	2,101	-16.94%
July	1,937	2,112	-8.29%
August	2,025	2,156	-6.08%
September	2,129	2,097	1.53%
October	2,079	1,973	5.37%
November	1,647	1,538	7.09%
December	1,164	1,107	5.15%
Total	19,333	21,416	
% chg.	-9.73%		



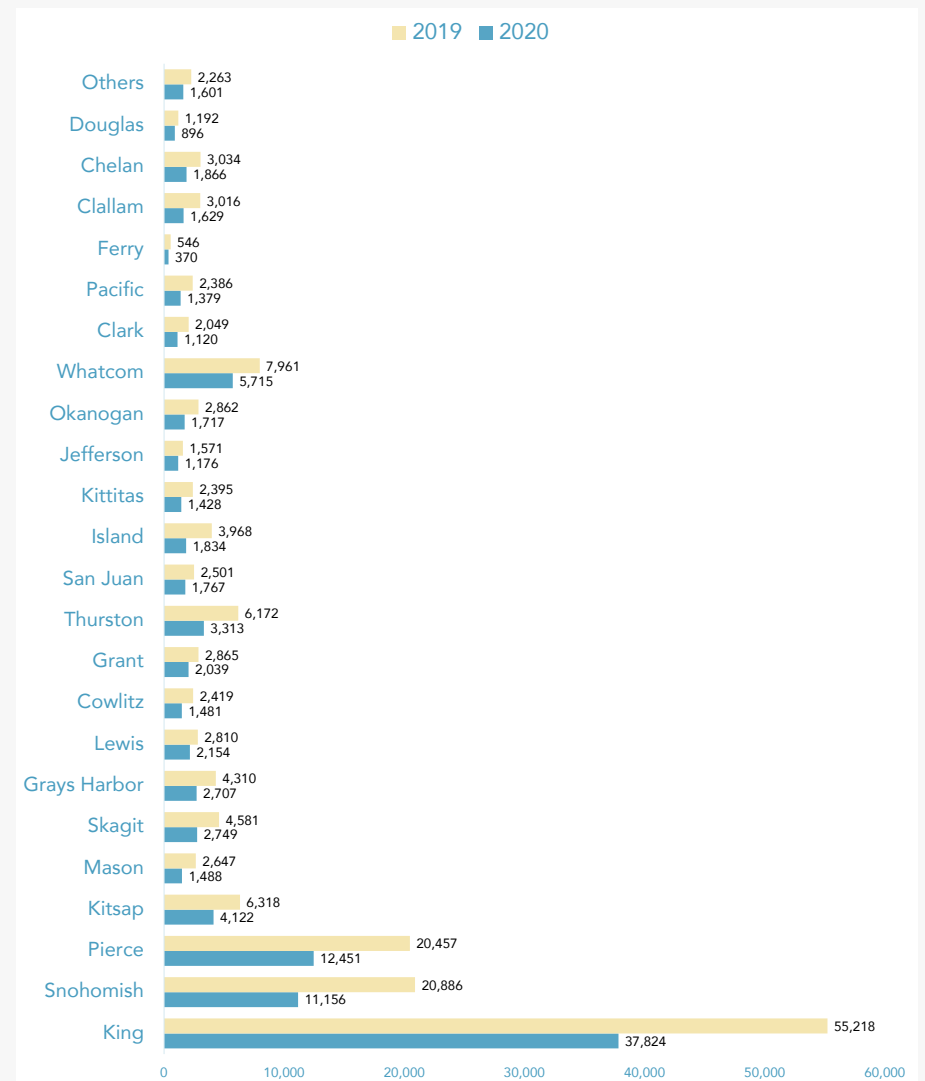
Residential Homes and Condominiums

Active Listings by County

A comparison of active listings in each county this year vs. last year, for residential homes & condominiums.

Active Listings: Inventory on market.

	2020	2019	% chg.
King	37,824	55,218	-31.50%
Snohomish	11,156	20,886	-46.59%
Pierce	12,451	20,457	-39.14%
Kitsap	4,122	6,318	-34.76%
Mason	1,488	2,647	-43.79%
Skagit	2,749	4,581	-39.99%
Grays Harbor	2,707	4,310	-37.19%
Lewis	2,154	2,810	-23.35%
Cowlitz	1,481	2,419	-38.78%
Grant	2,039	2,865	-28.83%
Thurston	3,313	6,172	-46.32%
San Juan	1,767	2,501	-29.35%
Island	1,834	3,968	-53.78%
Kittitas	1,428	2,395	-40.38%
Jefferson	1,176	1,571	-25.14%
Okanogan	1,717	2,862	-40.01%
Whatcom	5,715	7,961	-28.21%
Clark	1,120	2,049	-45.34%
Pacific	1,379	2,386	-42.20%
Ferry	370	546	-32.23%
Clallam	1,629	3,016	-45.99%
Chelan	1,866	3,034	-38.50%
Douglas	896	1,192	-24.83%
Others	1,601	2,263	-29.25%
Total	103,982	164,427	
% chg.	-36.76%		

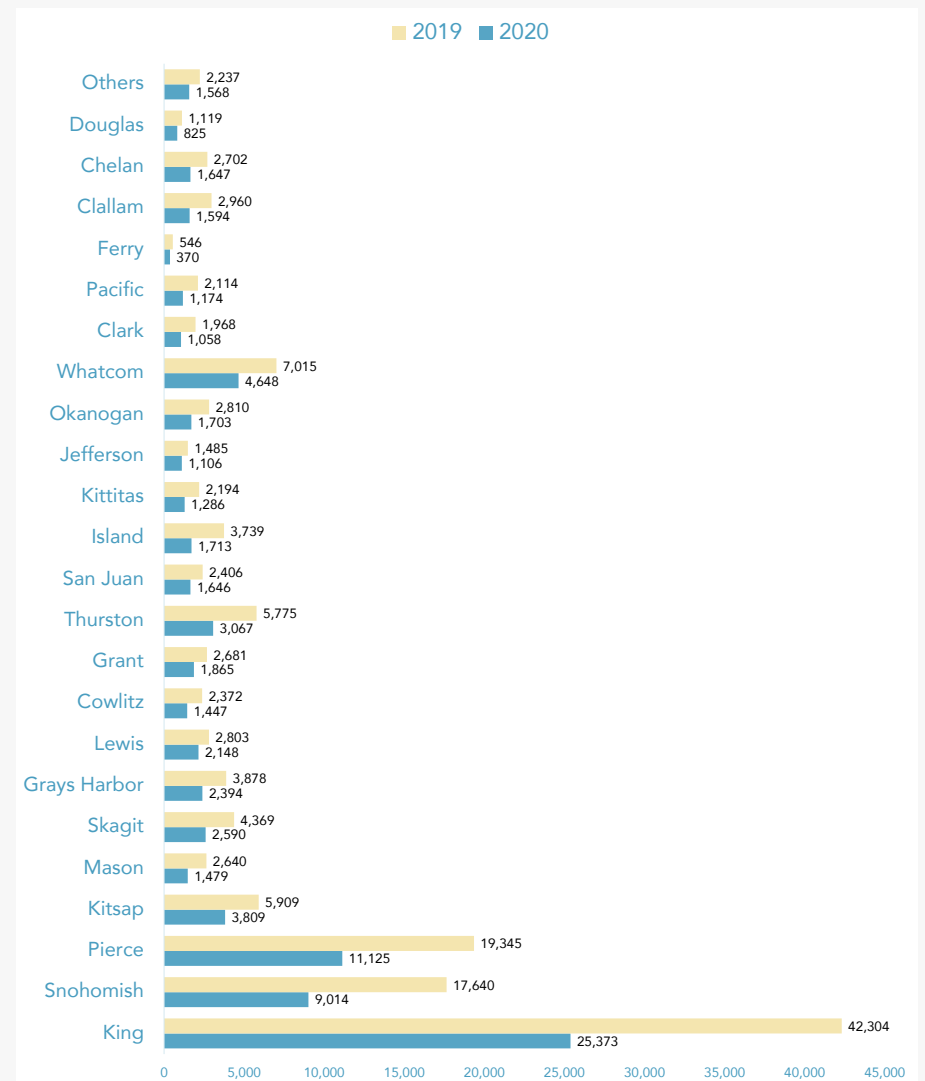


Residential Homes Only

Active Listings by County

A comparison of active listings in each county this year vs. last year, for residential homes only.
Active Listings: Inventory on market.

	2020	2019	% chg.
King	25,373	42,304	-40.02%
Snohomish	9,014	17,640	-48.90%
Pierce	11,125	19,345	-42.49%
Kitsap	3,809	5,909	-35.54%
Mason	1,479	2,640	-43.98%
Skagit	2,590	4,369	-40.72%
Grays Harbor	2,394	3,878	-38.27%
Lewis	2,148	2,803	-23.37%
Cowlitz	1,447	2,372	-39.00%
Grant	1,865	2,681	-30.44%
Thurston	3,067	5,775	-46.89%
San Juan	1,646	2,406	-31.59%
Island	1,713	3,739	-54.19%
Kittitas	1,286	2,194	-41.39%
Jefferson	1,106	1,485	-25.52%
Okanogan	1,703	2,810	-39.40%
Whatcom	4,648	7,015	-33.74%
Clark	1,058	1,968	-46.24%
Pacific	1,174	2,114	-44.47%
Ferry	370	546	-32.23%
Clallam	1,594	2,960	-46.15%
Chelan	1,647	2,702	-39.05%
Douglas	825	1,119	-26.27%
Others	1,568	2,237	-29.91%
Total	84,649	143,011	
% chg.	-40.81%		

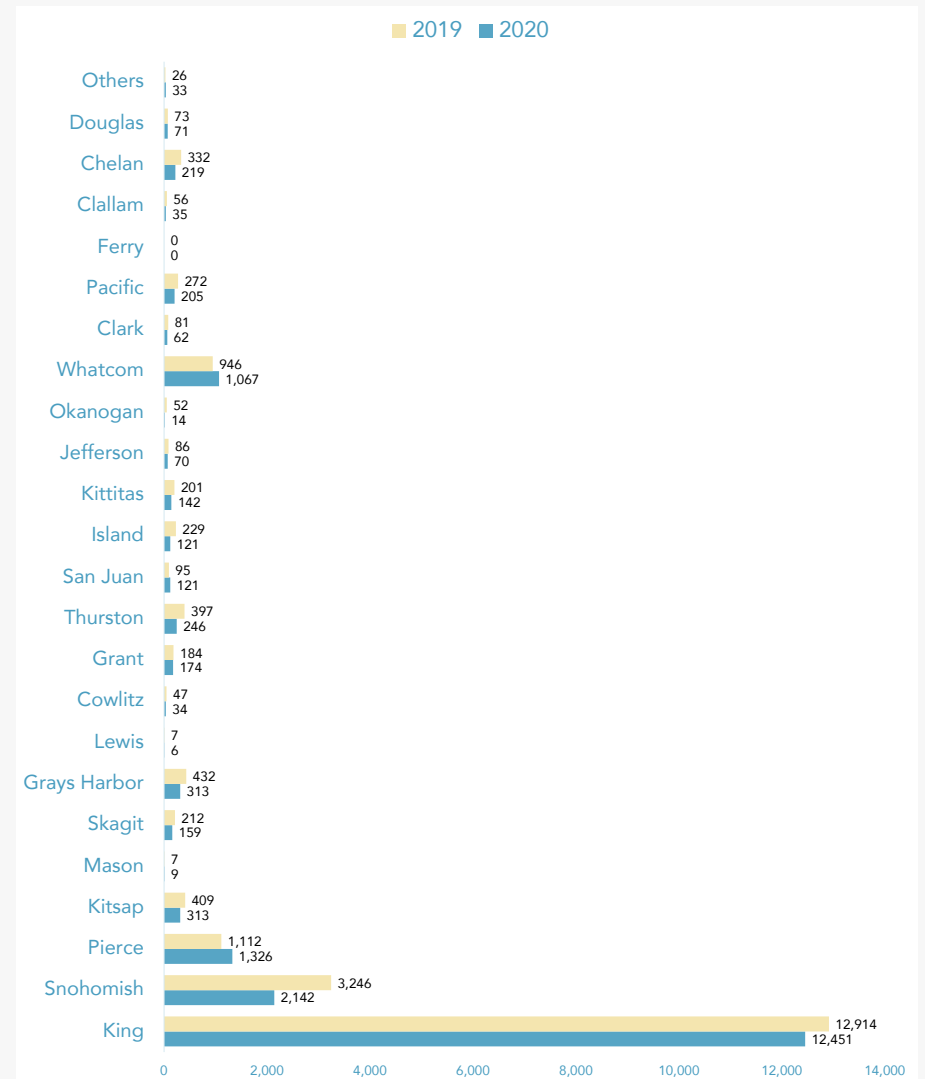


Condominiums Homes Only

Active Listings by County

A comparison of active listings in each county this year vs. last year, for condominiums only.
Active Listings: Inventory on market.

	2020	2019	% chg.
King	12,451	12,914	-3.59%
Snohomish	2,142	3,246	-34.01%
Pierce	1,326	1,112	19.24%
Kitsap	313	409	-23.47%
Mason	9	7	28.57%
Skagit	159	212	-25.00%
Grays Harbor	313	432	-27.55%
Lewis	6	7	-14.29%
Cowlitz	34	47	-27.66%
Grant	174	184	-5.43%
Thurston	246	397	-38.04%
San Juan	121	95	27.37%
Island	121	229	-47.16%
Kittitas	142	201	-29.35%
Jefferson	70	86	-18.60%
Okanogan	14	52	-73.08%
Whatcom	1,067	946	12.79%
Clark	62	81	-23.46%
Pacific	205	272	-24.63%
Ferry	0	0	0.00%
Clallam	35	56	-37.50%
Chelan	219	332	-34.04%
Douglas	71	73	-2.74%
Others	33	26	26.92%
Total	19,333	21,416	
% chg.	-9.73%		

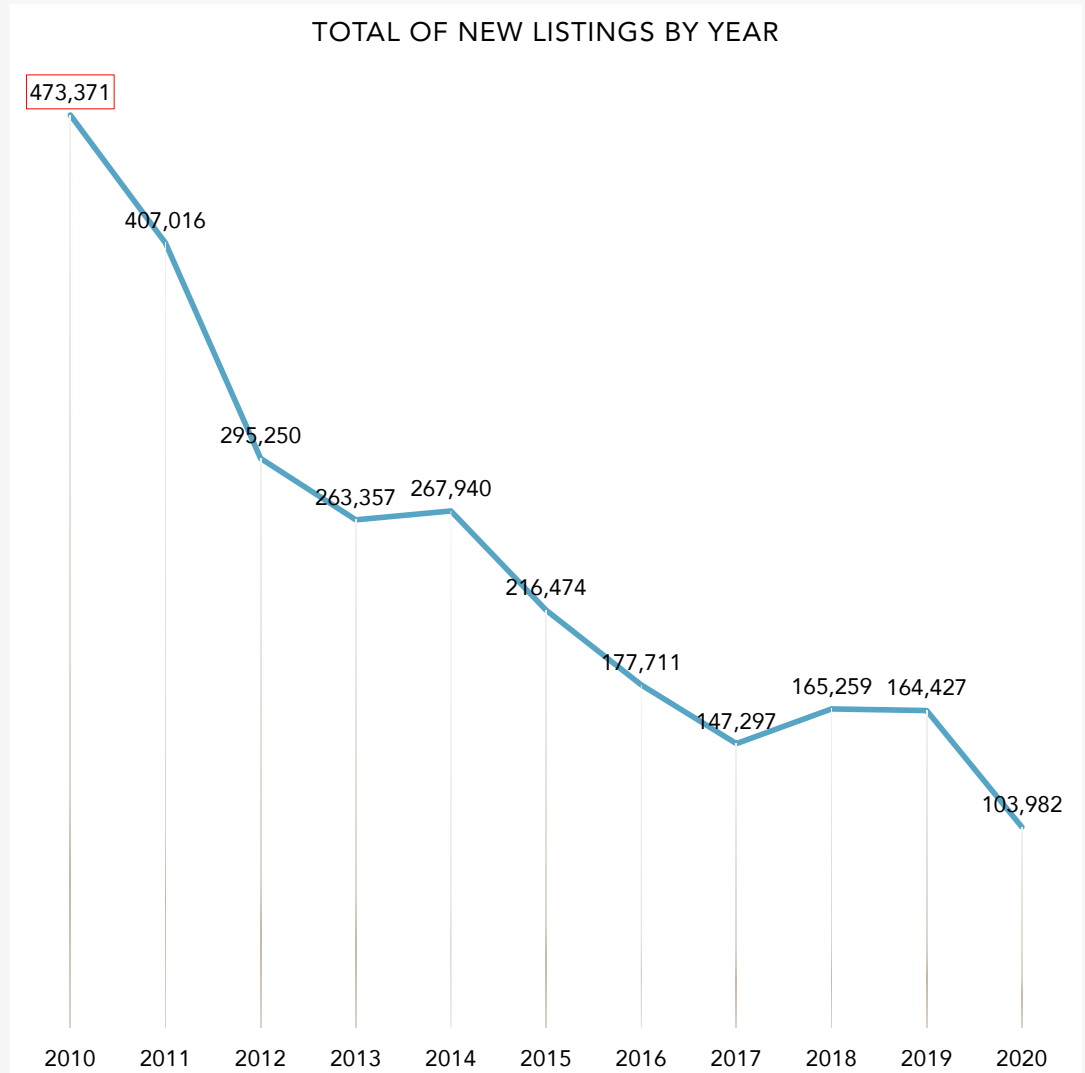


All Counties: Residential Homes and Condominiums

Active Listings by Year

A comparison of active listings each year since 2010, for residential homes & condominiums.
Active Listings: Inventory on market.

	Total	Avg./Mo.
2010	473,371	39,448
2011	407,016	33,918
2012	295,250	24,604
2013	263,357	21,946
2014	267,940	22,328
2015	216,474	18,040
2016	177,711	14,809
2017	147,297	12,275
2018	165,259	13,772
2019	164,427	13,702
2020	103,982	8,665

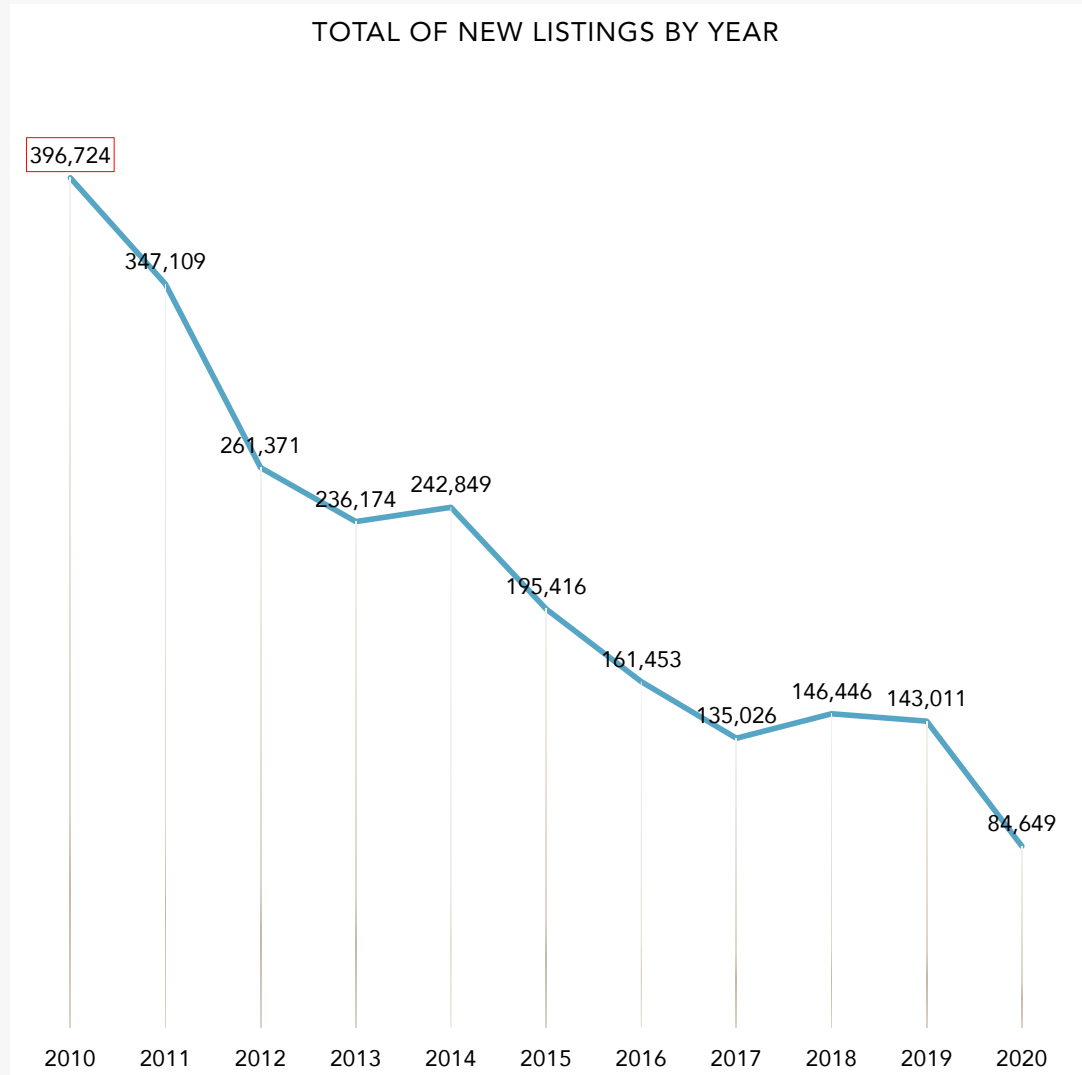


All Counties: Residential Homes Only

Active Listings by Year

A comparison of active listings each year since 2010, for residential homes only.
Active Listings: Inventory on market.

	Total	Avg./Mo.
2010	396,724	33,060
2011	347,109	28,926
2012	261,371	21,781
2013	236,174	19,681
2014	242,849	20,237
2015	195,416	16,285
2016	161,453	13,454
2017	135,026	11,252
2018	146,446	12,204
2019	143,011	11,918
2020	84,649	7,054

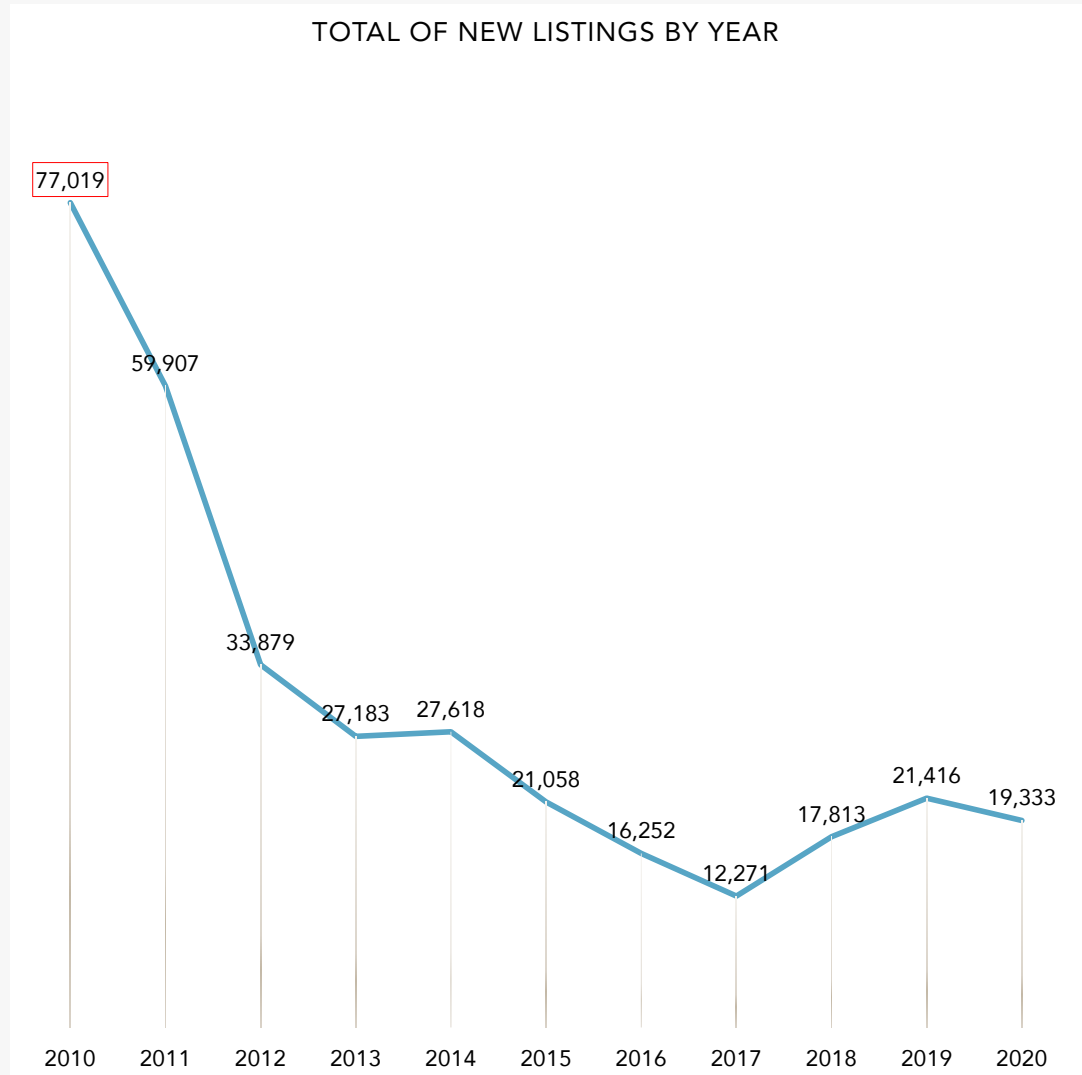


All Counties: Condominiums Only

Active Listings by Year

A comparison of active listings each year since 2010, for condominiums only.
Active Listings: Inventory on market.

