

Local Market Update – July 2020

A Research Tool Provided by Northwest Multiple Listing Service®



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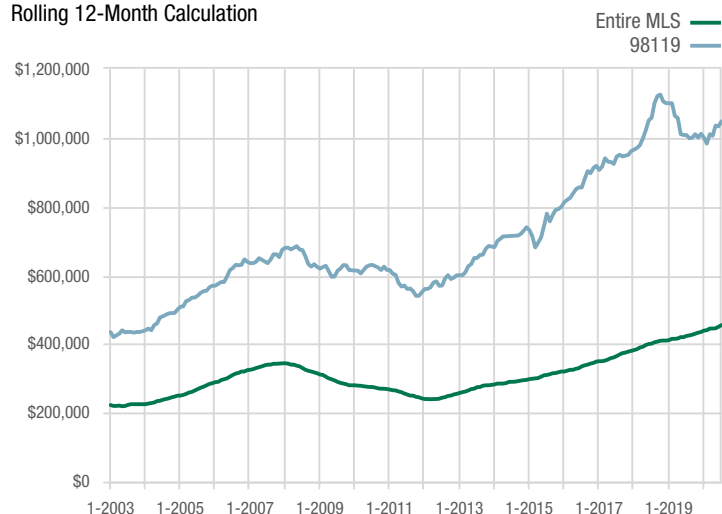
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	15	44	+ 193.3%	210	197	- 6.2%
Pending Sales	21	36	+ 71.4%	144	145	+ 0.7%
Closed Sales	30	30	0.0%	135	124	- 8.1%
Days on Market Until Sale	19	30	+ 57.9%	29	23	- 20.7%
Median Sales Price*	\$950,000	\$1,170,000	+ 23.2%	\$1,000,000	\$1,060,000	+ 6.0%
Average Sales Price*	\$1,360,628	\$1,236,895	- 9.1%	\$1,296,429	\$1,220,529	- 5.9%
Percent of List Price Received*	98.7%	99.8%	+ 1.1%	99.1%	100.8%	+ 1.7%
Inventory of Homes for Sale	32	40	+ 25.0%	—	—	—
Months Supply of Inventory	2.0	2.1	+ 5.0%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	23	30	+ 30.4%	159	125	- 21.4%
Pending Sales	10	16	+ 60.0%	110	88	- 20.0%
Closed Sales	17	16	- 5.9%	105	76	- 27.6%
Days on Market Until Sale	27	35	+ 29.6%	37	46	+ 24.3%
Median Sales Price*	\$635,000	\$557,500	- 12.2%	\$535,000	\$552,750	+ 3.3%
Average Sales Price*	\$966,517	\$748,609	- 22.5%	\$719,411	\$671,846	- 6.6%
Percent of List Price Received*	99.4%	101.3%	+ 1.9%	99.2%	100.1%	+ 0.9%
Inventory of Homes for Sale	49	38	- 22.4%	—	—	—
Months Supply of Inventory	3.6	3.1	- 13.9%	—	—	—

* 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.

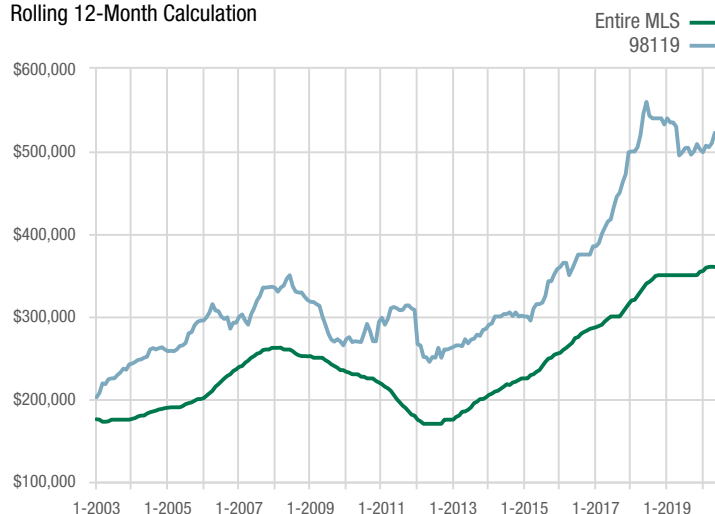
Median Sales Price - Residential

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.