

Bellingham Property

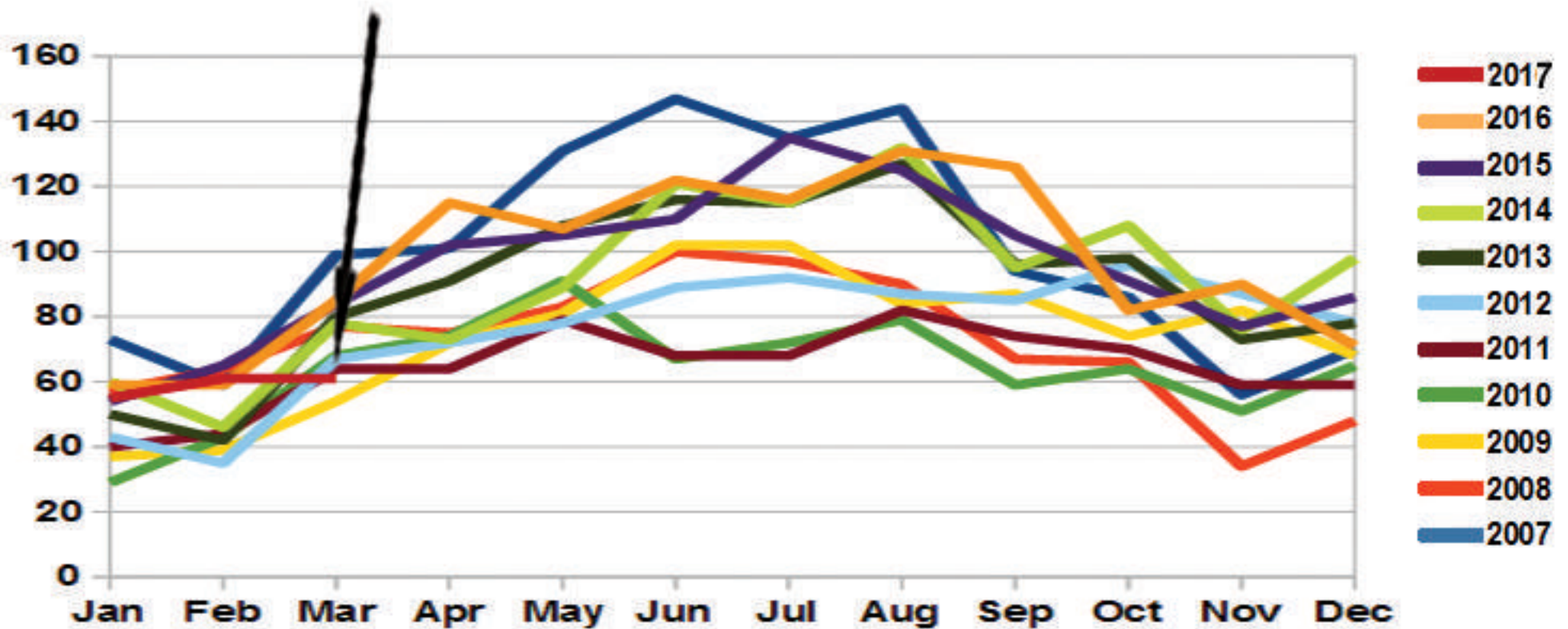
Bellingham, WA Real Estate Market Report March 2017

A comprehensive report on the Bellingham real estate market.

