

Realogics

Sotheby's

INTERNATIONAL REALTY

'20 QUARTERLY MARKET REPORT

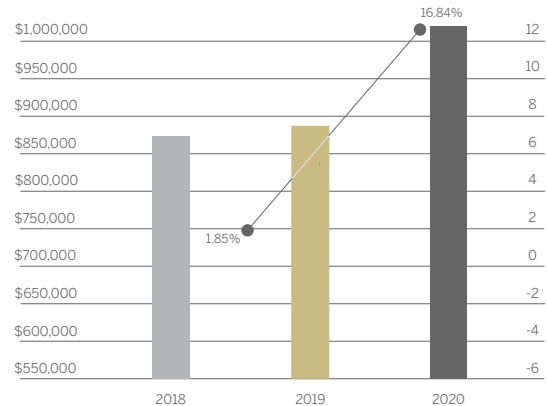
Eastside

Q4 OCTOBER–DECEMBER 2020

Historically the real estate industry slows in the fourth quarter, but an unusual year remained just that—with more homes closing than this time last year, and available single-family homes all but disappearing, creating this snapshot of a seller's market. Less than one month of inventory (0.4 months) was available, the smallest amount in the areas analyzed by RSIR for its quarterly reporting. The number of closed home sales was up 31.5 percent, and along with it the average price per square foot—up 17 percent. The median sales price jumped too—up 16.8 percent compared to Q4-2019.

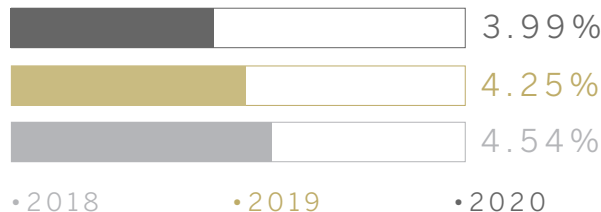
\$1.027M MEDIAN SALES PRICE

Single-Family Homes Q4-2020



INTEREST RATES

30-year fixed rate for conventional mortgage loan
(Current and historic mortgage rates sourced from ValuePenguin.com)



AVERAGE DAYS ON MARKET

Q4 2018–2020



AVERAGE PRICE PER SQ. FT.

Q4-2020 vs. Q4-2019
↑(16.97%)



HOME SOLD

Q4-2020 vs. Q4-2019
↑(31.56%)



STATE OF THE MARKET

0.4 months of inventory - a seller's market

(Based on Q4-2020 housing inventory. Seller's Market = 0 to 3 months inventory, Neutral Market = 3 to 6 months inventory, Buyer's Market = 6+ months inventory.)

