

## EASTSIDE

# QUARTERLY MARKET UPDATE

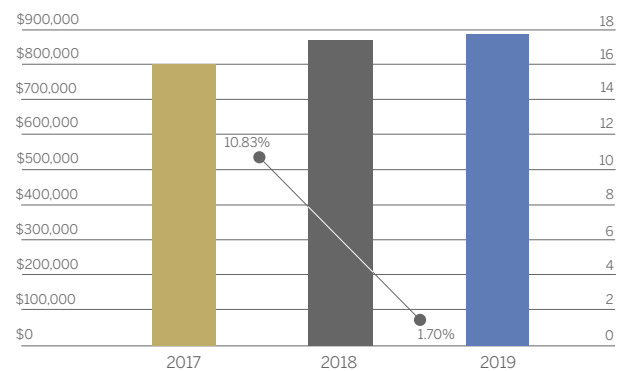
Q1 JANUARY–MARCH 2019

Unlike other local markets, **the median sales price on the Eastside increased slightly—by 1.7%—from the first quarter of 2018 to the first quarter of 2019**, at \$880,000 and \$895,000, respectively. This gain came amidst **higher inventory levels than the Eastside saw in all of 2018, at 2.4 months**. More homes for sale impacted the average cumulative days on market for the quarter, with **homes spending an average of 57 days on the market**, up significantly compared to the first quarters of both 2017 and 2018, when market times hovered around one month.

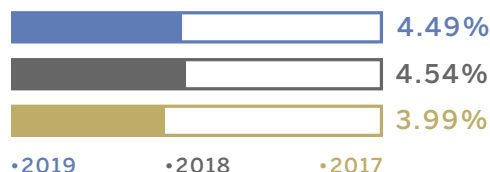
As one would expect, the moderate increase in median sales price resulted in **a nominal gain in the average price per square foot**, which shifted from \$369 in the first quarter of 2018 to \$371 in the first quarter of this year.

**\$895K**

**MEDIAN SALES PRICE**  
Single-Family Homes Q1-2019

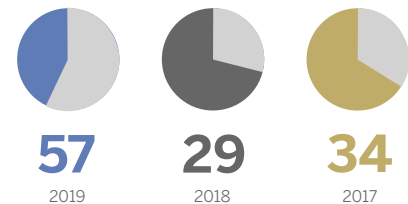


**MEDIAN SALES PRICE**  
Q1 2017–2019

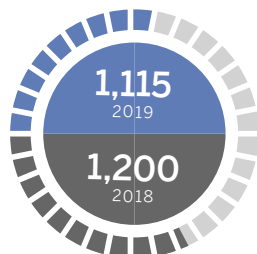


**INTEREST RATES**

30-year fixed rate  
for conventional  
mortgage loan



**AVERAGE DAYS ON MARKET**  
Q1 2019–2017



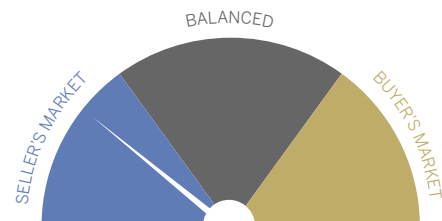
**HOMES SOLD**

Q1-2019 vs. Q1-2018  
↓(-7.08%)

2019 **\$371**  
2018 **\$369**

**AVERAGE PRICE PER SQ. FT.**

Q1-2019 vs. Q1-2018  
↑(0.62%)



**STATE OF THE MARKET**

2.4 months of inventory

(Based on Q1 housing inventory.)

Seller's Market = 0 to 3 months inventory,

Balanced Market = 3 to 6 months inventory,

Buyer's Market = 6+ months inventory.)