

Market Trend Report

Presented by: Chad Naeve
RE/MAX Equity Group

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7700 NE Greenwood Dr Suite 100

1/10/2018 10:34:04 AM

Search Criteria

Months Back = 12 Area = 15, 21 Property Category = RESIDENTIAL Price = 200000...400000 Lot Size = 0-2,999SF, 3K-4,999SF Property Type = DETACHD Bedrooms = ...4 Sqft = ...2000 Year Built = 2017...

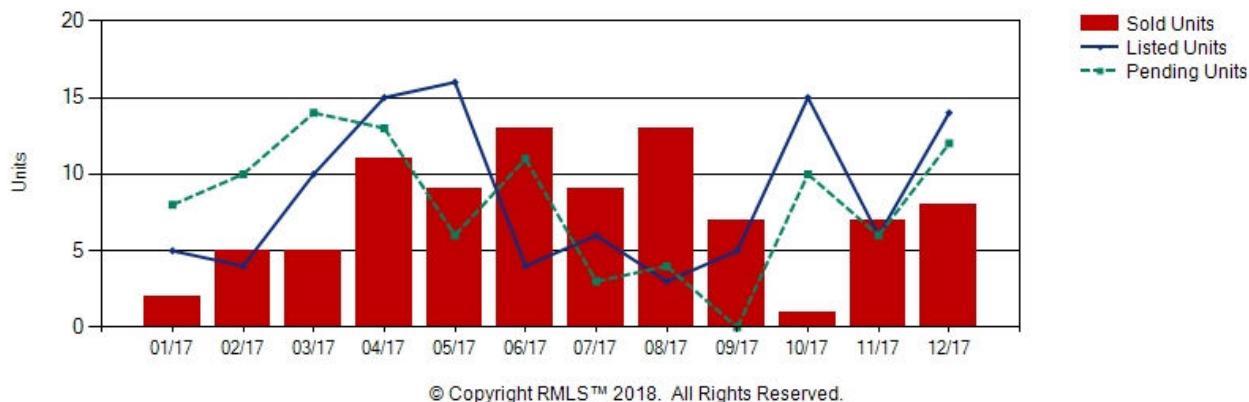
Report Summary

Total Listed:	103	Minimum Sold Price:	\$244,900	Total Active Units:	15
Total Sold:	90	Average Sold Price:	\$299,598	Units Sold/Months Back:	7.5
		Median Sold Price:	\$299,447	Months of Inventory:	2.0
		Maximum Sold Price:	\$355,900		

Note: Unlisted Solds are not included in this report.

