

Market Trend Report

Presented by: Chad Naeve
RE/MAX Equity Group

chad@wollamassociates.com

7700 NE Greenwood Dr Suite 100

1/10/2018 10:43:30 AM

Search Criteria

Months Back = 12 Area = 41, 42, 43, 44 Property Category = RESIDENTIAL Price = 200000...400000 Lot Size = 0-2,999SF, 3K-4,999SF Property Type = DETACHD Bedrooms = ...4 Sqft = ...2000 Year Built = 2017...

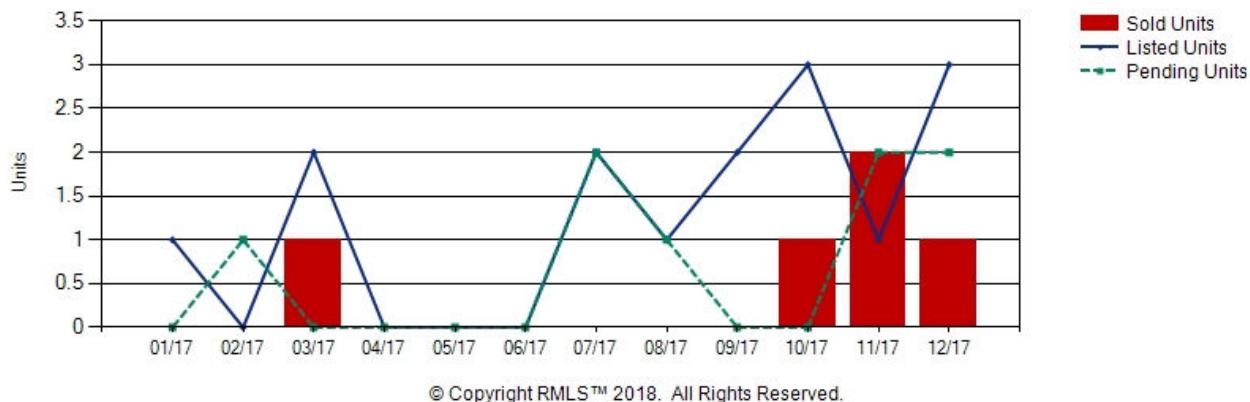
Report Summary

Total Listed:	15	Minimum Sold Price:	\$284,900	Total Active Units:	6
Total Sold:	5	Average Sold Price:	\$332,100	Units Sold/Months Back:	0.4
		Median Sold Price:	\$344,900	Months of Inventory:	14.4
		Maximum Sold Price:	\$374,000		

Note: Unlisted Solds are not included in this report.

