

Shoreline Indicators: Monthly Real Estate Report

JULY 2019

Highlights from July 2019 include:

- **Taxes Collected/Transaction Value:** Down 26.4% compared to previous month. Up 19.0% compared to July 2018. Down 8.9% compared to July 2017.
- **Transactions:** Down 6.7% compared to previous month. Up 12.8% compared to July 2018. Down 8.9% compared to July 2017.
- **Properties over \$1M:** Twelve properties over \$1M accounted for 26.4% of the total valuation/taxes in July 2019; that is, 12.4% of transactions in July accounted for 37.1% of the valuation/taxes. Transactions up 71.4% compared to the previous month; the same compared to the level in July 2018; up 100.0% compared to July 2017.
- **Median Home Price:** The median home price in June 2019 was \$577,400.
- **Median Monthly Rent:** Median listed monthly rent for multifamily (5+ units) was \$1,550 in June 2019.

REAL ESTATE EXCISE TAX

MONTHLY UPDATE

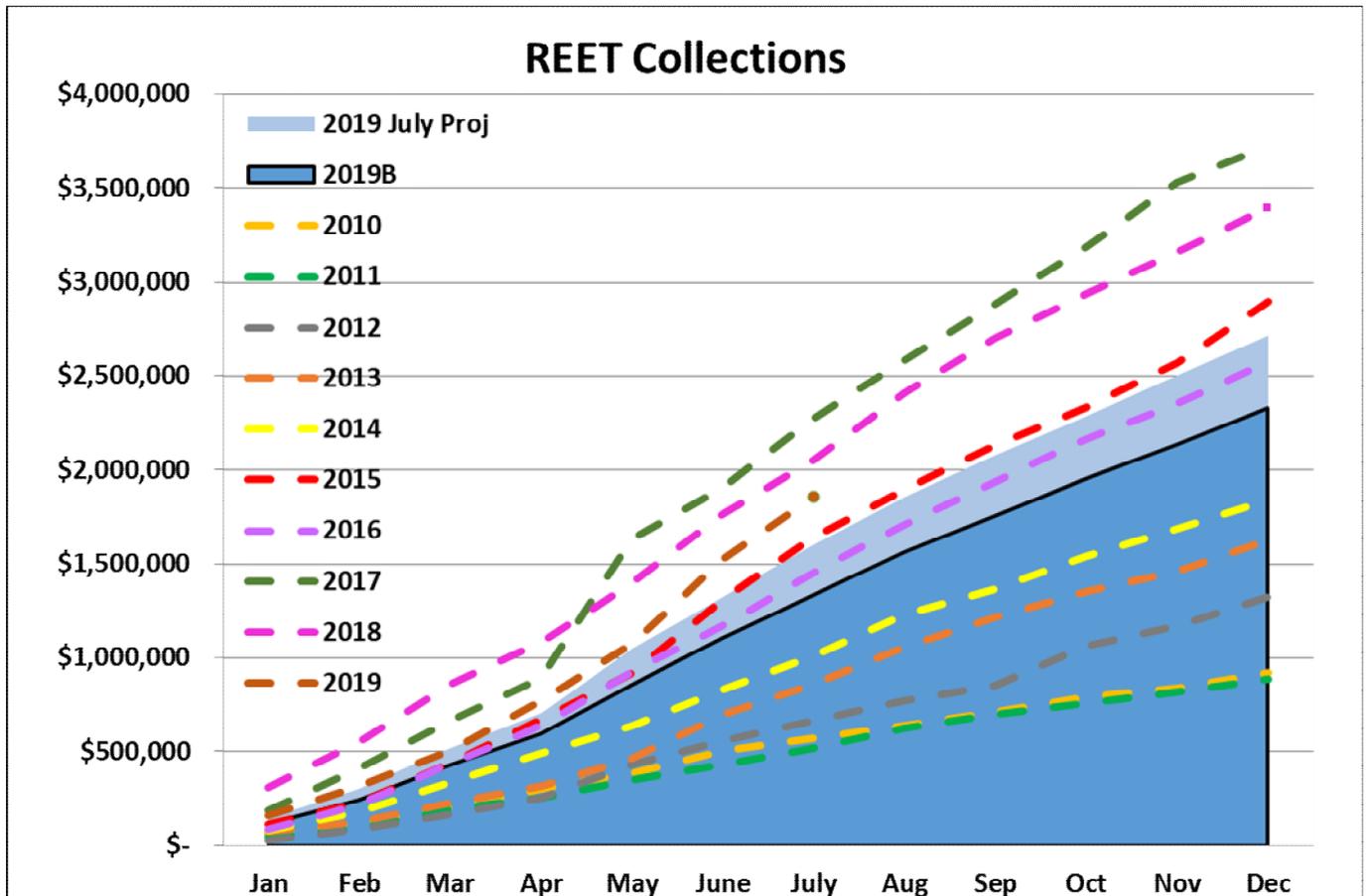
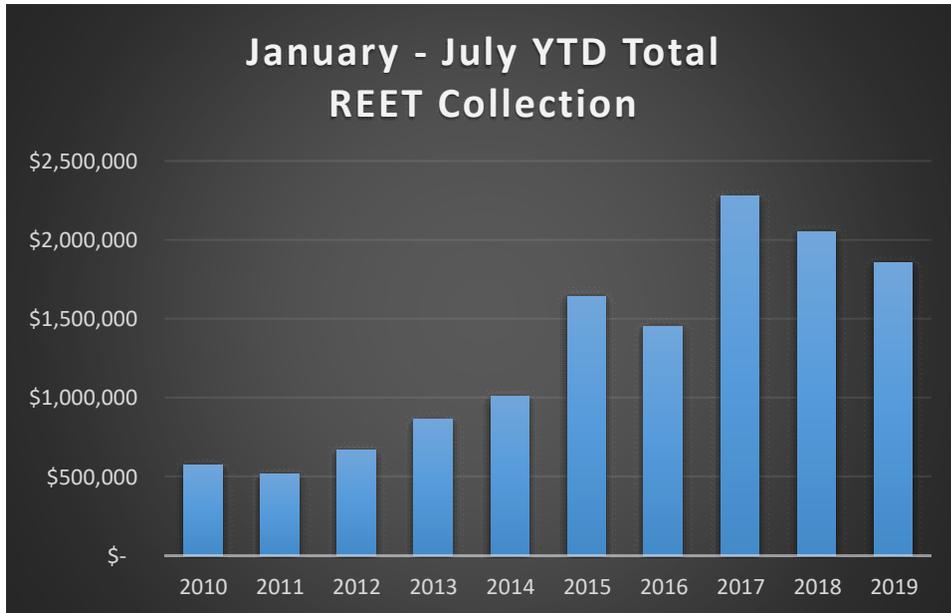
Monthly Summary	July	Previous Month	% Change over Previous Month	2018	% Change over 2018	2017	% Change over 2017
No. of Transactions	97	104	-6.7%	86	12.8%	109	-11.0%
Transaction Value	\$ 66,288,565	\$ 90,078,199	-26.4%	\$55,714,460	19.0%	\$72,746,735	-8.9%
Tax Collected	\$ 331,443	\$ 450,391	-26.4%	\$278,572	19.0%	\$363,734	-8.9%
Properties over \$1M	\$ 12	\$ 7	71.4%	12	0.0%	6	100.0%

