

REAL ESTATE MARKET REPORT
SILVERDALE



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Sunday, November 4

2018

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Sunday, November 4, 2018

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MARKET SUMMARY TABLE		52 PENDING ^[2]				20 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)		Est. Mos.		
A = Average Value M = Median Value N/A = Not Available		57 ACTIVE ^[1]				177 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			0		0	0						
\$100,000	\$199,999	0			0		1	1	A 20 M 20	\$ 243,900 \$ 243,900	\$ 220,000 \$ 220,000	\$ 180,000 \$ 180,000	82% 82%	N/A
\$200,000	\$299,999	1	A 5 M 5	\$ 299,950 \$ 299,950	7	88%	4	30	A 22 M 10	\$ 272,883 \$ 269,950	\$ 267,976 \$ 269,450	\$ 267,016 \$ 268,700	100% 100%	0.2
\$300,000	\$399,999	17	A 42 M 24	\$ 357,924 \$ 359,500	18	51%	10	85	A 41 M 13	\$ 349,793 \$ 344,950	\$ 349,299 \$ 349,950	\$ 350,896 \$ 350,000	100% 100%	1.2
\$400,000	\$499,999	17	A 86 M 64	\$ 453,552 \$ 459,950	16	48%	3	46	A 20 M 6	\$ 447,128 \$ 449,975	\$ 442,579 \$ 449,475	\$ 448,509 \$ 449,950	101% 100%	2.2
\$500,000	\$599,999	12	A 72 M 81	\$ 544,088 \$ 552,470	9	43%	1	11	A 41 M 9	\$ 545,685 \$ 549,000	\$ 543,465 \$ 549,000	\$ 545,805 \$ 540,000	100% 98%	6.5
\$600,000	\$699,999	4	A 71 M 33	\$ 655,500 \$ 649,500	0		0	2	A 7 M 7	\$ 626,500 \$ 626,500	\$ 626,500 \$ 626,500	\$ 641,500 \$ 641,500	102% 102%	12
\$700,000	\$799,999	1	A 91 M 91	\$ 725,000 \$ 725,000	0		0	1	A 302 M 302	\$ 749,000 \$ 749,000	\$ 739,000 \$ 739,000	\$ 715,000 \$ 715,000	97% 97%	6
\$800,000	\$899,999	1	A 4 M 4	\$ 825,000 \$ 825,000	2	67%	0	1	A 92 M 92	\$ 860,000 \$ 860,000	\$ 860,000 \$ 860,000	\$ 857,000 \$ 857,000	100% 100%	6
\$900,000	\$999,999	1	A 44 M 44	\$ 978,900 \$ 978,900	0		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	3	A 116 M 130	\$ 1,216,667 \$ 1,200,000	0		0	0						
\$1,300,000	\$1,399,999	0			0		0	0						
\$1,400,000	+	0			0		0	0						
Market Totals		57			52	48%	20	177						1.9
Market Averages		67		\$ 516,228				34	\$ 381,894	\$ 379,313	\$ 381,395	101%		
Market Medians		64		\$ 465,000				10	\$ 360,000	\$ 359,950	\$ 360,500	100%		

Date Range (Off-Market & Sold) = 05/06/2018 to 11/04/2018

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 Mrkt.; [4] Sold

ZipCode = 98383

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.