

Location: Mercer Island (510)

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

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

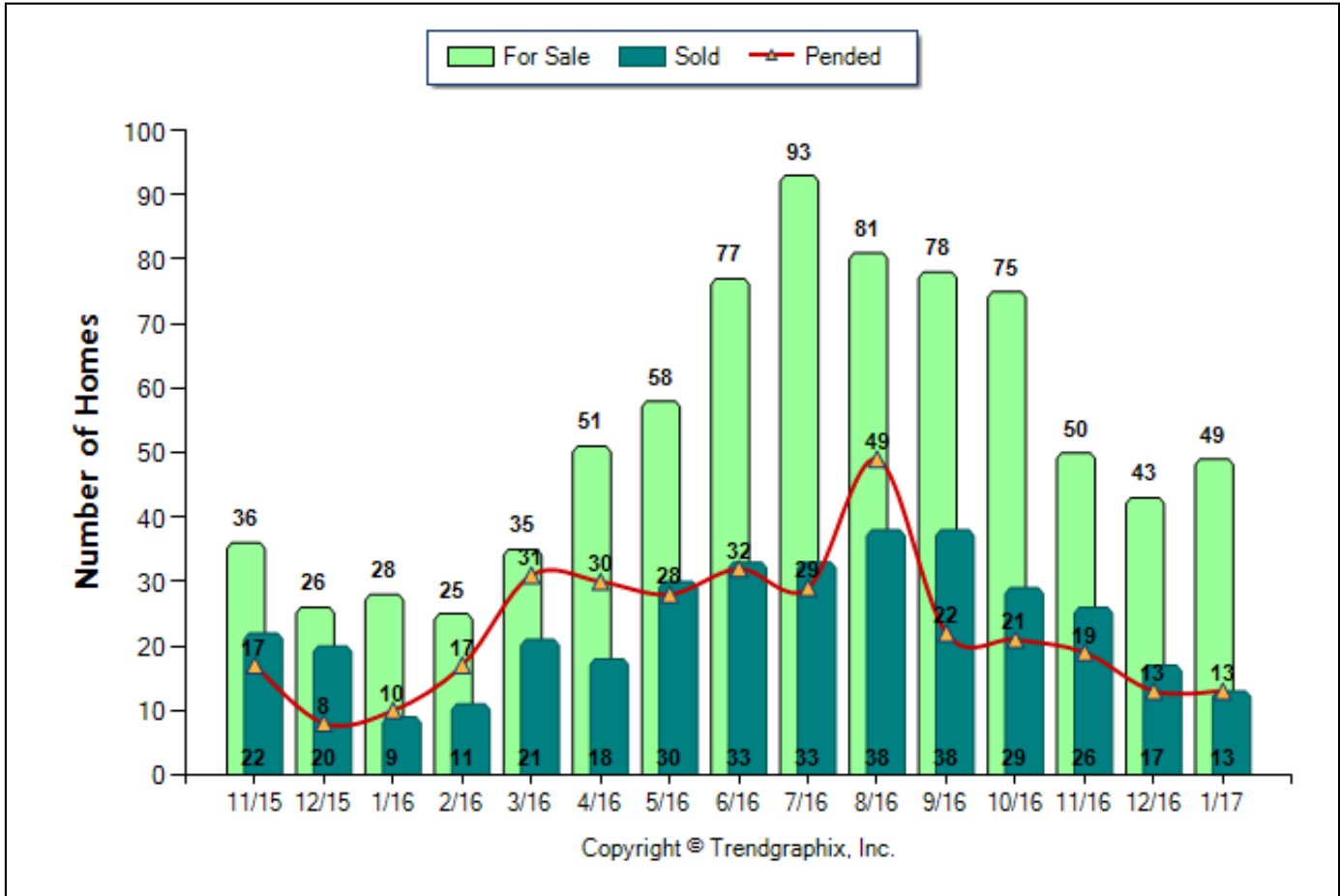
Bedrooms: 0 - No Limit

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	49	43	14% ▲	49	28	75% ▲	142	90	57.8% ▲
Sold	13	17	-23.5% ▼	13	9	44.4% ▲	56	51	9.8% ▲
Pended	13	13	0%	13	10	30% ▲	45	35	28.6% ▲

TODAY STATS		
2/1/2017 - 2/9/2017	1/1/2017 - 1/9/2017	% Change
51	41	24.4% ▲
5	6	-16.7% ▼
7	3	133.3% ▲

January 2017 is a Neutral market**

Home For Sale in January 2017 is 49 units. It is up **14%** compared to the last month and up **75%** compared to the last year.

