

MARKET UPDATE-JANUARY, 2012

The housing inventory is stable, but low. At the end of December, the number of homes for sale was 173+/- and today there are 169+/- . Last year at this time there were 164+/- homes for sale. In the month of January this year there were 33 homes that went under contract (19 in December) and 11 closed sales (19 in December) that sold at a median sales price of \$554,758 and an average market time of 58 days (January included a \$2,800,000 closing). Of these 11 closings, 3 were distressed sales (either bank owned or short sales). Compared to January, 2011 where there were 17 homes that went under contract and 13 closed sales (5 distressed) that sold at a median sales price of \$401,500 and an average market time of 109 days.

	Price	Address	Contract Date	
1	\$139,900	9069 NE Morgan Rd	30-Jan	Bank Owned
2	\$189,000	742 Nicholson Place NW	17-Jan	
3	\$205,000	385 Weaver Ave NE	15-Jan	Short Sale
4	\$265,000	9537 NE Daniel Ct	5-Jan	Short Sale
5	\$274,900	8169 Blakely Heights Dr	23-Jan	Bank Owned
6	\$291,500	10432 Duncan Lane NE	27-Jan	Bank Owned
7	\$299,000	5783 Crystal Springs Hill Ln	19-Jan	Short Sale
8	\$325,000	10699 NE Byron Dr	14-Jan	
9	\$325,000	1883 NE Parkview Dr	5-Jan	
10	\$335,500	13940 Ellingsen Rd NE	30-Jan	
11	\$342,700	11695 Latimer Ave NE	3-Jan	Short Sale
12	\$349,000	833 Klickitat Place NE	6-Jan	Short Sale
13	\$349,900	1647 Jeannette Place	6-Jan	Bank Owned
14	\$369,500	653 Al Dorsey Lane NW	14-Jan	
15	\$454,000	8053 Quail Hill Rd NE	25-Jan	Short Sale
16	\$485,000	779 Village Circle	26-Jan	Bank Owned
17	\$528,000	3090 Crystal Springs Dr NE	5-Jan	Waterfront
18	\$530,000	315 Wood Ave SW	11-Jan	
19	\$539,000	9948 NE Bolero Dr	18-Jan	
20	\$549,000	9121 NE Briar Rose Lane	6-Jan	
21	\$599,950	11665 Sunset NE	6-Jan	Waterfront- House Sale Contingent
22	\$605,000	8264 NE Carmella Lane	25-Jan	Short Sale
23	\$650,000	9545 NE Mary Sam Lane	24-Jan	
24	\$668,000	479 Glen Hollow Place	12-Jan	
25	\$799,900	6647 NE Baker Hill Rd	10-Jan	
26	\$950,000	6553 Crystal Springs Dr Ne	24-Jan	Waterfront
27	\$999,000	6538 NE Monte Vista Dr	27-Jan	Waterfront
28	\$999,000	9309 NE South Beach Dr	22-Jan	Short Sale- Waterfront
29	\$1,180,000	11205 NE Wing Point Dr	12-Jan	Waterfront
30	\$1,278,000	9325 NE South Beach Dr	9-Jan	Waterfront
31	\$1,550,000	9308 NE South Beach Dr	2-Jan	Short Sale
32	\$1,997,000	10218 Affirmed Lane NE	31-Jan	
33	\$2,880,000	9264 Allens Cove Lane NE	28-Jan	Waterfront