

# Local Market Update – August 2024

A Research Tool Provided by Northwest Multiple Listing Service®



**NORTHWEST**  
MULTIPLE LISTING SERVICE®

## 98110

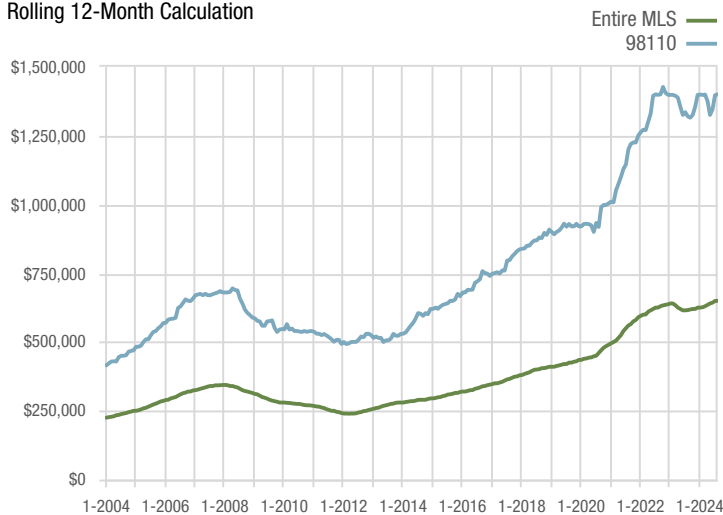
Residential Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	39	<b>38</b>	- 2.6%	244	<b>317</b>	+ 29.9%
Pending Sales	28	<b>34</b>	+ 21.4%	191	<b>220</b>	+ 15.2%
Closed Sales	26	<b>39</b>	+ 50.0%	173	<b>207</b>	+ 19.7%
Days on Market Until Sale	17	<b>40</b>	+ 135.3%	22	<b>35</b>	+ 59.1%
Median Sales Price*	\$1,237,975	<b>\$1,431,000</b>	+ 15.6%	\$1,398,000	<b>\$1,398,000</b>	0.0%
Average Sales Price*	\$1,532,363	<b>\$1,704,385</b>	+ 11.2%	\$1,635,348	<b>\$1,621,943</b>	- 0.8%
Percent of List Price Received*	101.3%	<b>99.8%</b>	- 1.5%	101.3%	<b>100.1%</b>	- 1.2%
Inventory of Homes for Sale	53	<b>79</b>	+ 49.1%	—	—	—
Months Supply of Inventory	2.5	<b>3.3</b>	+ 32.0%	—	—	—

Condo Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	10	<b>6</b>	- 40.0%	59	<b>65</b>	+ 10.2%
Pending Sales	6	<b>4</b>	- 33.3%	47	<b>45</b>	- 4.3%
Closed Sales	8	<b>4</b>	- 50.0%	43	<b>49</b>	+ 14.0%
Days on Market Until Sale	78	<b>19</b>	- 75.6%	52	<b>37</b>	- 28.8%
Median Sales Price*	\$802,450	<b>\$657,500</b>	- 18.1%	\$749,000	<b>\$790,000</b>	+ 5.5%
Average Sales Price*	\$1,054,488	<b>\$1,025,875</b>	- 2.7%	\$798,350	<b>\$882,351</b>	+ 10.5%
Percent of List Price Received*	99.0%	<b>100.4%</b>	+ 1.4%	99.2%	<b>100.8%</b>	+ 1.6%
Inventory of Homes for Sale	16	<b>16</b>	0.0%	—	—	—
Months Supply of Inventory	2.9	<b>2.7</b>	- 6.9%	—	—	—

\* 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.

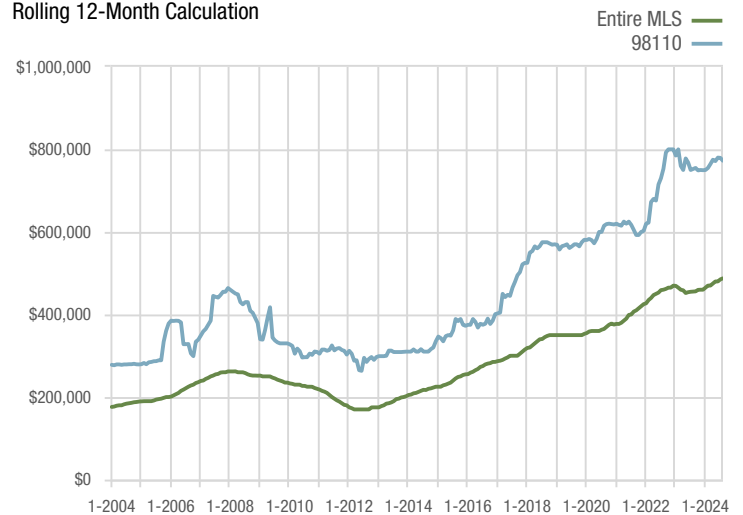
### Median Sales Price - Residential

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.