Local Market Update – August 2022

A Research Tool Provided by Northwest Multiple Listing Service®

Northwest Multiple Listing Service®

Whatcom County

Residential

Key Metrics	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	355	381	+ 7.3%	2,537	2,901	+ 14.3%
Pending Sales	336	300	- 10.7%	2,250	2,037	- 9.5%
Closed Sales	312	288	- 7.7%	2,093	1,911	- 8.7%
Days on Market Until Sale	23	24	+ 4.3%	24	19	- 20.8%
Median Sales Price*	$569,450	$600,000	+ 5.4%	$535,000	$625,000	+ 16.8%
Average Sales Price*	$598,881	$657,382	+ 9.8%	$586,912	$672,579	+ 14.6%
Percent of List Price Received*	103.3%	99.1%	- 4.1%	103.8%	102.6%	- 1.2%
Inventory of Homes for Sale	311	644	+ 107.1%	—	—	—
Months Supply of Inventory	1.1	2.6	+ 136.4%	—	—	—

Condo

Key Metrics	August			Year to Date		
	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	58	58	0.0%	469	445	- 5.1%
Pending Sales	47	50	+ 6.4%	450	335	- 25.6%
Closed Sales	68	36	- 47.1%	437	309	- 29.3%
Days on Market Until Sale	18	22	+ 22.2%	31	15	- 51.6%
Median Sales Price*	$347,500	$397,000	+ 14.2%	$330,500	$370,000	+ 12.0%
Average Sales Price*	$386,912	$437,221	+ 13.0%	$364,914	$418,104	+ 14.6%
Percent of List Price Received*	102.9%	98.3%	- 4.5%	102.5%	102.0%	- 0.5%
Inventory of Homes for Sale	45	95	+ 111.1%	—	—	—
Months Supply of Inventory	0.8	2.4	+ 200.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.
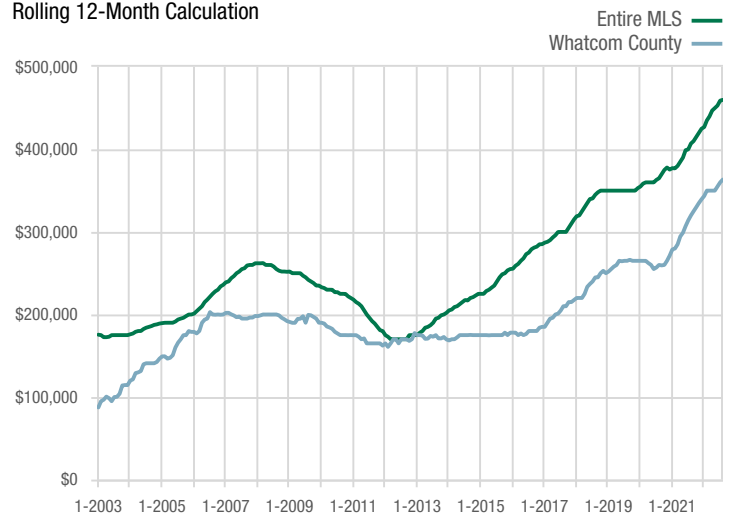
Median Sales Price - Residential
Rolling 12-Month Calculation

Entire MLS ——
Whatcom County ——
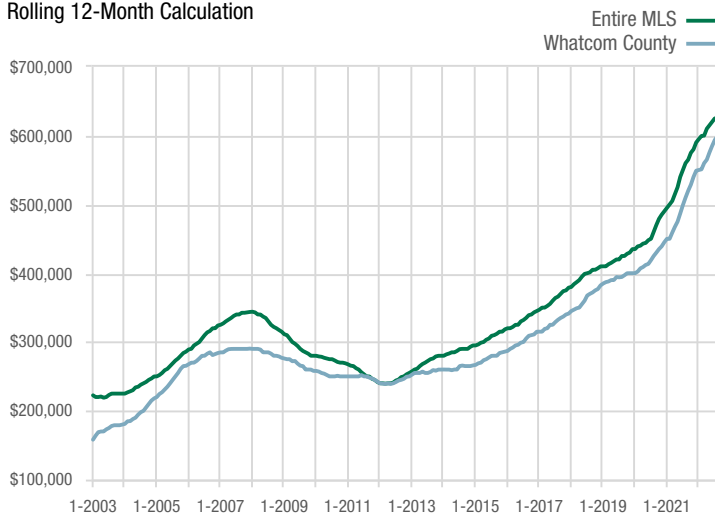
Median Sales Price - Condo
Rolling 12-Month Calculation

Entire MLS ——
Whatcom County ——

A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.