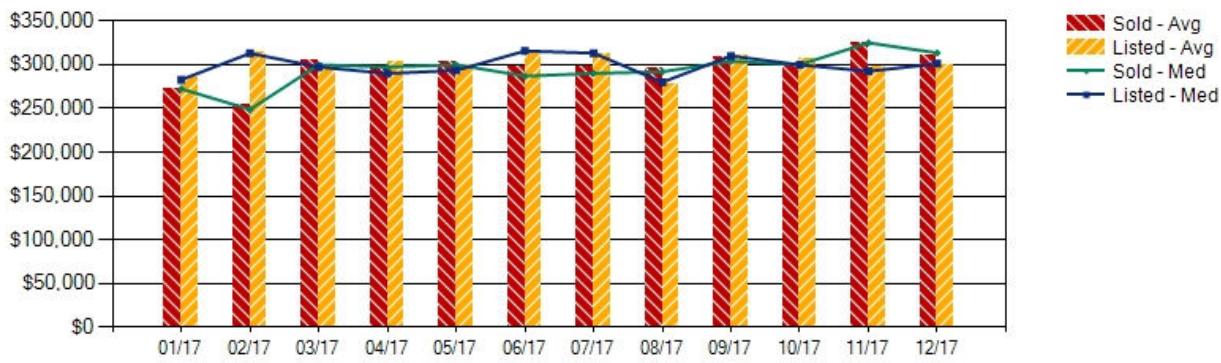
Report Graphs

Inventory By Month



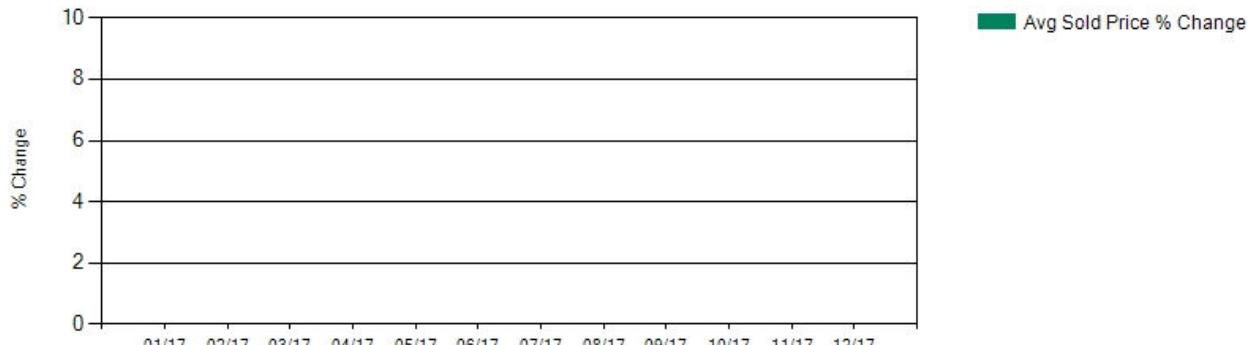
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Average/Median Price By Month



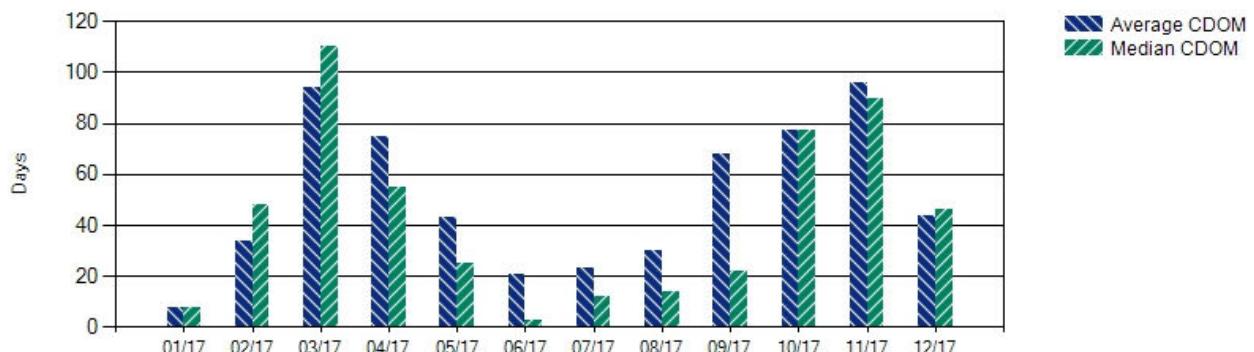
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Average Sold Price Percent Change



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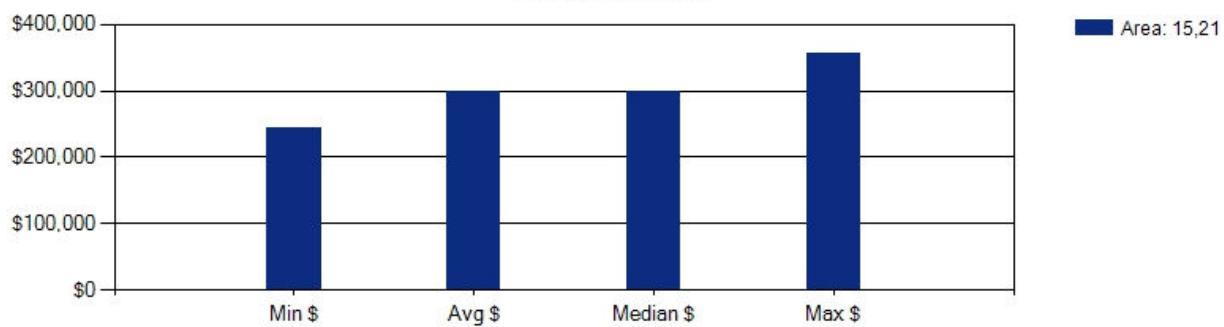
Average/Median CDOM By Month



