

# Local Market Update – April 2026

A Research Tool Provided by Northwest Multiple Listing Service®



**NORTHWEST**  
MULTIPLE LISTING SERVICE®

## Clallam County

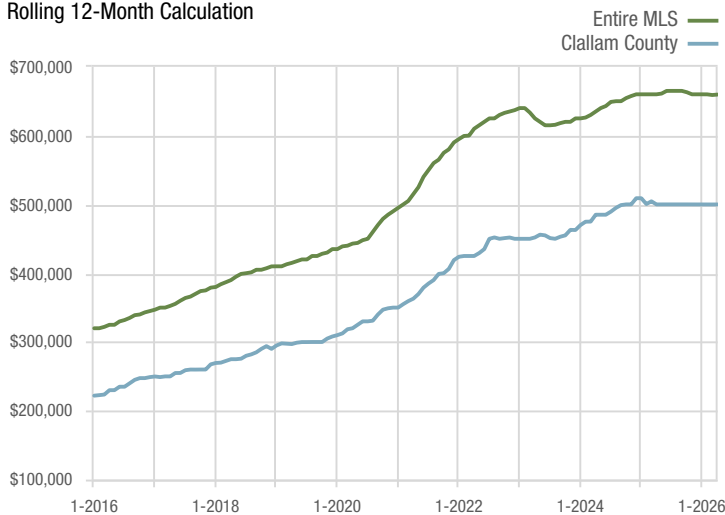
Residential Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	162	<b>145</b>	- 10.5%	396	<b>439</b>	+ 10.9%
Pending Sales	80	<b>102</b>	+ 27.5%	256	<b>323</b>	+ 26.2%
Closed Sales	73	<b>54</b>	- 26.0%	231	<b>253</b>	+ 9.5%
Days on Market Until Sale	44	<b>47</b>	+ 6.8%	50	<b>70</b>	+ 40.0%
Median Sales Price*	\$475,000	<b>\$515,600</b>	+ 8.5%	\$490,000	<b>\$489,950</b>	- 0.0%
Average Sales Price*	\$526,132	<b>\$523,652</b>	- 0.5%	\$532,616	<b>\$527,018</b>	- 1.1%
Percent of List Price Received*	98.8%	<b>99.8%</b>	+ 1.0%	97.9%	<b>98.2%</b>	+ 0.3%
Inventory of Homes for Sale	233	<b>251</b>	+ 7.7%	—	—	—
Months Supply of Inventory	3.3	<b>2.9</b>	- 12.1%	—	—	—

Condo Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	7	<b>6</b>	- 14.3%	18	<b>34</b>	+ 88.9%
Pending Sales	5	<b>7</b>	+ 40.0%	17	<b>20</b>	+ 17.6%
Closed Sales	4	<b>3</b>	- 25.0%	13	<b>12</b>	- 7.7%
Days on Market Until Sale	142	<b>14</b>	- 90.1%	74	<b>52</b>	- 29.7%
Median Sales Price*	\$452,475	<b>\$375,000</b>	- 17.1%	\$405,000	<b>\$412,671</b>	+ 1.9%
Average Sales Price*	\$482,863	<b>\$384,614</b>	- 20.3%	\$426,857	<b>\$398,820</b>	- 6.6%
Percent of List Price Received*	98.8%	<b>96.6%</b>	- 2.2%	98.8%	<b>96.3%</b>	- 2.5%
Inventory of Homes for Sale	11	<b>29</b>	+ 163.6%	—	—	—
Months Supply of Inventory	3.0	<b>8.1</b>	+ 170.0%	—	—	—

\* 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.

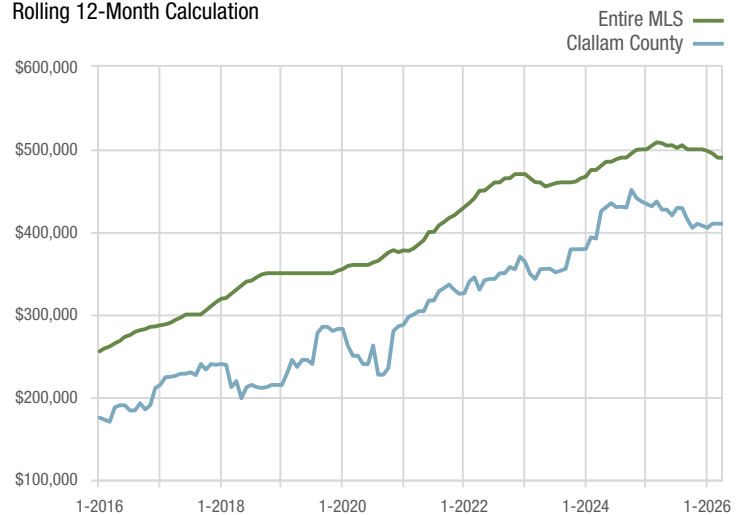
### Median Sales Price - Residential

Rolling 12-Month Calculation



### 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.