Bellingham Property

Homes Sold per Month - March 2017

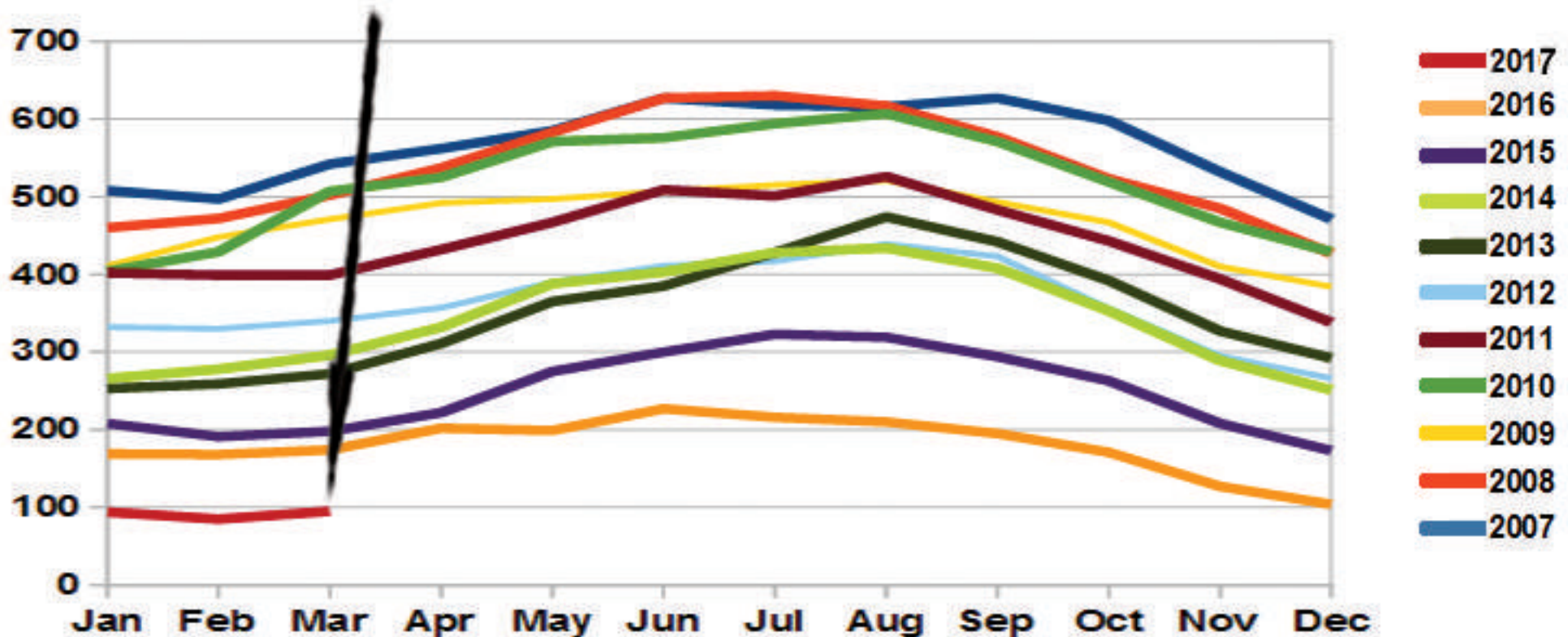
61 sales this month, same as last month, 24 less than last year



Complements of Michael Eisenberg - eXp Realty 360-739-6981

Active - Homes for Sale - March 2017

The chart below follows the trend of the number of homes for sale during any given month. 2016 has seen the lowest inventory in more than 10 years, and 2017 is lower still. Only 95 homes for sale in March

