

Location: EASTSIDE (excl. Snoqualmie Pass (948))

Property Types: Single Family Homes - All Property Statuses - All Properties - All Properties

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

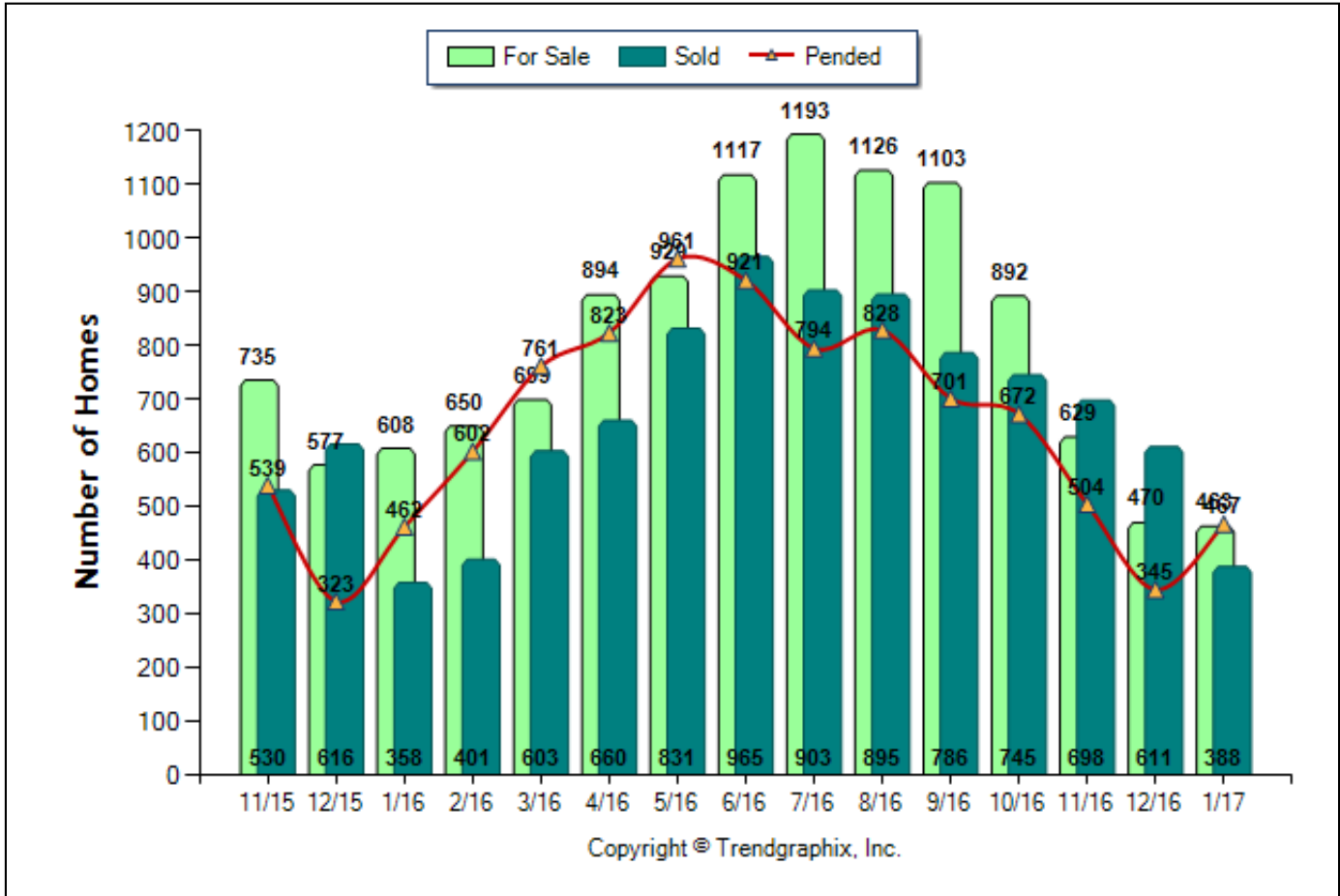
Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Number of Homes For Sale vs. Sold vs. Pended (Nov. 2015 - Jan. 2017)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago		
	Jan. 17	Dec. 16	% Change	Jan. 17	Jan. 16	% Change	Nov. 16 to Jan. 17	Nov. 15 to Jan. 16	% Change
For Sale	463	470	-1.5% ▼	463	608	-23.8% ▼	1562	1920	-18.6% ▼
Sold	388	611	-36.5% ▼	388	358	8.4% ▲	1697	1504	12.8% ▲
Pended	467	345	35.4% ▲	467	462	1.1% ▲	1316	1324	0.6% ▼