Home Closed in January 2017 is 13 units. It is down **23.5%** compared to the last month and up **44.4%** compared to the last year.

Home Placed under Contract in January 2017 is 13 units. It is the same as compared to the last month and up **30%** 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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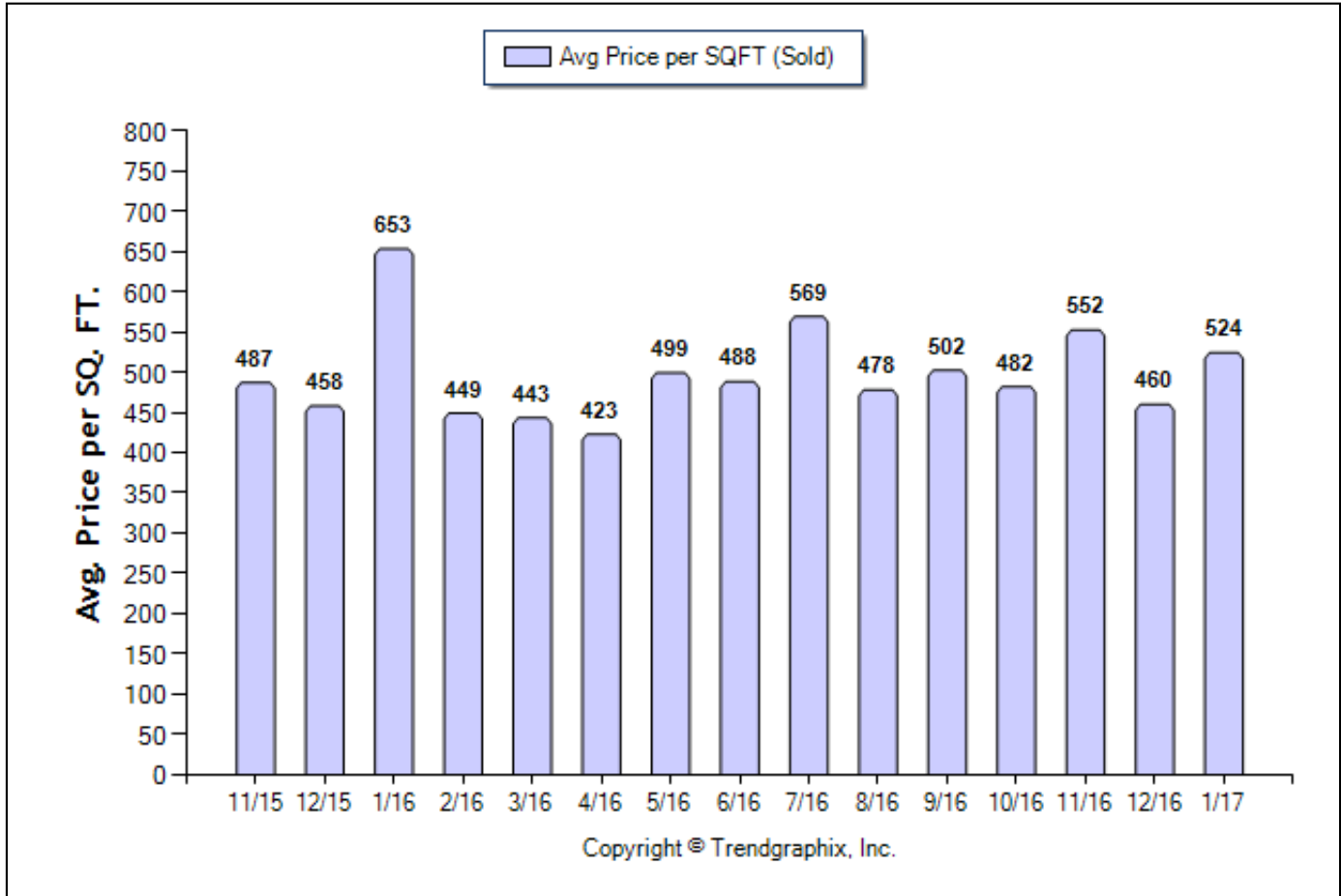
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Average Price per SQFT (Sold) (Nov. 2015 - Jan. 2017)



