

Local Market Update – August 2024

A Research Tool Provided by Northwest Multiple Listing Service®



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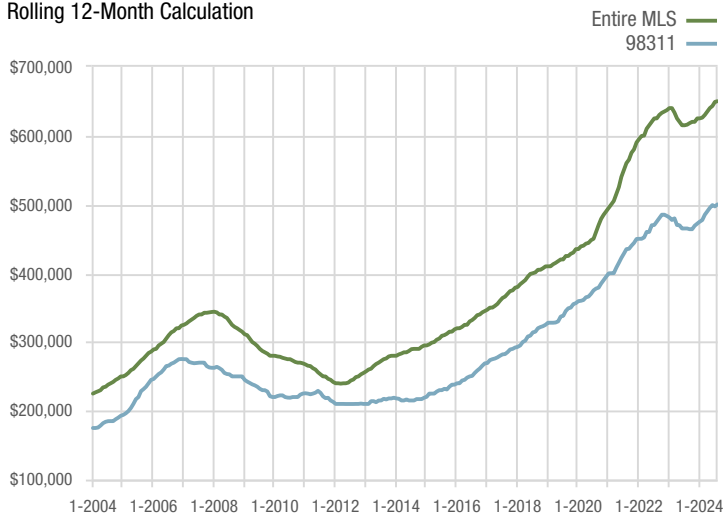
Residential Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	43	31	- 27.9%	240	318	+ 32.5%
Pending Sales	26	42	+ 61.5%	227	235	+ 3.5%
Closed Sales	27	32	+ 18.5%	231	204	- 11.7%
Days on Market Until Sale	60	31	- 48.3%	31	28	- 9.7%
Median Sales Price*	\$484,950	\$525,000	+ 8.3%	\$469,950	\$525,000	+ 11.7%
Average Sales Price*	\$508,316	\$527,719	+ 3.8%	\$492,705	\$523,214	+ 6.2%
Percent of List Price Received*	100.2%	100.1%	- 0.1%	100.4%	100.7%	+ 0.3%
Inventory of Homes for Sale	51	51	0.0%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

Condo Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	0	1	—	3	4	+ 33.3%
Pending Sales	0	1	—	3	4	+ 33.3%
Closed Sales	0	0	0.0%	4	4	0.0%
Days on Market Until Sale	—	—	—	90	64	- 28.9%
Median Sales Price*	—	—	—	\$325,000	\$239,200	- 26.4%
Average Sales Price*	—	—	—	\$370,325	\$268,050	- 27.6%
Percent of List Price Received*	—	—	—	99.0%	101.5%	+ 2.5%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.6	1.0	+ 66.7%	—	—	—

* 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.

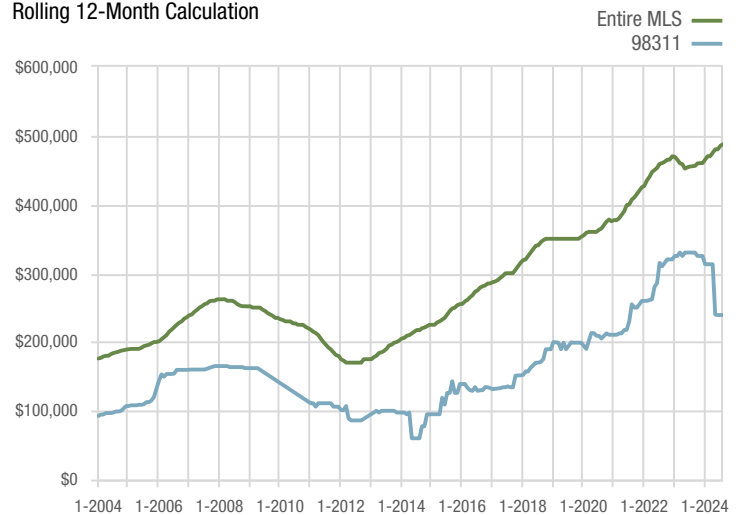
Median Sales Price - Residential

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.