

REAL ESTATE MARKET REPORT
BAINBRIDGE ISLAND



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Sunday, April 1

2018

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Sunday, April 1, 2018

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MARKET SUMMARY TABLE		41 PENDING ^[2]					39 OFF-MARKET (last 6 mos) ^[3]					ABSORPTION RATE (months of inventory)		Est. Mos.	
A = Average Value M = Median Value N/A = Not Available		38 ACTIVE ^[1]			Num #	Pend Ratio	Num #	168 SOLD/CLOSED (last 6 months) ^[4]				List-Sale Ratio			
Price Range	Low	High	Num #	Days on Market				Current List Price	Num #	Num #	Days on Market		Original List Price	Final List Price	Sold/Closed Price
\$0	\$199,999	0				1	N/A	0	2	A 73	\$ 182,000	\$ 182,000	\$ 178,500	98%	N/A
										M 73	\$ 182,000	\$ 182,000	\$ 178,500	98%	N/A
\$200,000	\$399,999	0				0		1	2	A 37	\$ 375,500	\$ 270,500	\$ 280,000	104%	N/A
										M 37	\$ 375,500	\$ 270,500	\$ 280,000	104%	N/A
\$400,000	\$599,999	4	A 17	\$ 552,000	2	33%	2	18	A 35	\$ 555,992	\$ 539,553	\$ 531,167	98%	1.3	
			M 3	\$ 557,000					M 17	\$ 566,500	\$ 540,500	\$ 532,500	99%		
\$600,000	\$799,999	3	A 89	\$ 748,000	13	81%	9	39	A 53	\$ 705,606	\$ 691,183	\$ 686,610	99%	0.5	
			M 24	\$ 795,000					M 19	\$ 691,000	\$ 668,000	\$ 665,000	100%		
\$800,000	\$999,999	12	A 53	\$ 937,249	10	45%	4	46	A 71	\$ 914,373	\$ 885,081	\$ 879,946	99%	1.6	
			M 28	\$ 939,998					M 22	\$ 899,000	\$ 868,500	\$ 864,950	100%		
\$1,000,000	\$1,199,999	8	A 80	\$ 1,102,344	5	38%	4	27	A 35	\$ 1,145,259	\$ 1,115,704	\$ 1,096,610	98%	1.8	
			M 44	\$ 1,087,000					M 29	\$ 1,150,000	\$ 1,125,000	\$ 1,100,000	98%		
\$1,200,000	\$1,399,999	2	A 14	\$ 1,376,500	6	75%	5	13	A 40	\$ 1,313,923	\$ 1,293,154	\$ 1,271,525	98%	0.9	
			M 14	\$ 1,376,500					M 10	\$ 1,295,000	\$ 1,295,000	\$ 1,300,000	100%		
\$1,400,000	\$1,599,999	2	A 142	\$ 1,584,000	1	33%	2	5	A 53	\$ 1,586,000	\$ 1,523,400	\$ 1,501,600	99%	2.4	
			M 142	\$ 1,584,000					M 22	\$ 1,595,000	\$ 1,540,000	\$ 1,500,000	97%		
\$1,600,000	\$1,799,999	1	A 35	\$ 1,649,000	3	75%	6	4	A 29	\$ 1,751,750	\$ 1,714,250	\$ 1,668,750	97%	1.5	
			M 35	\$ 1,649,000					M 16	\$ 1,729,000	\$ 1,723,500	\$ 1,650,000	96%		
\$1,800,000	\$1,999,999	1	A 83	\$ 1,890,000	0		3	3	A 91	\$ 2,115,000	\$ 1,980,000	\$ 1,933,333	98%	2	
			M 83	\$ 1,890,000					M 42	\$ 2,100,000	\$ 1,950,000	\$ 1,960,000	101%		
\$2,000,000	\$2,199,999	0			0		0	1	A 15	\$ 2,180,000	\$ 2,180,000	\$ 2,180,000	100%	N/A	
									M 15	\$ 2,180,000	\$ 2,180,000	\$ 2,180,000	100%		
\$2,200,000	\$2,399,999	1	A 4	\$ 2,200,000	0		0	2	A 43	\$ 2,569,000	\$ 2,394,000	\$ 2,300,000	96%	3	
			M 4	\$ 2,200,000					M 43	\$ 2,569,000	\$ 2,394,000	\$ 2,300,000	96%		
\$2,400,000	\$2,599,999	1	A 3	\$ 2,400,000	0		0	4	A 75	\$ 2,725,000	\$ 2,492,250	\$ 2,439,500	98%	1.5	
			M 3	\$ 2,400,000					M 84	\$ 2,730,000	\$ 2,484,500	\$ 2,442,500	98%		
\$2,600,000	\$2,799,999	1	A 11	\$ 2,658,000	0		0	0							
			M 11	\$ 2,658,000											
\$2,800,000	+	2	A 84	\$ 3,491,500	0		3	2	A 236	\$ 5,272,500	\$ 5,175,000	\$ 4,742,500	92%	6	
			M 84	\$ 3,491,500					M 236	\$ 5,272,500	\$ 5,175,000	\$ 4,742,500	92%		
Market Totals		38			41	52%	39	168						1.4	
Market Averages		59	\$1,268,914					55	\$1,063,992	\$1,029,302	\$1,011,176	98%			
Market Medians		25	\$1,011,500					23	\$ 899,000	\$ 868,500	\$ 864,950	100%			

