

Local Market Update – December 2023

A Research Tool Provided by Northwest Multiple Listing Service®

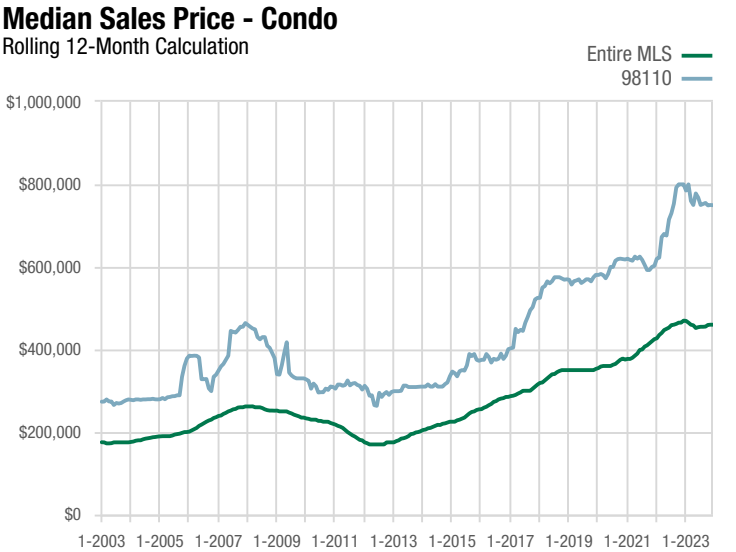
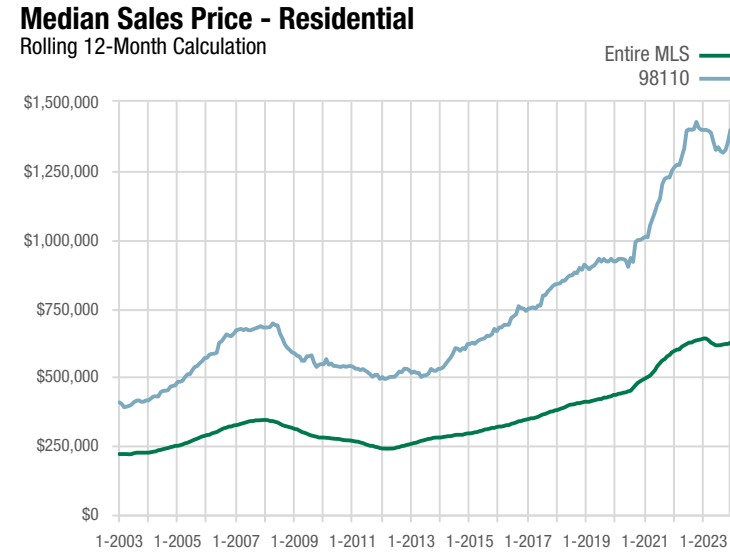


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Residential	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	4	6	+ 50.0%	351	312	- 11.1%
Pending Sales	8	16	+ 100.0%	276	255	- 7.6%
Closed Sales	11	13	+ 18.2%	279	247	- 11.5%
Days on Market Until Sale	45	41	- 8.9%	17	29	+ 70.6%
Median Sales Price*	\$1,125,000	\$1,425,000	+ 26.7%	\$1,398,000	\$1,398,000	0.0%
Average Sales Price*	\$1,136,364	\$2,062,308	+ 81.5%	\$1,559,734	\$1,669,520	+ 7.0%
Percent of List Price Received*	96.7%	95.8%	- 0.9%	105.7%	100.8%	- 4.6%
Inventory of Homes for Sale	19	21	+ 10.5%	—	—	—
Months Supply of Inventory	0.8	1.0	+ 25.0%	—	—	—

Condo	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	3	—	101	78	- 22.8%
Pending Sales	1	8	+ 700.0%	87	72	- 17.2%
Closed Sales	3	6	+ 100.0%	91	66	- 27.5%
Days on Market Until Sale	19	57	+ 200.0%	21	48	+ 128.6%
Median Sales Price*	\$925,000	\$785,000	- 15.1%	\$800,000	\$749,500	- 6.3%
Average Sales Price*	\$820,000	\$687,167	- 16.2%	\$902,822	\$792,000	- 12.3%
Percent of List Price Received*	97.2%	98.3%	+ 1.1%	104.1%	99.2%	- 4.7%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	1.1	0.8	- 27.3%	—	—	—

* 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.



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.