

Local Market Update – August 2023

A Research Tool Provided by Northwest Multiple Listing Service®



Whatcom County

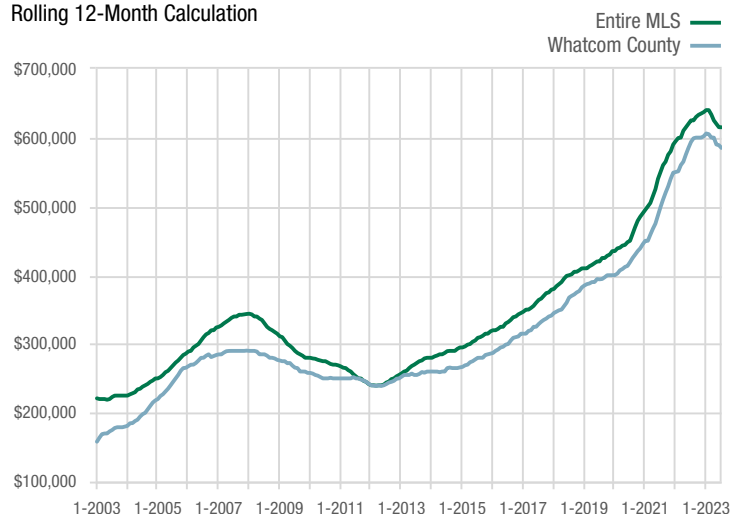
Residential	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	378	335	- 11.4%	2,885	2,247	- 22.1%
Pending Sales	274	250	- 8.8%	2,004	1,682	- 16.1%
Closed Sales	305	255	- 16.4%	1,928	1,544	- 19.9%
Days on Market Until Sale	24	28	+ 16.7%	19	36	+ 89.5%
Median Sales Price*	\$600,000	\$605,000	+ 0.8%	\$625,000	\$593,822	- 5.0%
Average Sales Price*	\$654,764	\$668,917	+ 2.2%	\$672,031	\$655,517	- 2.5%
Percent of List Price Received*	99.1%	98.9%	- 0.2%	102.6%	99.4%	- 3.1%
Inventory of Homes for Sale	666	580	- 12.9%	—	—	—
Months Supply of Inventory	2.7	3.0	+ 11.1%	—	—	—

Condo	August			Year to Date		
Key Metrics	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	57	62	+ 8.8%	445	420	- 5.6%
Pending Sales	47	43	- 8.5%	333	335	+ 0.6%
Closed Sales	39	58	+ 48.7%	313	317	+ 1.3%
Days on Market Until Sale	21	44	+ 109.5%	14	38	+ 171.4%
Median Sales Price*	\$405,000	\$399,500	- 1.4%	\$380,000	\$375,000	- 1.3%
Average Sales Price*	\$441,409	\$362,898	- 17.8%	\$419,071	\$397,973	- 5.0%
Percent of List Price Received*	98.5%	98.7%	+ 0.2%	102.0%	98.8%	- 3.1%
Inventory of Homes for Sale	97	100	+ 3.1%	—	—	—
Months Supply of Inventory	2.4	2.7	+ 12.5%	—	—	—

* 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.

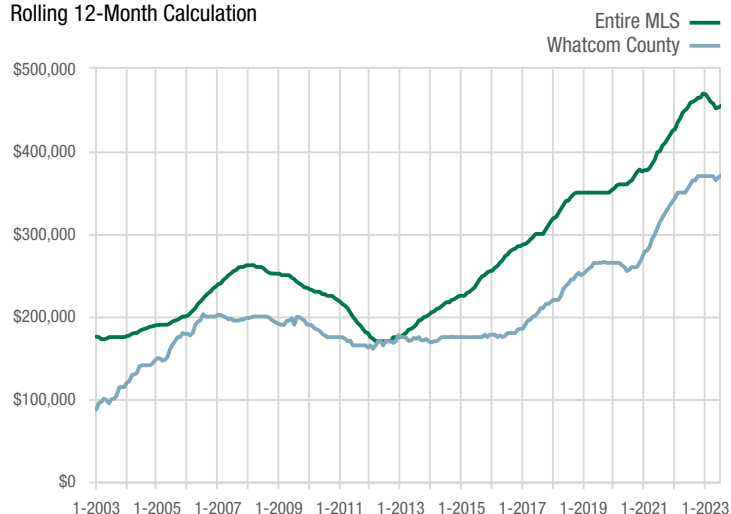
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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.