March 2021

Walla Walla Valley Real Estate Summary

Windermere
REAL ESTATE
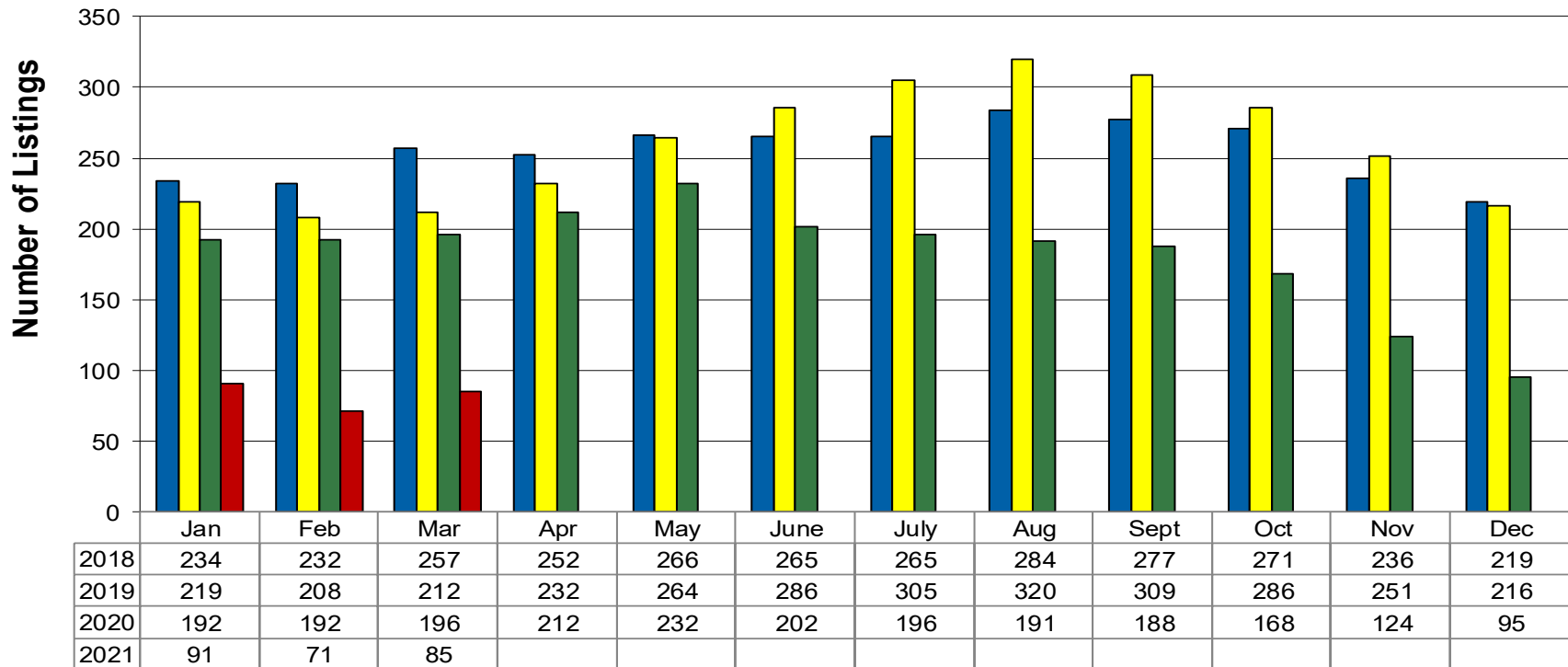
(509) 525-2151 Windermere Real Estate/Walla Walla

Data is from source deemed reliable, but is not warranted by WWAR members. All information complied from MLS

12 Month Residential Inventory Comparison - Single Family Homes

■ 2018 □ 2019 ■ 2020 ■ 2021

Number of Listings

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2018	234	232	257	252	266	265	265	284	277	271	236	219
2019	219	208	212	232	264	286	305	320	309	286	251	216
2020	192	192	196	212	232	202	196	191	188	168	124	95
2021	91	71	85									