TODAY STATS		
2/1/2017 - 2/9/2017	1/1/2017 - 1/9/2017	% Change
466	485	-3.9% ▼
69	71	-2.8% ▼
195	88	121.6% ▲

January 2017 is a Seller's market**

Home For Sale in January 2017 is 463 units. It is down **1.5%** compared to the last month and down **23.8%** compared to the last year.
Home Closed in January 2017 is 388 units. It is down **36.5%** compared to the last month and up **8.4%** compared to the last year.
Home Placed under Contract in January 2017 is 467 units. It is up **35.4%** compared to the last month and up **1.1%** compared to the last year.

**Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

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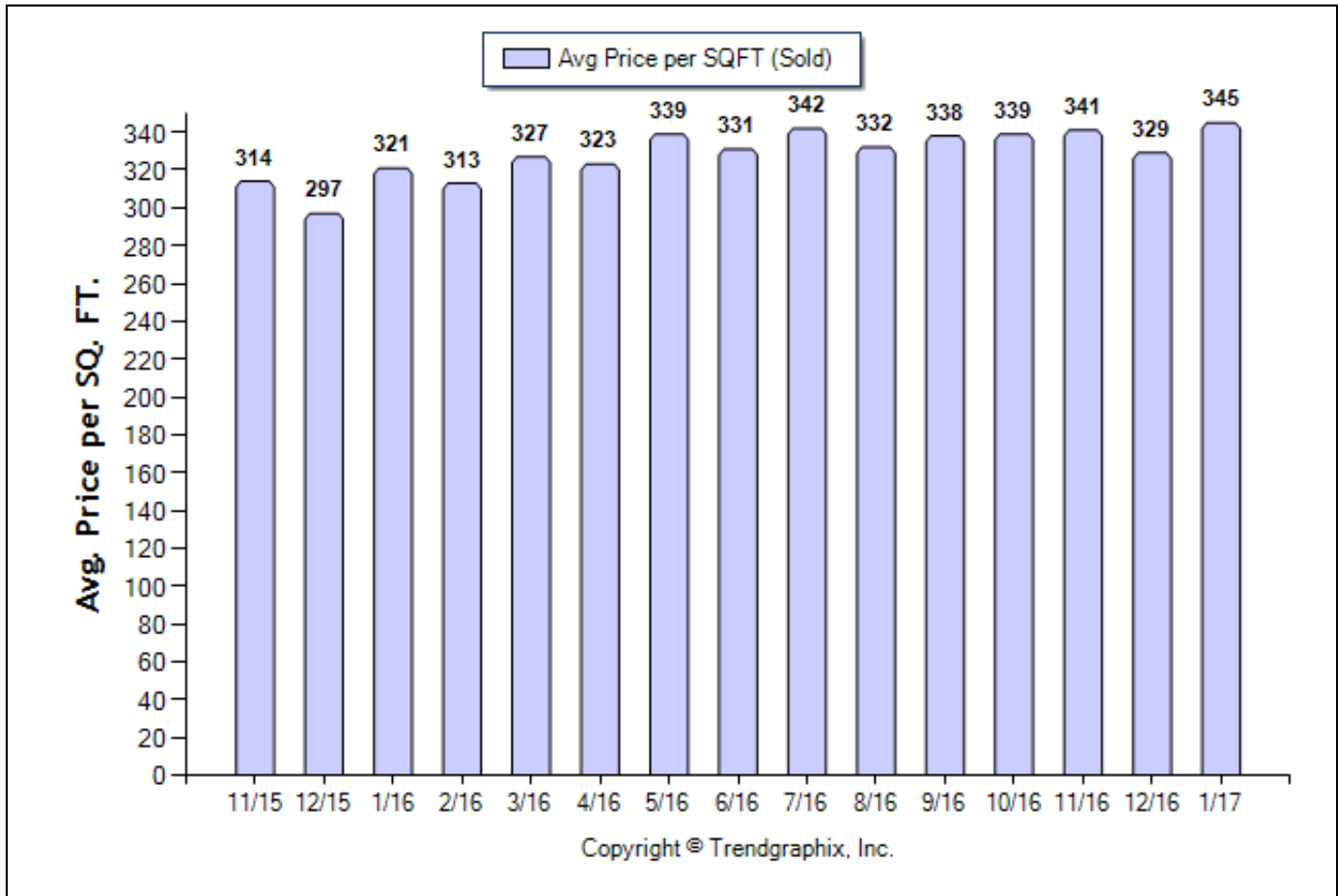
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Average Price per SQFT (Sold) (Nov. 2015 - Jan. 2017)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	Jan. 17	Dec. 16	% Change	Jan. 17	Jan. 16	% Change	Nov. 16 to Jan. 17	Nov. 15 to Jan. 16	% Change	2/1/2017 - 2/9/2017	1/1/2017 - 1/9/2017	% Change
Avg. Sq. Ft. Price (Sold)	345	329	4.9% ▲	345	321	7.5% ▲	337.59	308.7	9.4% ▲	361	352	2.6% ▲

