

# Skagit



2020 NWMLS  
Annual Statistical Review and Highlights

**44** Northwest  
Multiple Listing Service®

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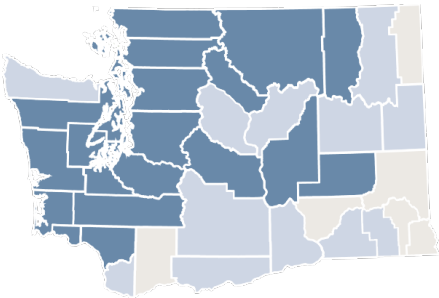
Member Offices

2,534



Total Members/Subscribers

32,888



Counties

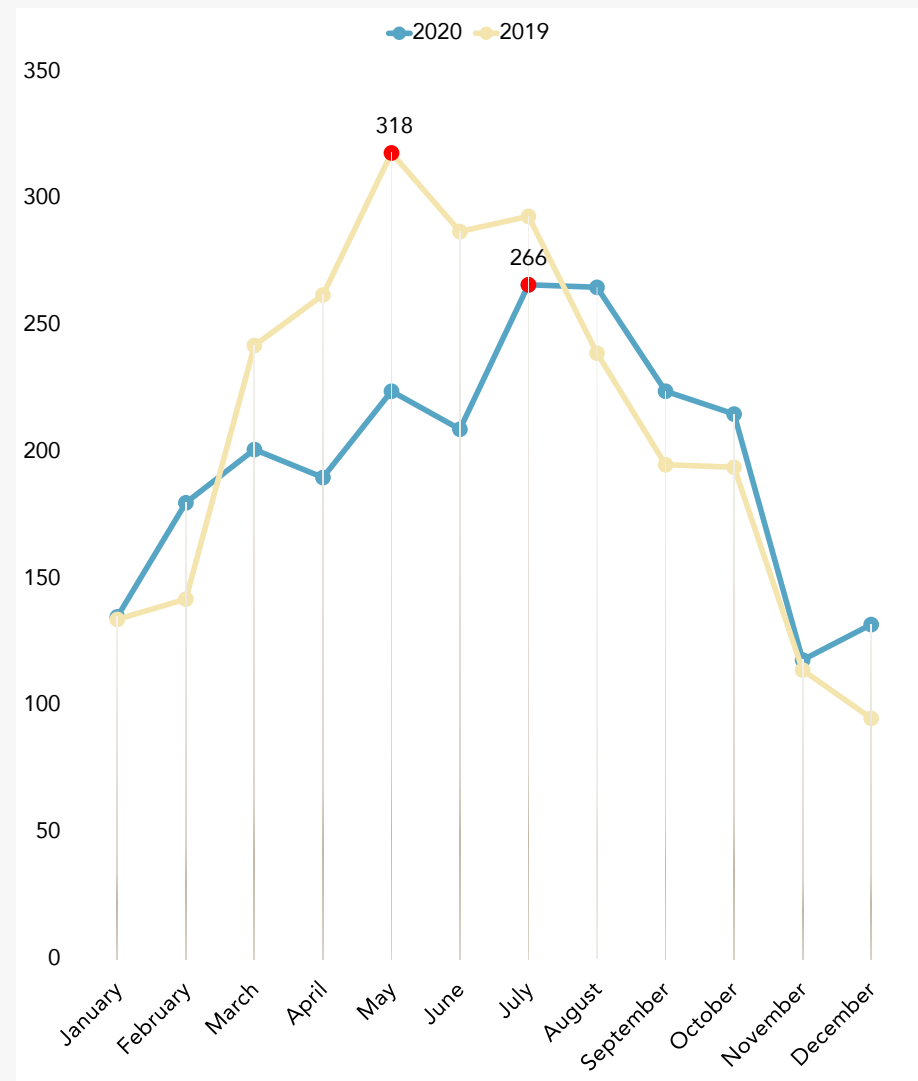
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# Skagit: Residential Homes and Condominiums

## 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	135	134	0.75%
February	180	142	26.76%
March	201	242	-16.94%
April	190	262	-27.48%
May	224	318	-29.56%
June	209	287	-27.18%
July	266	293	-9.22%
August	265	239	10.88%
September	224	195	14.87%
October	215	194	10.82%
November	118	114	3.51%
December	132	95	38.95%
<b>Total</b>	<b>2,359</b>	<b>2,515</b>	
<b>% chg.</b>	<b>-6.20%</b>		

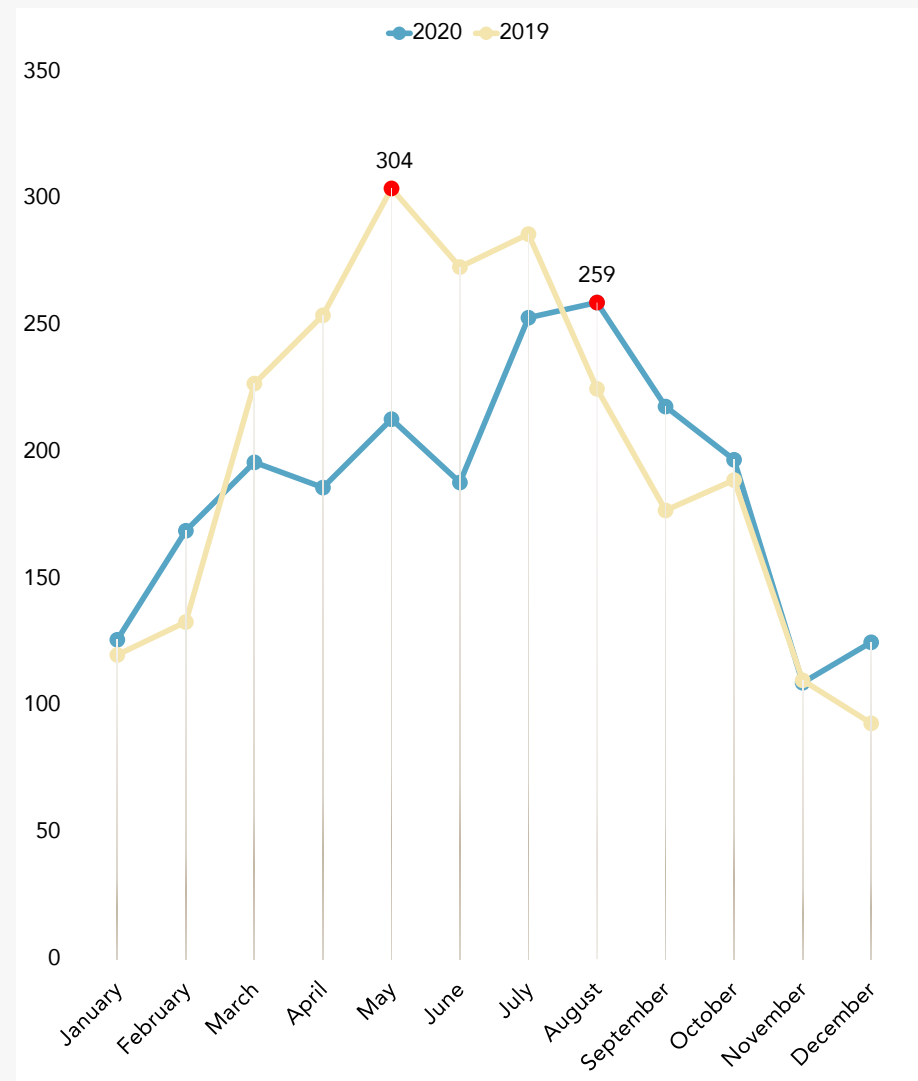


# Skagit: Residential Homes Only

## 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	126	120	5.00%
February	169	133	27.07%
March	196	227	-13.66%
April	186	254	-26.77%
May	213	304	-29.93%
June	188	273	-31.14%
July	253	286	-11.54%
August	259	225	15.11%
September	218	177	23.16%
October	197	189	4.23%
November	109	110	-0.91%
December	125	93	34.41%
<b>Total</b>	<b>2,239</b>	<b>2,391</b>	
<b>% chg.</b>	<b>-6.36%</b>		

