

Thurston



2020 NWMLS
Annual Statistical Review and Highlights

44 Northwest
Multiple Listing Service®

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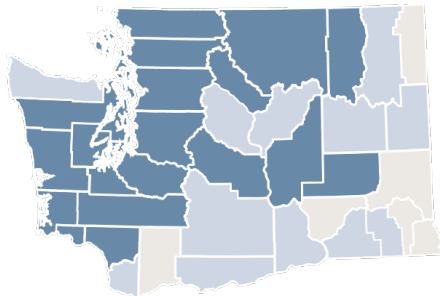
Member Offices

2,534



Total Members/Subscribers

32,888



Counties

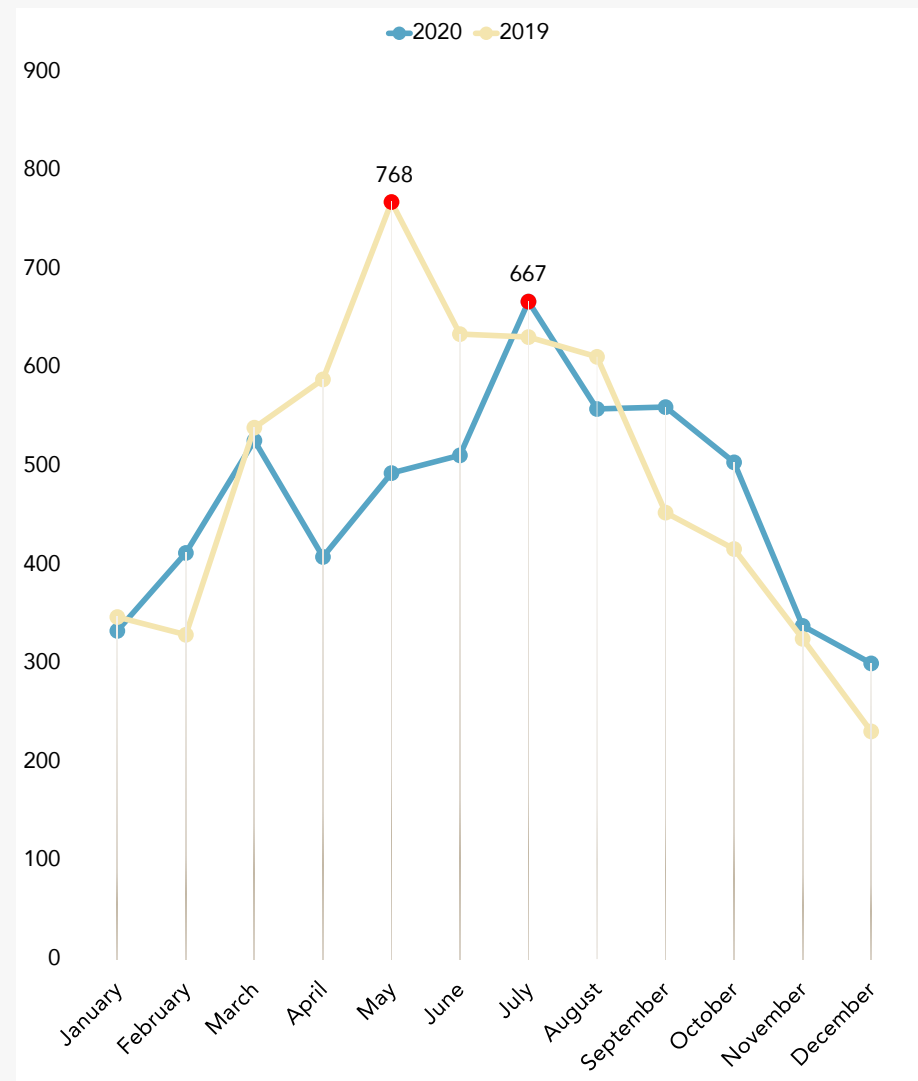
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Thurston: Residential Homes and Condominiums

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	333	347	-4.03%
February	412	329	25.23%
March	526	539	-2.41%
April	408	588	-30.61%
May	493	768	-35.81%
June	511	634	-19.40%
July	667	631	5.71%
August	558	611	-8.67%
September	560	453	23.62%
October	504	416	21.15%
November	338	325	4.00%
December	300	231	29.87%
Total	5,610	5,872	
% chg.	-4.46%		

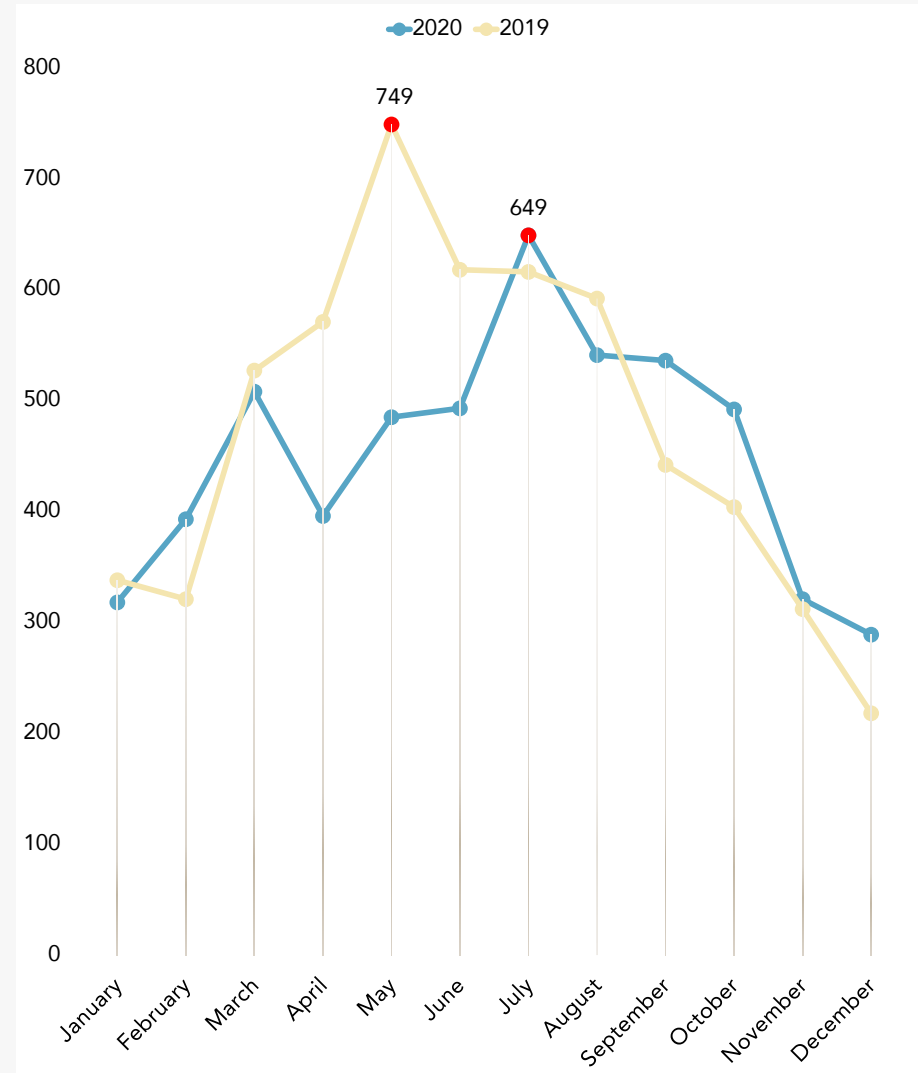


Thurston: Residential Homes Only

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	318	338	-5.92%
February	393	321	22.43%
March	508	527	-3.61%
April	396	571	-30.65%
May	485	749	-35.25%
June	493	618	-20.23%
July	649	616	5.36%
August	541	592	-8.61%
September	536	442	21.27%
October	492	404	21.78%
November	321	312	2.88%
December	289	218	32.57%
Total	5,421	5,708	
% chg.	-5.03%		

