

Q4 21 Quarterly Market Report

Nothing compares.

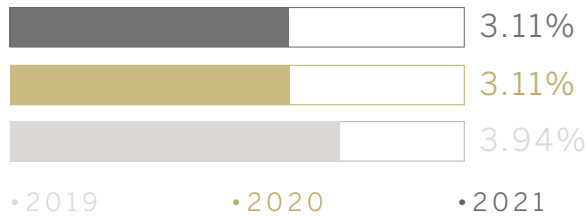
Eastside

Q4 OCTOBER - DECEMBER 2021

The home price growth on the Eastside has been stunning, especially for single-family homes in the area. At the beginning of 2020, the median home price was less than a million. And now, the median home price is up more than 33 percent year over year. The uptick in price (the Seattle area has experienced some of the highest home price growth in the country) is at least in part driven by the lack of inventory that's available. Twenty percent fewer homes sold in the fourth quarter of 2021 compared to the same time in 2020. And when it comes to homes left for sale, there were 53 on the market compared to 164 the year before. If more sellers enter the market, as they're expected to, prices are likely to stay at this level and continue their climb, but perhaps maybe more steadily than in 2021.

INTEREST RATES

30-year fixed rate for conventional mortgage loan
(Current and historic mortgage rates sourced from Caliber Home Loans)



AVERAGE PRICE PER SQ. FT.

Q4-2021 vs. Q4-2020
↑(33.06%)

2021
\$577

2020
\$433

HOMES SOLD

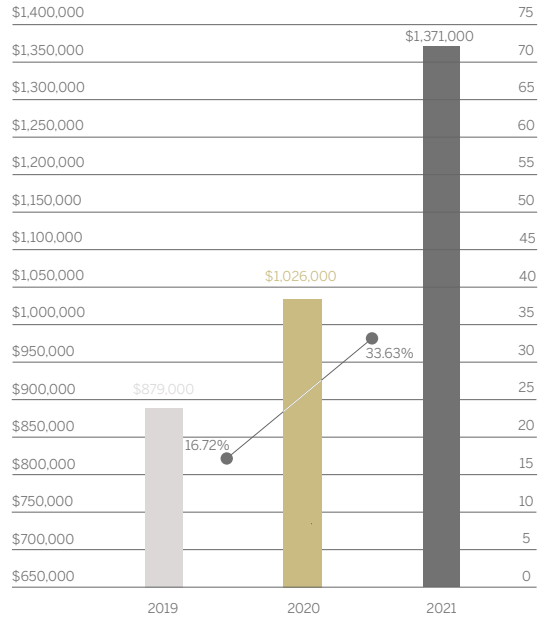
Q4-2021 vs. Q4-2020
↓(-19.68%)



● 2020 2,048 ● 2021 1,645

\$1.371M MEDIAN SALES PRICE

Single-Family Homes Q4-2021



AVERAGE DAYS ON MARKET

Q4 2019-2021



STATE OF THE MARKET

0.2 months of inventory - Seller's Market

(Based on Q4-2021 housing inventory. Seller's Market = 0 to 3 months inventory. Neutral Market = 3 to 6 months inventory. Buyer's Market = 6+ months inventory.)

