



AREA REPORT

SINGLE FAMILY HOMES

MARCH 2024 | SINGLE FAMILY



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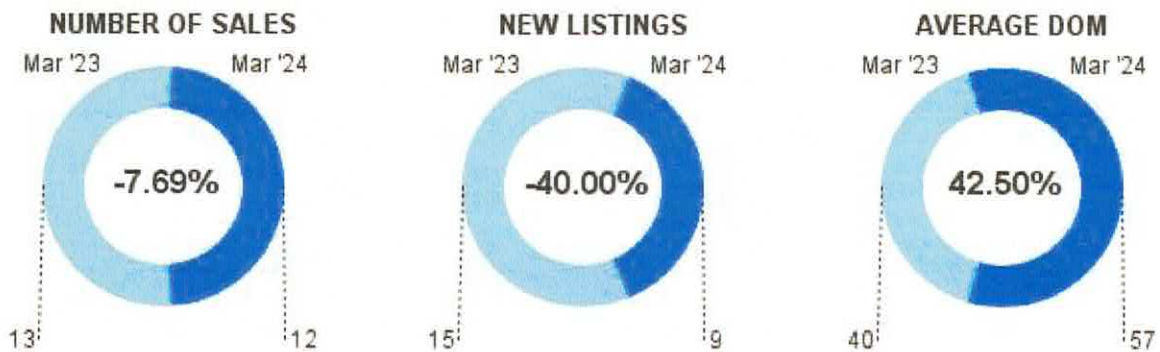


COLDWELL BANKER
BEST HOMES

PORT TOWNSEND (WA) | March 2024

REAL ESTATE SNAPSHOT - Change since this time last year

Single Family



14.34% ↑

MEDIAN SALES PRICE
SINGLE FAMILY

9.63% ↑

AVERAGE SALES PRICE
SINGLE FAMILY

11.52% ↑

**MEDIAN LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

9.48% ↑

**AVERAGE LIST PRICE
(SOLD LISTINGS)**
SINGLE FAMILY

Mar '23 Mar '24

AREA REPORT

SINGLE FAMILY HOMES

FULL MARKET SUMMARY

March 2024 | Single Family ?

