

REAL ESTATE MARKET REPORT
PORT ORCHARD



Su	M	Tu	W	Th	F	Sa
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29	30	31				

Sunday, July 1
2018

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MARKET SUMMARY TABLE		188 PENDING ^[2]					62 OFF-MARKET (last 6 mos) ^[3]					ABSORPTION RATE (months of inventory)		
A = Average Value M = Median Value N/A = Not Available		155 ACTIVE ^[1]					607 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			0		0	2	A	\$ 49,500	\$ 49,500	\$ 49,500	100%	N/A
									M	\$ 49,500	\$ 49,500	\$ 49,500	100%	
\$100,000	\$199,999	5	A 131 M 38	\$ 182,885 \$ 184,800	6	55%	13	33	A 31 M 17	\$ 170,948 \$ 175,000	\$ 165,508 \$ 174,900	\$ 163,254 \$ 160,000	99%	0.9
\$200,000	\$299,999	27	A 48 M 16	\$ 265,276 \$ 274,500	52	66%	15	231	A 29 M 8	\$ 262,163 \$ 265,000	\$ 259,925 \$ 265,000	\$ 262,410 \$ 265,500	101%	0.7
\$300,000	\$399,999	42	A 50 M 29	\$ 348,371 \$ 349,750	74	64%	7	193	A 29 M 7	\$ 338,547 \$ 330,000	\$ 336,575 \$ 329,900	\$ 339,789 \$ 335,000	101%	1.3
\$400,000	\$499,999	32	A 31 M 22	\$ 455,116 \$ 451,495	27	46%	8	82	A 33 M 13	\$ 453,852 \$ 449,925	\$ 449,360 \$ 449,200	\$ 450,020 \$ 450,000	100%	2.3
\$500,000	\$599,999	17	A 43 M 22	\$ 544,289 \$ 549,500	13	43%	9	35	A 57 M 33	\$ 554,168 \$ 549,950	\$ 545,205 \$ 549,950	\$ 544,104 \$ 540,000	100%	2.9
\$600,000	\$699,999	14	A 128 M 76	\$ 654,637 \$ 654,345	11	44%	4	24	A 62 M 11	\$ 637,290 \$ 627,000	\$ 638,461 \$ 647,420	\$ 643,272 \$ 642,470	101%	3.5
\$700,000	\$799,999	9	A 74 M 49	\$ 739,767 \$ 749,000	2	18%	3	6	A 50 M 5	\$ 716,815 \$ 724,745	\$ 724,082 \$ 724,745	\$ 741,099 \$ 737,500	102%	9
\$800,000	\$899,999	2	A 48 M 48	\$ 860,950 \$ 860,950	1	33%	0	1	A 30 M 30	\$ 849,500 \$ 849,500	\$ 849,500 \$ 849,500	\$ 818,250 \$ 818,250	96%	12
\$900,000	\$999,999	2	A 77 M 77	\$ 990,000 \$ 990,000	1	33%	0	0						
\$1,000,000	\$1,099,999	0			0		0	0						
\$1,100,000	\$1,199,999	0			0		1	0						
\$1,200,000	\$1,299,999	1	A 51 M 51	\$ 1,250,000 \$ 1,250,000	0		1	0						
\$1,300,000	\$1,399,999	2	A 54 M 54	\$ 1,325,000 \$ 1,325,000	0		1	0						
\$1,400,000	+	2	A 20 M 20	\$ 1,819,000 \$ 1,819,000	1	33%	0	0						
Market Totals		155			188	55%	62	607						1.5
Market Averages		56		\$ 474,760				33	\$ 343,816	\$ 341,037	\$ 343,214	101%		
Market Medians		28		\$ 414,900				9	\$ 310,000	\$ 310,000	\$ 315,000	102%		

Date Range (Off-Market & Sold) = 12/31/2017 to 07/01/2018
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 Mrkt.; [4] Sold

ZipCode = 98366, 98367

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.