

REAL ESTATE MARKET REPORT  
**BAINBRIDGE ISLAND**



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Sunday, December 31

**2017**

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**Penny McLaughlin**

www.theoriginalpenny.com  
 penny@theoriginalpenny.com  
 206-618-5123  
 360-779-8574



# REAL ESTATE MARKET REPORT BAINBRIDGE ISLAND

Sunday, December 31, 2017

Penny McLaughlin  
penny@theoriginalpenny.com  
206-618-5123

MARKET SUMMARY TABLE		29 PENDING <sup>[2]</sup>					54 OFF-MARKET (last 6 mos) <sup>[3]</sup>					ABSORPTION RATE (months of inventory)		Est. Mos.
A = Average Value M = Median Value N/A = Not Available		41 ACTIVE <sup>[1]</sup>			Num #	Pend Ratio	Num #	238 SOLD/CLOSED (last 6 months) <sup>[4]</sup>				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
\$0 - \$299,999	1	A 39 M 39	\$ 200,000	2	67%	0	5	A 27 M 35	\$ 236,000 \$ 182,000	\$ 194,000 \$ 182,000	\$ 200,920 \$ 192,000	104% 105%	1.2	
\$300,000 - \$599,999	2	A 124 M 124	\$ 596,750	5	71%	6	24	A 23 M 17	\$ 546,702 \$ 562,250	\$ 536,873 \$ 552,000	\$ 531,458 \$ 540,000	99% 98%	0.5	
\$600,000 - \$899,999	13	A 85 M 64	\$ 863,222	7	35%	18	105	A 51 M 19	\$ 778,406 \$ 769,900	\$ 761,007 \$ 768,000	\$ 756,842 \$ 767,000	99% 100%	0.7	
\$900,000 - \$1,199,999	11	A 79 M 24	\$ 1,101,618	13	54%	11	48	A 26 M 20	\$ 1,054,156 \$ 1,012,250	\$ 1,030,781 \$ 998,500	\$ 1,033,234 \$ 1,000,000	100% 100%	1.4	
\$1,200,000 - \$1,499,999	4	A 94 M 73	\$ 1,353,250	0		9	23	A 30 M 19	\$ 1,343,565 \$ 1,348,000	\$ 1,336,174 \$ 1,329,000	\$ 1,300,753 \$ 1,300,000	97% 98%	1	
\$1,500,000 - \$1,799,999	5	A 138 M 161	\$ 1,626,600	2	29%	4	12	A 39 M 23	\$ 1,678,167 \$ 1,674,000	\$ 1,632,992 \$ 1,623,950	\$ 1,609,867 \$ 1,616,700	99% 100%	2.5	
\$1,800,000 - \$2,099,999	0			0		5	7	A 150 M 79	\$ 2,153,429 \$ 2,100,000	\$ 2,011,143 \$ 1,999,000	\$ 1,940,143 \$ 1,960,000	96% 98%	N/A	
\$2,100,000 - \$2,399,999	0			0		0	6	A 22 M 17	\$ 2,261,000 \$ 2,234,000	\$ 2,202,667 \$ 2,234,000	\$ 2,220,000 \$ 2,200,000	101% 98%	N/A	
\$2,400,000 - \$2,699,999	0			0		0	5	A 94 M 85	\$ 2,961,000 \$ 2,950,000	\$ 2,634,800 \$ 2,550,000	\$ 2,500,000 \$ 2,450,000	95% 96%	N/A	
\$2,700,000 - \$2,999,999	1	A 73 M 73	\$ 2,985,000	0		0	1	A 58 M 58	\$ 2,950,000 \$ 2,950,000	\$ 2,950,000 \$ 2,950,000	\$ 2,850,000 \$ 2,850,000	97% 97%	6	
\$3,000,000 - \$3,299,999	0			0		0	1	A 12 M 12	\$ 3,300,000 \$ 3,300,000	\$ 3,300,000 \$ 3,300,000	\$ 3,250,000 \$ 3,250,000	98% 98%	N/A	
\$3,300,000 - \$3,599,999	2	A 515 M 515	\$ 3,525,000	0		0	0							
\$3,600,000 - \$3,899,999	0			0		0	0							
\$3,900,000 - \$4,199,999	1	A 107 M 107	\$ 3,950,000	0		0	0							
\$4,200,000 +	1	A 233 M 233	\$ 6,800,000	0		1	1	A 113 M 113	\$ 5,150,000 \$ 5,150,000	\$ 5,150,000 \$ 5,150,000	\$ 4,970,000 \$ 4,970,000	97% 97%	6	
<b>Market Totals</b>	<b>41</b>			<b>29</b>	<b>41%</b>	<b>54</b>	<b>238</b>						<b>1</b>	
<b>Market Averages</b>	<b>116</b>	<b>\$1,440,590</b>					<b>43</b>	<b>\$1,061,000</b>	<b>\$1,031,236</b>	<b>\$1,019,033</b>	<b>99%</b>			
<b>Market Medians</b>	<b>87</b>	<b>\$1,079,950</b>					<b>20</b>	<b>\$ 898,500</b>	<b>\$ 865,000</b>	<b>\$ 868,250</b>	<b>100%</b>			

Date Range (Off-Market & Sold) = 07/02/2017 to 12/31/2017  
Data believed to be accurate but not guaranteed.

Favors Sellers Favors Buyers

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

Sunday, December 31, 2017

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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.