

REAL ESTATE MARKET REPORT  
**BAINBRIDGE ISLAND**



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Sunday, July 1

**2018**

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# REAL ESTATE MARKET REPORT BAINBRIDGE ISLAND

Sunday, July 1, 2018

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MARKET SUMMARY TABLE		57 PENDING <sup>[2]</sup>				24 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		90 ACTIVE <sup>[1]</sup>						184 SOLD/CLOSED (last 6 months) <sup>[4]</sup>						
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	2	A 104 M 104	\$ 182,500 \$ 182,500	\$ 142,500 \$ 142,500	\$ 147,500 \$ 147,500	104% 104%	N/A
\$200,000	\$399,999	1	A 38 M 38	\$ 349,000 \$ 349,000	0		0	2	A 21 M 21	\$ 266,000 \$ 266,000	\$ 266,000 \$ 266,000	\$ 310,000 \$ 310,000	117% 117%	3
\$400,000	\$599,999	7	A 51 M 38	\$ 537,000 \$ 525,000	3	30%	1	14	A 28 M 8	\$ 552,357 \$ 561,500	\$ 537,857 \$ 542,000	\$ 537,536 \$ 550,000	100% 101%	3
\$600,000	\$799,999	15	A 41 M 45	\$ 744,466 \$ 795,000	13	46%	4	48	A 28 M 8	\$ 696,860 \$ 695,000	\$ 689,944 \$ 695,000	\$ 698,385 \$ 699,000	101% 101%	1.9
\$800,000	\$999,999	28	A 54 M 32	\$ 917,400 \$ 898,500	17	38%	3	44	A 50 M 10	\$ 893,618 \$ 876,998	\$ 878,278 \$ 860,000	\$ 880,960 \$ 864,650	100% 101%	3.8
\$1,000,000	\$1,199,999	10	A 40 M 17	\$ 1,123,300 \$ 1,124,500	10	50%	3	31	A 48 M 27	\$ 1,130,218 \$ 1,125,000	\$ 1,110,448 \$ 1,100,000	\$ 1,094,758 \$ 1,100,000	99% 100%	1.9
\$1,200,000	\$1,399,999	9	A 41 M 17	\$ 1,279,333 \$ 1,275,000	3	25%	2	21	A 34 M 10	\$ 1,259,752 \$ 1,268,000	\$ 1,244,657 \$ 1,268,000	\$ 1,263,844 \$ 1,250,000	102% 99%	2.6
\$1,400,000	\$1,599,999	5	A 38 M 52	\$ 1,542,400 \$ 1,565,000	3	38%	2	10	A 28 M 9	\$ 1,523,200 \$ 1,532,500	\$ 1,496,900 \$ 1,512,000	\$ 1,488,750 \$ 1,495,000	99% 99%	3
\$1,600,000	\$1,799,999	6	A 54 M 42	\$ 1,663,833 \$ 1,649,500	2	25%	4	7	A 19 M 14	\$ 1,738,000 \$ 1,775,000	\$ 1,712,857 \$ 1,699,000	\$ 1,678,929 \$ 1,680,000	98% 99%	5.1
\$1,800,000	\$1,999,999	2	A 35 M 35	\$ 1,875,000 \$ 1,875,000	1	33%	1	0						
\$2,000,000	\$2,199,999	0			1	N/A	0	1	A 8 M 8	\$ 1,900,000 \$ 1,900,000	\$ 1,900,000 \$ 1,900,000	\$ 2,012,000 \$ 2,012,000	106% 106%	N/A
\$2,200,000	\$2,399,999	1	A 95 M 95	\$ 2,200,000 \$ 2,200,000	0		0	0						
\$2,400,000	\$2,599,999	2	A 24 M 24	\$ 2,500,000 \$ 2,500,000	0		1	1	A 8 M 8	\$ 2,490,000 \$ 2,490,000	\$ 2,490,000 \$ 2,490,000	\$ 2,453,000 \$ 2,453,000	99% 99%	12
\$2,600,000	\$2,799,999	0			0		1	0						
\$2,800,000	+	4	A 69 M 76	\$ 4,611,000 \$ 3,974,000	4	50%	2	3	A 160 M 208	\$ 4,314,333 \$ 3,745,000	\$ 4,249,333 \$ 3,550,000	\$ 4,098,333 \$ 3,385,000	96% 95%	8
<b>Market Totals</b>		<b>90</b>			<b>57</b>	<b>39%</b>	<b>24</b>	<b>184</b>						<b>2.9</b>
<b>Market Averages</b>		<b>47</b>		<b>\$1,231,091</b>				<b>40</b>	<b>\$1,019,679</b>	<b>\$1,004,170</b>	<b>\$1,003,280</b>	<b>100%</b>		
<b>Market Medians</b>		<b>38</b>		<b>\$995,000</b>				<b>10</b>	<b>\$907,498</b>	<b>\$876,998</b>	<b>\$877,500</b>	<b>100%</b>		

Date Range (Off-Market & Sold) = 12/31/2017 to 07/01/2018  
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

Sunday, July 1, 2018

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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.