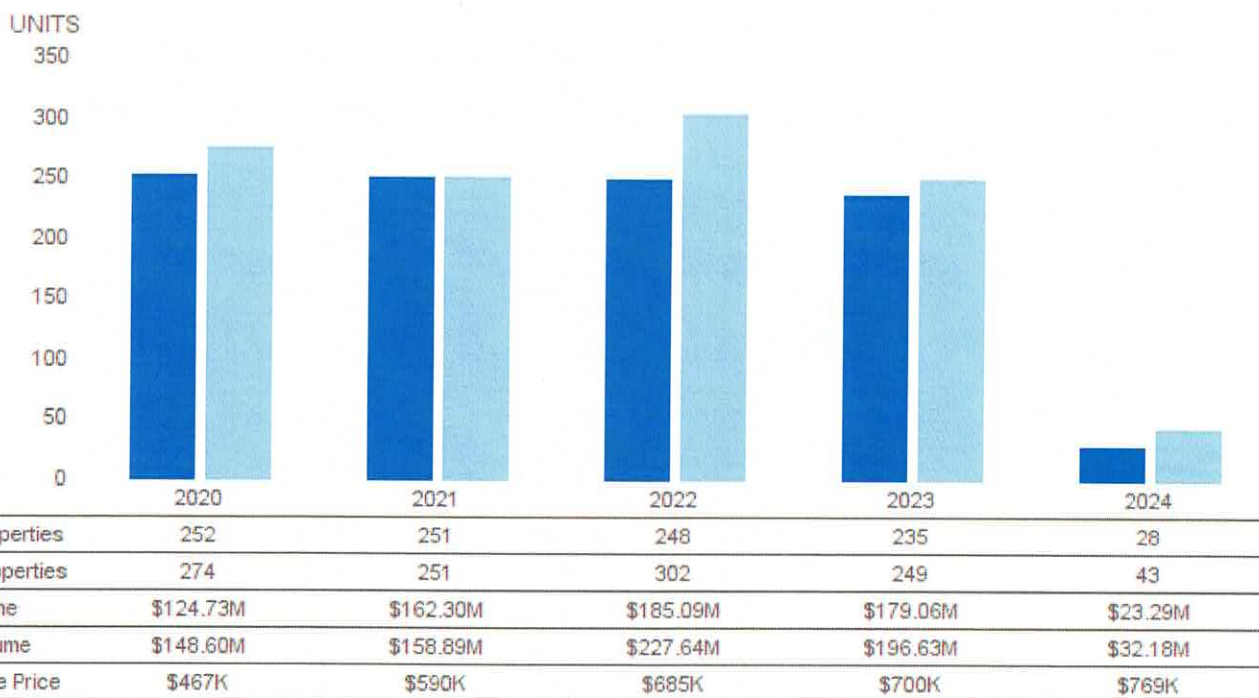
	Month to Date			Year to Date		
	March 2024	March 2023	% Change	YTD 2024	YTD 2023	% Change
New Listings	9	15	-40% ↓	43	36	19.44% ↑
Sold Listings	12	13	-7.69% ↓	28	31	-9.68% ↓
Median List Price (Solds)	\$765,000	\$685,990	11.52% ↑	\$752,495	\$685,990	9.69% ↑
Median Sold Price	\$777,500	\$680,000	14.34% ↑	\$769,000	\$680,000	13.09% ↑
Median Days on Market	33	38	-13.16% ↓	35	53	-33.96% ↓
Average List Price (Solds)	\$821,763	\$750,613	9.48% ↑	\$852,442	\$700,060	21.77% ↑
Average Sold Price	\$803,263	\$732,700	9.63% ↑	\$831,739	\$690,757	20.41% ↑
Average Days on Market	57	40	42.5% ↑	67	93	-27.96% ↓
List/Sold Price Ratio	99.3%	99.1%	0.17% ↑	99.5%	99.5%	0.05% ↑

SOLD AND NEW PROPERTIES (UNITS)

March 2024 | Single Family ?

Sold Properties | Number of properties sold during the year

New Properties | Number of properties listed during the year.



MEDIAN SALES PRICE AND NUMBER OF SALES

March 2024 | Single Family ?

Median Sales Price | Price of the "middle" property sold -an equal number of sales were above and below this price.

Number of Sales | Number of properties sold.