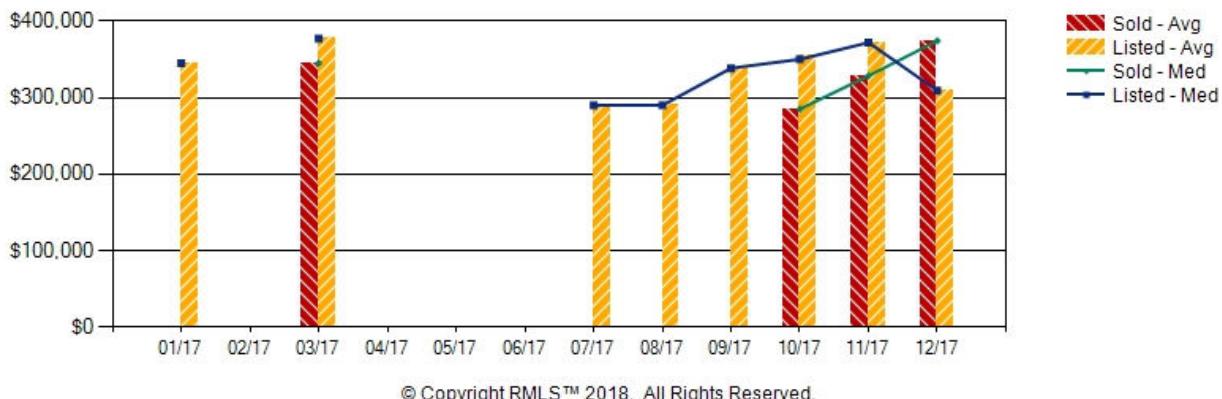
Report Graphs

Inventory By Month



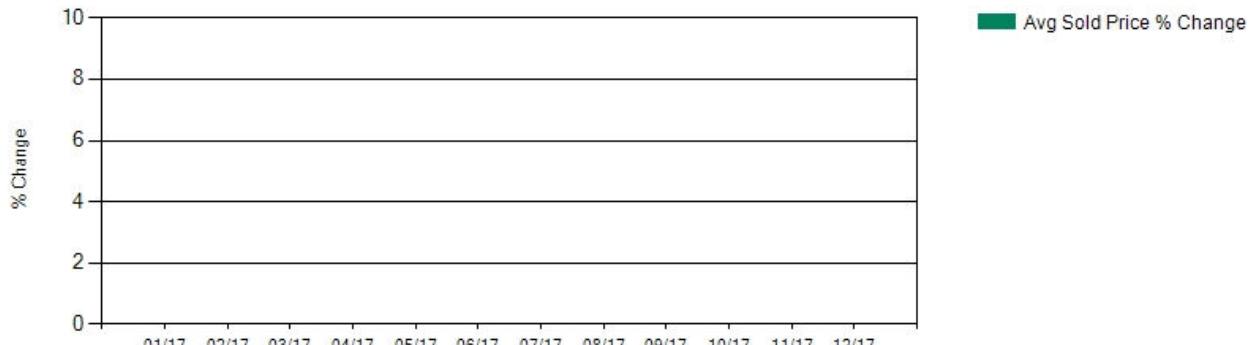
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Average/Median Price By Month



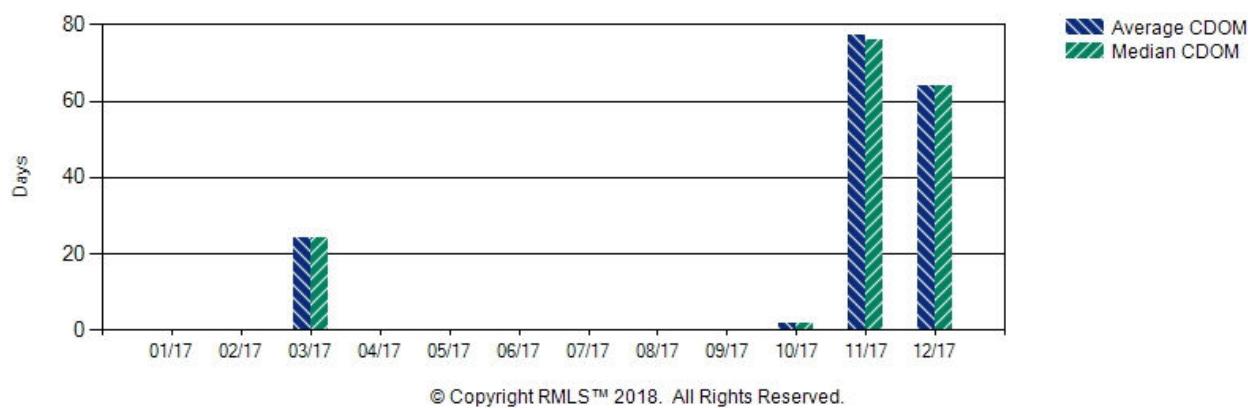
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Average Sold Price Percent Change



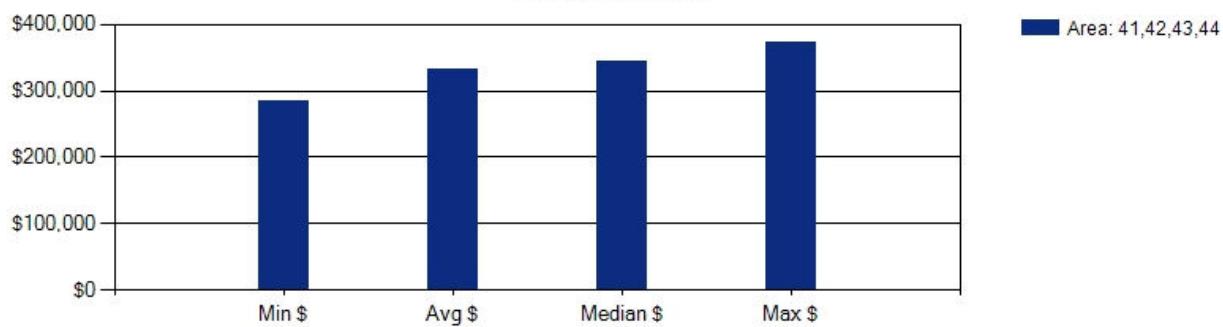
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Average/Median CDOM By Month