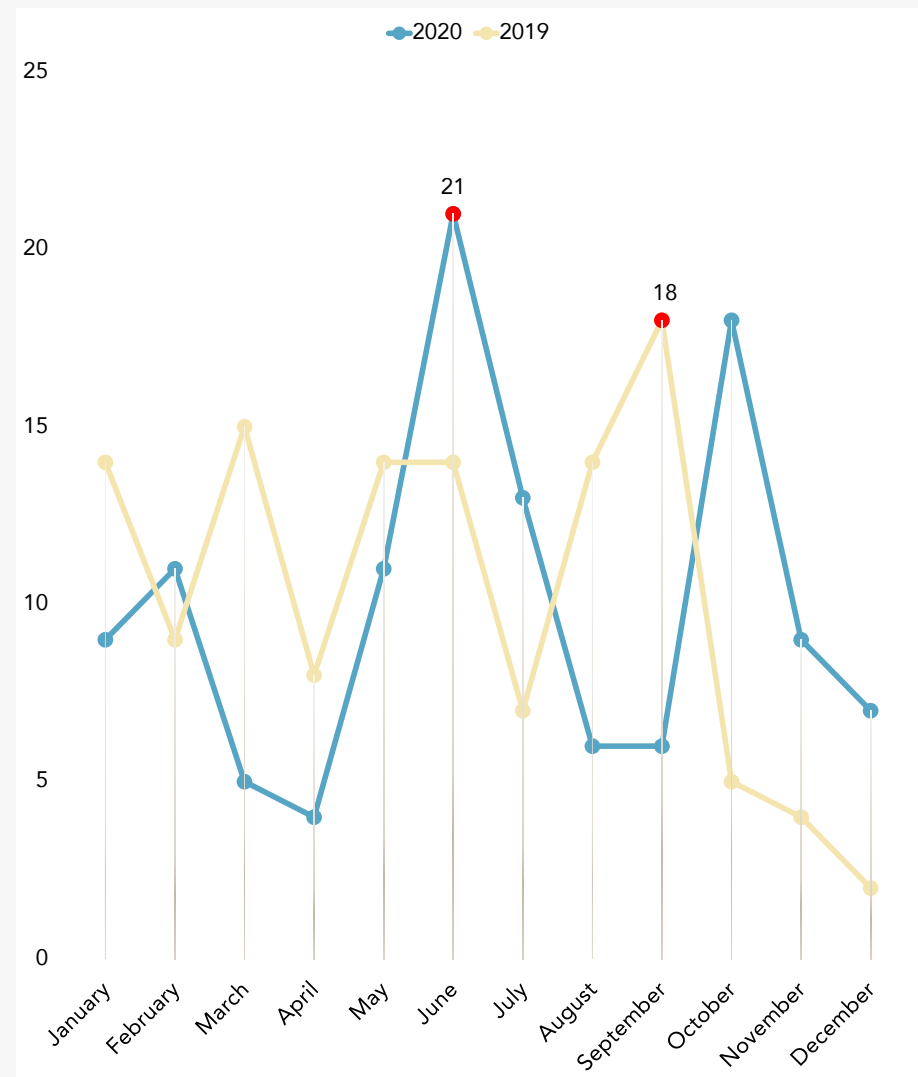


# Skagit: Condominiums Only

## 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	9	14	-35.71%
February	11	9	22.22%
March	5	15	-66.67%
April	4	8	-50.00%
May	11	14	-21.43%
June	21	14	50.00%
July	13	7	85.71%
August	6	14	-57.14%
September	6	18	-66.67%
October	18	5	260.00%
November	9	4	125.00%
December	7	2	250.00%
<b>Total</b>	<b>120</b>	<b>124</b>	
<b>% chg.</b>	<b>-3.23%</b>		



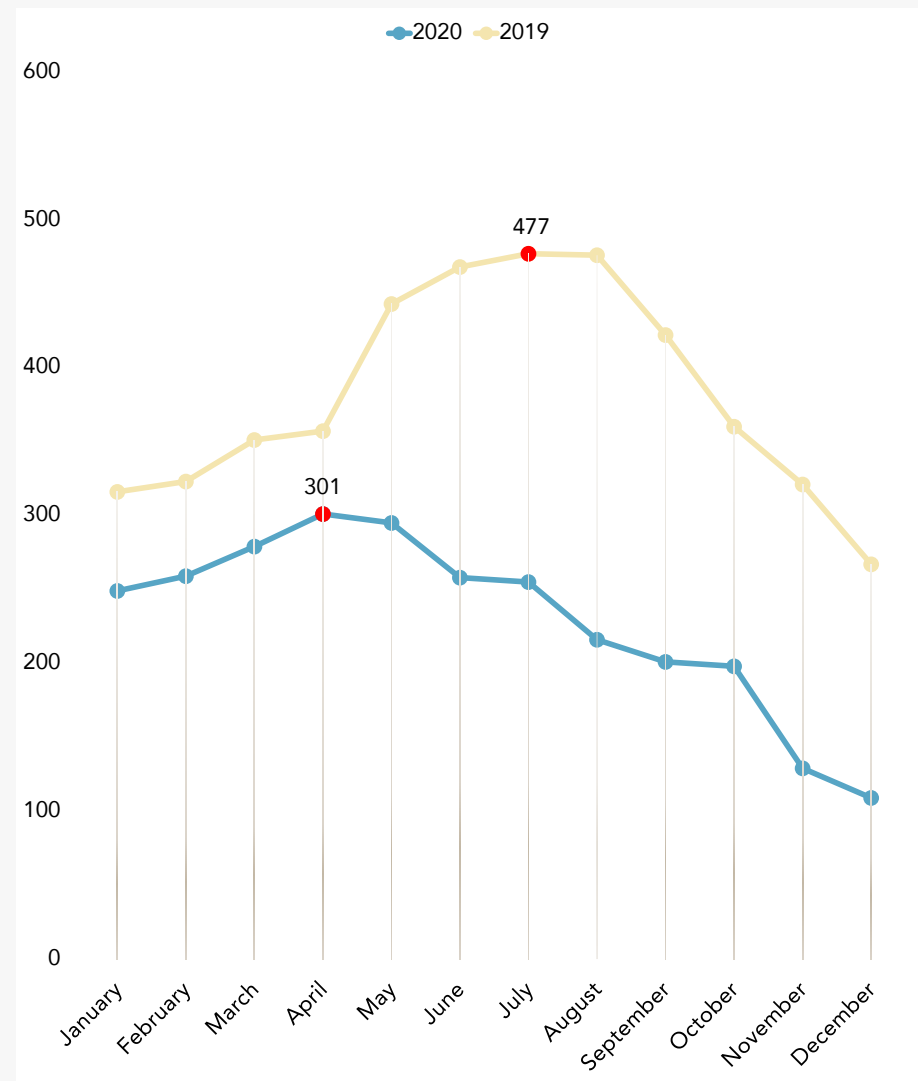
# Skagit: Residential Homes and Condominiums

