

Local Market Update – December 2023

A Research Tool Provided by Northwest Multiple Listing Service®

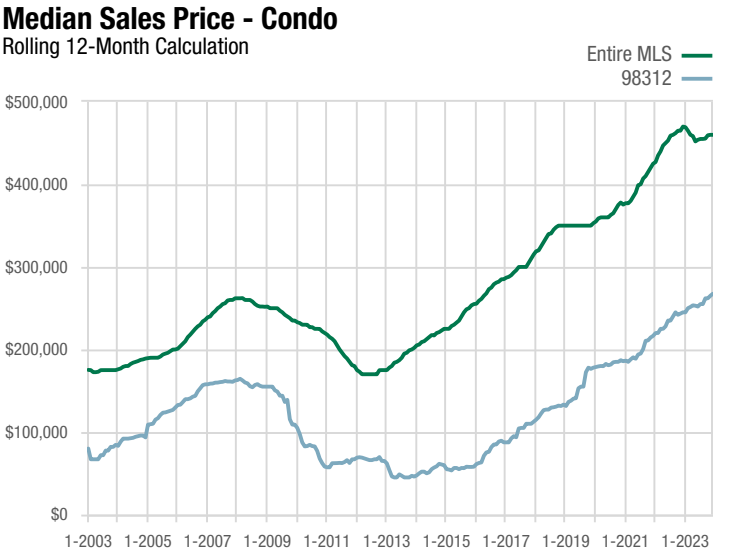
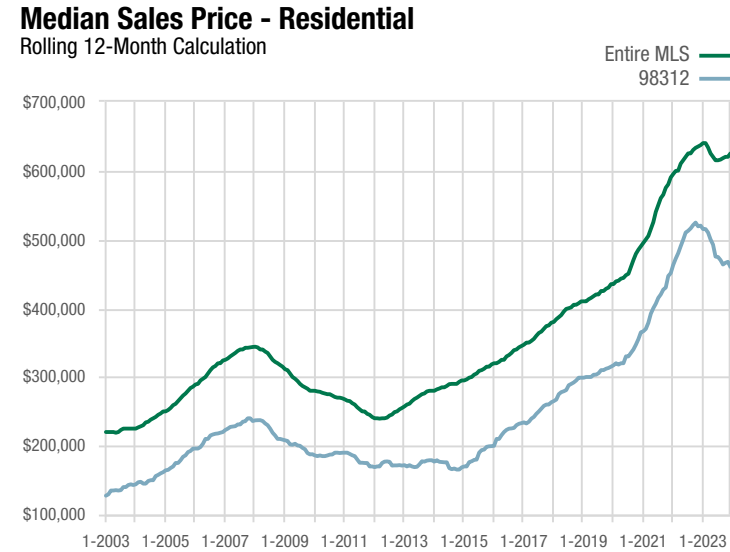


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Residential	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	17	28	+ 64.7%	725	511	- 29.5%
Pending Sales	21	31	+ 47.6%	620	451	- 27.3%
Closed Sales	40	31	- 22.5%	698	441	- 36.8%
Days on Market Until Sale	39	33	- 15.4%	21	30	+ 42.9%
Median Sales Price*	\$491,364	\$426,225	- 13.3%	\$520,000	\$460,000	- 11.5%
Average Sales Price*	\$512,322	\$505,251	- 1.4%	\$553,383	\$518,311	- 6.3%
Percent of List Price Received*	98.2%	98.5%	+ 0.3%	101.5%	99.7%	- 1.8%
Inventory of Homes for Sale	62	56	- 9.7%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

Condo	December			Year to Date		
Key Metrics	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
New Listings	2	3	+ 50.0%	37	48	+ 29.7%
Pending Sales	0	3	—	31	40	+ 29.0%
Closed Sales	2	3	+ 50.0%	35	37	+ 5.7%
Days on Market Until Sale	11	92	+ 736.4%	22	37	+ 68.2%
Median Sales Price*	\$192,500	\$279,900	+ 45.4%	\$245,000	\$267,500	+ 9.2%
Average Sales Price*	\$192,500	\$259,300	+ 34.7%	\$241,363	\$258,317	+ 7.0%
Percent of List Price Received*	97.7%	98.2%	+ 0.5%	102.6%	97.5%	- 5.0%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	2.5	1.2	- 52.0%	—	—	—

* 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.



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.