

Realogics

Sotheby's
INTERNATIONAL REALTY

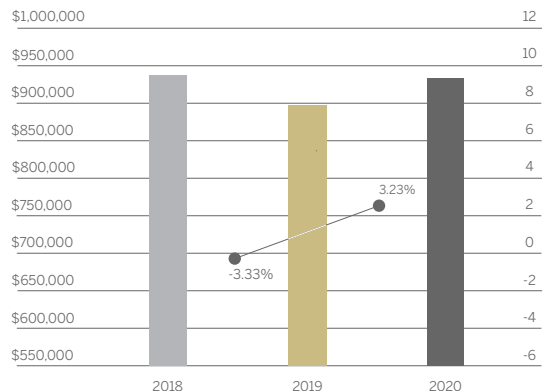
'20 QUARTERLY MARKET REPORT

Eastside

Q2 APRIL–JUNE 2020

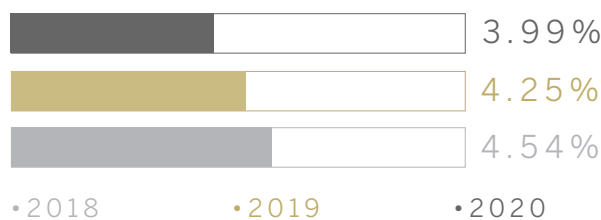
As the Eastside settled in for Governor Jay Inslee's stay-at-home order, inventory began to drop and the median sales price for single-family homes went up. As evident from past years' data, the second quarter trends towards a busier market time, but it appears that many who would have otherwise listed, decided to stay on the bench in Q2 of 2020. Likewise, buyer demand and the sales price for many Eastside homes went up—the average price per square foot rose to over \$400. While the median sales price for homes went up by more than 3 percent from a year ago, it's down slightly from the first quarter.

\$928K MEDIAN SALES PRICE
Single-Family Homes Q2-2020



INTEREST RATES

30-year fixed rate for conventional mortgage loan



AVERAGE DAYS ON MARKET

Q2 2018–2020



AVERAGE PRICE PER SQ. FT.

Q2-2020 vs. Q2-2019
↑(4.58%)

2020 **\$401**
2019 **\$383**

HOME SOLD

Q2-2020 vs. Q2-2019
↓(-30.42%)



STATE OF THE MARKET

1.4 months of inventory

(Based on Q2-2020 housing inventory. Seller's Market = 0 to 3 months inventory, Neutral Market = 3 to 6 months inventory, Buyer's Market = 6+ months inventory.)

