

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, April 1

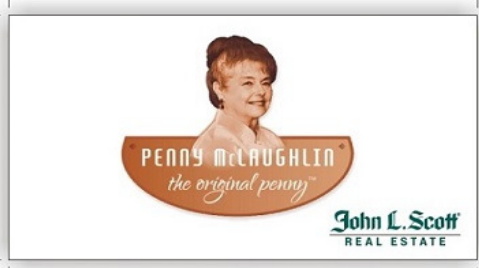
2018

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Sunday, April 1, 2018

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MARKET SUMMARY TABLE		202 PENDING ^[2]				89 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			Est. Mos.	
A = Average Value M = Median Value N/A = Not Available		92 ACTIVE ^[1]						702 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	\$99,999	0			1	N/A	0	8	A 36 M 8	\$ 78,550 \$ 77,000	\$ 78,550 \$ 77,000	\$ 80,022 \$ 78,889	102% 102%	N/A
\$100,000	\$199,999	17	A 67 M 38	\$ 169,491 \$ 170,000	16	48%	19	58	A 49 M 19	\$ 164,093 \$ 168,500	\$ 159,166 \$ 162,450	\$ 158,959 \$ 170,000	100% 105%	1.8
\$200,000	\$299,999	25	A 44 M 38	\$ 260,756 \$ 257,000	84	77%	28	353	A 27 M 12	\$ 257,539 \$ 258,000	\$ 253,023 \$ 250,000	\$ 253,807 \$ 254,900	100% 102%	0.4
\$300,000	\$399,999	24	A 56 M 52	\$ 359,629 \$ 343,888	79	77%	25	201	A 36 M 16	\$ 340,031 \$ 332,000	\$ 336,305 \$ 330,000	\$ 338,944 \$ 335,000	101% 102%	0.7
\$400,000	\$499,999	7	A 98 M 71	\$ 429,918 \$ 419,000	13	65%	10	60	A 62 M 28	\$ 449,184 \$ 449,900	\$ 443,429 \$ 447,000	\$ 441,882 \$ 439,975	100% 98%	0.7
\$500,000	\$599,999	5	A 174 M 150	\$ 529,550 \$ 529,900	5	50%	2	13	A 63 M 35	\$ 546,591 \$ 549,900	\$ 537,586 \$ 549,900	\$ 536,064 \$ 549,000	100% 100%	2.3
\$600,000	\$699,999	4	A 47 M 22	\$ 649,725 \$ 649,950	3	43%	2	4	A 64 M 51	\$ 674,975 \$ 674,950	\$ 663,225 \$ 664,450	\$ 638,000 \$ 630,000	96% 95%	6
\$700,000	\$799,999	4	A 82 M 84	\$ 762,238 \$ 762,000	1	20%	2	2	A 94 M 94	\$ 788,500 \$ 788,500	\$ 764,500 \$ 764,500	\$ 735,000 \$ 735,000	96% 96%	12
\$800,000	\$899,999	3	A 94 M 112	\$ 858,317 \$ 875,000	0		1	1	A 81 M 81	\$ 1,000,000 \$ 1,000,000	\$ 899,000 \$ 899,000	\$ 885,000 \$ 885,000	98% 98%	18
\$900,000	\$999,999	2	A 155 M 155	\$ 991,500 \$ 991,500	0		0	1	A 5 M 5	\$ 968,500 \$ 968,500	\$ 968,500 \$ 968,500	\$ 968,500 \$ 968,500	100% 100%	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 186 M 186	\$ 1,600,000 \$ 1,600,000	0		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%	6
Market Totals		92			202	69%	89	702						0.8
Market Averages		70		\$ 385,808				36	\$ 304,139	\$ 299,456	\$ 298,203	100%		
Market Medians		44		\$ 332,750				16	\$ 285,000	\$ 279,700	\$ 280,000	100%		

Date Range (Off-Market & Sold) = 10/01/2017 to 04/01/2018
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.