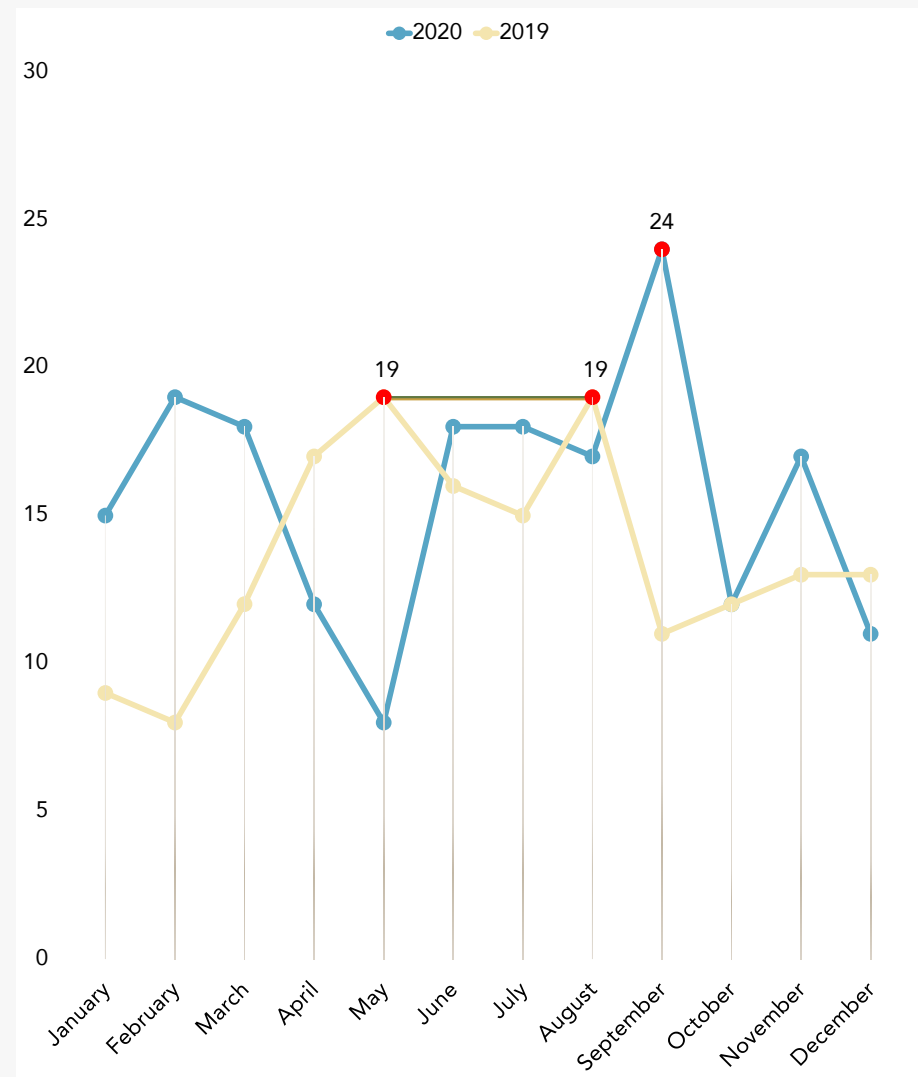


Thurston: Condominiums Only

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	15	9	66.67%
February	19	8	137.50%
March	18	12	50.00%
April	12	17	-29.41%
May	8	19	-57.89%
June	18	16	12.50%
July	18	15	20.00%
August	17	19	-10.53%
September	24	11	118.18%
October	12	12	0.00%
November	17	13	30.77%
December	11	13	-15.38%
Total	189	164	
% chg.	15.24%		



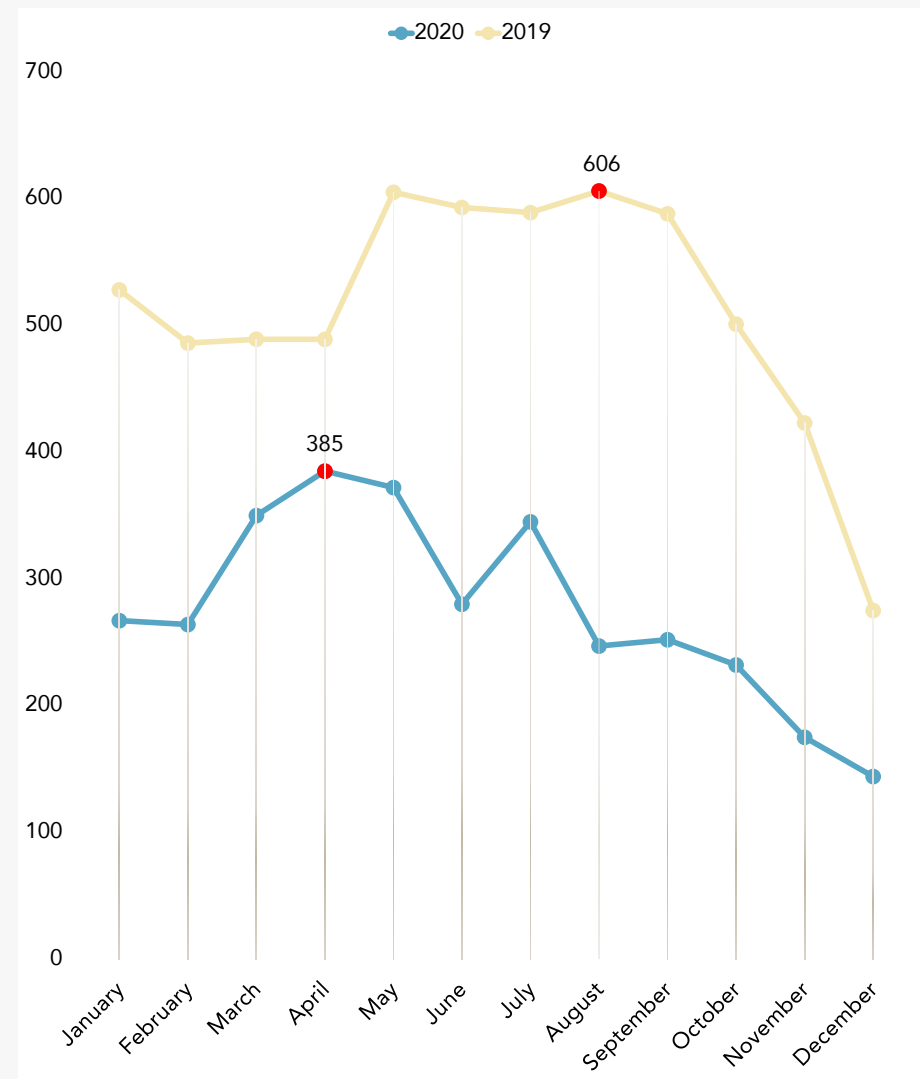
Thurston: Residential Homes and Condominiums

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	267	528	-49.43%
February	264	486	-45.68%
March	350	489	-28.43%
April	385	489	-21.27%
May	372	605	-38.51%
June	280	593	-52.78%
July	345	589	-41.43%
August	247	606	-59.24%
September	252	588	-57.14%
October	232	501	-53.69%
November	175	423	-58.63%
December	144	275	-47.64%
Total	3,313	6,172	
% chg.	-46.32%		

