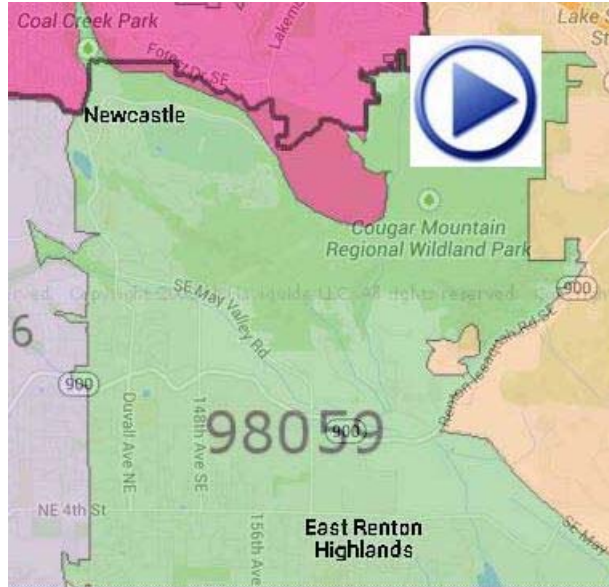




[MonthlyMarketStatistics.com](http://MonthlyMarketStatistics.com)

## September 2015 - 98059:



**Zip code 98059** is a area that primarily includes East Renton highlands and Newcastle neighborhoods.

**Medium housing prices** in September, 2015 were \$566,000, with a 1 month change of + 4.2 a 3 month change of + 19.4 and a six month change of + 18%

This market has an **average market time** of 51 days over the last 30 days, with market time decreasing by + 2% in the last 6 months.

**Months of inventory** in September was 1.6 with a trend of + 38% over the last 180 days.

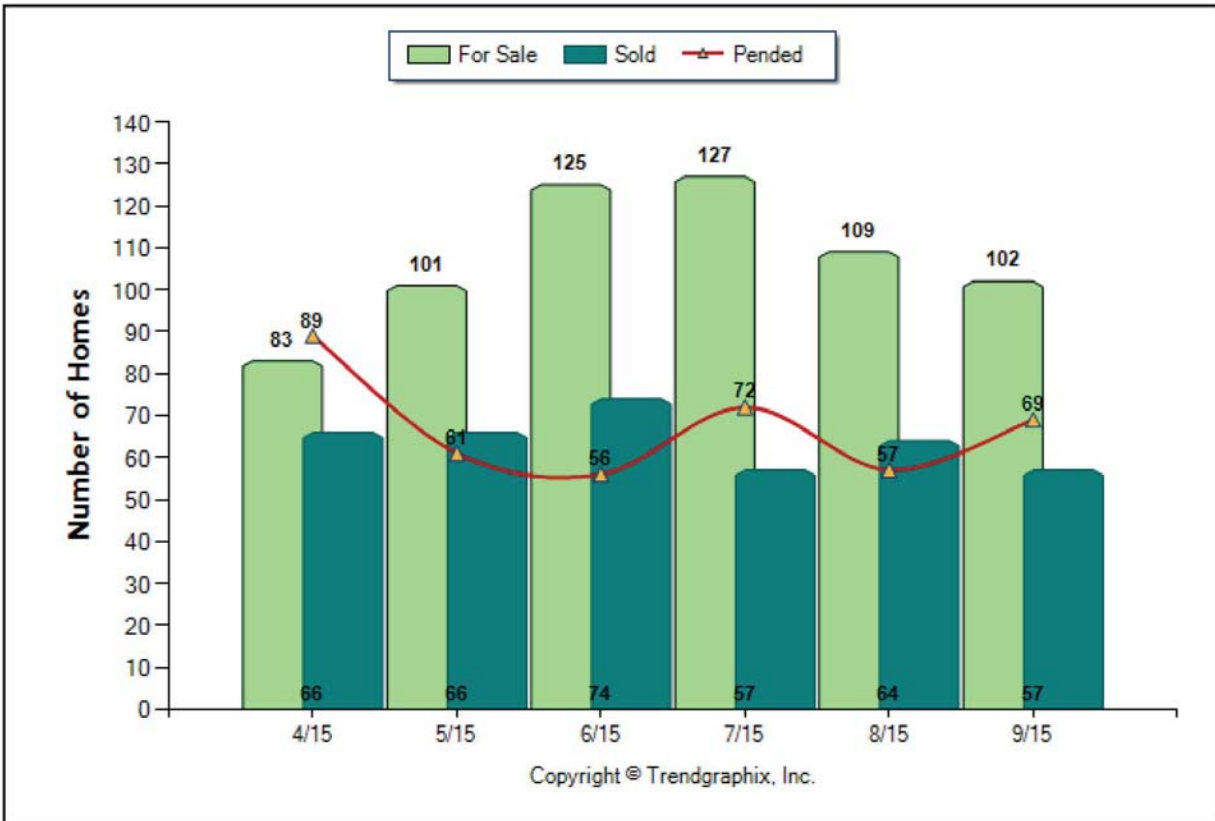
**Average sales price** was riding at just about 98% of last listed price. Inventory is trending downwards, and days on market are also trending upward; this market still shows a **Seller's market trend**, with listed homes being down - (6.4)% over 30 days and closed (sold) homes trending downward - (10.9)% over 30 days.