## 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	249	316	-21.20%
February	259	323	-19.81%
March	279	351	-20.51%
April	301	357	-15.69%
May	295	443	-33.41%
June	258	468	-44.87%
July	255	477	-46.54%
August	216	476	-54.62%
September	201	422	-52.37%
October	198	360	-45.00%
November	129	321	-59.81%
December	109	267	-59.18%
<b>Total</b>	<b>2,749</b>	<b>4,581</b>	
<b>% chg.</b>	<b>-39.99%</b>		

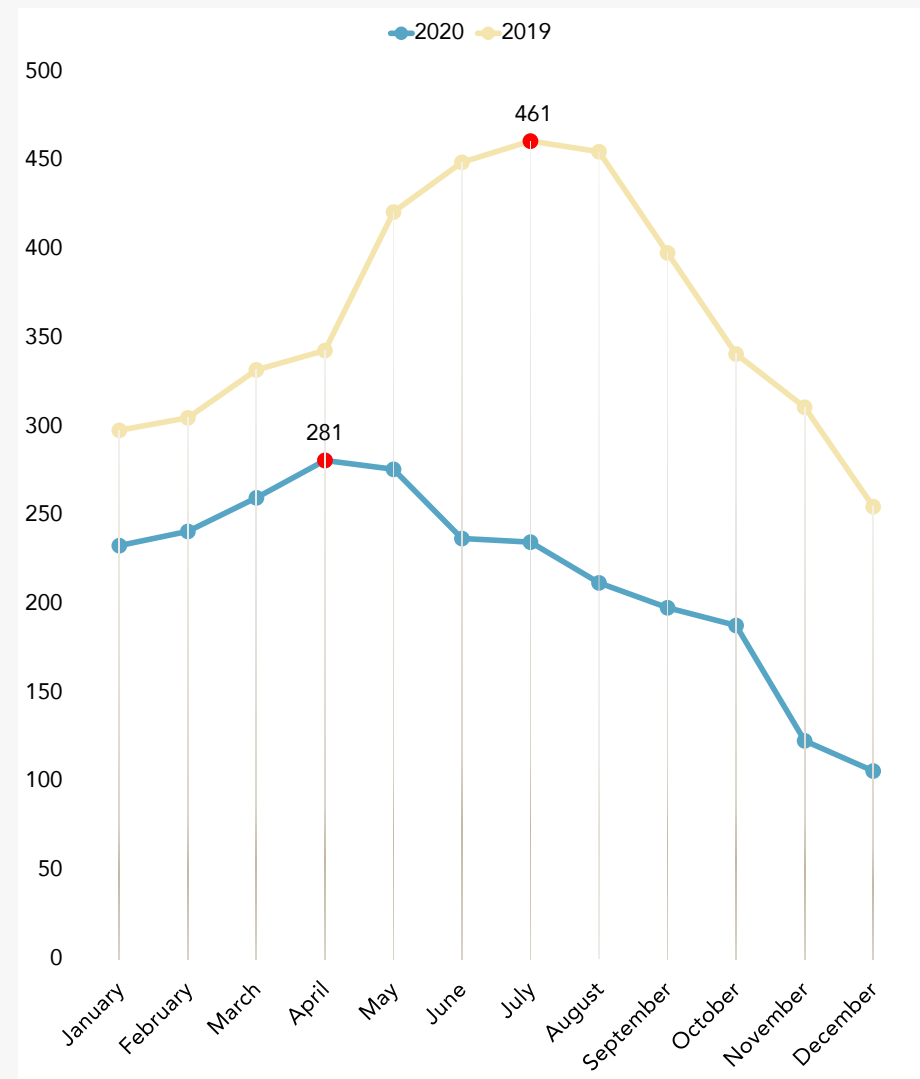


# Skagit: Residential Homes Only

## 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	233	298	-21.81%
February	241	305	-20.98%
March	260	332	-21.69%
April	281	343	-18.08%
May	276	421	-34.44%
June	237	449	-47.22%
July	235	461	-49.02%
August	212	455	-53.41%
September	198	398	-50.25%
October	188	341	-44.87%
November	123	311	-60.45%
December	106	255	-58.43%
<b>Total</b>	<b>2,590</b>	<b>4,369</b>	
<b>% chg.</b>	<b>-40.72%</b>		



