

Q3-2024

# Quarterly Market Snapshot

## Eastside Condos

Q3 JULY - SEPTEMBER 2024

Whether buyers were looking to downsize, purchase their first residence, secure an investment property, or take advantage of lock-and-leave luxury amenities that many Eastside condominium buildings offer, the Eastside condominium market provided the perfect opportunity for those interested in owning a home but weren't searching for a single-family residence. Buyers were treated to an uptick in inventory as they embarked on their home-search journeys, with a remarkable 128.9% year-over-year increase between the years' third quarters, up from 173 homes to 396 homes listed, bringing the level of supply up to 2.6 months (still technically considered a seller's market). There was slight price growth, increasing 5.62% year over year from \$587,000 in Q3-2023 to \$620,000 in Q3-2024. Listings did stay on the market longer than we've seen in the previous two years' third quarters, with an average of 24 days on market.

### AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



### HOMES SOLD

Q3-2024 vs. Q3-2023

↑(8.61%)

2024

454

2023

418

### 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 ↑(5.11%)



### MEDIAN SALES PRICE

Single-Family Homes Q3-2024



**\$620K**

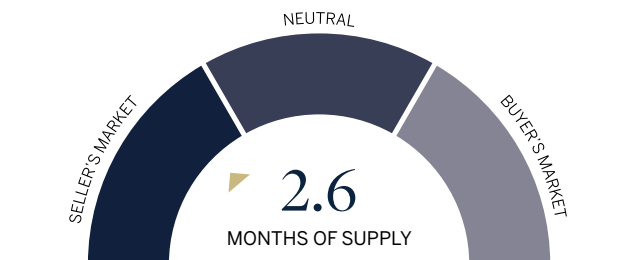
**5.62%**

'24 VS '23 % CHANGE

YEAR	MEDIAN SALES PRICE
2024	\$620,000
2023	\$587,000
2022	\$565,000

### WHAT KIND OF MARKET

2.6 MONTHS OF INVENTORY - SELLER'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)