January 2017 Average Sold Price per Square Footage is Appreciating**

Average Sold Price per Square Footage in January 2017 is \$345. It is up **4.9%** compared to the last month and up **7.5%** compared to the last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.

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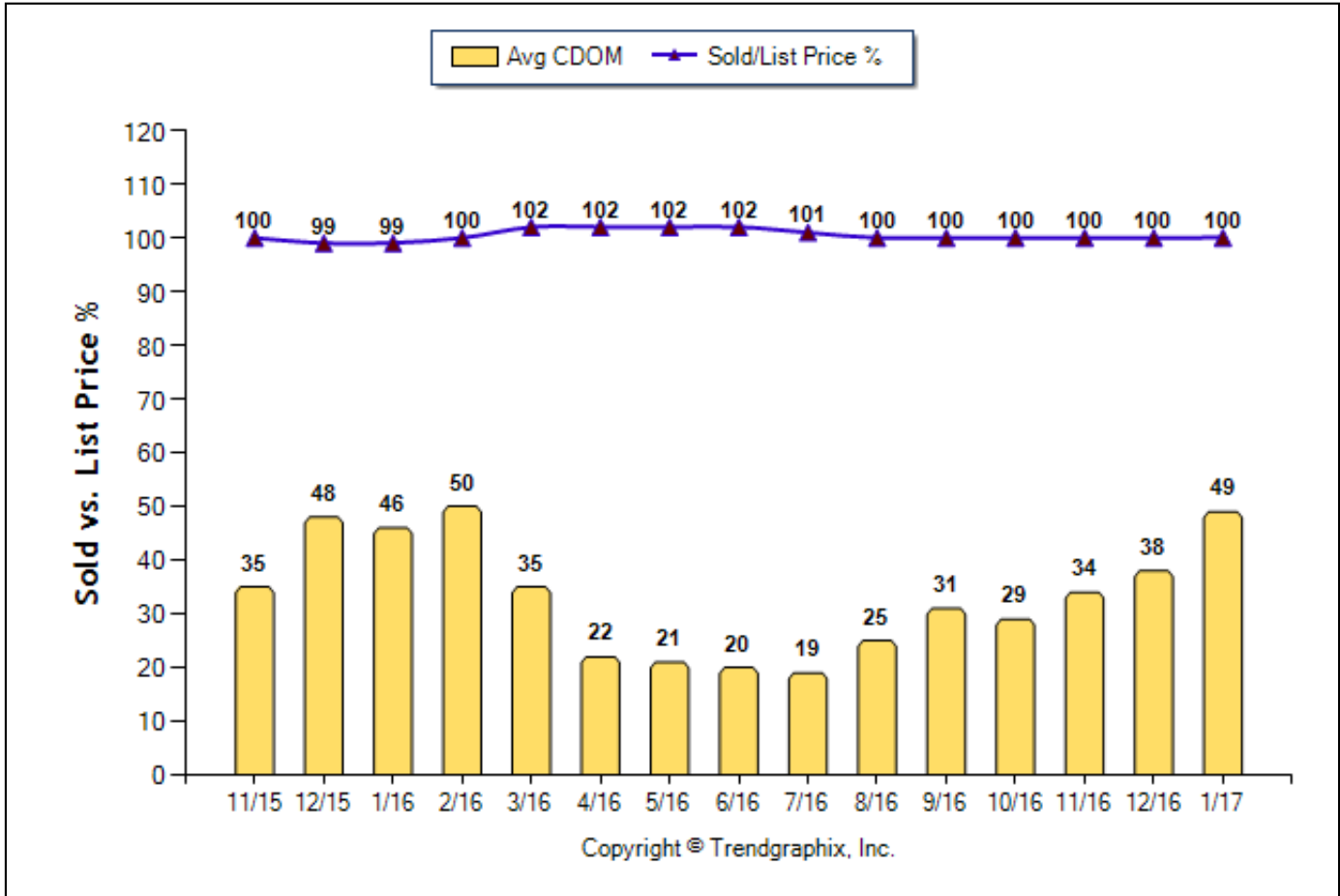
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Half Baths: 0 - No Limit

Year Built: 0 - No Limit

Avg CDOM & Sold/List Price % (Nov. 2015 - Jan. 2017)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	Jan. 17	Dec. 16	% Change	Jan. 17	Jan. 16	% Change	Nov. 16 to Jan. 17	Nov. 15 to Jan. 16	% Change	2/1/2017 - 2/9/2017	1/1/2017 - 1/9/2017	% Change
Avg CDOM	49	38	28.9% ▲	49	46	6.5% ▲	39	43	-9.3% ▼	51	54	-5.6% ▼
Sold/List Diff. %	100	100	0%	100	99	1% ▲	100	99	1% ▲	102	99	3% ▲

January 2017 Average Continuous Days on Market trend is Rising**

Continuous Days on Market in January 2017 is 49. It is up **28.9%** compared to the last month and up **6.5%** compared to the last year.

January 2017 Sold/List Price Ratio Remains Steady**

Sold/List Price % in January 2017 is 100%. It is the same as compared to the last month and up **1%** compared to the last year.