	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)	524	460	13.9% ▲	524	653	-19.8% ▼	517.57	504.92	2.5% ▲	446	553	-19.3% ▼

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

Average Sold Price per Square Footage in January 2017 is \$524. It is up **13.9%** compared to the last month and down **19.8%** compared to the last year.

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

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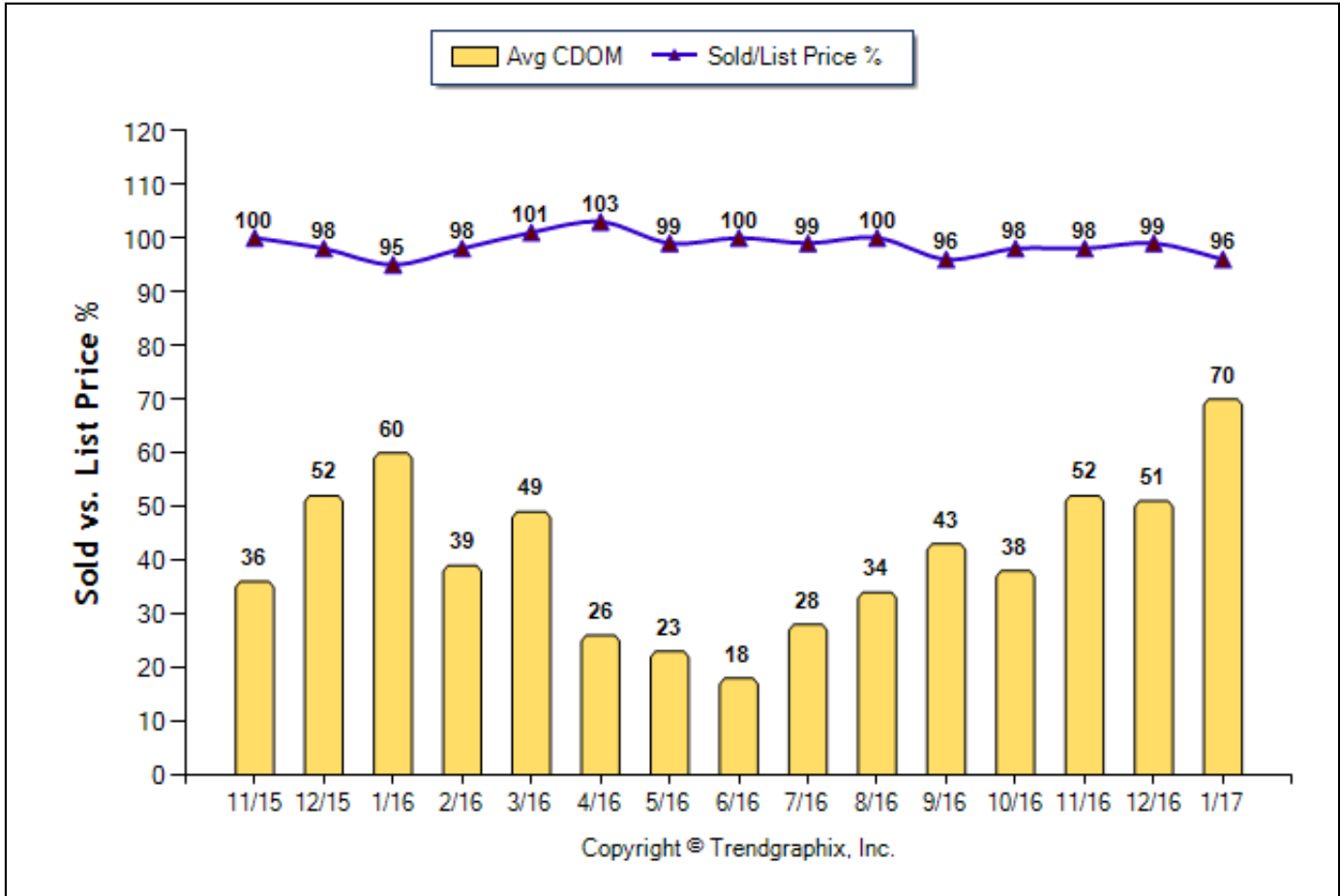
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Avg CDOM & Sold/List Price % (Nov. 2015 - Jan. 2017)