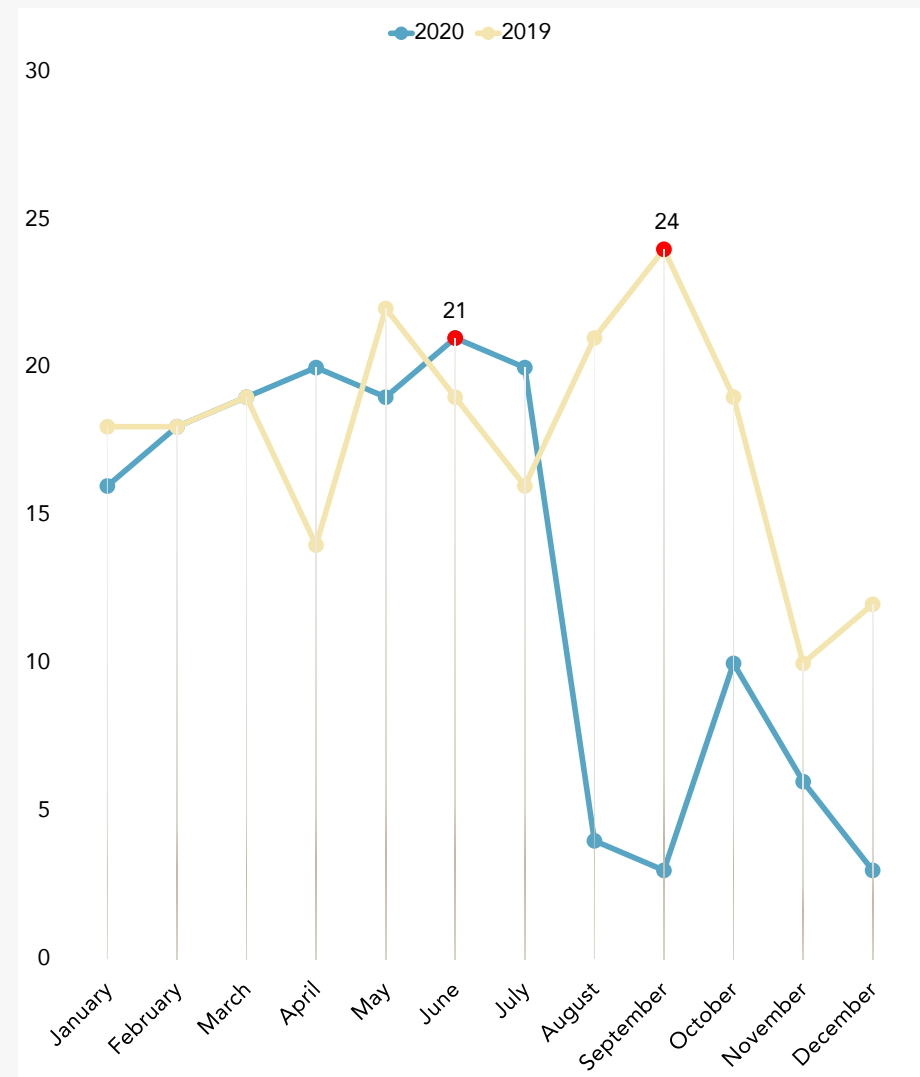


# Skagit: Condominiums Only

## 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	16	18	-11.11%
February	18	18	0.00%
March	19	19	0.00%
April	20	14	42.86%
May	19	22	-13.64%
June	21	19	10.53%
July	20	16	25.00%
August	4	21	-80.95%
September	3	24	-87.50%
October	10	19	-47.37%
November	6	10	-40.00%
December	3	12	-75.00%
<b>Total</b>	<b>159</b>	<b>212</b>	
<b>% chg.</b>	<b>-25.00%</b>		





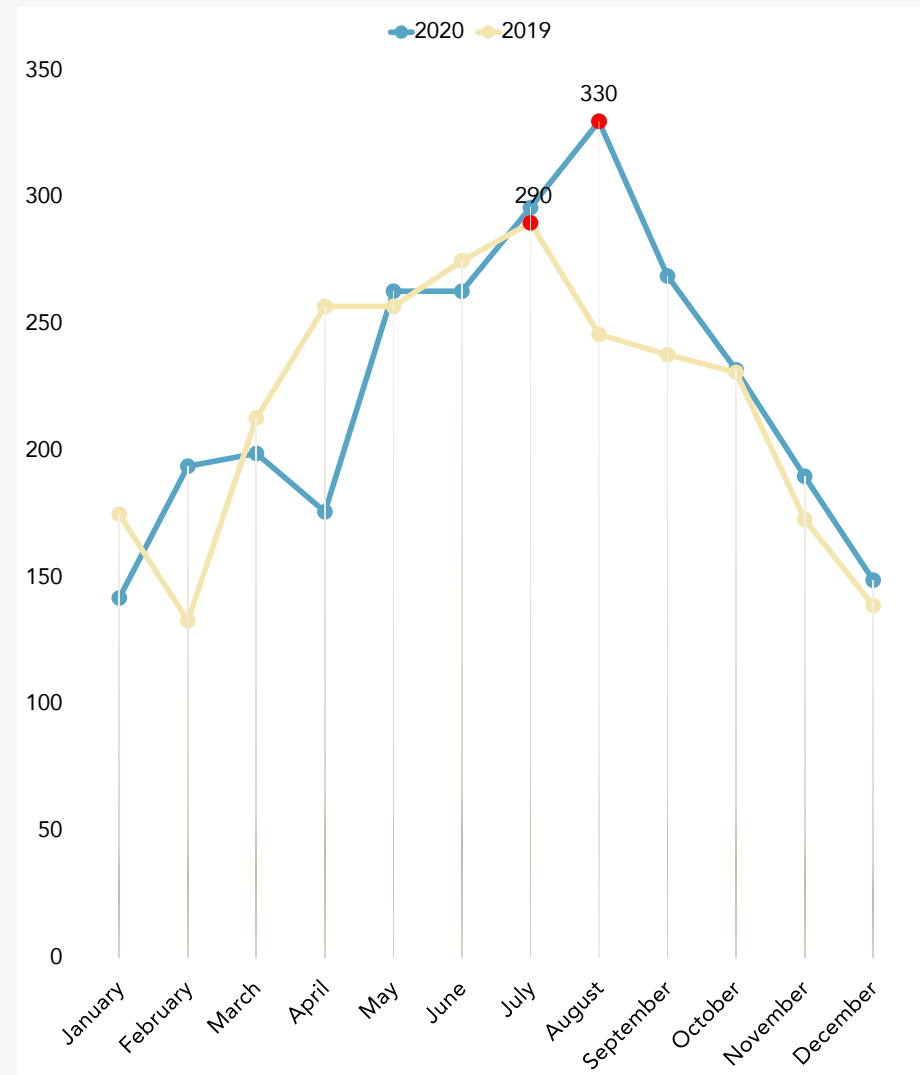
# Skagit: Residential Homes and Condominiums

## 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	142	175	-18.86%
February	194	133	45.86%
March	199	213	-6.57%
April	176	257	-31.52%
May	263	257	2.33%
June	263	275	-4.36%
July	296	290	2.07%
August	330	246	34.15%
September	269	238	13.03%
October	232	231	0.43%
November	190	173	9.83%
December	149	139	7.19%
<b>Total</b>	<b>2,703</b>	<b>2,627</b>	
<b>% chg.</b>	<b>2.89%</b>		