**Based on 6 month trend - Rising/Falling/Remains Steady.

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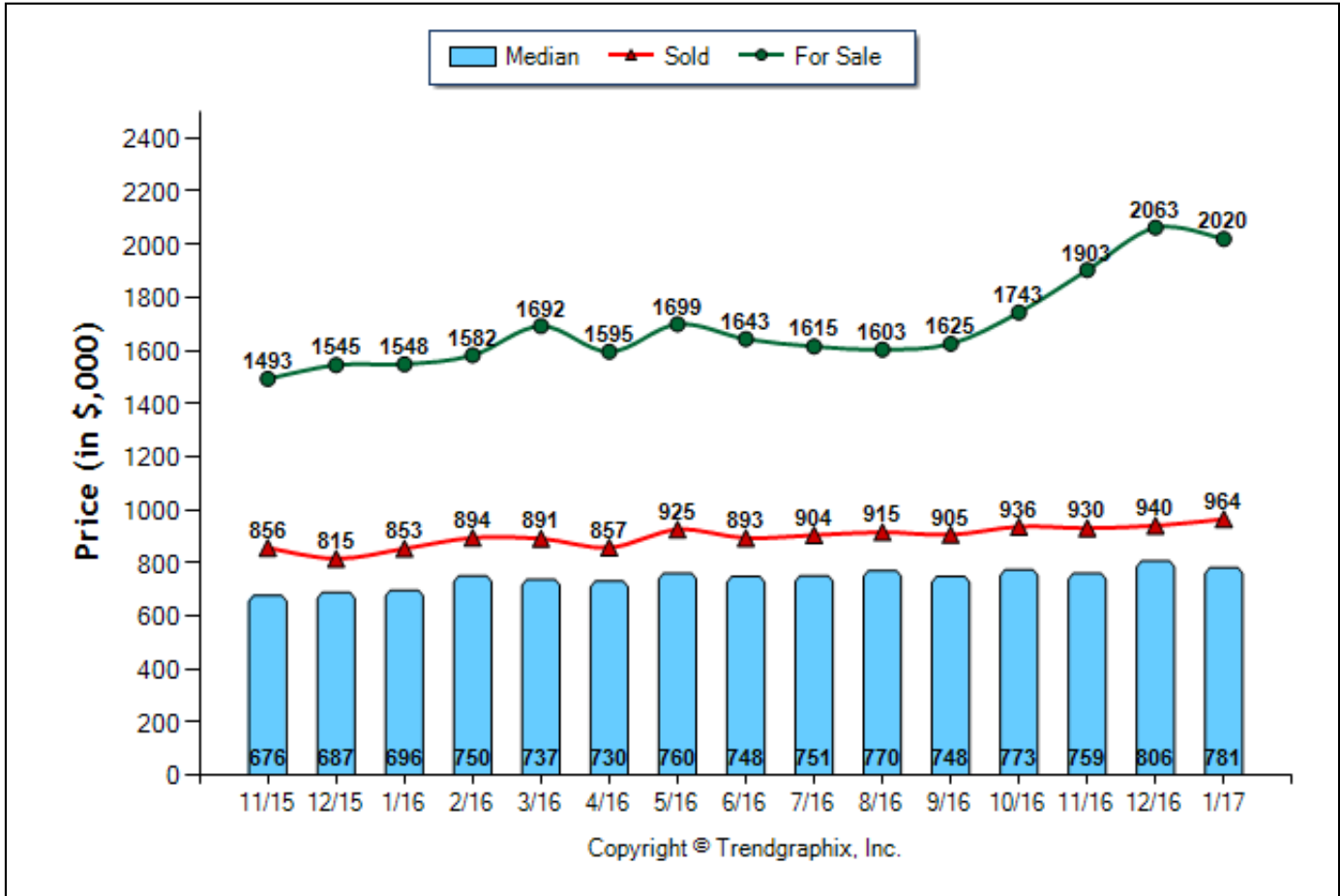
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Avg Prices & Median Price (Nov. 2015 - Jan. 2017)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	Jan. 17	Dec. 16	% Change	Jan. 17	Jan. 16	% Change	Nov. 16 to Jan. 17	Nov. 15 to Jan. 16	% Change	2/1/2017 - 2/9/2017	1/1/2017 - 1/9/2017	% Change
Median	781	806	-3.1% ▼	781	696	12.2% ▲	781	685	14% ▲	890	823	8.1% ▲
Avg. Active Price	2020	2063	-2.1% ▼	2020	1548	30.5% ▲	1986	1526	30.1% ▲	2013	1948	3.3% ▲
Avg. Sold Price	964	940	2.6% ▲	964	853	13% ▲	941	838	12.3% ▲	1057	1005	5.2% ▲

January 2017 Median Sold Price is Neutral**

Average Median Sold Price in January 2017 is \$781. It is down **3.1%** compared to the last month and up **12.2%** compared to the last year.