	Total	Avg./Mo.
2010	77,019	6,418
2011	59,907	4,992
2012	33,879	2,823
2013	27,183	2,265
2014	27,618	2,302
2015	21,058	1,755
2016	16,252	1,354
2017	12,271	1,023
2018	17,813	1,484
2019	21,416	1,785
2020	19,333	1,611



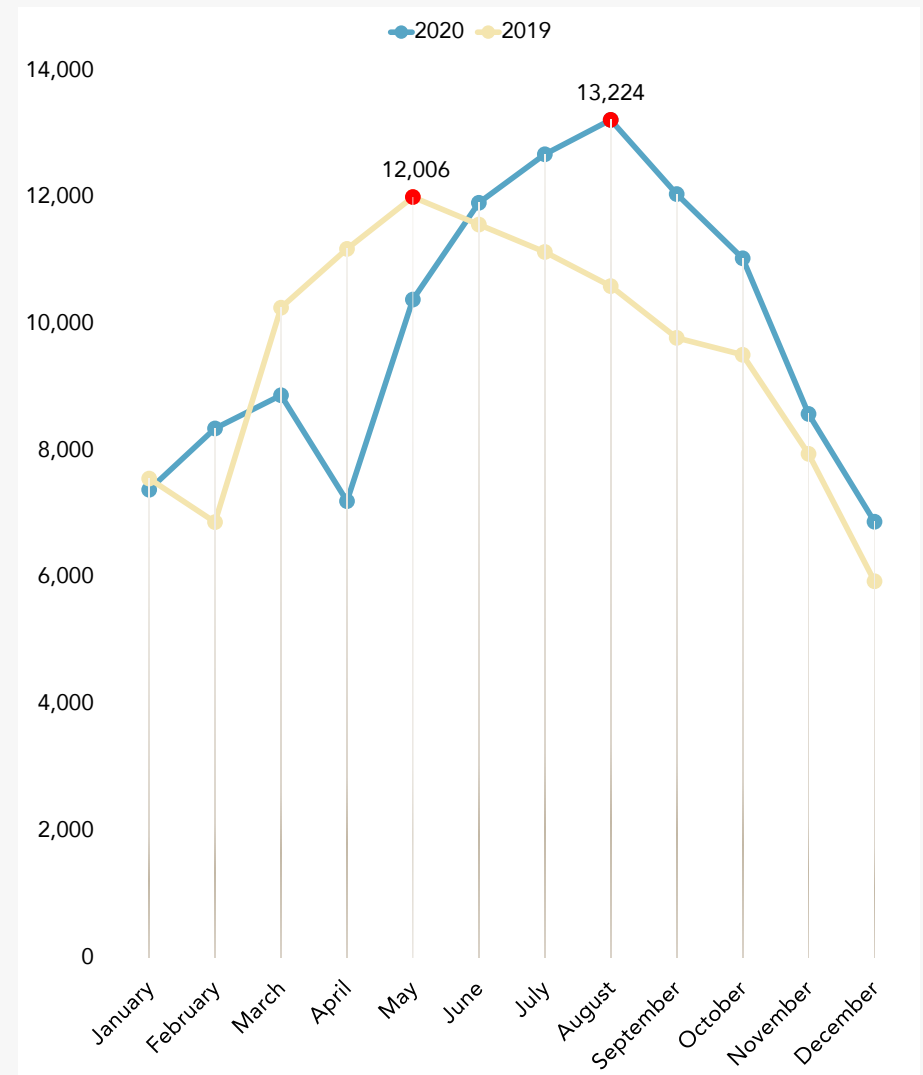
All Counties: Residential Homes and Condominiums

Pending Sales by Month

A comparison of the number of pending sales in all counties 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	7,388	7,564	-2.33%
February	8,355	6,878	21.47%
March	8,880	10,261	-13.46%
April	7,207	11,188	-35.58%
May	10,389	12,006	-13.47%
June	11,916	11,573	2.96%
July	12,682	11,139	13.85%
August	13,224	10,602	24.73%
September	12,053	9,785	23.18%
October	11,039	9,517	15.99%
November	8,584	7,954	7.92%
December	6,883	5,943	15.82%
Total	118,600	114,410	
% chg.	3.66%		



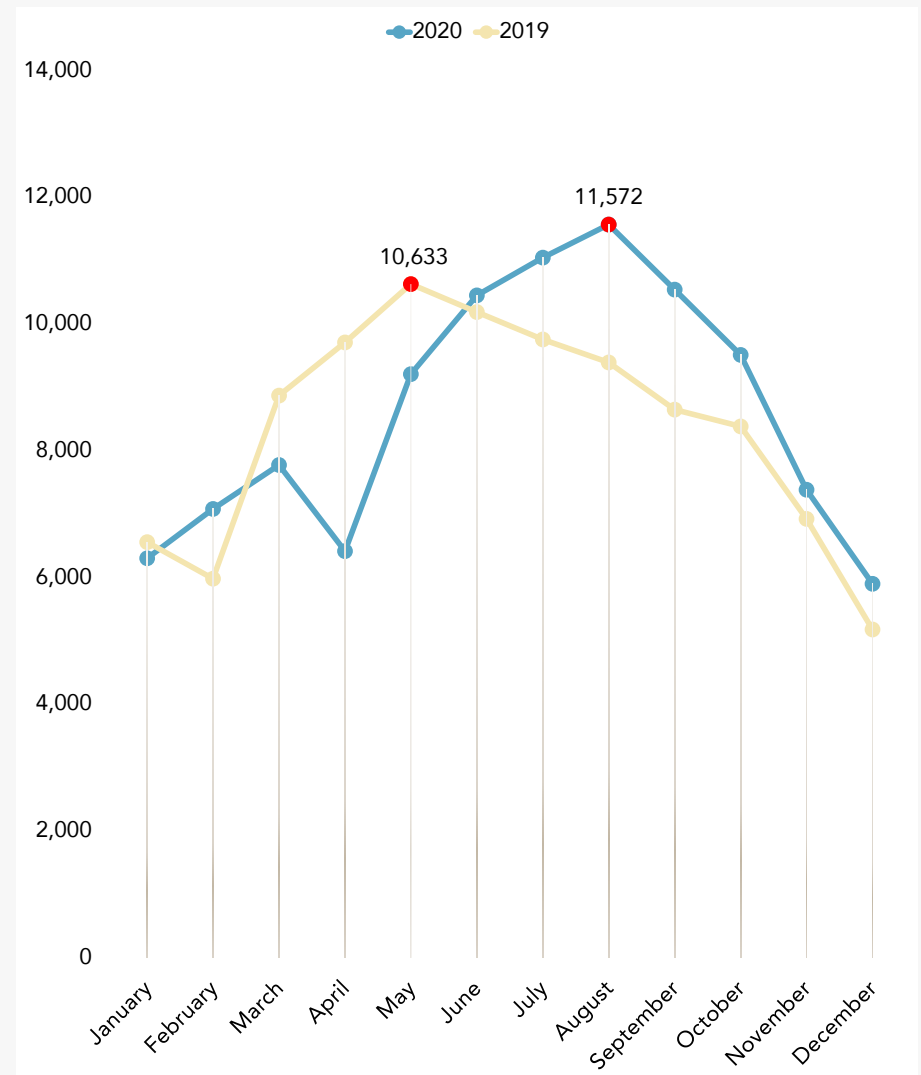
All Counties: Residential Homes Only

Pending Sales by Month

A comparison of the number of pending sales in all counties 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	6,307	6,562	-3.89%
February	7,085	5,984	18.40%
March	7,779	8,874	-12.34%
April	6,418	9,712	-33.92%
May	9,213	10,633	-13.35%
June	10,454	10,191	2.58%
July	11,050	9,759	13.23%
August	11,572	9,396	23.16%
September	10,545	8,652	21.88%
October	9,516	8,388	13.45%
November	7,388	6,927	6.66%
December	5,904	5,183	13.91%
Total	103,231	100,261	
% chg.	2.96%		



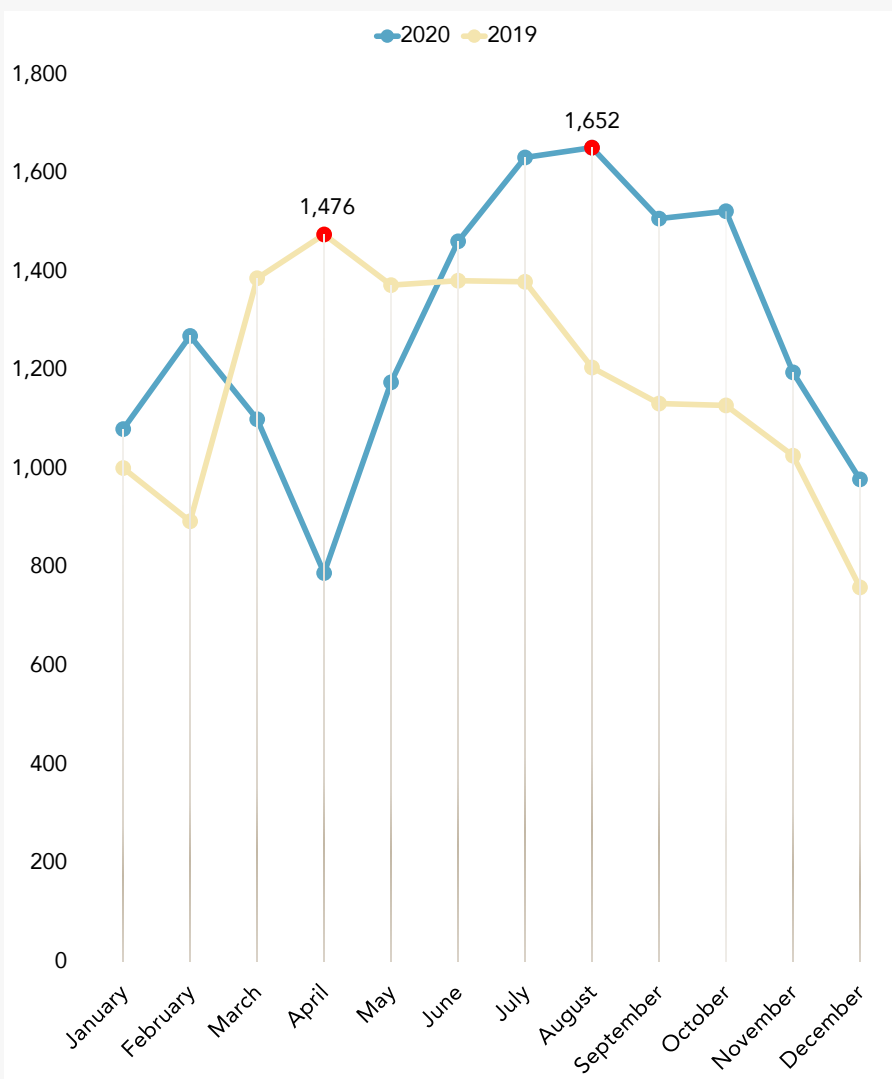
All Counties: Condominiums Only

Pending Sales by Month

A comparison of the number of pending sales in all counties 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	1,081	1,002	7.88%
February	1,270	894	42.06%
March	1,101	1,387	-20.62%
April	789	1,476	-46.54%
May	1,176	1,373	-14.35%
June	1,462	1,382	5.79%
July	1,632	1,380	18.26%
August	1,652	1,206	36.98%
September	1,508	1,133	33.10%
October	1,523	1,129	34.90%
November	1,196	1,027	16.46%
December	979	760	28.82%
Total	15,369	14,149	
% chg.	8.62%		

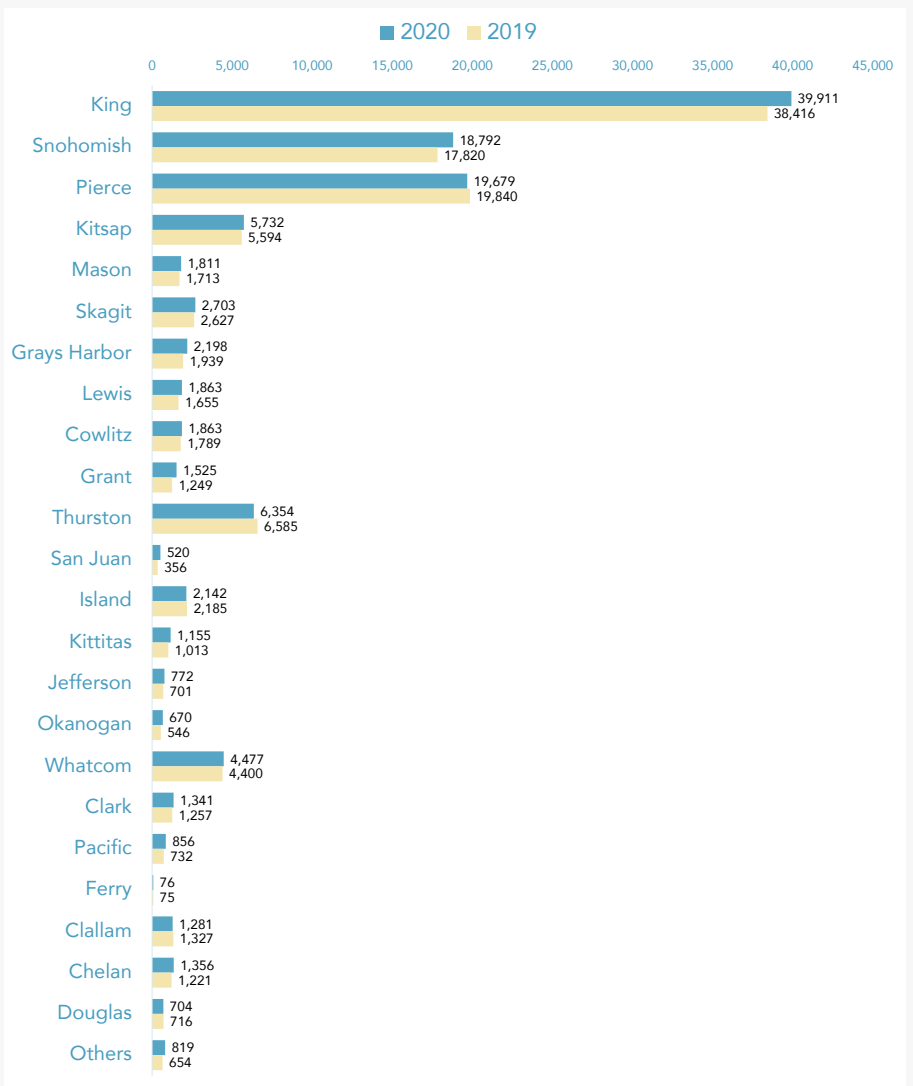


Residential Homes and Condominiums

Pending Sales by County

A comparison of the number of pending sales in each county this year vs. last year, for residential homes & condominiums.

	2020	2019	% chg.
King	39,911	38,416	3.89%
Snohomish	18,792	17,820	5.45%
Pierce	19,679	19,840	-0.81%
Kitsap	5,732	5,594	2.47%
Mason	1,811	1,713	5.72%
Skagit	2,703	2,627	2.89%
Grays Harbor	2,198	1,939	13.36%
Lewis	1,863	1,655	12.57%
Cowlitz	1,863	1,789	4.14%
Grant	1,525	1,249	22.10%
Thurston	6,354	6,585	-3.51%
San Juan	520	356	46.07%
Island	2,142	2,185	-1.97%
Kittitas	1,155	1,013	14.02%
Jefferson	772	701	10.13%
Okanogan	670	546	22.71%
Whatcom	4,477	4,400	1.75%
Clark	1,341	1,257	6.68%
Pacific	856	732	16.94%
Ferry	76	75	1.33%
Clallam	1,281	1,327	-3.47%
Chelan	1,356	1,221	11.06%
Douglas	704	716	-1.68%
Others	819	654	25.23%
Total	118,600	114,410	
% chg.	3.66%		

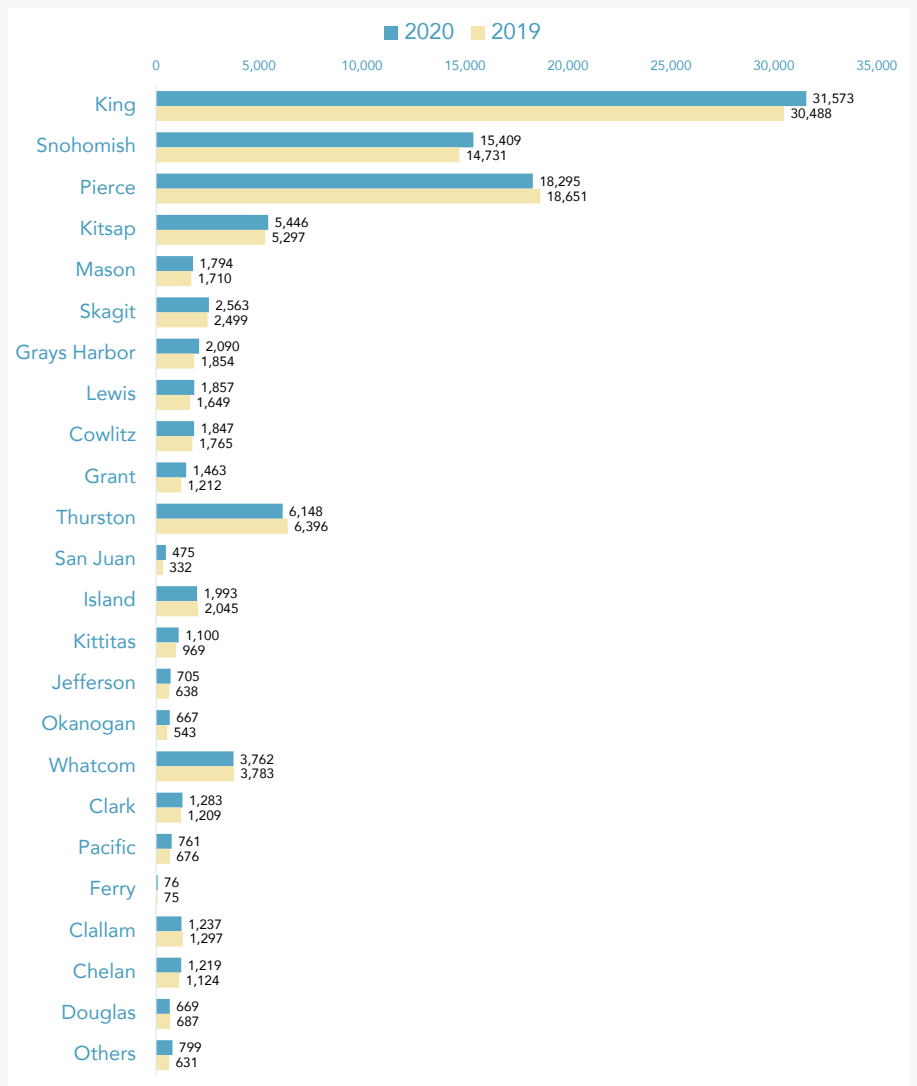


Residential Homes Only

Pending Sales by County

A comparison of the number of pending sales in each county this year vs. last year, for residential homes only.

	2020	2019	% chg.
King	31,573	30,488	3.56%
Snohomish	15,409	14,731	4.60%
Pierce	18,295	18,651	-1.91%
Kitsap	5,446	5,297	2.81%
Mason	1,794	1,710	4.91%
Skagit	2,563	2,499	2.56%
Grays Harbor	2,090	1,854	12.73%
Lewis	1,857	1,649	12.61%
Cowlitz	1,847	1,765	4.65%
Grant	1,463	1,212	20.71%
Thurston	6,148	6,396	-3.88%
San Juan	475	332	43.07%
Island	1,993	2,045	-2.54%
Kittitas	1,100	969	13.52%
Jefferson	705	638	10.50%
Okanogan	667	543	22.84%
Whatcom	3,762	3,783	-0.56%
Clark	1,283	1,209	6.12%
Pacific	761	676	12.57%
Ferry	76	75	1.33%
Clallam	1,237	1,297	-4.63%
Chelan	1,219	1,124	8.45%
Douglas	669	687	-2.62%
Others	799	631	26.62%
Total	103,231	100,261	
% chg.	2.96%		

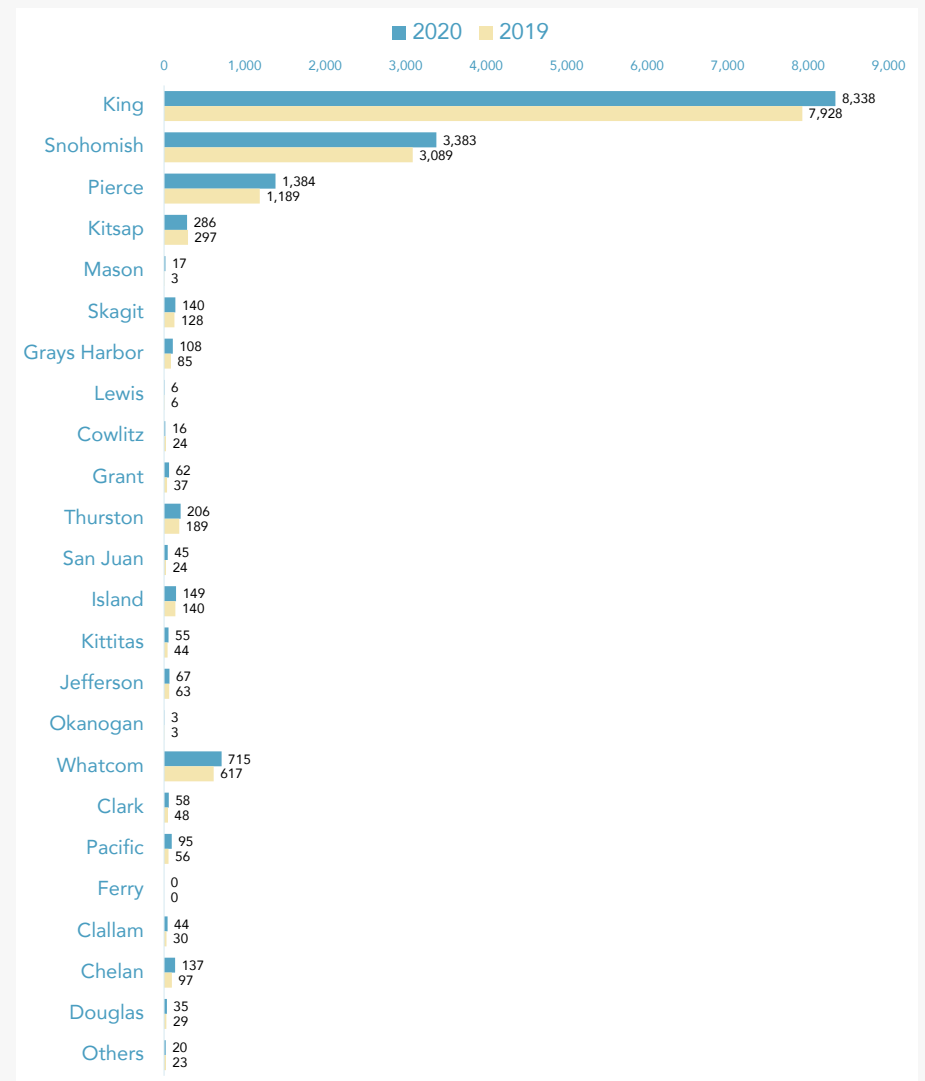


Condominiums Only

Pending Sales by County

A comparison of the number of pending sales in each county this year vs. last year, for condominiums only.

	2020	2019	% chg.
King	8,338	7,928	5.17%
Snohomish	3,383	3,089	9.52%
Pierce	1,384	1,189	16.40%
Kitsap	286	297	-3.70%
Mason	17	3	466.67%
Skagit	140	128	9.38%
Grays Harbor	108	85	27.06%
Lewis	6	6	0.00%
Cowlitz	16	24	-33.33%
Grant	62	37	67.57%
Thurston	206	189	8.99%
San Juan	45	24	87.50%
Island	149	140	6.43%
Kittitas	55	44	25.00%
Jefferson	67	63	6.35%
Okanogan	3	3	0.00%
Whatcom	715	617	15.88%
Clark	58	48	20.83%
Pacific	95	56	69.64%
Ferry	0	0	0.00%
Clallam	44	30	46.67%
Chelan	137	97	41.24%
Douglas	35	29	20.69%
Others	20	23	-13.04%
Total	15,369	14,149	
% chg.	8.62%		



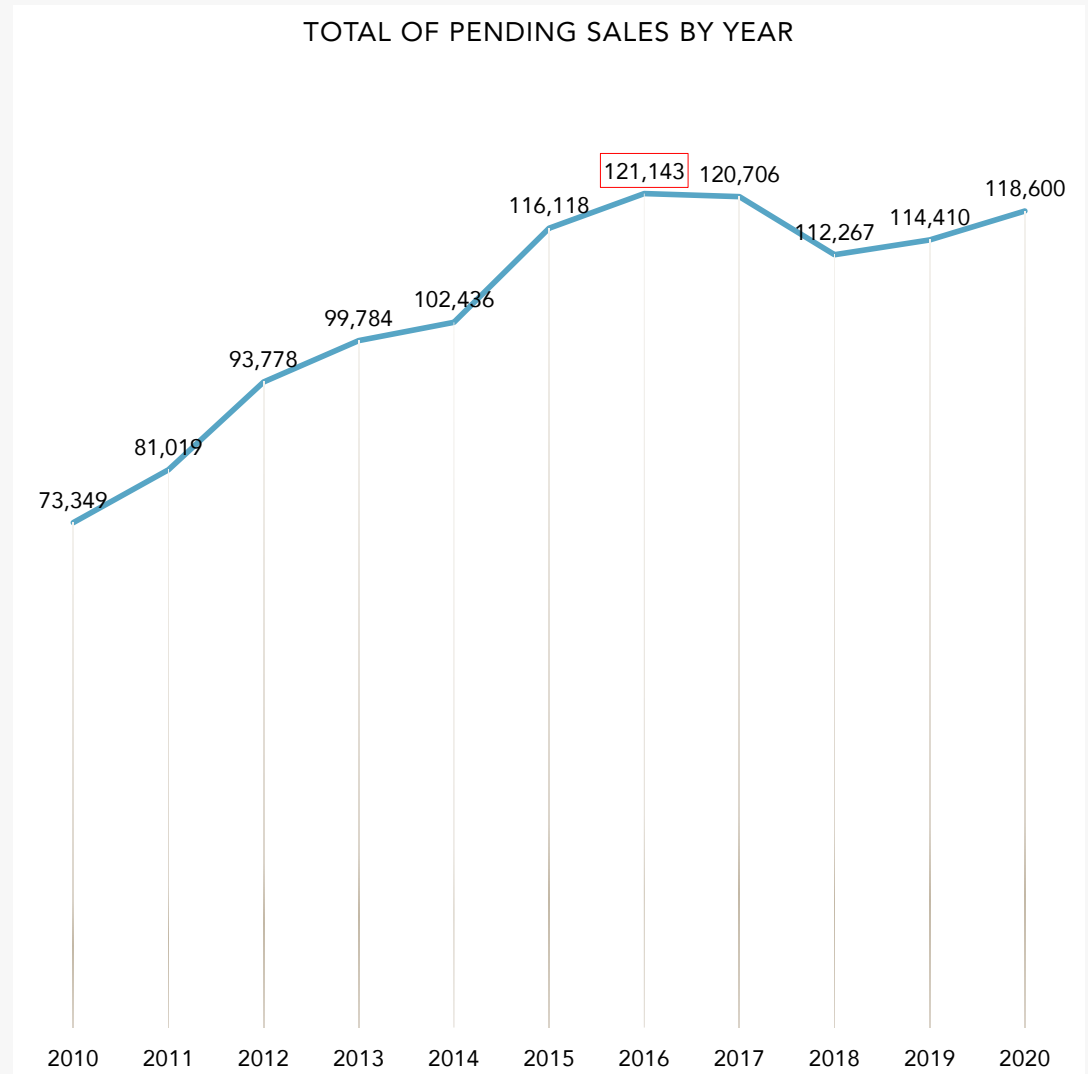
All Counties: Residential Homes and Condominiums

Pending Sales by Year

A comparison of the number of pending sales each year since 2010, 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.

