

Local Market Update – February 2023

A Research Tool Provided by Northwest Multiple Listing Service®



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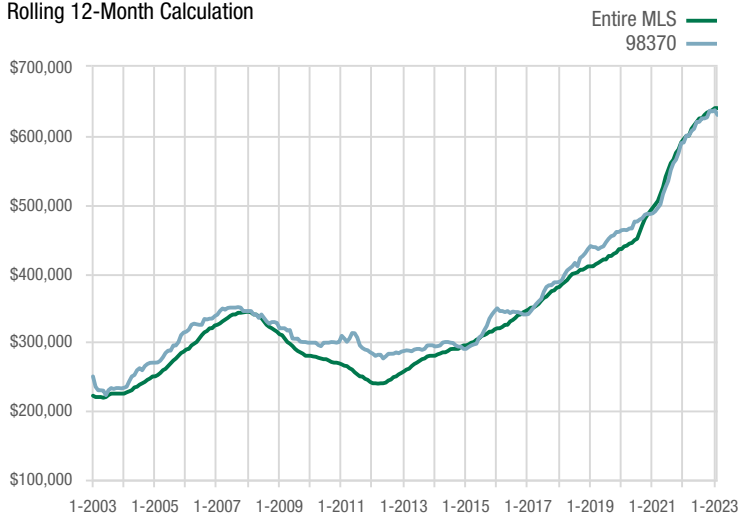
Residential Key Metrics	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	38	24	- 36.8%	66	63	- 4.5%
Pending Sales	34	28	- 17.6%	51	65	+ 27.5%
Closed Sales	26	30	+ 15.4%	50	53	+ 6.0%
Days on Market Until Sale	10	44	+ 340.0%	32	44	+ 37.5%
Median Sales Price*	\$639,500	\$591,250	- 7.5%	\$634,500	\$605,000	- 4.6%
Average Sales Price*	\$738,328	\$642,711	- 13.0%	\$710,618	\$656,953	- 7.6%
Percent of List Price Received*	105.2%	100.0%	- 4.9%	102.1%	99.6%	- 2.4%
Inventory of Homes for Sale	22	40	+ 81.8%	—	—	—
Months Supply of Inventory	0.5	1.0	+ 100.0%	—	—	—

Condo Key Metrics	February			Year to Date		
	2022	2023	% Change	Thru 2-2022	Thru 2-2023	% Change
New Listings	1	0	- 100.0%	4	1	- 75.0%
Pending Sales	0	0	0.0%	4	2	- 50.0%
Closed Sales	4	3	- 25.0%	5	4	- 20.0%
Days on Market Until Sale	9	11	+ 22.2%	10	22	+ 120.0%
Median Sales Price*	\$290,250	\$282,500	- 2.7%	\$245,500	\$286,250	+ 16.6%
Average Sales Price*	\$426,400	\$278,833	- 34.6%	\$389,120	\$283,875	- 27.0%
Percent of List Price Received*	107.5%	99.0%	- 7.9%	106.0%	99.3%	- 6.3%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.4	—	—	—	—	—

* 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.

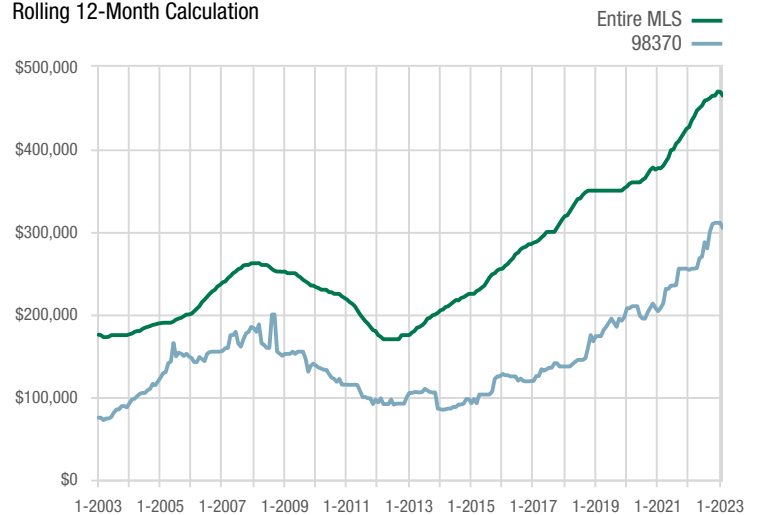
Median Sales Price - Residential

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.