

Grays Harbor



2020 NWMLS
Annual Statistical Review and Highlights

44 Northwest
Multiple Listing Service®

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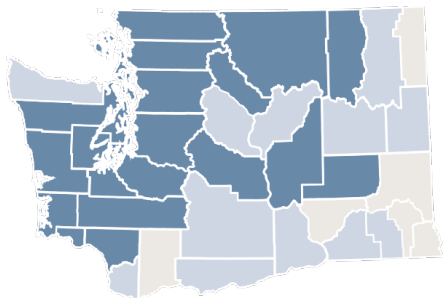
Member Offices

2,534



Total Members/Subscribers

32,888



Counties

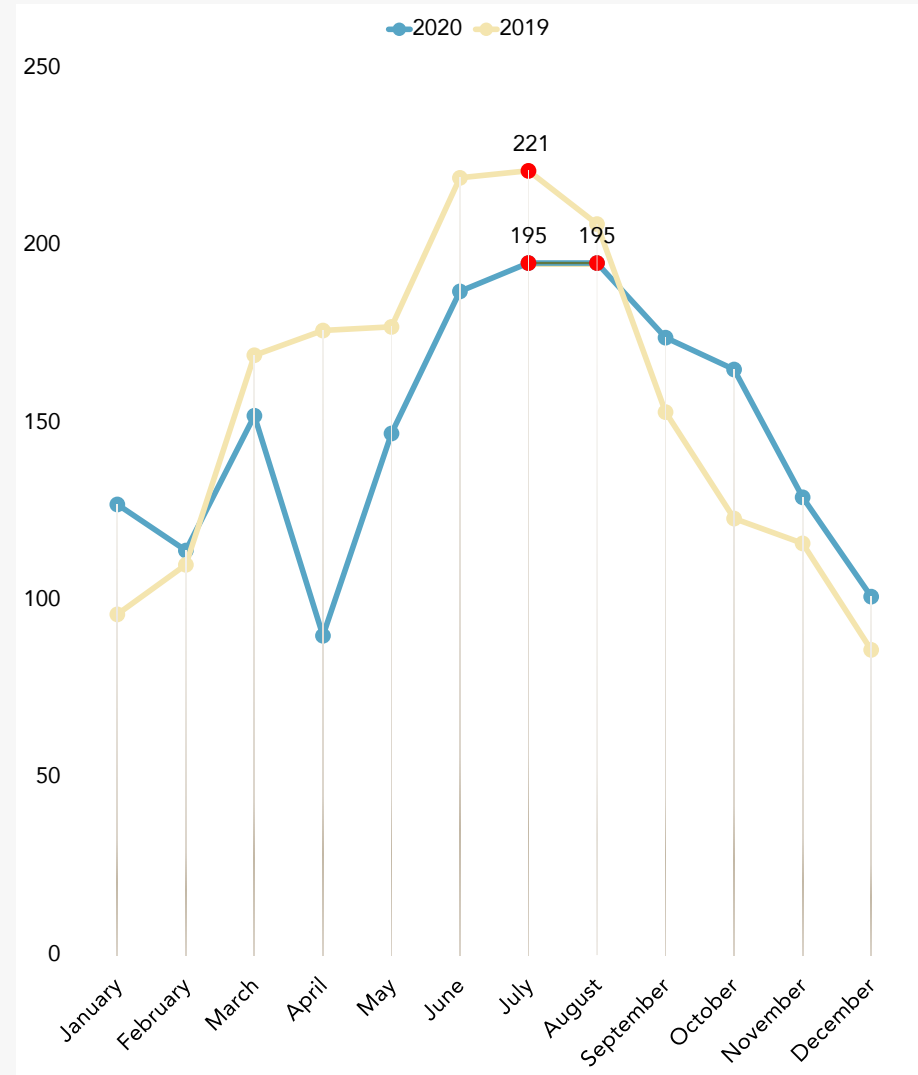
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Grays Harbor: Residential Homes and Condominiums

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	127	96	32.29%
February	114	110	3.64%
March	152	169	-10.06%
April	90	176	-48.86%
May	147	177	-16.95%
June	187	219	-14.61%
July	195	221	-11.76%
August	195	206	-5.34%
September	174	153	13.73%
October	165	123	34.15%
November	129	116	11.21%
December	101	86	17.44%
Total	1,776	1,852	
% chg.	-4.10%		

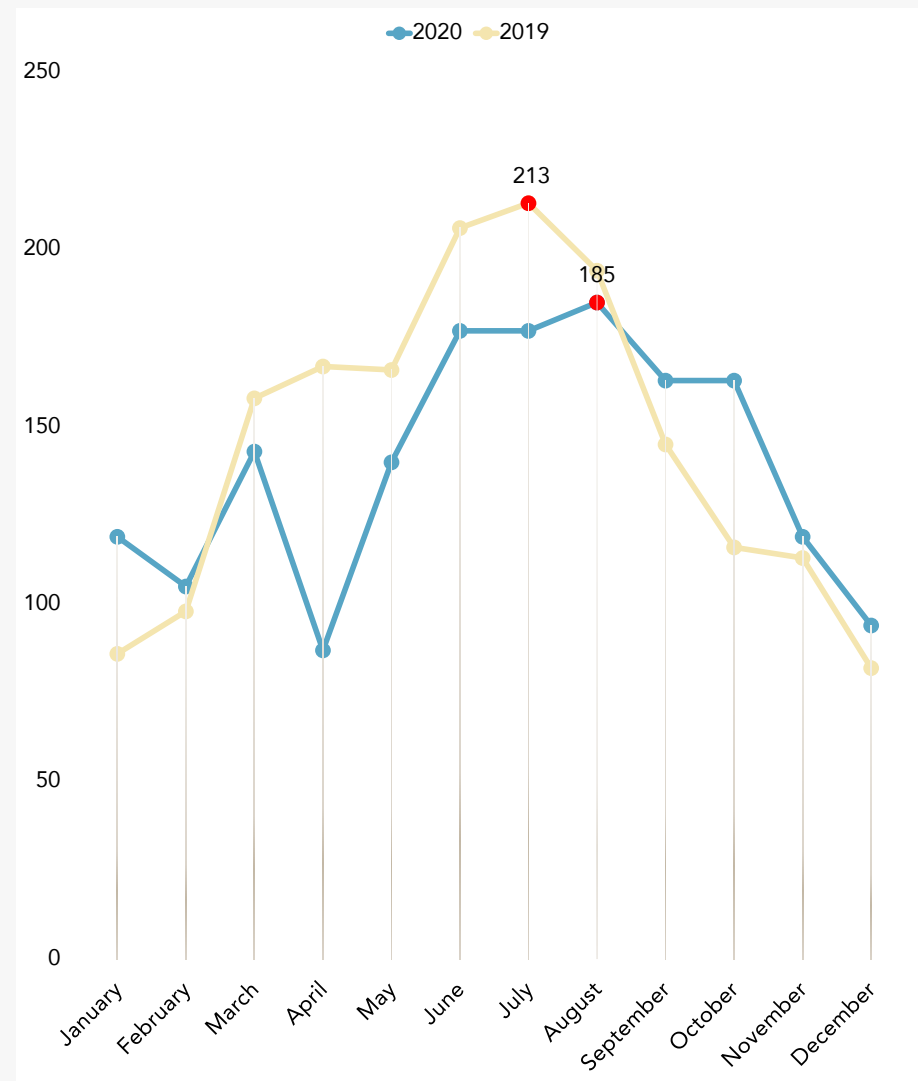


Grays Harbor: Residential Homes Only

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	119	86	38.37%
February	105	98	7.14%
March	143	158	-9.49%
April	87	167	-47.90%
May	140	166	-15.66%
June	177	206	-14.08%
July	177	213	-16.90%
August	185	194	-4.64%
September	163	145	12.41%
October	163	116	40.52%
November	119	113	5.31%
December	94	82	14.63%
Total	1,672	1,744	
% chg.	-4.13%		