Date Range (Off-Market & Sold) = 10/01/2017 to 04/01/2018

Data believed to be accurate but not guaranteed.

Status = [1] Active, Contingent; [2] Pending, Pending BU Requested, Pending Feasibility, Pending Inspection, Pending Short Sale; [3] Cancelled, Expired, Sale Fail Release, Temp. Off Mkt.; [4] Sold

ZipCode = 98110

PropertyType = Single Family

Favors Sellers Favors Buyers

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1. PROPERTIES FOR SALE (ACTIVE)

- a. **Number Active:** The number of listings for sale which are currently being marketed but do not yet have a purchase agreement.
- b. **Days on Market (DOM):** The marketing period of currently active listings. This does not account for some listings which have had a previous listing period, but were re-entered as a new listing.
- c. **Current List Price:** The price that a property seller is currently asking.

2. CONTRACTS PENDING

- a. **Number Pending:** The number of current listings for which a contract has been signed but has not yet closed.
- b. **Pending Ratio:** Sometimes called a “list-to-pending ratio”. This is a measure of how fast properties are going under contract vs. how fast they are being listed.

$$\text{Pending Ratio} = \frac{P \text{ (Number of Pending Listings)}}{A+P \text{ (Number of Active + Pending)}}$$

(P) represents properties that buyers have chosen
(A+P) represents the entire pool from which they have chosen

3. OFF-MARKET

- a. **Number Off-Market:** The number of listing agreements that have failed to close in the last 6 months. Some owners may choose to re-offer their property for sale.

4. PROPERTIES SOLD (CLOSED CONTRACT)

- a. **Number Sold:** The number of properties that have gone to a closing in the last 6 months.
- b. **Days on Market (DOM):** The marketing time it has taken properties to sell in the last 6 months.
- c. **Original List Price:** The price at which a sold property was originally marketed.
- d. **Final List Price:** The price at which a sold property was marketed just prior to selling.
- e. **Sold/Closed Price:** The price for which a property sold.
- f. **List to Sales Ratio:** The percentage of the list price that the buyer ultimately paid for the property.

$$\text{List to Sales Ratio} = \frac{\text{Sold Price}}{\text{Final List Price}}$$

5. ABSORPTION RATE / MONTHS OF INVENTORY

- a. **Absorption Rate / Months of Inventory:** An estimate of how fast listings are currently selling measured in months. For example, if 100 properties sell per month and there are 800 properties for sale - there is an 8 month supply of inventory before counting the additional properties that will come on the market.