	Total	Avg./Mo.
2010	73,349	6,112
2011	81,019	6,752
2012	93,778	7,815
2013	99,784	8,315
2014	102,436	8,536
2015	116,118	9,677
2016	121,143	10,095
2017	120,706	10,059
2018	112,267	9,356
2019	114,410	9,534
2020	118,600	9,883



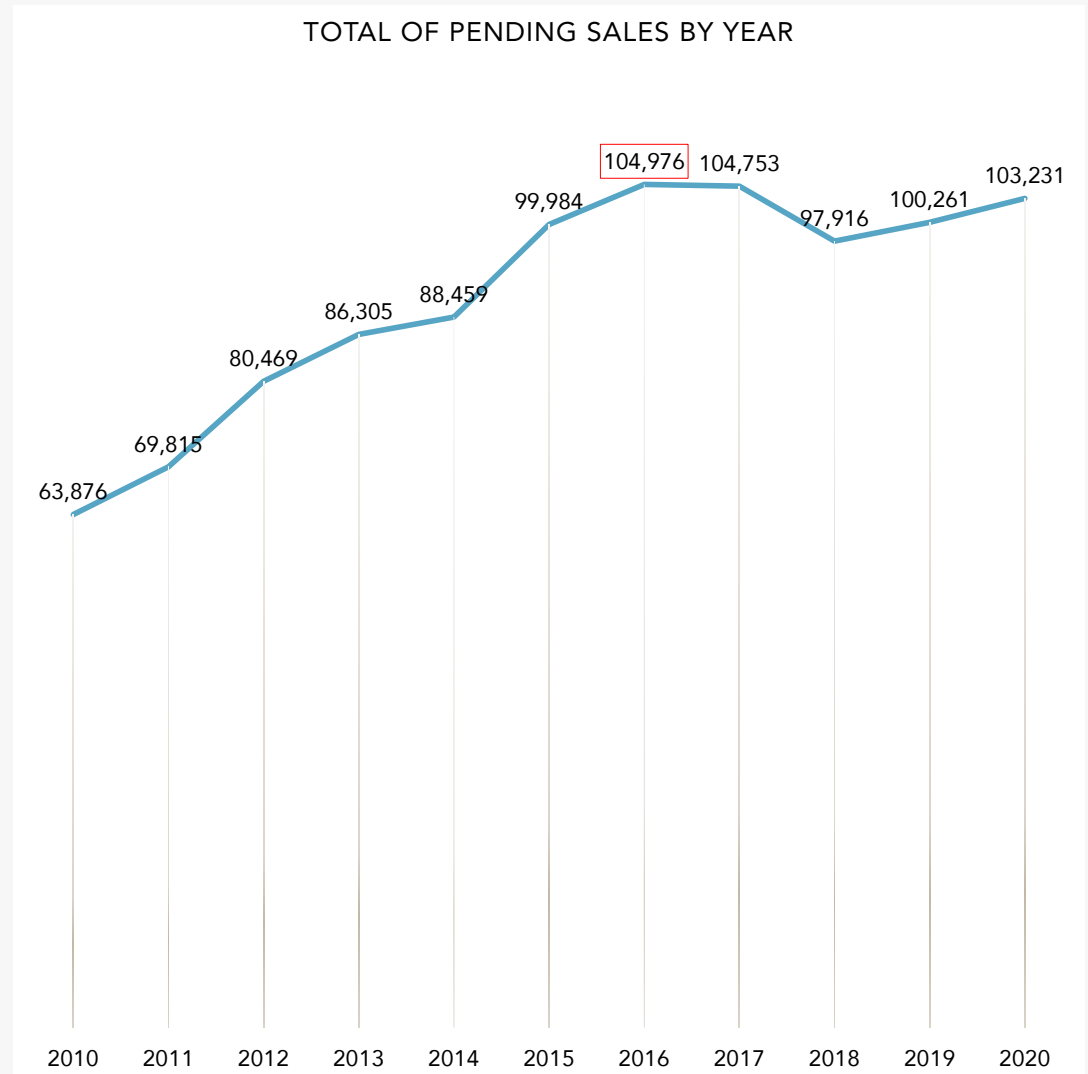
All Counties: Residential Homes Only

Pending Sales by Year

A comparison of the number of pending sales each year since 2010, 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.

	Total	Avg./Mo.
2010	63,876	5,323
2011	69,815	5,818
2012	80,469	6,706
2013	86,305	7,192
2014	88,459	7,372
2015	99,984	8,332
2016	104,976	8,748
2017	104,753	8,729
2018	97,916	8,160
2019	100,261	8,355
2020	103,231	8,603



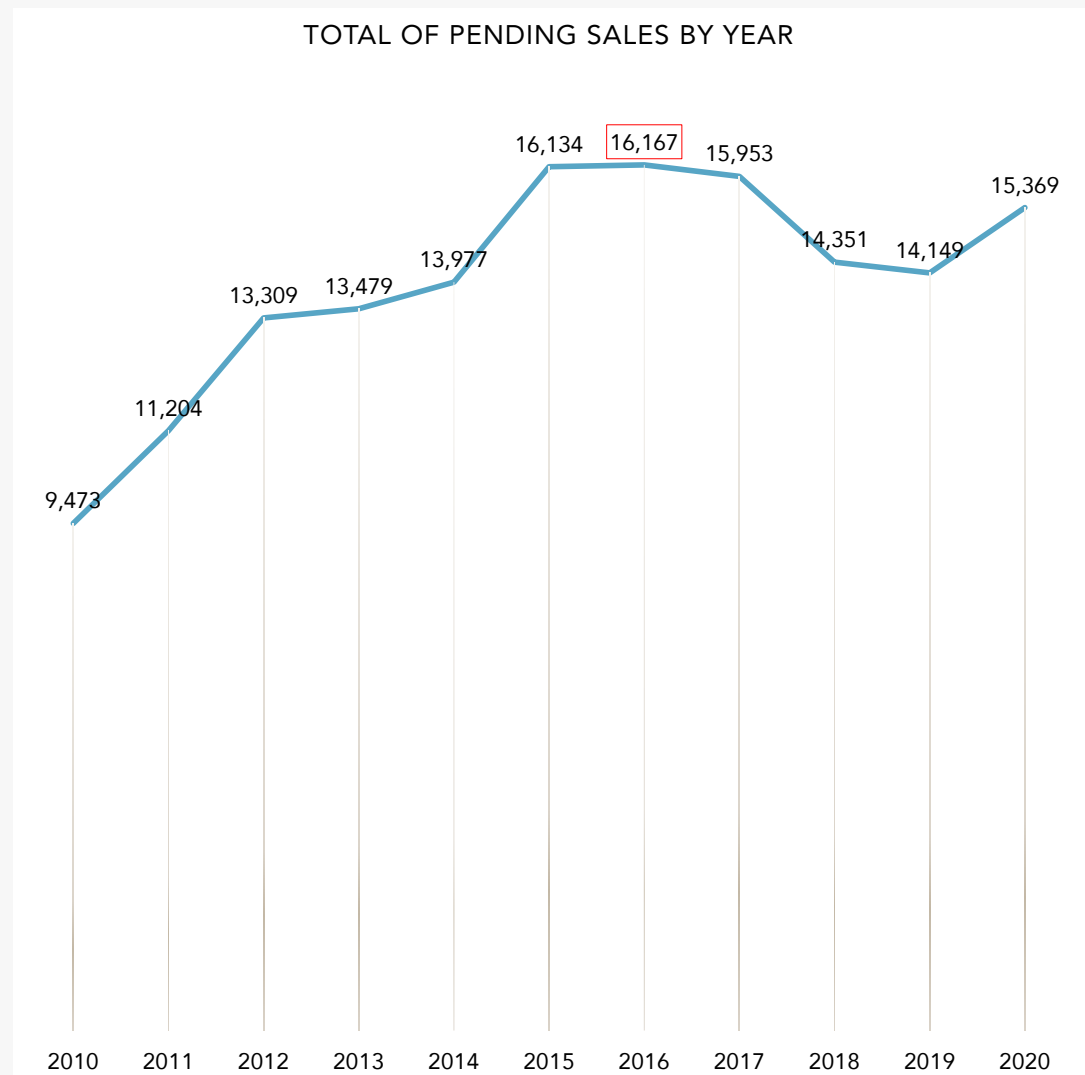
All Counties: Condominiums Only

Pending Sales by Year

A comparison of the number of pending sales each year since 2010, 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.

	Total	Avg./Mo.
2010	9,473	789
2011	11,204	934
2012	13,309	1,109
2013	13,479	1,123
2014	13,977	1,165
2015	16,134	1,345
2016	16,167	1,347
2017	15,953	1,329
2018	14,351	1,196
2019	14,149	1,179
2020	15,369	1,281

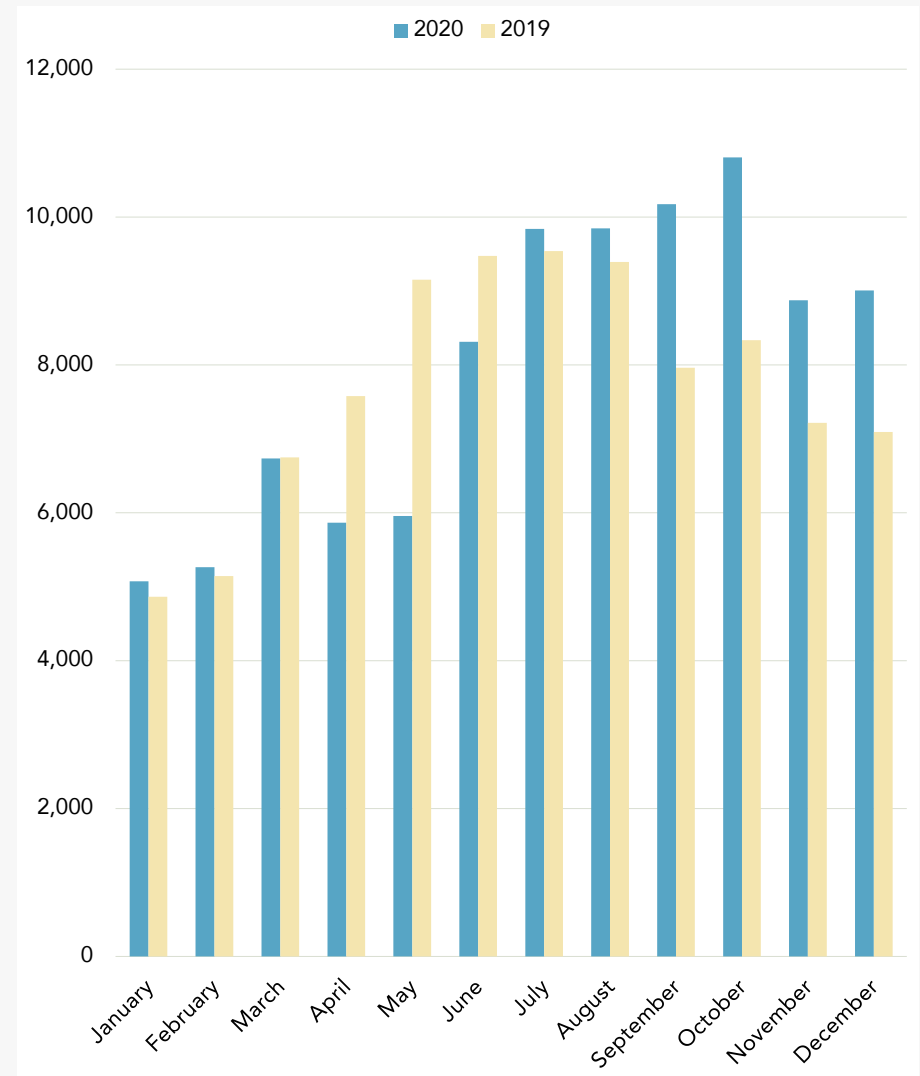


All Counties: Residential Homes and Condominiums

Closed Sales by Month

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

	2020	2019	% chg.
January	5,074	4,865	4.30%
February	5,265	5,145	2.33%
March	6,735	6,750	-0.22%
April	5,866	7,578	-22.59%
May	5,957	9,153	-34.92%
June	8,312	9,474	-12.27%
July	9,840	9,540	3.14%
August	9,847	9,392	4.84%
September	10,175	7,962	27.79%
October	10,806	8,335	29.65%
November	8,875	7,216	22.99%
December	9,008	7,093	27.00%
Total	95,760	92,503	
% chg.	3.52%		

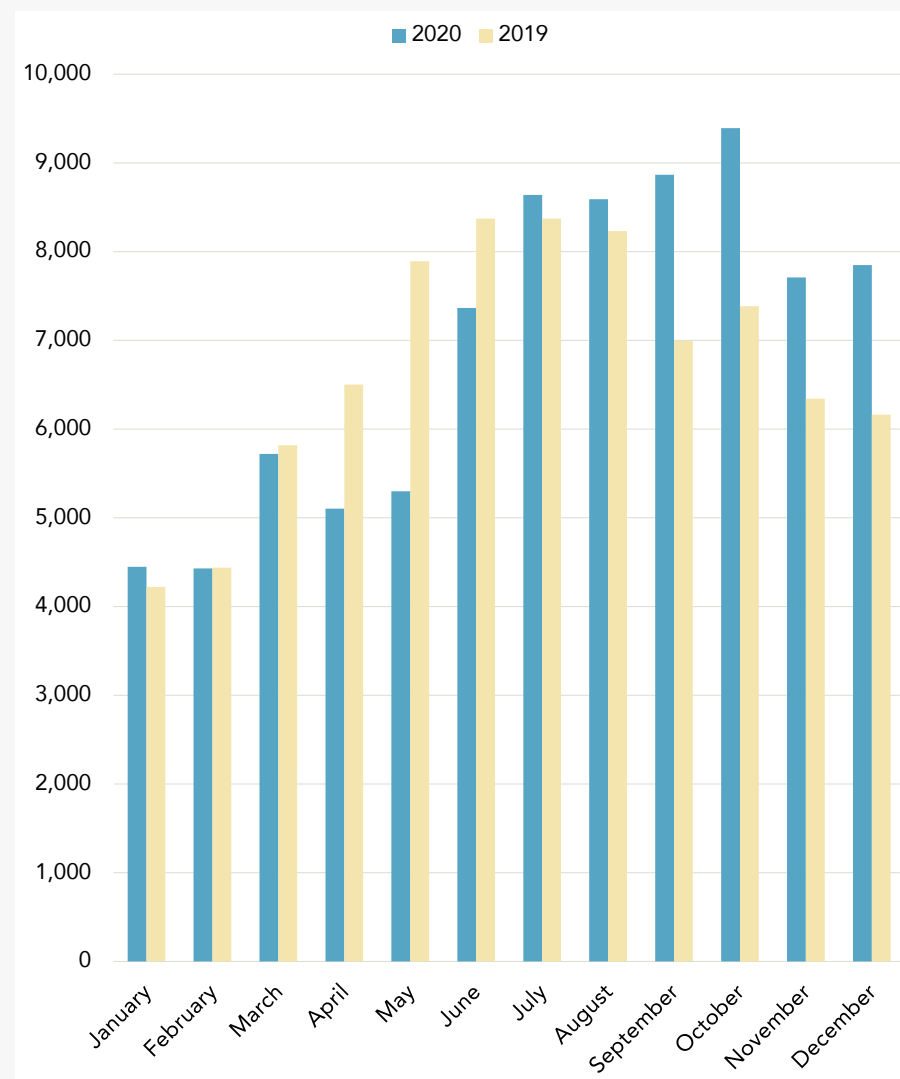


All Counties: Residential Homes Only

Closed Sales by Month

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

	2020	2019	% chg.
January	4,448	4,220	5.40%
February	4,429	4,438	-0.20%
March	5,720	5,818	-1.68%
April	5,104	6,502	-21.50%
May	5,299	7,893	-32.86%
June	7,365	8,373	-12.04%
July	8,639	8,372	3.19%
August	8,590	8,232	4.35%
September	8,867	6,995	26.76%
October	9,392	7,385	27.18%
November	7,709	6,343	21.54%
December	7,848	6,163	27.34%
Total	83,410	80,734	
% chg.	3.31%		

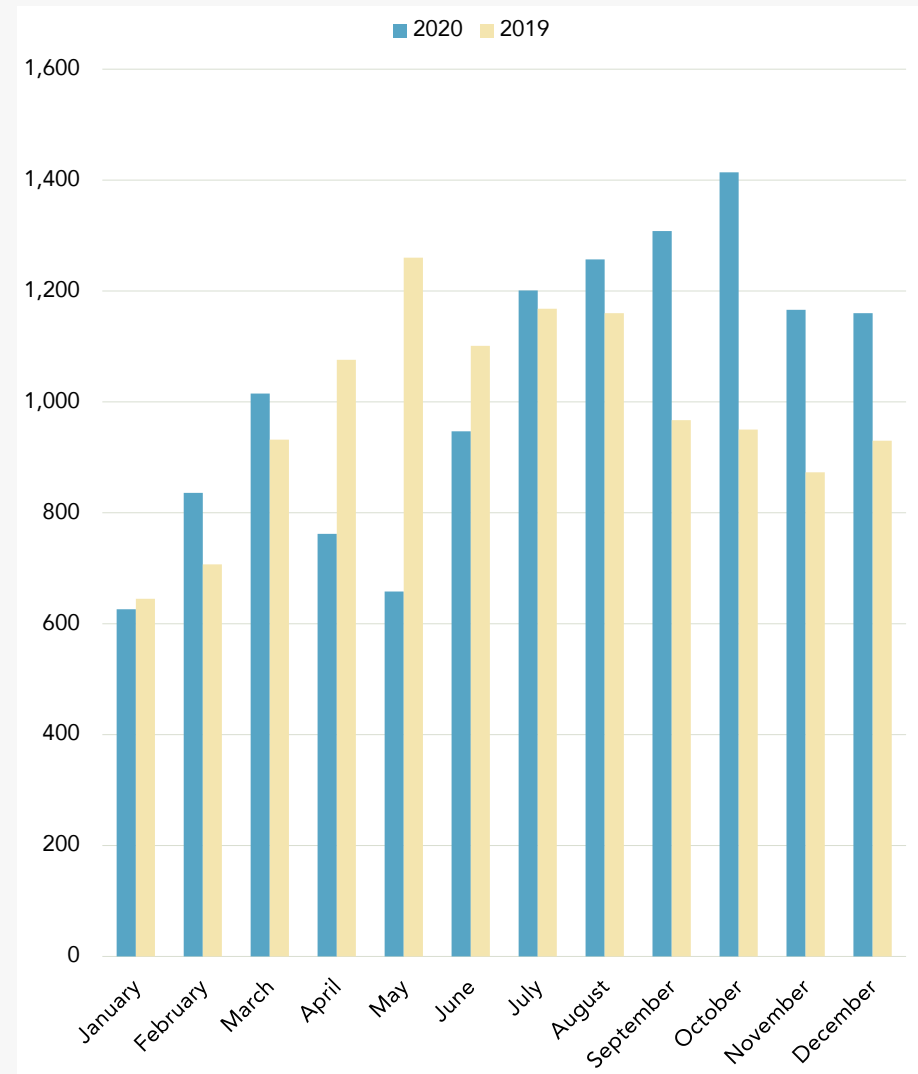


All Counties: Condominiums Only

Closed Sales by Month

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

	2020	2019	% chg.
January	626	645	-2.95%
February	836	707	18.25%
March	1,015	932	8.91%
April	762	1,076	-29.18%
May	658	1,260	-47.78%
June	947	1,101	-13.99%
July	1,201	1,168	2.83%
August	1,257	1,160	8.36%
September	1,308	967	35.26%
October	1,414	950	48.84%
November	1,166	873	33.56%
December	1,160	930	24.73%
Total	12,350	11,769	
% chg.	4.94%		

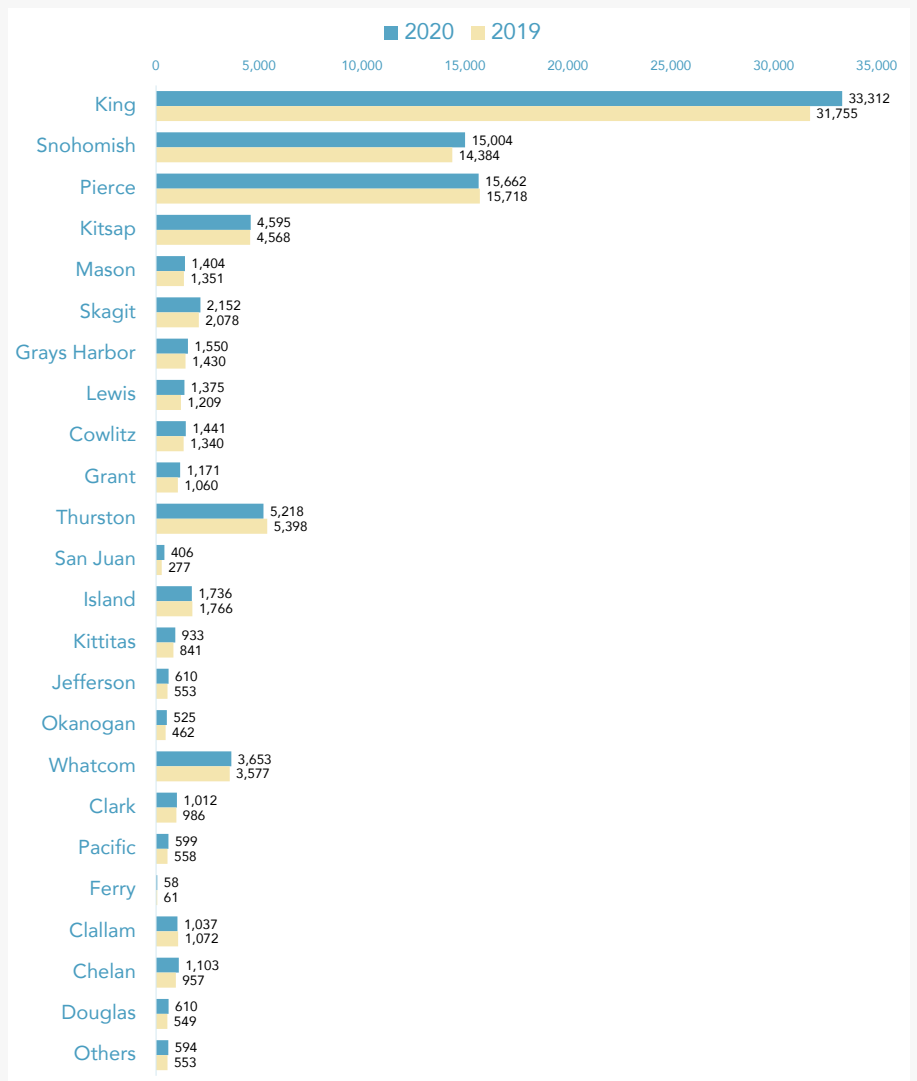


Residential Homes and Condominiums

Closed Sales by County

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

	2020	2019	% chg.
King	33,312	31,755	4.90%
Snohomish	15,004	14,384	4.31%
Pierce	15,662	15,718	-0.36%
Kitsap	4,595	4,568	0.59%
Mason	1,404	1,351	3.92%
Skagit	2,152	2,078	3.56%
Grays Harbor	1,550	1,430	8.39%
Lewis	1,375	1,209	13.73%
Cowlitz	1,441	1,340	7.54%
Grant	1,171	1,060	10.47%
Thurston	5,218	5,398	-3.33%
San Juan	406	277	46.57%
Island	1,736	1,766	-1.70%
Kittitas	933	841	10.94%
Jefferson	610	553	10.31%
Okanogan	525	462	13.64%
Whatcom	3,653	3,577	2.12%
Clark	1,012	986	2.64%
Pacific	599	558	7.35%
Ferry	58	61	-4.92%
Clallam	1,037	1,072	-3.26%
Chelan	1,103	957	15.26%
Douglas	610	549	11.11%
Others	594	553	7.41%
Total	95,760	92,503	
% chg.	3.52%		

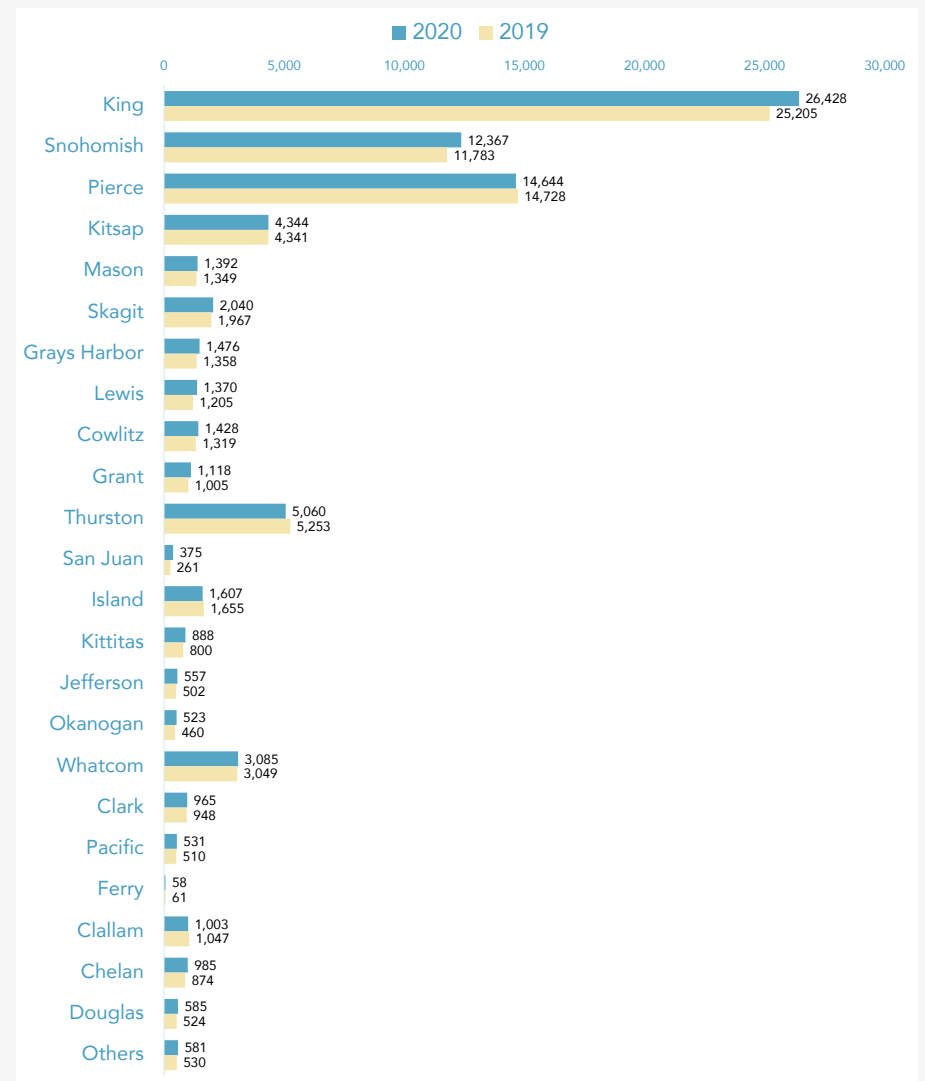


Residential Homes Only

Closed Sales by County

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

	2020	2019	% chg.
King	26,428	25,205	4.85%
Snohomish	12,367	11,783	4.96%
Pierce	14,644	14,728	-0.57%
Kitsap	4,344	4,341	0.07%
Mason	1,392	1,349	3.19%
Skagit	2,040	1,967	3.71%
Grays Harbor	1,476	1,358	8.69%
Lewis	1,370	1,205	13.69%
Cowlitz	1,428	1,319	8.26%
Grant	1,118	1,005	11.24%
Thurston	5,060	5,253	-3.67%
San Juan	375	261	43.68%
Island	1,607	1,655	-2.90%
Kittitas	888	800	11.00%
Jefferson	557	502	10.96%
Okanogan	523	460	13.70%
Whatcom	3,085	3,049	1.18%
Clark	965	948	1.79%
Pacific	531	510	4.12%
Ferry	58	61	-4.92%
Clallam	1,003	1,047	-4.20%
Chelan	985	874	12.70%
Douglas	585	524	11.64%
Others	581	530	9.62%
Total	83,410	80,734	
% chg.	3.31%		