January 2017 Average For Sale Price is Neutral**

Average For Sale Price (in thousand) in January 2017 is \$2020. It is down **2.1%** compared to the last month and up **30.5%** compared to the last year.

January 2017 Average Sold Price is Appreciating**

Average Sold Price (in thousand) in January 2017 is \$964. It is up **2.6%** compared to the last month and up **13%** compared to the last year.

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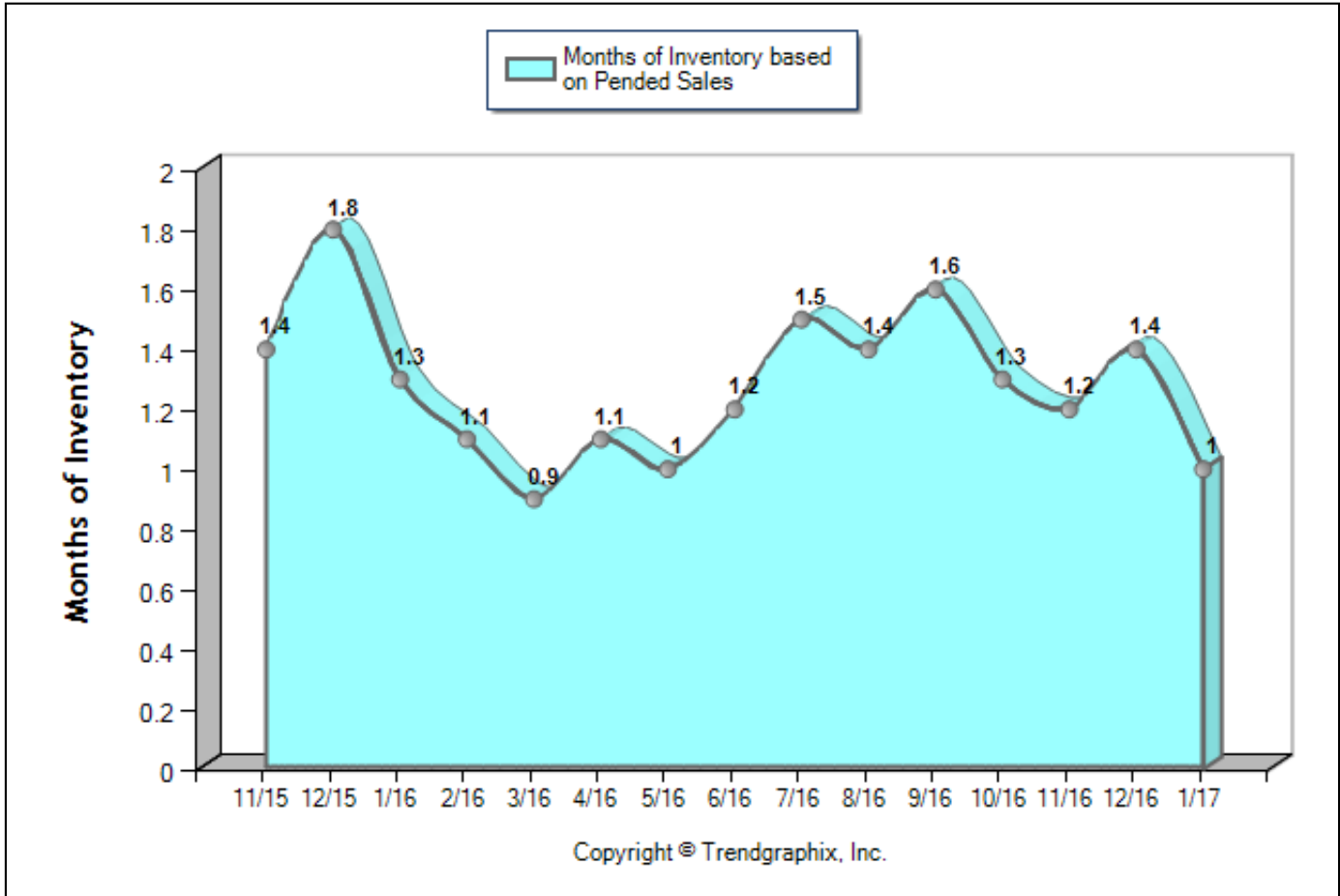
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Months of Inventory Based on Pended Sales (Nov. 2015 - Jan. 2017)