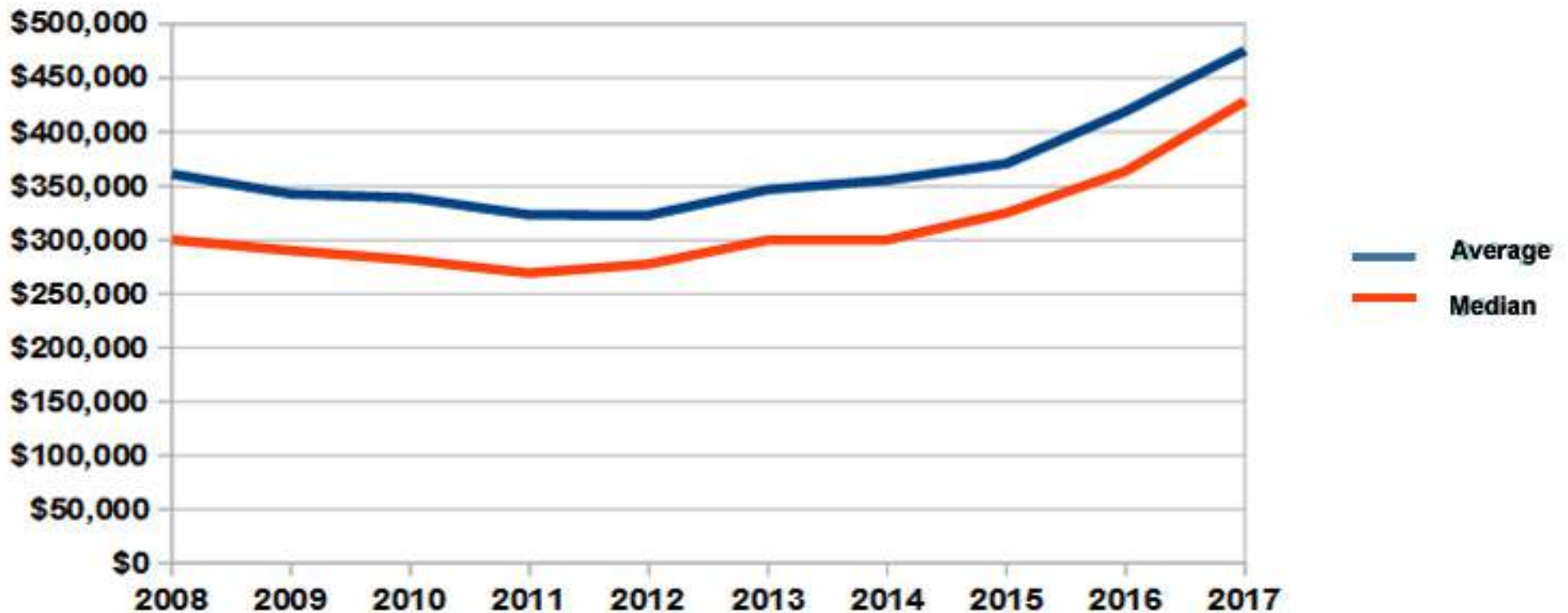


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Average and Median Sale Price - March 2017

The chart below follows the trend of average and median sales price per year. So far this year the average sales price was \$475,777 and the median sold price was \$428,750.