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Market Stats

12 Months Back - Totals



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Report Data

Date		Listed				Pend	Sold							DOM		CDOM	
Y	M	Units	Volume	Avg	Med	Units	Units	Volume	Min	Avg	%	Med	Max	Avg	Med	Avg	Med
2017	Jan	5	\$1,428,800	\$285,760	\$282,900	8	2	\$544,800	\$244,900	\$272,400		\$272,400	\$299,900	8	8	8	8
2017	Feb	4	\$1,255,851	\$313,962	\$313,000	10	5	\$1,267,900	\$245,900	\$253,580		\$248,900	\$265,000	34	48	34	48
2017	Mar	10	\$2,987,475	\$298,747	\$297,412	14	5	\$1,523,050	\$290,350	\$304,610		\$299,900	\$329,900	63	38	94	110
2017	Apr	15	\$4,557,530	\$303,835	\$289,950	13	11	\$3,277,765	\$278,000	\$297,978		\$297,405	\$316,477	75	55	75	55
2017	May	16	\$4,781,535	\$298,845	\$293,497	6	9	\$2,727,175	\$275,000	\$303,019		\$299,900	\$339,950	43	25	43	25
2017	Jun	4	\$1,249,345	\$312,336	\$315,697	11	13	\$3,864,260	\$266,500	\$297,250		\$286,995	\$350,000	21	3	21	3
2017	Jul	6	\$1,878,350	\$313,058	\$313,225	3	9	\$2,679,865	\$275,000	\$297,762		\$290,130	\$323,195	23	12	23	12
2017	Aug	3	\$832,405	\$277,468	\$279,995	4	13	\$3,857,615	\$270,000	\$296,739		\$292,000	\$331,720	30	14	30	14
2017	Sep	5	\$1,552,205	\$310,441	\$309,995	0	7	\$2,158,175	\$294,995	\$308,310		\$303,900	\$330,000	68	22	68	22
2017	Oct	15	\$4,607,230	\$307,148	\$299,900	10	1	\$300,000	\$300,000	\$300,000		\$300,000	\$300,000	77	77	77	77
2017	Nov	6	\$1,791,140	\$298,523	\$292,460	6	7	\$2,275,950	\$298,000	\$325,135		\$325,000	\$355,000	96	90	96	90
2017	Dec	14	\$4,199,905	\$299,993	\$301,057	12	8	\$2,487,280	\$275,690	\$310,910		\$313,447	\$355,900	44	46	44	46
Summary:		103	\$31,121,771	\$302,153	\$298,500	97	90	\$26,963,835	\$244,900	\$299,598	0.00	\$299,447	\$355,900	46	29	48	33

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21, Orchards



Area 21, Orchards

	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
2002	\$141,400	0.6%	\$135,300	
2003	\$159,200	12.5%	\$151,900	12.3%
2004	\$178,000	12.1%	\$166,100	9.3%
2005	\$213,600	19.5%	\$198,000	19.2%
2006	\$255,500	19.2%	\$245,100	23.8%
2007	\$238,200	-6.8%	\$228,000	-7.0%
2008	\$219,500	-8.0%	\$216,200	-5.2%
2009	\$191,600	-12.7%	\$186,000	-14.0%
2010	\$175,300	-8.6%	\$175,000	-5.9%
2011	\$153,400	-13.0%	\$150,000	-14.3%
2012	\$159,500	3.7%	\$151,300	0.9%
2013	\$186,200	16.7%	\$184,800	22.1%
2014	\$271,100	9.6%	\$250,000	35.3%
2015	\$225,800	11.7%	\$220,000	-12.0%
2016	\$258,400	14.5%	\$254,500	15.7%

15, East Hazel Dell



Area 15, East Hazel Dell

	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
2002	\$137,300	-2.3%	\$139,000	
2003	\$150,100	8.9%	\$147,500	6.1%
2004	\$172,100	14.5%	\$166,900	13.2%
2005	\$214,500	24.6%	\$214,000	28.2%
2006	\$239,600	11.9%	\$235,000	9.8%
2007	\$229,900	-4.2%	\$235,000	0.0%
2008	\$223,600	-3.0%	\$230,000	-2.1%
2009	\$191,400	-14.4%	\$190,000	-17.4%
2010	\$175,900	-8.1%	\$179,900	-5.3%
2011	\$159,400	-9.4%	\$156,800	-12.8%
2012	\$165,500	3.9%	\$166,500	6.2%
2013	\$194,500	17.5%	\$201,200	20.8%
2014	\$207,800	6.9%	\$210,000	4.4%
2015	\$227,700	9.5%	\$235,000	11.9%
2016	\$263,000	15.5%	\$266,400	13.4%