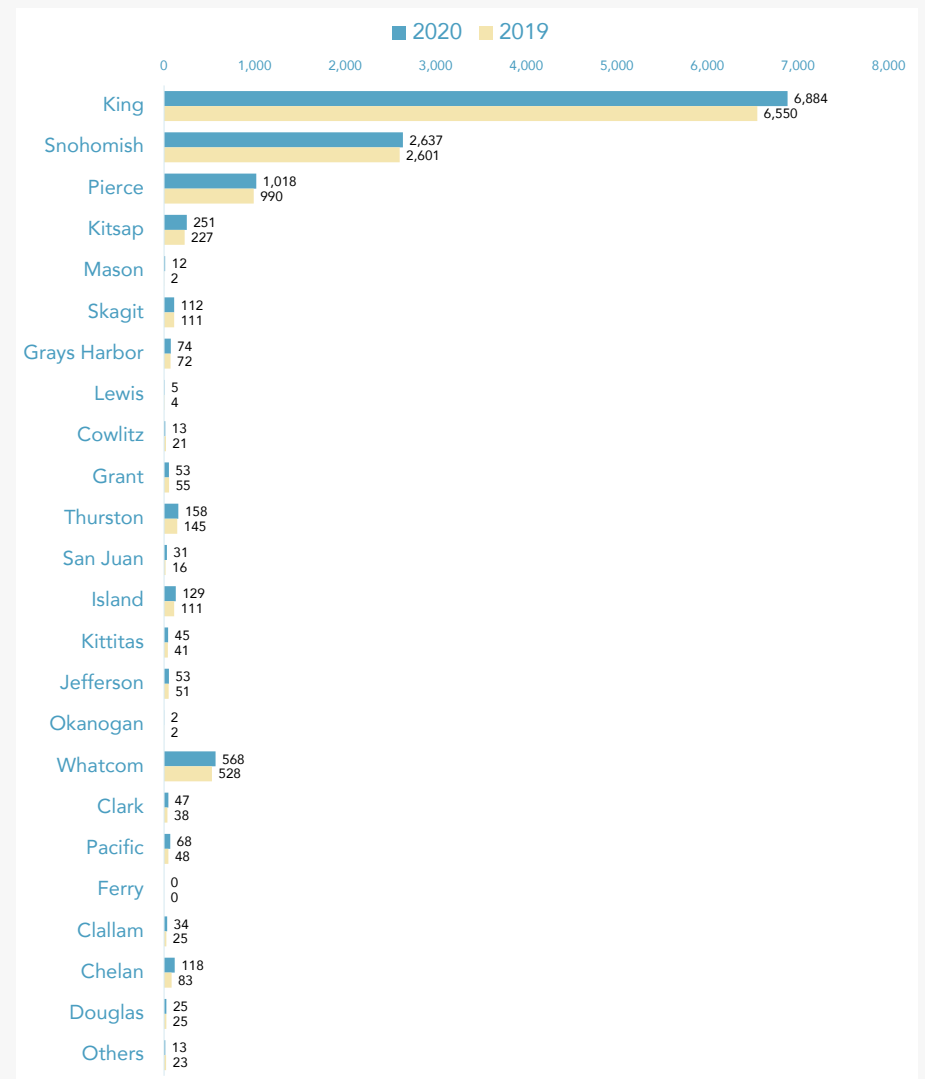


Condominiums Only

Closed Sales by County

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

	2020	2019	% chg.
King	6,884	6,550	5.10%
Snohomish	2,637	2,601	1.38%
Pierce	1,018	990	2.83%
Kitsap	251	227	10.57%
Mason	12	2	500.00%
Skagit	112	111	0.90%
Grays Harbor	74	72	2.78%
Lewis	5	4	25.00%
Cowlitz	13	21	-38.10%
Grant	53	55	-3.64%
Thurston	158	145	8.97%
San Juan	31	16	93.75%
Island	129	111	16.22%
Kittitas	45	41	9.76%
Jefferson	53	51	3.92%
Okanogan	2	2	0.00%
Whatcom	568	528	7.58%
Clark	47	38	23.68%
Pacific	68	48	41.67%
Ferry	0	0	0.00%
Clallam	34	25	36.00%
Chelan	118	83	42.17%
Douglas	25	25	0.00%
Others	13	23	-43.48%
Total	12,350	11,769	
% chg.	4.94%		

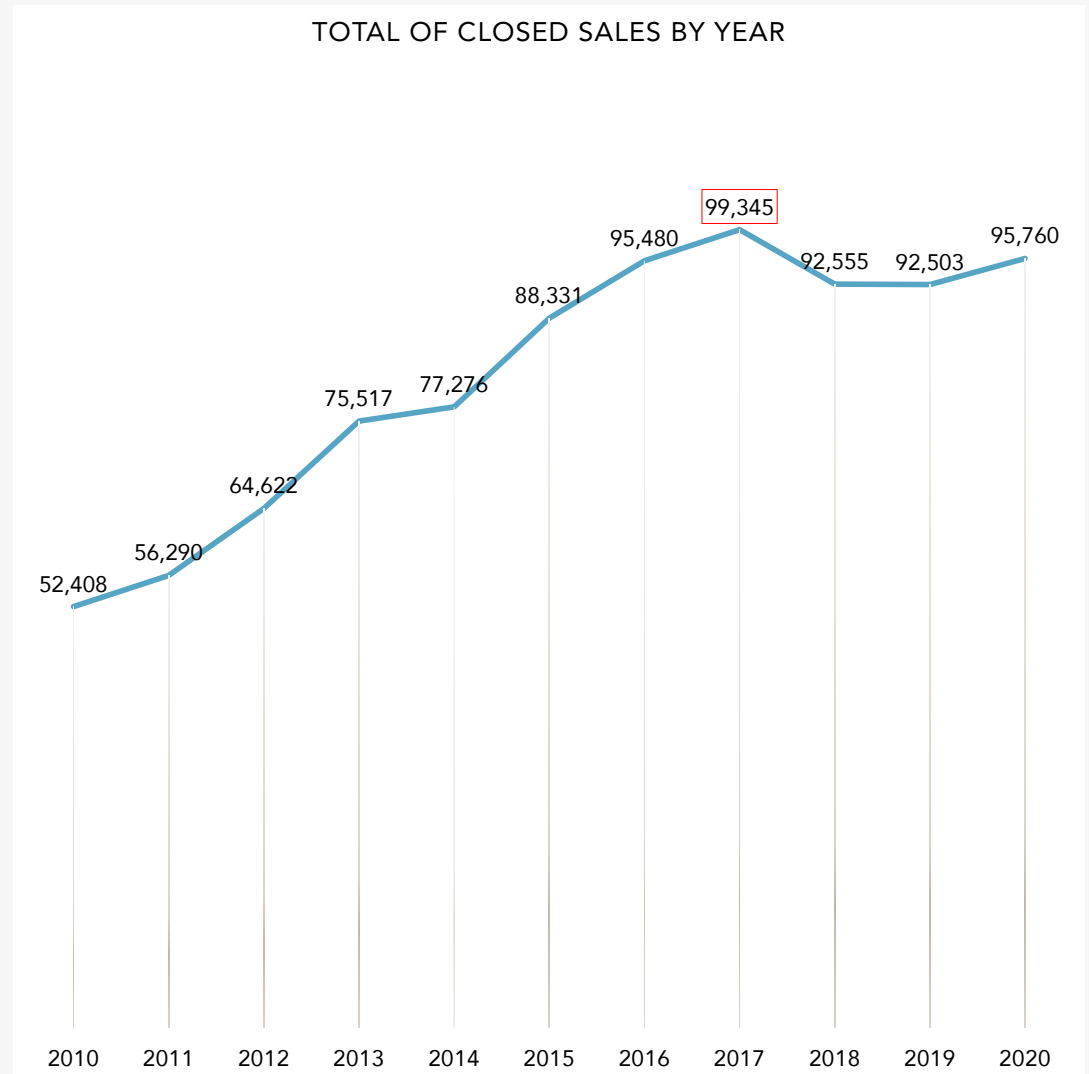


All Counties: Residential Homes and Condominiums

Closed Sales by Year

A comparison of closed sales units each year since 2010, for residential homes & condominiums.

	Total	Avg./Mo.
2010	52,408	4,367
2011	56,290	4,691
2012	64,622	5,385
2013	75,517	6,293
2014	77,276	6,440
2015	88,331	7,361
2016	95,480	7,957
2017	99,345	8,279
2018	92,555	7,713
2019	92,503	7,709
2020	95,760	7,980

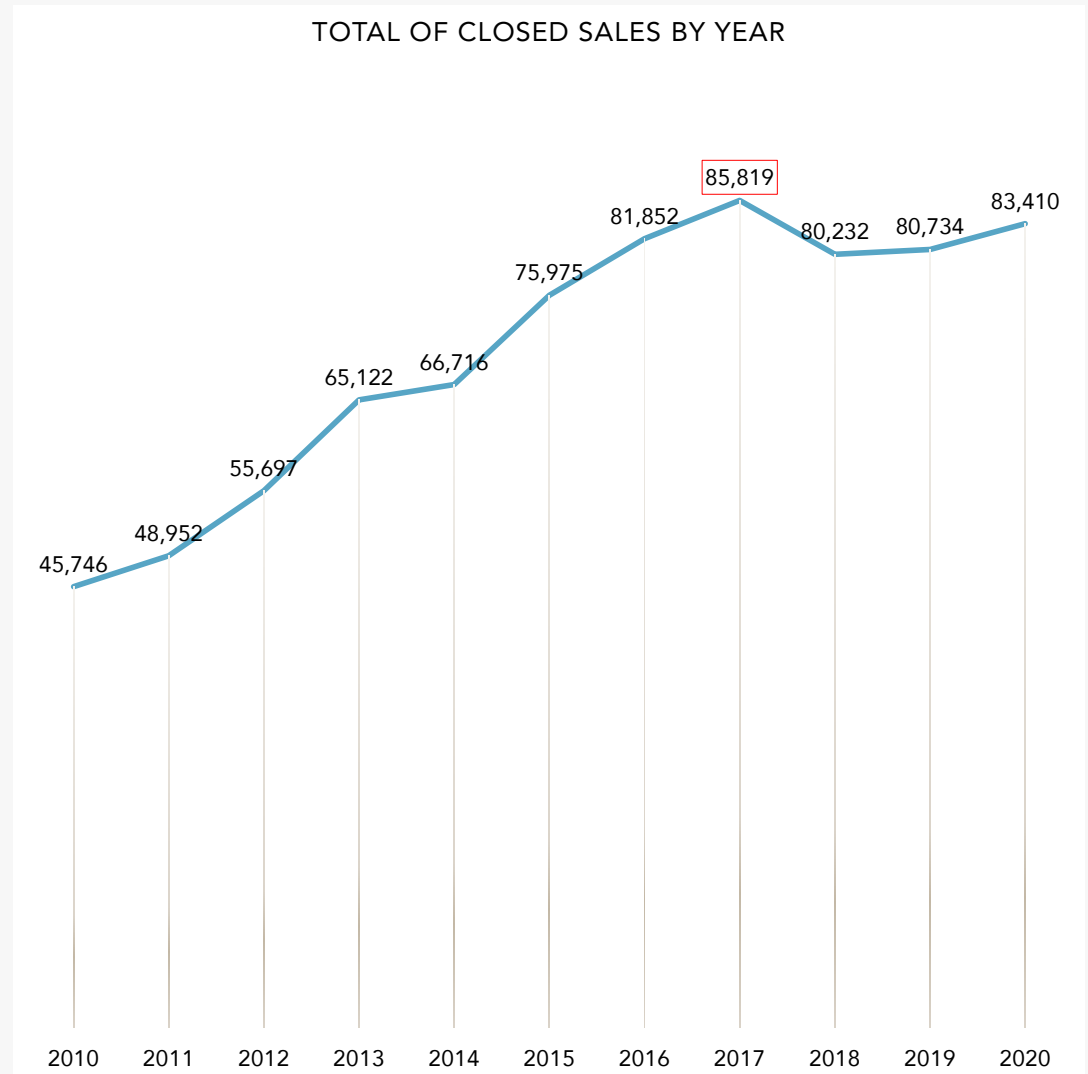


All Counties: Residential Homes Only

Closed Sales by Year

A comparison of closed sales units each year since 2010, for residential homes only.

	Total	Avg./Mo.
2010	45,746	3,812
2011	48,952	4,079
2012	55,697	4,641
2013	65,122	5,427
2014	66,716	5,560
2015	75,975	6,331
2016	81,852	6,821
2017	85,819	7,152
2018	80,232	6,686
2019	80,734	6,728
2020	83,410	6,951

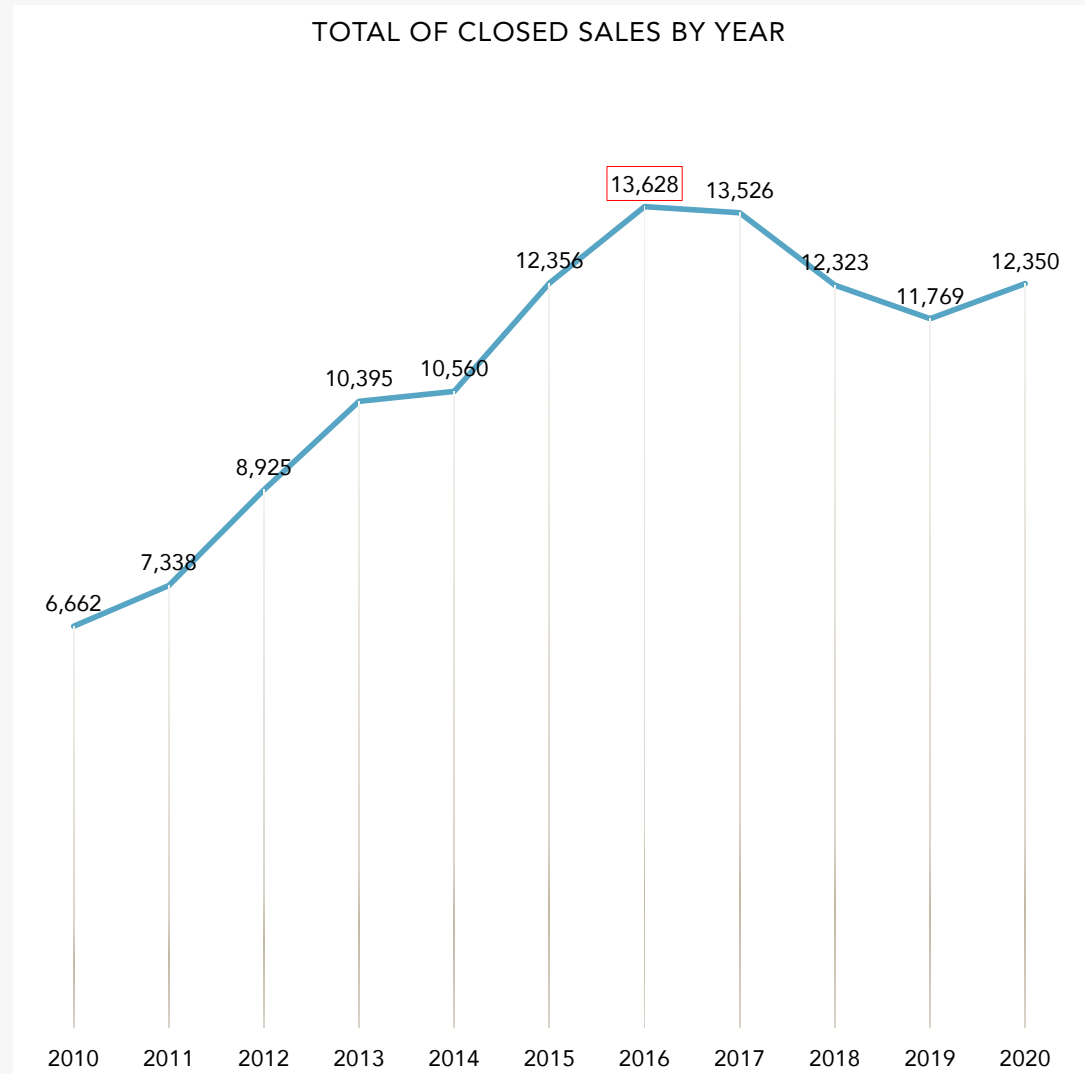


All Counties: Condominiums Only

Closed Sales by Year

A comparison of closed sales units each year since 2010, for condominiums only.

	Total	Avg./Mo.
2010	6,662	555
2011	7,338	612
2012	8,925	744
2013	10,395	866
2014	10,560	880
2015	12,356	1,030
2016	13,628	1,136
2017	13,526	1,127
2018	12,323	1,027
2019	11,769	981
2020	12,350	1,029



All Counties: Residential Homes and Condominiums

Closed Sales Price by Month

A comparison of median sales prices in all counties 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	\$ 422,750	\$ 381,900	10.70%
February	\$ 445,000	\$ 407,000	9.34%
March	\$ 458,900	\$ 415,950	10.33%
April	\$ 452,031	\$ 424,950	6.37%
May	\$ 449,950	\$ 440,000	2.26%
June	\$ 465,000	\$ 440,000	5.68%
July	\$ 484,995	\$ 429,900	12.82%
August	\$ 490,000	\$ 429,925	13.97%
September	\$ 499,950	\$ 420,000	19.04%
October	\$ 500,000	\$ 420,000	19.05%
November	\$ 495,000	\$ 434,900	13.82%
December	\$ 488,000	\$ 435,000	12.18%

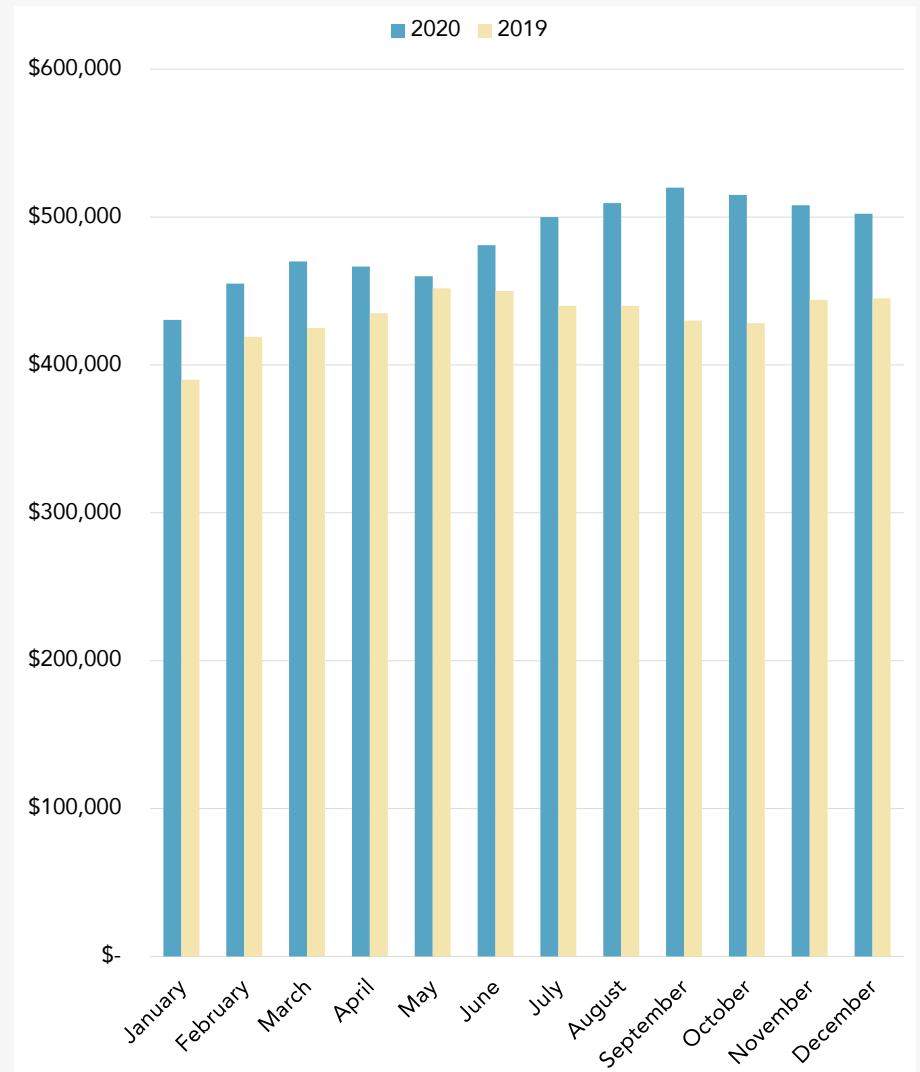


All Counties: Residential Homes Only

Closed Sales Price by Month

A comparison of median sales prices in all counties 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	\$ 430,450	\$ 389,995	10.37%
February	\$ 455,000	\$ 419,000	8.59%
March	\$ 470,000	\$ 425,000	10.59%
April	\$ 466,500	\$ 435,000	7.24%
May	\$ 460,000	\$ 451,800	1.81%
June	\$ 480,950	\$ 450,000	6.88%
July	\$ 499,950	\$ 440,000	13.63%
August	\$ 509,447	\$ 440,000	15.78%
September	\$ 519,864	\$ 430,000	20.90%
October	\$ 515,000	\$ 428,300	20.24%
November	\$ 508,000	\$ 444,000	14.41%
December	\$ 502,248	\$ 445,000	12.86%

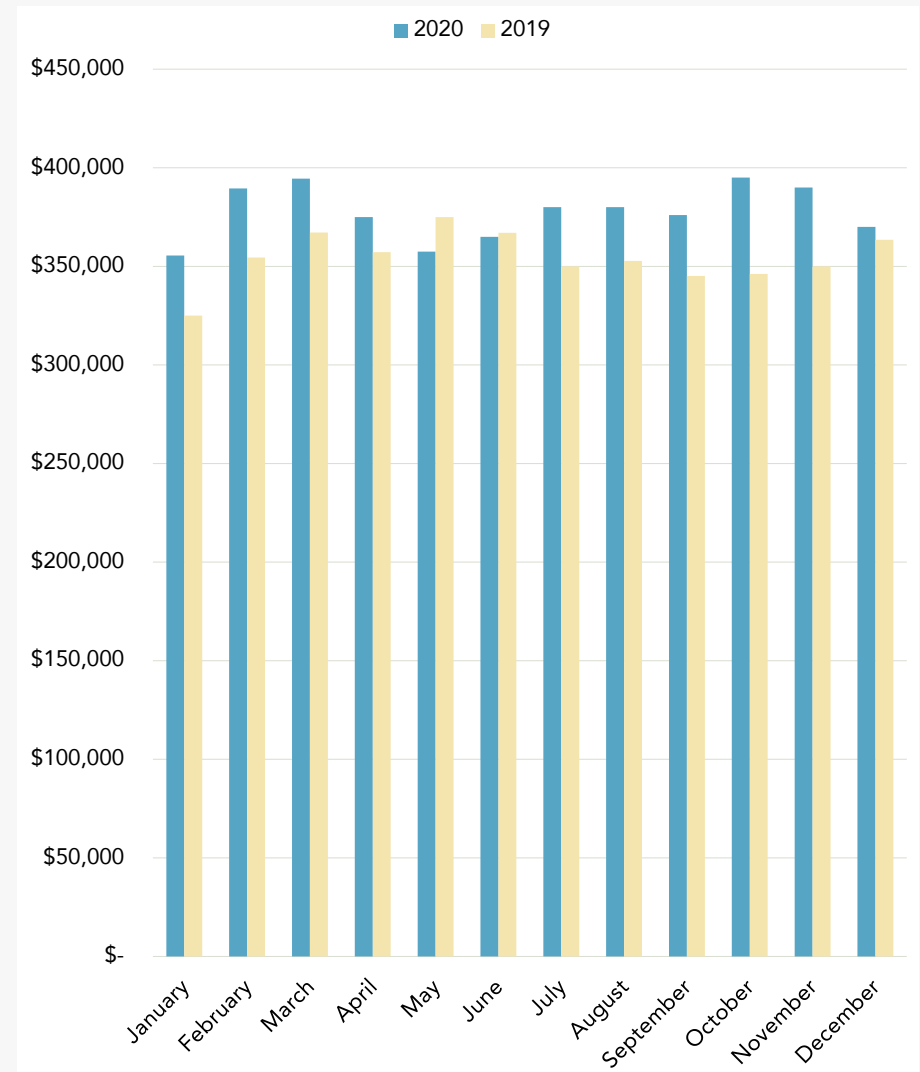


All Counties: Condominiums Only

Closed Sales Price by Month

A comparison of median sales prices in all counties 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	\$ 355,500	\$ 325,000	9.38%
February	\$ 389,500	\$ 354,500	9.87%
March	\$ 394,500	\$ 367,150	7.45%
April	\$ 375,000	\$ 357,190	4.99%
May	\$ 357,500	\$ 375,000	-4.67%
June	\$ 365,000	\$ 367,000	-0.54%
July	\$ 380,000	\$ 350,000	8.57%
August	\$ 380,000	\$ 352,750	7.73%
September	\$ 376,000	\$ 345,125	8.95%
October	\$ 395,000	\$ 346,154	14.11%
November	\$ 390,000	\$ 350,000	11.43%
December	\$ 370,000	\$ 363,500	1.79%



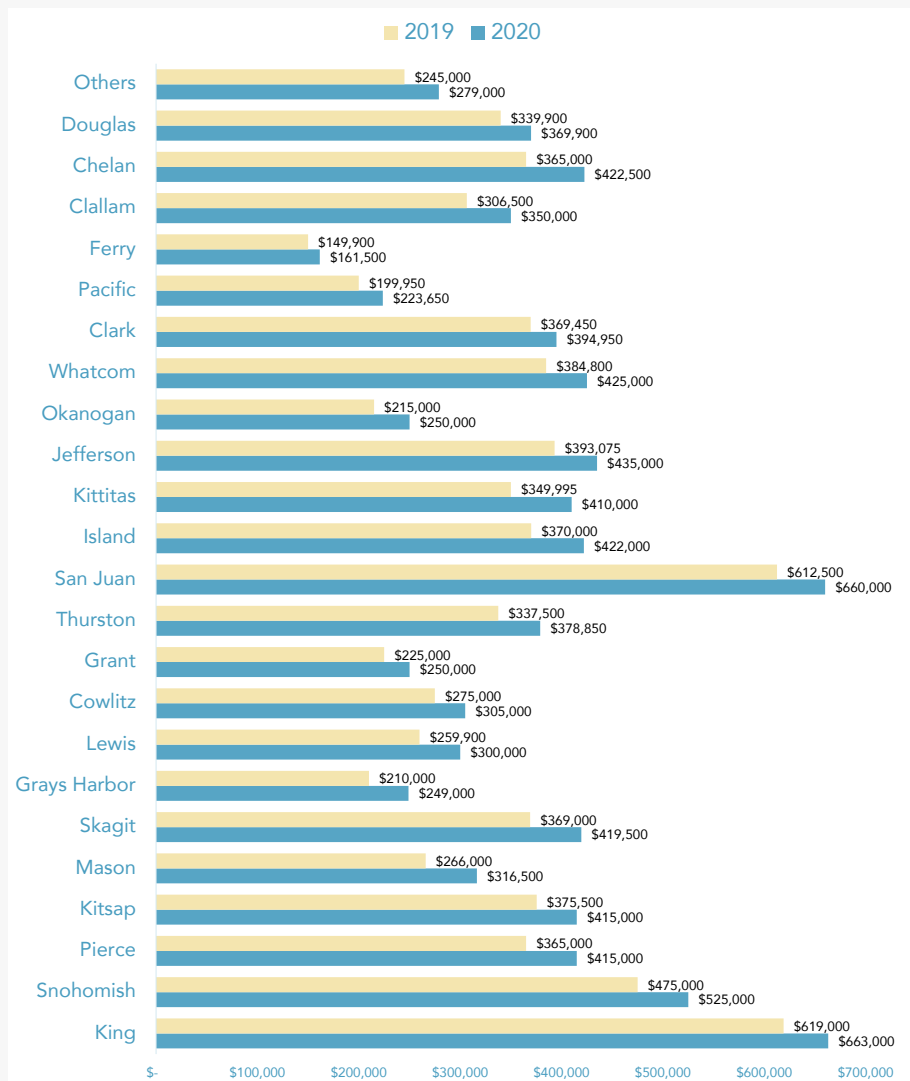
Residential Homes and Condominiums

Closed Sales Price by County

A comparison of median sales prices in each county 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.

