

# Local Market Update – December 2022

A Research Tool Provided by Northwest Multiple Listing Service®



## 98312

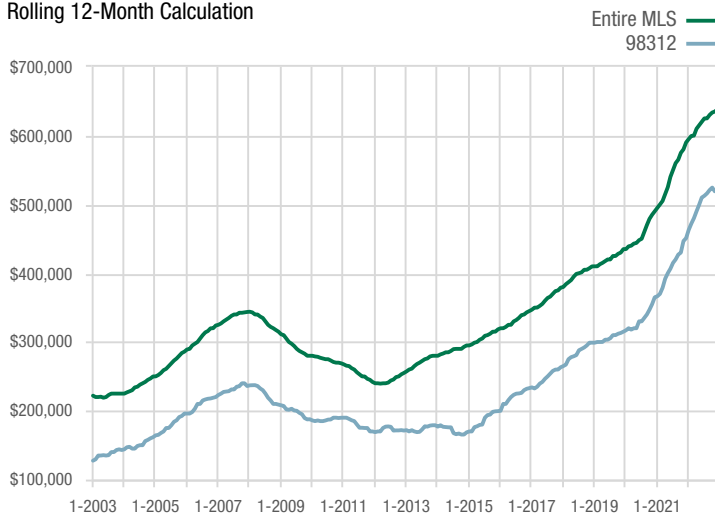
Residential Key Metrics	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	41	19	- 53.7%	870	729	- 16.2%
Pending Sales	54	22	- 59.3%	806	623	- 22.7%
Closed Sales	82	39	- 52.4%	788	697	- 11.5%
Days on Market Until Sale	17	37	+ 117.6%	17	20	+ 17.6%
Median Sales Price*	\$509,900	<b>\$484,950</b>	- 4.9%	\$450,900	<b>\$520,000</b>	+ 15.3%
Average Sales Price*	\$525,468	<b>\$511,101</b>	- 2.7%	\$495,546	<b>\$553,373</b>	+ 11.7%
Percent of List Price Received*	103.9%	<b>98.2%</b>	- 5.5%	103.6%	<b>101.5%</b>	- 2.0%
Inventory of Homes for Sale	50	61	+ 22.0%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

Condo Key Metrics	December			Year to Date		
	2021	2022	% Change	Thru 12-2021	Thru 12-2022	% Change
New Listings	5	2	- 60.0%	46	37	- 19.6%
Pending Sales	3	0	- 100.0%	48	31	- 35.4%
Closed Sales	3	2	- 33.3%	47	35	- 25.5%
Days on Market Until Sale	16	11	- 31.3%	20	22	+ 10.0%
Median Sales Price*	\$228,000	<b>\$192,500</b>	- 15.6%	\$216,500	<b>\$245,000</b>	+ 13.2%
Average Sales Price*	\$219,333	<b>\$192,500</b>	- 12.2%	\$219,166	<b>\$241,363</b>	+ 10.1%
Percent of List Price Received*	101.6%	<b>97.7%</b>	- 3.8%	101.8%	<b>102.6%</b>	+ 0.8%
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	1.0	2.5	+ 150.0%	—	—	—

\* 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.

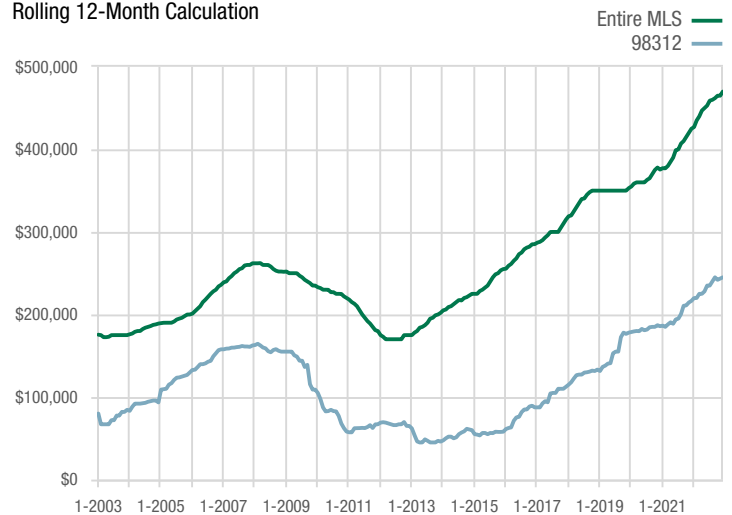
### Median Sales Price - Residential

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.