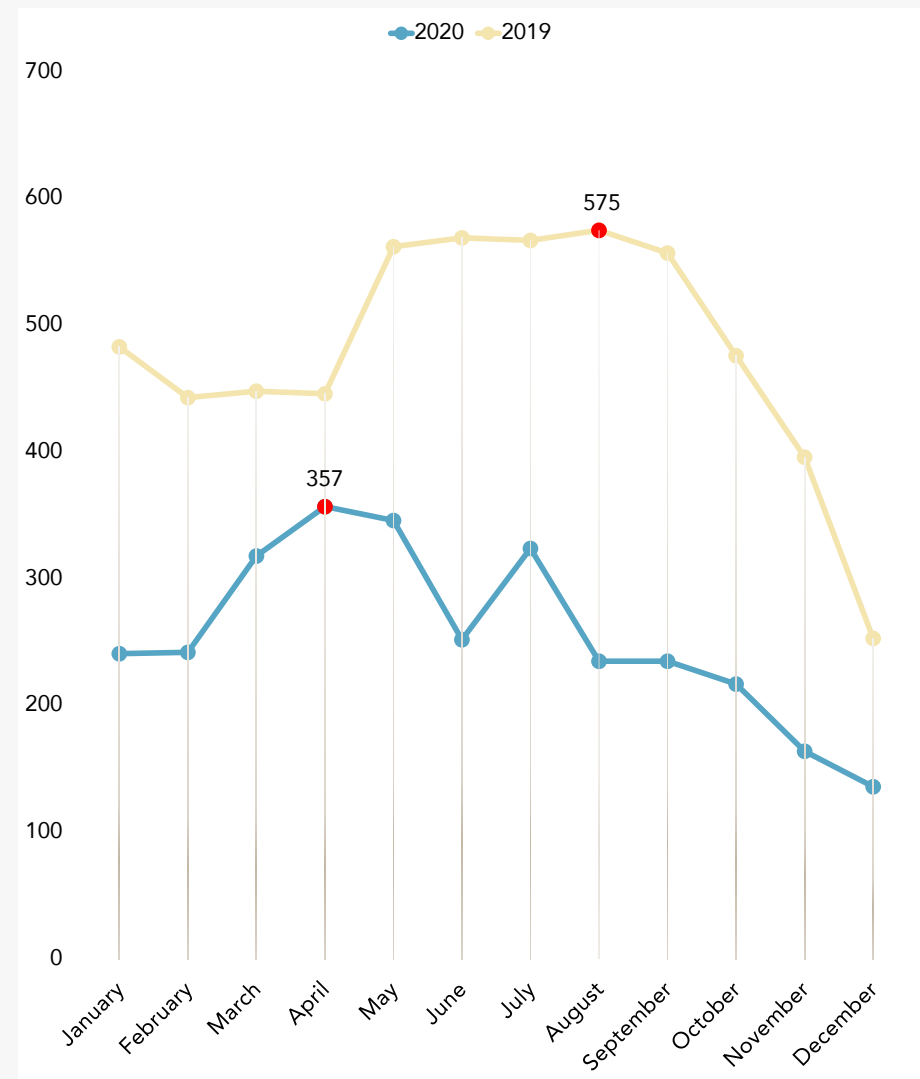


Thurston: Residential Homes Only

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	241	483	-50.10%
February	242	443	-45.37%
March	318	448	-29.02%
April	357	446	-19.96%
May	346	562	-38.43%
June	252	569	-55.71%
July	324	567	-42.86%
August	235	575	-59.13%
September	235	557	-57.81%
October	217	476	-54.41%
November	164	396	-58.59%
December	136	253	-46.25%
Total	3,067	5,775	
% chg.	-46.89%		

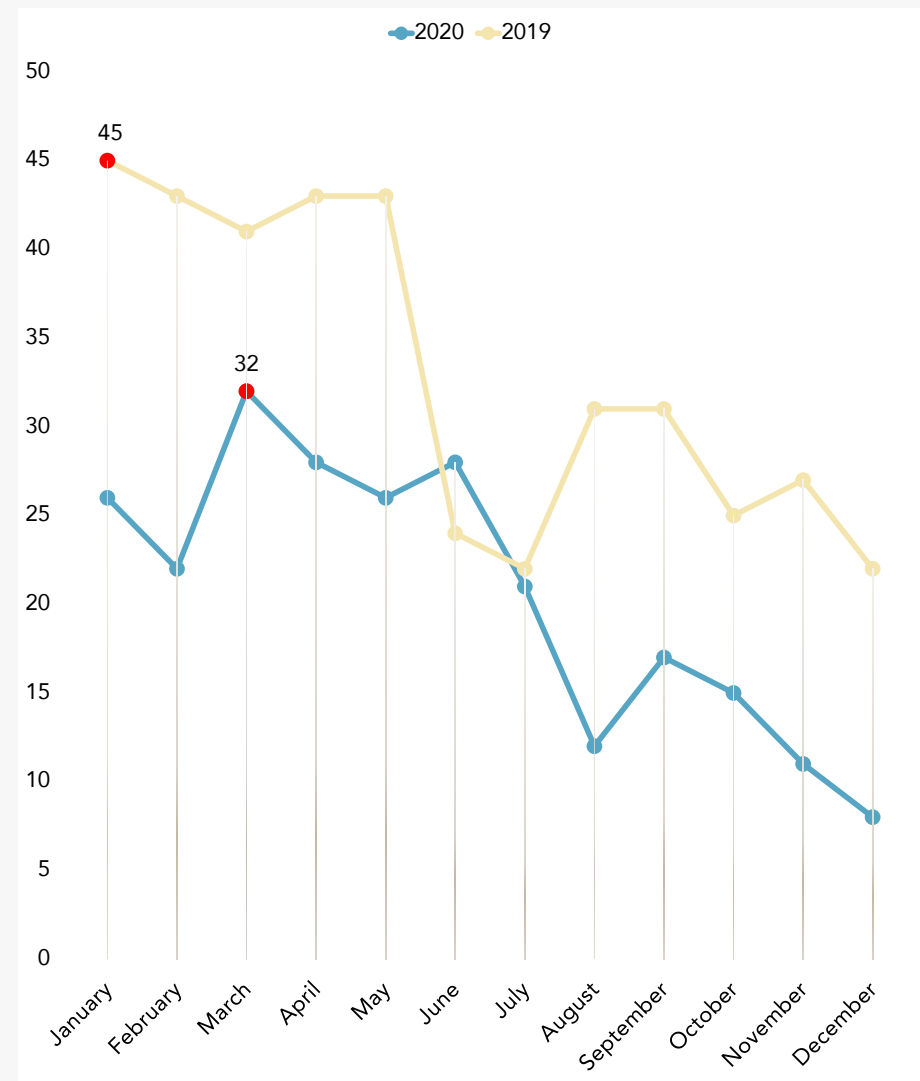


Thurston: Condominiums Only

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	26	45	-42.22%
February	22	43	-48.84%
March	32	41	-21.95%
April	28	43	-34.88%
May	26	43	-39.53%
June	28	24	16.67%
July	21	22	-4.55%
August	12	31	-61.29%
September	17	31	-45.16%
October	15	25	-40.00%
November	11	27	-59.26%
December	8	22	-63.64%
Total	246	397	
% chg.	-38.04%		