	Curnt vs. Prev Month			Curnt vs. Same Month 1 Yr Ago			Curnt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	Jan. 17	Dec. 16	% Change	Jan. 17	Jan. 16	% Change	Nov. 16 to Jan. 17	Nov. 15 to Jan. 16	% Change	2/1/2017 - 2/9/2017	1/1/2017 - 1/9/2017	% Change
Months of Inventory (Pended Sales)	1	1.4	-29.4% ▼	1	1.3	-22.8% ▼	1.2	1.5	-20.7% ▼	2.4	5.5	-56.2% ▼

January 2017 is a Seller's market**

Months of Inventory based on Pended Sales in January 2017 is 1. It is down **29.4%** compared to the last month and down **22.8%** compared to the last year.

**Buyer's market: more than 6 months of inventory based on pended sales. Seller's market: less than 3 months of inventory based on pended sales. Neutral market: 3 - 6 months of inventory based on pended sales.

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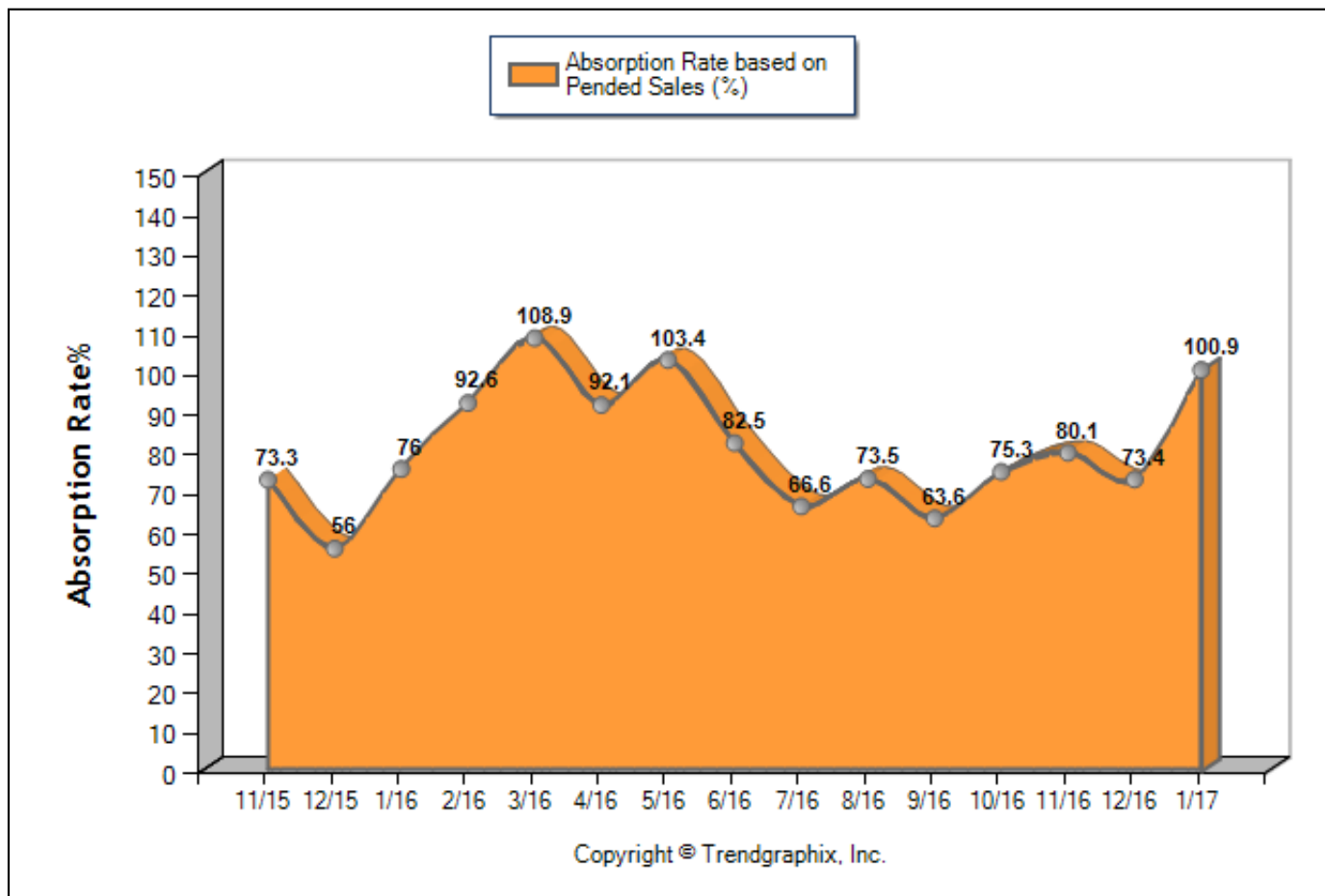
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Year Built: 0 - No Limit