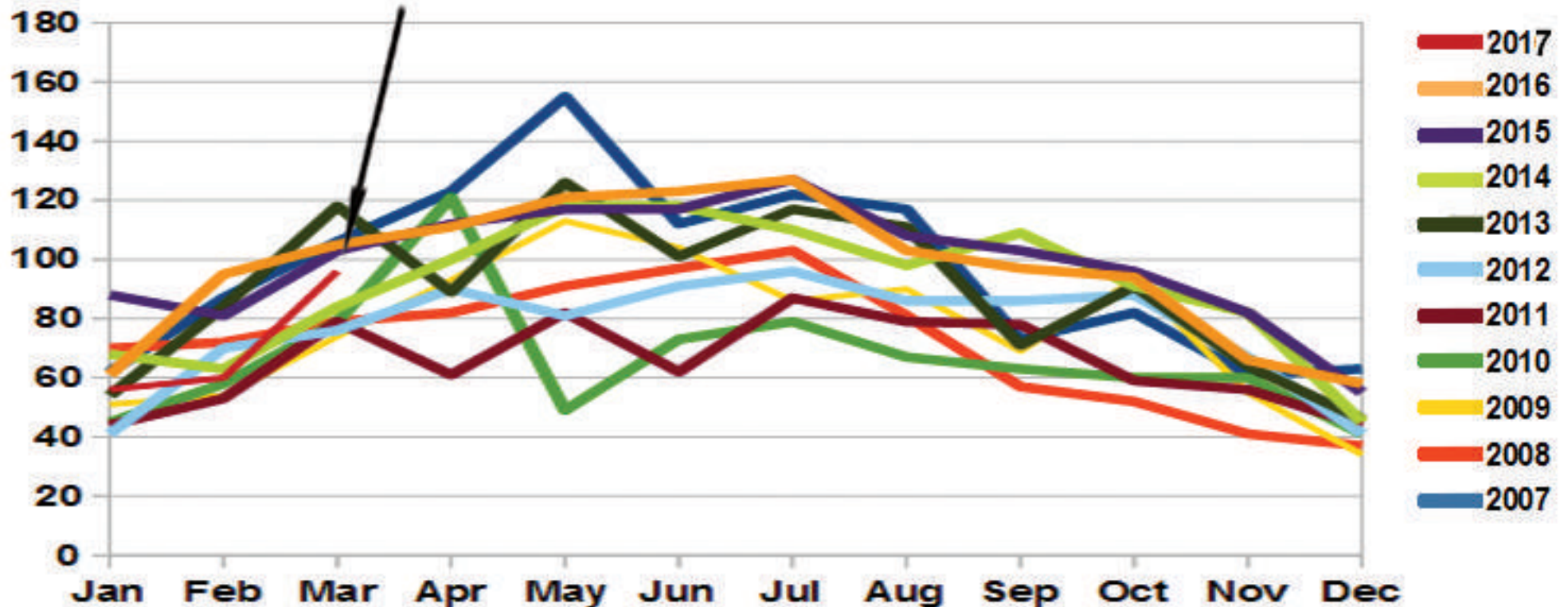


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Pending Sales per Month - March 2017

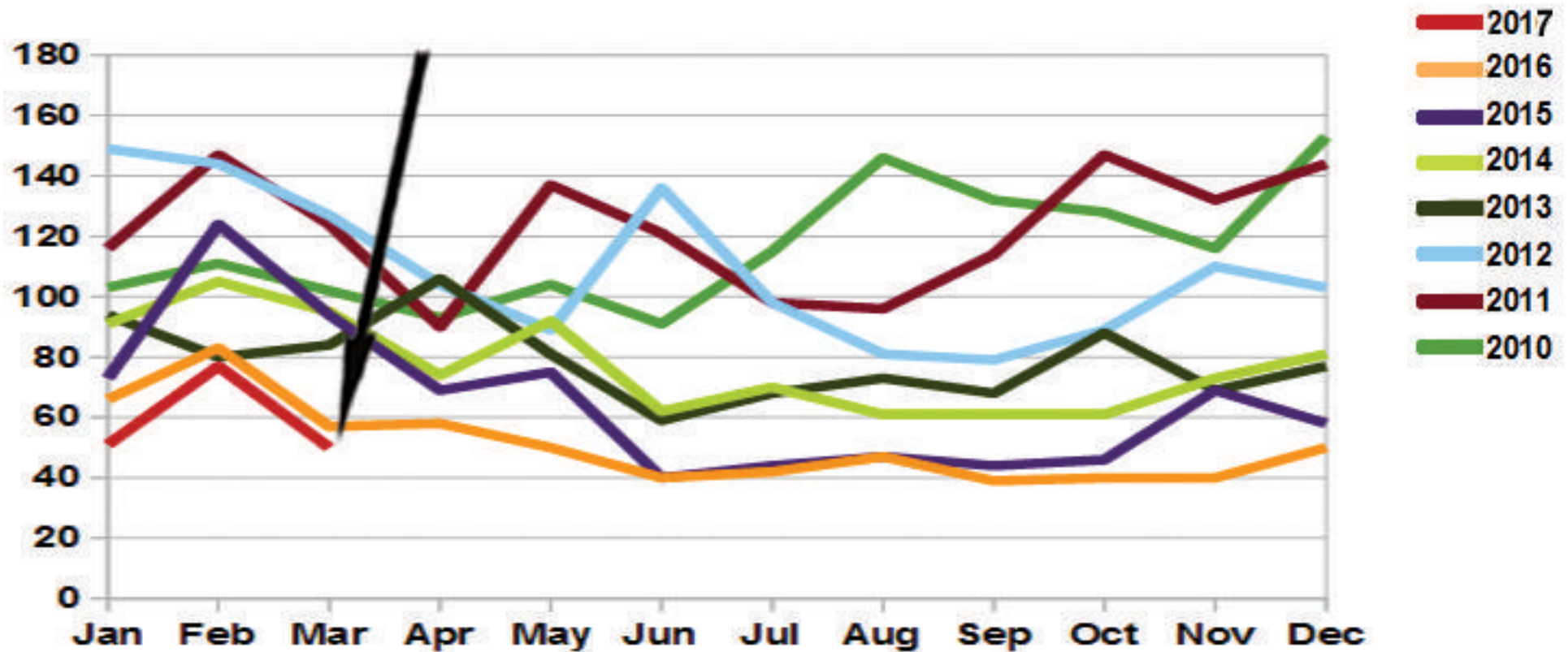
Pending Sales are homes that are Under Contract that have yet to close. Looks like the number of pending sales for March was 96, that is 36 more than last month and 9 less than last year



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Average Days on Market - March 2017

Of the homes that sold last month, the average time they were on the market was 50 days, 27 less than last month, 7 days less than last March



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Absorption Rate

Months of Inventory in Bellingham - March 2017

The Absorption Rate, also called "Months of Inventory," is the best indicator of how fast or slow home values are moving up or down. The formula is the number of homes on the market divided by the number of homes sold in the prior month. With 6 months of inventory, the market is called Balanced, and home values remain stable with slight decreases or increases possible. Below 6 months is called a Seller's Market, as home prices slightly increase due to demand. Above 6 months is a Buyer's market.