	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	70	51	37.3% ▲	70	60	16.7% ▲	56	47	19.1% ▲	82	50	64% ▲
Sold/List Diff. %	96	99	-3% ▼	96	95	1.1% ▲	98	98	0%	101	96	5.2% ▲

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

Continuous Days on Market in January 2017 is 70. It is up **37.3%** compared to the last month and up **16.7%** compared to the last year.

January 2017 Sold/List Price Ratio Remains Steady**

Sold/List Price % in January 2017 is 96%. It is down **3%** compared to the last month and up **1.1%** compared to the last year.

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

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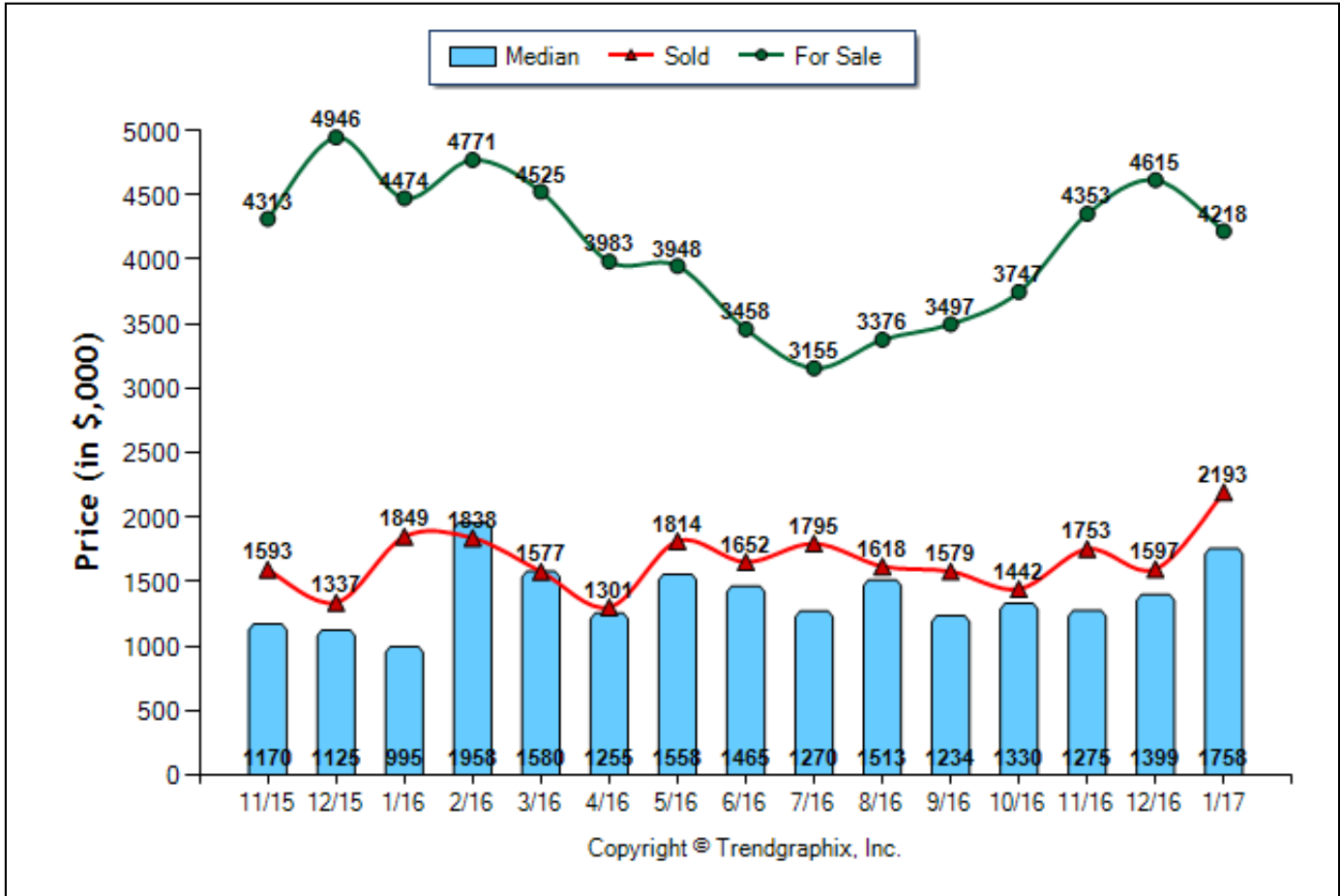
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Avg Prices & Median Price (Nov. 2015 - Jan. 2017)



