

# Shoreline Indicators: Monthly Real Estate Report

## OCTOBER 2019

### Highlights from October 2019 include:

- **Taxes Collected/Transaction Value:** Up 5.9% compared to previous month. Up 1.2% compared to October 2018. Down 18.9% compared to October 2017.
- **Transactions:** Up 11.8% compared to previous month. Down 2.3% compared to October 2018. Down 6.6% compared to October 2017.
- **Properties over \$1M:** Three properties over \$1M accounted for 7.7% of the total valuation/taxes in October 2019; that is, 3.5% of transactions in October accounted for 7.7% of the valuation/taxes. Transactions down 50.0% compared to the previous month; up 50.0% compared to October 2018; down 57.1% compared to October 2017.
- **Median Home Price:** The median home price in September 2019 was \$569,700.
- **Median Monthly Rent:** Median listed monthly rent for multifamily (5+ units) was \$1,595 in September 2019.

### REAL ESTATE EXCISE TAX

#### MONTHLY UPDATE

Monthly Summary	October	Previous Month	% Change over Previous Month	2018	% Change over 2018	2017	% Change over 2016
No. of Transactions	85	76	11.8%	87	-2.3%	91	-6.6%
Transaction Value	\$ 48,424,360	\$ 45,717,929	5.9%	\$47,842,517	1.2%	\$59,740,869	-18.9%
Tax Collected	\$ 242,122	\$ 228,590	5.9%	\$239,213	1.2%	\$298,704	-18.9%
Properties over \$1M	3	6	-50.0%	2	50.0%	7	-57.1%

	Jan thru Oct 2019	% Change over Jan thru Oct 2018	% Change over Jan thru Oct 2017
No. of Transactions	820	-1.4%	-9.7%
Transaction Value	526,154,200	-10.6%	-17.5%
Tax Collected	2,630,771	-10.6%	-17.5%
Properties over \$1M	64	-26.4%	28.0%

Tax Collected	Amount	Diff. from Actual	% Difference
January thru Oct	\$ 2,630,771		
Budget Jan thru Oct	\$1,957,718	\$ 673,053	34.4%
Revised Proj Jan thru Oct	\$2,290,496	\$ 340,275	14.9%