[contact me: Ron S Wilson 425-691-7365](mailto:Ron.S.Wilson@ColdwellBanker.com)

# September 2015 - 98059:

Number of Homes For Sale vs. Sold vs. Pended (Apr. 2015 - Sep. 2015)

Prepared for you by: Ron S Wilson



Copyright © Trendgraphix, Inc.

	Currt vs. Prev Month			Currt vs. 6 Months Ago			TODAY STATS		
	Sep. 15	Aug. 15	% Change	Sep. 15	Apr. 15	% Change	10/1/2015 - 10/23/2015	9/1/2015 - 9/23/2015	% Change
For Sale	102	109	-6.4% ▼	102	83	22.9% ▲	89	97	-8.2% ▼
Sold	57	64	-10.9% ▼	57	66	-13.6% ▼	33	41	-19.5% ▼
Pended	69	57	21.1% ▲	69	89	-22.5% ▼	42	49	-14.3% ▼

## September 2015 is a Seller's market\*\*

Home For Sale in September 2015 is 102 units. It is down **6.4%** compared to the last month.  
 Home Closed in September 2015 is 57 units. It is down **10.9%** compared to the last month.  
 Home Placed under Contract in September 2015 is 69 units. It is up **21.1%** compared to the last month.

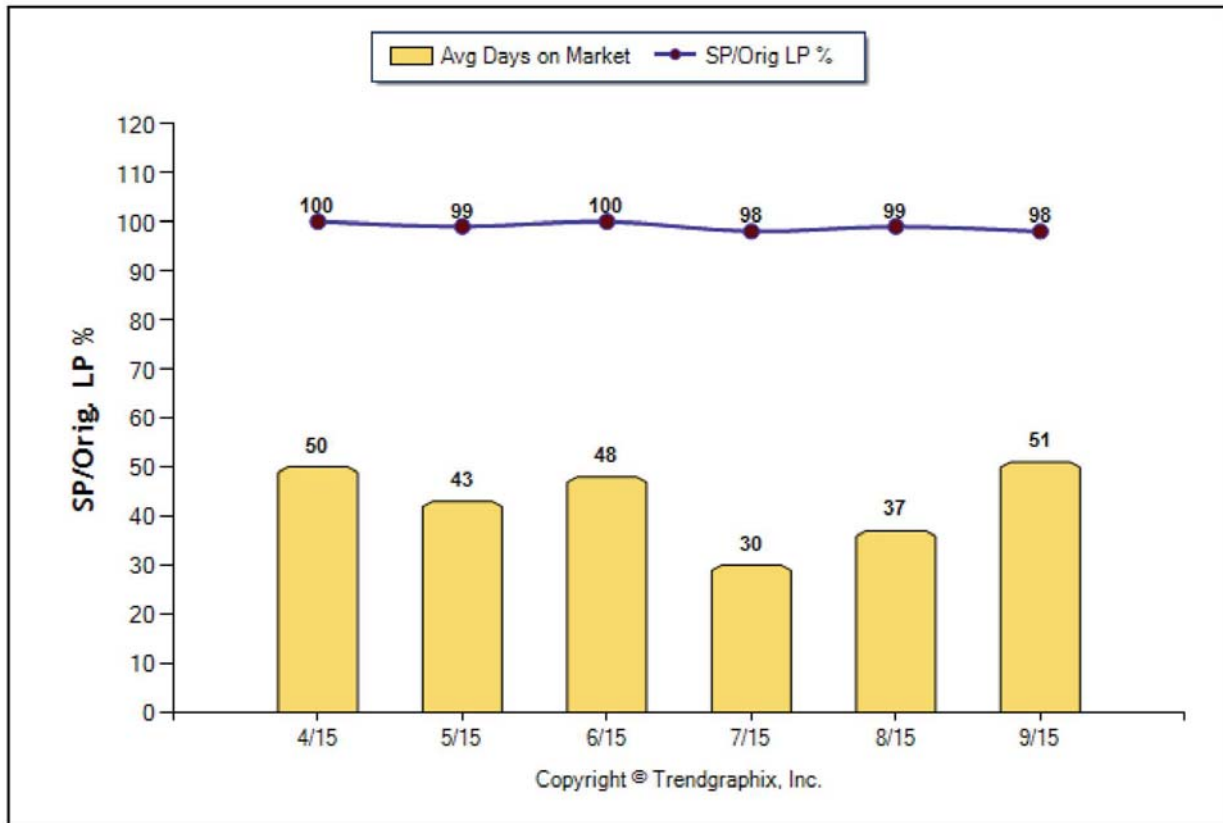
\*\*Buyer's market: more than 6 months of inventory based on closed sales. Seller's market: less than 3 months of inventory based on closed sales. Neutral market: 3 - 6 months of inventory based on closed sales.

