

Local Market Update – August 2024

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

98346

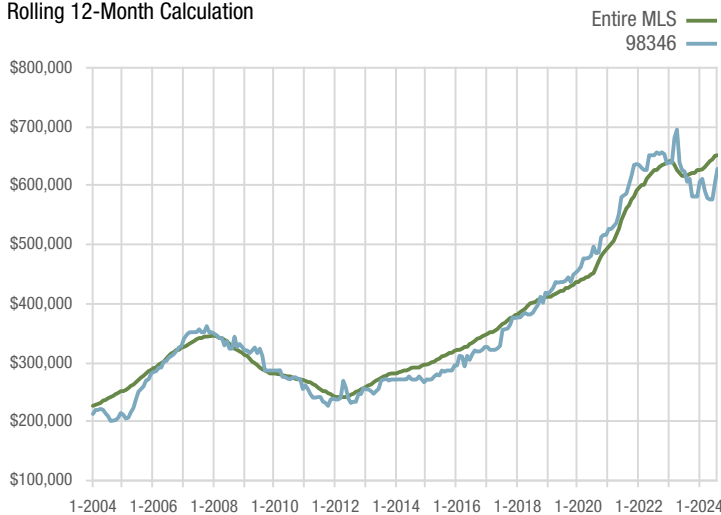
Residential Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	11	15	+ 36.4%	98	155	+ 58.2%
Pending Sales	8	16	+ 100.0%	75	114	+ 52.0%
Closed Sales	7	15	+ 114.3%	73	89	+ 21.9%
Days on Market Until Sale	20	48	+ 140.0%	46	40	- 13.0%
Median Sales Price*	\$509,999	\$670,000	+ 31.4%	\$605,000	\$629,000	+ 4.0%
Average Sales Price*	\$642,857	\$631,191	- 1.8%	\$756,755	\$709,996	- 6.2%
Percent of List Price Received*	97.5%	99.1%	+ 1.6%	98.8%	99.4%	+ 0.6%
Inventory of Homes for Sale	27	38	+ 40.7%	—	—	—
Months Supply of Inventory	2.8	3.1	+ 10.7%	—	—	—

Condo Key Metrics	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
New Listings	0	5	—	6	14	+ 133.3%
Pending Sales	1	1	0.0%	7	9	+ 28.6%
Closed Sales	1	2	+ 100.0%	6	9	+ 50.0%
Days on Market Until Sale	9	56	+ 522.2%	13	24	+ 84.6%
Median Sales Price*	\$325,000	\$342,500	+ 5.4%	\$341,000	\$340,000	- 0.3%
Average Sales Price*	\$325,000	\$342,500	+ 5.4%	\$342,167	\$347,736	+ 1.6%
Percent of List Price Received*	100.0%	98.9%	- 1.1%	99.0%	99.9%	+ 0.9%
Inventory of Homes for Sale	0	5	—	—	—	—
Months Supply of Inventory	—	4.1	—	—	—	—

* 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.

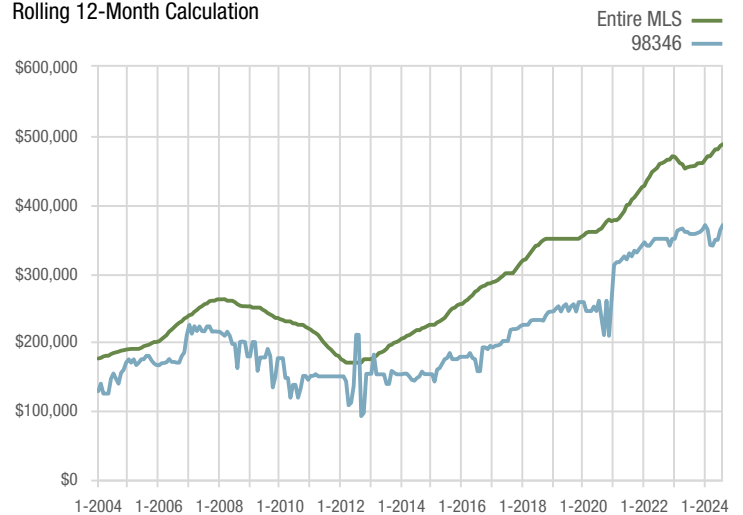
Median Sales Price - Residential

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.