

Local Market Update – July 2020

A Research Tool Provided by Northwest Multiple Listing Service®



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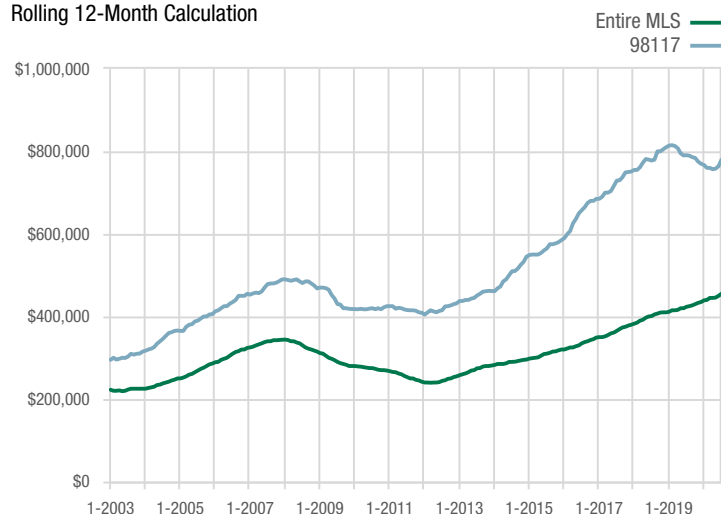
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	71	76	+ 7.0%	487	404	- 17.0%
Pending Sales	54	68	+ 25.9%	373	349	- 6.4%
Closed Sales	61	57	- 6.6%	335	326	- 2.7%
Days on Market Until Sale	22	15	- 31.8%	17	18	+ 5.9%
Median Sales Price*	\$745,000	\$862,000	+ 15.7%	\$791,500	\$805,000	+ 1.7%
Average Sales Price*	\$825,893	\$962,539	+ 16.5%	\$864,181	\$906,267	+ 4.9%
Percent of List Price Received*	99.7%	103.8%	+ 4.1%	101.5%	103.2%	+ 1.7%
Inventory of Homes for Sale	82	45	- 45.1%	—	—	—
Months Supply of Inventory	1.8	0.9	- 50.0%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	3	1	- 66.7%	20	14	- 30.0%
Pending Sales	3	0	- 100.0%	12	6	- 50.0%
Closed Sales	2	2	0.0%	11	7	- 36.4%
Days on Market Until Sale	13	22	+ 69.2%	50	18	- 64.0%
Median Sales Price*	\$392,500	\$597,500	+ 52.2%	\$410,000	\$450,000	+ 9.8%
Average Sales Price*	\$392,500	\$597,500	+ 52.2%	\$457,909	\$564,634	+ 23.3%
Percent of List Price Received*	100.0%	102.0%	+ 2.0%	97.9%	100.0%	+ 2.1%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	4.1	3.1	- 24.4%	—	—	—

* 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.

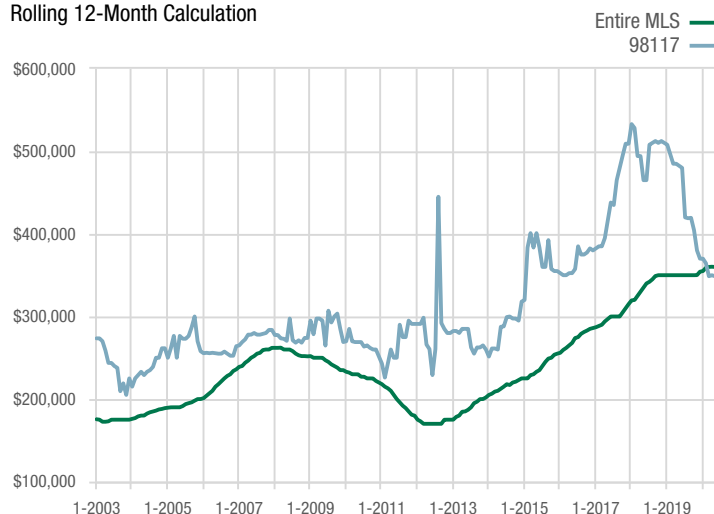
Median Sales Price - Residential

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.