

Local Market Update – August 2023

A Research Tool Provided by Northwest Multiple Listing Service®



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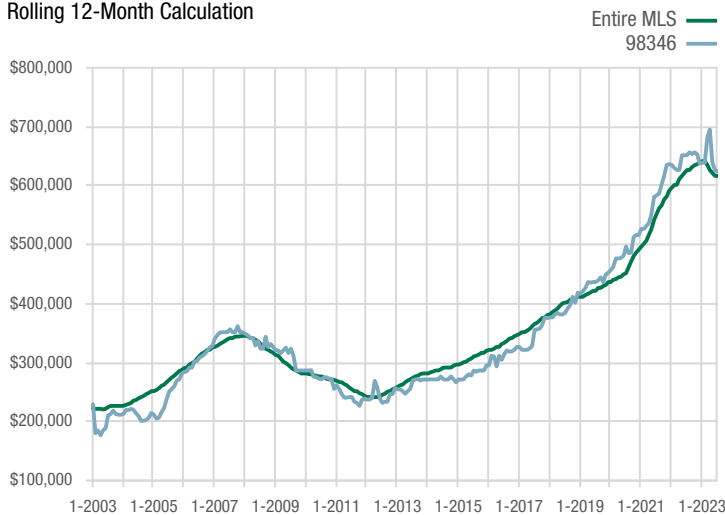
Residential Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	29	11	- 62.1%	152	95	- 37.5%
Pending Sales	16	9	- 43.8%	103	76	- 26.2%
Closed Sales	18	7	- 61.1%	96	73	- 24.0%
Days on Market Until Sale	22	20	- 9.1%	13	46	+ 253.8%
Median Sales Price*	\$651,500	\$509,999	- 21.7%	\$635,000	\$605,000	- 4.7%
Average Sales Price*	\$764,106	\$642,857	- 15.9%	\$728,939	\$756,755	+ 3.8%
Percent of List Price Received*	99.5%	97.5%	- 2.0%	104.4%	98.8%	- 5.4%
Inventory of Homes for Sale	40	23	- 42.5%	—	—	—
Months Supply of Inventory	2.9	2.4	- 17.2%	—	—	—

Condo Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	2	0	- 100.0%	10	6	- 40.0%
Pending Sales	2	1	- 50.0%	9	7	- 22.2%
Closed Sales	3	1	- 66.7%	9	6	- 33.3%
Days on Market Until Sale	16	9	- 43.8%	15	13	- 13.3%
Median Sales Price*	\$325,000	\$325,000	0.0%	\$339,900	\$341,000	+ 0.3%
Average Sales Price*	\$343,000	\$325,000	- 5.2%	\$345,172	\$342,167	- 0.9%
Percent of List Price Received*	101.6%	100.0%	- 1.6%	105.3%	99.0%	- 6.0%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.7	—	—	—	—	—

* 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.

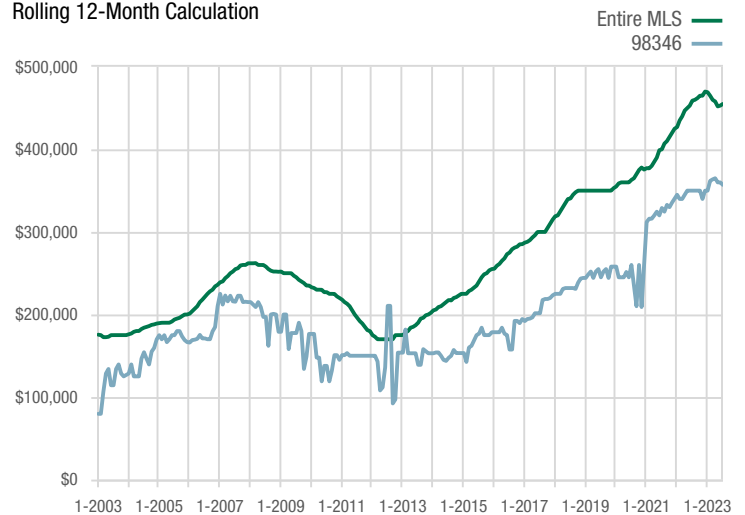
Median Sales Price - Residential

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.