

Local Market Update – July 2020

A Research Tool Provided by Northwest Multiple Listing Service®



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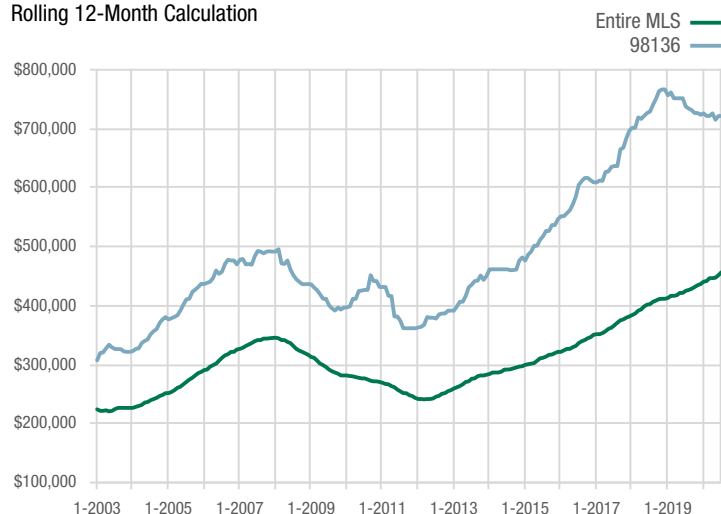
Residential	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	32	35	+ 9.4%	221	234	+ 5.9%
Pending Sales	28	32	+ 14.3%	185	196	+ 5.9%
Closed Sales	35	35	0.0%	168	167	- 0.6%
Days on Market Until Sale	20	15	- 25.0%	29	22	- 24.1%
Median Sales Price*	\$720,000	\$710,000	- 1.4%	\$729,975	\$769,000	+ 5.3%
Average Sales Price*	\$750,129	\$818,784	+ 9.2%	\$791,532	\$842,922	+ 6.5%
Percent of List Price Received*	100.4%	101.3%	+ 0.9%	101.2%	101.6%	+ 0.4%
Inventory of Homes for Sale	41	30	- 26.8%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

Condo	July			Year to Date		
Key Metrics	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	5	4	- 20.0%	32	31	- 3.1%
Pending Sales	6	7	+ 16.7%	24	21	- 12.5%
Closed Sales	3	4	+ 33.3%	26	18	- 30.8%
Days on Market Until Sale	53	22	- 58.5%	28	25	- 10.7%
Median Sales Price*	\$380,000	\$487,500	+ 28.3%	\$468,500	\$358,750	- 23.4%
Average Sales Price*	\$355,833	\$496,875	+ 39.6%	\$497,771	\$411,300	- 17.4%
Percent of List Price Received*	96.4%	96.5%	+ 0.1%	99.3%	98.9%	- 0.4%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	1.4	2.3	+ 64.3%	—	—	—

* 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.

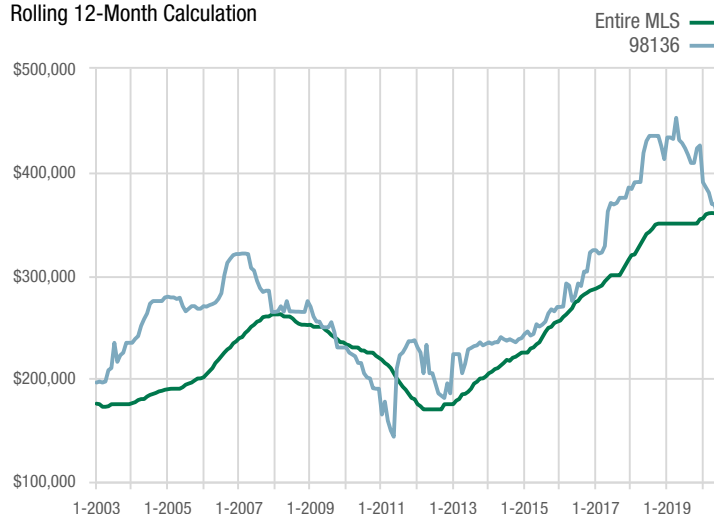
Median Sales Price - Residential

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.