

Local Market Update – April 2019

This is a research tool provided by Northwest Multiple Listing Service®.



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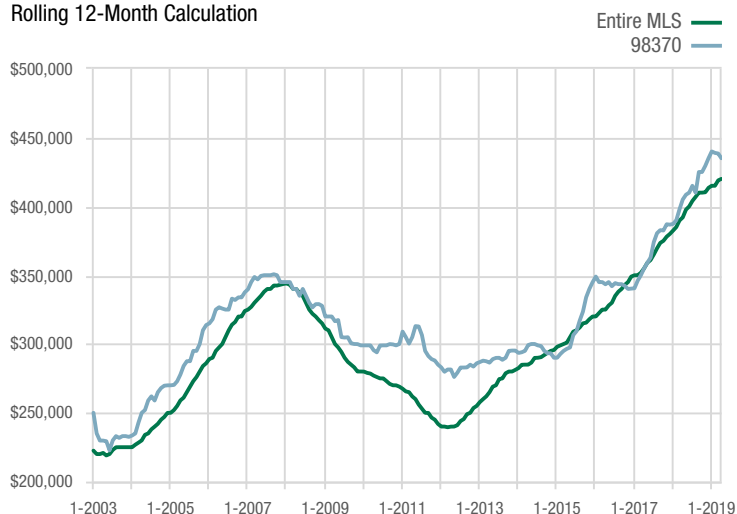
Residential	April			Year to Date		
Key Metrics	2018	2019	% Change	Thru 4-2018	Thru 4-2019	% Change
New Listings	62	62	0.0%	186	171	- 8.1%
Pending Sales	53	57	+ 7.5%	174	158	- 9.2%
Closed Sales	47	28	- 40.4%	150	111	- 26.0%
Days on Market Until Sale	41	37	- 9.8%	39	49	+ 25.6%
Median Sales Price*	\$444,000	\$415,500	- 6.4%	\$431,905	\$429,000	- 0.7%
Average Sales Price*	\$512,560	\$444,235	- 13.3%	\$452,510	\$455,209	+ 0.6%
Percent of List Price Received*	101.1%	100.4%	- 0.7%	101.3%	99.6%	- 1.7%
Inventory of Homes for Sale	62	65	+ 4.8%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

Condo	April			Year to Date		
Key Metrics	2018	2019	% Change	Thru 4-2018	Thru 4-2019	% Change
New Listings	2	6	+ 200.0%	7	15	+ 114.3%
Pending Sales	2	5	+ 150.0%	7	9	+ 28.6%
Closed Sales	4	3	- 25.0%	6	8	+ 33.3%
Days on Market Until Sale	5	2	- 60.0%	4	16	+ 300.0%
Median Sales Price*	\$176,750	\$225,000	+ 27.3%	\$156,250	\$187,500	+ 20.0%
Average Sales Price*	\$177,875	\$295,167	+ 65.9%	\$162,917	\$202,738	+ 24.4%
Percent of List Price Received*	105.8%	101.3%	- 4.3%	105.2%	99.5%	- 5.4%
Inventory of Homes for Sale	1	8	+ 700.0%	—	—	—
Months Supply of Inventory	0.4	3.3	+ 725.0%	—	—	—

* 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.

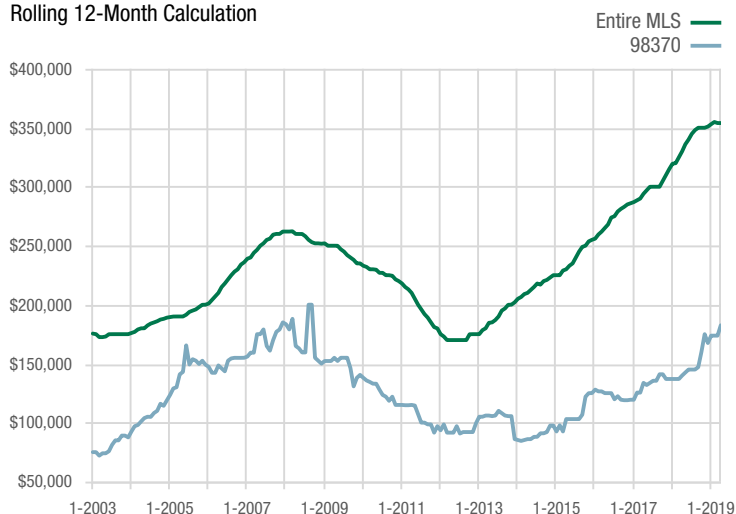
Median Sales Price - Residential

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.