	Jan thru July 2019	% Change over Jan thru July 2018	% Change over Jan thru July 2017
No. of Transactions	558	-3.0%	-7.9%
Transaction Value	371,613,910	-9.4%	-18.4%
Tax Collected	1,858,070	-9.4%	-18.4%
Properties over \$1M	45	-32.8%	40.6%

Tax Collected	Amount	Compared to Actual	% Difference
January thru July	\$ 1,858,070		
Budget Jan thru July	\$ 1,335,772	\$ 522,298	39.1%
Revised Proj Jan thru July	\$ 1,599,727	\$ 258,343	16.1%

Shoreline Indicators: Monthly Real Estate Report

JULY 2019



Shoreline Indicators: Monthly Real Estate Report

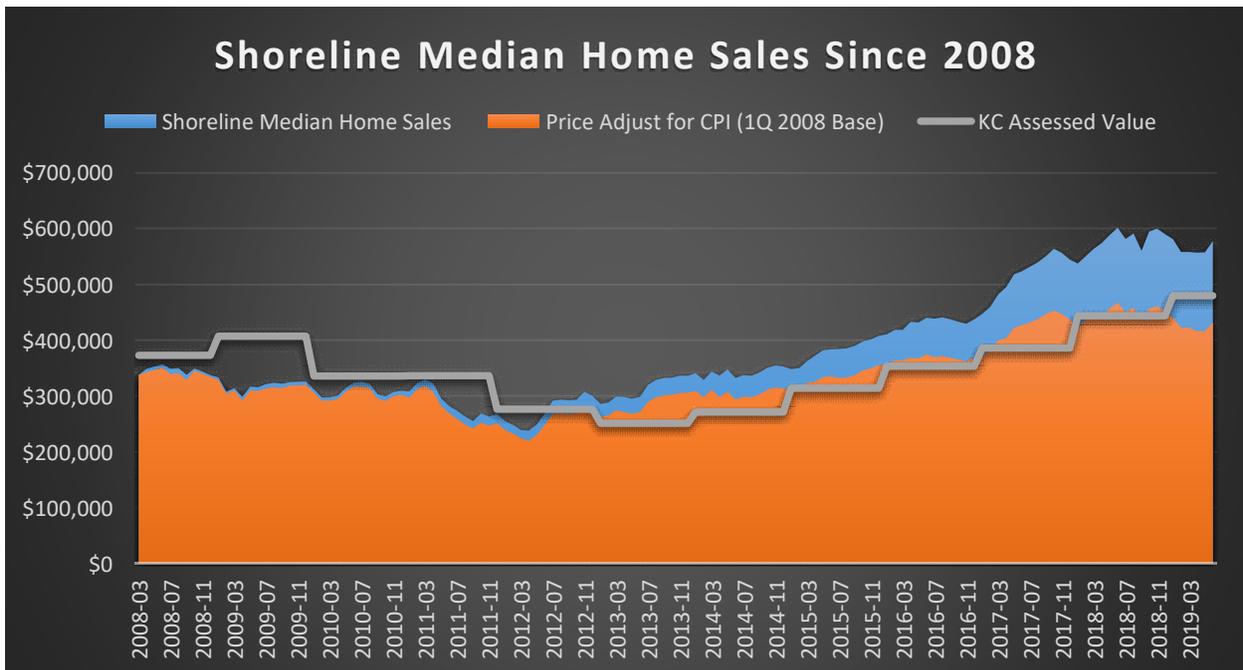
JULY 2019

HOUSING

JUNE SFR MEDIAN SALES PRICE

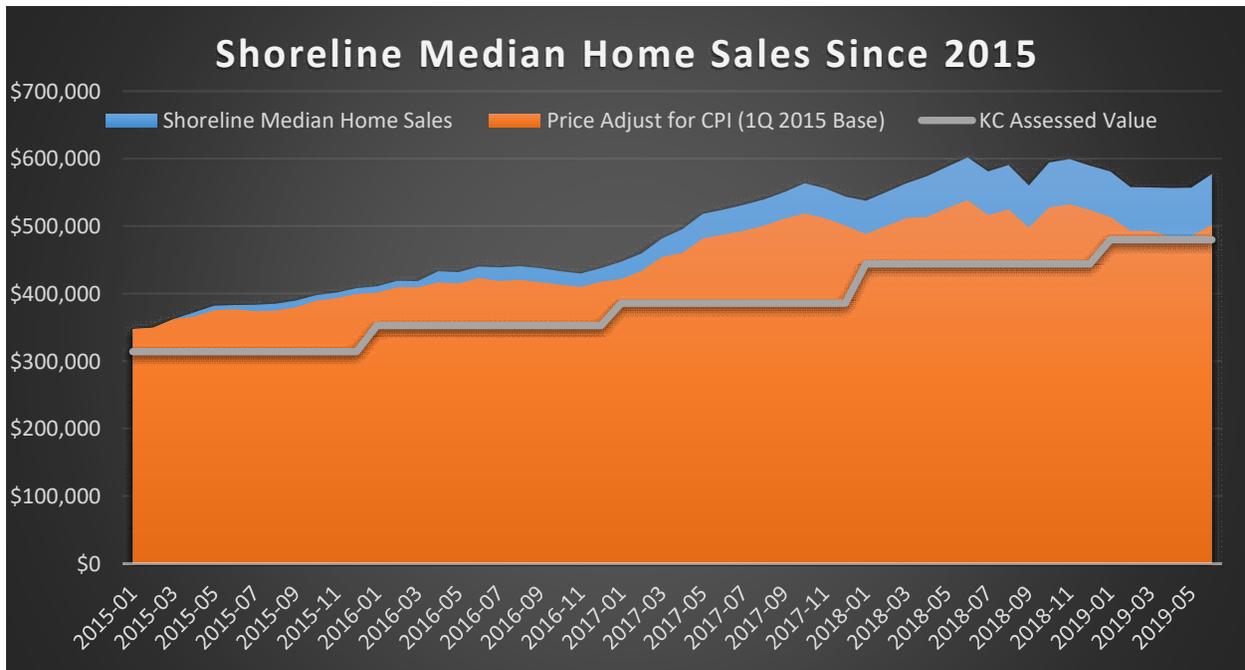
Home sales data is from Zillow Research and is a month behind REET information, which comes directly from King County.