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## HOUSING

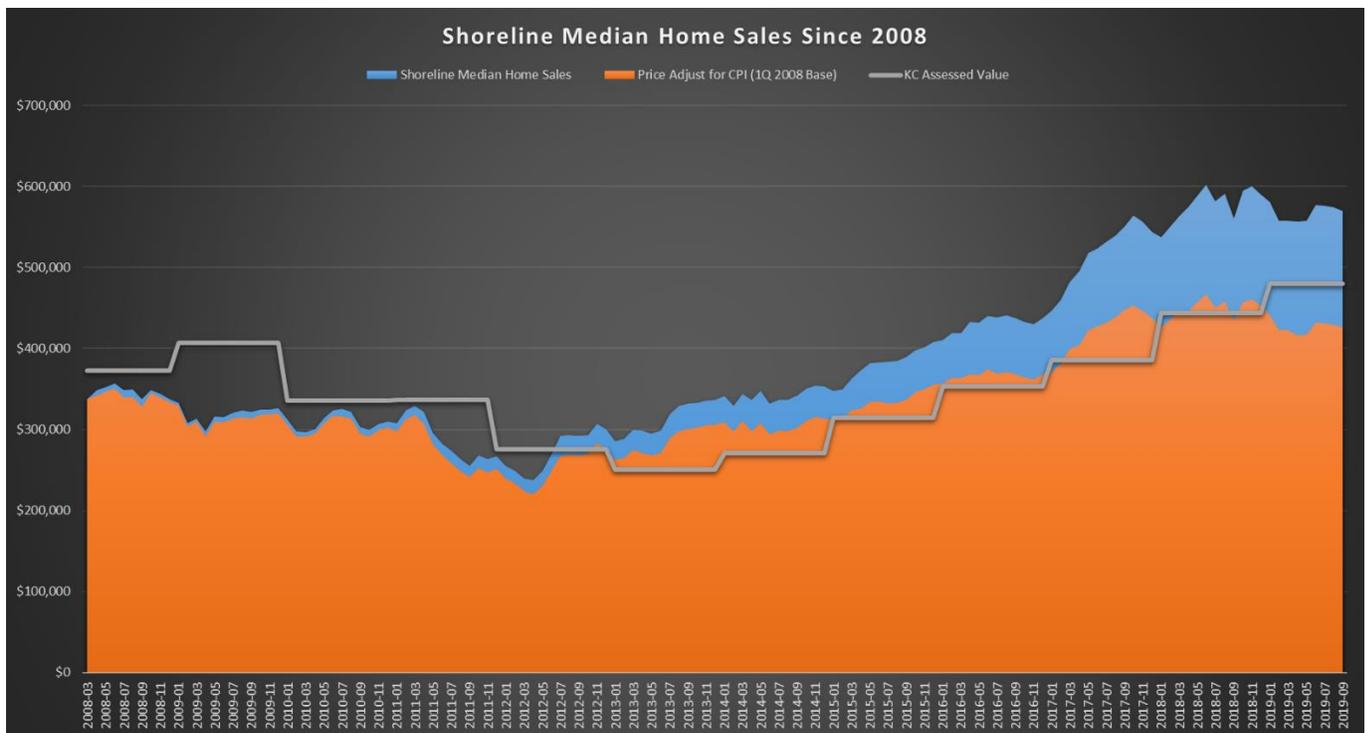
### SEPTEMBER SFR MEDIAN SALES PRICE

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

In September, the median single-family residence sold for \$569,700. In the last three months, the median sales value has decreased by 1.2%. Since January, prices have decreased by 2.0%.

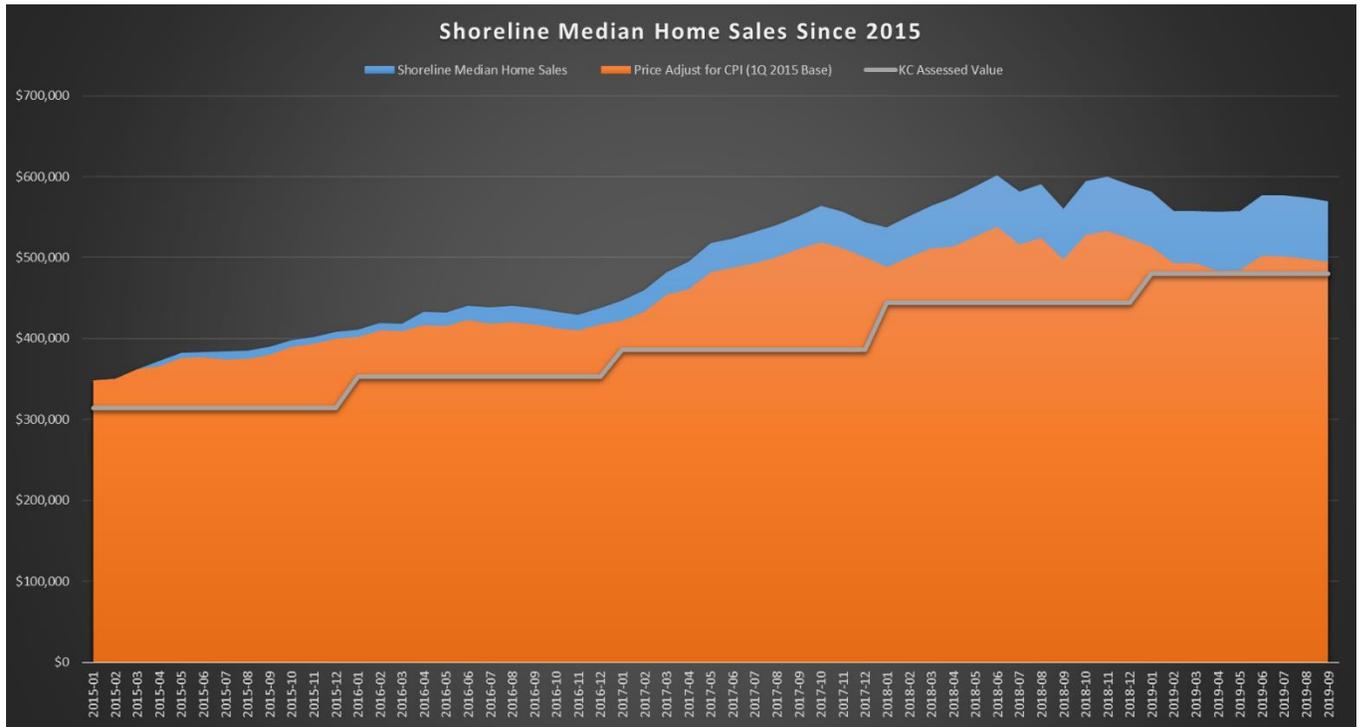
The table below shows a monthly comparison to the previous month and the same month from 2018 and 2017.