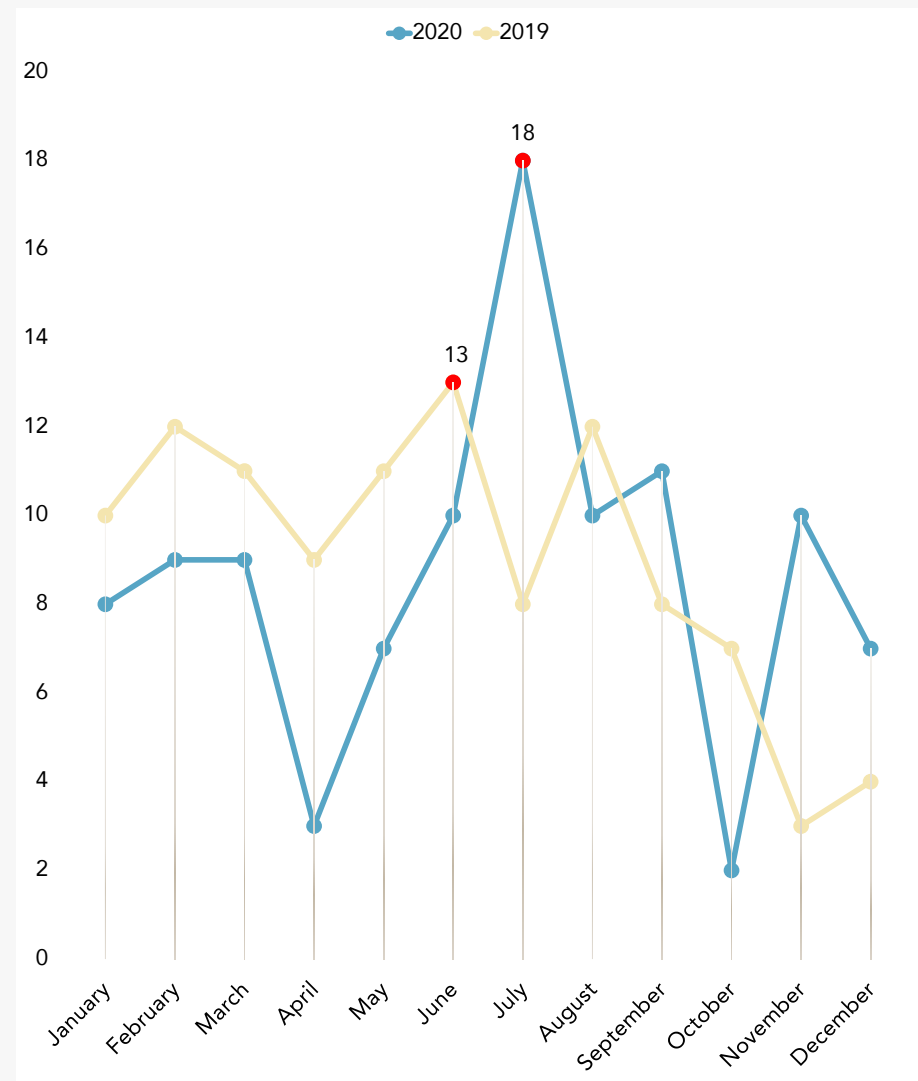


Grays Harbor: Condominiums Only

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	8	10	-20.00%
February	9	12	-25.00%
March	9	11	-18.18%
April	3	9	-66.67%
May	7	11	-36.36%
June	10	13	-23.08%
July	18	8	125.00%
August	10	12	-16.67%
September	11	8	37.50%
October	2	7	-71.43%
November	10	3	233.33%
December	7	4	75.00%
Total	104	108	
% chg.	-3.70%		

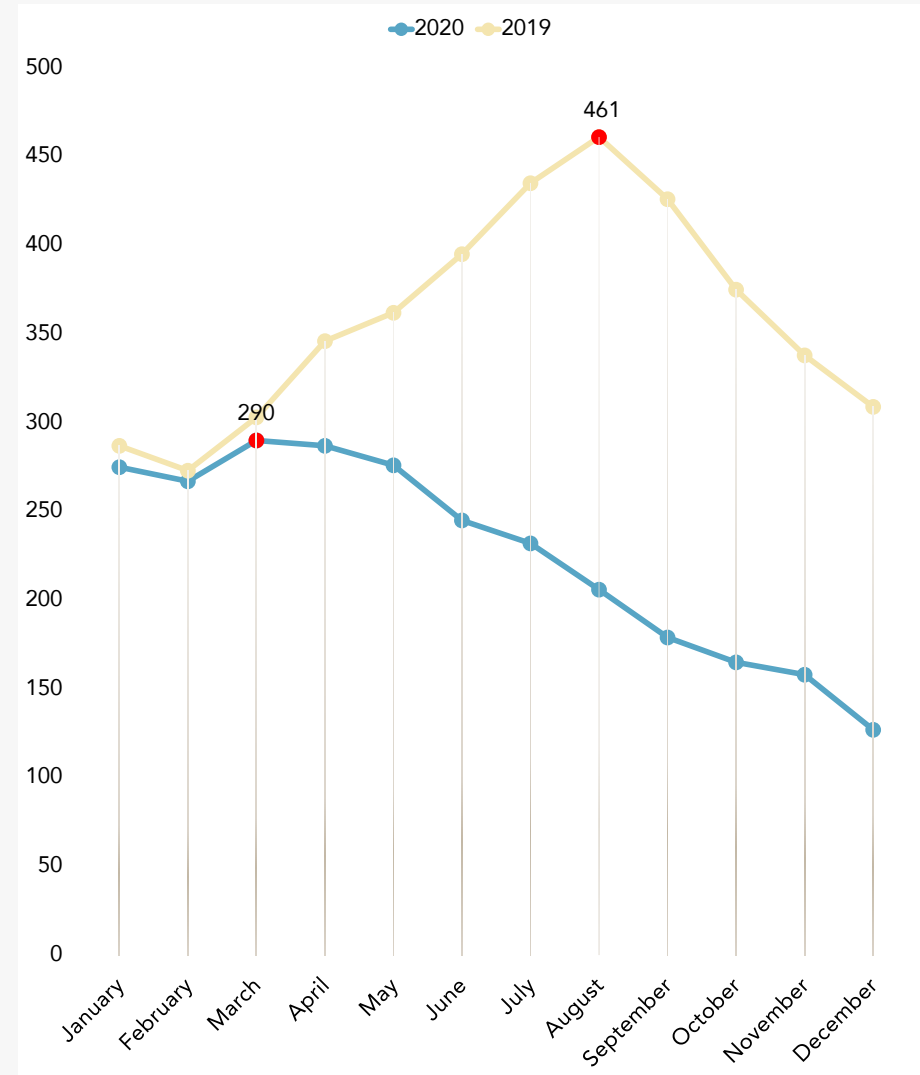


Grays Harbor: Residential Homes and Condominiums

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	275	287	-4.18%
February	267	273	-2.20%
March	290	303	-4.29%
April	287	346	-17.05%
May	276	362	-23.76%
June	245	395	-37.97%
July	232	435	-46.67%
August	206	461	-55.31%
September	179	426	-57.98%
October	165	375	-56.00%
November	158	338	-53.25%
December	127	309	-58.90%
Total	2,707	4,310	
% chg.	-37.19%		

