

REAL ESTATE MARKET REPORT
BAINBRIDGE ISLAND



Su	M	Tu	W	Th	F	Sa
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29	30					

Sunday, November 1

2020

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Sunday, November 1, 2020

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MARKET SUMMARY TABLE		70 PENDING ^[2]					25 OFF-MARKET (last 6 mos) ^[3]					ABSORPTION RATE (months of inventory)		
A = Average Value M = Median Value N/A = Not Available		39 ACTIVE ^[1]					275 SOLD/CLOSED (last 6 months) ^[4]							
Price Range		Num #	Days on Market	Current List Price	Num #	Pend Ratio	Num #	Num #	Days on Market	Original List Price	Final List Price	Sold/Closed Price	List-Sale Ratio	Est. Mos.
Low	High													
\$0	\$299,999	2	A 12 M 12	\$ 265,000 \$ 265,000	0		0	0						
\$300,000	\$599,999	1	A 3 M 3	\$ 598,000 \$ 598,000	1	50%	2	15	A 32 M 10	\$ 549,767 \$ 559,500	\$ 541,733 \$ 559,000	\$ 534,400 \$ 554,000	99% 99%	0.4
\$600,000	\$899,999	12	A 34 M 21	\$ 795,508 \$ 813,000	30	71%	9	98	A 31 M 8	\$ 764,111 \$ 750,000	\$ 755,384 \$ 748,950	\$ 754,939 \$ 741,537	100% 99%	0.7
\$900,000	\$1,199,999	5	A 46 M 23	\$ 995,600 \$ 988,000	13	72%	4	54	A 36 M 7	\$ 1,039,044 \$ 1,050,000	\$ 1,022,617 \$ 1,033,450	\$ 1,043,185 \$ 1,054,000	102% 102%	0.6
\$1,200,000	\$1,499,999	1	A 127 M 127	\$ 1,380,000 \$ 1,380,000	11	92%	5	49	A 30 M 8	\$ 1,324,188 \$ 1,348,000	\$ 1,311,678 \$ 1,314,950	\$ 1,324,700 \$ 1,325,000	101% 101%	0.1
\$1,500,000	\$1,799,999	4	A 89 M 81	\$ 1,566,725 \$ 1,567,500	6	60%	1	28	A 20 M 7	\$ 1,565,784 \$ 1,580,000	\$ 1,568,820 \$ 1,595,000	\$ 1,608,036 \$ 1,600,000	102% 100%	0.9
\$1,800,000	\$2,099,999	1	A 106 M 106	\$ 1,880,000 \$ 1,880,000	2	67%	1	7	A 56 M 10	\$ 1,934,571 \$ 1,875,000	\$ 1,884,143 \$ 1,875,000	\$ 1,865,429 \$ 1,850,000	99% 99%	0.9
\$2,100,000	\$2,399,999	5	A 45 M 30	\$ 2,308,778 \$ 2,299,888	4	44%	1	5	A 36 M 20	\$ 2,328,600 \$ 2,300,000	\$ 2,235,230 \$ 2,298,000	\$ 2,203,800 \$ 2,200,000	99% 96%	6
\$2,400,000	\$2,699,999	2	A 34 M 34	\$ 2,641,500 \$ 2,641,500	0		1	5	A 37 M 6	\$ 2,492,200 \$ 2,498,000	\$ 2,461,200 \$ 2,498,000	\$ 2,504,000 \$ 2,500,000	102% 100%	2.4
\$2,700,000	\$2,999,999	0			3	N/A	0	3	A 8 M 6	\$ 2,757,667 \$ 2,750,000	\$ 2,757,667 \$ 2,750,000	\$ 2,825,000 \$ 2,775,000	102% 101%	N/A
\$3,000,000	\$3,299,999	2	A 196 M 196	\$ 3,194,000 \$ 3,194,000	0		0	1	A 50 M 50	\$ 3,595,000 \$ 3,595,000	\$ 3,595,000 \$ 3,595,000	\$ 3,250,000 \$ 3,250,000	90% 90%	12
\$3,300,000	\$3,599,999	1	A 25 M 25	\$ 3,585,000 \$ 3,585,000	0		0	2	A 12 M 12	\$ 3,635,000 \$ 3,635,000	\$ 3,635,000 \$ 3,635,000	\$ 3,472,500 \$ 3,472,500	96% 96%	3
\$3,600,000	\$3,899,999	0			0		0	0						
\$3,900,000	\$4,199,999	1	A 114 M 114	\$ 3,957,000 \$ 3,957,000	0		1	2	A 4 M 4	\$ 4,134,000 \$ 4,134,000	\$ 4,134,000 \$ 4,134,000	\$ 4,084,000 \$ 4,084,000	99% 99%	3
\$4,200,000	+	2	A 297 M 297	\$ 8,873,000 \$ 8,873,000	0		0	6	A 22 M 6	\$ 5,798,500 \$ 6,074,000	\$ 5,798,500 \$ 6,074,000	\$ 5,588,000 \$ 5,900,000	96% 97%	2
Market Totals		39			70	64%	25	275						0.9
Market Averages		68		\$1,889,279				31	\$1,264,756	\$1,252,517	\$1,255,383	100%		
Market Medians		31		\$1,098,000				8	\$1,018,000	\$999,900	\$1,050,000	105%		

Date Range (Off-Market & Sold) = 05/03/2020 to 11/01/2020

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.