

# Local Market Update – July 2025

A Research Tool Provided by Northwest Multiple Listing Service®



**NORTHWEST**  
MULTIPLE LISTING SERVICE®

## Okanogan County

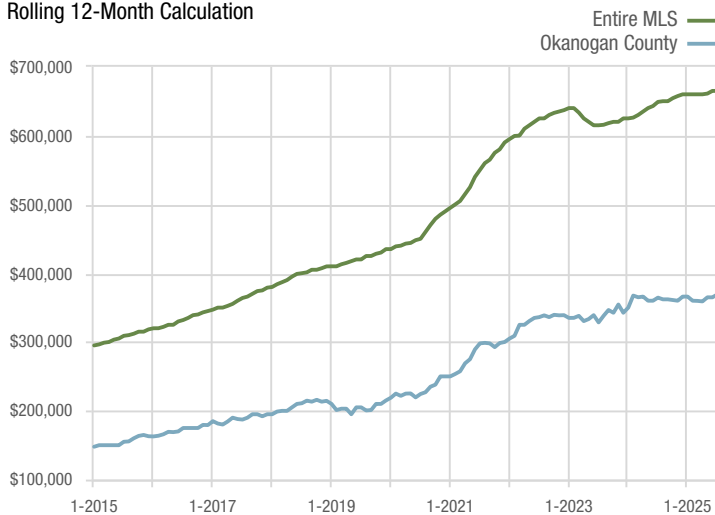
Residential Key Metrics	July			Year to Date		
	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	57	<b>56</b>	- 1.8%	414	<b>406</b>	- 1.9%
Pending Sales	30	<b>42</b>	+ 40.0%	238	<b>211</b>	- 11.3%
Closed Sales	47	<b>38</b>	- 19.1%	222	<b>174</b>	- 21.6%
Days on Market Until Sale	61	<b>92</b>	+ 50.8%	74	<b>88</b>	+ 18.9%
Median Sales Price*	\$390,000	<b>\$407,500</b>	+ 4.5%	\$366,000	<b>\$371,250</b>	+ 1.4%
Average Sales Price*	\$485,747	<b>\$528,416</b>	+ 8.8%	\$431,125	<b>\$446,441</b>	+ 3.6%
Percent of List Price Received*	97.2%	<b>96.5%</b>	- 0.7%	97.2%	<b>97.1%</b>	- 0.1%
Inventory of Homes for Sale	228	<b>251</b>	+ 10.1%	—	—	—
Months Supply of Inventory	7.7	<b>8.6</b>	+ 11.7%	—	—	—

Condo Key Metrics	July			Year to Date		
	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change
New Listings	2	<b>0</b>	- 100.0%	3	<b>6</b>	+ 100.0%
Pending Sales	0	<b>0</b>	0.0%	0	<b>2</b>	—
Closed Sales	0	<b>1</b>	—	0	<b>2</b>	—
Days on Market Until Sale	—	<b>10</b>	—	—	<b>9</b>	—
Median Sales Price*	—	<b>\$380,000</b>	—	—	<b>\$415,000</b>	—
Average Sales Price*	—	<b>\$380,000</b>	—	—	<b>\$415,000</b>	—
Percent of List Price Received*	—	<b>97.7%</b>	—	—	<b>98.8%</b>	—
Inventory of Homes for Sale	8	<b>3</b>	- 62.5%	—	—	—
Months Supply of Inventory	2.7	<b>3.0</b>	+ 11.1%	—	—	—

\* 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.

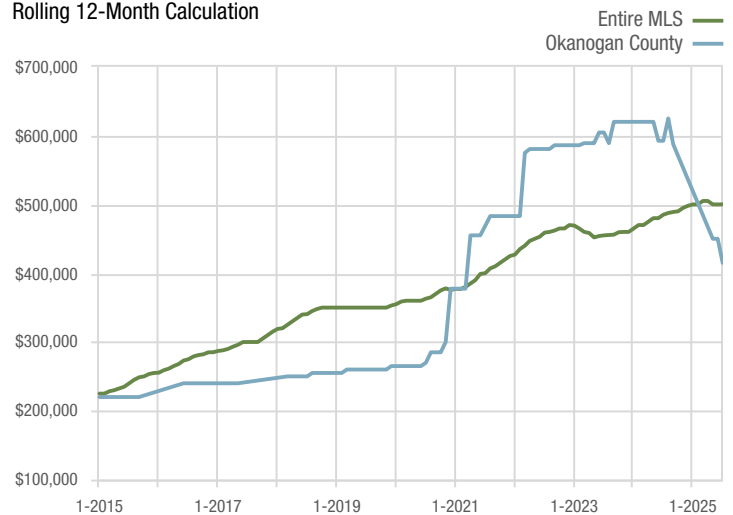
### Median Sales Price - Residential

Rolling 12-Month Calculation



### Median Sales Price - Condominium

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.