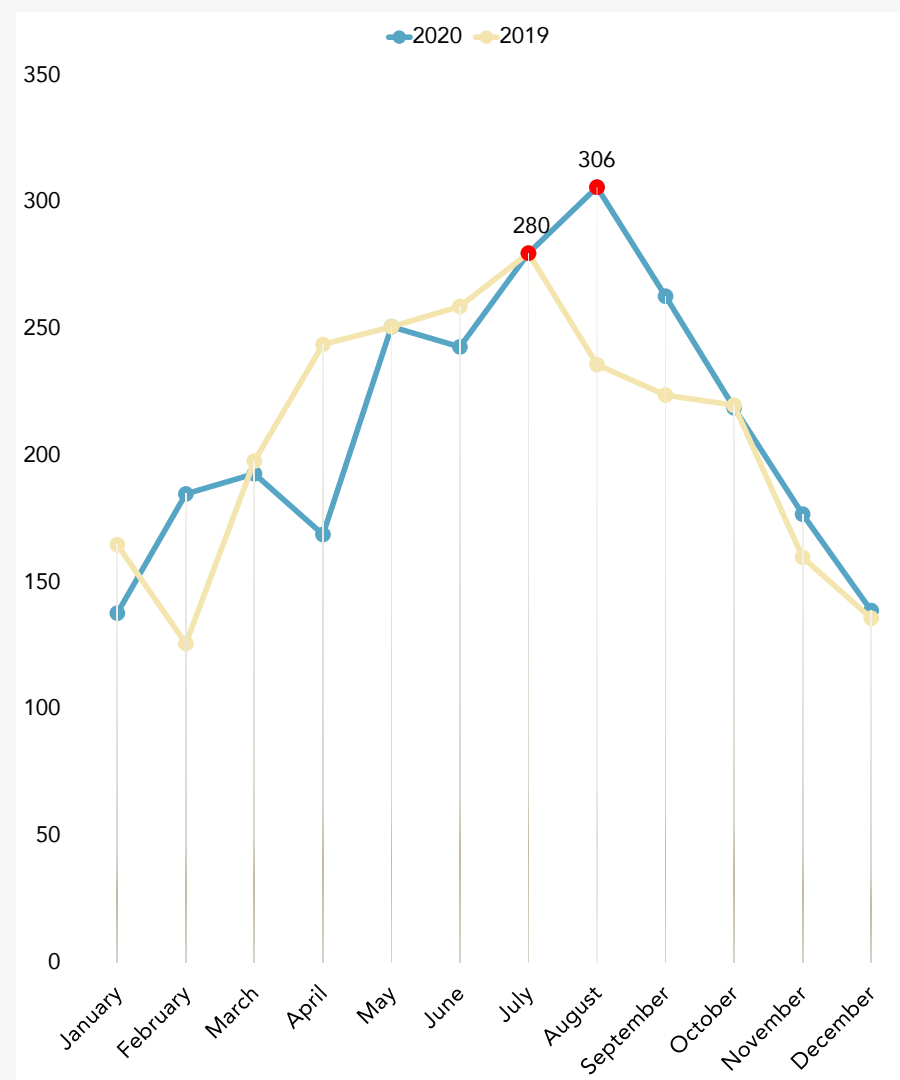
# Skagit: Residential Homes Only

## 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	138	165	-16.36%
February	185	126	46.83%
March	193	198	-2.53%
April	169	244	-30.74%
May	251	251	0.00%
June	243	259	-6.18%
July	280	280	0.00%
August	306	236	29.66%
September	263	224	17.41%
October	219	220	-0.45%
November	177	160	10.63%
December	139	136	2.21%
<b>Total</b>	<b>2,563</b>	<b>2,499</b>	
<b>% chg.</b>	<b>2.56%</b>		



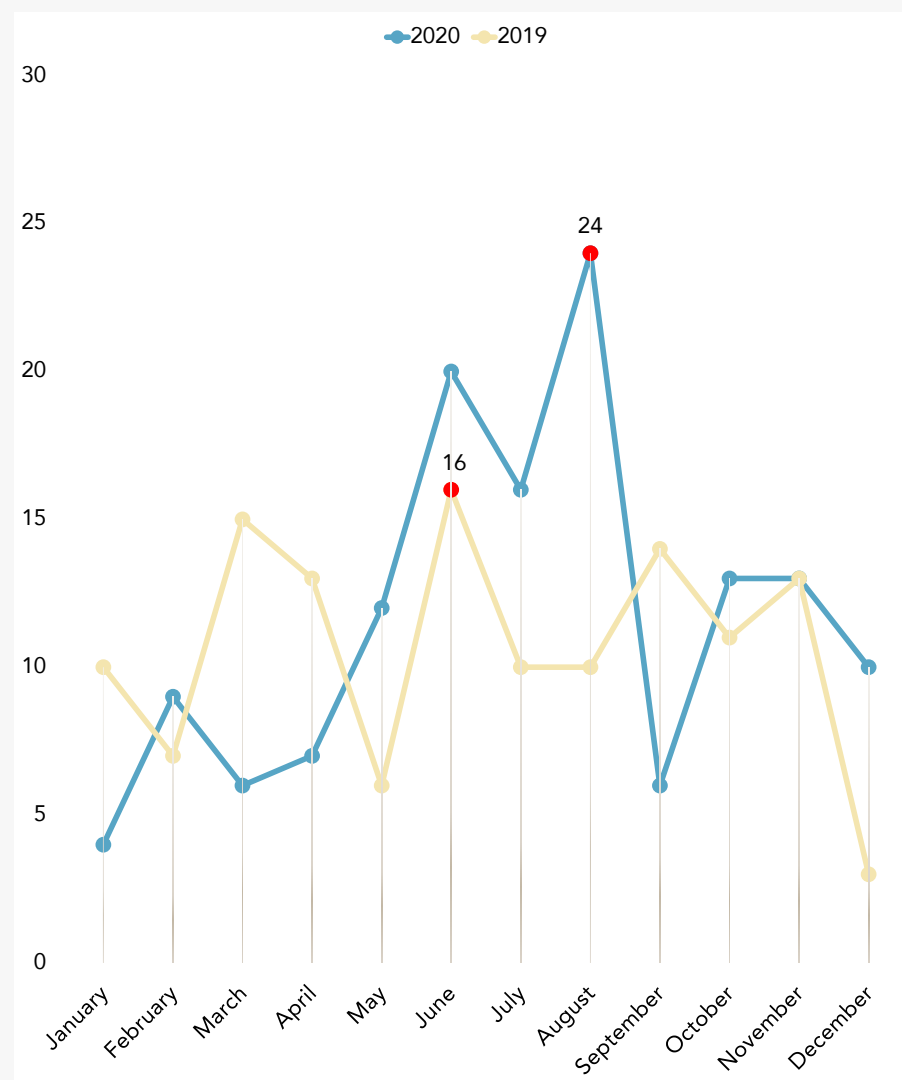
## Skagit: Condominiums Only

# 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	10	-60.00%
February	9	7	28.57%
March	6	15	-60.00%
April	7	13	-46.15%
May	12	6	100.00%
June	20	16	25.00%
July	16	10	60.00%
August	24	10	140.00%
September	6	14	-57.14%
October	13	11	18.18%
November	13	13	0.00%
December	10	3	233.33%
<b>Total</b>	<b>140</b>	<b>128</b>	
<b>% chg.</b>	<b>9.38%</b>		

