

REAL ESTATE MARKET REPORT
BAINBRIDGE ISLAND



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Monday, February 4

2019

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Monday, February 4, 2019

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MARKET SUMMARY TABLE		23 PENDING ^[2]				50 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			Est. Mos.	
A = Average Value M = Median Value N/A = Not Available		45 ACTIVE ^[1]						180 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	0			1	N/A	1	3	A 40 M 27	\$ 408,000 \$ 409,000	\$ 393,000 \$ 389,000	\$ 372,667 \$ 368,000	95% 95%	N/A
\$400,000	\$599,999	4	A 87 M 68	\$ 530,750 \$ 547,000	7	64%	8	15	A 40 M 22	\$ 558,333 \$ 525,000	\$ 524,467 \$ 525,000	\$ 510,855 \$ 505,000	97% 96%	1.6
\$600,000	\$799,999	11	A 80 M 32	\$ 709,209 \$ 699,500	2	15%	10	47	A 60 M 59	\$ 771,524 \$ 758,000	\$ 733,064 \$ 733,000	\$ 716,487 \$ 720,000	98% 98%	1.4
\$800,000	\$999,999	11	A 118 M 123	\$ 932,573 \$ 949,000	6	35%	12	50	A 47 M 35	\$ 952,790 \$ 959,500	\$ 922,916 \$ 925,000	\$ 906,868 \$ 910,000	98% 98%	1.3
\$1,000,000	\$1,199,999	5	A 103 M 80	\$ 1,133,160 \$ 1,144,900	1	17%	5	16	A 46 M 50	\$ 1,188,109 \$ 1,188,900	\$ 1,129,934 \$ 1,147,000	\$ 1,106,138 \$ 1,101,500	98% 96%	1.9
\$1,200,000	\$1,399,999	8	A 107 M 127	\$ 1,288,931 \$ 1,292,400	4	33%	2	21	A 43 M 28	\$ 1,412,799 \$ 1,395,000	\$ 1,339,442 \$ 1,347,987	\$ 1,305,183 \$ 1,300,000	97% 96%	2.3
\$1,400,000	\$1,599,999	1	A 3 M 3	\$ 1,479,950 \$ 1,479,950	1	50%	5	9	A 21 M 12	\$ 1,552,556 \$ 1,545,000	\$ 1,541,444 \$ 1,545,000	\$ 1,516,500 \$ 1,525,000	98% 99%	0.7
\$1,600,000	\$1,799,999	0			0		1	2	A 91 M 91	\$ 2,025,000 \$ 2,025,000	\$ 1,769,000 \$ 1,769,000	\$ 1,676,835 \$ 1,676,835	95% 95%	N/A
\$1,800,000	\$1,999,999	0			0		3	4	A 18 M 9	\$ 1,887,000 \$ 1,899,000	\$ 1,887,000 \$ 1,899,000	\$ 1,865,000 \$ 1,855,000	99% 98%	N/A
\$2,000,000	\$2,199,999	0			0		0	4	A 23 M 24	\$ 2,195,750 \$ 2,200,000	\$ 2,135,750 \$ 2,124,000	\$ 2,062,500 \$ 2,075,000	97% 98%	N/A
\$2,200,000	\$2,399,999	0			1	N/A	2	2	A 20 M 20	\$ 2,224,000 \$ 2,224,000	\$ 2,224,000 \$ 2,224,000	\$ 2,300,000 \$ 2,300,000	103% 103%	N/A
\$2,400,000	\$2,599,999	1	A 66 M 66	\$ 2,500,000 \$ 2,500,000	0		0	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		0	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	+	4	A 215 M 231	\$ 4,020,250 \$ 3,146,500	0		1	5	A 62 M 46	\$ 3,505,600 \$ 3,500,000	\$ 3,465,200 \$ 3,500,000	\$ 3,233,000 \$ 3,265,000	93% 93%	4.8
Market Totals		45			23	34%	50	180						1.5
Market Averages			107	\$1,249,351				47	\$1,131,687	\$1,090,689	\$1,064,324	98%		
Market Medians			90	\$979,950				37	\$959,500	\$925,000	\$910,000	98%		

Date Range (Off-Market & Sold) = 08/06/2018 to 02/04/2019
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.