Market Stats

12 Months Back - Totals

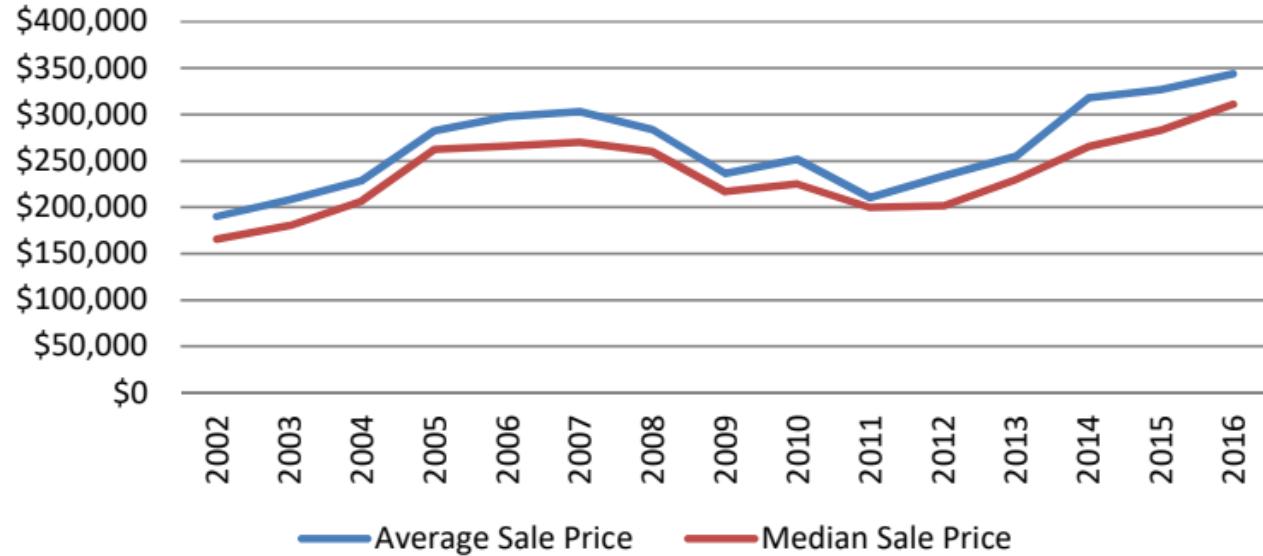


Report Data

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	1	\$344,900	\$344,900	\$344,900	0	0											
2017	Feb	0				1	0											
2017	Mar	2	\$753,600	\$376,800	\$376,800	0	1	\$344,900	\$344,900	\$344,900		\$344,900	\$344,900	24	24	24	24	
2017	Apr	0				0	0											
2017	May	0				0	0											
2017	Jun	0				0	0											
2017	Jul	2	\$579,800	\$289,900	\$289,900	2	0											
2017	Aug	1	\$289,900	\$289,900	\$289,900	1	0											
2017	Sep	2	\$676,700	\$338,350	\$338,350	0	0											
2017	Oct	3	\$1,062,200	\$354,066	\$349,900	0	1	\$284,900	\$284,900	\$284,900		\$284,900	\$284,900	2	2	2	2	
2017	Nov	1	\$371,800	\$371,800	\$371,800	2	2	\$656,700	\$284,900	\$328,350		\$328,350	\$371,800	77	76	77	76	
2017	Dec	3	\$927,900	\$309,300	\$309,000	2	1	\$374,000	\$374,000	\$374,000		\$374,000	\$374,000	64	64	64	64	
Summary:		15	\$5,006,800	\$333,787	\$344,900	8	5	\$1,660,500	\$284,900	\$332,100	0.00	\$344,900	\$374,000	49	24	49	24	