	2020	2019	% chg.
King	\$ 663,000	\$ 619,000	7.11%
Snohomish	\$ 525,000	\$ 475,000	10.53%
Pierce	\$ 415,000	\$ 365,000	13.70%
Kitsap	\$ 415,000	\$ 375,500	10.52%
Mason	\$ 316,500	\$ 266,000	18.98%
Skagit	\$ 419,500	\$ 369,000	13.69%
Grays Harbor	\$ 249,000	\$ 210,000	18.57%
Lewis	\$ 300,000	\$ 259,900	15.43%
Cowlitz	\$ 305,000	\$ 275,000	10.91%
Grant	\$ 250,000	\$ 225,000	11.11%
Thurston	\$ 378,850	\$ 337,500	12.25%
San Juan	\$ 660,000	\$ 612,500	7.76%
Island	\$ 422,000	\$ 370,000	14.05%
Kittitas	\$ 410,000	\$ 349,995	17.14%
Jefferson	\$ 435,000	\$ 393,075	10.67%
Okanogan	\$ 250,000	\$ 215,000	16.28%
Whatcom	\$ 425,000	\$ 384,800	10.45%
Clark	\$ 394,950	\$ 369,450	6.90%
Pacific	\$ 223,650	\$ 199,950	11.85%
Ferry	\$ 161,500	\$ 149,900	7.74%
Clallam	\$ 350,000	\$ 306,500	14.19%
Chelan	\$ 422,500	\$ 365,000	15.75%
Douglas	\$ 369,900	\$ 339,900	8.83%
Others	\$ 279,000	\$ 245,000	13.88%

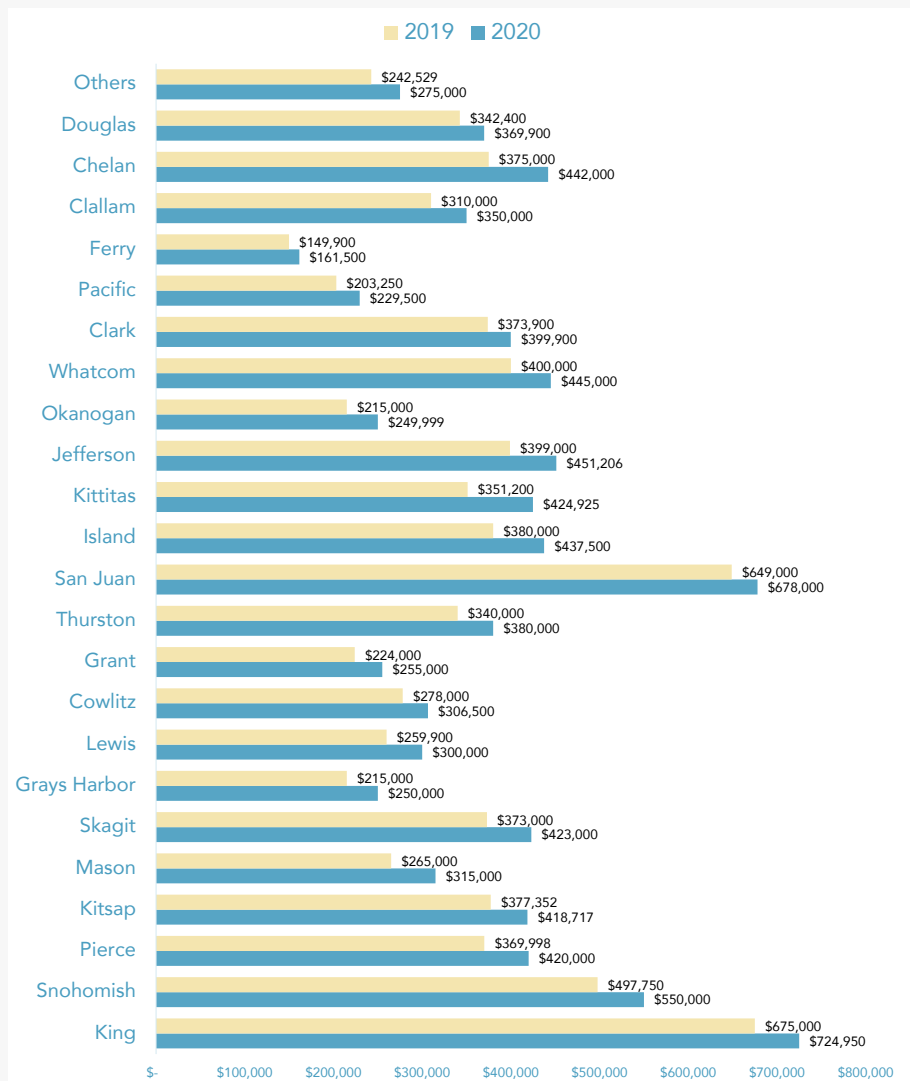


Residential Homes Only

Closed Sales Price by County

A comparison of median sales prices in each county 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.

	2020	2019	% chg.
King	\$ 724,950	\$ 675,000	7.40%
Snohomish	\$ 550,000	\$ 497,750	10.50%
Pierce	\$ 420,000	\$ 369,998	13.51%
Kitsap	\$ 418,717	\$ 377,352	10.96%
Mason	\$ 315,000	\$ 265,000	18.87%
Skagit	\$ 423,000	\$ 373,000	13.40%
Grays Harbor	\$ 250,000	\$ 215,000	16.28%
Lewis	\$ 300,000	\$ 259,900	15.43%
Cowlitz	\$ 306,500	\$ 278,000	10.25%
Grant	\$ 255,000	\$ 224,000	13.84%
Thurston	\$ 380,000	\$ 340,000	11.76%
San Juan	\$ 678,000	\$ 649,000	4.47%
Island	\$ 437,500	\$ 380,000	15.13%
Kittitas	\$ 424,925	\$ 351,200	20.99%
Jefferson	\$ 451,206	\$ 399,000	13.08%
Okanogan	\$ 249,999	\$ 215,000	16.28%
Whatcom	\$ 445,000	\$ 400,000	11.25%
Clark	\$ 399,900	\$ 373,900	6.95%
Pacific	\$ 229,500	\$ 203,250	12.92%
Ferry	\$ 161,500	\$ 149,900	7.74%
Clallam	\$ 350,000	\$ 310,000	12.90%
Chelan	\$ 442,000	\$ 375,000	17.87%
Douglas	\$ 369,900	\$ 342,400	8.03%
Others	\$ 275,000	\$ 242,529	13.39%



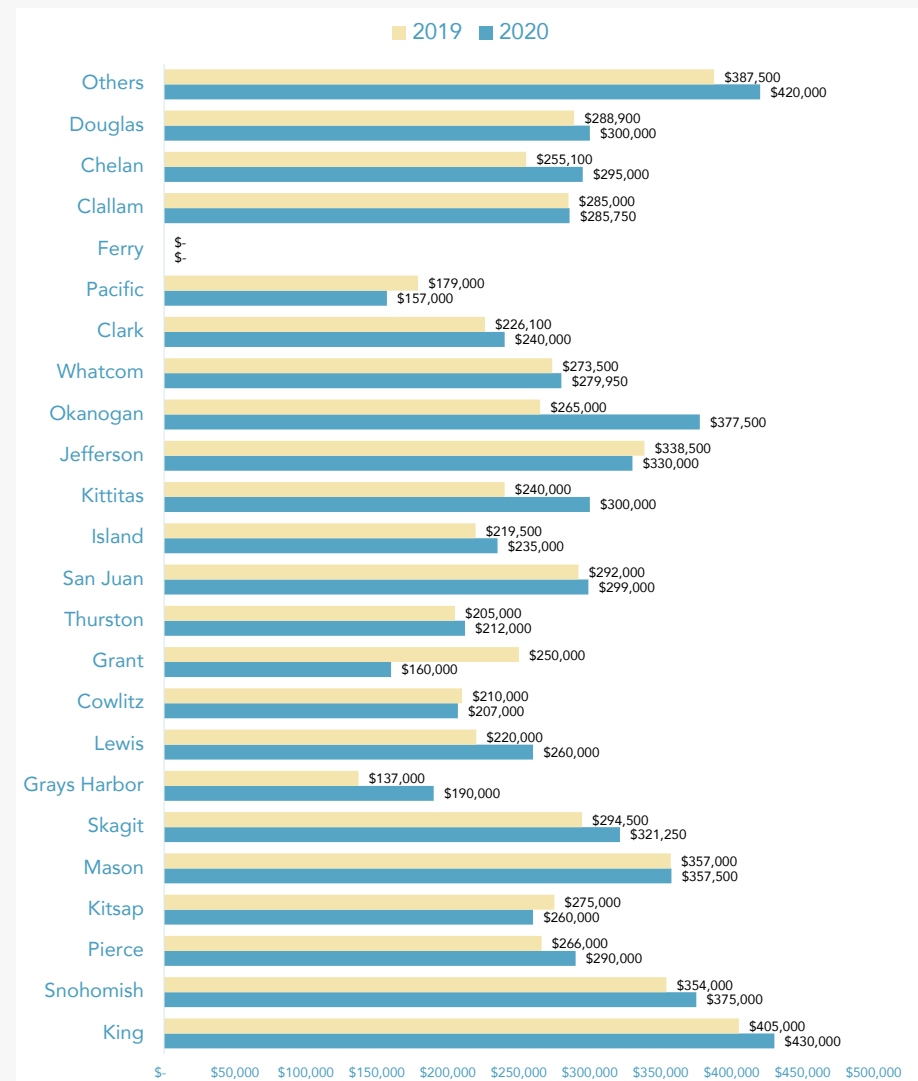
Condominiums Only

Closed Sales Price by County

A comparison of median sales prices in each county 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.

	2020	2019	% chg.
King	\$ 430,000	\$ 405,000	6.17%
Snohomish	\$ 375,000	\$ 354,000	5.93%
Pierce	\$ 290,000	\$ 266,000	9.02%
Kitsap	\$ 260,000	\$ 275,000	-5.45%
Mason	\$ 357,500	\$ 357,000	0.14%
Skagit	\$ 321,250	\$ 294,500	9.08%
Grays Harbor	\$ 190,000	\$ 137,000	38.69%
Lewis	\$ 260,000	\$ 220,000	18.18%
Cowlitz	\$ 207,000	\$ 210,000	-1.43%
Grant	\$ 160,000	\$ 250,000	-36.00%
Thurston	\$ 212,000	\$ 205,000	3.41%
San Juan	\$ 299,000	\$ 292,000	2.40%
Island	\$ 235,000	\$ 219,500	7.06%
Kittitas	\$ 300,000	\$ 240,000	25.00%
Jefferson	\$ 330,000	\$ 338,500	-2.51%
Okanogan	\$ 377,500	\$ 265,000	42.45%
Whatcom	\$ 279,950	\$ 273,500	2.36%
Clark	\$ 240,000	\$ 226,100	6.15%
Pacific	\$ 157,000	\$ 179,000	-12.29%
Ferry	\$ -	\$ -	0.00%
Clallam	\$ 285,750	\$ 285,000	0.26%
Chelan	\$ 295,000	\$ 255,100	15.64%
Douglas	\$ 300,000	\$ 288,900	3.84%
Others	\$ 420,000	\$ 387,500	8.39%

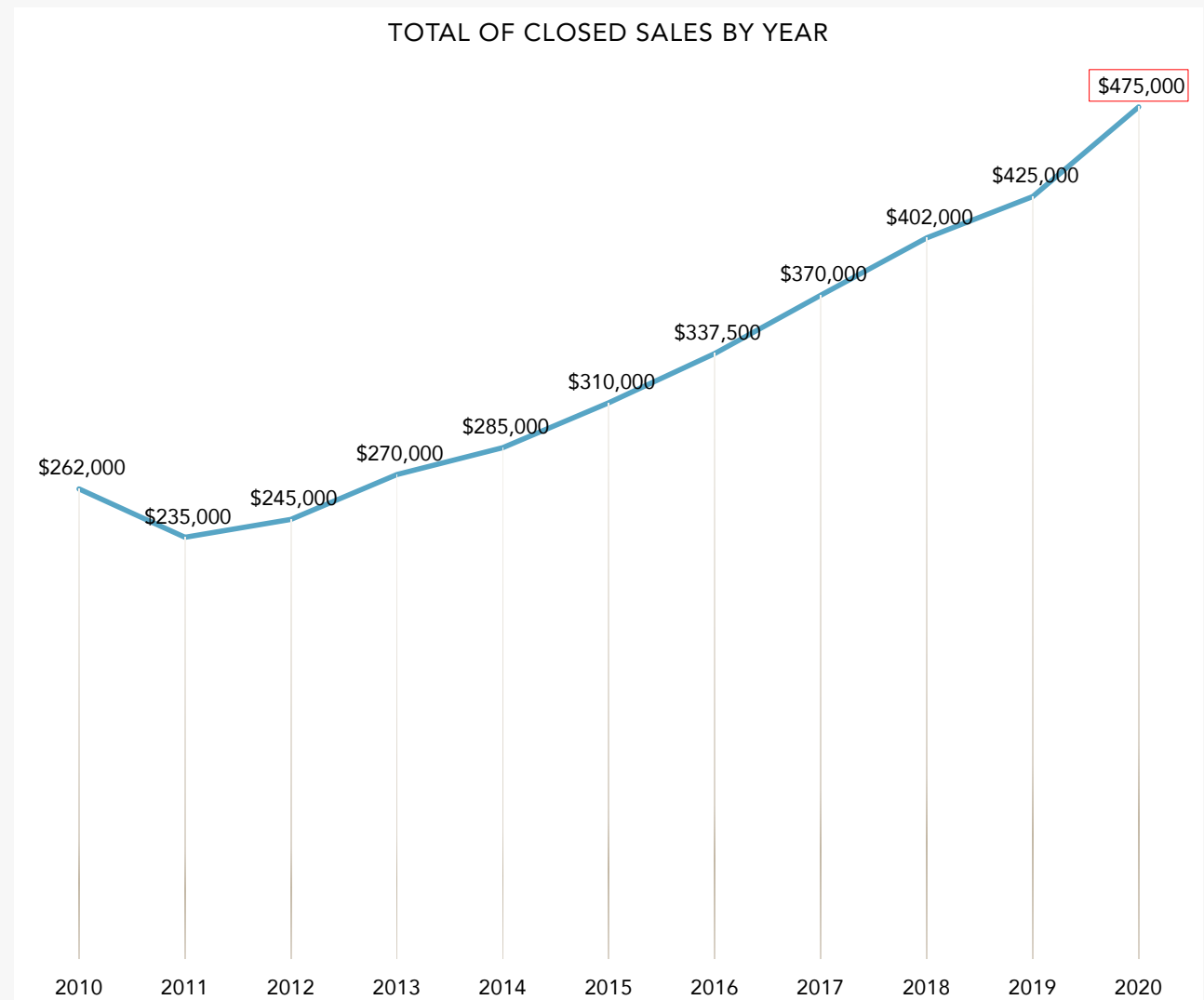


All Counties: Residential Homes and Condominiums

Closed Sales Price by Year

A comparison of median sales prices each year since 2010, 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.

	Total
2010	\$ 262,000
2011	\$ 235,000
2012	\$ 245,000
2013	\$ 270,000
2014	\$ 285,000
2015	\$ 310,000
2016	\$ 337,500
2017	\$ 370,000
2018	\$ 402,000
2019	\$ 425,000
2020	\$ 475,000

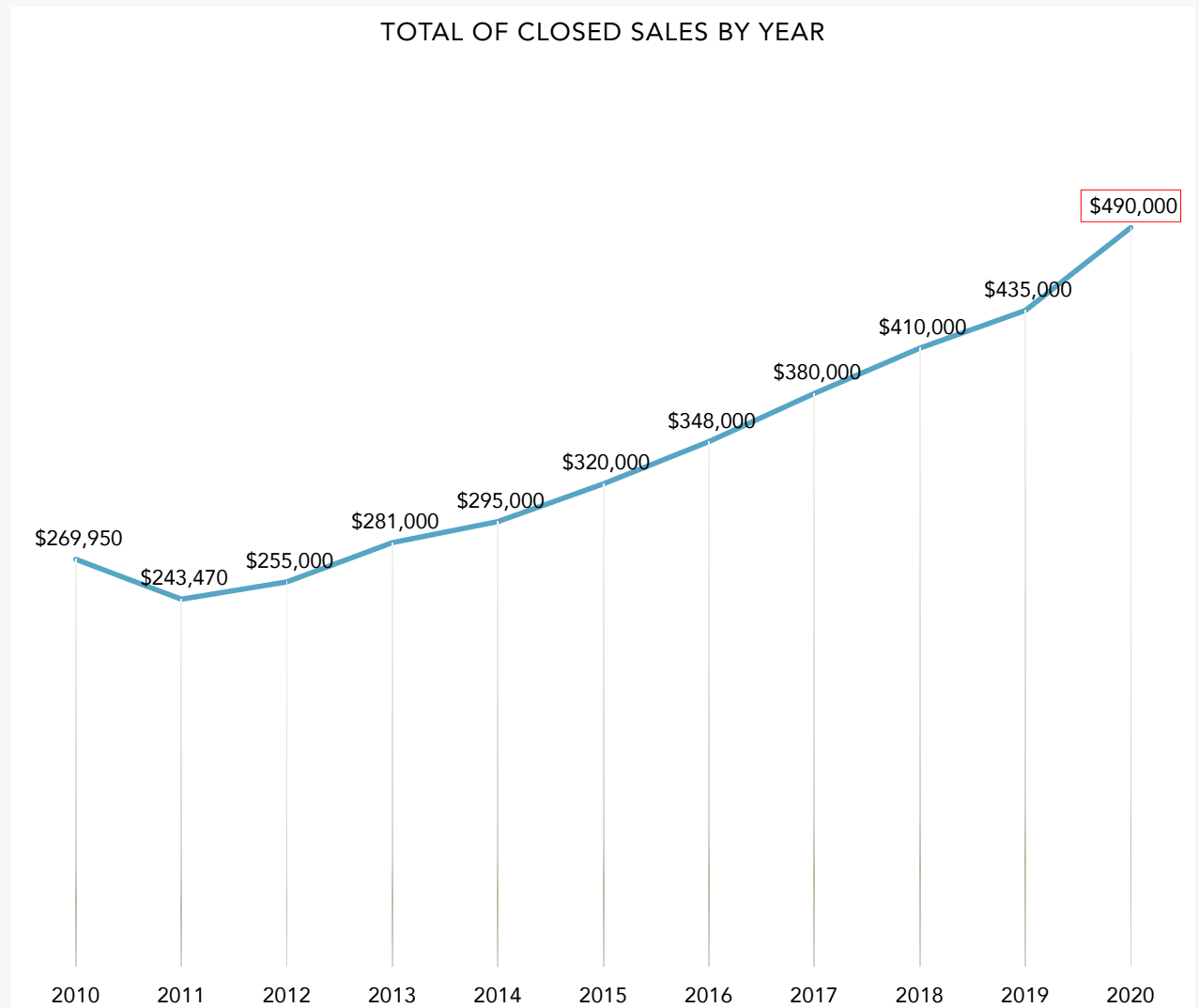


All Counties: Residential Homes Only

Closed Sales Price by Year

A comparison of median sales prices each year since 2010, 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.

	Total
2010	\$ 269,950
2011	\$ 243,470
2012	\$ 255,000
2013	\$ 281,000
2014	\$ 295,000
2015	\$ 320,000
2016	\$ 348,000
2017	\$ 380,000
2018	\$ 410,000
2019	\$ 435,000
2020	\$ 490,000

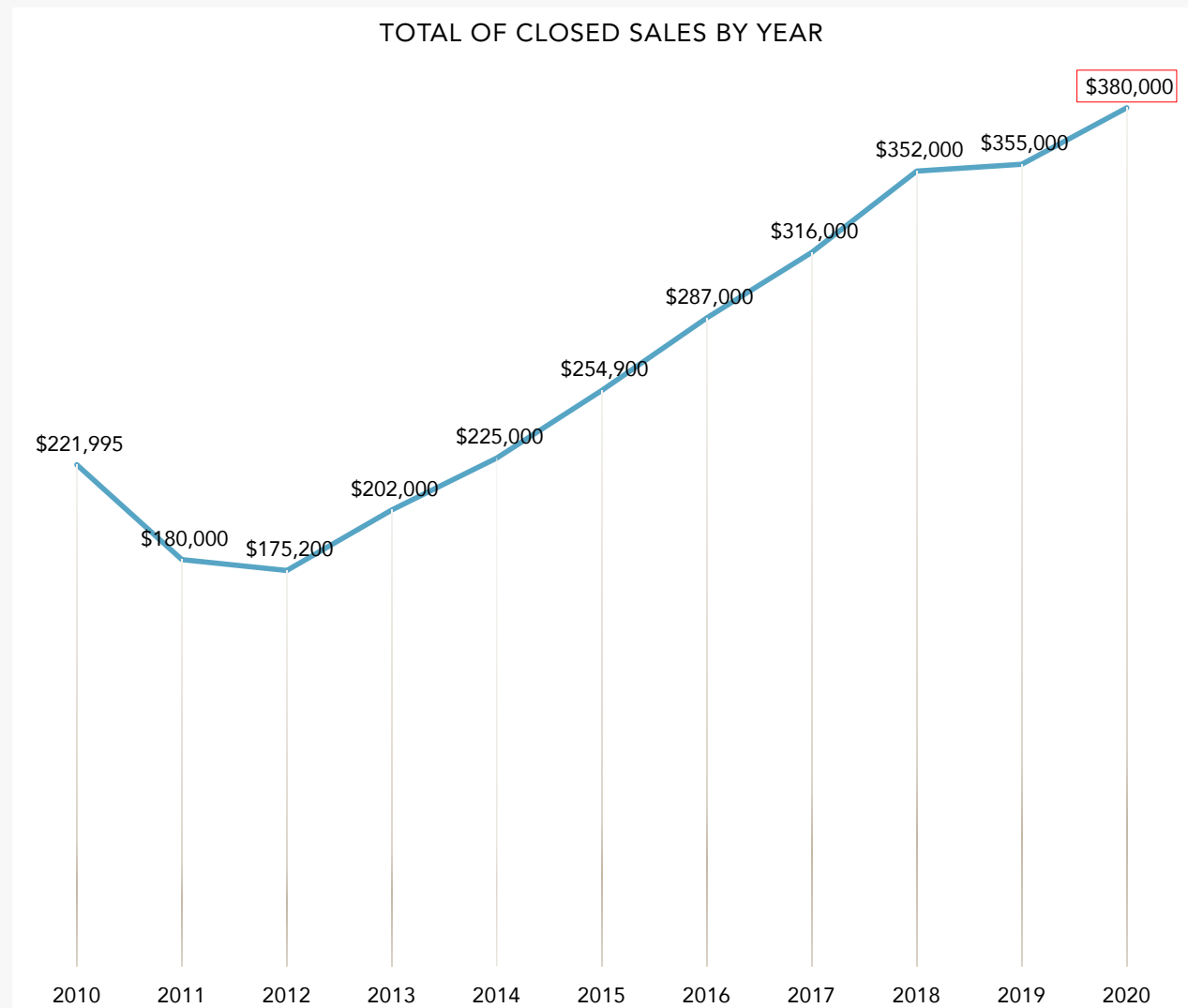


All Counties: Condominiums Only

Closed Sales Price by Year

A comparison of median sales prices each year since 2010, 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.

