

Local Market Update – August 2024

A Research Tool Provided by Northwest Multiple Listing Service®



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98370

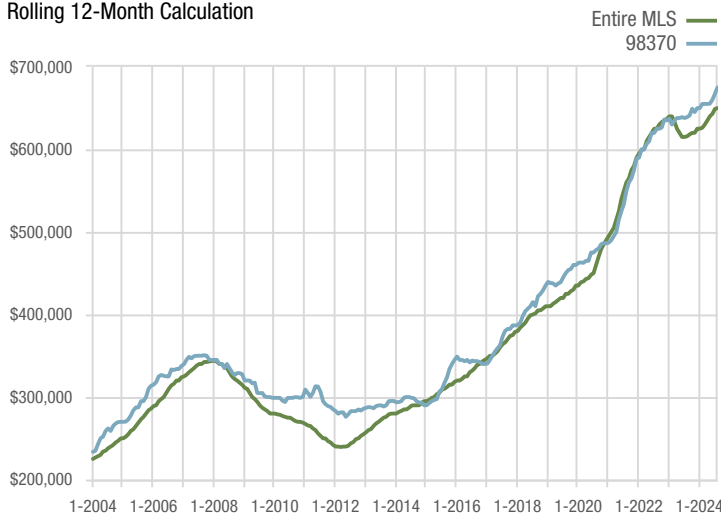
Residential	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
Key Metrics						
New Listings	63	38	- 39.7%	374	359	- 4.0%
Pending Sales	47	35	- 25.5%	319	320	+ 0.3%
Closed Sales	60	41	- 31.7%	281	308	+ 9.6%
Days on Market Until Sale	23	43	+ 87.0%	31	31	0.0%
Median Sales Price*	\$647,126	\$780,000	+ 20.5%	\$645,000	\$679,495	+ 5.3%
Average Sales Price*	\$690,544	\$792,382	+ 14.7%	\$714,883	\$746,229	+ 4.4%
Percent of List Price Received*	99.4%	99.5%	+ 0.1%	100.3%	100.1%	- 0.2%
Inventory of Homes for Sale	76	61	- 19.7%	—	—	—
Months Supply of Inventory	2.1	1.7	- 19.0%	—	—	—

Condo	August			Year to Date		
	2023	2024	% Change	Thru 8-2023	Thru 8-2024	% Change
Key Metrics						
New Listings	3	3	0.0%	9	12	+ 33.3%
Pending Sales	1	1	0.0%	7	6	- 14.3%
Closed Sales	1	2	+ 100.0%	8	6	- 25.0%
Days on Market Until Sale	8	2	- 75.0%	15	12	- 20.0%
Median Sales Price*	\$770,000	\$318,700	- 58.6%	\$302,000	\$295,325	- 2.2%
Average Sales Price*	\$770,000	\$318,700	- 58.6%	\$356,937	\$388,692	+ 8.9%
Percent of List Price Received*	102.7%	102.0%	- 0.7%	100.6%	99.6%	- 1.0%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	2.1	3.2	+ 52.4%	—	—	—

* 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.

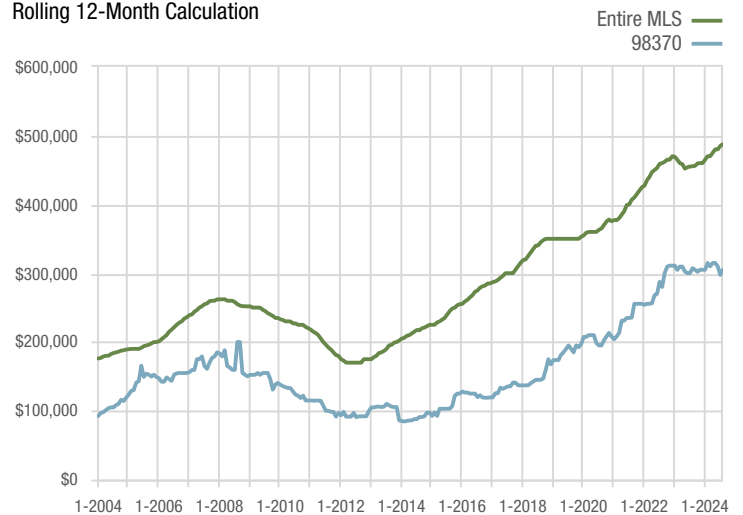
Median Sales Price - Residential

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.