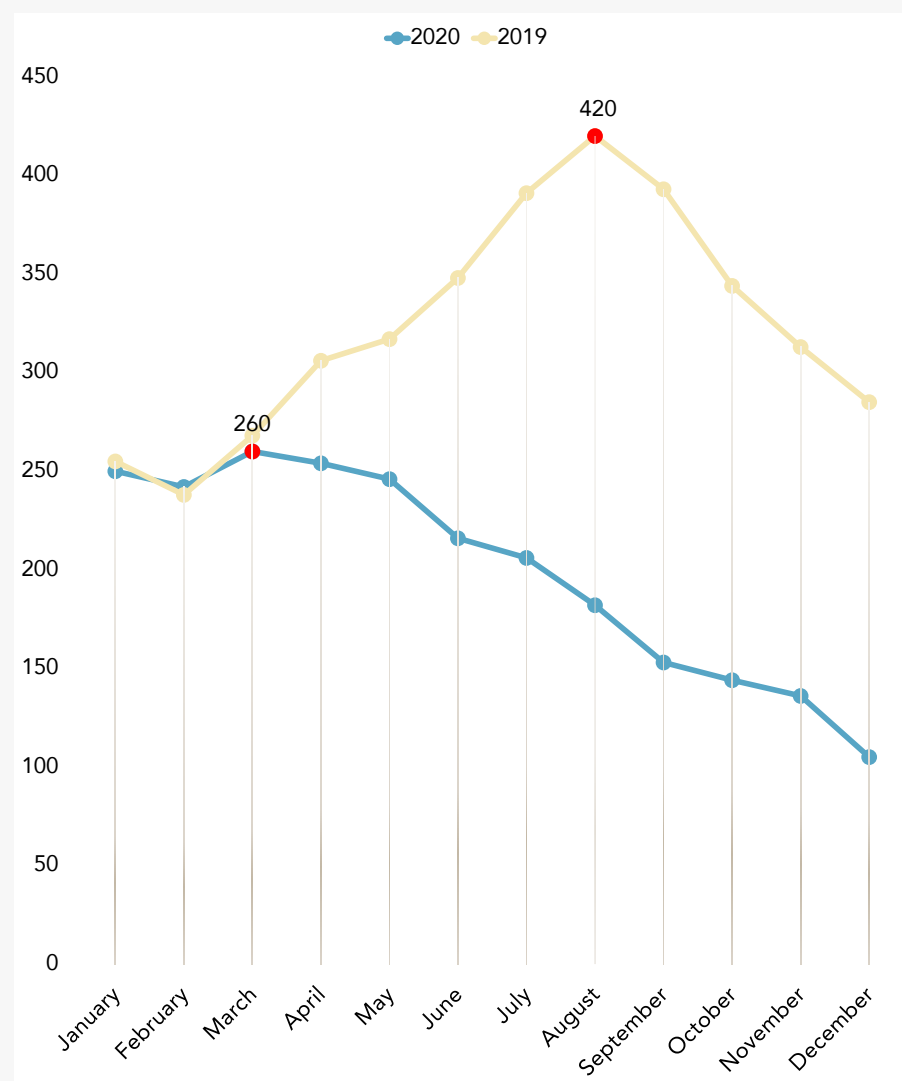


Grays Harbor: Residential Homes Only

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	250	255	-1.96%
February	242	238	1.68%
March	260	268	-2.99%
April	254	306	-16.99%
May	246	317	-22.40%
June	216	348	-37.93%
July	206	391	-47.31%
August	182	420	-56.67%
September	153	393	-61.07%
October	144	344	-58.14%
November	136	313	-56.55%
December	105	285	-63.16%
Total	2,394	3,878	
% chg.	-38.27%		



