

NWMLS Market Snapshot

JULY 2020



CLOSED SALES



The median closed price for residential homes & condos increased

12.8% ↑

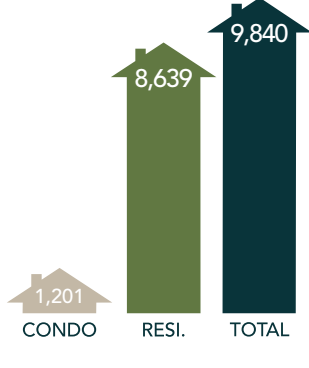
from July 2019



NWMLS brokers sold

9,840

residential homes & condos in total during July 2020



The total dollar value of closed sales for residential homes in July 2020 was

\$5.27 billion

and was

\$543 million

for condominiums

NEW CONSTRUCTION



NWMLS brokers sold

1,071

new construction residential homes & condos in July 2020

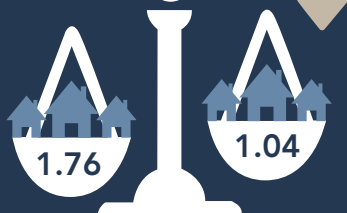


Increase of

7.8% ↑

compared to sales price in July 2019

AVAILABLE INVENTORY



Months of Inventory

A balanced market is considered to be 4 to 6 months by most industry experts



At the current rate of sales, it would take

1.04 months

to sell every home that is active in the NWMLS inventory

Decrease of

40.8% ↓

over July 2019



Last month there were

10,259

active listings in the database

Decrease of **38.9%** ↓

from July 2019

Months of Inventory



NEW LISTINGS



Last month there were

12,514

new listings added to the database

Increase of

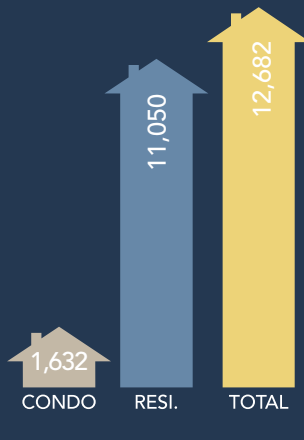
11.8% ↑

listings from July 2019



NEW LISTINGS

PENDING SALES



There were

12,682

total residential units & condo units under contract in July 2020

13.9% increase from last year

NWMLS MEMBERSHIP



As of last month there were

32,429

total NWMLS members & subscribers, a

0.4%

increase since last year



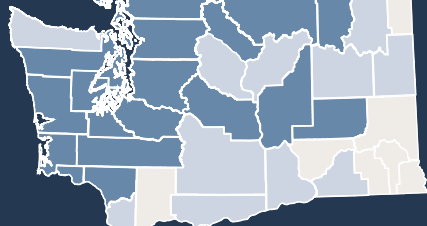
As of last month there were

2,442

total member offices, a

2.0%

increase since last year



There are **23 counties** in the NWMLS Primary Service Area

- Primary Service Area
- Service Area
- Counties without Member Offices

Statistical information includes single family homes and condominiums within the NWMLS coverage area, which is currently 23 counties in Washington state. Additional data and statistics are available to members and subscribers on www.nwmls.com.

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