

# Local Market Update – February 2023

A Research Tool Provided by Northwest Multiple Listing Service®



## 98110

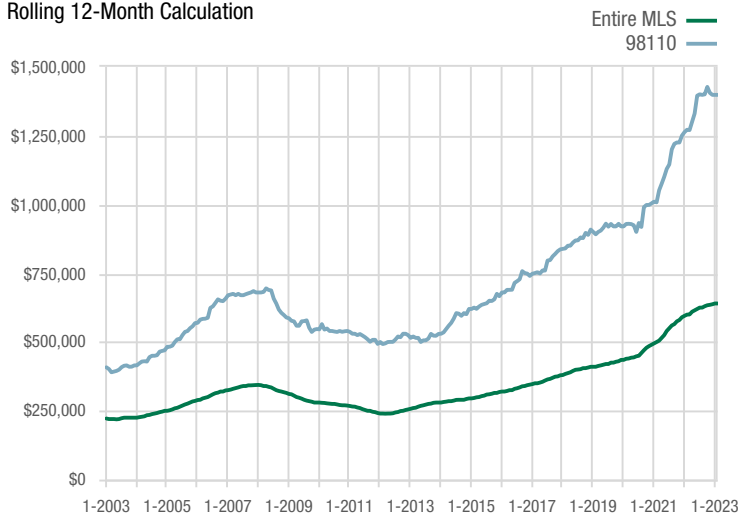
Residential Key Metrics	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	17	12	- 29.4%	31	19	- 38.7%
Pending Sales	14	15	+ 7.1%	31	23	- 25.8%
Closed Sales	11	6	- 45.5%	19	13	- 31.6%
Days on Market Until Sale	12	119	+ 891.7%	17	91	+ 435.3%
Median Sales Price*	\$1,215,000	<b>\$1,221,500</b>	+ 0.5%	\$1,226,000	<b>\$1,200,000</b>	- 2.1%
Average Sales Price*	\$1,326,636	<b>\$1,209,167</b>	- 8.9%	\$1,466,725	<b>\$1,395,419</b>	- 4.9%
Percent of List Price Received*	117.0%	<b>96.4%</b>	- 17.6%	111.4%	<b>96.1%</b>	- 13.7%
Inventory of Homes for Sale	6	12	+ 100.0%	—	—	—
Months Supply of Inventory	0.2	0.5	+ 150.0%	—	—	—

Condo Key Metrics	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	10	3	- 70.0%	20	8	- 60.0%
Pending Sales	11	3	- 72.7%	20	8	- 60.0%
Closed Sales	8	4	- 50.0%	13	7	- 46.2%
Days on Market Until Sale	20	34	+ 70.0%	34	76	+ 123.5%
Median Sales Price*	\$585,000	<b>\$671,000</b>	+ 14.7%	\$720,000	<b>\$750,000</b>	+ 4.2%
Average Sales Price*	\$607,999	<b>\$663,000</b>	+ 9.0%	\$802,189	<b>\$908,571</b>	+ 13.3%
Percent of List Price Received*	107.2%	<b>99.8%</b>	- 6.9%	107.7%	<b>98.3%</b>	- 8.7%
Inventory of Homes for Sale	11	8	- 27.3%	—	—	—
Months Supply of Inventory	1.3	1.3	0.0%	—	—	—

\* 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.

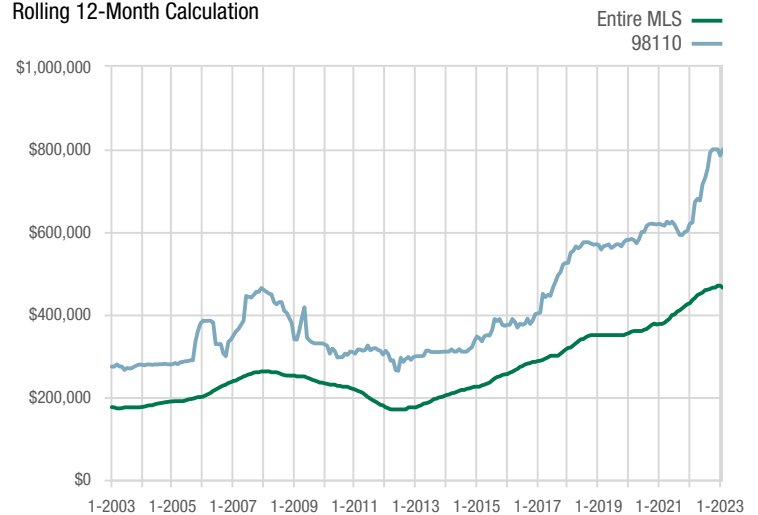
### Median Sales Price - Residential

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.