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Median	1758	1399	25.7% ▲	1758	995	76.7% ▲	1425	1121	27.1% ▲	1295	1441	-10.1% ▼
Avg. Active Price	4218	4615	-8.6% ▼	4218	4474	-5.7% ▼	4386	4546	-3.5% ▼	4117	4599	-10.5% ▼
Avg. Sold Price	2193	1597	37.3% ▲	2193	1849	18.6% ▲	1808	1538	17.6% ▲	1356	2266	-40.2% ▼

January 2017 Median Sold Price is Appreciating**

Average Median Sold Price in January 2017 is \$1758. It is up **25.7%** compared to the last month and up **76.7%** compared to the last year.

January 2017 Average For Sale Price is Neutral**

Average For Sale Price (in thousand) in January 2017 is \$4218. It is down **8.6%** compared to the last month and down **5.7%** compared to the last year.

January 2017 Average Sold Price is Appreciating**

Average Sold Price (in thousand) in January 2017 is \$2193. It is up **37.3%** compared to the last month and up **18.6%** compared to the last year.

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

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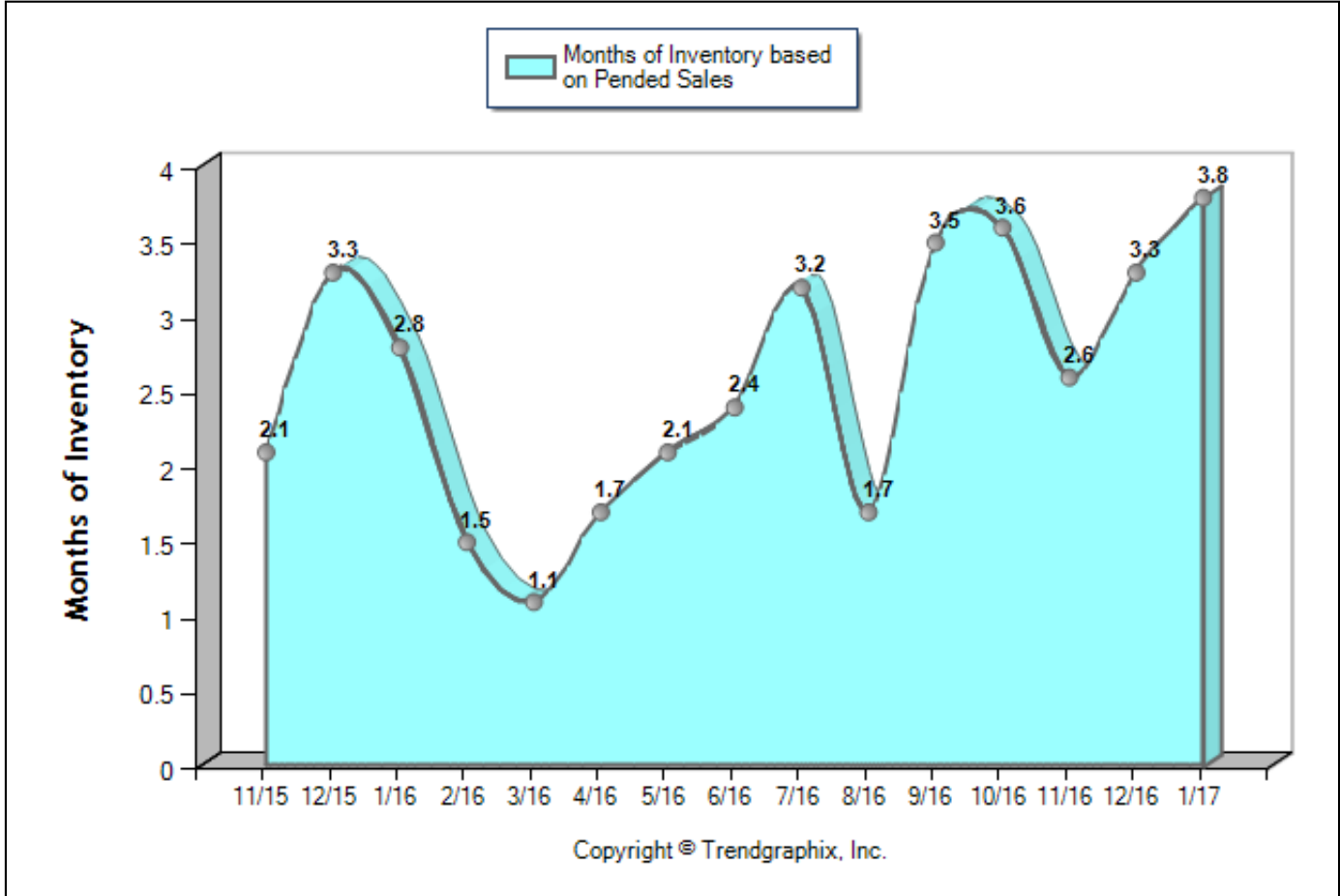
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Half Baths: 0 - No Limit

