

REAL ESTATE MARKET REPORT
BREMERTON



Su	M	Tu	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

Sunday, November 4

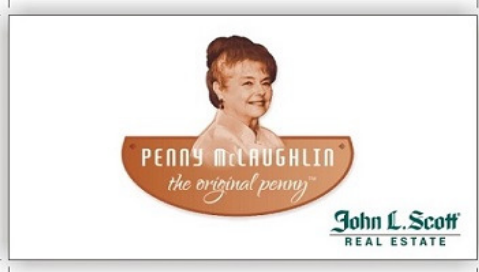
2018

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Penny McLaughlin

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



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Sunday, November 4, 2018

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MARKET SUMMARY TABLE		179 PENDING ^[2]					108 OFF-MARKET (last 6 mos) ^[3]					ABSORPTION RATE (months of inventory)		
A = Average Value M = Median Value N/A = Not Available		233 ACTIVE ^[1]					803 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	\$99,999	1	A 3	\$ 95,000	0		1	4	A 43	\$ 117,350	\$ 101,375	\$ 90,500	89%	1.5
			M 3	\$ 95,000					M 41	\$ 118,750	\$ 99,000	\$ 89,000	90%	
\$100,000	\$199,999	20	A 41	\$ 164,799	15	43%	12	59	A 23	\$ 167,914	\$ 165,346	\$ 164,377	99%	2
			M 40	\$ 165,000					M 9	\$ 169,999	\$ 165,000	\$ 167,500	102%	
\$200,000	\$299,999	56	A 49	\$ 261,408	69	55%	31	306	A 15	\$ 254,393	\$ 251,639	\$ 256,497	102%	1.1
			M 24	\$ 267,475					M 6	\$ 250,000	\$ 250,000	\$ 258,500	103%	
\$300,000	\$399,999	87	A 52	\$ 344,708	78	47%	30	314	A 20	\$ 335,002	\$ 333,144	\$ 338,703	102%	1.7
			M 40	\$ 340,000					M 8	\$ 332,657	\$ 329,000	\$ 333,000	101%	
\$400,000	\$499,999	40	A 92	\$ 434,095	12	23%	22	74	A 33	\$ 439,909	\$ 437,695	\$ 442,320	101%	3.2
			M 89	\$ 425,000					M 8	\$ 439,000	\$ 437,000	\$ 441,250	101%	
\$500,000	\$599,999	11	A 27	\$ 543,532	4	27%	5	27	A 33	\$ 548,583	\$ 541,272	\$ 542,115	100%	2.4
			M 14	\$ 540,000					M 6	\$ 549,000	\$ 540,000	\$ 540,000	100%	
\$600,000	\$699,999	5	A 74	\$ 647,600	1	17%	0	11	A 36	\$ 656,559	\$ 641,927	\$ 644,664	100%	2.7
			M 70	\$ 645,999					M 11	\$ 649,900	\$ 649,900	\$ 649,900	100%	
\$700,000	\$799,999	3	A 100	\$ 777,133	0		5	4	A 19	\$ 749,610	\$ 744,067	\$ 759,250	102%	4.5
			M 64	\$ 782,500					M 16	\$ 749,995	\$ 749,995	\$ 753,500	100%	
\$800,000	\$899,999	2	A 120	\$ 847,000	0		2	0						
			M 120	\$ 847,000										
\$900,000	\$999,999	3	A 123	\$ 950,000	0		0	2	A 217	\$ 1,091,500	\$ 968,000	\$ 946,000	98%	9
			M 176	\$ 975,000					M 217	\$ 1,091,500	\$ 968,000	\$ 946,000	98%	
\$1,000,000	\$1,099,999	0			0		0	0						
\$1,100,000	\$1,199,999	1	A 87	\$ 1,100,000	0		0	0						
			M 87	\$ 1,100,000										
\$1,200,000	\$1,299,999	0			0		0	0						
\$1,300,000	\$1,399,999	2	A 208	\$ 1,362,500	0		0	1	A 11	\$ 1,450,000	\$ 1,450,000	\$ 1,380,000	95%	12
			M 208	\$ 1,362,500					M 11	\$ 1,450,000	\$ 1,450,000	\$ 1,380,000	95%	
\$1,400,000	+	2	A 51	\$ 1,575,000	0		0	1	A 33	\$ 1,600,000	\$ 1,600,000	\$ 1,500,000	94%	12
			M 51	\$ 1,575,000					M 33	\$ 1,600,000	\$ 1,600,000	\$ 1,500,000	94%	
Market Totals		233			179	43%	108	803						1.7
Market Averages		60		\$ 379,616				21	\$ 319,091	\$ 316,061	\$ 320,261	101%		
Market Medians		42		\$ 339,900				8	\$ 299,999	\$ 299,950	\$ 306,000	102%		

Date Range (Off-Market & Sold) = 05/06/2018 to 11/04/2018
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 = 98337, 98310, 98312, 98311, 98314

PropertyType = Single Family

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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.