

'23 Quarterly Market Report

Nothing compares to what's next.

Eastside

Q4 OCTOBER - DECEMBER 2023

Buyers looking for their ideal Eastside home in the last quarter of 2023 had to contend with a dearth of inventory at just 0.8 months, which was the second lowest of all the neighborhoods analyzed in this report and down from the 1.4 months of inventory we witnessed in Q4-2022. It seems that the market conditions discouraged both buyers and sellers from making moves towards the end of the year. A lack of inventory may have affected the median sales price, which had a slight year-over-year increase of 5.54% to \$1,372,000. Despite this, a similar number of homes sold compared to Q4-2022, down from 1,017 to 991. In areas where many residents live in multi-family residences, the single-family home analysis is only part of the picture. Explore the report further for insight into the Eastside's condominium market data.

INTEREST RATES

30-year fixed rate for conventional mortgage loan
(Current and historic mortgage rates sourced from Freddie Mac)



AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q4 OVER THE LAST THREE YEARS



HOMES SOLD

Q4-2023 vs. Q4-2022
↓(-2.56%)

2023 **991**

2022 **1,017**

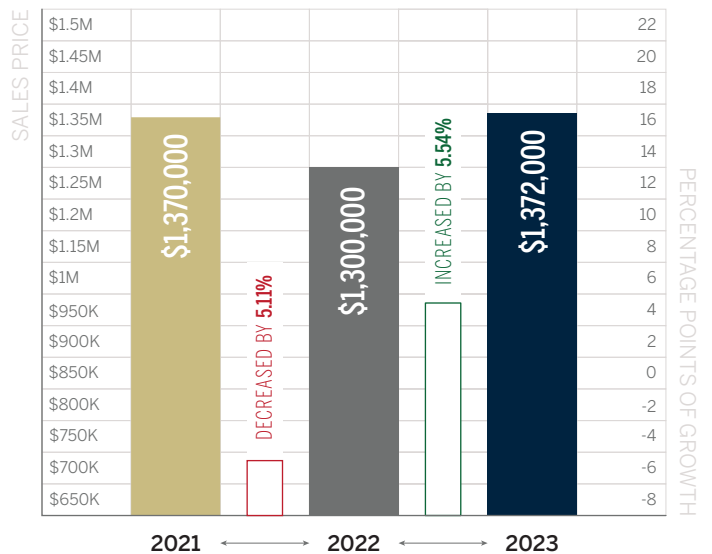
AVERAGE PRICE PER SQ. FT.

Q4-2023 vs. Q4-2022 ↑(5.96%)



\$1.372M MEDIAN SALES PRICE

Single-Family Homes Q4-2023



STATE OF THE MARKET

0.8 months of inventory - Seller's Market
(Based on Q4-2023 housing inventory. Seller's Market = 0 to 3 months inventory, Neutral Market = 3 to 6 months inventory, Buyer's Market = 6+ months inventory)