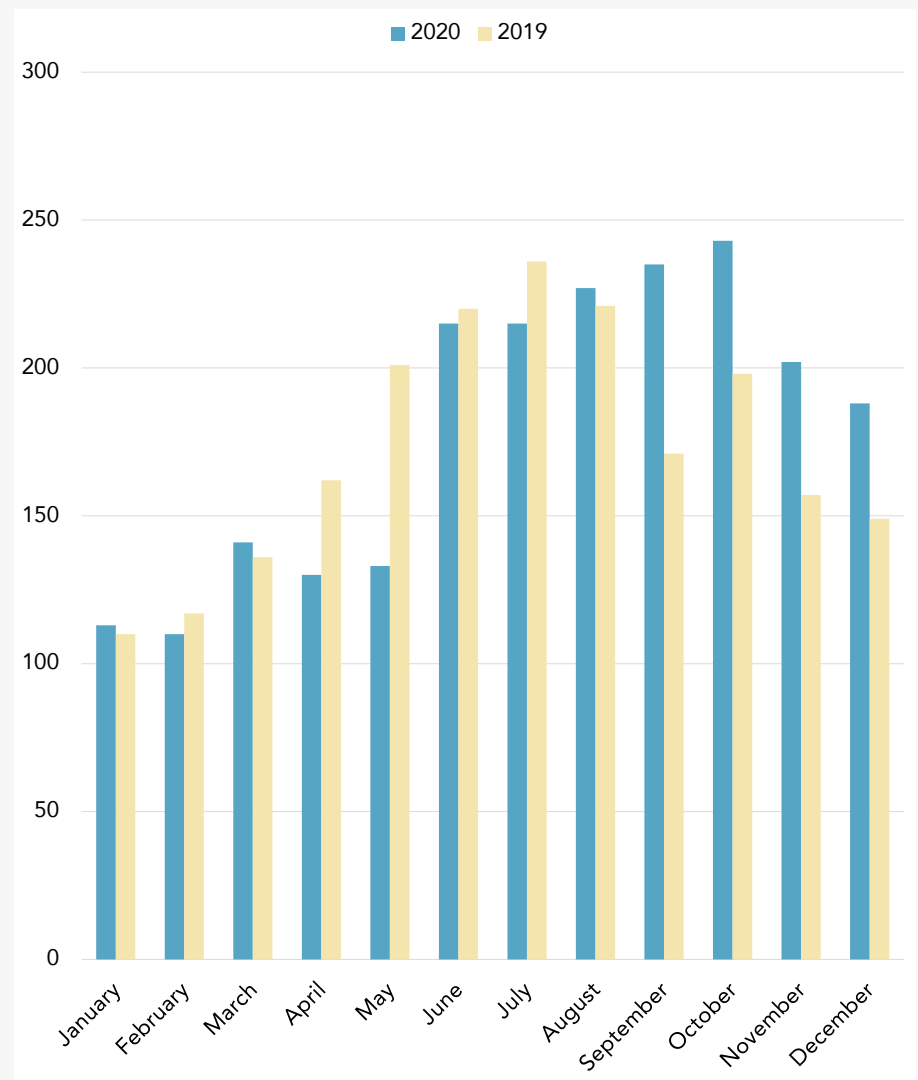


# Skagit: Residential Homes and Condominiums

## Closed Sales by Month

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

	2020	2019	% chg.
January	113	110	2.73%
February	110	117	-5.98%
March	141	136	3.68%
April	130	162	-19.75%
May	133	201	-33.83%
June	215	220	-2.27%
July	215	236	-8.90%
August	227	221	2.71%
September	235	171	37.43%
October	243	198	22.73%
November	202	157	28.66%
December	188	149	26.17%
<b>Total</b>	<b>2,152</b>	<b>2,078</b>	
<b>% chg.</b>	<b>3.56%</b>		

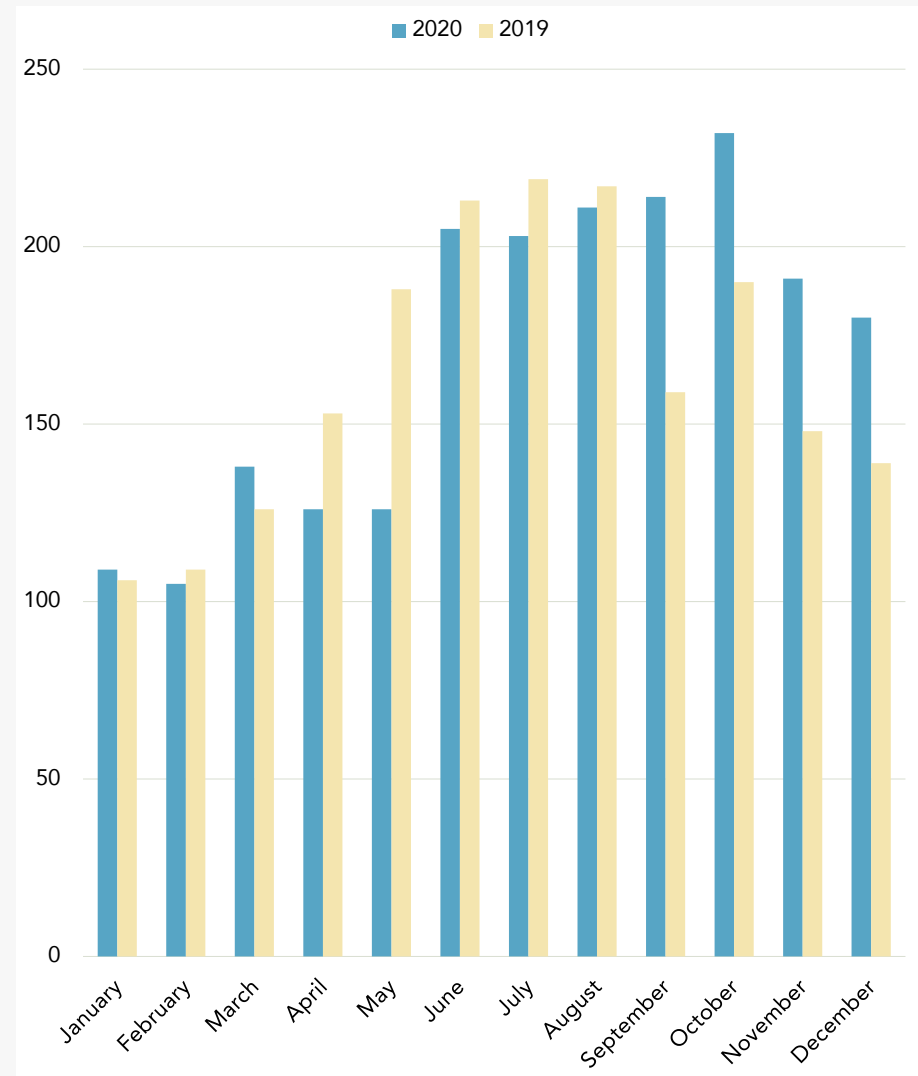


# Skagit: Residential Homes Only

## Closed Sales by Month

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

	2020	2019	% chg.
January	109	106	2.83%
February	105	109	-3.67%
March	138	126	9.52%
April	126	153	-17.65%
May	126	188	-32.98%
June	205	213	-3.76%
July	203	219	-7.31%
August	211	217	-2.76%
September	214	159	34.59%
October	232	190	22.11%
November	191	148	29.05%
December	180	139	29.50%
<b>Total</b>	<b>2,040</b>	<b>1,967</b>	
<b>% chg.</b>	<b>3.71%</b>		

