

Local Market Update – July 2021

A Research Tool Provided by Northwest Multiple Listing Service®



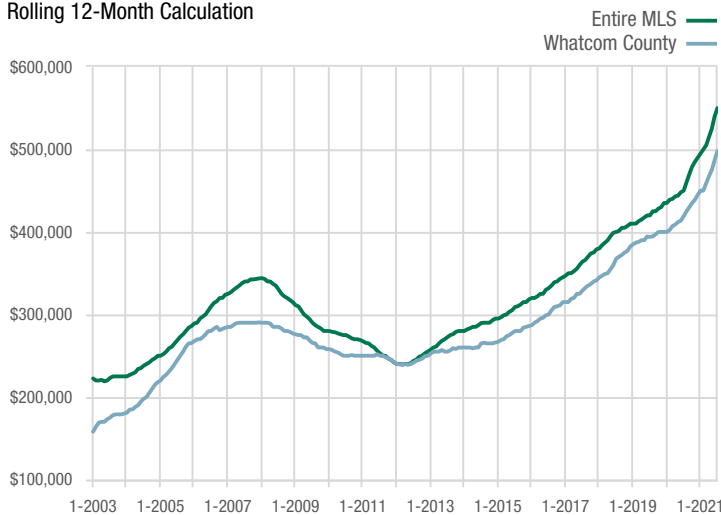
Whatcom County

Residential Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	390	366	- 6.2%	2,022	2,195	+ 8.6%
Pending Sales	382	309	- 19.1%	1,726	1,942	+ 12.5%
Closed Sales	316	339	+ 7.3%	1,496	1,764	+ 17.9%
Days on Market Until Sale	36	17	- 52.8%	39	24	- 38.5%
Median Sales Price*	\$435,000	\$547,770	+ 25.9%	\$425,750	\$525,000	+ 23.3%
Average Sales Price*	\$482,335	\$598,756	+ 24.1%	\$465,945	\$584,121	+ 25.4%
Percent of List Price Received*	100.2%	104.3%	+ 4.1%	99.6%	104.0%	+ 4.4%
Inventory of Homes for Sale	496	303	- 38.9%	—	—	—
Months Supply of Inventory	2.1	1.1	- 47.6%	—	—	—

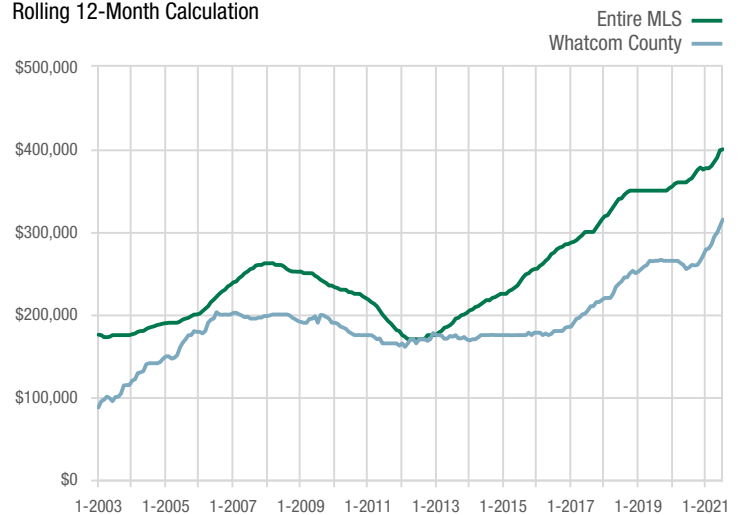
Condo Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	71	74	+ 4.2%	408	412	+ 1.0%
Pending Sales	70	81	+ 15.7%	337	404	+ 19.9%
Closed Sales	70	55	- 21.4%	280	364	+ 30.0%
Days on Market Until Sale	58	23	- 60.3%	59	34	- 42.4%
Median Sales Price*	\$285,000	\$330,500	+ 16.0%	\$260,000	\$330,250	+ 27.0%
Average Sales Price*	\$353,309	\$374,752	+ 6.1%	\$310,296	\$362,108	+ 16.7%
Percent of List Price Received*	98.8%	100.3%	+ 1.5%	99.2%	102.4%	+ 3.2%
Inventory of Homes for Sale	137	36	- 73.7%	—	—	—
Months Supply of Inventory	3.0	0.6	- 80.0%	—	—	—

* 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 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.