

REAL ESTATE MARKET REPORT  
**SILVERDALE**



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

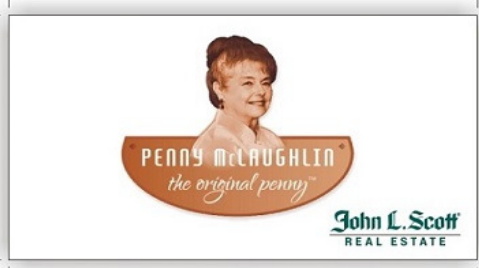
**2018**

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# REAL ESTATE MARKET REPORT SILVERDALE

Sunday, April 1, 2018

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MARKET SUMMARY TABLE		43 PENDING <sup>[2]</sup>				22 OFF-MARKET (last 6 mos) <sup>[3]</sup>				ABSORPTION RATE (months of inventory)		Est. Mos.		
A = Average Value M = Median Value N/A = Not Available		18 ACTIVE <sup>[1]</sup>						130 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	
Low	High													
\$0	\$99,999	0			0		0	0						
\$100,000	\$199,999	0			0		0	3	A 21 M 24	\$ 179,967 \$ 185,000	\$ 176,600 \$ 185,000	\$ 163,300 \$ 163,000	92% 88%	N/A
\$200,000	\$299,999	1	A 957 M 957	\$ 275,000 \$ 275,000	2	67%	6	30	A 21 M 13	\$ 263,913 \$ 261,450	\$ 261,728 \$ 261,450	\$ 260,327 \$ 262,500	99% 100%	0.2
\$300,000	\$399,999	11	A 59 M 56	\$ 349,400 \$ 345,500	33	75%	9	63	A 30 M 8	\$ 349,383 \$ 340,000	\$ 348,062 \$ 345,000	\$ 350,547 \$ 349,950	101% 101%	1
\$400,000	\$499,999	2	A 25 M 25	\$ 454,975 \$ 454,975	6	75%	2	24	A 42 M 25	\$ 448,101 \$ 437,000	\$ 440,347 \$ 435,000	\$ 432,939 \$ 432,500	98% 99%	0.5
\$500,000	\$599,999	1	A 106 M 106	\$ 599,900 \$ 599,900	2	67%	2	3	A 48 M 53	\$ 551,000 \$ 549,000	\$ 528,967 \$ 529,900	\$ 526,167 \$ 527,500	99% 100%	2
\$600,000	\$699,999	0			0		1	4	A 73 M 34	\$ 676,750 \$ 686,500	\$ 676,750 \$ 686,500	\$ 659,625 \$ 651,750	97% 95%	N/A
\$700,000	\$799,999	1	A 222 M 222	\$ 739,000 \$ 739,000	0		1	0						
\$800,000	\$899,999	1	A 63 M 63	\$ 860,000 \$ 860,000	0		0	2	A 117 M 117	\$ 917,450 \$ 917,450	\$ 917,450 \$ 917,450	\$ 832,500 \$ 832,500	91% 91%	3
\$900,000	\$999,999	0			0		0	1	A 89 M 89	\$ 1,148,000 \$ 1,148,000	\$ 948,800 \$ 948,800	\$ 945,300 \$ 945,300	100% 100%	N/A
\$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 281 M 281	\$ 1,300,000 \$ 1,300,000	0		0	0						
\$1,400,000	+	0			0		1	0						
<b>Market Totals</b>		<b>18</b>			<b>43</b>	<b>70%</b>	<b>22</b>	<b>130</b>						<b>0.8</b>
<b>Market Averages</b>				<b>130</b>	<b>\$ 473,736</b>				<b>33</b>	<b>\$ 373,582</b>	<b>\$ 368,888</b>	<b>\$ 366,169</b>	<b>99%</b>	
<b>Market Medians</b>				<b>56</b>	<b>\$ 360,975</b>				<b>12</b>	<b>\$ 342,500</b>	<b>\$ 347,000</b>	<b>\$ 349,975</b>	<b>101%</b>	

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

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 Mrkt.; [4] Sold

ZipCode = 98383

PropertyType = Single Family

Favors Sellers Favors Buyers

Sunday, April 1, 2018

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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.