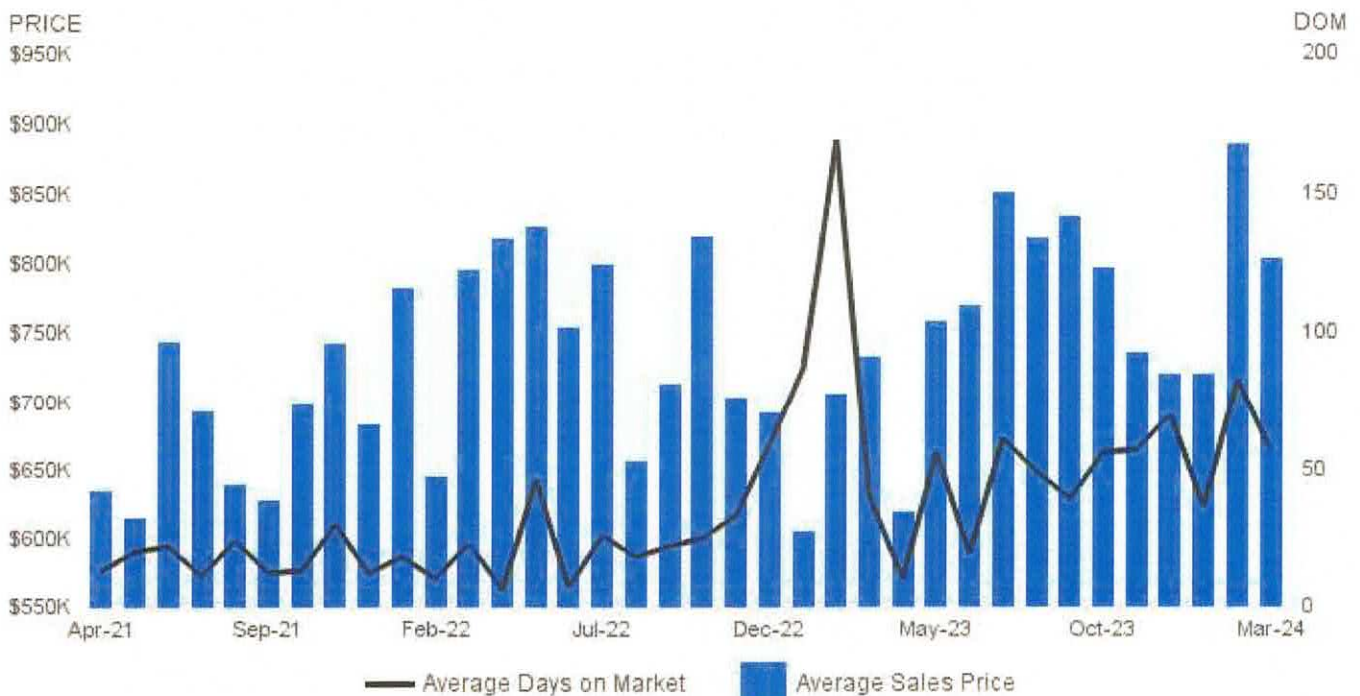


AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

March 2024 | Single Family ?

Average Sales Price | Average sales price for all properties sold.

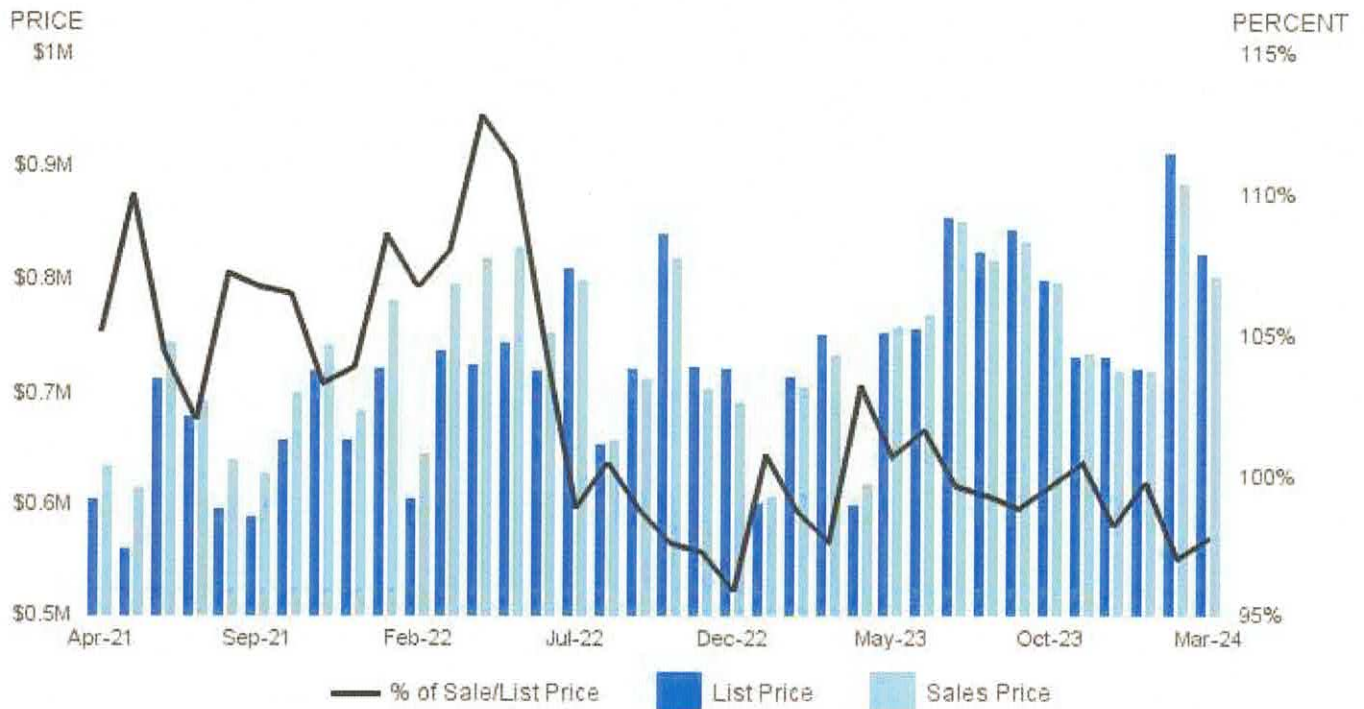
Average Days on Market | Average days on market for all properties sold.



SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

March 2024 | Single Family ?

Sale Price as a Percentage of Original Price | Average sale price of property as percentage of final list price.

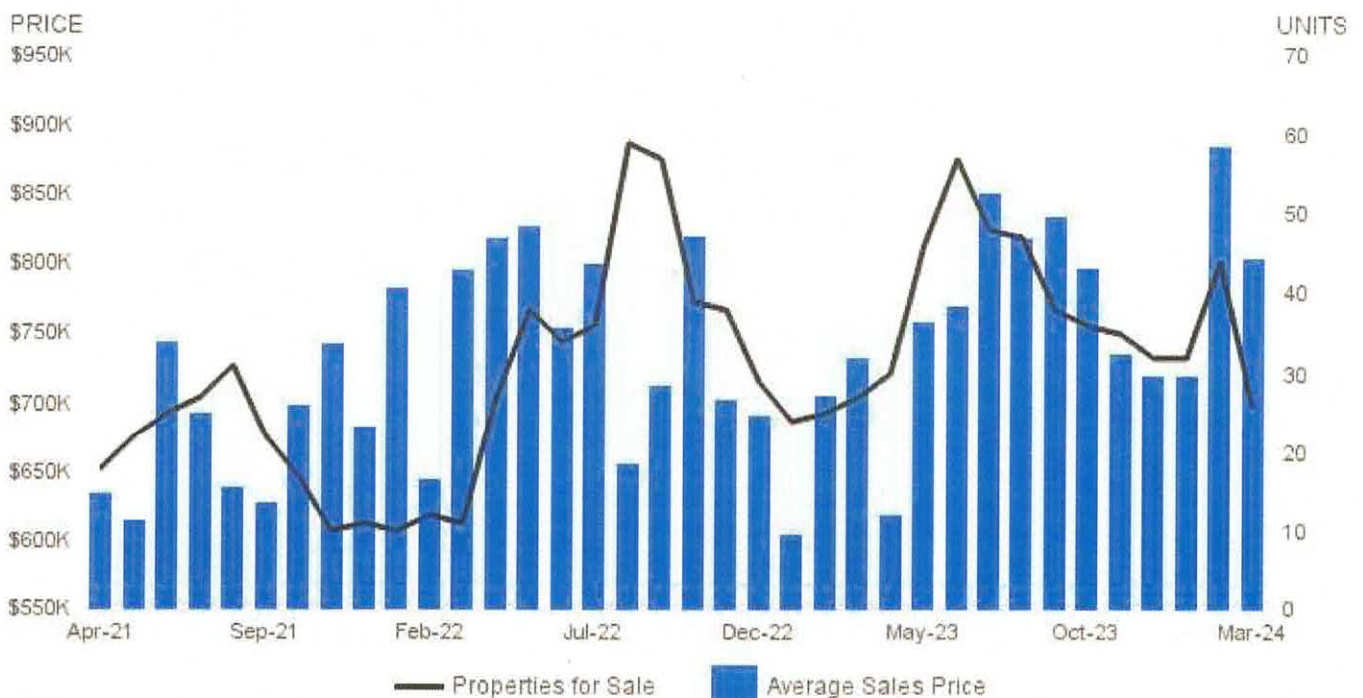


AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

March 2024 | Single Family ?