**First chart** is the number of homes FOR SALE in light green bars vs. the number of homes SOLD in dark green bars. The numbers of homes which are NEW LISTINGS are the red line. As you can see, Homes For Sale in September 2015 were 102 units. This was down - (5) units compared to the previous month. Homes Closed in September 2015 were 57 units, which was down by - (10.9)% compared to the last month and homes placed under contract in September 2015 were 69 units, which was up 12 units compared to the last month. The question is, is the market slowing down or picking up?

September 2015 - 98059:

Avg Days On Market & SP/Orig LP % (Apr. 2015 - Sep. 2015)

Prepared for you by: Ron S Wilson



Copyright © Trendgraphix, Inc.

	Curnt vs. Prev Month			Curnt vs. 6 Months Ago			TODAY STATS		
	Sep. 15	Aug. 15	% Change	Sep. 15	Apr. 15	% Change	10/1/2015 - 10/23/2015	9/1/2015 - 9/23/2015	% Change
Days on Market	51	37	37.8% ▲	51	50	2% ▲	23	44	-47.7% ▼
Sold/Orig LP Diff. %	98	99	-1% ▼	98	100	-2% ▼	98	99	-1% ▼

**September 2015 Average Days on Market trend Remains Steady\*\***

Average Days on Market in September 2015 is 51. It is up **37.8%** compared to the last month.

**September 2015 Sold/Original List Price Ratio is Falling\*\***

Sold/Original List Price % in September 2015 is 98%. It is down **1%** compared to the last month.

