

REAL ESTATE MARKET REPORT
BREMERTON



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Sunday, December 31

2017

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Sunday, December 31, 2017

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MARKET SUMMARY TABLE		191 PENDING ^[2]				103 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available		103 ACTIVE ^[1]				846 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	0			3	N/A	0	7	A 46 M 8	\$ 92,271 \$ 90,000	\$ 86,557 \$ 80,000	\$ 82,682 \$ 83,000	96% 104%	N/A
\$100,000	\$199,999	12	A 127 M 43	\$ 163,450 \$ 167,500	14	54%	16	95	A 33 M 13	\$ 170,275 \$ 175,000	\$ 165,346 \$ 175,000	\$ 164,910 \$ 171,000	100% 98%	0.8
\$200,000	\$299,999	38	A 70 M 40	\$ 256,359 \$ 254,950	86	69%	33	435	A 21 M 10	\$ 255,730 \$ 255,000	\$ 252,287 \$ 250,000	\$ 253,641 \$ 255,000	101% 102%	0.5
\$300,000	\$399,999	28	A 70 M 64	\$ 347,182 \$ 342,700	63	69%	23	215	A 32 M 16	\$ 337,130 \$ 329,950	\$ 333,743 \$ 327,950	\$ 335,275 \$ 329,950	100% 101%	0.8
\$400,000	\$499,999	11	A 104 M 86	\$ 446,522 \$ 459,500	16	59%	10	68	A 49 M 30	\$ 454,067 \$ 449,950	\$ 444,886 \$ 449,450	\$ 442,083 \$ 440,000	99% 98%	1
\$500,000	\$599,999	5	A 74 M 59	\$ 546,954 \$ 549,900	3	38%	6	13	A 80 M 39	\$ 562,612 \$ 549,950	\$ 541,527 \$ 525,000	\$ 522,962 \$ 515,000	97% 98%	2.3
\$600,000	\$699,999	1	A 29 M 29	\$ 629,900 \$ 629,900	3	75%	6	7	A 47 M 35	\$ 683,900 \$ 699,000	\$ 663,114 \$ 679,950	\$ 652,986 \$ 650,000	98% 96%	0.9
\$700,000	\$799,999	4	A 92 M 78	\$ 769,250 \$ 776,500	0		4	2	A 35 M 35	\$ 799,000 \$ 799,000	\$ 789,000 \$ 789,000	\$ 769,500 \$ 769,500	98% 98%	12
\$800,000	\$899,999	1	A 178 M 178	\$ 878,500 \$ 878,500	1	50%	1	2	A 71 M 71	\$ 975,000 \$ 975,000	\$ 924,500 \$ 924,500	\$ 880,000 \$ 880,000	95% 95%	3
\$900,000	\$999,999	2	A 104 M 104	\$ 991,500 \$ 991,500	1	33%	3	1	A 55 M 55	\$ 975,000 \$ 975,000	\$ 975,000 \$ 975,000	\$ 965,000 \$ 965,000	99% 99%	12
\$1,000,000	\$1,099,999	0			0		0	0						
\$1,100,000	\$1,199,999	0			0		0	0						
\$1,200,000	\$1,299,999	0			0		0	0						
\$1,300,000	\$1,399,999	0			0		0	0						
\$1,400,000	+	1	A 95 M 95	\$ 1,600,000 \$ 1,600,000	1	50%	1	1	A 15 M 15	\$ 330,950 \$ 330,950	\$ 330,950 \$ 330,950	\$ 3,401,780 \$ 3,401,780	1028% 1028%	6
Market Totals		103			191	65%	103	846						0.7
Market Averages		83		\$ 361,544				29	\$ 293,593	\$ 288,984	\$ 292,861	101%		
Market Medians		59		\$ 308,000				13	\$ 275,000	\$ 275,000	\$ 275,000	100%		

Date Range (Off-Market & Sold) = 07/02/2017 to 12/31/2017

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 = 98337, 98310, 98312, 98311, 98314

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.