

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	31				

Sunday, July 1

**2018**

**TABLE OF CONTENTS**

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

**Penny McLaughlin**

www.theoriginalpenny.com  
 penny@theoriginalpenny.com  
 206-618-5123  
 360-779-8574



# REAL ESTATE MARKET REPORT SILVERDALE

Sunday, July 1, 2018

Penny McLaughlin  
penny@theoriginalpenny.com  
206-618-5123

MARKET SUMMARY TABLE		59 PENDING <sup>[2]</sup>				13 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		41 ACTIVE <sup>[1]</sup>						141 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		1	1	A 34 M 34	\$ 140,000 \$ 140,000	\$ 129,900 \$ 129,900	\$ 127,500 \$ 127,500	98% 98%	N/A
\$200,000	\$299,999	7	A 163 M 13	\$ 274,000 \$ 280,000	11	61%	1	20	A 20 M 8	\$ 260,076 \$ 259,389	\$ 257,679 \$ 259,389	\$ 259,536 \$ 260,250	101% 100%	2.1
\$300,000	\$399,999	9	A 30 M 5	\$ 365,317 \$ 375,000	29	76%	8	77	A 39 M 11	\$ 345,452 \$ 339,950	\$ 346,794 \$ 347,950	\$ 350,594 \$ 349,950	101% 101%	0.7
\$400,000	\$499,999	11	A 24 M 15	\$ 453,088 \$ 449,950	14	56%	0	31	A 15 M 5	\$ 440,393 \$ 449,000	\$ 438,133 \$ 440,000	\$ 443,663 \$ 449,950	101% 102%	2.1
\$500,000	\$599,999	7	A 31 M 33	\$ 530,997 \$ 533,550	5	42%	2	7	A 47 M 6	\$ 534,094 \$ 522,500	\$ 530,380 \$ 527,000	\$ 532,051 \$ 525,000	100% 100%	6
\$600,000	\$699,999	3	A 38 M 37	\$ 652,317 \$ 653,000	0		0	2	A 113 M 113	\$ 655,000 \$ 655,000	\$ 655,000 \$ 655,000	\$ 651,750 \$ 651,750	100% 100%	9
\$700,000	\$799,999	1	A 290 M 290	\$ 739,000 \$ 739,000	0		0	0						
\$800,000	\$899,999	0			0		0	2	A 112 M 112	\$ 899,950 \$ 899,950	\$ 899,950 \$ 899,950	\$ 828,500 \$ 828,500	92% 92%	N/A
\$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	1	A 50 M 50	\$ 1,130,000 \$ 1,130,000	0		0	0						
\$1,200,000	\$1,299,999	2	A 4 M 4	\$ 1,200,000 \$ 1,200,000	0		0	0						
\$1,300,000	\$1,399,999	0			0		1	0						
\$1,400,000	+	0			0		0	0						
<b>Market Totals</b>		<b>41</b>			<b>59</b>	<b>59%</b>	<b>13</b>	<b>141</b>						<b>1.7</b>
<b>Market Averages</b>		<b>57</b>		<b>\$ 491,043</b>				<b>34</b>	<b>\$ 380,072</b>	<b>\$ 378,299</b>	<b>\$ 380,834</b>	<b>101%</b>		
<b>Market Medians</b>		<b>16</b>		<b>\$ 440,000</b>				<b>7</b>	<b>\$ 349,900</b>	<b>\$ 350,000</b>	<b>\$ 356,388</b>	<b>102%</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 = 98383

PropertyType = Single Family

Favors Sellers Favors Buyers

Sunday, July 1, 2018

Penny McLaughlin  
penny@theoriginalpenny.com  
206-618-5123

### 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.