

Local Market Update – August 2023

A Research Tool Provided by Northwest Multiple Listing Service®



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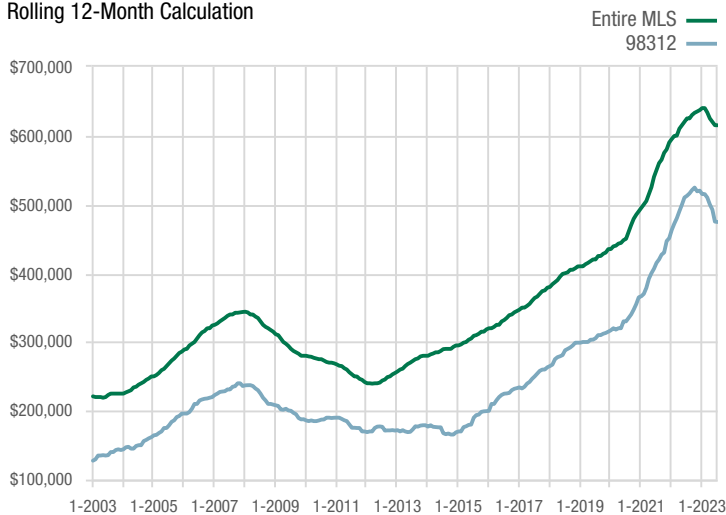
Residential Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	63	52	- 17.5%	560	347	- 38.0%
Pending Sales	59	43	- 27.1%	482	322	- 33.2%
Closed Sales	73	40	- 45.2%	518	287	- 44.6%
Days on Market Until Sale	22	19	- 13.6%	18	33	+ 83.3%
Median Sales Price*	\$550,000	\$516,000	- 6.2%	\$534,546	\$455,000	- 14.9%
Average Sales Price*	\$579,006	\$554,223	- 4.3%	\$566,843	\$512,313	- 9.6%
Percent of List Price Received*	99.6%	100.2%	+ 0.6%	102.4%	99.9%	- 2.4%
Inventory of Homes for Sale	78	54	- 30.8%	—	—	—
Months Supply of Inventory	1.2	1.4	+ 16.7%	—	—	—

Condo Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	3	3	0.0%	26	38	+ 46.2%
Pending Sales	2	3	+ 50.0%	24	30	+ 25.0%
Closed Sales	5	3	- 40.0%	27	26	- 3.7%
Days on Market Until Sale	10	96	+ 860.0%	15	29	+ 93.3%
Median Sales Price*	\$269,000	\$270,000	+ 0.4%	\$250,000	\$265,000	+ 6.0%
Average Sales Price*	\$281,800	\$250,000	- 11.3%	\$250,434	\$254,485	+ 1.6%
Percent of List Price Received*	99.8%	92.3%	- 7.5%	104.3%	96.2%	- 7.8%
Inventory of Homes for Sale	5	9	+ 80.0%	—	—	—
Months Supply of Inventory	1.8	2.7	+ 50.0%	—	—	—

* 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.

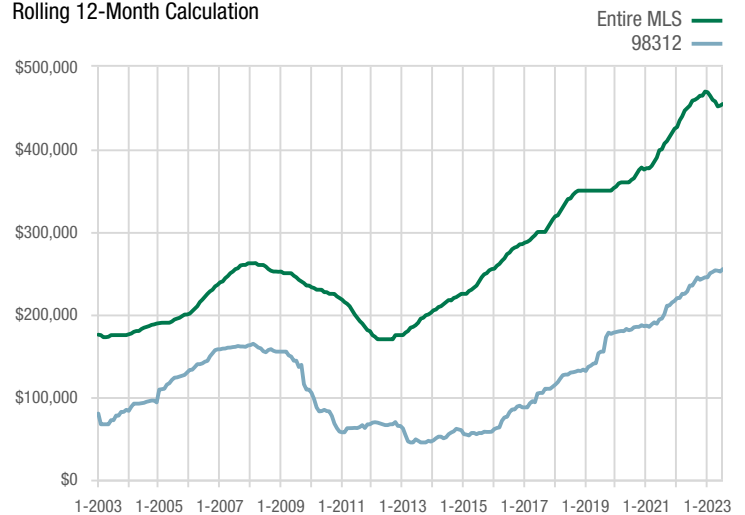
Median Sales Price - Residential

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.