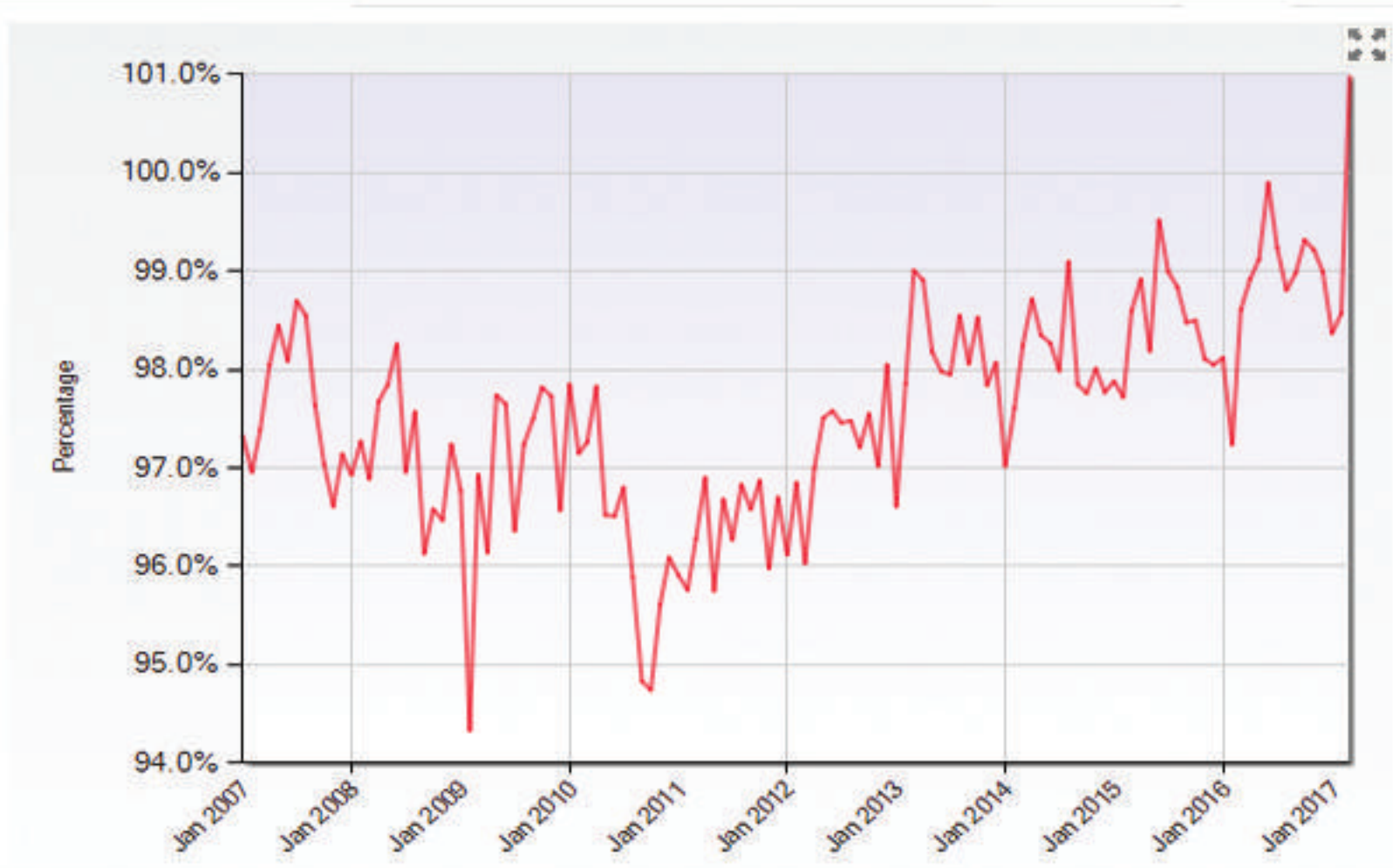
**2 months of inventory is very low
this is an extreme seller's market**