Median Sales For June 2019	% Change over Previous Month	% Change Over Same Month in 2018	% Change Over Same Month in 2017
\$577,400	3.6%	-4.1%	10.2%



Shoreline Indicators: Monthly Real Estate Report

JULY 2019



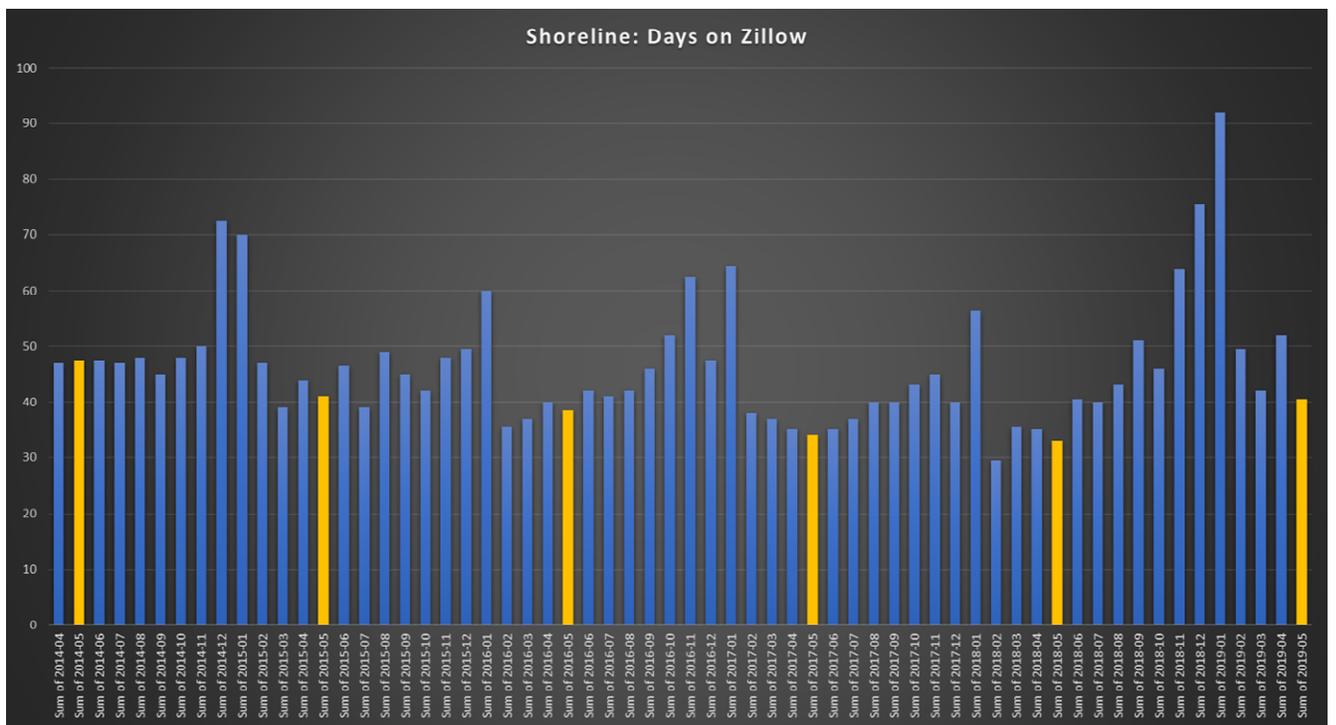
Shoreline Indicators: Monthly Real Estate Report

JULY 2019

May 2019 DAYS ON ZILLOW: HOMES

Data is from Zillow Research and is months behind REET information, which comes directly from King County.

Number of Days Listed on Zillow May 2019	% Change over Previous Month	% Change Over Same Month in 2018	% Change Over Same Month in 2017
41	-22.1%	22.7%	19.1%



Shoreline Indicators: Monthly Real Estate Report

JULY 2019

June 2019 MEDIAN RENT

Rent data is from Zillow Research and is a month behind the REET information, which comes directly from King County.

June 2019 Listed Rent	Change From Previous Month	Change Same Month 2018	Change Same Month 2017
\$ 1,550	0.4%	1.3%	3.7%