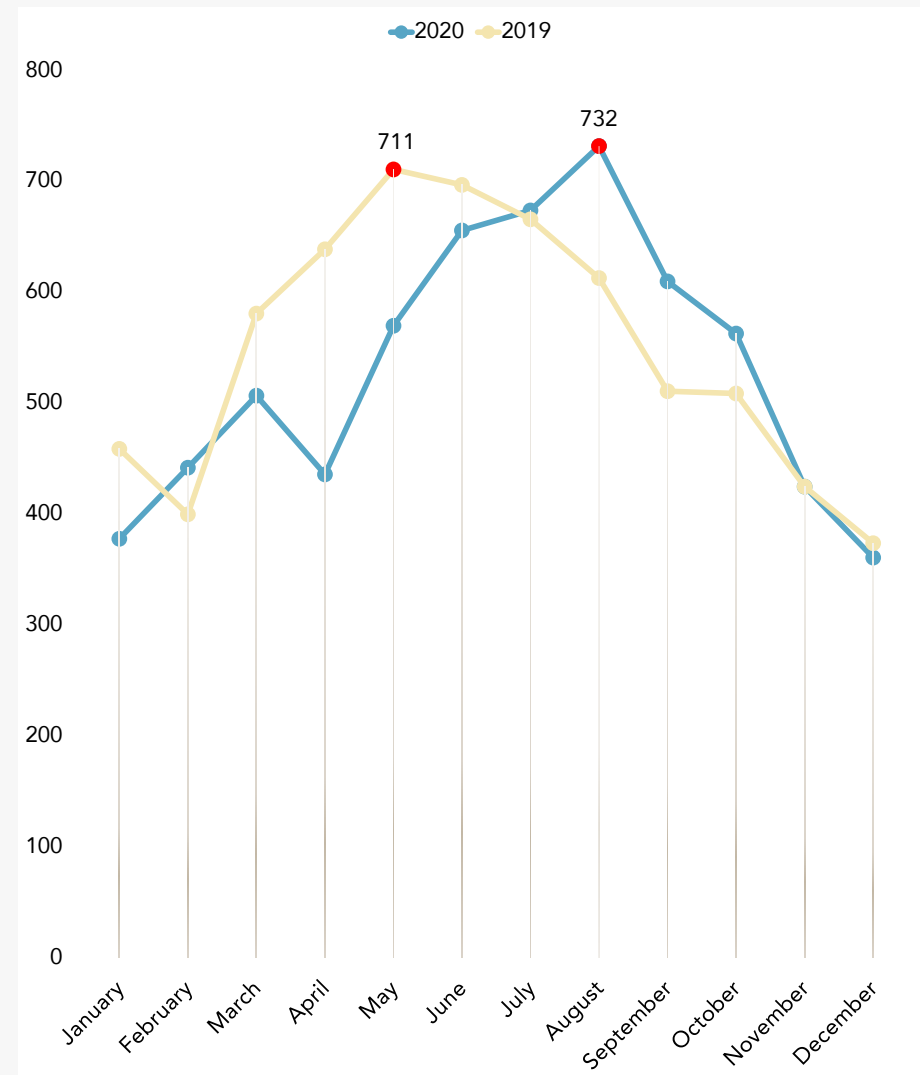
Thurston: Residential Homes and Condominiums

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	378	459	-17.65%
February	442	400	10.50%
March	507	581	-12.74%
April	436	639	-31.77%
May	570	711	-19.83%
June	656	697	-5.88%
July	674	666	1.20%
August	732	613	19.41%
September	610	511	19.37%
October	563	509	10.61%
November	425	425	0.00%
December	361	374	-3.48%
Total	6,354	6,585	
% chg.	-3.51%		



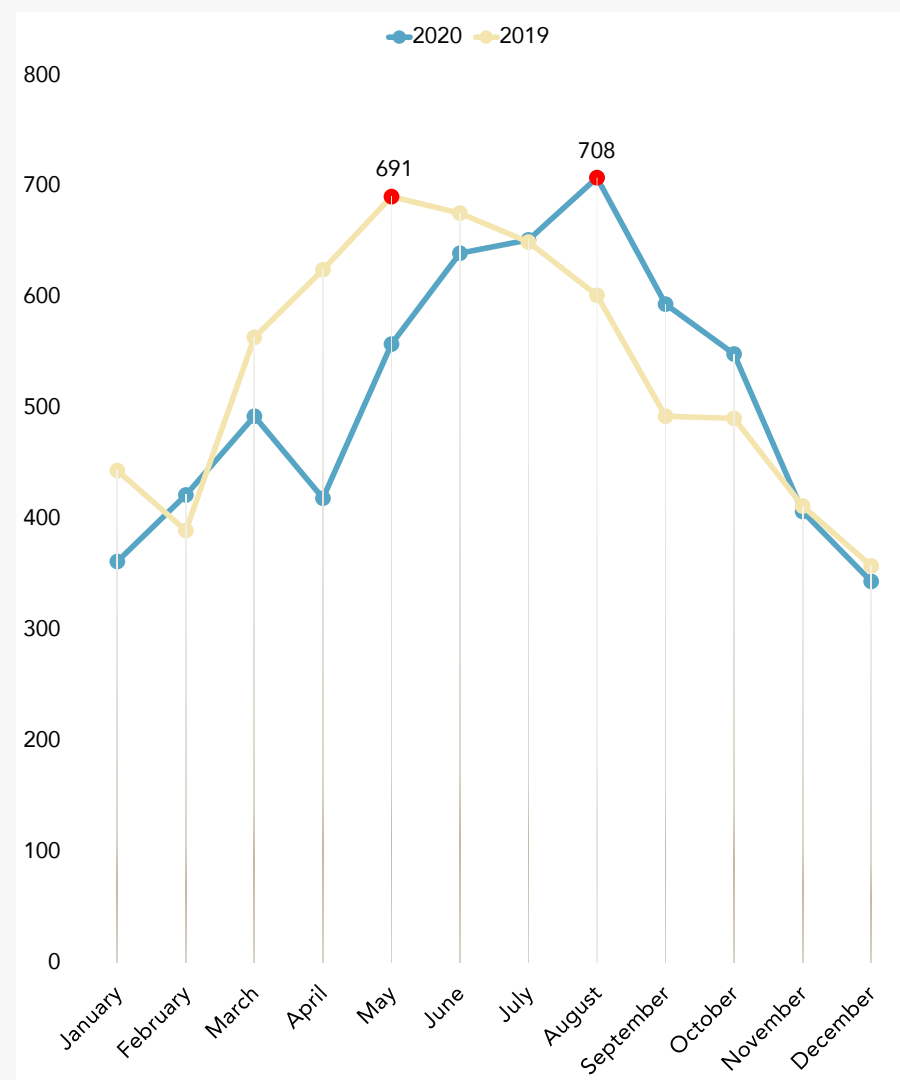
Thurston: Residential Homes Only

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	362	444	-18.47%
February	422	390	8.21%
March	493	564	-12.59%
April	419	625	-32.96%
May	558	691	-19.25%
June	640	676	-5.33%
July	652	650	0.31%
August	708	602	17.61%
September	594	493	20.49%
October	549	491	11.81%
November	407	412	-1.21%
December	344	358	-3.91%
Total	6,148	6,396	
% chg.	-3.88%		