**Total 13 Active**

High DOM:	127	High List:	\$355,000
Low DOM:	1	Low List:	\$274,995
Avg DOM:	61	Avg List:	\$316,730
Median DOM:	68	Median List:	\$309,995
Avg SQFT:	1742	Avg L\$/SQFT:	\$182
Median SQFT:	1846		

Total 20 Pending

High DOM/CDOM:	137 / 137	High List:	\$329,950
Low DOM/CDOM:	0 / 0	Low List:	\$257,205
Avg DOM/CDOM:	31 / 31	Avg List:	\$288,102
Median DOM/CDOM:	19 / 19	Median List:	\$288,707
Avg SQFT:	1564	Avg L\$/SQFT:	\$184
Median SQFT:	1535		

Total 72 Sold

%SP/LP: 100.46	High DOM/CDOM:	226 / 226	High List:	\$365,000	High Sale:	\$355,900
%SP/OLP: 100.41	Low DOM/CDOM:	0 / 0	Low List:	\$243,900	Low Sale:	\$244,900
Median %SP/LP: 101.18	Avg DOM/CDOM:	47 / 49	Avg List:	\$298,014	Avg Sold:	\$299,389
	Median DOM/CDOM:	22 / 23	Median List:	\$295,960	Median Sold:	\$299,447
	Avg SQFT:	1693	Avg L\$/SQFT:	\$176	Avg S\$/SQFT:	\$177
	Median SQFT:	1713				

Total 105

High DOM/CDOM:	226 / 226	High List:	\$365,000	High Sale:	\$355,900
Low DOM/CDOM:	0 / 0	Low List:	\$243,900	Low Sale:	\$244,900
Avg DOM/CDOM:	45 / 47	Avg List:	\$298,443	Avg Sold:	\$299,389
Median DOM/CDOM:	28 / 28	Median List:	\$296,925	Median Sold:	\$299,447
Avg SQFT:	1674	Avg L\$/SQFT:	\$178	Avg S\$/SQFT:	\$177
Median SQFT:	1713				

Active

MLS#	P	Type	Address	City	Area	Bedrm	Bath	Sqft	Price
17370411	2	DETACHD	3714 NE 61ST ST	Vancouver	15	3	2.1	1498	\$274,995
18163873	2	DETACHD	1313 NE 72ND WAY	Vancouver	15	3	2.1	1503	\$279,995
18501330	2	DETACHD	1321 NE 72ND WAY	Vancouver	15	4	2.1	1621	\$289,995
17601610	18	DETACHD	5610 NE 47TH ST	Vancouver	15	3	2.1	1590	\$299,900
17103767	2	DETACHD	1309 NE 72ND WAY	Vancouver	15	4	2.1	1621	\$308,105
17660358	2	DETACHD	1307 NE 72ND WAY	Vancouver	15	3	2.1	1846	\$309,995
17480468	1	DETACHD	5505 NE 61ST CT	Vancouver	15	3	2.1	1741	\$319,950
17040209	4	DETACHD	5901 NE 38TH CT	Vancouver	15	4	2.1	1876	\$339,900
17133509	4	DETACHD	5903 NE 38TH CT	Vancouver	15	4	2.1	1876	\$339,900
17567571	4	DETACHD	5913 NE 38TH CT	Vancouver	15	4	2.1	1876	\$339,900
17580776	9	DETACHD	6632 NE 68TH AVE	Vancouver	21	3	2.1	1866	\$309,950
17481488	11	DETACHD	6628 NE 68TH AVE	Vancouver	21	3	2.1	1865	\$349,900
17333713	10	DETACHD	6921 NE 67TH ST	Vancouver	21	3	2.1	1865	\$355,000

