

Local Market Update – July 2020

A Research Tool Provided by Northwest Multiple Listing Service®



Whatcom County

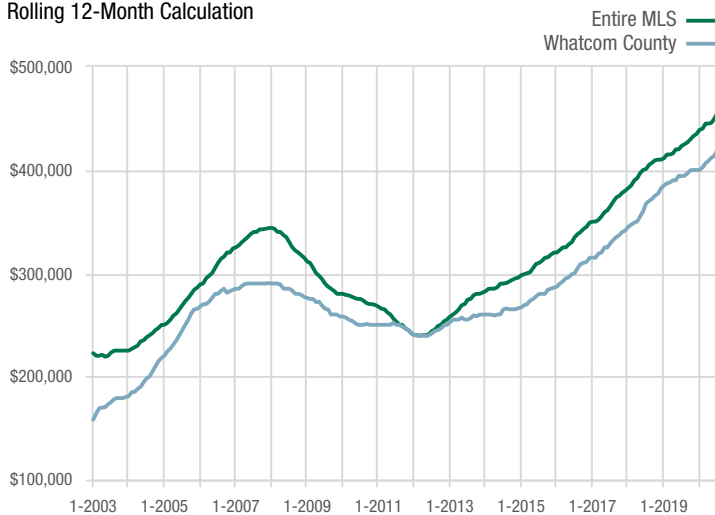
Residential Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	380	396	+ 4.2%	2,361	2,039	- 13.6%
Pending Sales	298	407	+ 36.6%	1,896	1,765	- 6.9%
Closed Sales	324	303	- 6.5%	1,734	1,482	- 14.5%
Days on Market Until Sale	35	41	+ 17.1%	41	41	0.0%
Median Sales Price*	\$393,250	\$439,900	+ 11.9%	\$397,750	\$426,750	+ 7.3%
Average Sales Price*	\$441,033	\$491,983	+ 11.6%	\$441,332	\$467,841	+ 6.0%
Percent of List Price Received*	99.3%	100.1%	+ 0.8%	99.2%	99.6%	+ 0.4%
Inventory of Homes for Sale	717	467	- 34.9%	—	—	—
Months Supply of Inventory	2.9	1.9	- 34.5%	—	—	—

Condo Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	54	70	+ 29.6%	383	410	+ 7.0%
Pending Sales	49	76	+ 55.1%	346	345	- 0.3%
Closed Sales	58	66	+ 13.8%	323	276	- 14.6%
Days on Market Until Sale	58	57	- 1.7%	51	59	+ 15.7%
Median Sales Price*	\$282,500	\$285,000	+ 0.9%	\$275,500	\$260,000	- 5.6%
Average Sales Price*	\$341,600	\$357,858	+ 4.8%	\$301,389	\$311,363	+ 3.3%
Percent of List Price Received*	99.8%	98.8%	- 1.0%	99.4%	99.2%	- 0.2%
Inventory of Homes for Sale	111	129	+ 16.2%	—	—	—
Months Supply of Inventory	2.3	2.8	+ 21.7%	—	—	—

* 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.

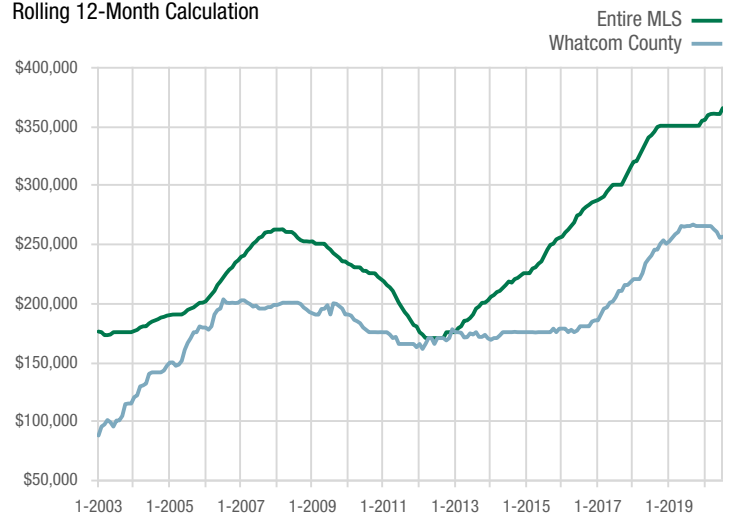
Median Sales Price - Residential

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.