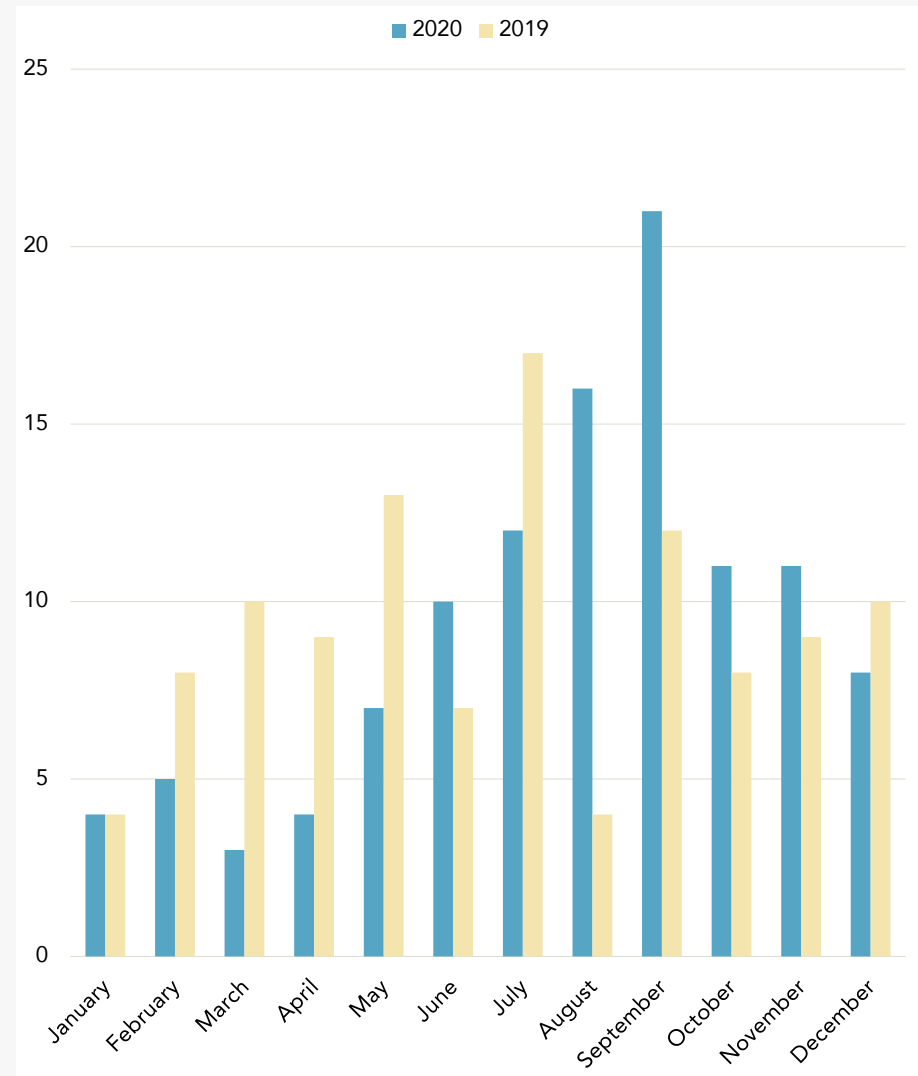


# Skagit: Condominiums Only

## Closed Sales by Month

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

	2020	2019	% chg.
January	4	4	0.00%
February	5	8	-37.50%
March	3	10	-70.00%
April	4	9	-55.56%
May	7	13	-46.15%
June	10	7	42.86%
July	12	17	-29.41%
August	16	4	300.00%
September	21	12	75.00%
October	11	8	37.50%
November	11	9	22.22%
December	8	10	-20.00%
<b>Total</b>	<b>112</b>	<b>111</b>	
<b>% chg.</b>	<b>0.90%</b>		



## Skagit: 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	\$ 355,000	\$ 339,950	4.43%
February	\$ 405,000	\$ 317,000	27.76%
March	\$ 381,500	\$ 363,950	4.82%
April	\$ 411,250	\$ 377,500	8.94%
May	\$ 400,000	\$ 380,000	5.26%
June	\$ 402,680	\$ 377,450	6.68%
July	\$ 415,000	\$ 360,000	15.28%
August	\$ 435,000	\$ 369,990	17.57%
September	\$ 435,000	\$ 380,000	14.47%
October	\$ 434,900	\$ 373,750	16.36%
November	\$ 425,000	\$ 375,000	13.33%
December	\$ 431,000	\$ 369,900	16.52%





## Skagit: 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	\$ 357,000	\$ 339,950	5.02%
February	\$ 405,000	\$ 317,000	27.76%
March	\$ 383,200	\$ 364,950	5.00%
April	\$ 415,175	\$ 382,750	8.47%
May	\$ 399,950	\$ 386,750	3.41%
June	\$ 405,000	\$ 380,000	6.58%
July	\$ 423,000	\$ 368,500	14.79%
August	\$ 439,000	\$ 375,000	17.07%
September	\$ 445,506	\$ 385,000	15.72%
October	\$ 441,500	\$ 375,500	17.58%
November	\$ 425,000	\$ 375,000	13.33%
December	\$ 440,000	\$ 379,000	16.09%

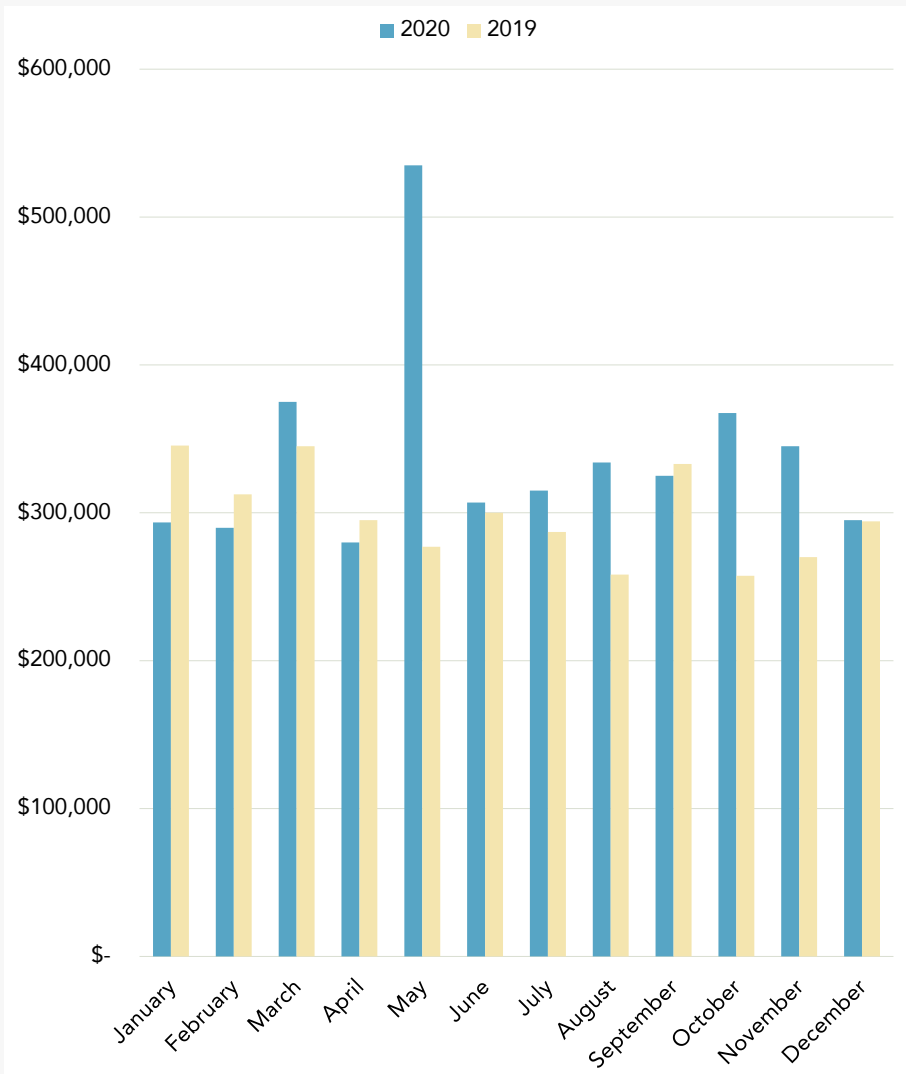


## Skagit: Condominiums Only

# 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	\$ 293,450	\$ 345,500	-15.07%
February	\$ 289,900	\$ 312,500	-7.23%
March	\$ 375,000	\$ 345,000	8.70%
April	\$ 279,950	\$ 295,000	-5.10%
May	\$ 535,000	\$ 277,000	93.14%
June	\$ 306,950	\$ 300,000	2.32%
July	\$ 315,000	\$ 287,000	9.76%
August	\$ 334,000	\$ 258,250	29.33%
September	\$ 325,000	\$ 333,000	-2.40%
October	\$ 367,500	\$ 257,400	42.77%
November	\$ 345,000	\$ 270,000	27.78%
December	\$ 295,000	\$ 294,250	0.25%