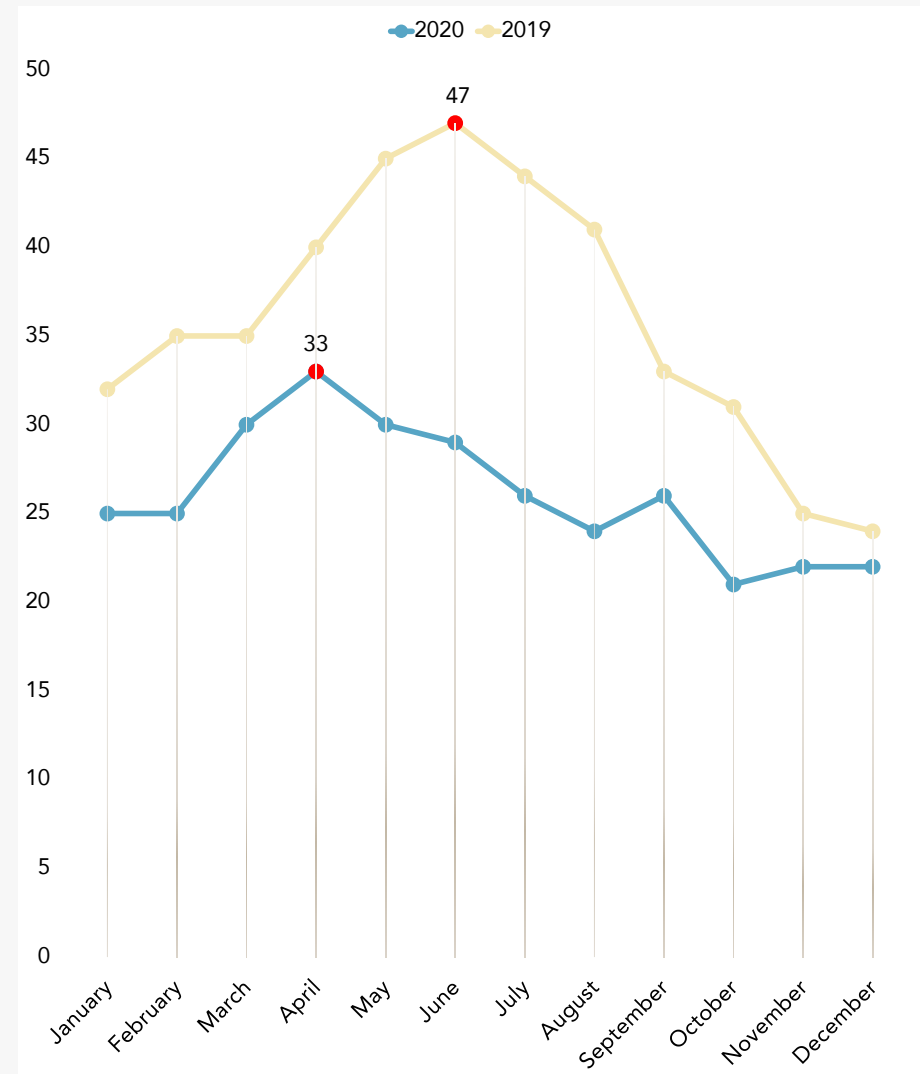
Grays Harbor: Condominiums Only

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	25	32	-21.88%
February	25	35	-28.57%
March	30	35	-14.29%
April	33	40	-17.50%
May	30	45	-33.33%
June	29	47	-38.30%
July	26	44	-40.91%
August	24	41	-41.46%
September	26	33	-21.21%
October	21	31	-32.26%
November	22	25	-12.00%
December	22	24	-8.33%
Total	313	432	
% chg.	-27.55%		



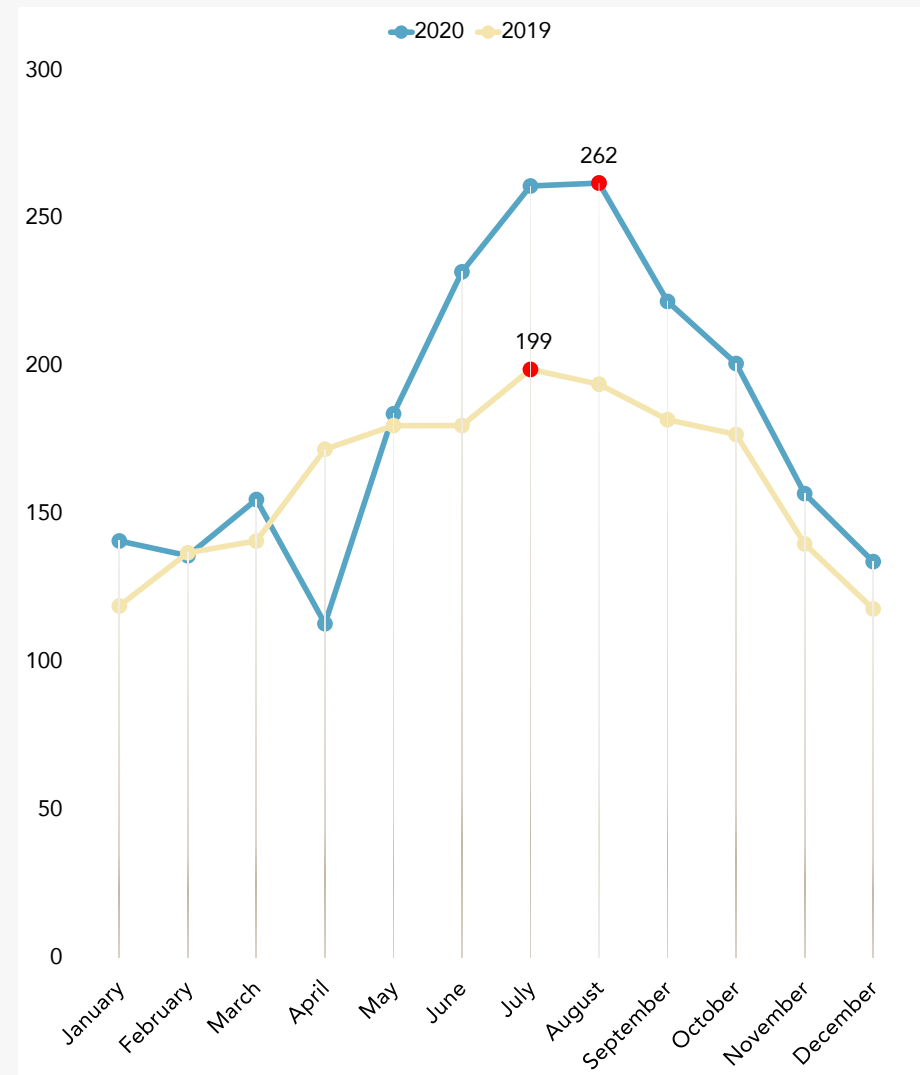
Grays Harbor: Residential Homes and Condominiums

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	141	119	18.49%
February	136	137	-0.73%
March	155	141	9.93%
April	113	172	-34.30%
May	184	180	2.22%
June	232	180	28.89%
July	261	199	31.16%
August	262	194	35.05%
September	222	182	21.98%
October	201	177	13.56%
November	157	140	12.14%
December	134	118	13.56%
Total	2,198	1,939	
% chg.	13.36%		



