

Local Market Update – August 2024

A Research Tool Provided by Northwest Multiple Listing Service®



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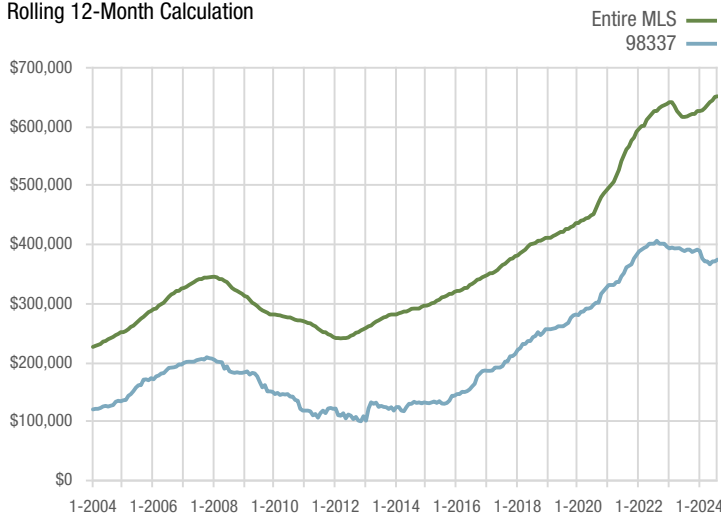
Residential	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
Key Metrics						
New Listings	5	7	+ 40.0%	48	73	+ 52.1%
Pending Sales	3	7	+ 133.3%	45	62	+ 37.8%
Closed Sales	11	7	- 36.4%	47	56	+ 19.1%
Days on Market Until Sale	24	23	- 4.2%	30	19	- 36.7%
Median Sales Price*	\$395,000	\$425,000	+ 7.6%	\$392,500	\$377,500	- 3.8%
Average Sales Price*	\$395,545	\$404,000	+ 2.1%	\$400,365	\$415,532	+ 3.8%
Percent of List Price Received*	98.5%	104.3%	+ 5.9%	99.7%	100.9%	+ 1.2%
Inventory of Homes for Sale	4	11	+ 175.0%	—	—	—
Months Supply of Inventory	0.7	1.7	+ 142.9%	—	—	—

Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
Key Metrics						
New Listings	2	3	+ 50.0%	13	21	+ 61.5%
Pending Sales	1	1	0.0%	12	12	0.0%
Closed Sales	0	1	—	11	11	0.0%
Days on Market Until Sale	—	7	—	32	45	+ 40.6%
Median Sales Price*	—	\$630,000	—	\$299,000	\$310,000	+ 3.7%
Average Sales Price*	—	\$630,000	—	\$352,218	\$410,264	+ 16.5%
Percent of List Price Received*	—	105.0%	—	98.5%	97.5%	- 1.0%
Inventory of Homes for Sale	2	8	+ 300.0%	—	—	—
Months Supply of Inventory	1.1	4.3	+ 290.9%	—	—	—

* 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.

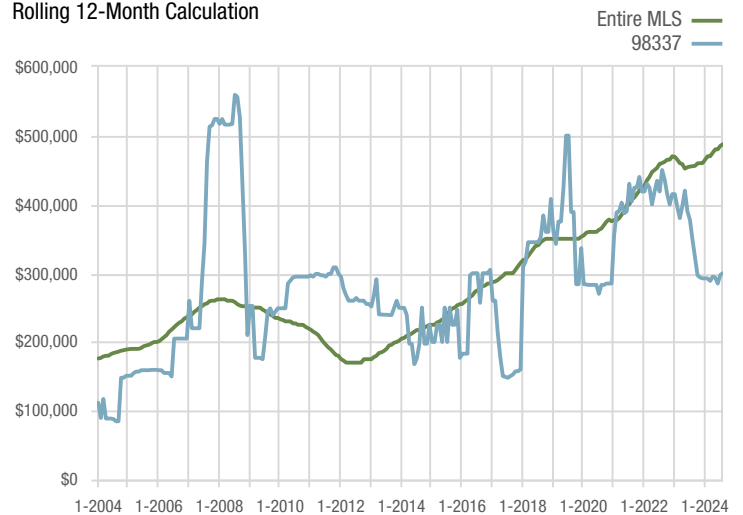
Median Sales Price - Residential

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.