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12 Month Residential Closing Comparison - Single Family Homes
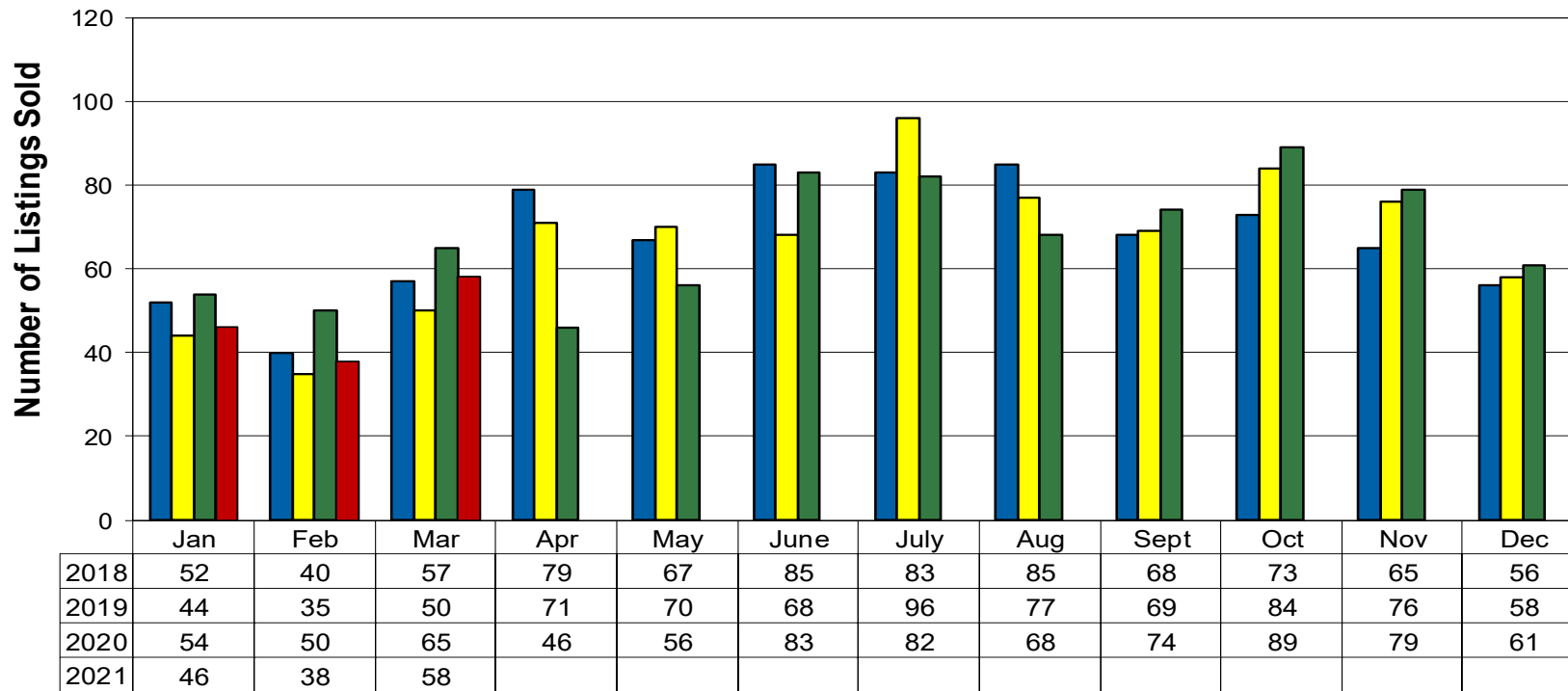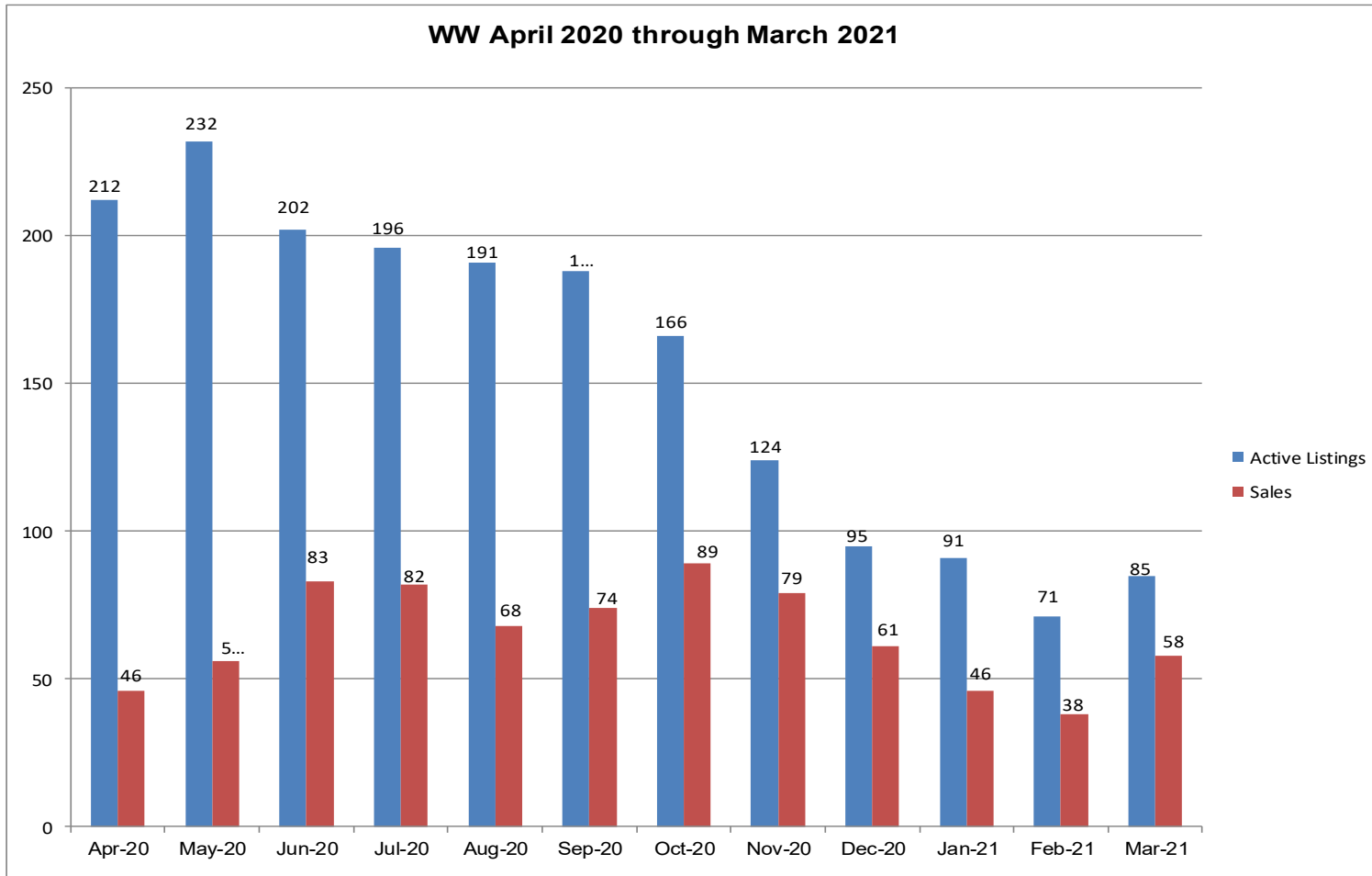
Legend: ■ 2018 □ 2019 ■ 2020 ■ 2021