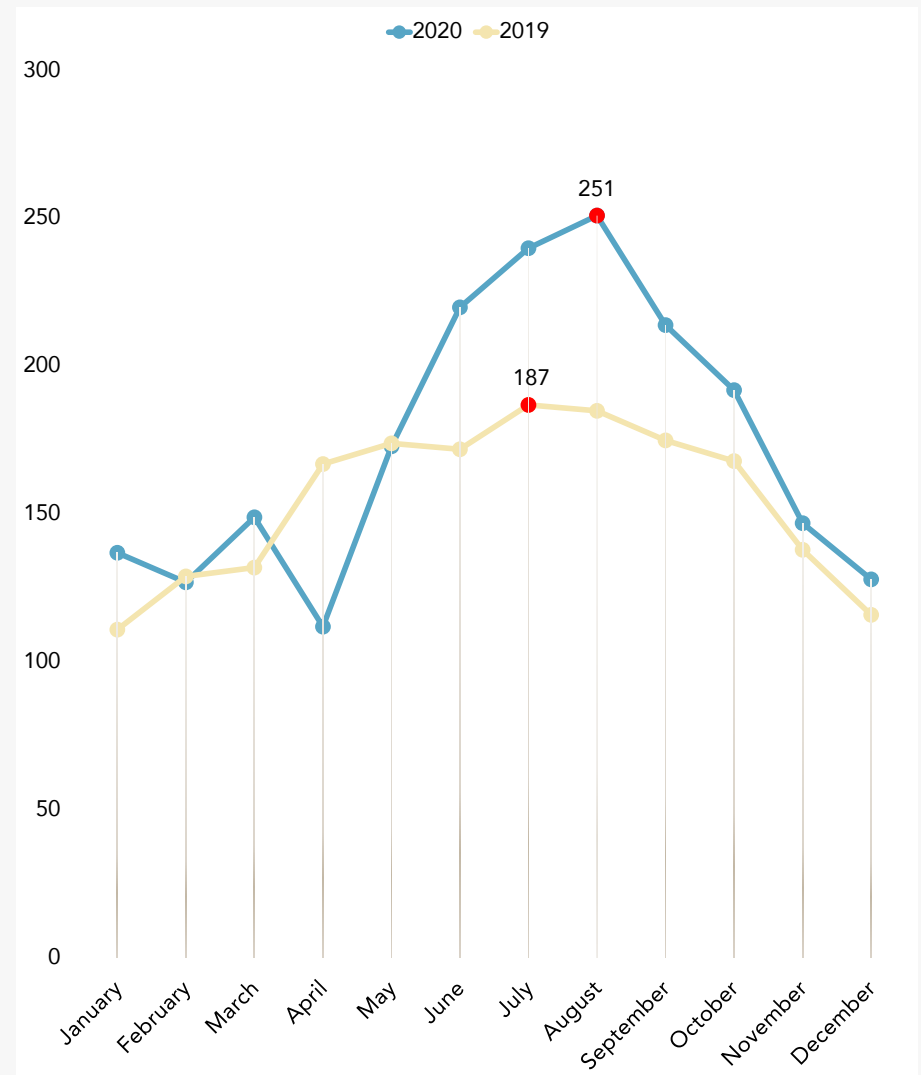
Grays Harbor: Residential Homes Only

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	137	111	23.42%
February	127	129	-1.55%
March	149	132	12.88%
April	112	167	-32.93%
May	173	174	-0.57%
June	220	172	27.91%
July	240	187	28.34%
August	251	185	35.68%
September	214	175	22.29%
October	192	168	14.29%
November	147	138	6.52%
December	128	116	10.34%
Total	2,090	1,854	
% chg.	12.73%		



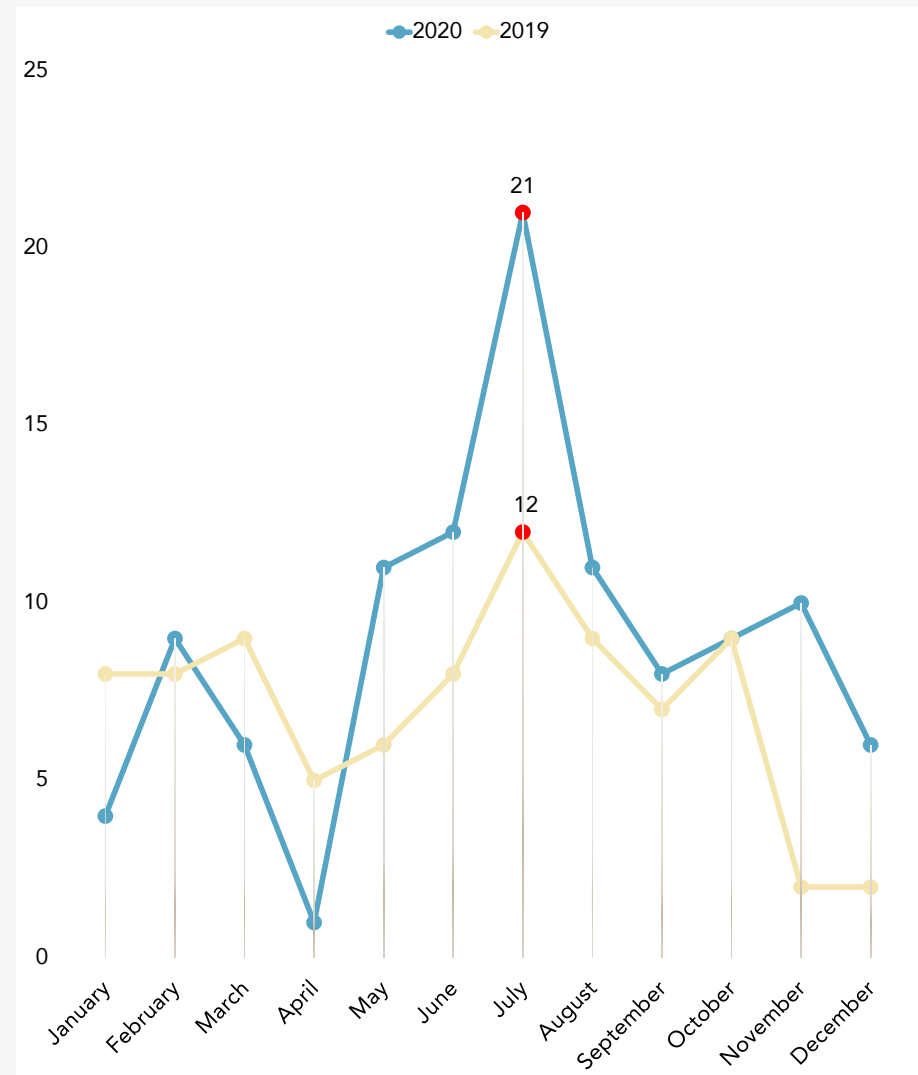
Grays Harbor: Condominiums Only

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	4	8	-50.00%
February	9	8	12.50%
March	6	9	-33.33%
April	1	5	-80.00%
May	11	6	83.33%
June	12	8	50.00%
July	21	12	75.00%
August	11	9	22.22%
September	8	7	14.29%
October	9	9	0.00%
November	10	2	400.00%
December	6	2	200.00%
Total	108	85	
% chg.	27.06%		

