

Local Market Update – August 2021

A Research Tool Provided by Northwest Multiple Listing Service®



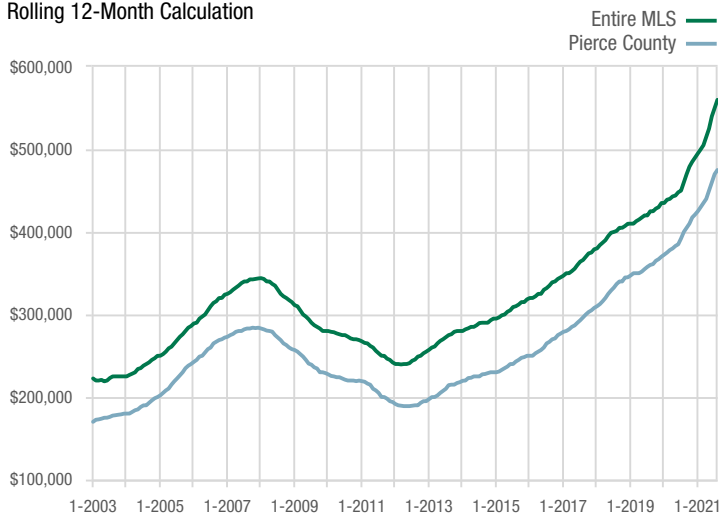
Pierce County

Residential Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	1,600	1,732	+ 8.3%	10,820	12,362	+ 14.3%
Pending Sales	1,638	1,758	+ 7.3%	9,971	11,381	+ 14.1%
Closed Sales	1,452	1,528	+ 5.2%	8,769	10,429	+ 18.9%
Days on Market Until Sale	19	11	- 42.1%	24	12	- 50.0%
Median Sales Price*	\$430,000	\$515,500	+ 19.9%	\$411,000	\$500,000	+ 21.7%
Average Sales Price*	\$476,752	\$563,369	+ 18.2%	\$452,943	\$550,683	+ 21.6%
Percent of List Price Received*	101.9%	103.6%	+ 1.7%	101.4%	105.0%	+ 3.6%
Inventory of Homes for Sale	1,224	993	- 18.9%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

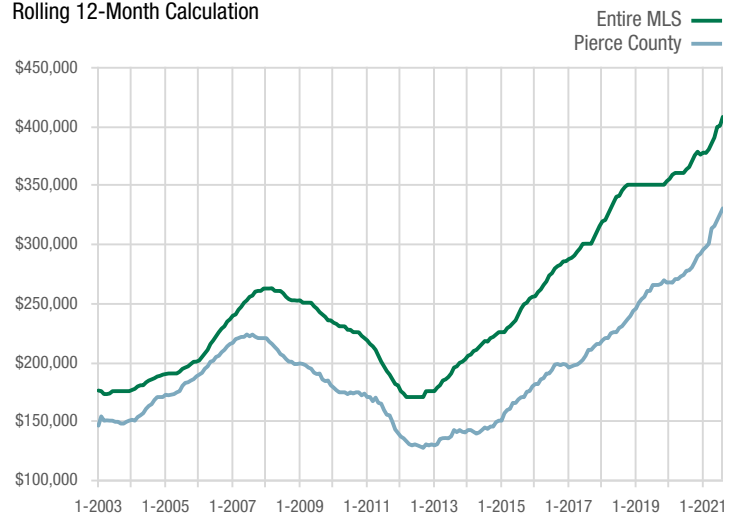
Condo Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	121	97	- 19.8%	850	809	- 4.8%
Pending Sales	115	107	- 7.0%	736	766	+ 4.1%
Closed Sales	111	89	- 19.8%	643	759	+ 18.0%
Days on Market Until Sale	19	17	- 10.5%	22	16	- 27.3%
Median Sales Price*	\$290,000	\$340,000	+ 17.2%	\$285,000	\$340,000	+ 19.3%
Average Sales Price*	\$336,612	\$399,701	+ 18.7%	\$316,359	\$384,340	+ 21.5%
Percent of List Price Received*	100.8%	103.1%	+ 2.3%	100.4%	102.9%	+ 2.5%
Inventory of Homes for Sale	150	79	- 47.3%	—	—	—
Months Supply of Inventory	1.8	0.8	- 55.6%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price Rolling 12-Month Calculation



Median Sales Price - Condo Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.