Total: 13 Active

Average DOM: 61

Average List: \$316,730

Median DOM: 68

Median List: \$309,995

Average SQFT: 1742

Average L\$/SQFT: \$182

Median SQFT: 1846

Pending

MLS#	P	Type	Address	City	Area	Bedrm	Bath	Sqft	Price
17437265	2	DETACHD	1332 NE 72ND WAY	Vancouver	15	3	2.1	1303	\$259,995
17067648	2	DETACHD	3710 NE 61ST ST	Vancouver	15	3	2.1	1535	\$269,995
17335801	2	DETACHD	1308 NE 72ND WAY	Vancouver	15	3	2.1	1503	\$269,995
17512291	30	DETACHD	1310 NE 72ND WAY Lot 4	Vancouver	15	3	2.1	1303	\$269,995
17399278	2	DETACHD	3804 NE 61ST ST	Vancouver	15	3	2.1	1498	\$279,995
17269637	31	DETACHD	3808 NE 61ST ST	Vancouver	15	3	2.1	1535	\$284,995
17554791	2	DETACHD	1306 NE 72ND WAY	Vancouver	15	4	2.1	1621	\$289,995
17329584	2	DETACHD	1318 NE 72ND WAY	Vancouver	15	3	2.1	1503	\$292,415
17426950	2	DETACHD	1312 NE 72ND WAY Lot 5	Vancouver	15	4	2.1	1846	\$299,995
17344195	30	DETACHD	1325 NE 72ND WAY Lot15	Vancouver	15	3	2.1	1303	\$302,120
17675181	2	DETACHD	1307 NE 72 WAY	Vancouver	15	4	2.1	1846	\$324,055
17620154	2	DETACHD	5714 NE 131 PL	Vancouver	21	3	2.1	1360	\$257,205
17351372	2	DETACHD	5711 NE 130 PL	Vancouver	21	3	2.1	1441	\$268,105
17566048	2	DETACHD	5720 NE 131st PL	Vancouver	21	3	2.1	1441	\$269,215
17502083	2	DETACHD	5732 NE 131 PL	Vancouver	21	4	2.1	1662	\$287,420
17569131	2	DETACHD	5702 NE 131 PL	Vancouver	21	4	3	1662	\$290,695
17665497	2	DETACHD	13000 NE 58th ST	Vancouver	21	4	2.1	1747	\$297,500

Chad Naeve
360-882-6000

Residential
RE/MAX Equity Group

1/10/2018 9:33:03 AM
105 Matches

Pending

MLS#	P	Type	Address	City	Area	Bedrm	Bath	Sqft	Price
17248092	2	DETACHD	5709 NE 131 PL	Vancouver	21	3	2.1	1747	\$298,500
17168116	7	DETACHD	6608 NE 68TH AVE	Vancouver	21	3	2.1	1713	\$319,900
17284364	9	DETACHD	6627 NE 71ST AVE	Vancouver	21	3	2.1	1713	\$329,950

Total: 20 Pending	Average DOM/CDOM:	31 / 31	Average List:	\$288,102
	Median DOM/CDOM:	19 / 19	Median List:	\$288,707
	Average SQFT:	1564	Average L\$/SQFT:	\$184
	Median SQFT:	1535		