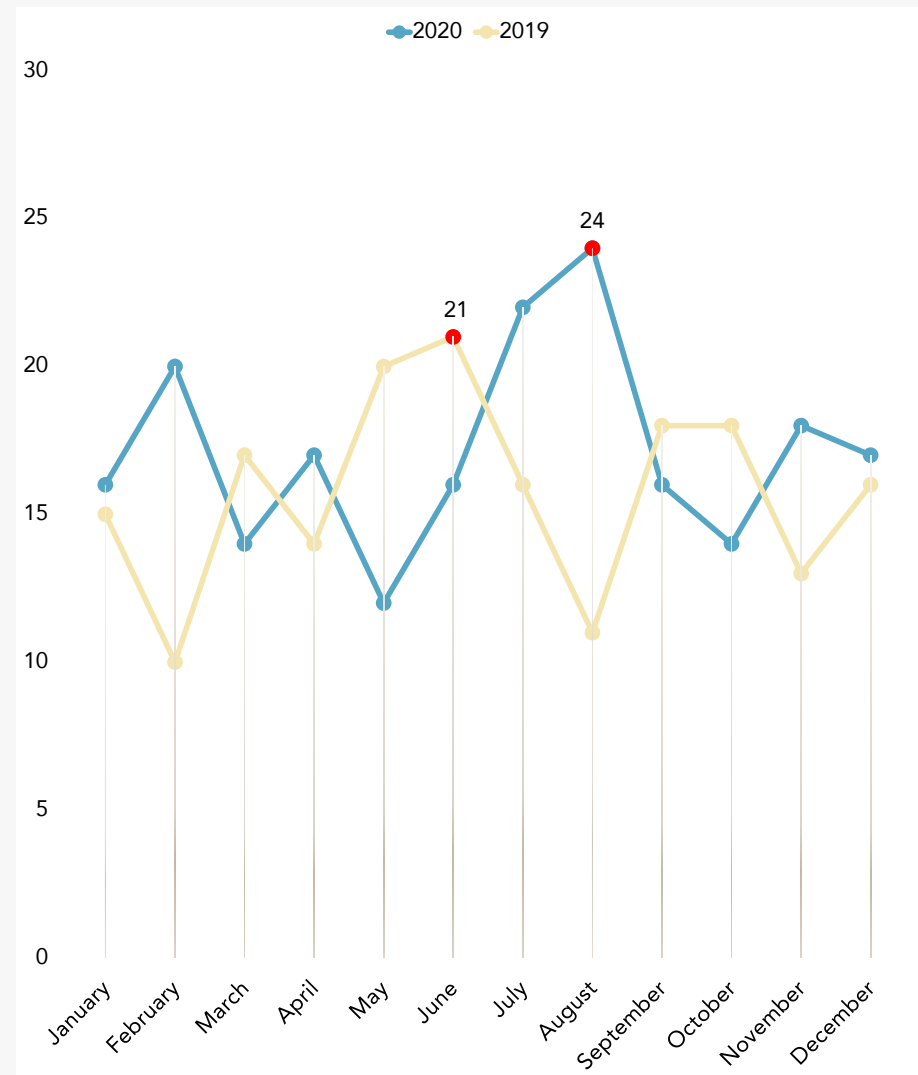
Thurston: Condominiums Only

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	16	15	6.67%
February	20	10	100.00%
March	14	17	-17.65%
April	17	14	21.43%
May	12	20	-40.00%
June	16	21	-23.81%
July	22	16	37.50%
August	24	11	118.18%
September	16	18	-11.11%
October	14	18	-22.22%
November	18	13	38.46%
December	17	16	6.25%
Total	206	189	
% chg.	8.99%		

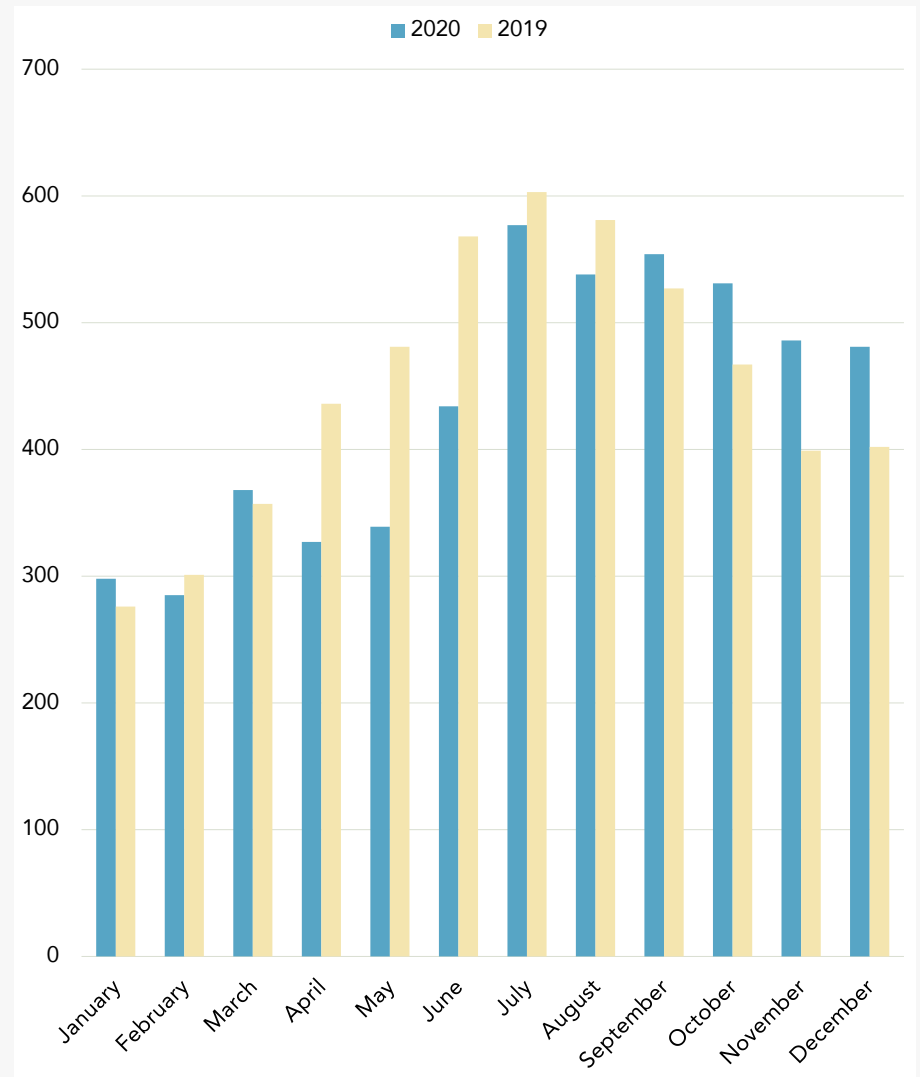


Thurston: Residential Homes and Condominiums

Closed Sales by Month

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

	2020	2019	% chg.
January	298	276	7.97%
February	285	301	-5.32%
March	368	357	3.08%
April	327	436	-25.00%
May	339	481	-29.52%
June	434	568	-23.59%
July	577	603	-4.31%
August	538	581	-7.40%
September	554	527	5.12%
October	531	467	13.70%
November	486	399	21.80%
December	481	402	19.65%
Total	5,218	5,398	
% chg.	-3.33%		