Year Built: 0 - No Limit

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)	3.8	3.3	15.1% ▲	3.8	2.8	35.7% ▲	3.2	2.6	23.3% ▲	7.3	13.7	-46.8% ▼

January 2017 is a Neutral market**

Months of Inventory based on Pended Sales in January 2017 is 3.8. It is up **15.1%** compared to the last month and up **35.7%** 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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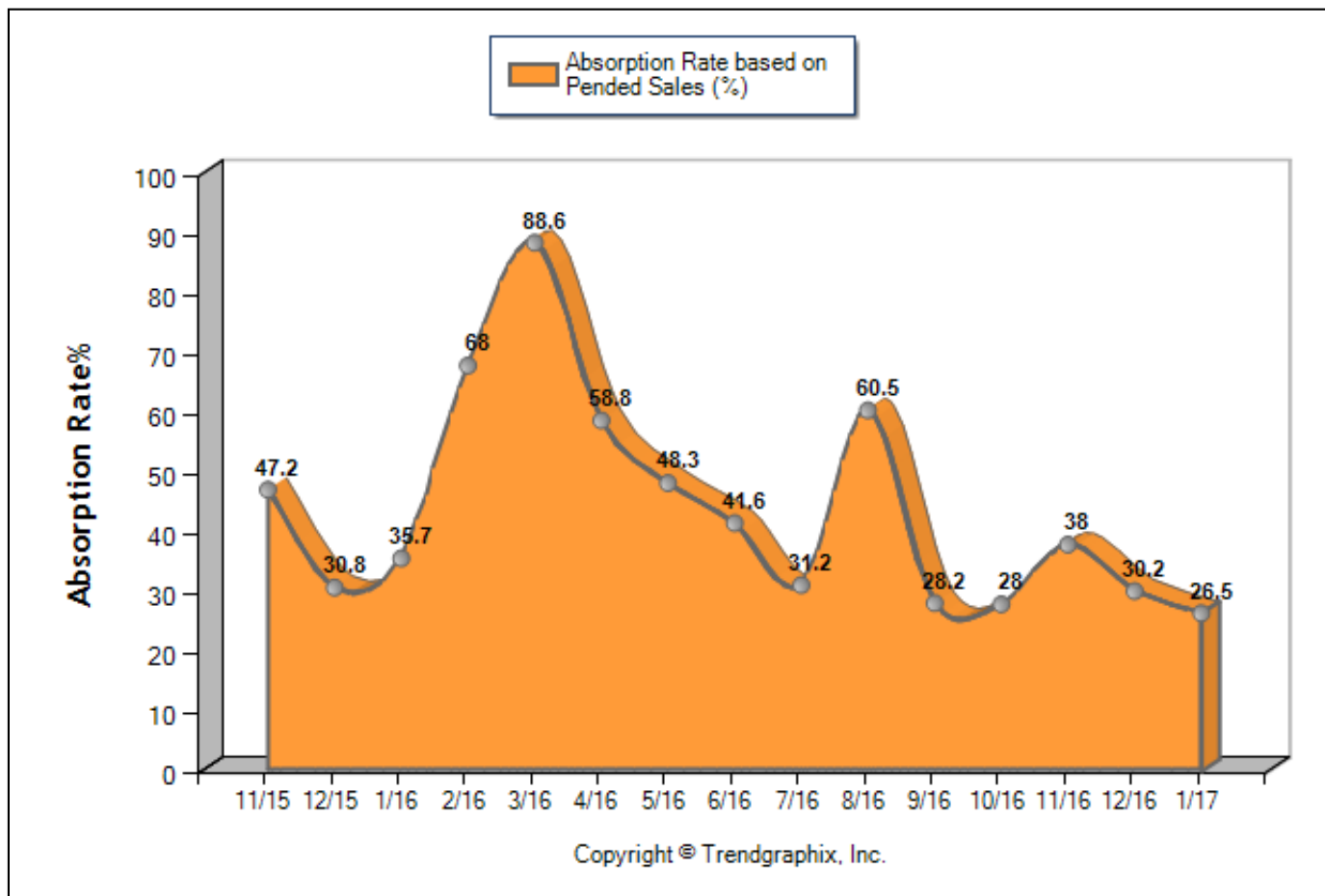
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Half Baths: 0 - No Limit

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	36	26	28	25	35	51	58	77	93	81	78	75	50	43	49
New Listing	9	7	20	16	42	50	44	61	59	50	30	30	11	10	31
Sold	22	20	9	11	21	18	30	33	33	38	38	29	26	17	13
Pended	17	8	10	17	31	30	28	32	29	49	22	21	19	13	13
Months of Inventory (Closed Sales)	1.6	1.3	3.1	2.3	1.7	2.8	1.9	2.3	2.8	2.1	2.1	2.6	1.9	2.5	3.8
