

REAL ESTATE MARKET REPORT
BAINBRIDGE ISLAND



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Sunday, November 4

2018

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MARKET SUMMARY TABLE		29 PENDING ^[2]				51 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			Est. Mos.	
A = Average Value M = Median Value N/A = Not Available		76 ACTIVE ^[1]						259 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	
Low	High													
\$0	\$199,999	0			0		0	0						
\$200,000	\$399,999	1	A 90 M 90	\$ 200,000 \$ 200,000	0		1	3	A 12 M 6	\$ 344,667 \$ 365,000	\$ 338,000 \$ 365,000	\$ 344,333 \$ 365,000	102% 100%	2
\$400,000	\$599,999	10	A 67 M 56	\$ 533,000 \$ 535,000	5	33%	4	20	A 27 M 13	\$ 542,200 \$ 549,000	\$ 533,300 \$ 536,500	\$ 529,116 \$ 530,161	99% 99%	3
\$600,000	\$799,999	16	A 90 M 73	\$ 719,134 \$ 724,900	6	27%	8	67	A 29 M 13	\$ 739,896 \$ 725,000	\$ 717,168 \$ 725,000	\$ 714,924 \$ 715,000	100% 99%	1.4
\$800,000	\$999,999	20	A 59 M 51	\$ 905,744 \$ 898,250	5	20%	13	70	A 33 M 15	\$ 924,300 \$ 912,500	\$ 907,840 \$ 899,000	\$ 902,190 \$ 900,000	99% 100%	1.7
\$1,000,000	\$1,199,999	10	A 56 M 44	\$ 1,133,590 \$ 1,141,950	2	17%	9	30	A 40 M 22	\$ 1,135,723 \$ 1,121,500	\$ 1,115,128 \$ 1,117,000	\$ 1,106,932 \$ 1,120,500	99% 100%	2
\$1,200,000	\$1,399,999	7	A 46 M 72	\$ 1,313,648 \$ 1,334,900	4	36%	3	31	A 29 M 13	\$ 1,341,800 \$ 1,300,000	\$ 1,290,364 \$ 1,298,000	\$ 1,286,249 \$ 1,280,000	100% 99%	1.4
\$1,400,000	\$1,599,999	3	A 123 M 87	\$ 1,497,000 \$ 1,498,000	3	50%	4	10	A 11 M 7	\$ 1,490,900 \$ 1,493,000	\$ 1,480,900 \$ 1,493,000	\$ 1,485,700 \$ 1,493,000	100% 100%	1.8
\$1,600,000	\$1,799,999	0			0		2	10	A 34 M 25	\$ 1,797,900 \$ 1,791,500	\$ 1,730,700 \$ 1,750,000	\$ 1,670,517 \$ 1,674,335	97% 96%	N/A
\$1,800,000	\$1,999,999	1	A 7 M 7	\$ 1,800,000 \$ 1,800,000	2	67%	3	3	A 9 M 8	\$ 1,866,000 \$ 1,848,000	\$ 1,866,000 \$ 1,848,000	\$ 1,858,333 \$ 1,825,000	100% 99%	2
\$2,000,000	\$2,199,999	0			1	N/A	0	4	A 14 M 6	\$ 2,120,472 \$ 2,096,944	\$ 2,072,972 \$ 2,096,500	\$ 2,057,722 \$ 2,031,000	99% 97%	N/A
\$2,200,000	\$2,399,999	1	A 85 M 85	\$ 2,375,000 \$ 2,375,000	1	50%	1	1	A 2 M 2	\$ 1,998,000 \$ 1,998,000	\$ 1,998,000 \$ 1,998,000	\$ 2,300,000 \$ 2,300,000	115% 115%	6
\$2,400,000	\$2,599,999	1	A 17 M 17	\$ 2,450,000 \$ 2,450,000	0		1	1	A 13 M 13	\$ 2,500,000 \$ 2,500,000	\$ 2,500,000 \$ 2,500,000	\$ 2,500,000 \$ 2,500,000	100% 100%	6
\$2,600,000	\$2,799,999	0			0		1	1	A 37 M 37	\$ 2,695,000 \$ 2,695,000	\$ 2,695,000 \$ 2,695,000	\$ 2,695,000 \$ 2,695,000	100% 100%	N/A
\$2,800,000	+	6	A 103 M 86	\$ 4,504,667 \$ 3,672,500	0		1	8	A 64 M 26	\$ 3,069,500 \$ 3,092,500	\$ 3,044,250 \$ 2,991,500	\$ 2,995,625 \$ 2,890,000	98% 97%	4.5
Market Totals		76			29	28%	51	259						1.8
Market Averages		71		\$1,234,559					31	\$1,083,152	\$1,059,024	\$1,052,426	99%	
Market Medians		56		\$ 899,450					14	\$ 928,000	\$ 919,000	\$ 915,000	100%	

Date Range (Off-Market & Sold) = 05/06/2018 to 11/04/2018

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 Mrkt.; [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.