Sold

MLS#	P	Type	Address	City	Area	Bedrm	Bath	Sqft	Price
16201456	21	DETACHD	3306 NE 43RD PL	Vancouver	15	3	2.1	1326	\$244,900
16033980	20	DETACHD	4322 NE 34TH CIR	Vancouver	15	3	2.1	1357	\$245,900
16346652	20	DETACHD	4320 NE 34TH CIR	Vancouver	15	3	2.1	1357	\$246,000
16341743	21	DETACHD	3304 NE 43RD PL	Vancouver	15	3	2.1	1326	\$248,900
16414886	24	DETACHD	4216 NE 34TH WAY	Vancouver	15	3	2.1	1575	\$262,100
16213805	24	DETACHD	4220 NE 34TH WAY	Vancouver	15	3	2.1	1575	\$265,000
17209659	19	DETACHD	4225 NE 34TH WAY	Vancouver	15	3	2.1	1326	\$266,500
17175392	15	DETACHD	4211 NE 34TH WAY	Vancouver	15	2	2.1	1363	\$270,000
17696260	2	DETACHD	1319 NE 72ND WAY	Vancouver	15	3	2.1	1503	\$275,690
17430533	18	DETACHD	5614 NE 47TH ST	Vancouver	15	3	2.1	1590	\$278,000
17524110	2	DETACHD	1326 NE 72ND WAY	Vancouver	15	4	2.1	1621	\$279,995
17484500	13	DETACHD	3314 NE 43RD PL	Vancouver	15	3	2.1	1426	\$280,000
16364265	19	DETACHD	3208 NE 75th WAY	Vancouver	15	3	2.1	1808	\$287,900
16114834	19	DETACHD	3306 NE 75th WAY	Vancouver	15	3	2.1	1808	\$289,900
16578074	19	DETACHD	3310 NE 75th WAY	Vancouver	15	3	2.1	1808	\$289,900
17565687	10	DETACHD	5701 NE 52ND PL	Vancouver	15	3	2.1	1692	\$290,350
16671263	3	DETACHD	5713 NE 52ND PL	Vancouver	15	3	2.1	1896	\$294,900
16033973	19	DETACHD	3220 NE 75th WAY	Vancouver	15	3	2.1	1808	\$295,900
16434191	23	DETACHD	5211 NE 56TH WAY	Vancouver	15	3	2.1	1896	\$297,405
17382644	2	DETACHD	1330 NE 72ND WAY	Vancouver	15	3	2.1	1503	\$297,690
16157983	2	DETACHD	2214 NE 50TH CIR	Vancouver	15	3	2.1	1863	\$299,900
16182856	20	DETACHD	7511 NE 33rd AVE	Vancouver	15	4	2.1	1960	\$299,900
17362430	26	DETACHD	5716 NE 47TH ST	Vancouver	15	4	2.1	1901	\$299,900
17550866	19	DETACHD	3204 NE 75th WAY	Vancouver	15	3	2.1	1808	\$300,000
16670633	5	DETACHD	5215 NE 56TH WAY	Vancouver	15	3	2.1	1896	\$302,000
17405615	19	DETACHD	3212 NE 75th WAY	Vancouver	15	3	2.1	1808	\$302,900
17592514	19	DETACHD	3216 NE 75th WAY	Vancouver	15	3	2.1	1808	\$307,900

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360-882-6000

Residential
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1/10/2018 9:33:03 AM
105 Matches

