

Local Market Update – August 2023

A Research Tool Provided by Northwest Multiple Listing Service®



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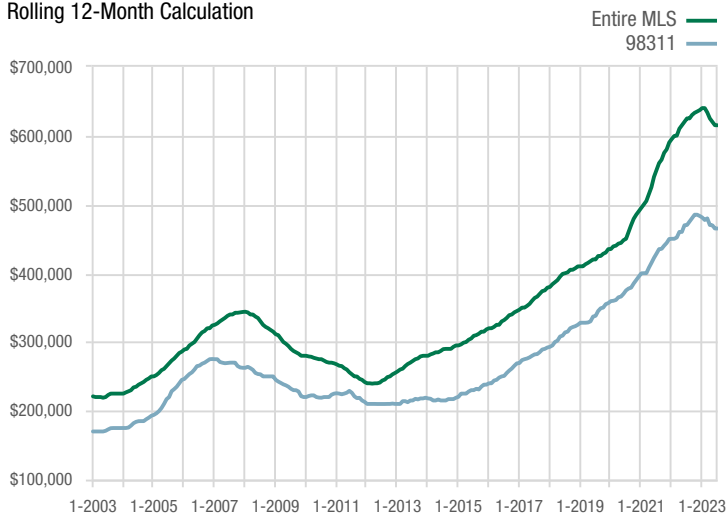
Residential Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	44	40	- 9.1%	341	236	- 30.8%
Pending Sales	41	29	- 29.3%	279	234	- 16.1%
Closed Sales	32	22	- 31.3%	273	226	- 17.2%
Days on Market Until Sale	14	26	+ 85.7%	9	27	+ 200.0%
Median Sales Price*	\$478,500	\$488,475	+ 2.1%	\$500,000	\$467,575	- 6.5%
Average Sales Price*	\$474,214	\$512,902	+ 8.2%	\$522,370	\$492,806	- 5.7%
Percent of List Price Received*	99.7%	100.1%	+ 0.4%	103.7%	100.4%	- 3.2%
Inventory of Homes for Sale	51	43	- 15.7%	—	—	—
Months Supply of Inventory	1.4	1.5	+ 7.1%	—	—	—

Condo Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	2	0	- 100.0%	16	3	- 81.3%
Pending Sales	2	0	- 100.0%	9	4	- 55.6%
Closed Sales	2	0	- 100.0%	8	4	- 50.0%
Days on Market Until Sale	22	—	—	19	90	+ 373.7%
Median Sales Price*	\$295,000	—	—	\$312,500	\$325,000	+ 4.0%
Average Sales Price*	\$295,000	—	—	\$313,381	\$370,325	+ 18.2%
Percent of List Price Received*	99.6%	—	—	103.6%	99.0%	- 4.4%
Inventory of Homes for Sale	6	0	- 100.0%	—	—	—
Months Supply of Inventory	4.2	—	—	—	—	—

* 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.

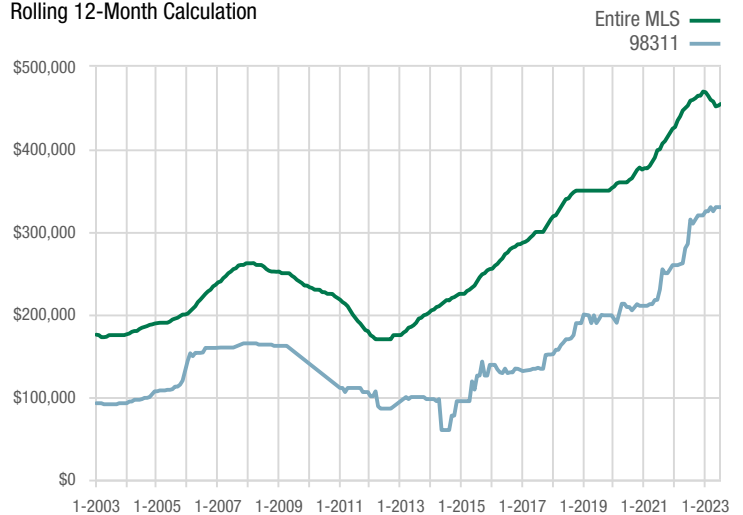
Median Sales Price - Residential

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.