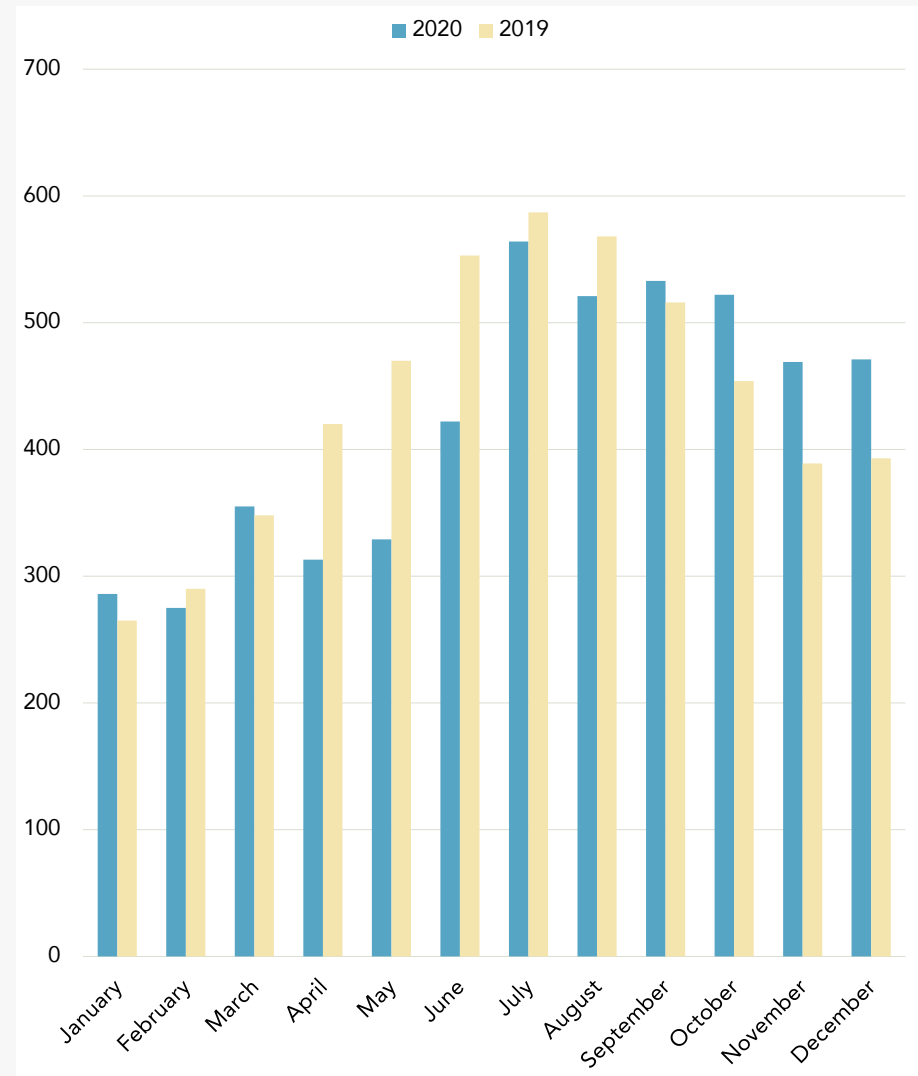


Thurston: Residential Homes Only

Closed Sales by Month

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

	2020	2019	% chg.
January	286	265	7.92%
February	275	290	-5.17%
March	355	348	2.01%
April	313	420	-25.48%
May	329	470	-30.00%
June	422	553	-23.69%
July	564	587	-3.92%
August	521	568	-8.27%
September	533	516	3.29%
October	522	454	14.98%
November	469	389	20.57%
December	471	393	19.85%
Total	5,060	5,253	
% chg.	-3.67%		

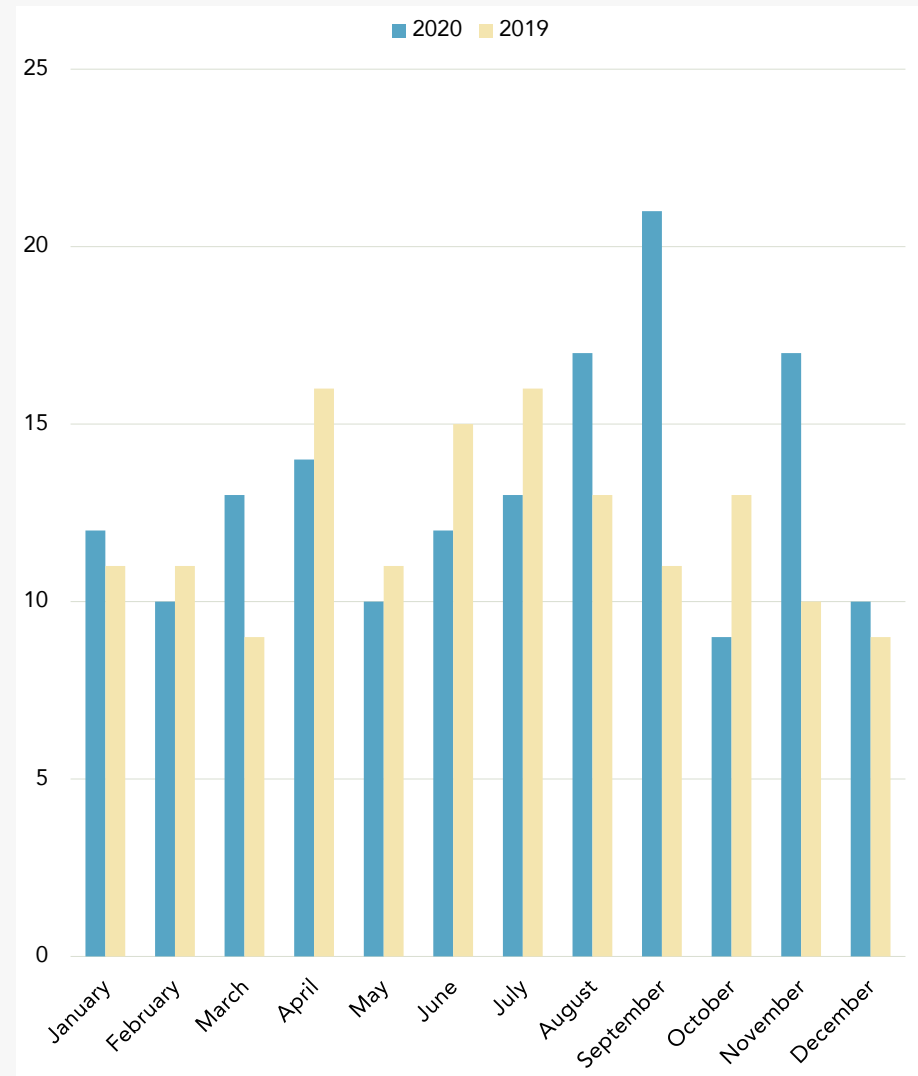


Thurston: Condominiums Only

Closed Sales by Month

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

	2020	2019	% chg.
January	12	11	9.09%
February	10	11	-9.09%
March	13	9	44.44%
April	14	16	-12.50%
May	10	11	-9.09%
June	12	15	-20.00%
July	13	16	-18.75%
August	17	13	30.77%
September	21	11	90.91%
October	9	13	-30.77%
November	17	10	70.00%
December	10	9	11.11%
Total	158	145	
% chg.	8.97%		

