

Local Market Update – August 2024

A Research Tool Provided by Northwest Multiple Listing Service®



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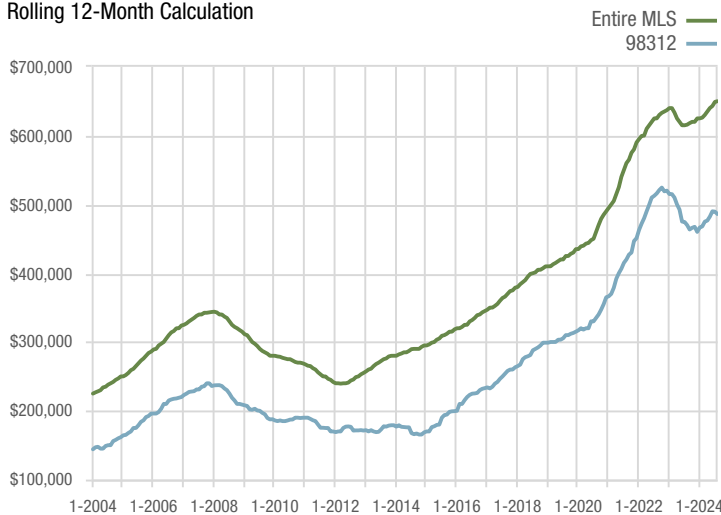
Residential Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	52	56	+ 7.7%	347	364	+ 4.9%
Pending Sales	44	41	- 6.8%	323	306	- 5.3%
Closed Sales	45	45	0.0%	292	291	- 0.3%
Days on Market Until Sale	19	24	+ 26.3%	33	29	- 12.1%
Median Sales Price*	\$525,050	\$495,000	- 5.7%	\$455,000	\$490,000	+ 7.7%
Average Sales Price*	\$554,304	\$546,655	- 1.4%	\$513,043	\$522,076	+ 1.8%
Percent of List Price Received*	100.2%	99.2%	- 1.0%	99.9%	100.0%	+ 0.1%
Inventory of Homes for Sale	53	78	+ 47.2%	—	—	—
Months Supply of Inventory	1.4	2.2	+ 57.1%	—	—	—

Condo Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	3	4	+ 33.3%	38	36	- 5.3%
Pending Sales	3	4	+ 33.3%	30	26	- 13.3%
Closed Sales	3	1	- 66.7%	26	25	- 3.8%
Days on Market Until Sale	96	46	- 52.1%	29	43	+ 48.3%
Median Sales Price*	\$270,000	\$220,000	- 18.5%	\$265,000	\$265,000	0.0%
Average Sales Price*	\$250,000	\$220,000	- 12.0%	\$254,485	\$269,312	+ 5.8%
Percent of List Price Received*	92.3%	96.1%	+ 4.1%	96.2%	98.9%	+ 2.8%
Inventory of Homes for Sale	9	8	- 11.1%	—	—	—
Months Supply of Inventory	2.7	2.4	- 11.1%	—	—	—

* 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.

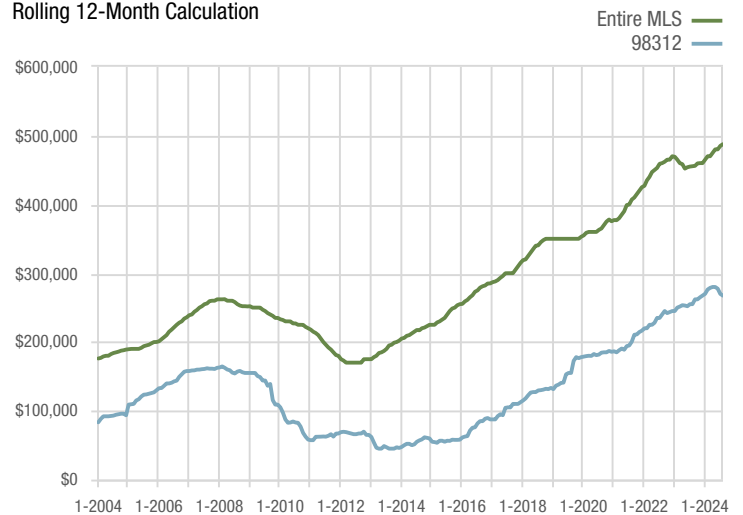
Median Sales Price - Residential

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.