

Local Market Update – August 2023

A Research Tool Provided by Northwest Multiple Listing Service®



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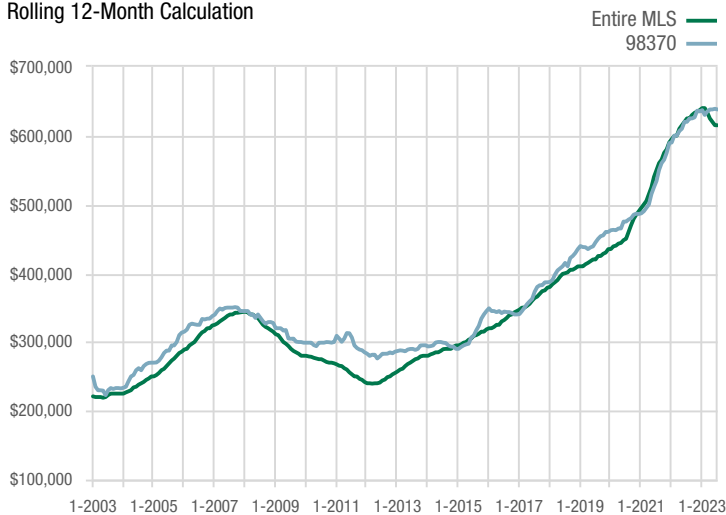
Residential Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	51	64	+ 25.5%	453	373	- 17.7%
Pending Sales	59	50	- 15.3%	365	323	- 11.5%
Closed Sales	55	58	+ 5.5%	343	279	- 18.7%
Days on Market Until Sale	17	24	+ 41.2%	14	31	+ 121.4%
Median Sales Price*	\$645,000	\$644,948	- 0.0%	\$646,000	\$645,000	- 0.2%
Average Sales Price*	\$729,501	\$690,036	- 5.4%	\$716,588	\$714,952	- 0.2%
Percent of List Price Received*	99.8%	99.3%	- 0.5%	103.7%	100.3%	- 3.3%
Inventory of Homes for Sale	64	71	+ 10.9%	—	—	—
Months Supply of Inventory	1.5	2.0	+ 33.3%	—	—	—

Condo Key Metrics	August			Year to Date		
	2022	2023	% Change	Thru 8-2022	Thru 8-2023	% Change
New Listings	2	3	+ 50.0%	19	9	- 52.6%
Pending Sales	3	1	- 66.7%	20	7	- 65.0%
Closed Sales	4	1	- 75.0%	19	8	- 57.9%
Days on Market Until Sale	31	8	- 74.2%	12	15	+ 25.0%
Median Sales Price*	\$267,500	\$770,000	+ 187.9%	\$312,000	\$302,000	- 3.2%
Average Sales Price*	\$292,750	\$770,000	+ 163.0%	\$351,847	\$356,937	+ 1.4%
Percent of List Price Received*	102.2%	102.7%	+ 0.5%	106.0%	100.6%	- 5.1%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	2.1	—	—	—	—

* 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.

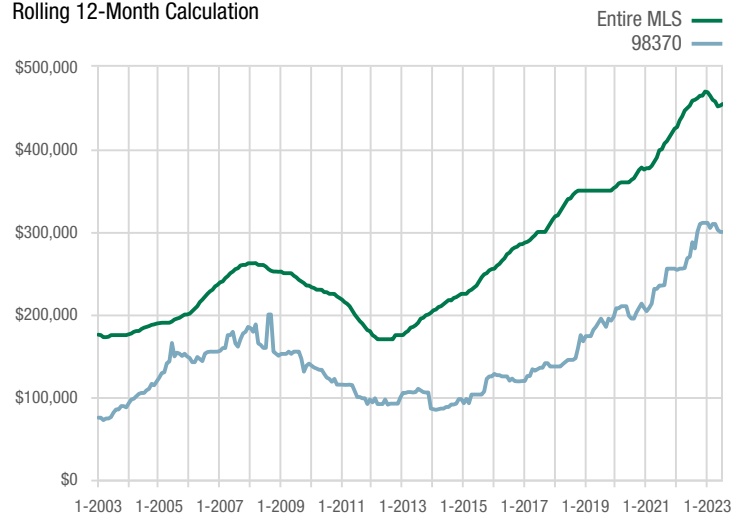
Median Sales Price - Residential

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.