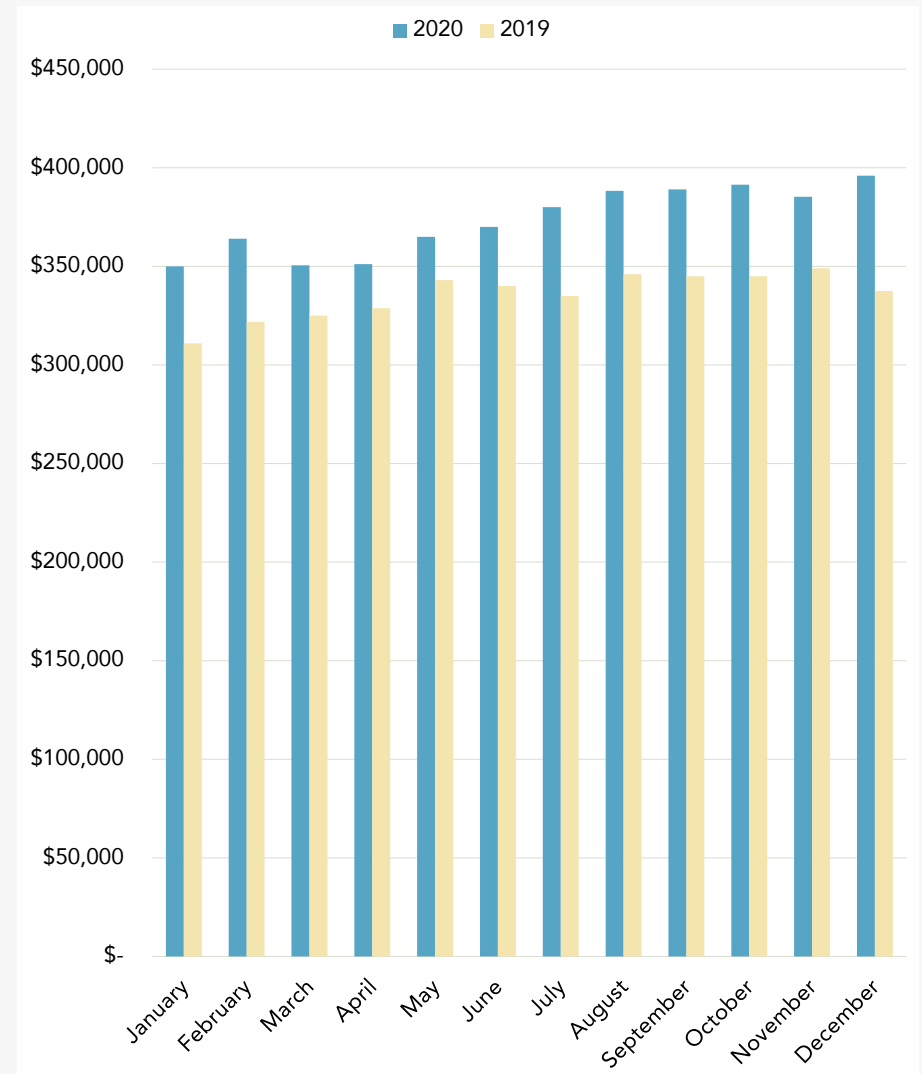


Thurston: Residential Homes and Condominiums

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	\$ 350,000	\$ 311,000	12.54%
February	\$ 364,000	\$ 321,900	13.08%
March	\$ 350,500	\$ 325,000	7.85%
April	\$ 351,113	\$ 328,750	6.80%
May	\$ 365,000	\$ 343,000	6.41%
June	\$ 370,000	\$ 340,000	8.82%
July	\$ 380,000	\$ 335,000	13.43%
August	\$ 388,250	\$ 346,000	12.21%
September	\$ 389,000	\$ 345,000	12.75%
October	\$ 391,400	\$ 345,000	13.45%
November	\$ 385,250	\$ 349,000	10.39%
December	\$ 395,950	\$ 337,500	17.32%

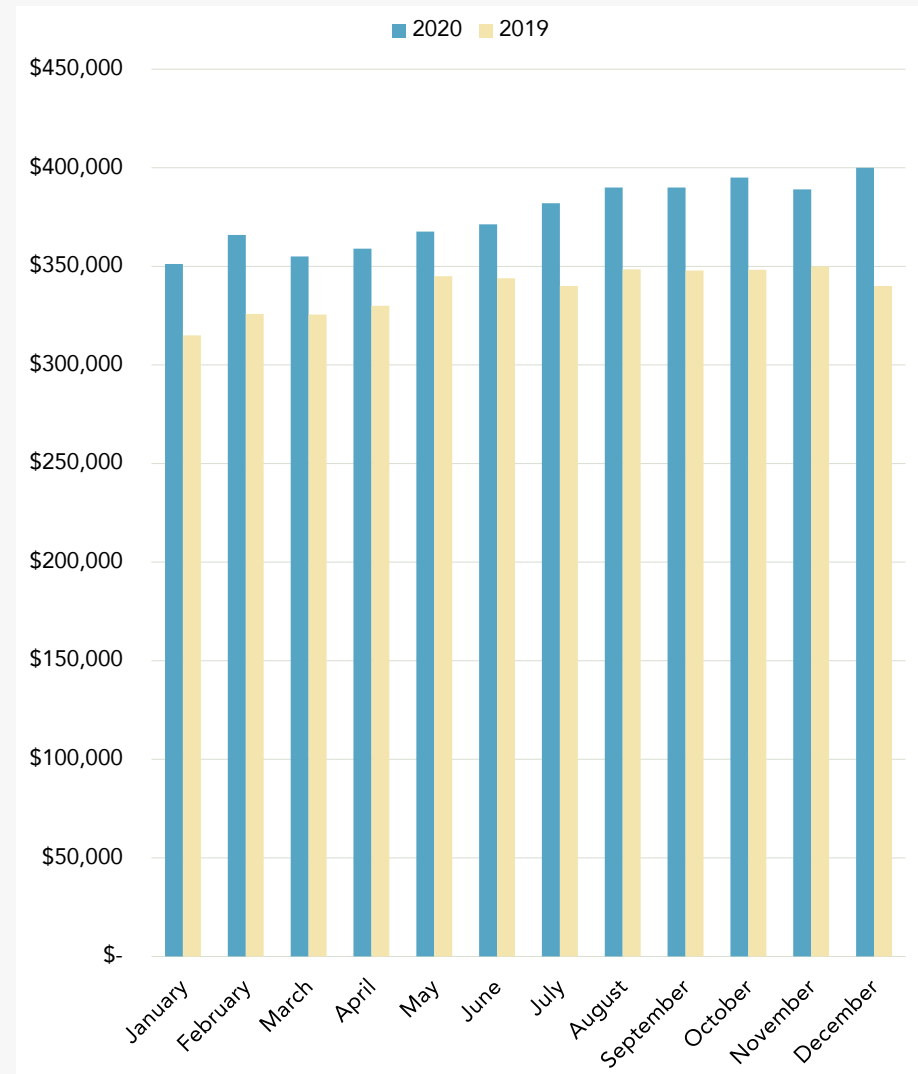


Thurston: Residential Homes Only

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	\$ 351,168	\$ 315,000	11.48%
February	\$ 365,900	\$ 325,850	12.29%
March	\$ 355,000	\$ 325,550	9.05%
April	\$ 359,000	\$ 330,000	8.79%
May	\$ 367,600	\$ 345,000	6.55%
June	\$ 371,305	\$ 344,000	7.94%
July	\$ 382,000	\$ 339,999	12.35%
August	\$ 390,000	\$ 348,500	11.91%
September	\$ 390,000	\$ 347,850	12.12%
October	\$ 395,000	\$ 348,300	13.41%
November	\$ 389,000	\$ 349,900	11.17%
December	\$ 400,000	\$ 340,000	17.65%