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Sold to List Price Ratio - March 2017

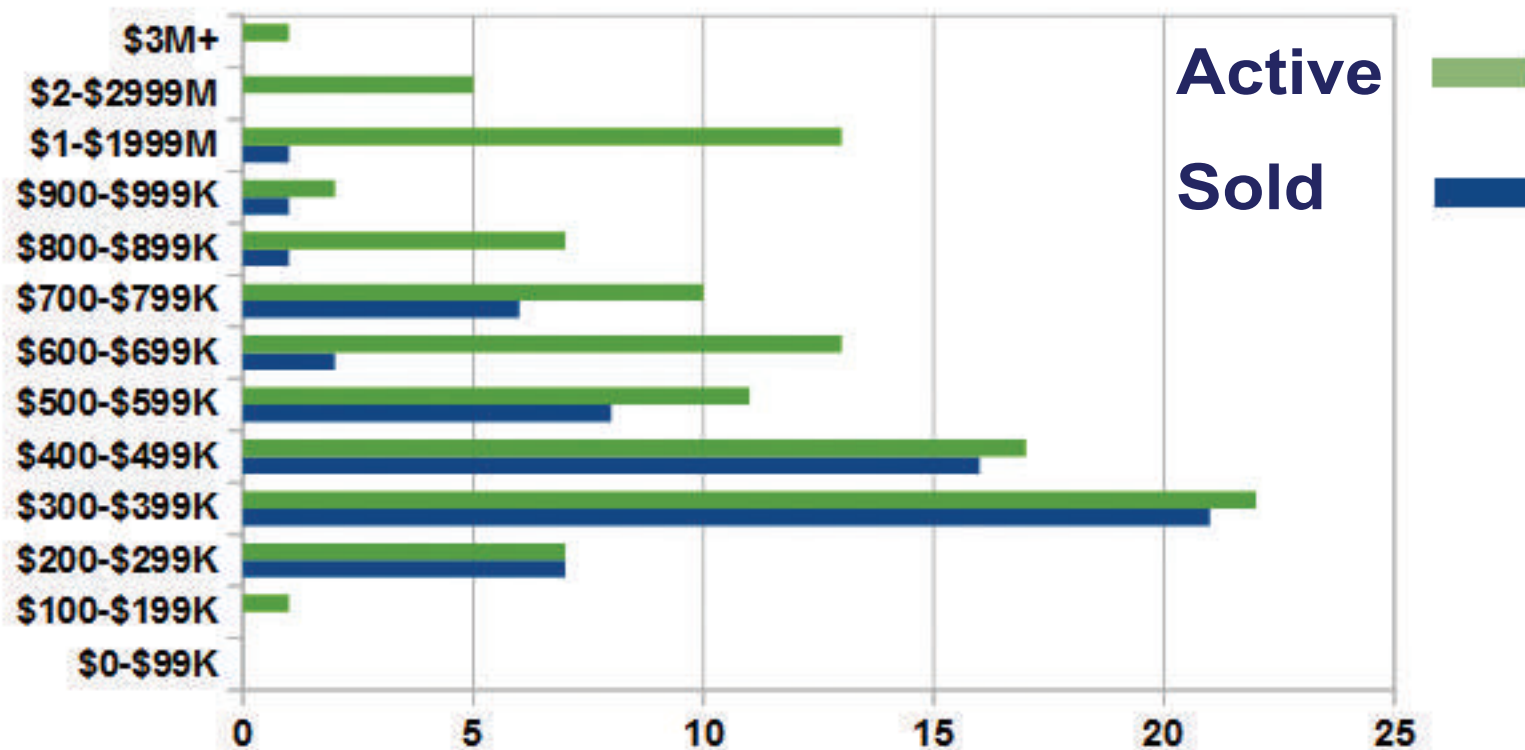


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Active & Sold by Price Range - March 2017

Active day pulled vs Sold last Month



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