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41, North Hazel Dell



Area 41, North Hazel Dell				
	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
2002	\$190,000	11.4%	\$165,500	
2003	\$207,900	9.8%	\$179,900	8.7%
2004	\$228,600	9.8%	\$206,800	15.0%
2005	\$282,400	23.5%	\$262,000	26.7%
2006	\$297,700	4.5%	\$266,000	1.5%
2007	\$302,900	1.8%	\$270,000	1.5%
2008	\$283,200	-6.4%	\$260,000	-3.7%
2009	\$236,200	-16.5%	\$216,900	-16.6%
2010	\$251,300	6.4%	\$224,900	3.7%
2011	\$210,200	-16.6%	\$199,700	-11.2%
2012	\$233,200	10.9%	\$201,500	0.9%
2013	\$254,300	9.2%	\$229,900	14.1%
2014	\$317,600	24.9%	\$265,000	15.3%
2015	\$326,300	1.9%	\$283,000	6.8%
2016	\$343,700	5.4%	\$311,000	9.9%

42, South Salmon Creek



Area 42, South Salmon Creek

	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
2002	\$170,500	0.4%	\$157,000	
2003	\$183,500	7.4%	\$171,000	8.9%
2004	\$215,300	17.9%	\$203,000	18.7%
2005	\$246,800	15.7%	\$238,000	17.2%
2006	\$274,000	10.7%	\$268,000	12.6%
2007	\$289,100	5.1%	\$286,800	7.0%
2008	\$258,600	10.4%	\$252,500	-12.0%
2009	\$220,100	-14.8%	\$220,000	-12.9%
2010	\$212,400	-3.6%	\$210,700	-4.2%
2011	\$189,200	-10.8%	\$185,000	-12.2%
2012	\$189,300	-0.1%	\$186,000	0.5%
2013	\$223,000	17.9%	\$223,100	19.9%
2014	\$232,400	4.3%	\$235,000	5.3%
2015	\$262,800	13.3%	\$259,000	10.2%
2016	\$288,100	9.3%	\$280,000	8.1%

43, North Felida



Area 43, North Felida

	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
2002	\$229,800	-3.0%	\$215,600	
2003	\$234,500	2.2%	\$207,000	-4.0%
2004	\$272,000	16.1%	\$256,000	23.7%
2005	\$321,100	17.5%	\$294,400	15.0%
2006	\$338,200	5.7%	\$304,100	3.3%
2007	\$333,900	-1.0%	\$312,000	2.6%
2008	\$325,300	-2.6%	\$290,000	-7.1%
2009	\$286,000	-12.1%	\$249,000	-14.1%
2010	\$258,200	-9.4%	\$235,000	-5.6%
2011	\$242,700	-5.9%	\$225,000	-4.3%
2012	\$274,800	13.0%	\$240,000	6.7%
2013	\$310,100	12.8%	\$275,000	14.6%
2014	\$334,600	7.8%	\$318,000	15.6%
2015	\$349,000	5.5%	\$312,000	-1.9%
2016	\$385,300	10.5%	\$350,000	12.2%

44, North Salmon Creek



Area 44, North Salmon Creek

	Average Sale Price	Change from Previous Year	Median Sale Price	Change from Previous Year
2002	\$225,000	5.9%	\$203,000	
2003	\$230,300	2.2%	\$213,500	5.2%
2004	\$232,900	1.5%	\$205,000	-4.0%
2005	\$300,200	29.0%	\$258,000	25.9%
2006	\$331,500	10.0%	\$284,900	10.4%
2007	\$344,100	2.9%	\$304,000	6.7%
2008	\$315,100	-8.4%	\$284,900	-6.3%
2009	\$246,100	-21.9%	\$239,000	-16.1%
2010	\$272,700	11.8%	\$246,700	3.2%
2011	\$255,100	-2.9%	\$239,200	-3.0%
2012	\$259,900	2.1%	\$250,000	4.5%
2013	\$290,300	11.5%	\$275,000	10.0%
2014	\$308,100	6.2%	\$282,000	2.5%
2015	\$342,200	8.9%	\$320,900	13.8%
2016	\$376,800	9.9%	\$350,000	9.1%

**Total 6 Active**

High DOM:	289	High List:	\$381,800
Low DOM:	11	Low List:	\$309,000
Avg DOM:	91	Avg List:	\$350,650
Median DOM:	71	Median List:	\$356,150
Avg SQFT:	1570	Avg L\$/SQFT:	\$223
Median SQFT:	1537		

Total 3 Pending

High DOM/CDOM:	121 / 121	High List:	\$349,900
Low DOM/CDOM:	2 / 2	Low List:	\$289,900
Avg DOM/CDOM:	47 / 47	Avg List:	\$309,900
Median DOM/CDOM:	19 / 19	Median List:	\$289,900
Avg SQFT:	1728	Avg L\$/SQFT:	\$179
Median SQFT:	1675		

