

Local Market Update – July 2020

A Research Tool Provided by Northwest Multiple Listing Service®



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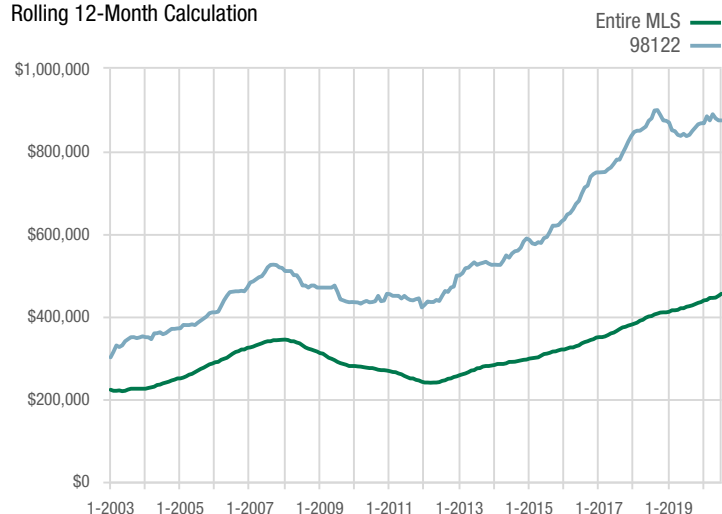
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	38	62	+ 63.2%	298	270	- 9.4%
Pending Sales	25	49	+ 96.0%	197	218	+ 10.7%
Closed Sales	31	33	+ 6.5%	187	183	- 2.1%
Days on Market Until Sale	15	19	+ 26.7%	26	25	- 3.8%
Median Sales Price*	\$905,000	\$967,000	+ 6.9%	\$850,000	\$875,000	+ 2.9%
Average Sales Price*	\$978,385	\$1,036,445	+ 5.9%	\$955,258	\$1,008,135	+ 5.5%
Percent of List Price Received*	101.7%	101.8%	+ 0.1%	100.2%	101.0%	+ 0.8%
Inventory of Homes for Sale	59	52	- 11.9%	—	—	—
Months Supply of Inventory	2.3	1.8	- 21.7%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	21	24	+ 14.3%	129	116	- 10.1%
Pending Sales	16	16	0.0%	93	83	- 10.8%
Closed Sales	17	20	+ 17.6%	87	75	- 13.8%
Days on Market Until Sale	39	20	- 48.7%	38	25	- 34.2%
Median Sales Price*	\$425,000	\$441,050	+ 3.8%	\$457,500	\$425,000	- 7.1%
Average Sales Price*	\$439,941	\$499,541	+ 13.5%	\$488,649	\$468,689	- 4.1%
Percent of List Price Received*	98.5%	100.1%	+ 1.6%	99.0%	99.9%	+ 0.9%
Inventory of Homes for Sale	29	31	+ 6.9%	—	—	—
Months Supply of Inventory	2.2	2.9	+ 31.8%	—	—	—

* 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.

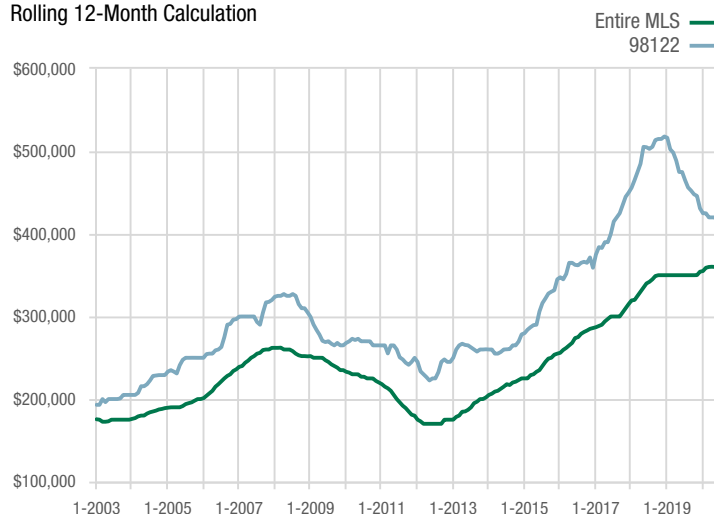
Median Sales Price - Residential

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.