

Local Market Update – July 2020

A Research Tool Provided by Northwest Multiple Listing Service®



98112

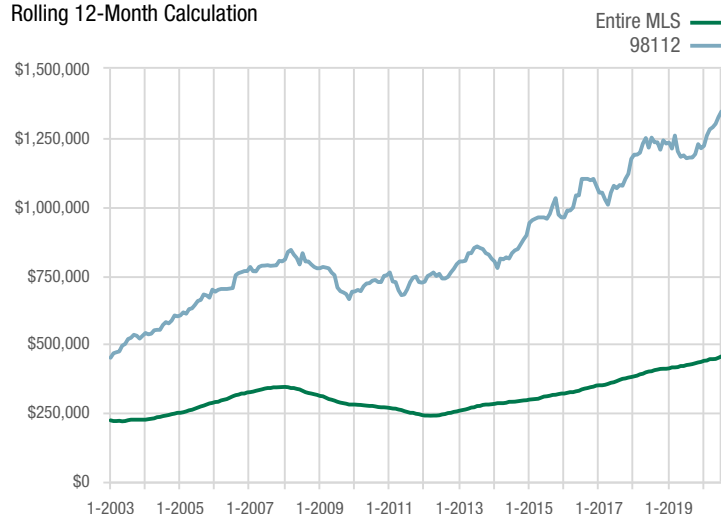
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	39	57	+ 46.2%	267	236	- 11.6%
Pending Sales	26	37	+ 42.3%	171	167	- 2.3%
Closed Sales	31	30	- 3.2%	159	140	- 11.9%
Days on Market Until Sale	26	13	- 50.0%	25	24	- 4.0%
Median Sales Price*	\$1,080,000	\$1,301,500	+ 20.5%	\$1,175,000	\$1,322,500	+ 12.6%
Average Sales Price*	\$1,393,998	\$1,654,483	+ 18.7%	\$1,420,289	\$1,566,927	+ 10.3%
Percent of List Price Received*	98.2%	105.8%	+ 7.7%	99.9%	102.9%	+ 3.0%
Inventory of Homes for Sale	61	55	- 9.8%	—	—	—
Months Supply of Inventory	2.9	2.4	- 17.2%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	5	18	+ 260.0%	42	71	+ 69.0%
Pending Sales	2	9	+ 350.0%	27	44	+ 63.0%
Closed Sales	2	3	+ 50.0%	29	39	+ 34.5%
Days on Market Until Sale	6	50	+ 733.3%	28	34	+ 21.4%
Median Sales Price*	\$721,500	\$805,000	+ 11.6%	\$575,000	\$597,000	+ 3.8%
Average Sales Price*	\$721,500	\$837,167	+ 16.0%	\$633,581	\$675,423	+ 6.6%
Percent of List Price Received*	101.9%	101.3%	- 0.6%	99.6%	99.7%	+ 0.1%
Inventory of Homes for Sale	13	21	+ 61.5%	—	—	—
Months Supply of Inventory	2.7	3.9	+ 44.4%	—	—	—

* 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.

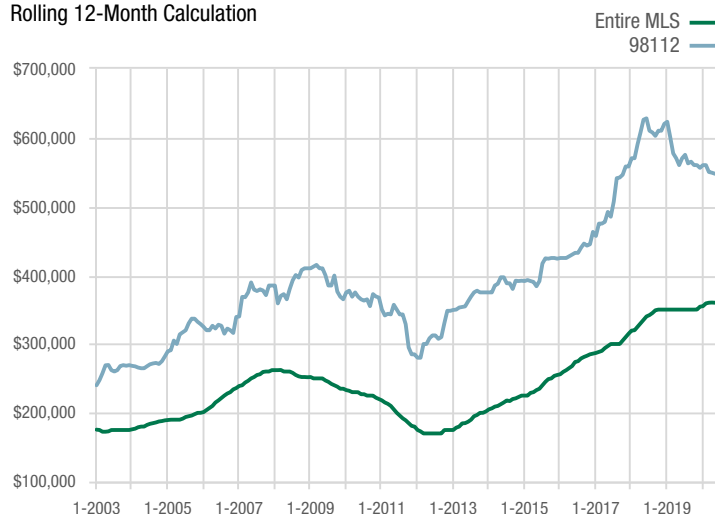
Median Sales Price - Residential

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.