	Total
2010	\$ 221,995
2011	\$ 180,000
2012	\$ 175,200
2013	\$ 202,000
2014	\$ 225,000
2015	\$ 254,900
2016	\$ 287,000
2017	\$ 316,000
2018	\$ 352,000
2019	\$ 355,000
2020	\$ 380,000



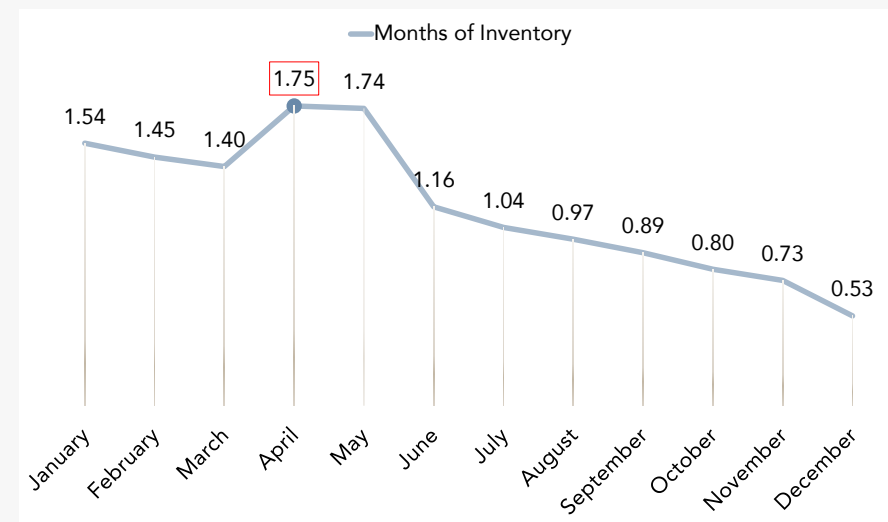
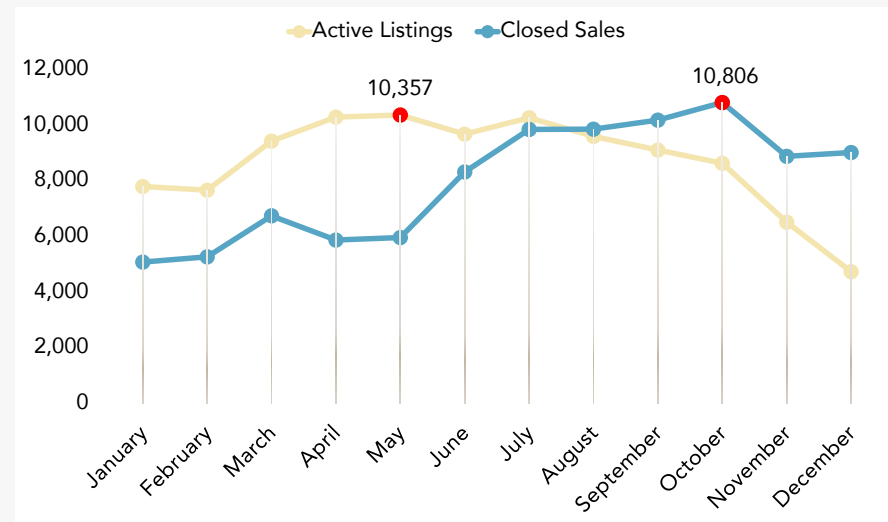
All Counties: Residential Homes and Condominiums

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales in all counties, 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	7,791	5,074	1.54
February	7,655	5,265	1.45
March	9,418	6,735	1.40
April	10,282	5,866	1.75
May	10,357	5,957	1.74
June	9,670	8,312	1.16
July	10,259	9,840	1.04
August	9,591	9,847	0.97
September	9,099	10,175	0.89
October	8,623	10,806	0.80
November	6,505	8,875	0.73
December	4,732	9,008	0.53



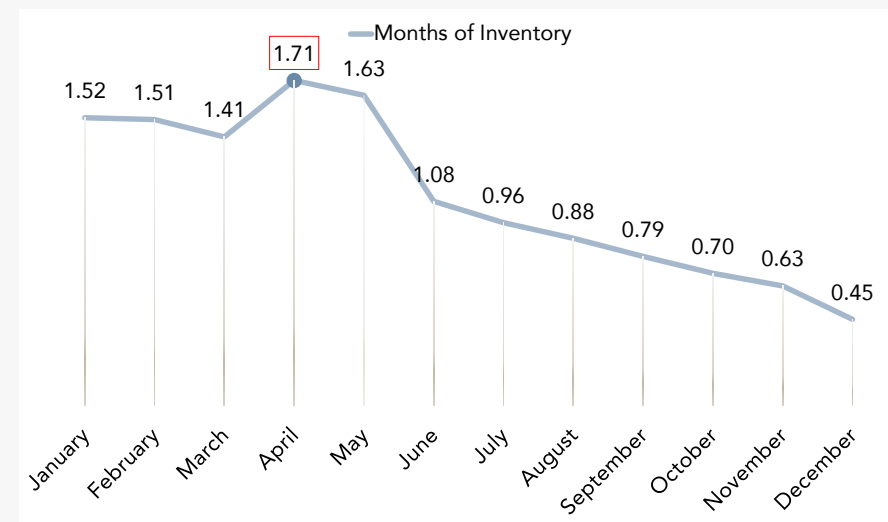
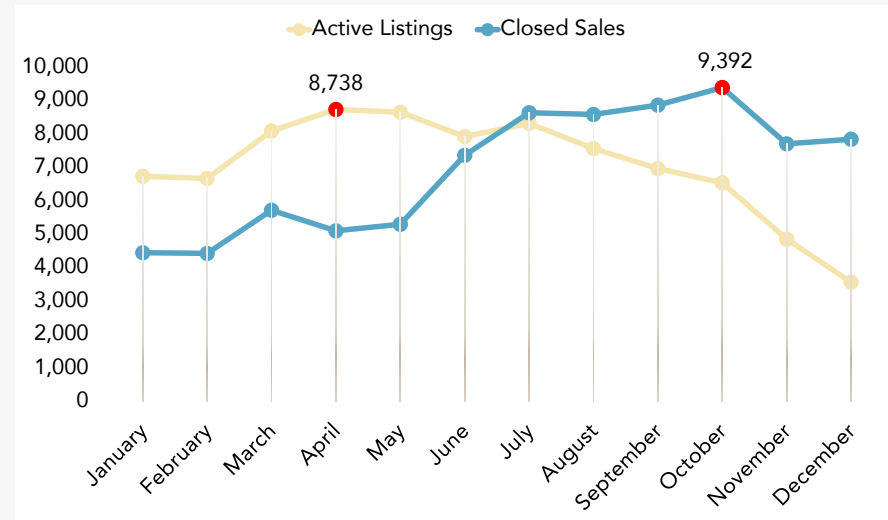
All Counties: Residential Homes Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales in all counties, 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	6,740	4,448	1.52
February	6,671	4,429	1.51
March	8,092	5,720	1.41
April	8,738	5,104	1.71
May	8,655	5,299	1.63
June	7,925	7,365	1.08
July	8,322	8,639	0.96
August	7,566	8,590	0.88
September	6,970	8,867	0.79
October	6,544	9,392	0.70
November	4,858	7,709	0.63
December	3,568	7,848	0.45



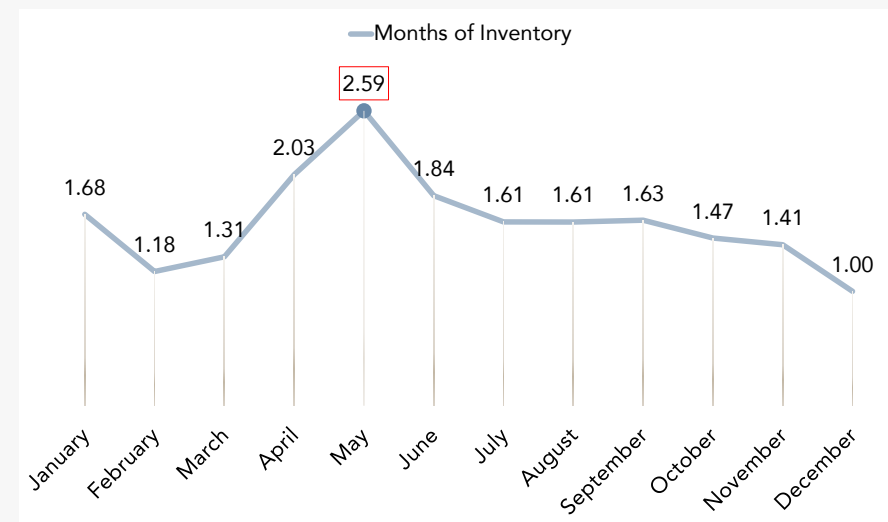
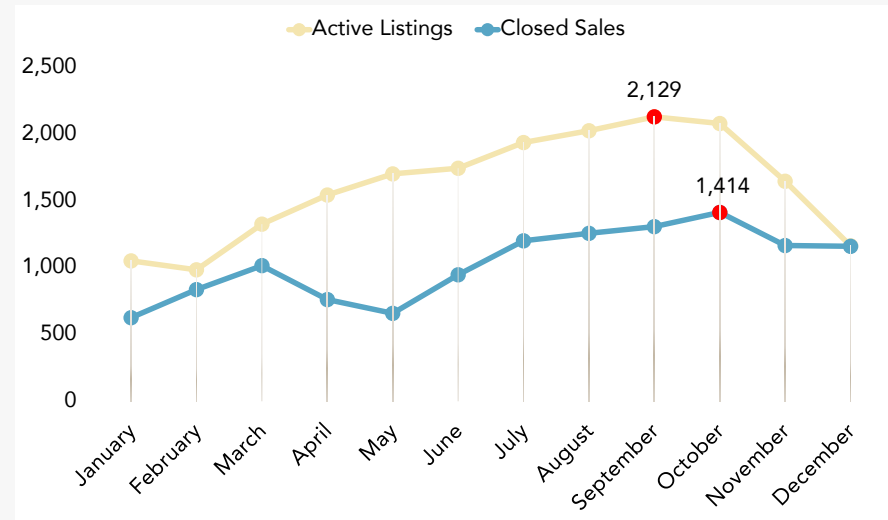
All Counties: Condominiums Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales in all counties, 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	1,051	626	1.68
February	984	836	1.18
March	1,326	1,015	1.31
April	1,544	762	2.03
May	1,702	658	2.59
June	1,745	947	1.84
July	1,937	1,201	1.61
August	2,025	1,257	1.61
September	2,129	1,308	1.63
October	2,079	1,414	1.47
November	1,647	1,166	1.41
December	1,164	1,160	1.00



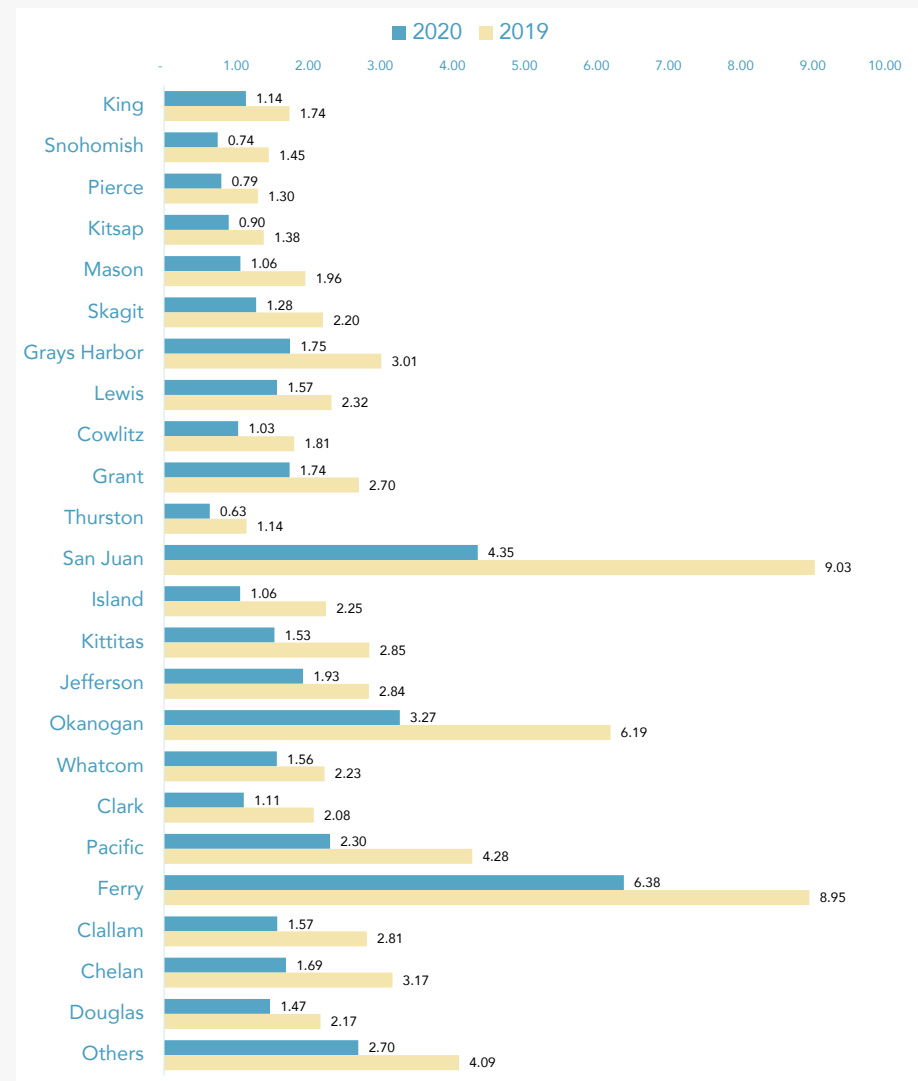
Residential Homes and Condominiums

Months of Inventory by County

A year-over-year comparison of the ratio of the total number of active listings year-to-date by the total number of closed sales year-to-date in each county, 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).

	2020	2019	% chg.
King	1.14	1.74	-34.70%
Snohomish	0.74	1.45	-48.79%
Pierce	0.79	1.30	-38.92%
Kitsap	0.90	1.38	-35.14%
Mason	1.06	1.96	-45.91%
Skagit	1.28	2.20	-42.05%
Grays Harbor	1.75	3.01	-42.06%
Lewis	1.57	2.32	-32.60%
Cowlitz	1.03	1.81	-43.07%
Grant	1.74	2.70	-35.58%
Thurston	0.63	1.14	-44.47%
San Juan	4.35	9.03	-51.80%
Island	1.06	2.25	-52.98%
Kittitas	1.53	2.85	-46.26%
Jefferson	1.93	2.84	-32.14%
Okanogan	3.27	6.19	-47.21%
Whatcom	1.56	2.23	-29.71%
Clark	1.11	2.08	-46.74%
Pacific	2.30	4.28	-46.16%
Ferry	6.38	8.95	-28.73%
Clallam	1.57	2.81	-44.17%
Chelan	1.69	3.17	-46.64%
Douglas	1.47	2.17	-32.35%
Others	2.70	4.09	-34.14%



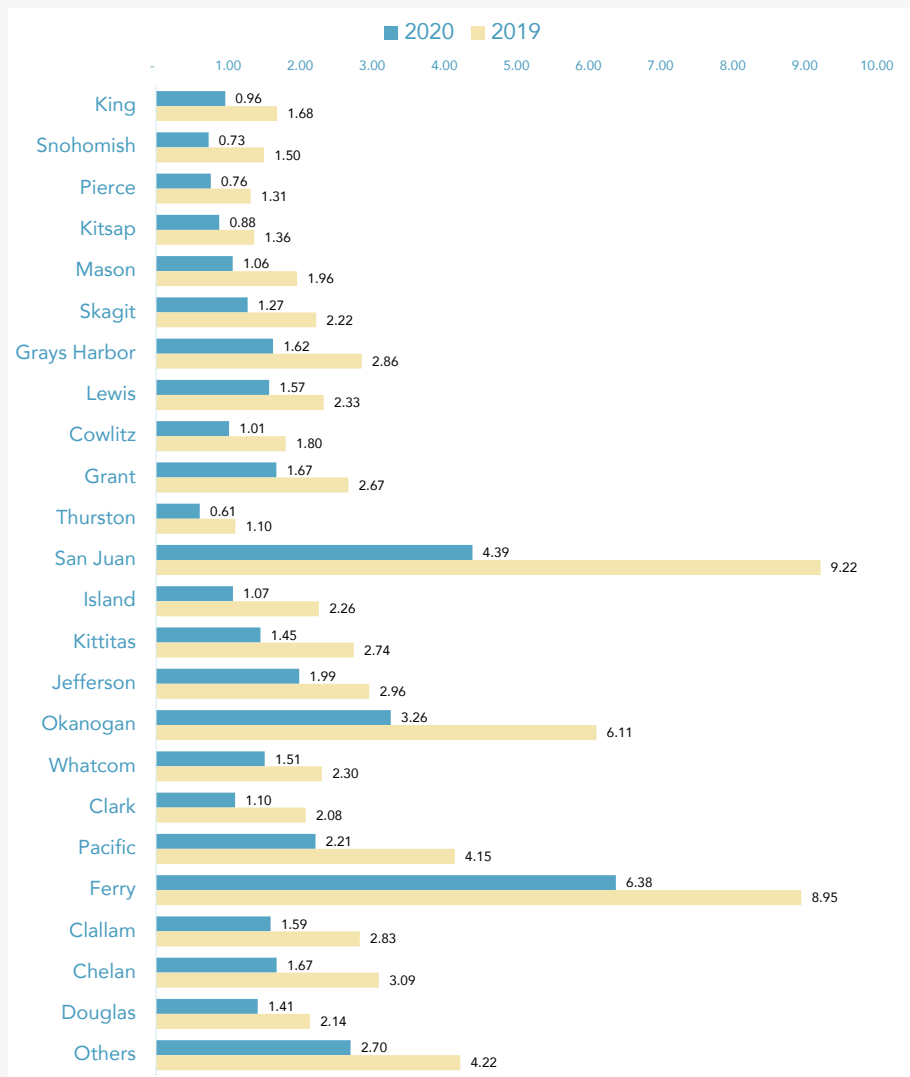
Residential Homes Only

Months of Inventory by County

A year-over-year comparison of the ratio of the total number of active listings year-to-date by the total number of closed sales year-to-date in each county, 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).

	2020	2019	% chg.
King	0.96	1.68	-42.80%
Snohomish	0.73	1.50	-51.31%
Pierce	0.76	1.31	-42.16%
Kitsap	0.88	1.36	-35.58%
Mason	1.06	1.96	-45.71%
Skagit	1.27	2.22	-42.84%
Grays Harbor	1.62	2.86	-43.20%
Lewis	1.57	2.33	-32.60%
Cowlitz	1.01	1.80	-43.65%
Grant	1.67	2.67	-37.47%
Thurston	0.61	1.10	-44.87%
San Juan	4.39	9.22	-52.39%
Island	1.07	2.26	-52.82%
Kittitas	1.45	2.74	-47.19%
Jefferson	1.99	2.96	-32.88%
Okanogan	3.26	6.11	-46.70%
Whatcom	1.51	2.30	-34.52%
Clark	1.10	2.08	-47.19%
Pacific	2.21	4.15	-46.66%
Ferry	6.38	8.95	-28.73%
Clallam	1.59	2.83	-43.79%
Chelan	1.67	3.09	-45.91%
Douglas	1.41	2.14	-33.96%
Others	2.70	4.22	-36.06%



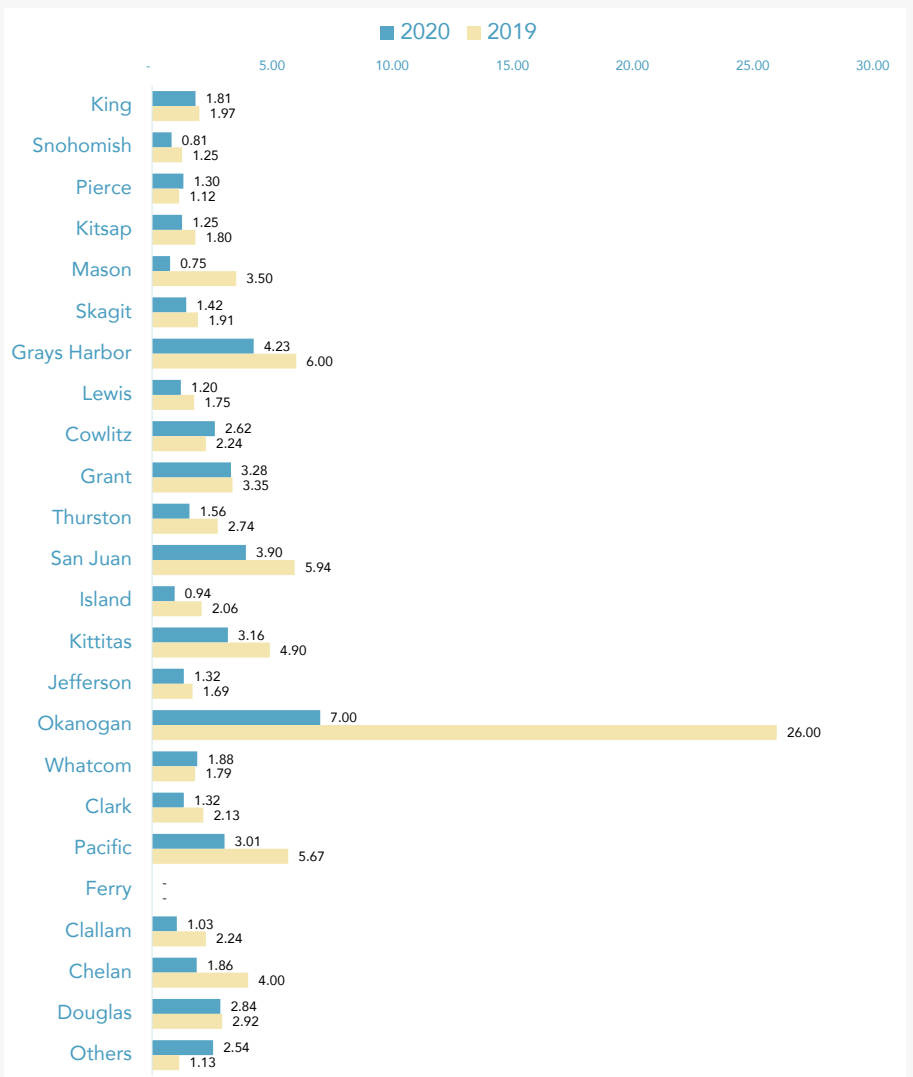
Condominiums Only

Months of Inventory by County

A year-over-year comparison of the ratio of the total number of active listings year-to-date by the total number of closed sales year-to-date in each county, 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).

	2020	2019	% chg.
King	1.81	1.97	-8.26%
Snohomish	0.81	1.25	-34.91%
Pierce	1.30	1.12	15.96%
Kitsap	1.25	1.80	-30.79%
Mason	0.75	3.50	-78.57%
Skagit	1.42	1.91	-25.67%
Grays Harbor	4.23	6.00	-29.50%
Lewis	1.20	1.75	-31.43%
Cowlitz	2.62	2.24	16.86%
Grant	3.28	3.35	-1.87%
Thurston	1.56	2.74	-43.13%
San Juan	3.90	5.94	-34.26%
Island	0.94	2.06	-54.53%
Kittitas	3.16	4.90	-35.63%
Jefferson	1.32	1.69	-21.68%
Okanogan	7.00	26.00	-73.08%
Whatcom	1.88	1.79	4.85%
Clark	1.32	2.13	-38.11%
Pacific	3.01	5.67	-46.80%
Ferry	-	-	0.00%
Clallam	1.03	2.24	-54.04%
Chelan	1.86	4.00	-53.60%
Douglas	2.84	2.92	-2.74%
Others	2.54	1.13	124.56%



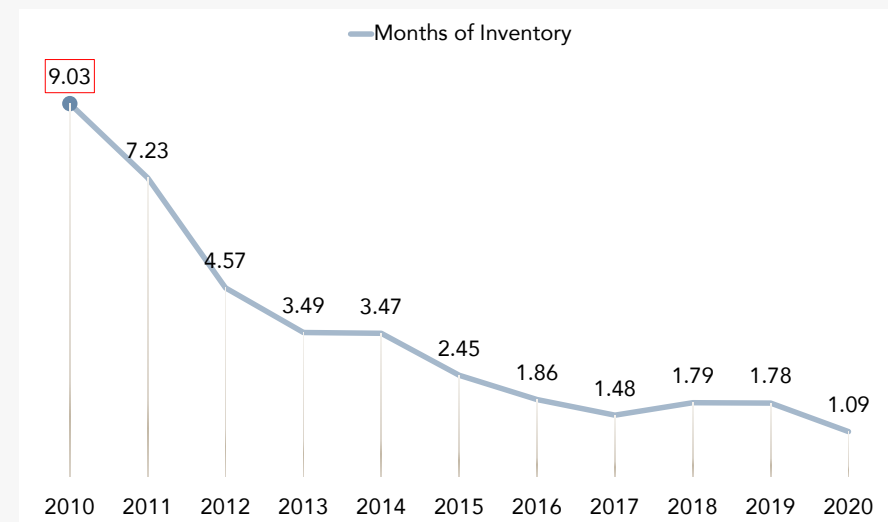
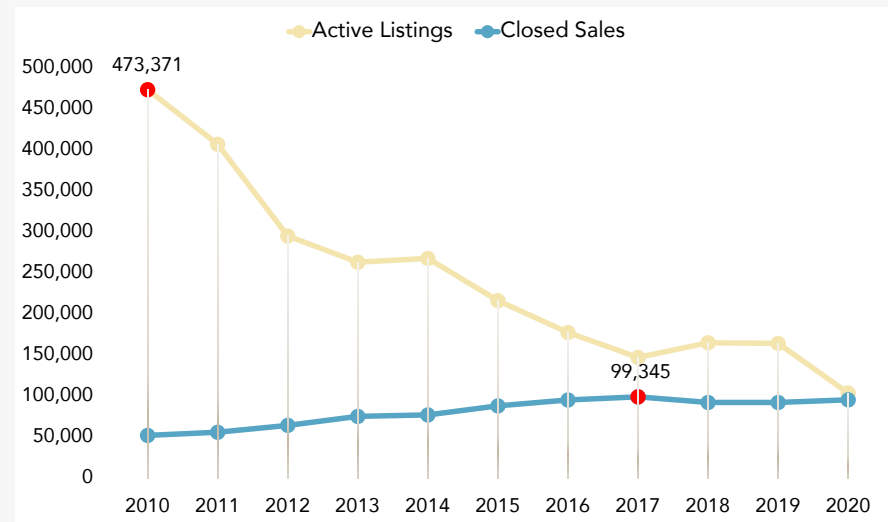
All Counties: Residential Homes and Condominiums

Months of Inventory by Year

A comparison of the months of inventory each year since 2010, 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
2010	473,371	52,408	9.03
2011	407,016	56,290	7.23
2012	295,250	64,622	4.57
2013	263,357	75,517	3.49
2014	267,940	77,276	3.47
2015	216,474	88,331	2.45
2016	177,711	95,480	1.86
2017	147,297	99,345	1.48
2018	165,259	92,555	1.79
2019	164,427	92,503	1.78
2020	103,982	95,760	1.09



