

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	31				

Sunday, July 1

**2018**

**TABLE OF CONTENTS**

Market Summary Table ..... Page 1  
 Glossary ..... Page 2

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# REAL ESTATE MARKET REPORT BREMERTON

Sunday, July 1, 2018

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MARKET SUMMARY TABLE		236 PENDING <sup>[2]</sup>				62 OFF-MARKET (last 6 mos) <sup>[3]</sup>				ABSORPTION RATE (months of inventory)				
A = Average Value M = Median Value N/A = Not Available		138 ACTIVE <sup>[1]</sup>				693 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	Est. Mos.
Low	High													
\$0	\$99,999	0			1	N/A	0	4	A 8 M 8	\$ 71,625 \$ 72,500	\$ 71,625 \$ 72,500	\$ 73,125 \$ 70,250	102% 97%	N/A
\$100,000	\$199,999	8	A 54 M 24	\$ 178,188 \$ 182,250	18	69%	11	48	A 42 M 12	\$ 162,844 \$ 168,000	\$ 160,843 \$ 164,950	\$ 162,947 \$ 169,250	101% 103%	1
\$200,000	\$299,999	41	A 29 M 19	\$ 263,316 \$ 265,000	95	70%	20	295	A 23 M 7	\$ 251,349 \$ 250,000	\$ 249,024 \$ 249,000	\$ 253,074 \$ 250,000	102% 100%	0.8
\$300,000	\$399,999	50	A 33 M 17	\$ 349,494 \$ 345,700	98	66%	18	244	A 30 M 8	\$ 334,717 \$ 329,925	\$ 333,003 \$ 329,900	\$ 339,271 \$ 335,000	102% 102%	1.2
\$400,000	\$499,999	18	A 52 M 37	\$ 434,201 \$ 421,944	15	45%	7	69	A 40 M 8	\$ 440,674 \$ 439,000	\$ 438,466 \$ 439,000	\$ 442,770 \$ 439,025	101% 100%	1.6
\$500,000	\$599,999	8	A 23 M 5	\$ 546,231 \$ 532,500	5	38%	3	16	A 53 M 17	\$ 538,605 \$ 549,900	\$ 533,174 \$ 534,400	\$ 539,331 \$ 538,766	101% 101%	3
\$600,000	\$699,999	3	A 37 M 12	\$ 646,133 \$ 639,900	2	40%	0	8	A 55 M 30	\$ 684,038 \$ 694,250	\$ 662,038 \$ 689,700	\$ 653,738 \$ 666,500	99% 97%	2.3
\$700,000	\$799,999	4	A 133 M 143	\$ 743,713 \$ 742,425	0		0	5	A 83 M 43	\$ 785,188 \$ 778,000	\$ 765,153 \$ 750,000	\$ 748,400 \$ 757,000	98% 101%	4.8
\$800,000	\$899,999	2	A 45 M 45	\$ 824,975 \$ 824,975	1	33%	3	1	A 19 M 19	\$ 800,000 \$ 800,000	\$ 800,000 \$ 800,000	\$ 800,000 \$ 800,000	100% 100%	12
\$900,000	\$999,999	3	A 88 M 50	\$ 963,667 \$ 948,000	0		0	2	A 126 M 126	\$ 1,078,250 \$ 1,078,250	\$ 978,250 \$ 978,250	\$ 961,750 \$ 961,750	98% 98%	9
\$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	1	A 273 M 273	\$ 1,390,000 \$ 1,390,000	0		0	0						
\$1,400,000	+	0			1	N/A	0	1	A 168 M 168	\$ 3,800,000 \$ 3,800,000	\$ 3,800,000 \$ 3,800,000	\$ 2,400,000 \$ 2,400,000	63% 63%	N/A
<b>Market Totals</b>		<b>138</b>			<b>236</b>	<b>63%</b>	<b>62</b>	<b>693</b>						<b>1.2</b>
<b>Market Averages</b>		<b>41</b>		<b>\$ 382,071</b>				<b>31</b>		<b>\$ 316,163</b>	<b>\$ 313,399</b>	<b>\$ 315,770</b>	<b>101%</b>	
<b>Market Medians</b>		<b>22</b>		<b>\$ 335,000</b>				<b>8</b>		<b>\$ 289,999</b>	<b>\$ 290,000</b>	<b>\$ 299,985</b>	<b>103%</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 = 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.