

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, November 1

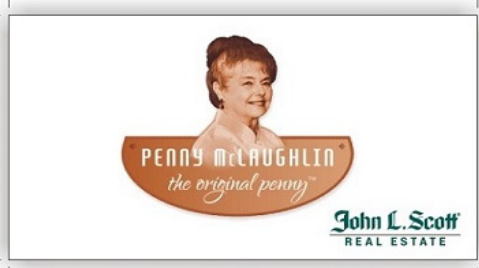
2020

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Sunday, November 1, 2020

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MARKET SUMMARY TABLE		43 PENDING ^[2]				5 OFF-MARKET (last 6 mos) ^[3]				ABSORPTION RATE (months of inventory)			Est. Mos.	
A = Average Value M = Median Value N/A = Not Available		28 ACTIVE ^[1]						150 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	3	A 52 M 3	\$ 185,500 \$ 180,000	\$ 188,000 \$ 180,000	\$ 168,000 \$ 159,000	89% 88%	N/A
\$200,000	\$299,999	0			3	N/A	0	7	A 12 M 4	\$ 277,857 \$ 275,000	\$ 276,429 \$ 275,000	\$ 281,671 \$ 285,700	102% 104%	N/A
\$300,000	\$399,999	0			7	N/A	1	38	A 12 M 4	\$ 346,958 \$ 349,450	\$ 345,363 \$ 348,389	\$ 352,485 \$ 350,500	102% 101%	N/A
\$400,000	\$499,999	4	A 9 M 6	\$ 469,238 \$ 469,000	16	80%	3	56	A 27 M 4	\$ 506,200 \$ 432,500	\$ 435,288 \$ 435,000	\$ 447,813 \$ 449,450	103% 103%	0.4
\$500,000	\$599,999	8	A 35 M 19	\$ 560,510 \$ 549,475	10	56%	0	26	A 22 M 6	\$ 536,983 \$ 520,000	\$ 532,065 \$ 520,000	\$ 539,397 \$ 532,141	101% 102%	1.8
\$600,000	\$699,999	15	A 9 M 2	\$ 641,293 \$ 643,888	5	25%	0	13	A 29 M 8	\$ 626,266 \$ 619,900	\$ 624,118 \$ 624,950	\$ 629,790 \$ 620,000	101% 99%	6.9
\$700,000	\$799,999	0			2	N/A	0	3	A 17 M 7	\$ 768,333 \$ 775,000	\$ 758,300 \$ 775,000	\$ 784,967 \$ 790,000	104% 102%	N/A
\$800,000	\$899,999	1	A 15 M 15	\$ 850,000 \$ 850,000	0		0	1	A 8 M 8	\$ 785,000 \$ 785,000	\$ 785,000 \$ 785,000	\$ 800,000 \$ 800,000	102% 102%	6
\$900,000	\$999,999	0			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	0			0		0	2	A 10 M 10	\$ 1,280,000 \$ 1,280,000	\$ 1,280,000 \$ 1,280,000	\$ 1,247,500 \$ 1,247,500	97% 97%	N/A
\$1,300,000	\$1,399,999	0			0		0	0						
\$1,400,000	+	0			0		0	1	A 7 M 7	\$ 1,379,000 \$ 1,379,000	\$ 1,379,000 \$ 1,379,000	\$ 1,425,000 \$ 1,425,000	103% 103%	N/A
Market Totals		28			43	61%	5	150						1.1
Market Averages		16		\$ 601,086				22		\$ 487,767	\$ 459,634	\$ 468,228	102%	
Market Medians		8		\$ 629,419				4		\$ 430,000	\$ 435,000	\$ 447,500	103%	

Date Range (Off-Market & Sold) = 05/03/2020 to 11/01/2020

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.