Thurston: 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	\$ 168,500	\$ 179,900	-6.34%
February	\$ 218,750	\$ 205,000	6.71%
March	\$ 215,000	\$ 215,000	0.00%
April	\$ 227,450	\$ 163,500	39.11%
May	\$ 201,950	\$ 210,000	-3.83%
June	\$ 212,500	\$ 203,000	4.68%
July	\$ 225,000	\$ 212,500	5.88%
August	\$ 212,000	\$ 230,000	-7.83%
September	\$ 255,000	\$ 179,900	41.75%
October	\$ 240,000	\$ 220,000	9.09%
November	\$ 205,000	\$ 234,000	-12.39%
December	\$ 215,250	\$ 189,000	13.89%



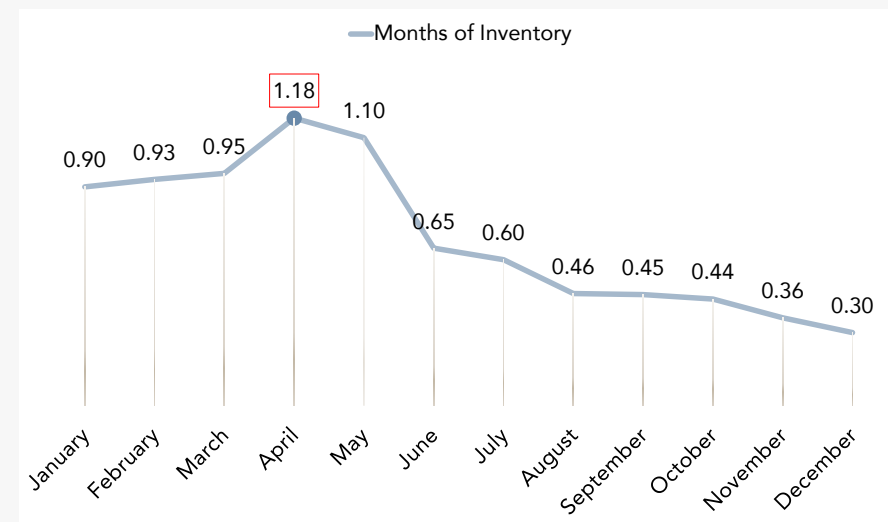
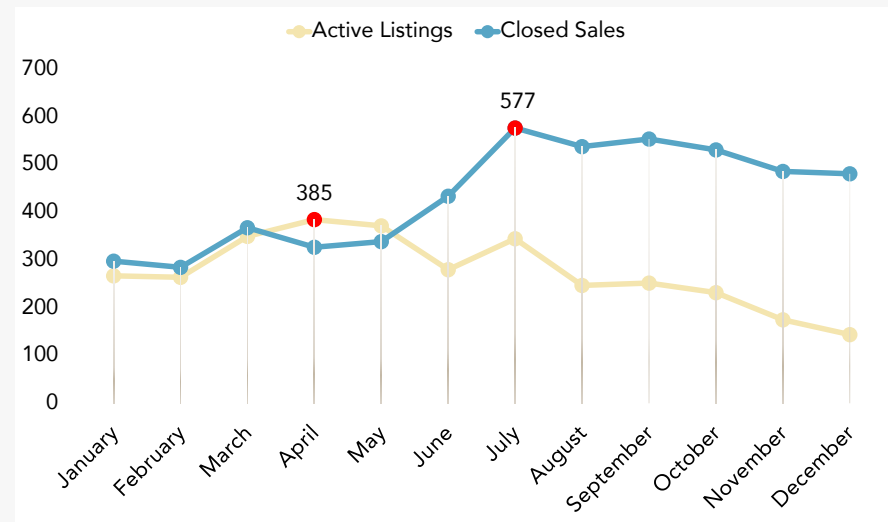
Thurston: Residential Homes and Condominiums

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	267	298	0.90
February	264	285	0.93
March	350	368	0.95
April	385	327	1.18
May	372	339	1.10
June	280	434	0.65
July	345	577	0.60
August	247	538	0.46
September	252	554	0.45
October	232	531	0.44
November	175	486	0.36
December	144	481	0.30



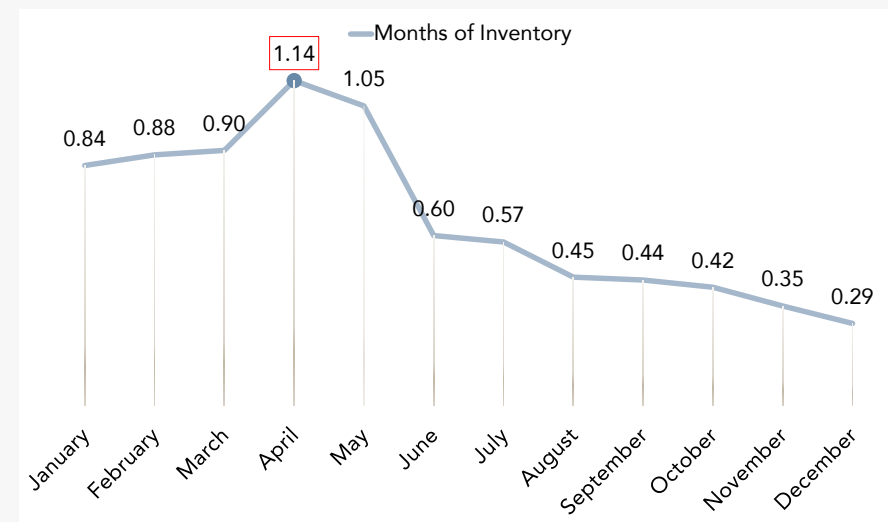
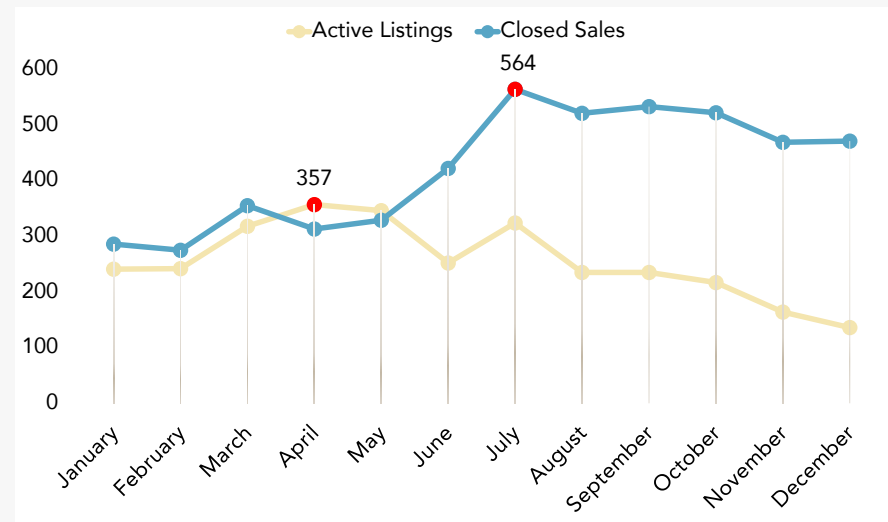
Thurston: Residential Homes Only

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	241	286	0.84
February	242	275	0.88
March	318	355	0.90
April	357	313	1.14
May	346	329	1.05
June	252	422	0.60
July	324	564	0.57
August	235	521	0.45
September	235	533	0.44
October	217	522	0.42
November	164	469	0.35
December	136	471	0.29



Thurston: 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	26	12	2.17
February	22	10	2.20
March	32	13	2.46
April	28	14	2.00
May	26	10	2.60
June	28	12	2.33
July	21	13	1.62
August	12	17	0.71
September	17	21	0.81
October	15	9	1.67
November	11	17	0.65
December	8	10	0.80

