

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		

Monday, February 4

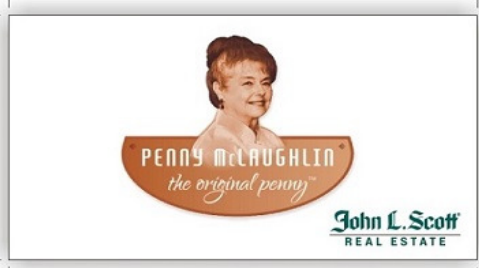
2019

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Penny McLaughlin

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



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Monday, February 4, 2019

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MARKET SUMMARY TABLE		43 PENDING ^[2]				27 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)		Est. Mos.		
A = Average Value M = Median Value N/A = Not Available		19 ACTIVE ^[1]						134 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		0	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	0			1	N/A	5	20	A 32 M 15	\$ 281,140 \$ 280,000	\$ 270,630 \$ 272,750	\$ 268,220 \$ 272,500	99% 100%	N/A
\$300,000	\$399,999	3	A 43 M 24	\$ 344,667 \$ 350,000	13	81%	11	58	A 28 M 19	\$ 357,617 \$ 350,000	\$ 351,492 \$ 349,975	\$ 349,229 \$ 347,750	99% 99%	0.3
\$400,000	\$499,999	8	A 97 M 82	\$ 467,100 \$ 471,315	16	67%	6	40	A 38 M 15	\$ 456,868 \$ 450,000	\$ 448,062 \$ 449,725	\$ 448,187 \$ 446,000	100% 99%	1.2
\$500,000	\$599,999	4	A 74 M 58	\$ 532,983 \$ 535,755	9	69%	1	12	A 62 M 48	\$ 555,494 \$ 549,000	\$ 540,174 \$ 542,770	\$ 537,681 \$ 532,360	100% 98%	2
\$600,000	\$699,999	3	A 204 M 184	\$ 674,000 \$ 699,000	3	50%	1	1	A 5 M 5	\$ 600,000 \$ 600,000	\$ 600,000 \$ 600,000	\$ 630,000 \$ 630,000	105% 105%	18
\$700,000	\$799,999	0			1	N/A	0	0						
\$800,000	\$899,999	0			0		0	2	A 33 M 33	\$ 850,000 \$ 850,000	\$ 850,000 \$ 850,000	\$ 851,300 \$ 851,300	100% 100%	N/A
\$900,000	\$999,999	0			0		1	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 180 M 180	\$ 1,250,000 \$ 1,250,000	0		1	0						
\$1,300,000	\$1,399,999	0			0		0	0						
\$1,400,000	+	0			0		0	0						
Market Totals		19			43	69%	27	134						0.9
Market Averages		105		\$ 535,512				35	\$ 401,859	\$ 393,460	\$ 391,880	100%		
Market Medians		98		\$ 490,020				20	\$ 384,725	\$ 377,000	\$ 378,413	100%		

Date Range (Off-Market & Sold) = 08/06/2018 to 02/04/2019

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.