Sold

MLS#	P	Type	Address	City	Area	Bedrm	Bath	Sqft	Price
17699273	17	DETACHD	7501 NE 32ND AVE	Vancouver	15	3	2.1	1808	\$312,545
17069245	2	DETACHD	3711 NE 61ST ST	Vancouver	15	4	2.1	1827	\$314,350
17560920	1	DETACHD	7418 NE 33rd AVE	Vancouver	15	4	2.1	1960	\$319,900
17223076	20	DETACHD	7421 NE 33rd AVE	Vancouver	15	4	2.1	1960	\$320,000
17305382	19	DETACHD	7410 NE 33RD AVE	Vancouver	15	4	2.1	1960	\$324,900
17535317	17	DETACHD	7419 NE 32ND AVE	Vancouver	15	4	2.1	1960	\$324,900
17045356	2	DETACHD	7809 NE 92ND AVE Lot14	Vancouver	21	3	2.1	1408	\$272,155
17583642	2	DETACHD	7924 NE 91ST AVE Lot72	Vancouver	21	3	2.1	1408	\$274,105
17240596	2	DETACHD	7911 NE 92ND AVE Lot19	Vancouver	21	3	2.1	1408	\$274,775
17360032	15	DETACHD	7912 NE 91ST AVE Lot75	Vancouver	21	3	2.1	1552	\$274,995
17088579	15	DETACHD	7900 NE 91ST AVE Lot77	Vancouver	21	3	2.1	1552	\$279,805
17290555	15	DETACHD	9209 NE 80TH CIR Lot22	Vancouver	21	3	2.1	1552	\$283,120
17196133	15	DETACHD	7813 NE 92ND AVE	Vancouver	21	3	2.1	1552	\$284,685
17556240	15	DETACHD	9206 NE 80TH CIR lot40	Vancouver	21	3	2.1	1552	\$286,000
17626865	15	DETACHD	7916 NE 91ST AVE Lot74	Vancouver	21	4	2.1	1640	\$286,905
17173878	15	DETACHD	7906 NE 91ST AVE Lot76	Vancouver	21	4	2.1	1640	\$286,995
17364019	15	DETACHD	7713 NE 92ND AVE	Vancouver	21	4	2.1	1640	\$288,995
17097055	15	DETACHD	7817 NE 92ND AVE Lot16	Vancouver	21	4	2.1	1640	\$290,130
17283888	15	DETACHD	9311 NE 80TH CIR Lot25	Vancouver	21	4	2.1	1640	\$292,000
17526817	19	DETACHD	9327 NE 80TH CIR Lot29	Vancouver	21	4	2.1	1748	\$294,995
17603861	15	DETACHD	7819 NE 91ST AVE #63	Vancouver	21	4	2.1	1748	\$296,925
17487126	15	DETACHD	7903 NE 92ND AVE Lot17	Vancouver	21	4	2.1	1748	\$298,995
17015062	15	DETACHD	7920 NE 91ST AVE Lot73	Vancouver	21	4	2.1	1748	\$301,250
17429017	18	DETACHD	7907 NE 92ND AVE Lot18	Vancouver	21	4	2.1	1831	\$302,790
16169756	32	DETACHD	7811 NE 91ST AVE	Vancouver	21	3	2.1	1575	\$303,900
16465937	1	DETACHD	7928 NE 91ST AVE	Vancouver	21	3	2.1	1575	\$303,900
17028541	24	DETACHD	7815 NE 91ST AVE Lot62	Vancouver	21	4	2.1	1640	\$306,500
16307357	19	DETACHD	6808 NE 66th ST	Vancouver	21	3	2.1	1642	\$308,000
17389316	22	DETACHD	9302 NE 80TH CIR Lot38	Vancouver	21	4	2.1	1831	\$311,495
17408388	22	DETACHD	7805 NE 92ND AVE	Vancouver	21	4	2.1	1831	\$315,010
17361098	22	DETACHD	6910 NE 66TH ST	Vancouver	21	3	2.1	1642	\$316,383
17069495	10	DETACHD	6906 NE 66TH ST	Vancouver	21	3	2.1	1713	\$318,500
17007672	26	DETACHD	6624 NE 68TH AVE	Vancouver	21	3	2.1	1713	\$319,950
17158058	16	DETACHD	6616 NE 68TH AVE	Vancouver	21	3	2.1	1713	\$322,000
17174279	10	DETACHD	7012 NE 67TH ST	Vancouver	21	3	2.1	1713	\$325,000
17328443	10	DETACHD	6920 NE 67TH ST	Vancouver	21	3	2.1	1713	\$325,000
17363607	19	DETACHD	7004 NE 67TH ST	Vancouver	21	3	2.1	1713	\$328,000
16670661	26	DETACHD	6606 NE 71ST AVE	Vancouver	21	3	2.1	1865	\$329,900
17287649	10	DETACHD	6600 NE 68TH AVE	Vancouver	21	3	2.1	1713	\$330,000

Chad Naeve
360-882-6000

Residential
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1/10/2018 9:33:03 AM
105 Matches

Sold

MLS#	P	Type	Address	City	Area	Bedrm	Bath	Sqft	Price
16486624	25	DETACHD	7110 NE 67TH ST	Vancouver	21	3	2.1	1865	\$339,950
17472333	11	DETACHD	6922 NE 66TH ST	Vancouver	21	3	2.1	1865	\$339,950
17182948	31	DETACHD	6634 NE 68TH AVE	Vancouver	21	3	2.1	1865	\$346,000
17080499	26	DETACHD	6902 NE 66TH ST	Vancouver	21	3	2.1	1865	\$350,000
17059009	27	DETACHD	6806 NE 67TH ST	Vancouver	21	3	2.1	1865	\$355,000
17356862	26	DETACHD	6638 NE 68TH AVE	Vancouver	21	3	2.1	1865	\$355,900

Total: 72 Sold	Average DOM/CDOM:	47 / 49	Average List:	\$298,014
	Median DOM/CDOM:	22 / 23	Median List:	\$295,960
	Average SQFT:	1693	Average L\$/SQFT:	\$176
	Median SQFT:	1713	Average Sold:	\$299,389
			Median Sold:	\$299,447
			Average S\$/SQFT:	\$177