Median Sales For September 2019	% Change over Previous Month	% Change Over Same Month in 2018	% Change Over Same Month in 2017
\$569,700	-0.7%	1.7%	3.5%



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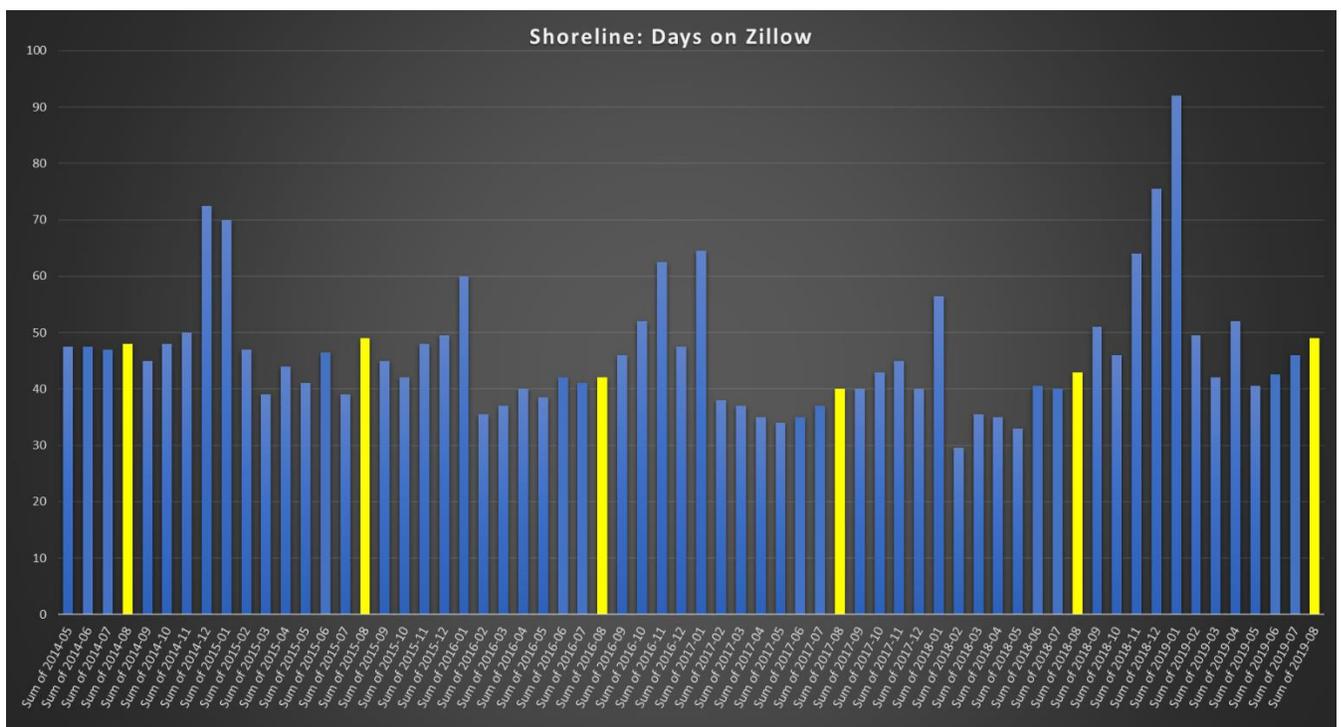
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## AUGUST 2019 DAYS ON ZILLOW: HOMES

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

Number of Days Listed on Zillow August 2019	% Change over Previous Month	% Change Over Same Month in 2018	% Change Over Same Month in 2017
49	6.5%	14.0%	22.5%



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## SEPTEMBER 2019 MEDIAN RENT

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

September 2019 Listed Rent	Change From Previous Month	Change Same Month 2018	Change Same Month 2017
\$ 1,595	0.9%	-0.3%	0.8%