Number of Listings Sold

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2018	52	40	57	79	67	85	83	85	68	73	65	56
2019	44	35	50	71	70	68	96	77	69	84	76	58
2020	54	50	65	46	56	83	82	68	74	89	79	61
2021	46	38	58									

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WW April 2020 through March 2021

Month	Active Listings	Sales
Apr-20	212	46
May-20	232	5...
Jun-20	202	83
Jul-20	196	82
Aug-20	191	68
Sep-20	1...	74
Oct-20	166	89
Nov-20	124	79
Dec-20	95	61
Jan-21	91	46
Feb-21	71	38
Mar-21	85	58

Legend: ■ Active Listings ■ Sales

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Monthly Average Residential Sales Price
Single Family Homes
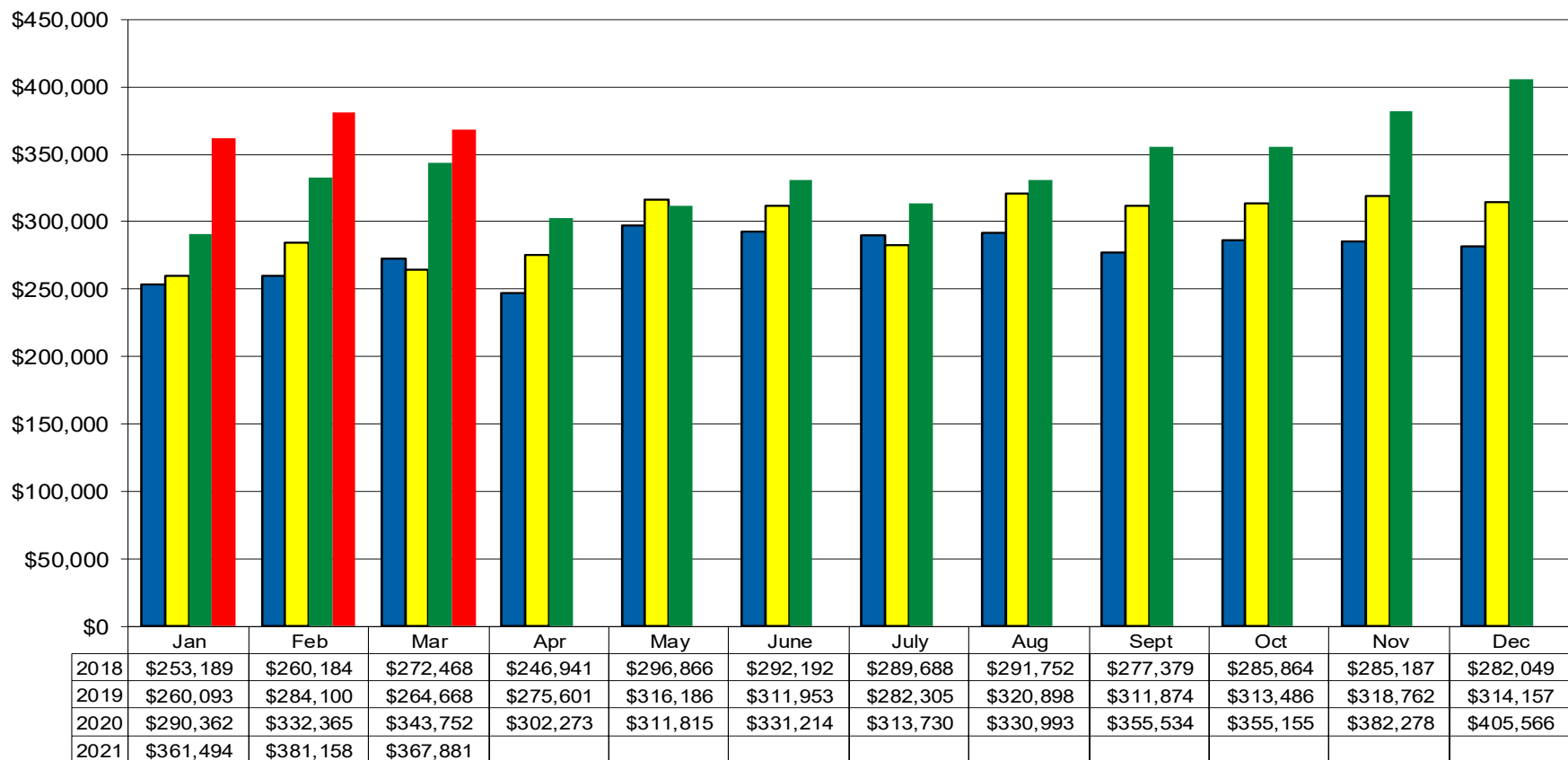
■ 2018 □ 2019 ■ 2020 ■ 2021

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2018	$253,189	$260,184	$272,468	$246,941	$296,866	$292,192	$289,688	$291,752	$277,379	$285,864	$285,187	$282,049
2019	$260,093	$284,100	$264,668	$275,601	$316,186	$311,953	$282,305	$320,898	$311,874	$313,486	$318,762	$314,157
2020	$290,362	$332,365	$343,752	$302,273	$311,815	$331,214	$313,730	$330,993	$355,534	$355,155	$382,278	$405,566
2021	$361,494	$381,158	$367,881									

