

Q3-2024

Quarterly Market Snapshot

Cle Elum

Q3 JULY - SEPTEMBER 2024

For those who want both more sunshine and snowfall or more land on their property, Cle Elum continues to rise in popularity. Homebuyers looking to venture east of Seattle find a different landscape in this mountain town. With plenty of new development opportunities and a surge in seller activity, this market was considered a buyer's market, unlike most of the areas analyzed in our reporting, with 7.2 months of inventory (up from 5.1 months in Q3-2023). Listings jumped from 104 homes at the same time last year to 168 homes in this year's Q3, accounting for the increase in months of supply. Buyers took advantage, with homes sales going up from 61 in Q3-2023 to 70 in 2024. There was a slight decrease in the median sales price, dropping 2.89% from \$760,000 to \$738,000. The average price per square foot was down a similarly minimal amount, decreasing from \$463 per square foot to \$454 per square foot.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



HOMES SOLD

Q3-2024 vs. Q3-2023
↑(14.75%)

2024 **70**
2023 **61**

INTEREST RATES

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



AVERAGE PRICE PER SQ. FT.

Q3-2024 vs. Q3-2023 ↓(1.94%)



MEDIAN SALES PRICE

Single-Family Homes Q3-2024



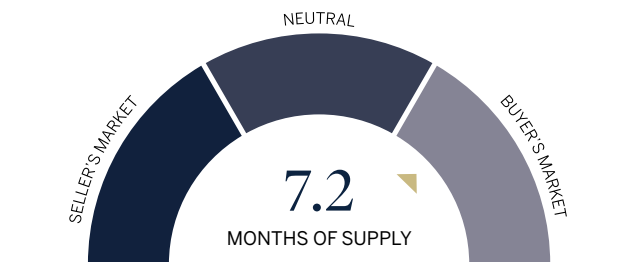
\$738K

2.89%
'24 VS '23 % CHANGE

YEAR	MEDIAN SALES PRICE
2024	\$738,000
2023	\$760,000
2022	\$806,000

WHAT KIND OF MARKET

7.2 MONTHS OF INVENTORY - BUYER'S MARKET



(Based on Q3-2024 housing inventory. Seller's Market = 0 to 3 months inventory, Neutral Market = 3 to 6 months inventory, Buyer's Market = 6+ months inventory)

