

Local Market Update – December 2020

A Research Tool Provided by Northwest Multiple Listing Service®



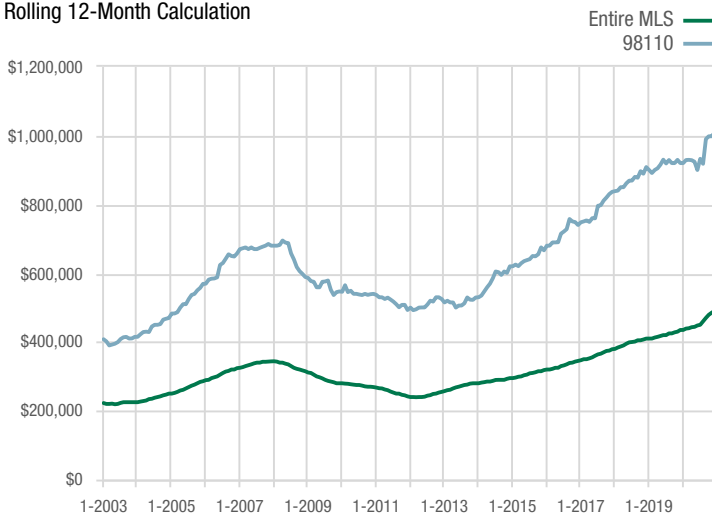
98110

Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	6	12	+ 100.0%	462	471	+ 1.9%
Pending Sales	16	16	0.0%	373	446	+ 19.6%
Closed Sales	26	25	- 3.8%	375	437	+ 16.5%
Days on Market Until Sale	46	40	- 13.0%	43	36	- 16.3%
Median Sales Price*	\$807,500	\$1,035,000	+ 28.2%	\$920,000	\$1,007,500	+ 9.5%
Average Sales Price*	\$1,038,318	\$1,324,330	+ 27.5%	\$1,065,088	\$1,223,930	+ 14.9%
Percent of List Price Received*	99.1%	100.7%	+ 1.6%	98.6%	100.7%	+ 2.1%
Inventory of Homes for Sale	44	23	- 47.7%	—	—	—
Months Supply of Inventory	1.4	0.6	- 57.1%	—	—	—

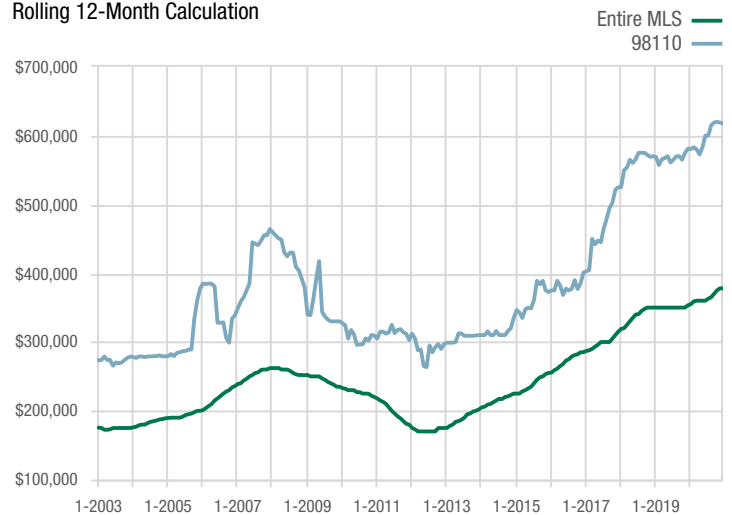
Key Metrics	December			Year to Date		
	2019	2020	% Change	Thru 12-2019	Thru 12-2020	% Change
New Listings	5	3	- 40.0%	123	101	- 17.9%
Pending Sales	11	6	- 45.5%	106	94	- 11.3%
Closed Sales	18	11	- 38.9%	97	97	0.0%
Days on Market Until Sale	64	47	- 26.6%	39	37	- 5.1%
Median Sales Price*	\$617,500	\$599,000	- 3.0%	\$581,000	\$618,000	+ 6.4%
Average Sales Price*	\$839,694	\$703,591	- 16.2%	\$642,711	\$709,514	+ 10.4%
Percent of List Price Received*	98.9%	99.5%	+ 0.6%	99.7%	99.5%	- 0.2%
Inventory of Homes for Sale	9	3	- 66.7%	—	—	—
Months Supply of Inventory	1.0	0.4	- 60.0%	—	—	—

* 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 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.