

MARKET UPDATE-FEBRUARY, 2018

The housing inventory continues to be extremely low. At the end of January, the number of homes for sale was 40+/- and today there are 37+/- . Last year at this time there were 58+/- homes for sale. In the month of February this year there were 24 homes that went under contract (23 in January) and 20 closed sales (19 in January) that sold at a median sales price of \$1,008,250 and an average market time of 46 days. This compares to February, 2017 where there were 29 homes that went under contract and 10 closed sales that sold at a median sales price of \$801,000 and an average market time of 99 days. Through the end of February, there have been 40 closed sales that sold at a median sales price of \$953,500. Compared to the same period last year, there were 26 closed sales at a median sales price of \$885,500, a 53.8% increase in volume and a 7.6% increase in the median sales price. There were 23 new listings in the month of February, 8 of which are under contract (included below).

Here are the 24 homes that went under contract in February:

	Price	Address	Contract Date	
1	\$120,000	11096 Rolling Bay Walk NE	10-Feb	Waterfront
2	\$444,000	6789 Vincent Rd NE	24-Feb	
3	\$485,000	6934 NE Baker Hill Rd	12-Feb	
4	\$645,000	755 Moji Lane NW	6-Feb	
5	\$688,000	11168 NE Wing Point Dr	18-Feb	
6	\$698,000	10152 NE Garibaldi Lp	21-Feb	
7	\$780,000	10801 Bill Point View NE	13-Feb	
8	\$799,000	8100 Barthrop Place NE	13-Feb	
9	\$803,040	13844 La Vinge Ct NE	12-Feb	
10	\$825,000	13890 La Vinge Ct NE	7-Feb	
11	\$849,995	13882 La Vinge Ct NE	26-Feb	
12	\$860,000	14460 Komedal Rd NE	16-Feb	
13	\$860,000	11008 NE Mountain View Rd	23-Feb	
14	\$874,995	13874 La Vinge Ct NE	21-Feb	
15	\$979,900	642 Landmark Ct NE	16-Feb	
16	\$987,000	9393 Moss Lane NE	9-Feb	House Sale Contingent
17	\$1,079,950	643 Landmark Ct NE	23-Feb	
18	\$1,185,000	11305 Fieldstone Lane NE	28-Feb	
19	\$1,189,000	14062 Henderson Rd NE	6-Feb	Closed 2/16 @ \$1,310,000
20	\$1,195,000	4766 Tangleberry Lane NE	25-Feb	
21	\$1,280,000	15638 Point Monroe Dr NE	2-Feb	Waterfront
22	\$1,399,000	12684 Sunrise Dr NE	7-Feb	Waterfront Closed 2/20 @ \$1,438,000
23	\$1,550,000	10044 Edgecombe Place NE	13-Feb	Waterfront
24	\$1,649,000	8000 NE Lovgreen Rd W	13-Feb	

“Information and statistics derived from Northwest Multiple Listing Service.”