

Local Market Update – February 2023

A Research Tool Provided by Northwest Multiple Listing Service®



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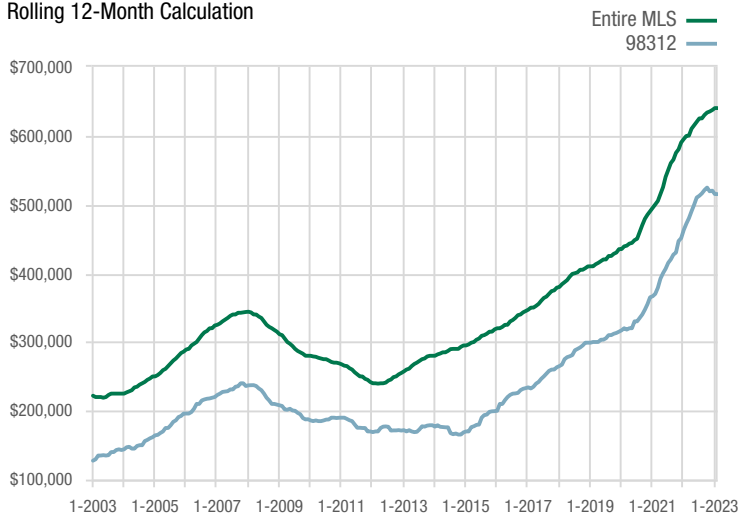
Residential Key Metrics	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	76	28	- 63.2%	139	61	- 56.1%
Pending Sales	66	33	- 50.0%	141	64	- 54.6%
Closed Sales	62	17	- 72.6%	118	39	- 66.9%
Days on Market Until Sale	22	31	+ 40.9%	26	46	+ 76.9%
Median Sales Price*	\$515,500	\$415,000	- 19.5%	\$524,950	\$442,000	- 15.8%
Average Sales Price*	\$536,225	\$449,130	- 16.2%	\$535,793	\$486,517	- 9.2%
Percent of List Price Received*	102.7%	98.0%	- 4.6%	101.9%	97.7%	- 4.1%
Inventory of Homes for Sale	46	47	+ 2.2%	—	—	—
Months Supply of Inventory	0.7	1.0	+ 42.9%	—	—	—

Condo Key Metrics	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	5	7	+ 40.0%	6	10	+ 66.7%
Pending Sales	7	5	- 28.6%	9	8	- 11.1%
Closed Sales	4	2	- 50.0%	8	2	- 75.0%
Days on Market Until Sale	22	24	+ 9.1%	36	24	- 33.3%
Median Sales Price*	\$213,500	\$227,000	+ 6.3%	\$231,000	\$227,000	- 1.7%
Average Sales Price*	\$214,250	\$227,000	+ 6.0%	\$230,938	\$227,000	- 1.7%
Percent of List Price Received*	103.6%	101.3%	- 2.2%	103.7%	101.3%	- 2.3%
Inventory of Homes for Sale	0	8	—	—	—	—
Months Supply of Inventory	—	2.9	—	—	—	—

* 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.

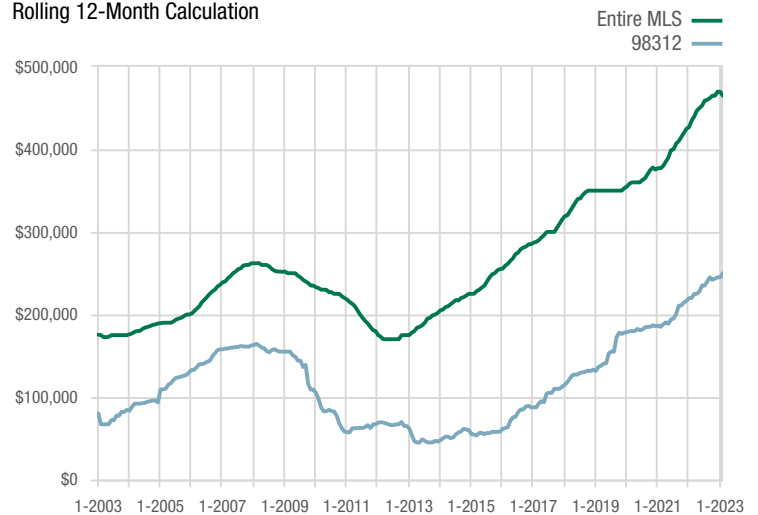
Median Sales Price - Residential

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.