Months of Inventory (Pended Sales)	2.1	3.3	2.8	1.5	1.1	1.7	2.1	2.4	3.2	1.7	3.5	3.6	2.6	3.3	3.8
Absorption Rate (Closed Sales) %	61.1	76.9	32.1	44	60	35.3	51.7	42.9	35.5	46.9	48.7	38.7	52	39.5	26.5
Absorption Rate (Pended Sales) %	47.2	30.8	35.7	68	88.6	58.8	48.3	41.6	31.2	60.5	28.2	28	38	30.2	26.5
Avg. Active Price	4313	4946	4474	4771	4525	3983	3948	3458	3155	3376	3497	3747	4353	4615	4218
Avg. Sold Price	1593	1337	1849	1838	1577	1301	1814	1652	1795	1618	1579	1442	1753	1597	2193
Avg. Sq. Ft. Price (Sold)	487	458	653	449	443	423	499	488	569	478	502	482	552	460	524
Sold/List Diff. %	100	98	95	98	101	103	99	100	99	100	96	98	98	99	96
Sold/Orig LP Diff. %	99	97	91	97	98	102	99	99	98	99	95	96	95	98	93
Days on Market	21	43	61	39	47	17	13	27	26	21	28	33	32	41	61
Avg CDOM	36	52	60	39	49	26	23	18	28	34	43	38	52	51	70
Median	1170	1125	995	1958	1580	1255	1558	1465	1270	1513	1234	1330	1275	1399	1758

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