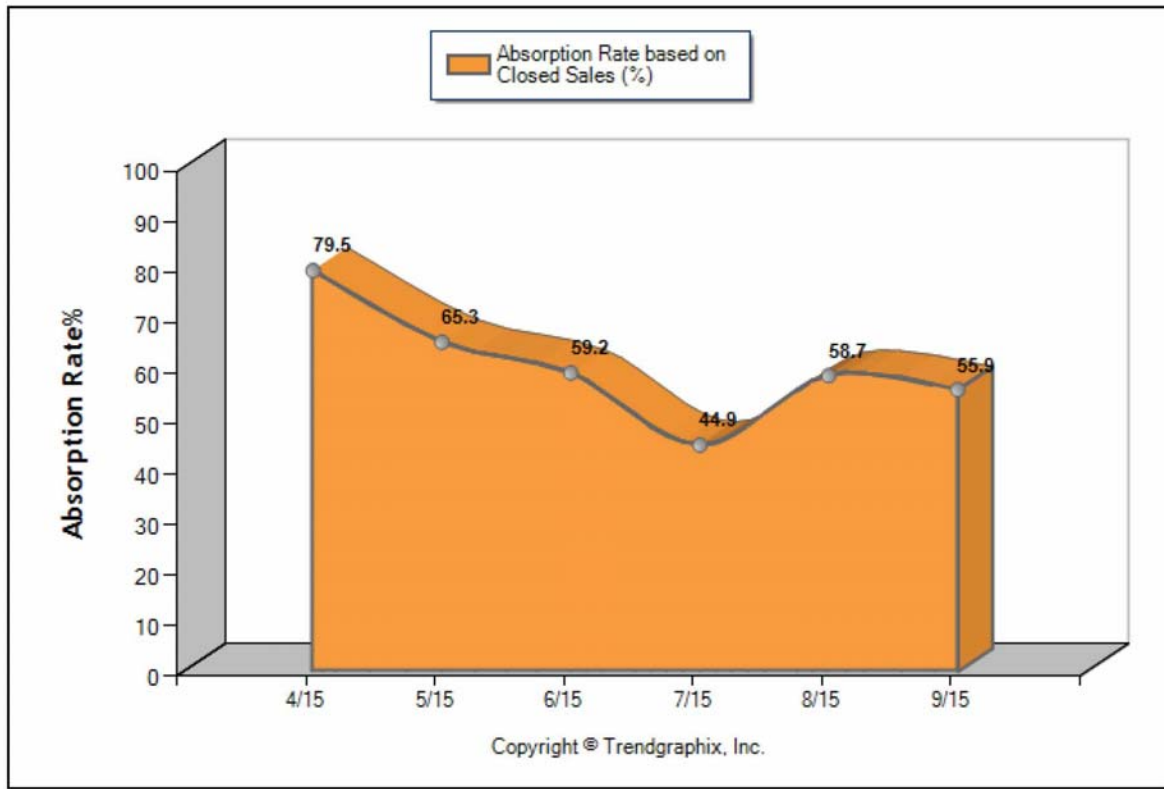
\*\*Based on 6 month trend - Rising/Falling/Remains Steady.

**Second chart** is the average current days on market in yellow bars with the sales price vs. original list price as the blue line. As you can see September 2015 Average Days on Market trend has gone up. Average Days on Market in September 2015 was 51, which was up + 37.8% compared to the previous month. September 2015 the Sold to Original List Price Ratio remains fairly steady. Homes are trending from 99% to 98% of the original list price.

## September 2015 - 98059:

Absorption Rate based on Closed Sales (%) (Apr. 2015 - Sep. 2015)

Prepared for you by: Ron S Wilson



	Currnt vs. Prev Month			Currnt vs. 6 Months Ago			TODAY STATS		
	Sep. 15	Aug. 15	% Change	Sep. 15	Apr. 15	% Change	10/1/2015 - 10/23/2015	9/1/2015 - 9/23/2015	% Change
Absorption Rate (Closed Sales) %	55.9	58.7	-4.8% ▼	55.9	79.5	-29.7% ▼	37.1	42.3	-12.3% ▼

### September 2015 is a Seller's market\*\*

Absorption Rate based on Closed Sales in September 2015 is 55.9. It is down **4.8%** compared to the last month.

\*\*Buyer's market: 16.67% and below based on closed sales, Seller's market: 33.33% and above based on closed sales, Neutral market: 16.67% - 33.33% based on closed sales.

**OK, third chart** is the answer about the market "slowing down" or not. This is the absorption rate based on closed sales. As you can see, the absorption had been trending downward since April 2015 and bumped up in August and slopped down to current September level is 55.9%. This was down - (4.9)% compared to the previous month. Even with a few less homes coming on the market, homes are still selling with a modest CDOM, about 51 days, and are being absorbed ramping down in the last 6 months. This market is generally ramping down over the last 6 months. When the absorption rate is on an downward trend, the market is generally "slowing down". September 2015 is still a Seller's market.

[contact me: Ron S Wilson 425-691-7365](mailto:Ron.S.Wilson@Trendgraphix.com)