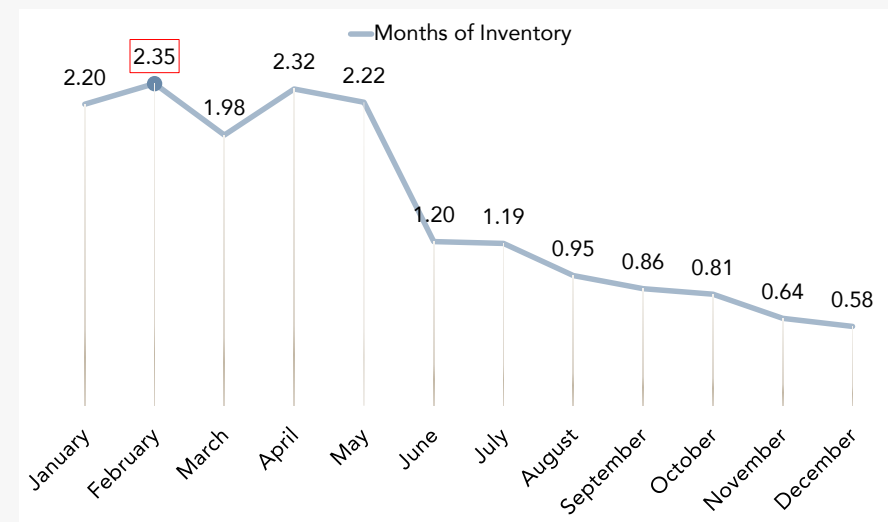
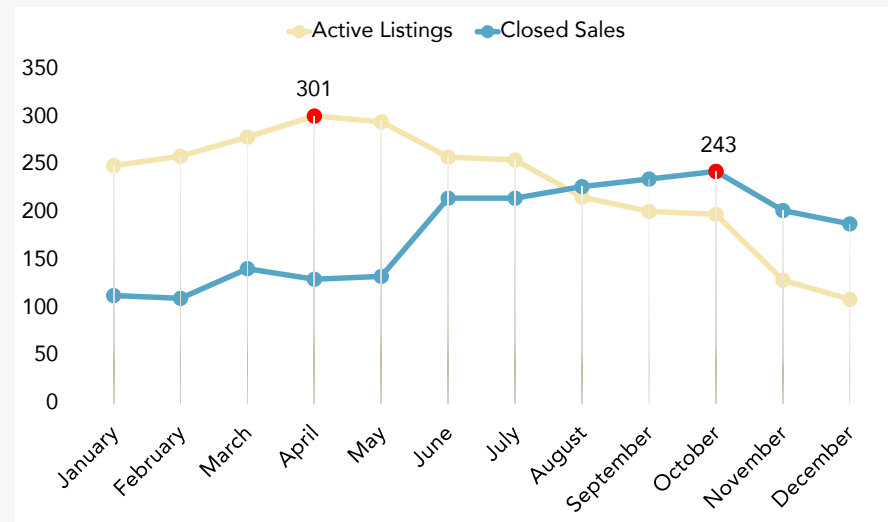
# Skagit: Residential Homes and Condominiums

## 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	249	113	2.20
February	259	110	2.35
March	279	141	1.98
April	301	130	2.32
May	295	133	2.22
June	258	215	1.20
July	255	215	1.19
August	216	227	0.95
September	201	235	0.86
October	198	243	0.81
November	129	202	0.64
December	109	188	0.58



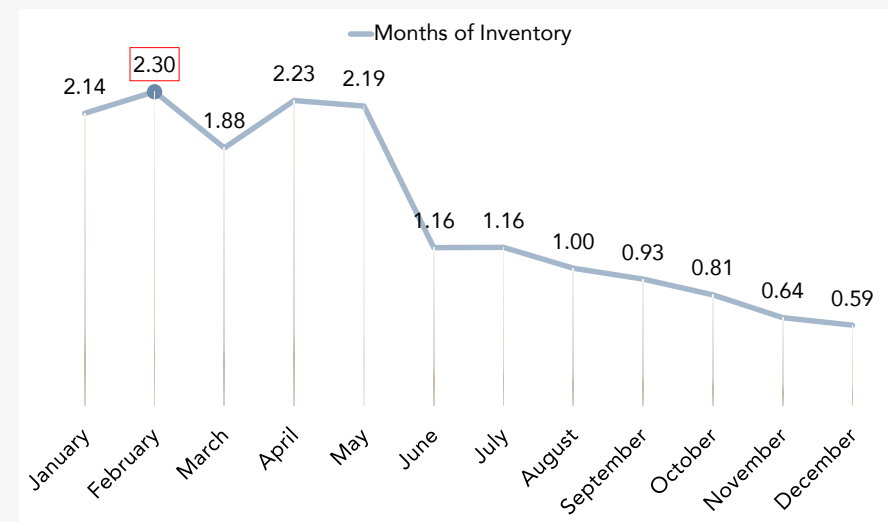
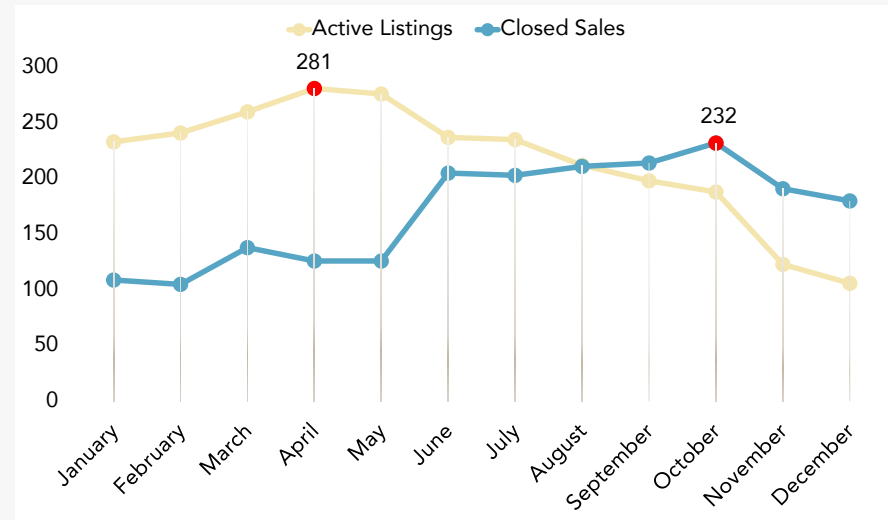
# Skagit: Residential Homes Only

## 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	233	109	2.14
February	241	105	2.30
March	260	138	1.88
April	281	126	2.23
May	276	126	2.19
June	237	205	1.16
July	235	203	1.16
August	212	211	1.00
September	198	214	0.93
October	188	232	0.81
November	123	191	0.64
December	106	180	0.59



# Skagit: 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	16	4	4.00
February	18	5	3.60
March	19	3	6.33
April	20	4	5.00
May	19	7	2.71
June	21	10	2.10
July	20	12	1.67
August	4	16	0.25
September	3	21	0.14
October	10	11	0.91
November	6	11	0.55
December	3	8	0.38