Absorption Rate based on Pended Sales (%) (Nov. 2015 - Jan. 2017)



Date	11/15	12/15	1/16	2/16	3/16	4/16	5/16	6/16	7/16	8/16	9/16	10/16	11/16	12/16	1/17
For Sale	735	577	608	650	699	894	929	1117	1193	1126	1103	892	629	470	463
New Listing	385	283	562	685	979	1103	1138	1260	1078	912	898	623	430	251	538
Sold	530	616	358	401	603	660	831	965	903	895	786	745	698	611	388
Pended	539	323	462	602	761	823	961	921	794	828	701	672	504	345	467
Months of Inventory (Closed Sales)	1.4	0.9	1.7	1.6	1.2	1.4	1.1	1.2	1.3	1.3	1.4	1.2	0.9	0.8	1.2
Months of Inventory (Pended Sales)	1.4	1.8	1.3	1.1	0.9	1.1	1	1.2	1.5	1.4	1.6	1.3	1.2	1.4	1
Absorption Rate (Closed Sales) %	72.1	106.8	58.9	61.7	86.3	73.8	89.5	86.4	75.7	79.5	71.3	83.5	111	130	83.8
Absorption Rate (Pended Sales) %	73.3	56	76	92.6	108.9	92.1	103.4	82.5	66.6	73.5	63.6	75.3	80.1	73.4	100.9
Avg. Active Price	1493	1545	1548	1582	1692	1595	1699	1643	1615	1603	1625	1743	1903	2063	2020
Avg. Sold Price	856	815	853	894	891	857	925	893	904	915	905	936	930	940	964
Avg. Sq. Ft. Price (Sold)	314	297	321	313	327	323	339	331	342	332	338	339	341	329	345
Sold/List Diff. %	100	99	99	100	102	102	102	102	101	100	100	100	100	100	100
Sold/Orig LP Diff. %	98	97	97	99	101	102	102	101	101	99	99	99	99	99	99
Days on Market	33	40	43	42	31	21	19	18	17	23	27	27	28	33	42
Avg CDOM	35	48	46	50	35	22	21	20	19	25	31	29	34	38	49
Median	676	687	696	750	737	730	760	748	751	770	748	773	759	806	781

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