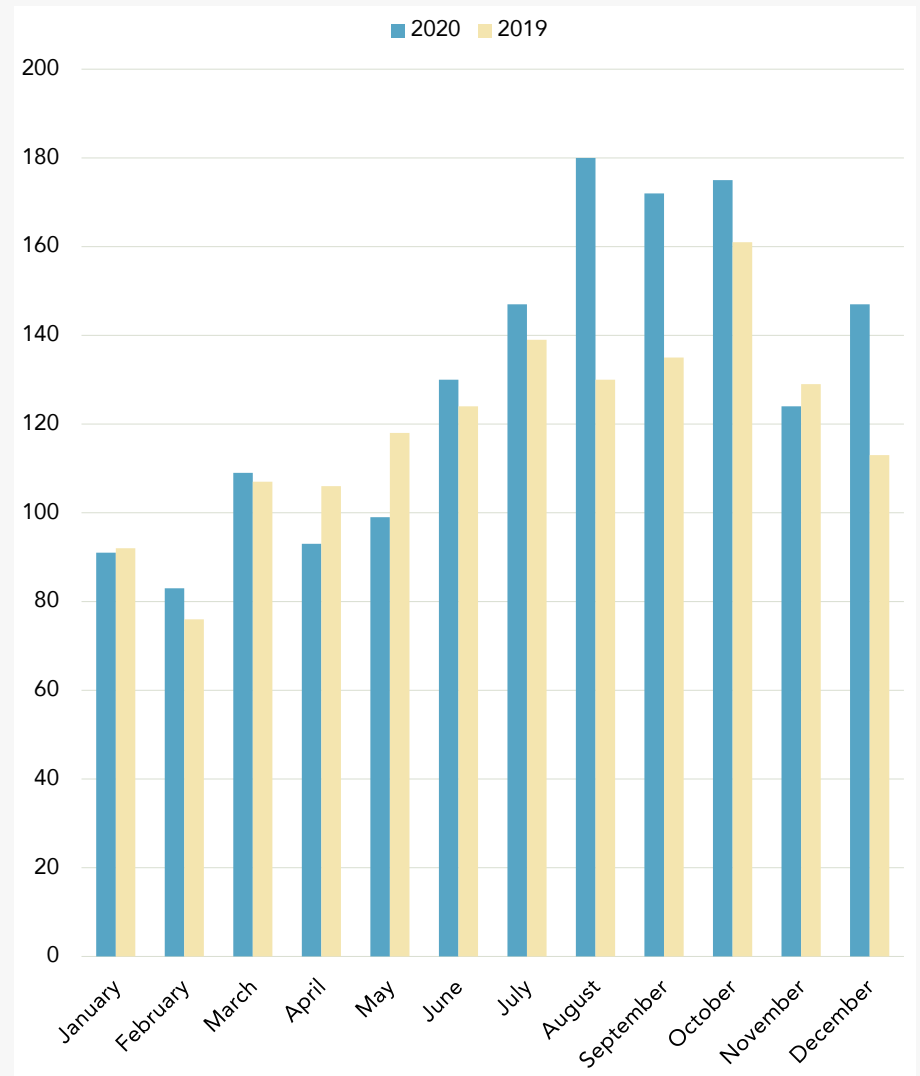


Grays Harbor: Residential Homes and Condominiums

Closed Sales by Month

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

	2020	2019	% chg.
January	91	92	-1.09%
February	83	76	9.21%
March	109	107	1.87%
April	93	106	-12.26%
May	99	118	-16.10%
June	130	124	4.84%
July	147	139	5.76%
August	180	130	38.46%
September	172	135	27.41%
October	175	161	8.70%
November	124	129	-3.88%
December	147	113	30.09%
Total	1,550	1,430	
% chg.	8.39%		

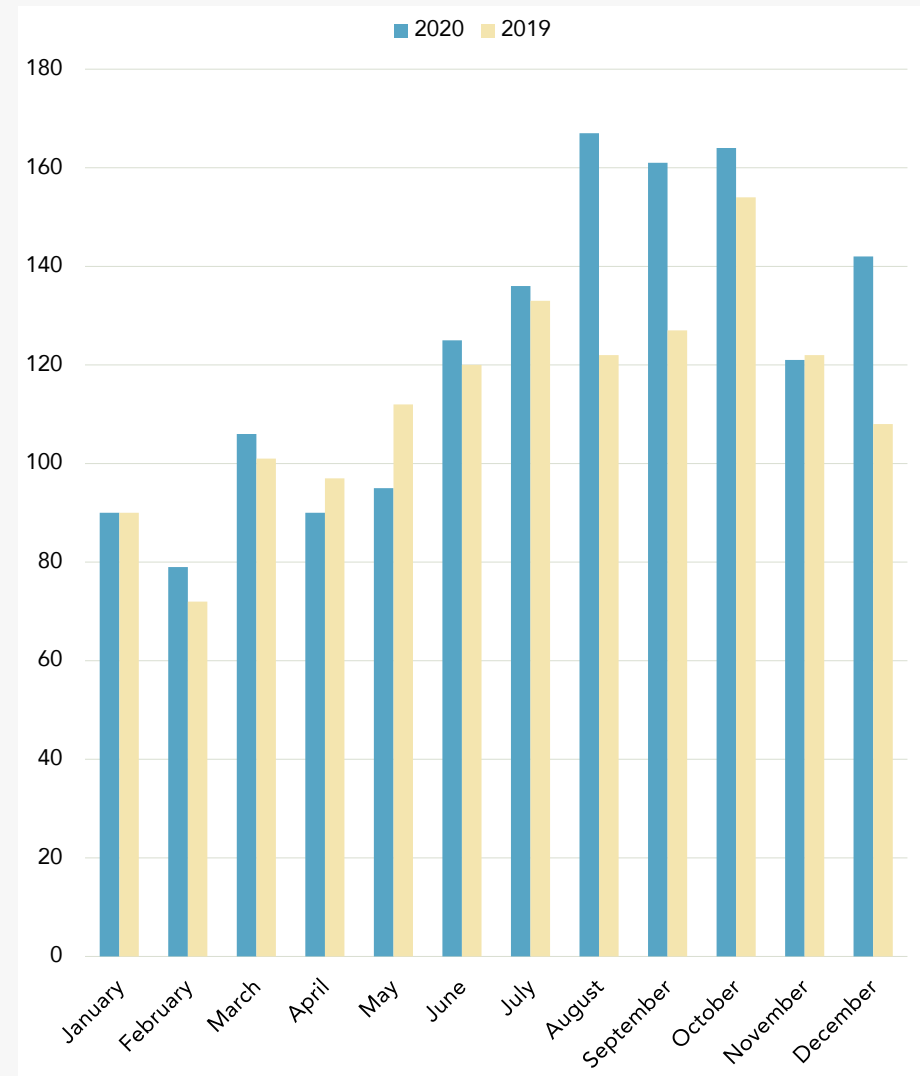


Grays Harbor: Residential Homes Only

Closed Sales by Month

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

	2020	2019	% chg.
January	90	90	0.00%
February	79	72	9.72%
March	106	101	4.95%
April	90	97	-7.22%
May	95	112	-15.18%
June	125	120	4.17%
July	136	133	2.26%
August	167	122	36.89%
September	161	127	26.77%
October	164	154	6.49%
November	121	122	-0.82%
December	142	108	31.48%
Total	1,476	1,358	
% chg.	8.69%		

