

Local Market Update – August 2023

A Research Tool Provided by Northwest Multiple Listing Service®



98366

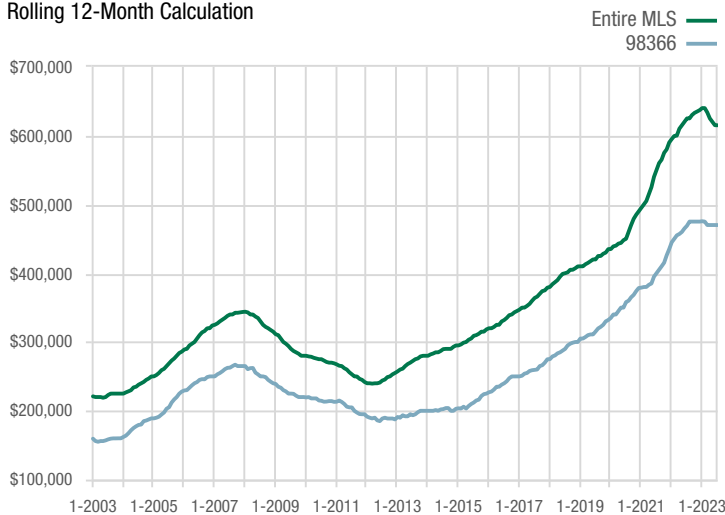
Residential Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	69	60	- 13.0%	584	398	- 31.8%
Pending Sales	54	54	0.0%	433	378	- 12.7%
Closed Sales	54	45	- 16.7%	428	363	- 15.2%
Days on Market Until Sale	25	20	- 20.0%	15	39	+ 160.0%
Median Sales Price*	\$490,000	\$500,000	+ 2.0%	\$483,750	\$480,000	- 0.8%
Average Sales Price*	\$555,661	\$528,877	- 4.8%	\$526,703	\$507,334	- 3.7%
Percent of List Price Received*	99.9%	100.4%	+ 0.5%	103.1%	100.3%	- 2.7%
Inventory of Homes for Sale	127	73	- 42.5%	—	—	—
Months Supply of Inventory	2.3	1.6	- 30.4%	—	—	—

Condo Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	1	1	0.0%	10	12	+ 20.0%
Pending Sales	1	3	+ 200.0%	9	9	0.0%
Closed Sales	1	1	0.0%	8	6	- 25.0%
Days on Market Until Sale	4	30	+ 650.0%	10	11	+ 10.0%
Median Sales Price*	\$262,500	\$246,000	- 6.3%	\$261,000	\$258,000	- 1.1%
Average Sales Price*	\$262,500	\$246,000	- 6.3%	\$300,722	\$255,000	- 15.2%
Percent of List Price Received*	101.0%	100.0%	- 1.0%	101.4%	99.7%	- 1.7%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.0	+ 42.9%	—	—	—

* 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.

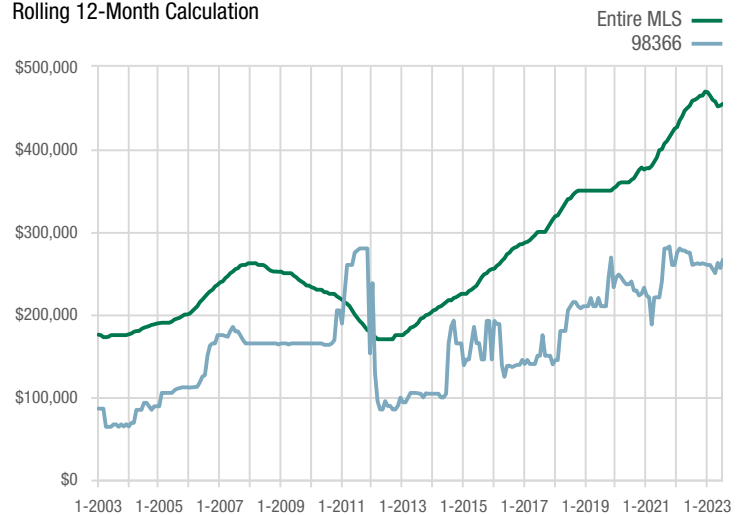
Median Sales Price - Residential

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.