

EASTSIDE

QUARTERLY MARKET UPDATE

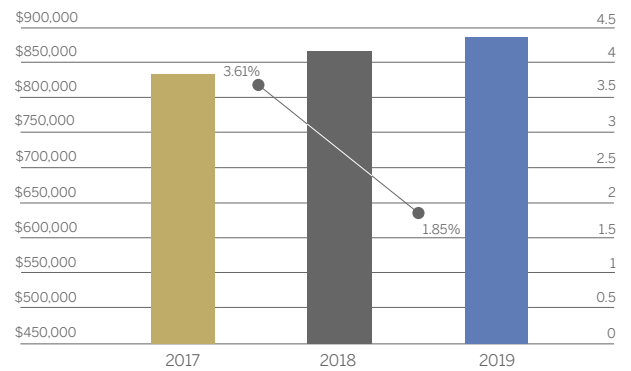
Q4 OCTOBER–DECEMBER 2019

Home prices on the Eastside grew slightly from the fourth quarter of 2018 to the fourth quarter of 2019, at \$863,000 and \$879,000, respectively. The **December 2019 median price of \$908,000** marked the second highest on the Eastside for the entire year, topped only in June 2019 when homes sold for an average of \$915,000.

The **number of homes for sale on the Eastside plummeted** by nearly 50% from Q4-2018 to Q4-2019, from 840 to just 432. Steady declines in inventory have contributed to **favorable conditions for sellers**, with just 1.3 months of inventory on the market in Q4-2019, a lower figure than any of the year's preceding three quarters.

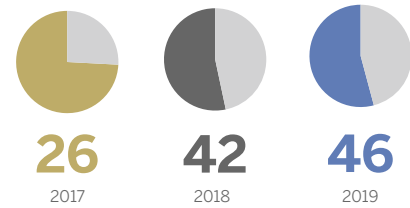
\$879K MEDIAN SALES PRICE

Single-Family Homes Q4-2019



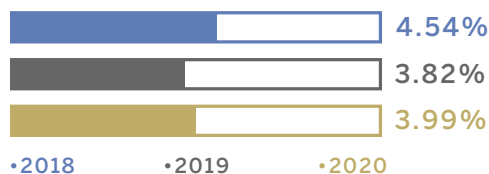
MEDIAN SALES PRICE

Q4 2017–2019



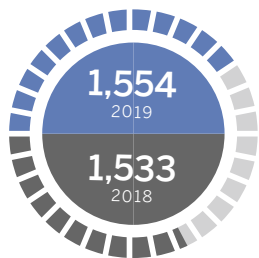
AVERAGE DAYS ON MARKET

Q4 2017–2019



INTEREST RATES

30-year fixed rate for conventional mortgage loan



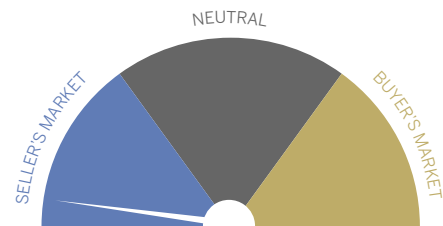
HOMES SOLD

Q4-2019 vs. Q4-2018
↑(1.37%)



AVERAGE PRICE PER SQ. FT.

Q4-2019 vs. Q4-2018
↓(-0.24%)



STATE OF THE MARKET

1.3 months of inventory
(Based on Q4-2019 housing inventory. Seller's Market = 0 to 3 months inventory, Neutral Market = 3 to 6 months inventory, Buyer's Market = 6+ months inventory.)