

Local Market Update – December 2023

A Research Tool Provided by Northwest Multiple Listing Service®

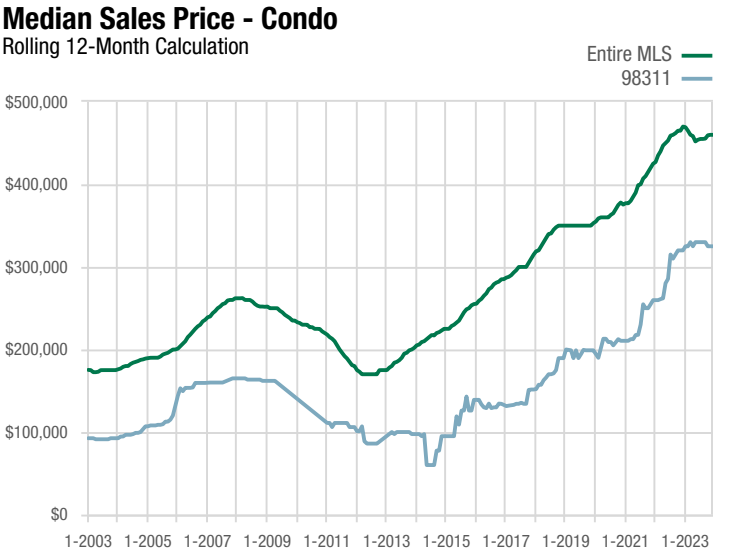
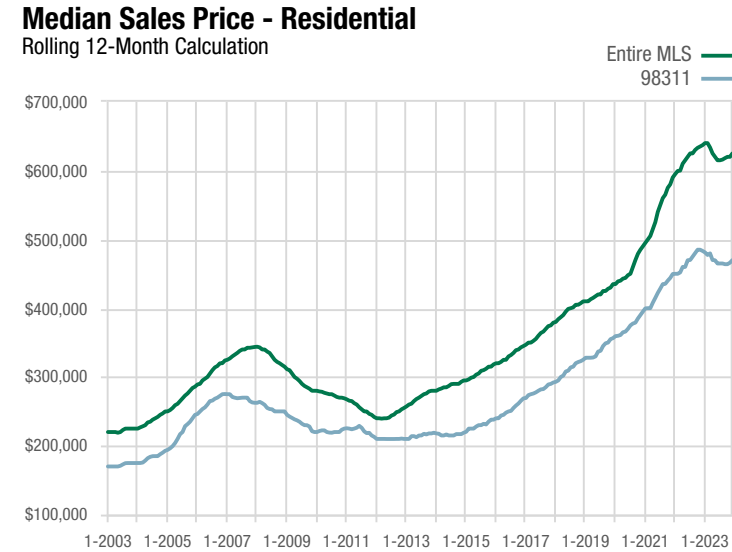


98311

Residential	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	20	14	- 30.0%	466	344	- 26.2%
Pending Sales	21	15	- 28.6%	388	320	- 17.5%
Closed Sales	24	19	- 20.8%	393	322	- 18.1%
Days on Market Until Sale	31	30	- 3.2%	14	34	+ 142.9%
Median Sales Price*	\$425,000	\$460,000	+ 8.2%	\$483,200	\$469,950	- 2.7%
Average Sales Price*	\$459,969	\$496,895	+ 8.0%	\$508,687	\$494,158	- 2.9%
Percent of List Price Received*	98.1%	99.4%	+ 1.3%	102.4%	100.3%	- 2.1%
Inventory of Homes for Sale	49	35	- 28.6%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

Condo	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	0	1	—	20	6	- 70.0%
Pending Sales	1	1	0.0%	16	4	- 75.0%
Closed Sales	0	0	0.0%	15	4	- 73.3%
Days on Market Until Sale	—	—	—	25	90	+ 260.0%
Median Sales Price*	—	—	—	\$320,000	\$325,000	+ 1.6%
Average Sales Price*	—	—	—	\$323,170	\$370,325	+ 14.6%
Percent of List Price Received*	—	—	—	101.7%	99.0%	- 2.7%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.6	2.3	+ 283.3%	—	—	—

* 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.