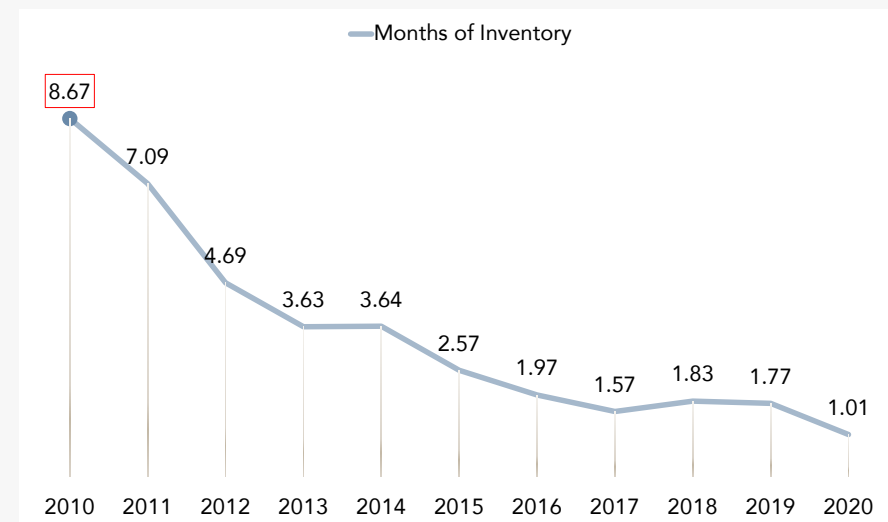
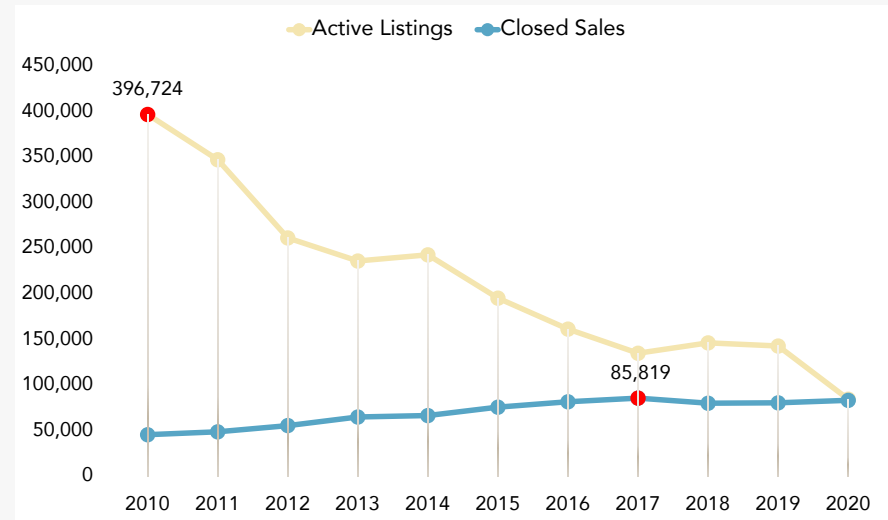
All Counties: Residential Homes Only

Months of Inventory by Year

A comparison of the months of inventory each year since 2010, 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
2010	396,724	45,746	8.67
2011	347,109	48,952	7.09
2012	261,371	55,697	4.69
2013	236,174	65,122	3.63
2014	242,849	66,716	3.64
2015	195,416	75,975	2.57
2016	161,453	81,852	1.97
2017	135,026	85,819	1.57
2018	146,446	80,232	1.83
2019	143,011	80,734	1.77
2020	84,649	83,410	1.01



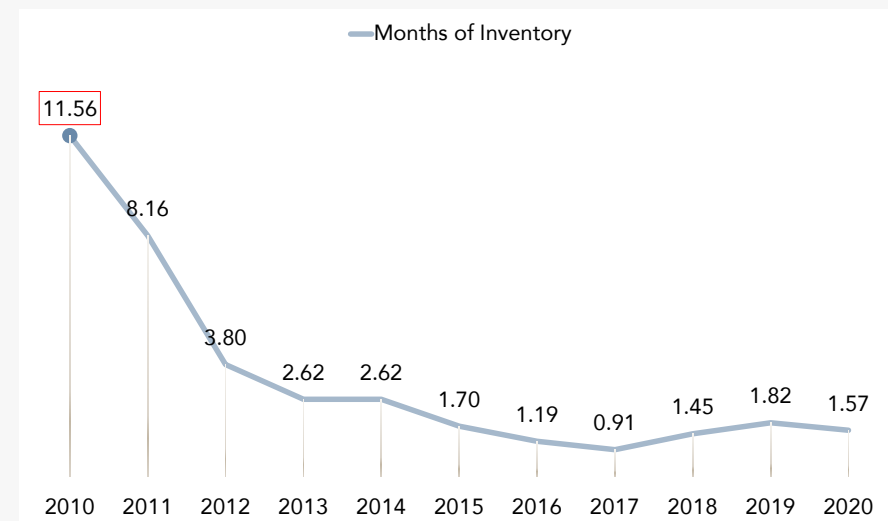
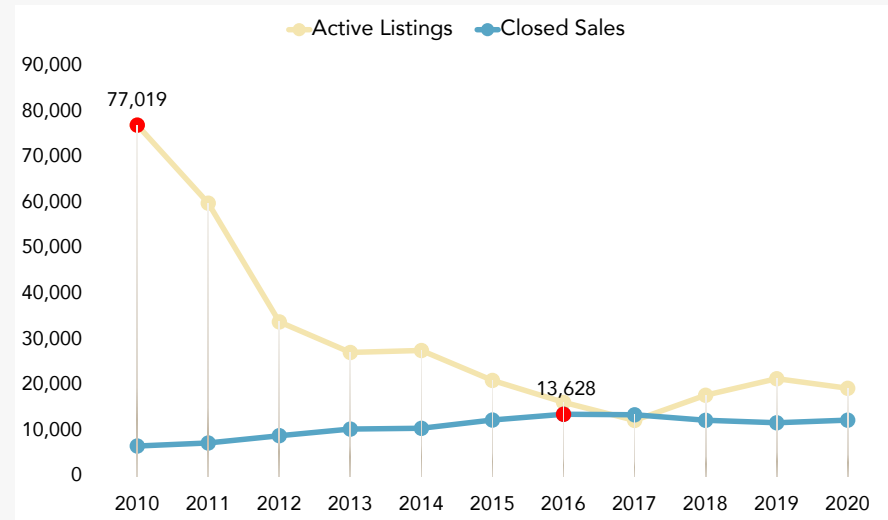
All Counties: Condominiums Only

Months of Inventory by Year

A comparison of the months of inventory each year since 2010, 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).

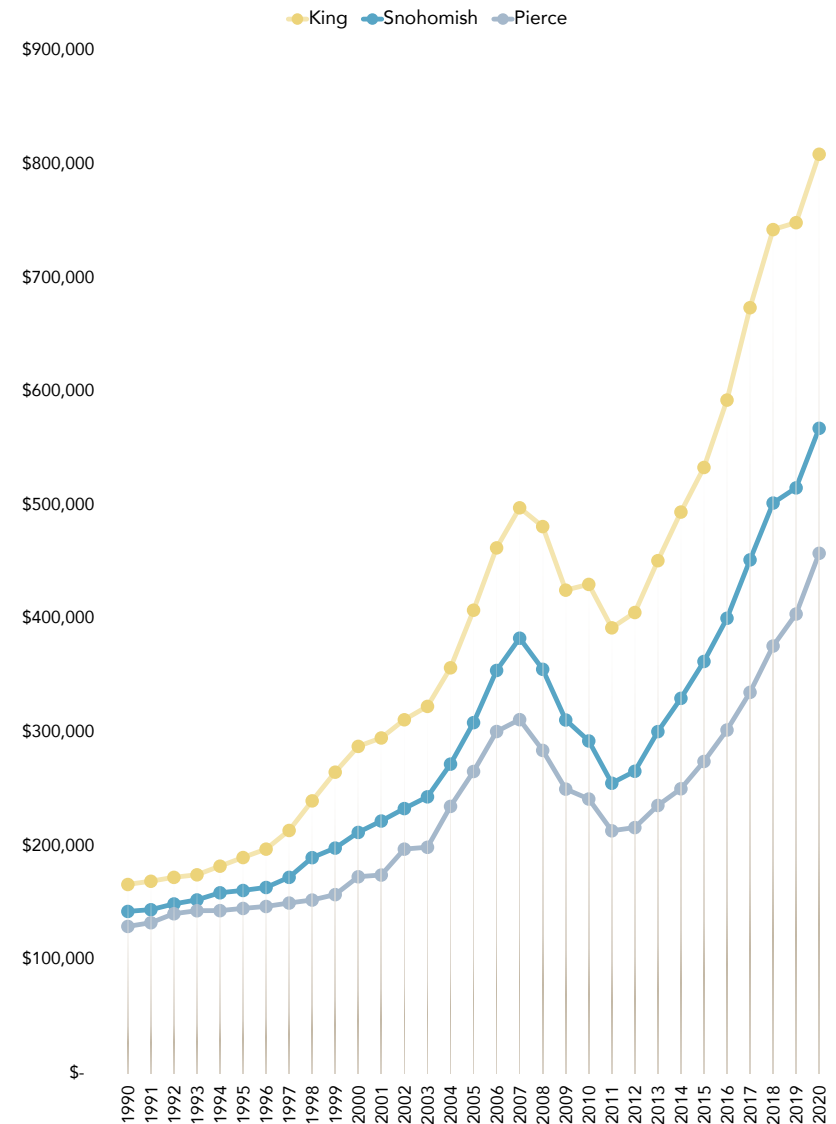
	Active Listings	Closed Sales	Months of Inventory
2010	77,019	6,662	11.56
2011	59,907	7,338	8.16
2012	33,879	8,925	3.80
2013	27,183	10,395	2.62
2014	27,618	10,560	2.62
2015	21,058	12,356	1.70
2016	16,252	13,628	1.19
2017	12,271	13,526	0.91
2018	17,813	12,323	1.45
2019	21,416	11,769	1.82
2020	19,333	12,350	1.57



King, Snohomish, Pierce: Resi and Condo Comparison of Average Price

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.

	King	Snohomish	Pierce
1990	\$ 166,270	\$ 142,536	\$ 129,277
1991	\$ 169,033	\$ 144,063	\$ 132,540
1992	\$ 172,550	\$ 149,084	\$ 140,494
1993	\$ 174,722	\$ 152,673	\$ 143,089
1994	\$ 182,351	\$ 158,910	\$ 143,216
1995	\$ 189,980	\$ 160,936	\$ 145,106
1996	\$ 197,372	\$ 163,613	\$ 146,836
1997	\$ 213,821	\$ 172,517	\$ 149,895
1998	\$ 239,839	\$ 189,818	\$ 152,553
1999	\$ 265,111	\$ 198,249	\$ 157,330
2000	\$ 287,851	\$ 212,097	\$ 173,036
2001	\$ 295,240	\$ 222,077	\$ 174,536
2002	\$ 311,285	\$ 233,082	\$ 197,317
2003	\$ 323,004	\$ 243,408	\$ 198,948
2004	\$ 356,954	\$ 272,221	\$ 234,936
2005	\$ 407,718	\$ 308,664	\$ 265,687
2006	\$ 462,547	\$ 354,631	\$ 300,861
2007	\$ 497,855	\$ 383,004	\$ 311,339
2008	\$ 481,242	\$ 355,628	\$ 284,277
2009	\$ 425,319	\$ 311,018	\$ 250,232
2010	\$ 430,409	\$ 292,556	\$ 241,429
2011	\$ 392,185	\$ 255,364	\$ 213,466
2012	\$ 405,610	\$ 265,920	\$ 216,286
2013	\$ 451,312	\$ 300,760	\$ 235,770
2014	\$ 494,055	\$ 330,138	\$ 250,477
2015	\$ 533,297	\$ 362,542	\$ 274,578
2016	\$ 592,600	\$ 400,588	\$ 302,184
2017	\$ 673,983	\$ 451,989	\$ 335,413
2018	\$ 742,693	\$ 502,026	\$ 376,152
2019	\$ 748,764	\$ 515,315	\$ 404,313
2020	\$ 809,055	\$ 567,789	\$ 457,796
\$ chg. vs Last Year	\$ 60,291	\$ 52,474	\$ 53,483
% chg. vs Last Year	8.1%	10.2%	13.2%

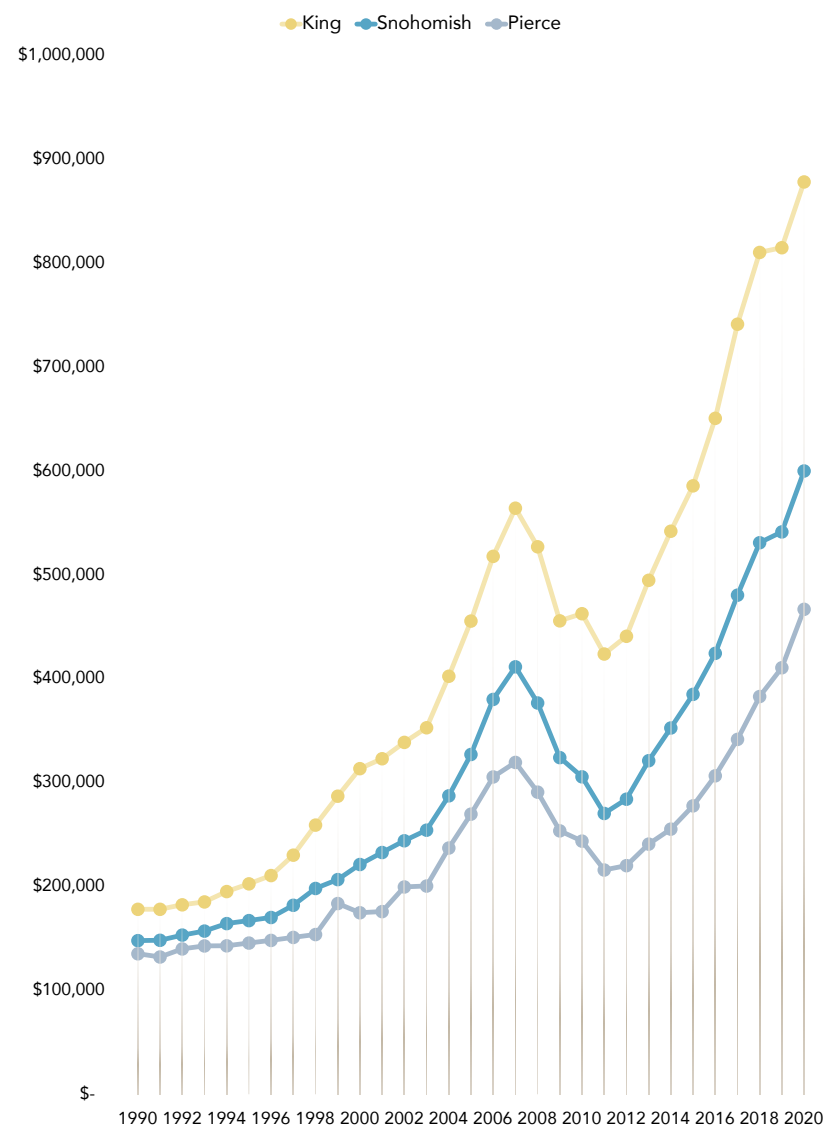


King, Snohomish, Pierce: Residential Homes Only

Comparison of Average Price

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.

	King	Snohomish	Pierce
1990	\$ 178,187	\$ 147,958	\$ 135,292
1991	\$ 178,146	\$ 148,287	\$ 132,221
1992	\$ 182,542	\$ 153,243	\$ 140,027
1993	\$ 185,272	\$ 157,252	\$ 142,860
1994	\$ 195,296	\$ 164,431	\$ 143,047
1995	\$ 202,639	\$ 167,253	\$ 145,626
1996	\$ 210,673	\$ 170,257	\$ 148,211
1997	\$ 230,345	\$ 182,003	\$ 151,129
1998	\$ 259,237	\$ 198,288	\$ 153,906
1999	\$ 287,075	\$ 206,756	\$ 183,668
2000	\$ 313,623	\$ 221,287	\$ 174,840
2001	\$ 323,183	\$ 232,842	\$ 175,972
2002	\$ 338,969	\$ 244,192	\$ 199,645
2003	\$ 352,956	\$ 254,382	\$ 200,523
2004	\$ 402,556	\$ 287,437	\$ 237,215
2005	\$ 455,774	\$ 327,259	\$ 269,840
2006	\$ 518,095	\$ 380,294	\$ 305,635
2007	\$ 564,468	\$ 411,694	\$ 319,626
2008	\$ 527,322	\$ 376,821	\$ 290,939
2009	\$ 455,950	\$ 324,293	\$ 253,770
2010	\$ 462,809	\$ 305,792	\$ 243,793
2011	\$ 423,951	\$ 270,503	\$ 216,018
2012	\$ 441,059	\$ 284,228	\$ 220,193
2013	\$ 494,950	\$ 321,283	\$ 240,907
2014	\$ 542,225	\$ 352,728	\$ 255,329
2015	\$ 585,981	\$ 385,181	\$ 277,814
2016	\$ 651,013	\$ 424,711	\$ 306,743
2017	\$ 741,649	\$ 480,638	\$ 341,759
2018	\$ 810,682	\$ 531,217	\$ 383,098
2019	\$ 815,266	\$ 541,588	\$ 410,816
2020	\$ 878,677	\$ 600,258	\$ 467,057
\$ chg. vs Last Year	\$ 63,411	\$ 58,670	\$ 56,241
% chg. vs Last Year	7.8%	10.8%	13.7%

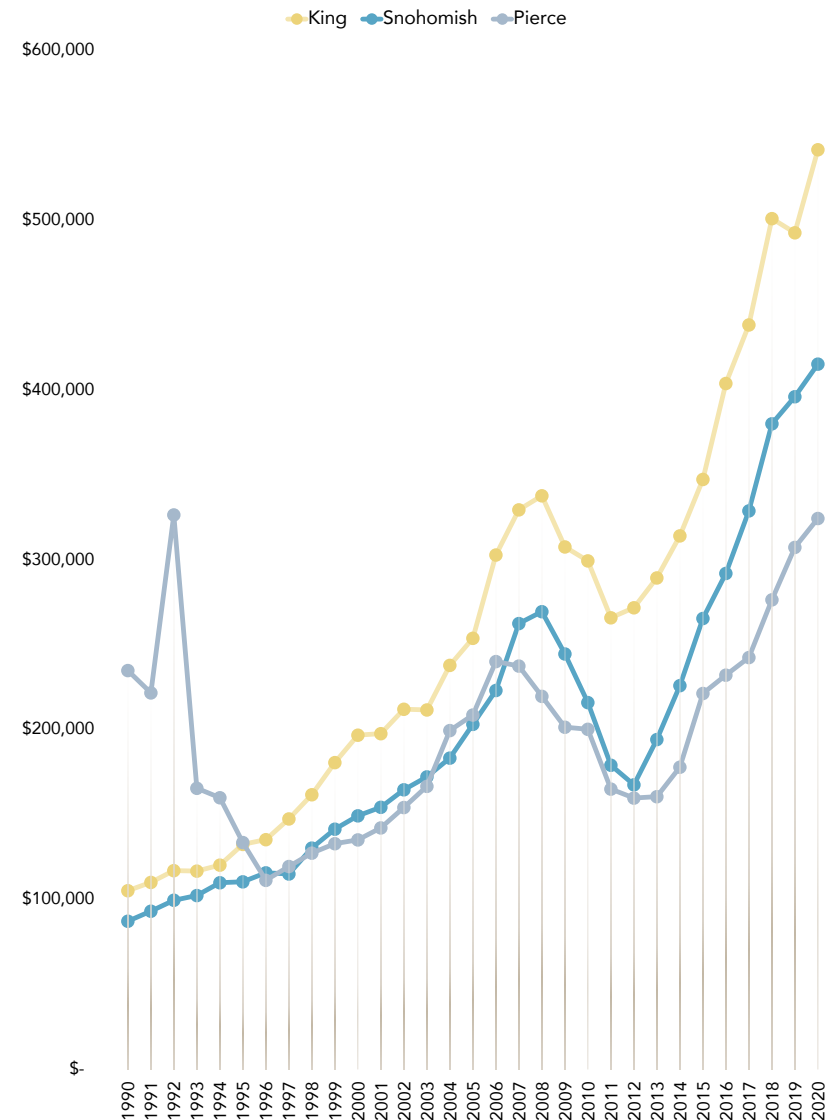


King, Snohomish, Pierce: Condominiums Only

Comparison of Average Price

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.

	King	Snohomish	Pierce
1990	\$ 105,314	\$ 87,327	\$ 235,000
1991	\$ 110,193	\$ 93,255	\$ 221,833
1992	\$ 117,162	\$ 99,638	\$ 326,666
1993	\$ 116,836	\$ 102,454	\$ 165,655
1994	\$ 120,402	\$ 109,983	\$ 160,120
1995	\$ 132,612	\$ 110,559	\$ 133,701
1996	\$ 135,391	\$ 115,821	\$ 111,465
1997	\$ 147,630	\$ 115,174	\$ 119,549
1998	\$ 161,864	\$ 130,411	\$ 127,446
1999	\$ 180,786	\$ 141,552	\$ 133,024
2000	\$ 196,959	\$ 149,406	\$ 135,265
2001	\$ 197,821	\$ 154,449	\$ 142,303
2002	\$ 212,220	\$ 164,773	\$ 154,294
2003	\$ 211,776	\$ 172,399	\$ 166,821
2004	\$ 238,028	\$ 183,463	\$ 199,640
2005	\$ 253,987	\$ 203,346	\$ 208,808
2006	\$ 303,079	\$ 223,285	\$ 240,276
2007	\$ 329,627	\$ 262,719	\$ 237,670
2008	\$ 337,938	\$ 269,668	\$ 219,773
2009	\$ 307,826	\$ 244,751	\$ 201,608
2010	\$ 299,580	\$ 216,111	\$ 200,396
2011	\$ 266,106	\$ 179,212	\$ 165,160
2012	\$ 272,001	\$ 167,679	\$ 159,879
2013	\$ 289,542	\$ 194,358	\$ 160,717
2014	\$ 314,333	\$ 226,141	\$ 178,103
2015	\$ 347,597	\$ 265,688	\$ 221,488
2016	\$ 404,081	\$ 292,200	\$ 232,273
2017	\$ 438,559	\$ 329,024	\$ 242,640
2018	\$ 501,192	\$ 380,337	\$ 276,682
2019	\$ 492,858	\$ 396,296	\$ 307,564
2020	\$ 541,775	\$ 415,516	\$ 324,575
\$ chg. vs Last Year	\$ 48,917	\$ 19,220	\$ 17,011
% chg. vs Last Year	9.9%	4.8%	5.5%

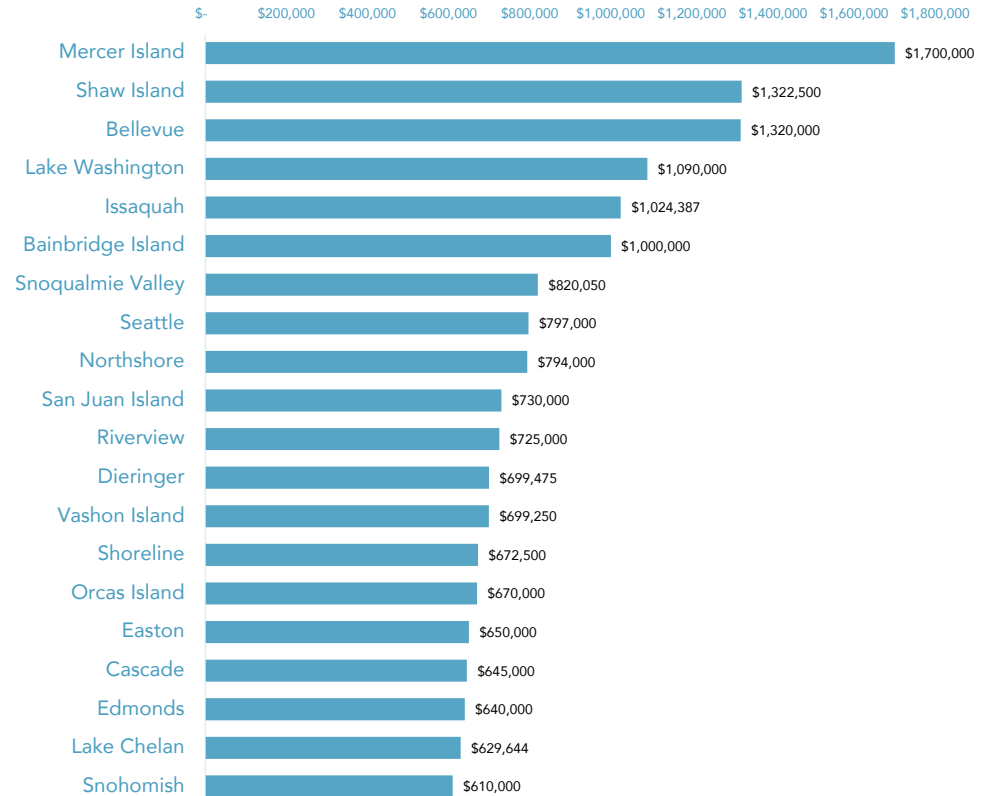


Residential Homes Only

Highest Home Prices by School District

20 highest priced, based on closed sales for residential homes only in each school district.

