

Local Market Update – July 2020

A Research Tool Provided by Northwest Multiple Listing Service®



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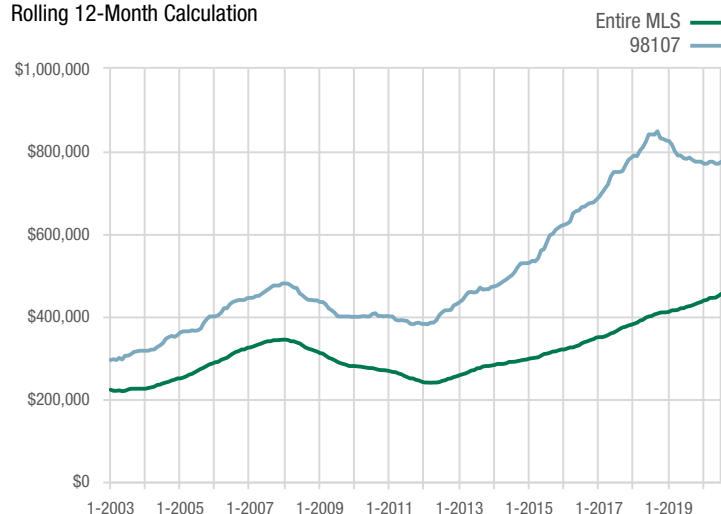
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	32	38	+ 18.8%	310	263	- 15.2%
Pending Sales	33	46	+ 39.4%	250	237	- 5.2%
Closed Sales	24	42	+ 75.0%	227	209	- 7.9%
Days on Market Until Sale	14	12	- 14.3%	21	16	- 23.8%
Median Sales Price*	\$759,950	\$797,500	+ 4.9%	\$775,000	\$789,000	+ 1.8%
Average Sales Price*	\$868,742	\$861,325	- 0.9%	\$861,956	\$869,309	+ 0.9%
Percent of List Price Received*	99.4%	102.8%	+ 3.4%	100.2%	101.8%	+ 1.6%
Inventory of Homes for Sale	43	23	- 46.5%	—	—	—
Months Supply of Inventory	1.5	0.7	- 53.3%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	14	20	+ 42.9%	112	94	- 16.1%
Pending Sales	8	15	+ 87.5%	67	70	+ 4.5%
Closed Sales	13	7	- 46.2%	62	61	- 1.6%
Days on Market Until Sale	49	25	- 49.0%	38	34	- 10.5%
Median Sales Price*	\$458,000	\$450,000	- 1.7%	\$474,975	\$447,000	- 5.9%
Average Sales Price*	\$468,000	\$460,571	- 1.6%	\$503,747	\$480,498	- 4.6%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	98.9%	99.6%	+ 0.7%
Inventory of Homes for Sale	34	27	- 20.6%	—	—	—
Months Supply of Inventory	4.0	2.9	- 27.5%	—	—	—

* 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.

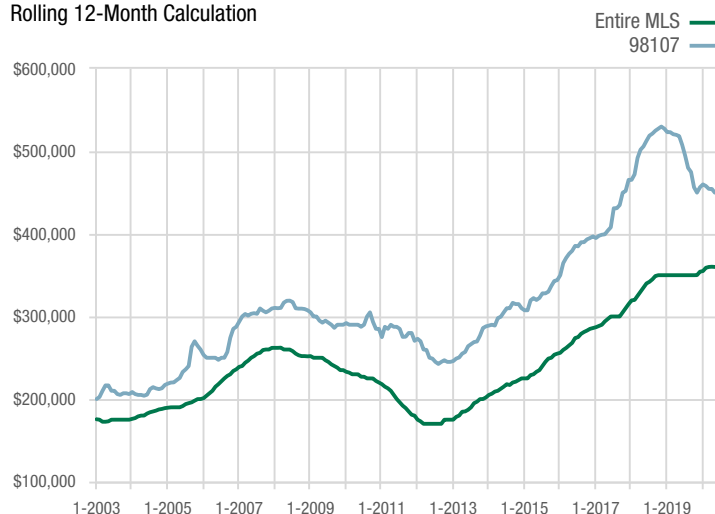
Median Sales Price - Residential

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.