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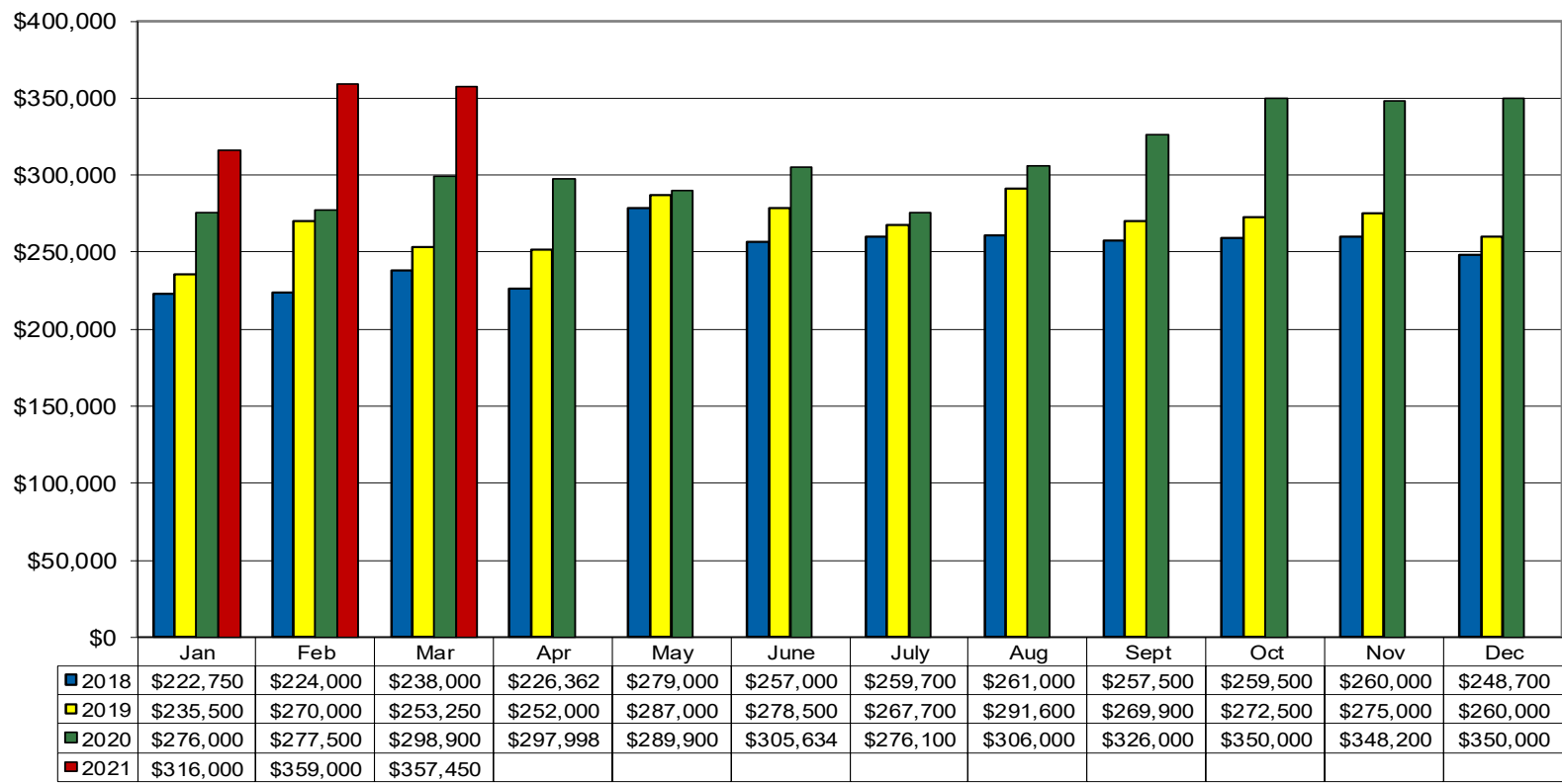
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Monthly Median Residential Sales Price
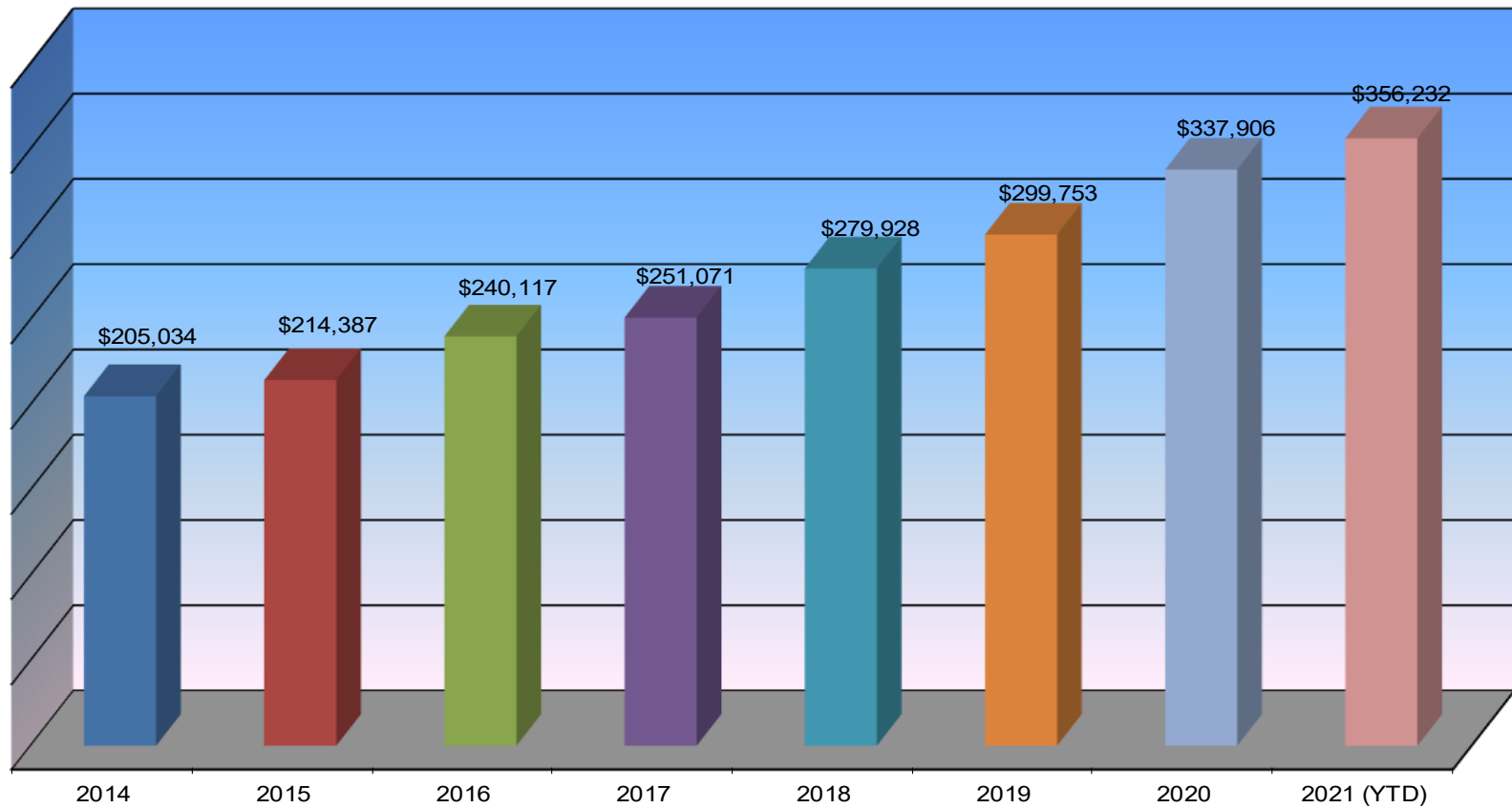## Single Family Homes

■ 2018 □ 2019 ■ 2020 ■ 2021

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2018	$222,750	$224,000	$238,000	$226,362	$279,000	$257,000	$259,700	$261,000	$257,500	$259,500	$260,000	$248,700
2019	$235,500	$270,000	$253,250	$252,000	$287,000	$278,500	$267,700	$291,600	$269,900	$272,500	$275,000	$260,000
2020	$276,000	$277,500	$298,900	$297,998	$289,900	$305,634	$276,100	$306,000	$326,000	$350,000	$348,200	$350,000
2021	$316,000	$359,000	$357,450									

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Walla Walla Valley Single Family Residential Homes
Average Sales Price

Chart data (average sales price by year):

Year	Average Sales Price
2014	$205,034
2015	$214,387
2016	$240,117
2017	$251,071
2018	$279,928
2019	$299,753
2020	$337,906
2021 (YTD)	$356,232

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Walla Walla Valley Single Family Residential Homes
Number of Sales

2014	2015	2016	2017	2018	2019	2020	2021 (YTD)
670	726	838	799	807	795	807	142