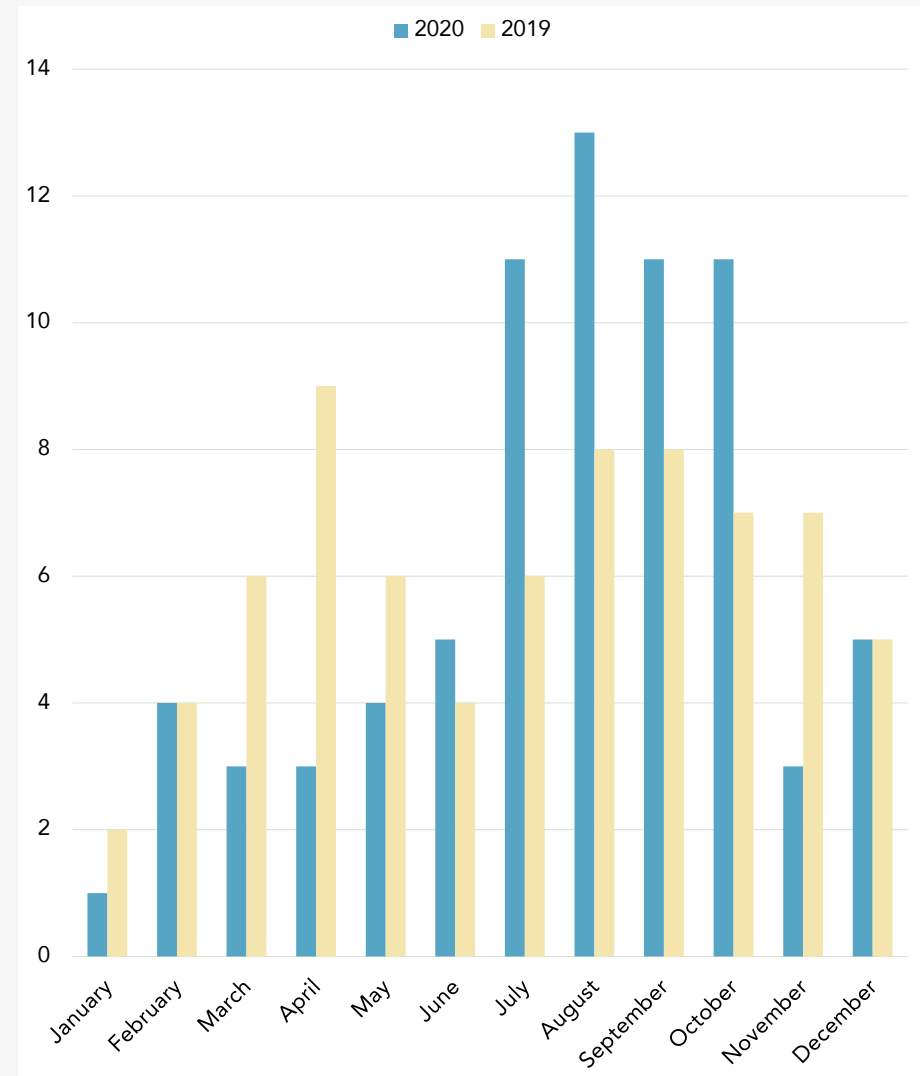


Grays Harbor: Condominiums Only

Closed Sales by Month

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

	2020	2019	% chg.
January	1	2	-50.00%
February	4	4	0.00%
March	3	6	-50.00%
April	3	9	-66.67%
May	4	6	-33.33%
June	5	4	25.00%
July	11	6	83.33%
August	13	8	62.50%
September	11	8	37.50%
October	11	7	57.14%
November	3	7	-57.14%
December	5	5	0.00%
Total	74	72	
% chg.	2.78%		



Grays Harbor: 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	\$ 207,500	\$ 178,750	16.08%
February	\$ 200,000	\$ 209,000	-4.31%
March	\$ 215,000	\$ 195,000	10.26%
April	\$ 225,000	\$ 215,000	4.65%
May	\$ 239,500	\$ 207,000	15.70%
June	\$ 235,000	\$ 208,500	12.71%
July	\$ 264,900	\$ 220,500	20.14%
August	\$ 262,950	\$ 234,500	12.13%
September	\$ 269,450	\$ 216,000	24.75%
October	\$ 248,500	\$ 215,000	15.58%
November	\$ 280,000	\$ 224,500	24.72%
December	\$ 252,500	\$ 194,900	29.55%

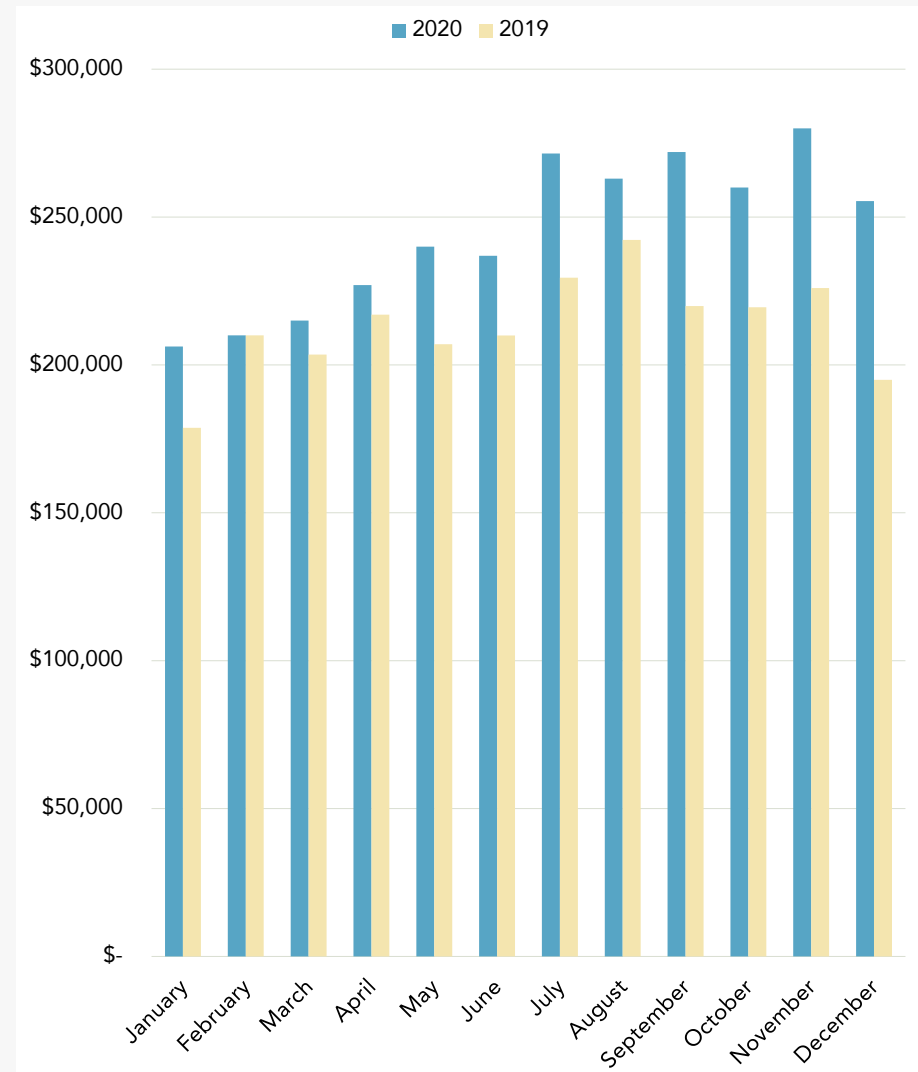


Grays Harbor: Residential Homes Only

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	\$ 206,250	\$ 178,750	15.38%
February	\$ 210,000	\$ 210,000	0.00%
March	\$ 215,000	\$ 203,500	5.65%
April	\$ 227,000	\$ 217,000	4.61%
May	\$ 240,000	\$ 207,000	15.94%
June	\$ 236,900	\$ 209,950	12.84%
July	\$ 271,500	\$ 229,500	18.30%
August	\$ 263,000	\$ 242,250	8.57%
September	\$ 272,000	\$ 219,900	23.69%
October	\$ 260,000	\$ 219,500	18.45%
November	\$ 280,000	\$ 226,000	23.89%
December	\$ 255,400	\$ 194,950	31.01%



Grays Harbor: 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	\$ 338,000	\$ 204,000	65.69%
February	\$ 157,750	\$ 74,750	111.04%
March	\$ 93,500	\$ 123,750	-24.44%
April	\$ 185,000	\$ 143,000	29.37%
May	\$ 177,500	\$ 205,250	-13.52%
June	\$ 200,000	\$ 74,700	167.74%
July	\$ 168,000	\$ 121,500	38.27%
August	\$ 262,900	\$ 147,500	78.24%
September	\$ 187,000	\$ 124,000	50.81%
October	\$ 209,900	\$ 81,000	159.14%
November	\$ 265,000	\$ 154,600	71.41%
December	\$ 175,000	\$ 139,900	25.09%