Average Sales Price | Average sales price for all properties sold.

Properties for Sale | Number of properties listed for sale at the end of month.

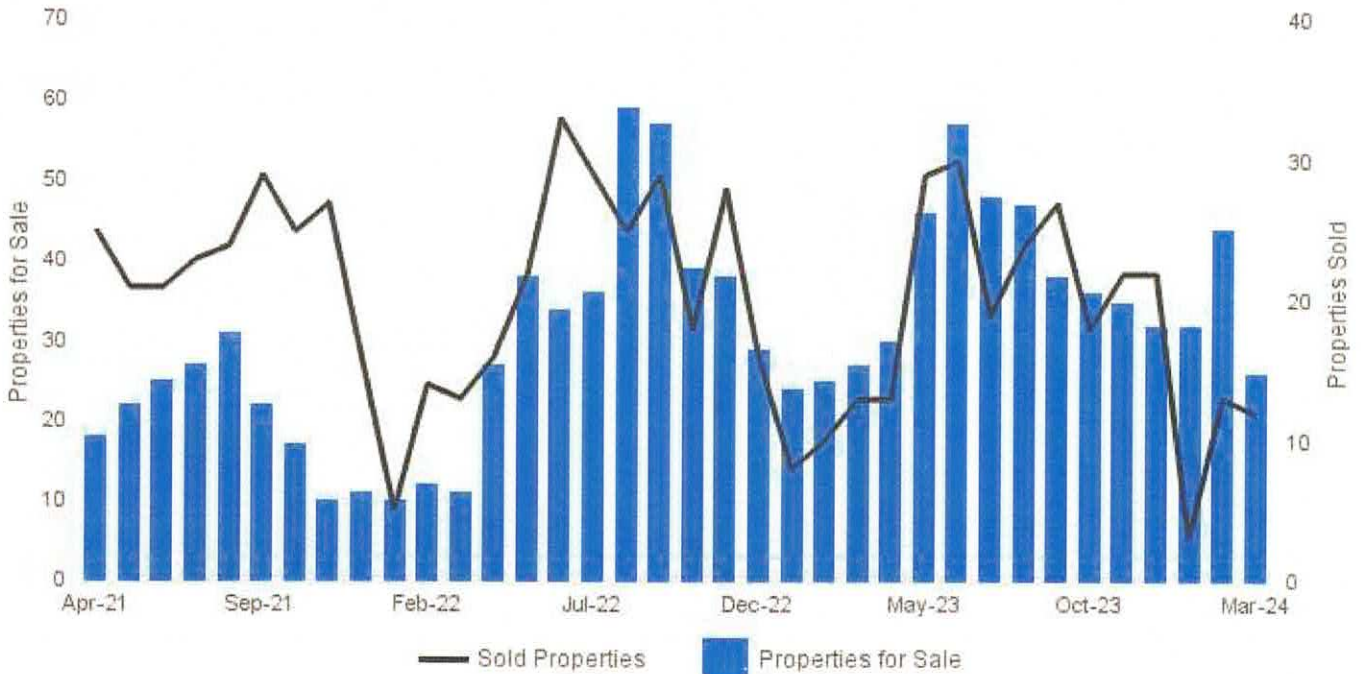


PROPERTIES FOR SALE AND SOLD PROPERTIES

March 2024 | Single Family ?

Properties for Sale | Number of properties listed for sale at the end of month.

Sold Properties | Number of properties sold.



AVERAGE ASKING/SOLD/UNSOLD PRICE

March 2024 | Single Family ?

Asking Price | the average asking price of sold properties

Sold Price | the average selling price

Unsold Price | the average active list price



ABSORPTION RATE

March 2024 | Single Family ?

Absorption Rate | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.



MONTHS SUPPLY OF INVENTORY

March 2024 | Single Family ?

Months Supply of Inventory | Properties for sale divided by number of properties sold.

Units Listed | Number of properties listed for sale at the end of month.

Units Sold | Number of properties sold.

