

Local Market Update – July 2020

A Research Tool Provided by Northwest Multiple Listing Service®



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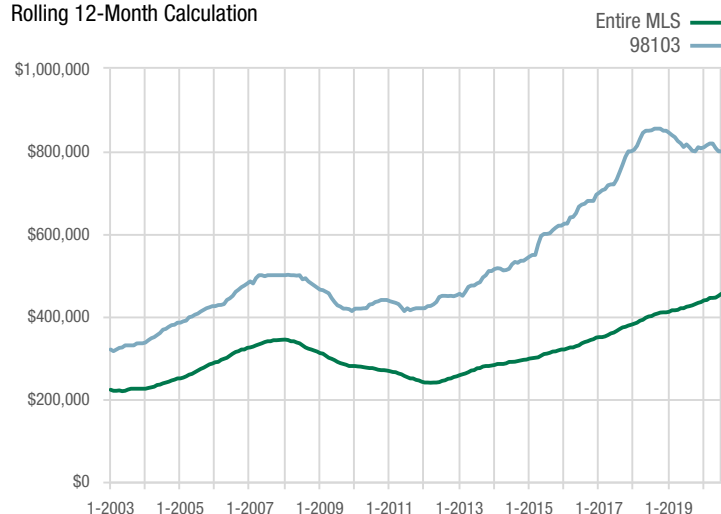
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	59	109	+ 84.7%	485	519	+ 7.0%
Pending Sales	62	92	+ 48.4%	392	410	+ 4.6%
Closed Sales	61	83	+ 36.1%	368	350	- 4.9%
Days on Market Until Sale	22	19	- 13.6%	24	20	- 16.7%
Median Sales Price*	\$850,000	\$815,000	- 4.1%	\$815,000	\$800,000	- 1.8%
Average Sales Price*	\$885,827	\$899,941	+ 1.6%	\$885,694	\$870,358	- 1.7%
Percent of List Price Received*	100.2%	103.8%	+ 3.6%	100.3%	102.5%	+ 2.2%
Inventory of Homes for Sale	77	76	- 1.3%	—	—	—
Months Supply of Inventory	1.5	1.4	- 6.7%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	20	32	+ 60.0%	160	140	- 12.5%
Pending Sales	12	21	+ 75.0%	101	107	+ 5.9%
Closed Sales	19	12	- 36.8%	94	94	0.0%
Days on Market Until Sale	14	8	- 42.9%	28	33	+ 17.9%
Median Sales Price*	\$405,000	\$386,000	- 4.7%	\$422,250	\$439,750	+ 4.1%
Average Sales Price*	\$406,830	\$421,996	+ 3.7%	\$450,502	\$481,614	+ 6.9%
Percent of List Price Received*	100.7%	100.4%	- 0.3%	99.7%	100.6%	+ 0.9%
Inventory of Homes for Sale	40	31	- 22.5%	—	—	—
Months Supply of Inventory	3.1	2.4	- 22.6%	—	—	—

* 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.

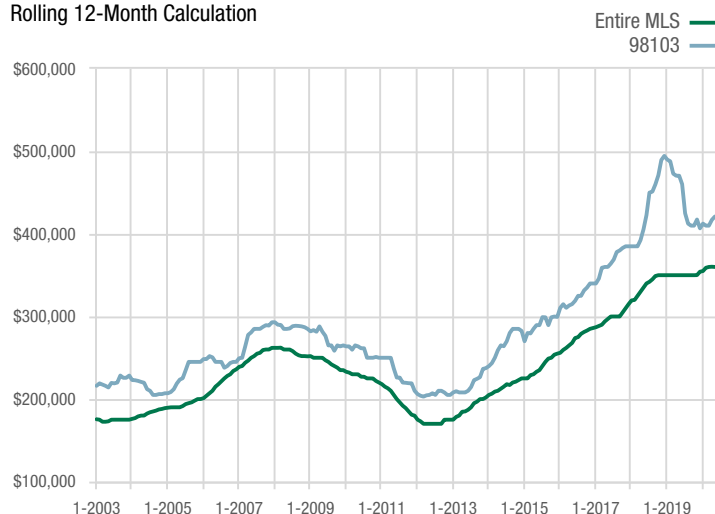
Median Sales Price - Residential

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.