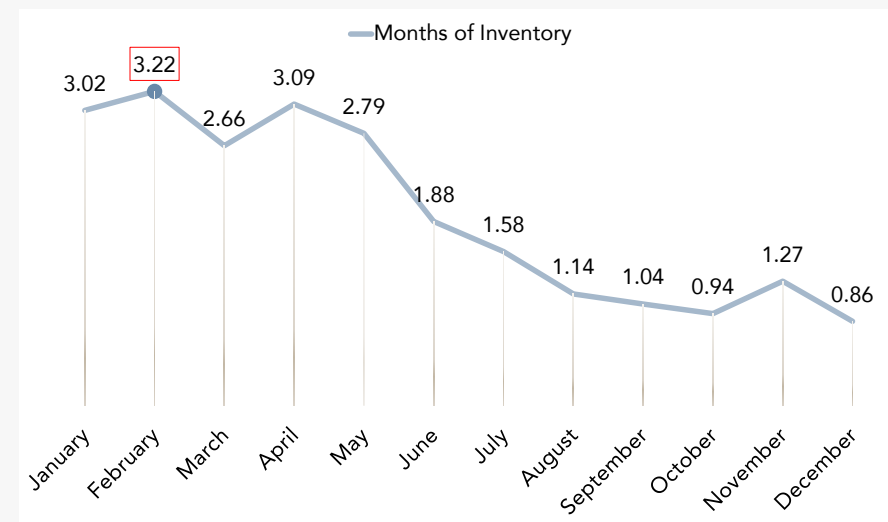
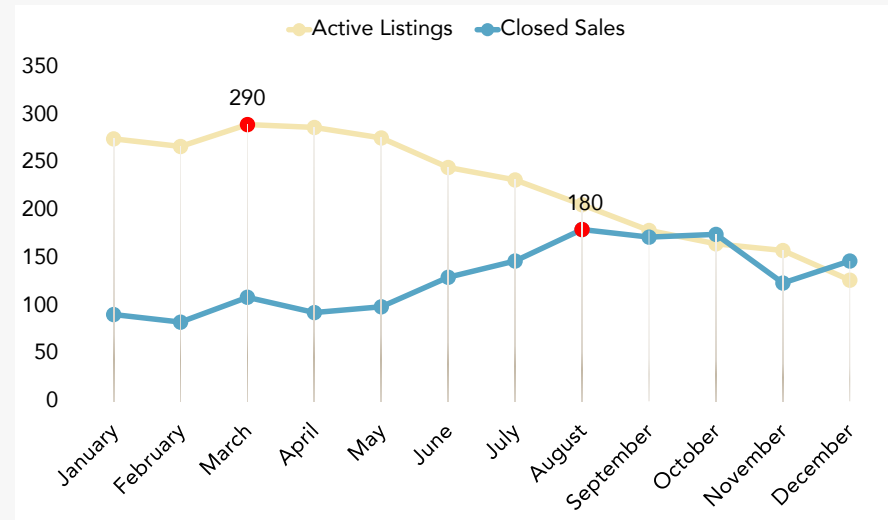
Grays Harbor: Residential Homes and Condominiums

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	275	91	3.02
February	267	83	3.22
March	290	109	2.66
April	287	93	3.09
May	276	99	2.79
June	245	130	1.88
July	232	147	1.58
August	206	180	1.14
September	179	172	1.04
October	165	175	0.94
November	158	124	1.27
December	127	147	0.86



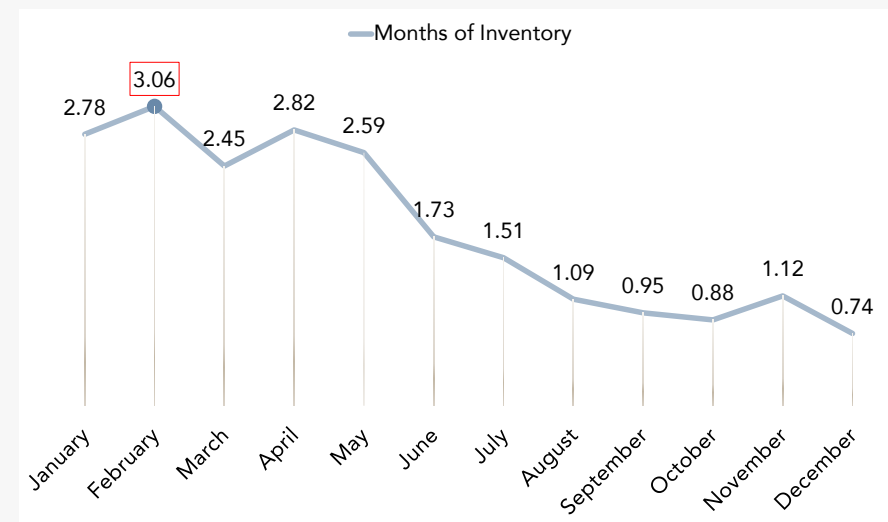
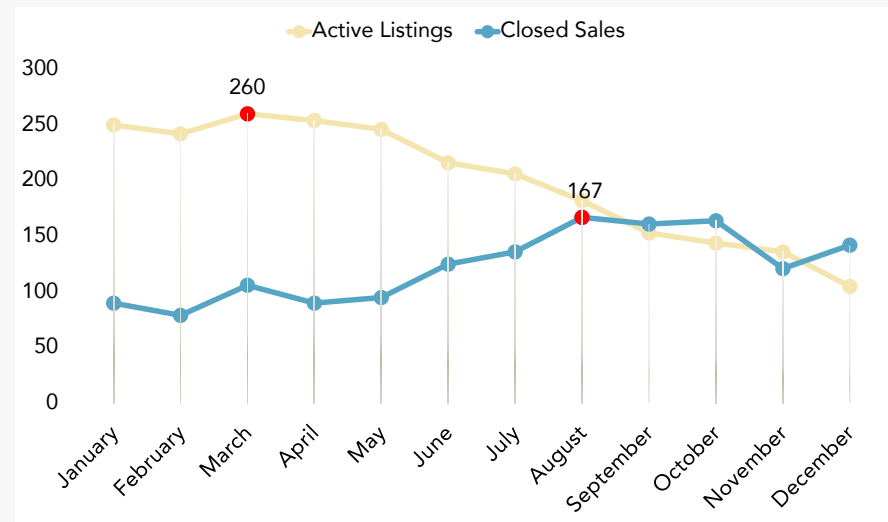
Grays Harbor: Residential Homes Only

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	250	90	2.78
February	242	79	3.06
March	260	106	2.45
April	254	90	2.82
May	246	95	2.59
June	216	125	1.73
July	206	136	1.51
August	182	167	1.09
September	153	161	0.95
October	144	164	0.88
November	136	121	1.12
December	105	142	0.74



Grays Harbor: 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	25	1	25.00
February	25	4	6.25
March	30	3	10.00
April	33	3	11.00
May	30	4	7.50
June	29	5	5.80
July	26	11	2.36
August	24	13	1.85
September	26	11	2.36
October	21	11	1.91
November	22	3	7.33
December	22	5	4.40

