Realogics Sotheby's

EASTSIDE

QUARTERLY MARKET UPDATE

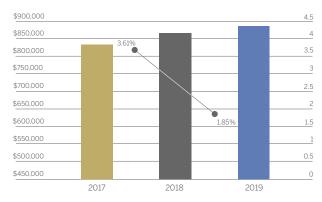
Q4 OCTOBER-DECEMBER 2019

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 04 2017–2019

26

2017

4.54% 3.82% 3.99% •2018 •2019 •2020

INTEREST RATES

30-year fixed rate for conventional mortgage loan



HOMES SOLD

↑(1.37%)

04-2019 vs. 04-2018

 Image: \$371
 AVERAGE PRICE

 PER SQ. FT.
 Q4-2019 vs. Q4-2018

 ↓(-0.24%)
 ↓(-0.24%)

Q4 2017—2019



42

AVERAGE DAYS ON MARKET

NEUTRAI

46

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.)

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