

# Local Market Update – July 2020

A Research Tool Provided by Northwest Multiple Listing Service®



## 98116

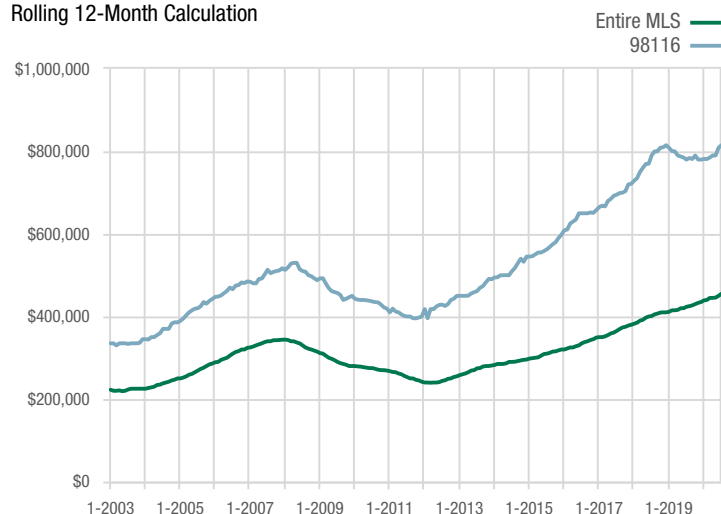
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	30	74	+ 146.7%	286	292	+ 2.1%
Pending Sales	26	51	+ 96.2%	245	216	- 11.8%
Closed Sales	40	40	0.0%	236	180	- 23.7%
Days on Market Until Sale	19	18	- 5.3%	27	25	- 7.4%
Median Sales Price*	\$790,000	\$831,250	+ 5.2%	\$775,000	\$820,000	+ 5.8%
Average Sales Price*	\$822,662	\$900,090	+ 9.4%	\$864,817	\$900,816	+ 4.2%
Percent of List Price Received*	99.6%	100.7%	+ 1.1%	100.3%	101.5%	+ 1.2%
Inventory of Homes for Sale	46	63	+ 37.0%	—	—	—
Months Supply of Inventory	1.5	2.2	+ 46.7%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	13	20	+ 53.8%	82	88	+ 7.3%
Pending Sales	7	14	+ 100.0%	63	46	- 27.0%
Closed Sales	8	12	+ 50.0%	65	36	- 44.6%
Days on Market Until Sale	29	13	- 55.2%	31	16	- 48.4%
Median Sales Price*	\$450,000	\$590,000	+ 31.1%	\$550,000	\$553,250	+ 0.6%
Average Sales Price*	\$504,188	\$699,632	+ 38.8%	\$549,846	\$678,544	+ 23.4%
Percent of List Price Received*	99.8%	99.3%	- 0.5%	98.7%	98.7%	0.0%
Inventory of Homes for Sale	20	33	+ 65.0%	—	—	—
Months Supply of Inventory	2.4	4.7	+ 95.8%	—	—	—

\* 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.

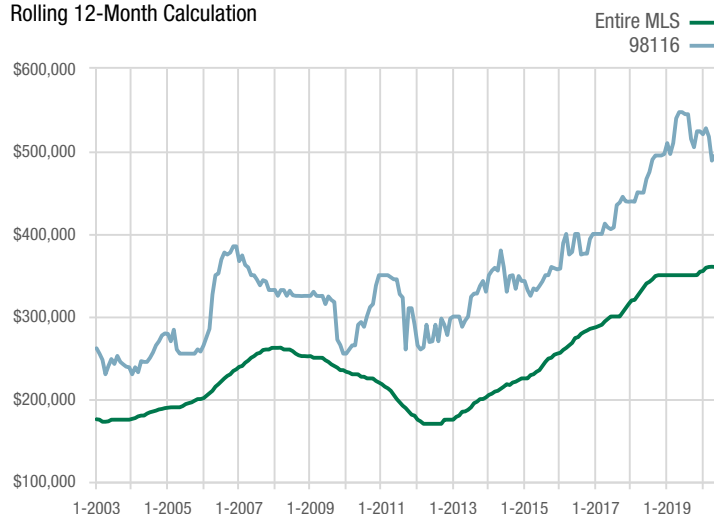
### Median Sales Price - Residential

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.