County	District	Median
King	Mercer Island	\$ 1,700,000
San Juan	Shaw Island	\$ 1,322,500
King	Bellevue	\$ 1,320,000
King	Lake Washington	\$ 1,090,000
King	Issaquah	\$ 1,024,387
Kitsap	Bainbridge Island	\$ 1,000,000
King	Snoqualmie Valley	\$ 820,050
King	Seattle	\$ 797,000
King/Snohomish	Northshore	\$ 794,000
San Juan	San Juan Island	\$ 730,000
King	Riverview	\$ 725,000
Pierce	Dieringer	\$ 699,475
King	Vashon Island	\$ 699,250
King	Shoreline	\$ 672,500
San Juan	Orcas Island	\$ 670,000
Kittitas	Easton	\$ 650,000
Chelan	Cascade	\$ 645,000
Snohomish	Edmonds	\$ 640,000
Chelan	Lake Chelan	\$ 629,644
Snohomish	Snohomish	\$ 610,000

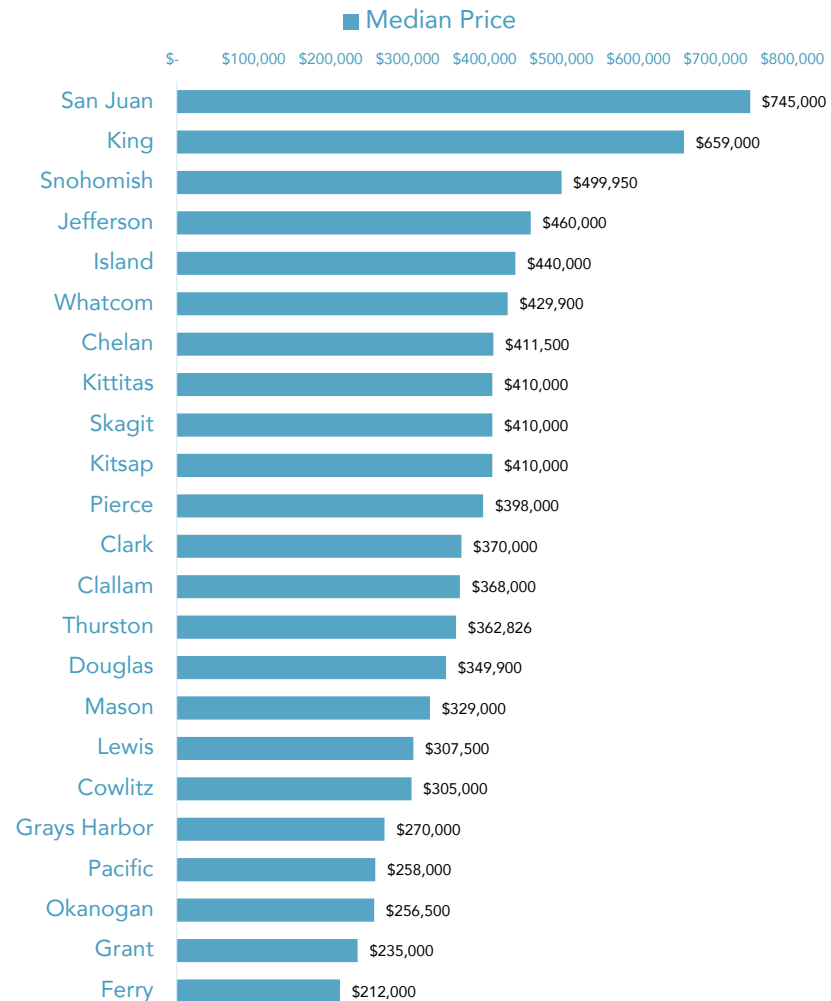


All Counties: Residential Homes Only

3 Bedroom Closed Sales by County

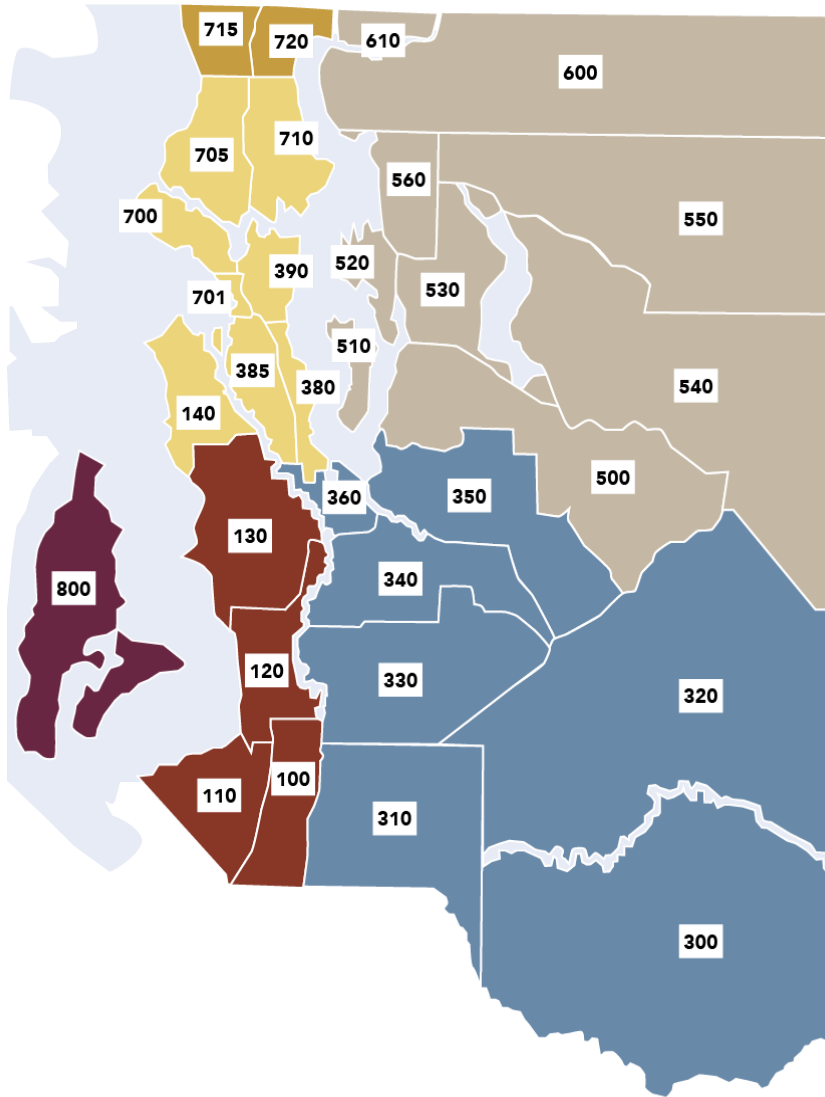
A comparison of 3 bedroom closed sales units and median price in each county, for residential homes only.

	Median Price	# Units
San Juan	\$ 745,000	168
King	\$ 659,000	10,464
Snohomish	\$ 499,950	5,282
Jefferson	\$ 460,000	276
Island	\$ 440,000	876
Whatcom	\$ 429,900	1,716
Chelan	\$ 411,500	489
Kittitas	\$ 410,000	425
Skagit	\$ 410,000	1,209
Kitsap	\$ 410,000	2,546
Pierce	\$ 398,000	7,331
Clark	\$ 370,000	496
Clallam	\$ 368,000	602
Thurston	\$ 362,826	2,798
Douglas	\$ 349,900	343
Mason	\$ 329,000	748
Lewis	\$ 307,500	827
Cowlitz	\$ 305,000	798
Grays Harbor	\$ 270,000	720
Pacific	\$ 258,000	222
Okanogan	\$ 256,500	231
Grant	\$ 235,000	630
Ferry	\$ 212,000	18

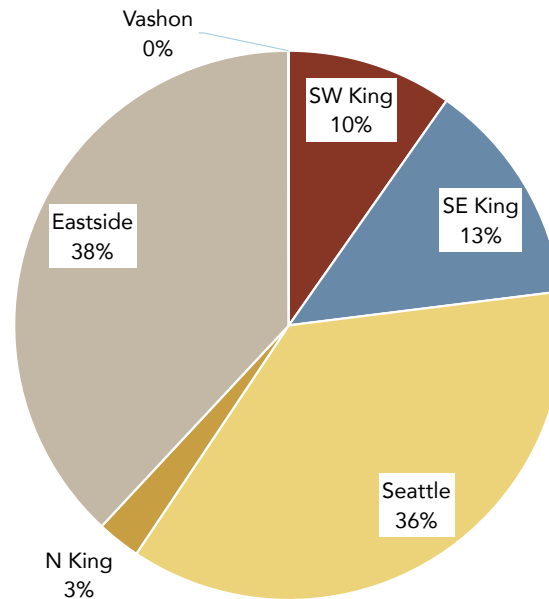


King County: Condominiums Only

Snapshot Summary: Median, Closed Sales, Average & Volume



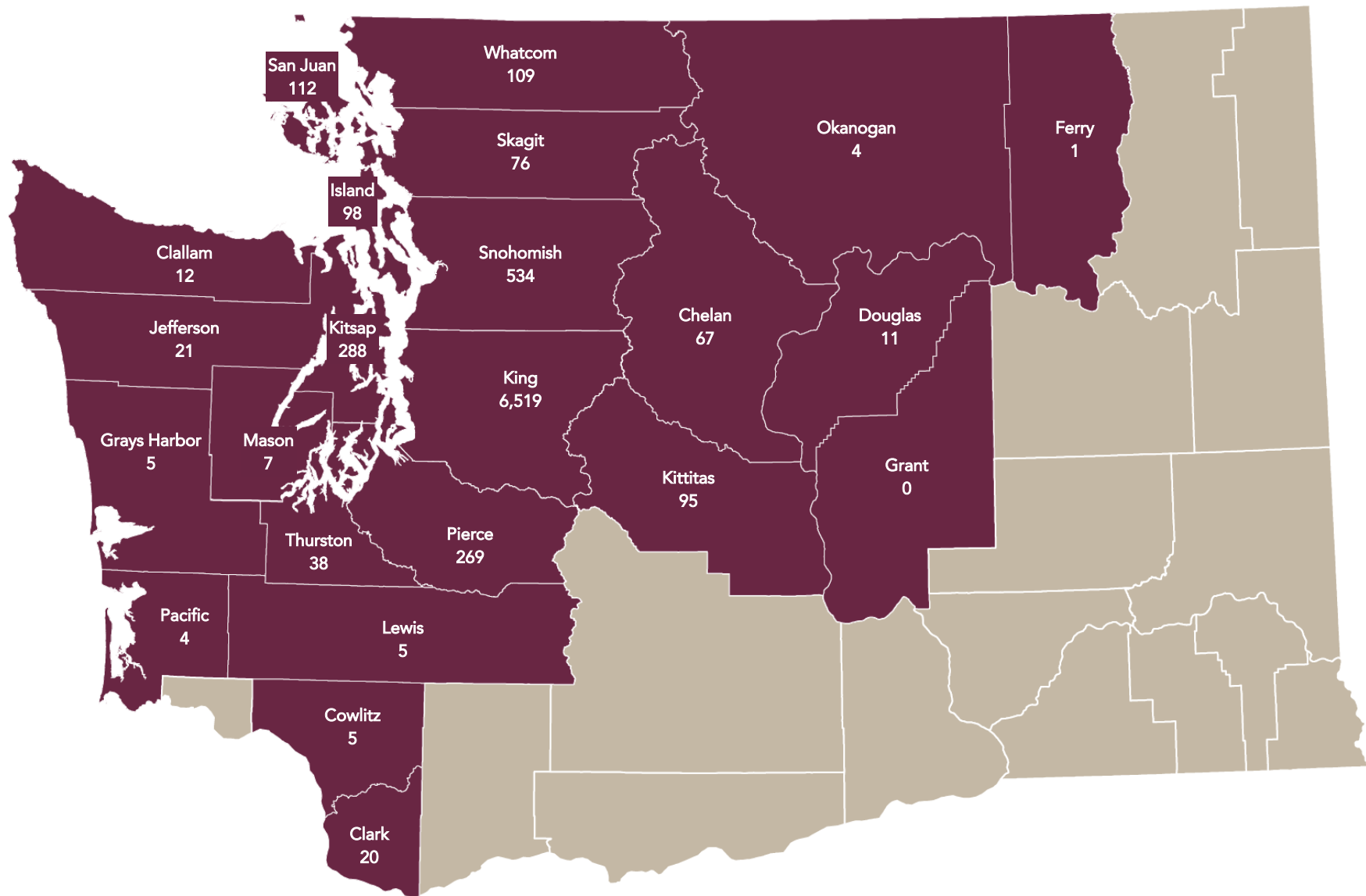
County	Area	Units	Median	Average	\$ Value
SW King	100,110,120,130	716	\$ 250,000	\$ 277,029	\$ 198,352,764
SE King	300,310,320,330 340,350,360	976	\$ 299,000	\$ 312,884	\$ 305,374,784
Seattle	140,380,385,390 700,701,705,710	2,671	\$ 494,950	\$ 600,336	\$ 1,603,497,456
N King	715,720	189	\$ 323,000	\$ 395,084	\$ 74,670,876
Eastside	500,510,520,530 540,550,560,600 ,610	2,794	\$ 525,000	\$ 667,694	\$ 1,865,537,036
Vashon	800	3	\$ 375,000	\$ 486,667	\$ 1,460,001
Total		7,349	\$ 430,000	\$ 541,775	



All Counties: Residential Homes Only

Snapshot: High End Property Sales

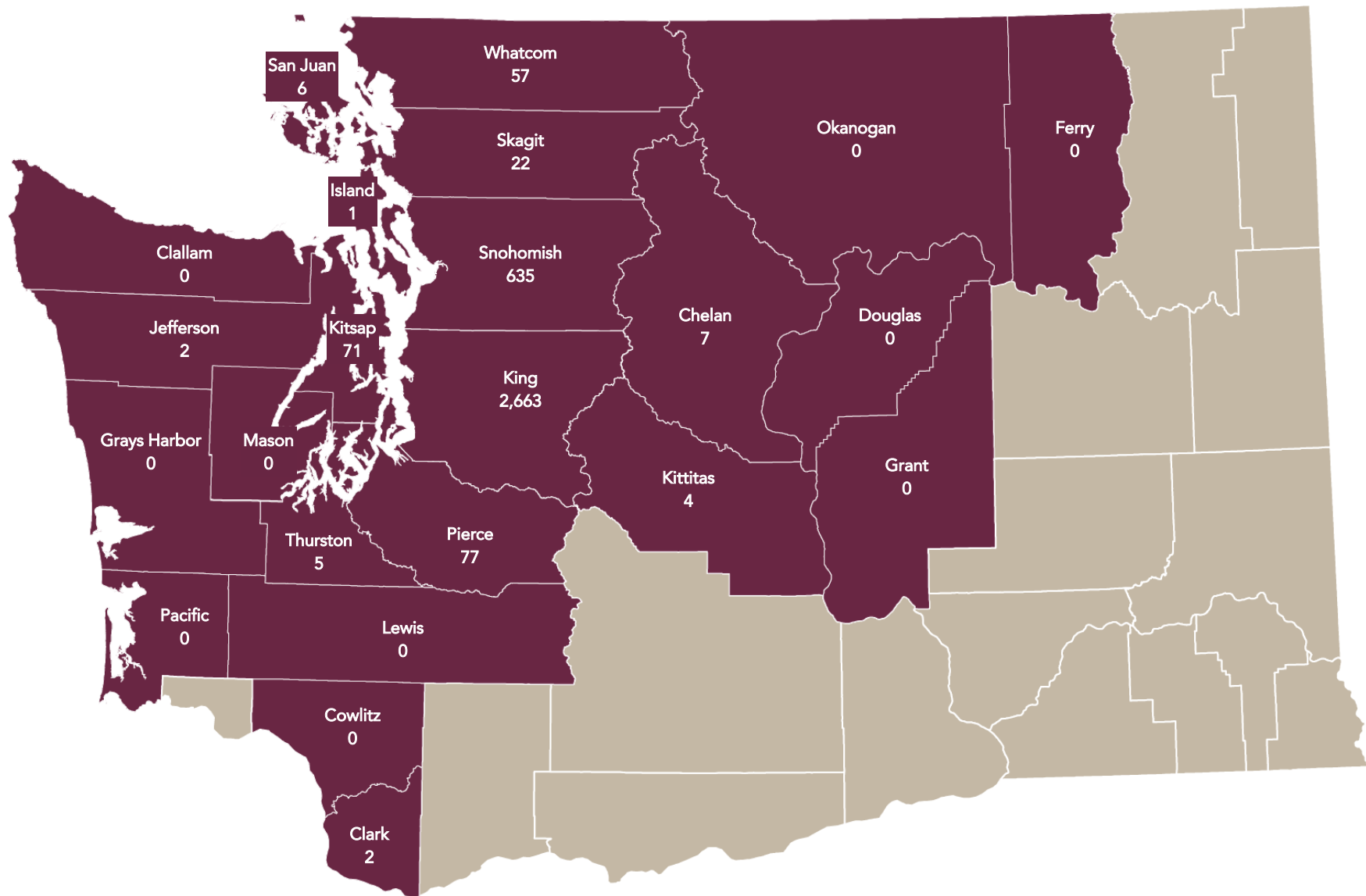
Property sales price at \$1 million or higher



All Counties: Condominiums Only

Snapshot: High End Property Sales

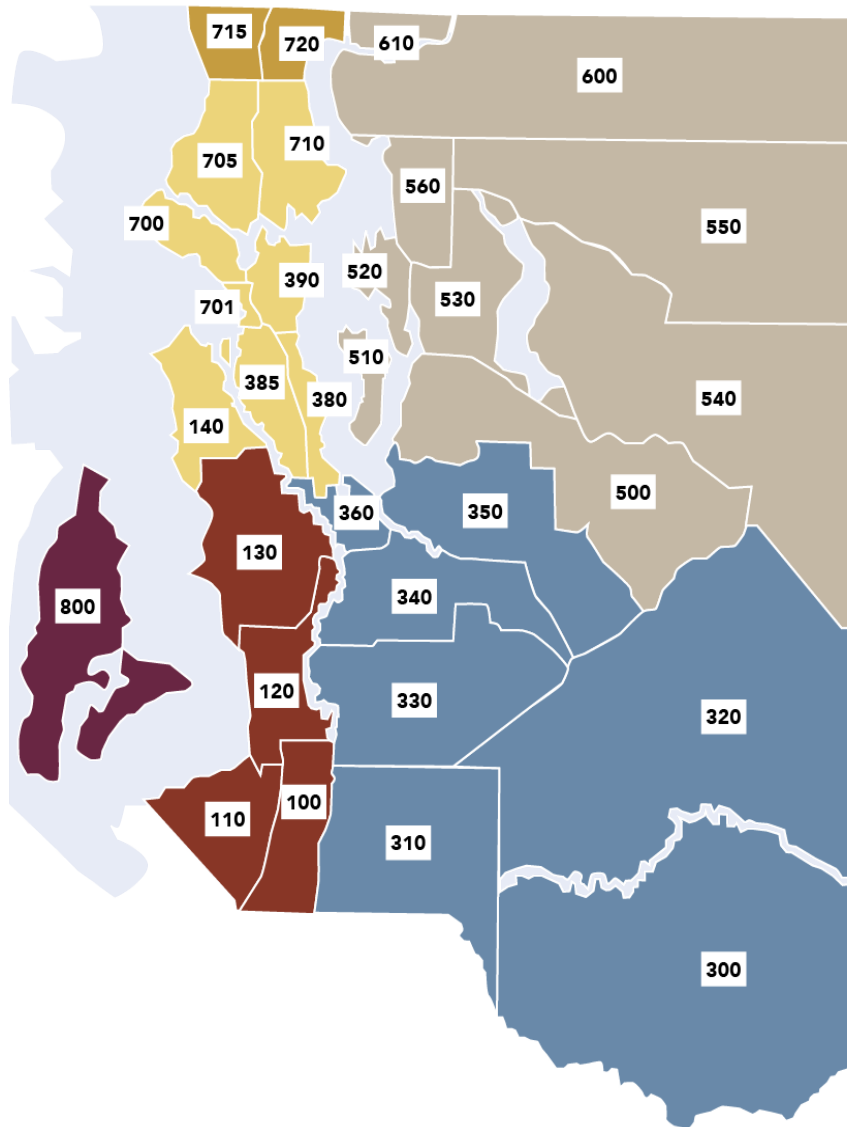
Property sales price at \$500,000 or higher



King County: Residential Homes Only

Snapshot: High End Property Sales

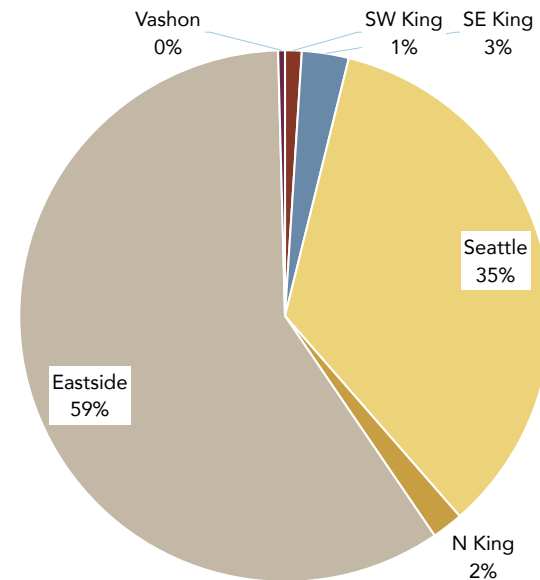
Property sales price at \$1 million or higher



% Chg vs last year

25.5%

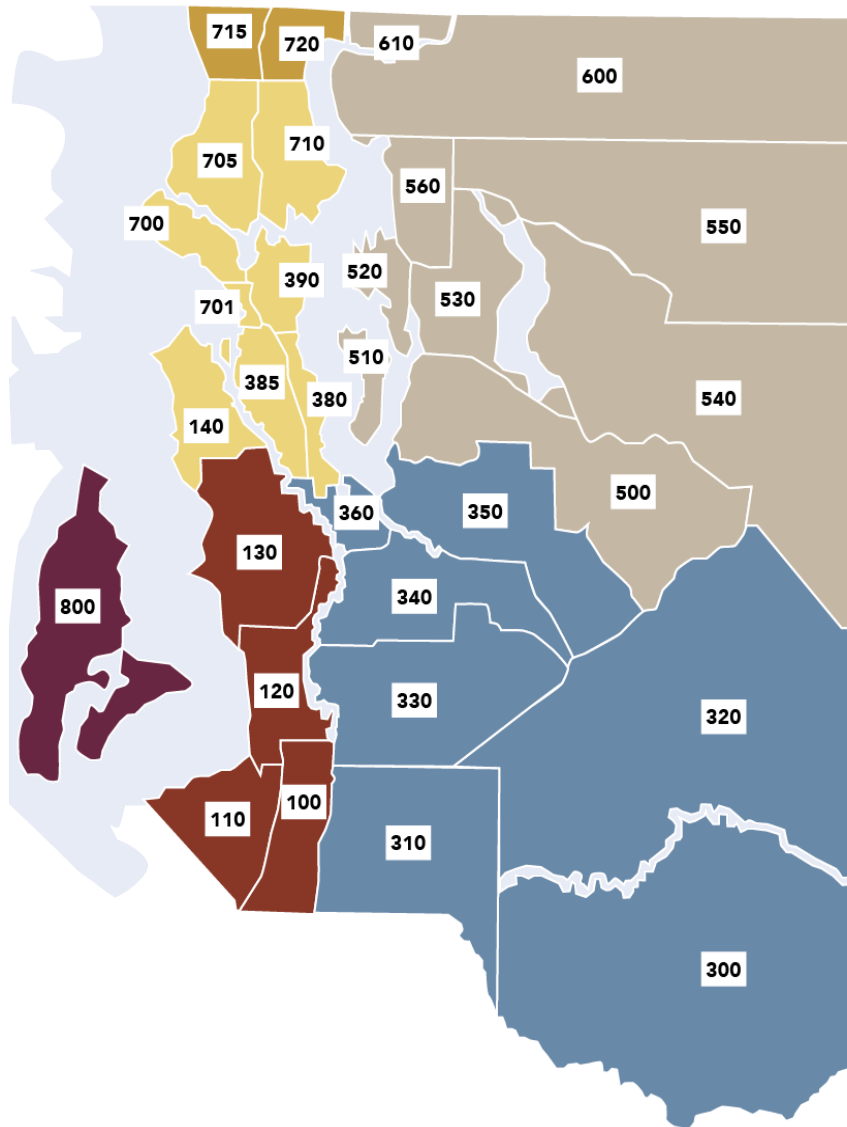
County	Area	Total Sales
SW King	100,110,120,130	66
SE King	300,310,320,330 340,350,360	186
Seattle	140,380,385,390 700,701,705,710	2,263
N King	715,720	124
Eastside	500,510,520,530 540,550,560,600 ,610	3,853
Vashon	800	27
Total		6,519



King County: Condominiums Only

Snapshot: High End Property Sales

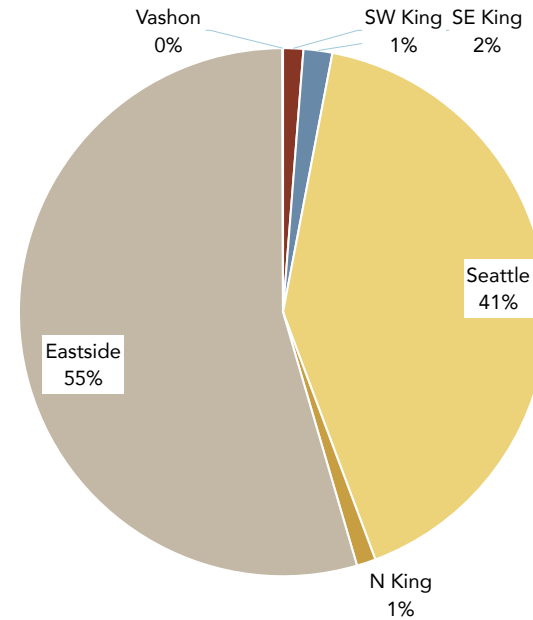
Property sales price at \$500,000 or higher



% Chg vs last year

18.2%

County	Area	Total Sales
SW King	100,110,120,130	33
SE King	300,310,320,330 340,350,360	47
Seattle	140,380,385,390 700,701,705,710	1,100
N King	715,720	31
Eastside	500,510,520,530 540,550,560,600 ,610	1,451
Vashon	800	1
Total		2,663



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381 Adams

CHELAN COUNTY

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915 Northwest Sequim
916 Southeast Sequim
917 Southwest Sequim
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919 East of Port Angeles S
920 Northeast Port Angeles
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922 Central West Port Angeles
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925 Southwest Port Angeles
926 West of Port Angeles
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928 Southwest Clallam

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1045 Salmon Creek
1046 Minnehaha
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1051 Ridgefield
1061 Battle Ground
1062 Brush Prairie/Hockinson
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1070 LaCenter
1071 North County

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404 Westside
405 Olympic
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299 West Moses Lake

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192 Copalis Beach
193 Copalis Crossing
194 Ocean Shores

195 Quinalt
196 Humptulips
197 Hoquiam
198 Aberdeen
199 Satsop
200 Elma
201 McCleary
202 Cosmopolis
203 Montesano
204 Oakville
206 Westport
208 Grayland
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215 Malone
216 Neilton
217 Aloha
218 Moclips
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489 Port Ludlow
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492 Quilcene
493 Brinnon
494 West Jefferson County

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130 Burien/Normandy Park

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300 Enumclaw
310 Auburn
320 Black Diamond/Maple Valley
330 Kent
340 Renton—Benson Hill
350 Renton—Highlands
360 Skyway Area
380 Southeast Seattle
385 SODO/Beacon Hill
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520 Bellevue—West of 405
530 Bellevue—East of 405
540 East of Lake Sammamish
550 Redmond/Carnation
560 Kirkland/Bridge Trails
600 Juanita/Woodinville
610 Southeast Snohomish
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701 Belltown/Downtown
705 Ballard/Greenlake
710 North Seattle
715 Richmond Beach/Shoreline
720 Lake Forest Park
800 Vashon Island

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142 South Kitsap—East Hwy 16
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144 Retsil/Manchester
145 Seabeck/Hilly
146 Chico
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148 West Bremerton
149 East Bremerton
150 East Central Kitsap
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- 770 Northwest Snohomish County

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