Total 5 Sold

%SP/LP: 99.53	High DOM/CDOM:	151 / 151	High List:	\$371,800	High Sale:	\$374,000
%SP/OLP: 99.65	Low DOM/CDOM:	2 / 2	Low List:	\$289,900	Low Sale:	\$284,900
Median %SP/LP: 100	Avg DOM/CDOM:	49 / 49	Avg List:	\$333,660	Avg Sold:	\$332,100
	Median DOM/CDOM:	24 / 24	Median List:	\$344,900	Median Sold:	\$344,900
	Avg SQFT:	1627	Avg L\$/SQFT:	\$205	Avg S\$/SQFT:	\$204
	Median SQFT:	1675				

Total 14

High DOM/CDOM:	289 / 289	High List:	\$381,800	High Sale:	\$374,000
Low DOM/CDOM:	2 / 2	Low List:	\$289,900	Low Sale:	\$284,900
Avg DOM/CDOM:	66 / 66	Avg List:	\$335,850	Avg Sold:	\$332,100
Median DOM/CDOM:	45 / 45	Median List:	\$344,900	Median Sold:	\$344,900
Avg SQFT:	1624	Avg L\$/SQFT:	\$207	Avg S\$/SQFT:	\$204
Median SQFT:	1675				

Chad Naeve
360-882-6000

Residential
RE/MAX Equity Group

1/10/2018 11:06:39 AM
14 Matches

Active

MLS#	P	Type	Address	City	Area	Bedrm	Bath	Sqft	Price
17235633	11	DETACHD	9607 NE 25TH AVE	Vancouver	42	3	2	1226	\$309,000
17620884	10	DETACHD	9605 NE 25TH AVE	Vancouver	42	3	2	1365	\$329,000
17072447	1	DETACHD	1814 NE 172nd ST	Ridgefield	44	3	2.1	1774	\$344,900
17004206	6	DETACHD	1826 NE 172nd ST	Ridgefield	44	3	2.1	1978	\$367,400
17418603	20	DETACHD	17612 NE 17TH AVE	Ridgefield	44	2	2	1473	\$371,800
17655610	15	DETACHD	17624 NE 17th AVE	Ridgefield	44	2	2	1601	\$381,800

Total: 6 Active

Average DOM: 91

Average List: \$350,650

Median DOM: 71

Median List: \$356,150

Average SQFT: 1570

Average L\$/SQFT: \$223

Median SQFT: 1537

Pending

MLS#	P	Type	Address	City	Area	Bedrm	Bath	Sqft	Price
17025681	21	DETACHD	11215 NE 14TH CT	Vancouver	41	3	2.1	1675	\$289,900
17630195	26	DETACHD	11227 NE 14TH CT	Vancouver	41	3	2.1	1675	\$289,900
17586202	6	DETACHD	1822 NE 172nd ST	Ridgefield	44	3	2.1	1833	\$349,900

Total: 3 Pending

Average DOM/CDOM: 47 / 47

Average List: \$309,900

Median DOM/CDOM: 19 / 19

Median List: \$289,900

Average SQFT: 1728

Average L\$/SQFT: \$179

Median SQFT: 1675

Sold

MLS#	P	Type	Address	City	Area	Bedrm	Bath	Sqft	Price
17401174	28	DETACHD	11223 NE 14TH CT	Vancouver	41	3	2.1	1675	\$284,900
17542572	28	DETACHD	11219 NE 14TH CT	Vancouver	41	3	2.1	1675	\$284,900
17035290	16	DETACHD	6612 NE 107TH ST	Vancouver	44	3	2.1	1839	\$344,900
17238465	15	DETACHD	17800 NE 17TH AVE	Ridgefield	44	2	2	1473	\$371,800
17497999	14	DETACHD	17628 NE 17TH AVE	Ridgefield	44	2	2	1473	\$374,000

Total: 5 Sold

Average DOM/CDOM: 49 / 49

Average List: \$333,660

Median DOM/CDOM: 24 / 24

Median List: \$344,900

Average SQFT: 1627

Average L\$/SQFT: \$205

Median SQFT: 1675

Average Sold: \$332,100

Median Sold: \$344,900

Average S\$/SQFT: \$204