

Shoreline Indicators: Monthly Real Estate Report

JANUARY 2020

Highlights from JANUARY 2019 include:

- **Taxes Collected/Transaction Value:** Down 44.9% compared to previous month. Up 33.7% compared to January 2019. Down 31.4% compared to January 2018.
- **Transactions:** Down 24.7% compared to previous month. Up 33.7% compared to January 2019. Up 4.5% compared to January 2018.
- **Properties over \$1M:** Six properties over \$1M accounted for 17.4% of the total valuation/taxes in January 2020; that is, 8.6% of transactions in January accounted for 17.4% of the valuation/taxes. Transactions down 57.1% compared to the previous month; up 100.0% compared to January 2019; the same amount as 2018.
- **Median Home Price:** The median home price in December 2019 was \$610,500.
- **Median Monthly Rent:** Median listed monthly rent for multifamily (5+ units) was \$1,595 in December 2019.

REAL ESTATE EXCISE TAX

MONTHLY UPDATE

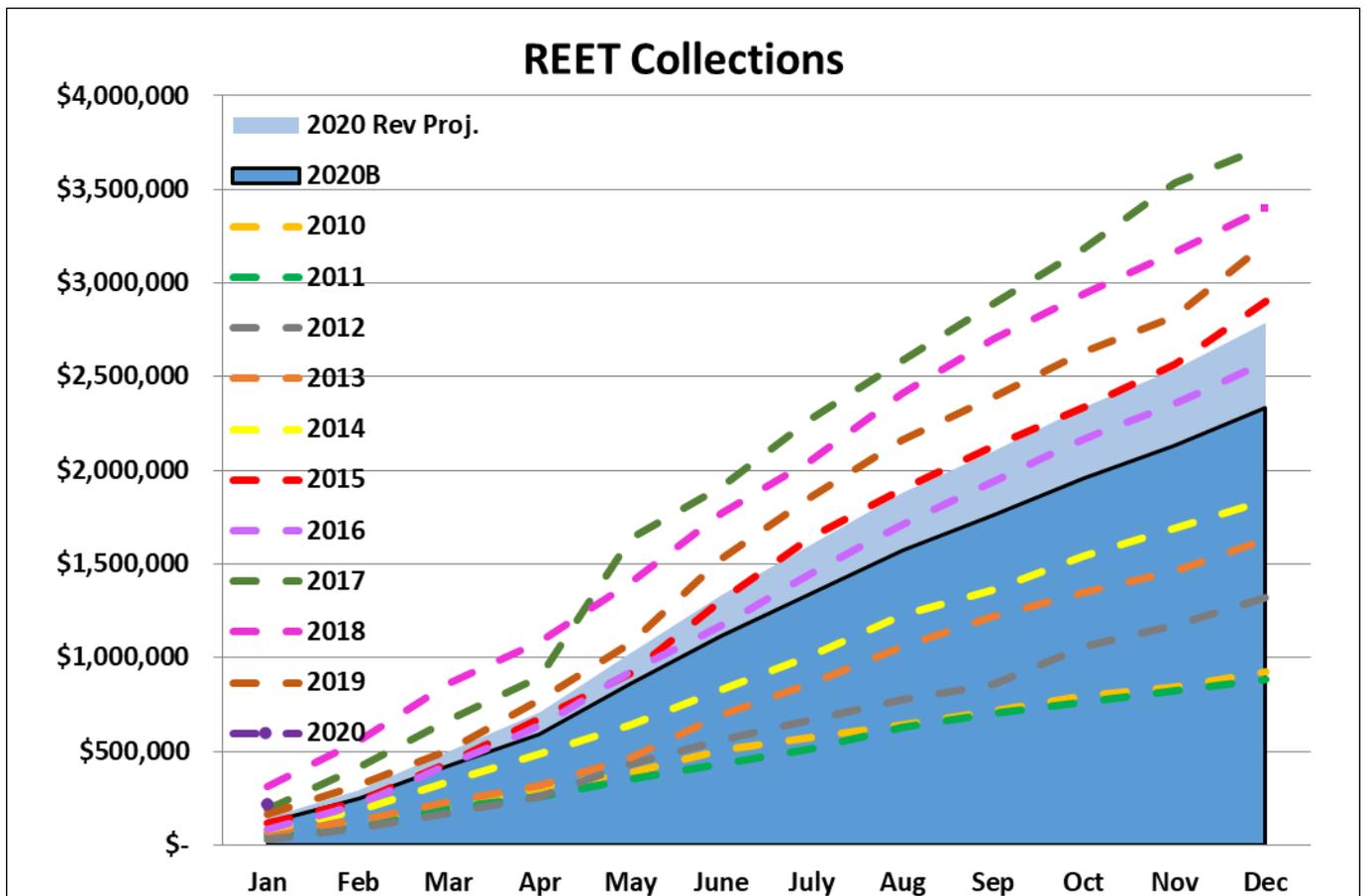
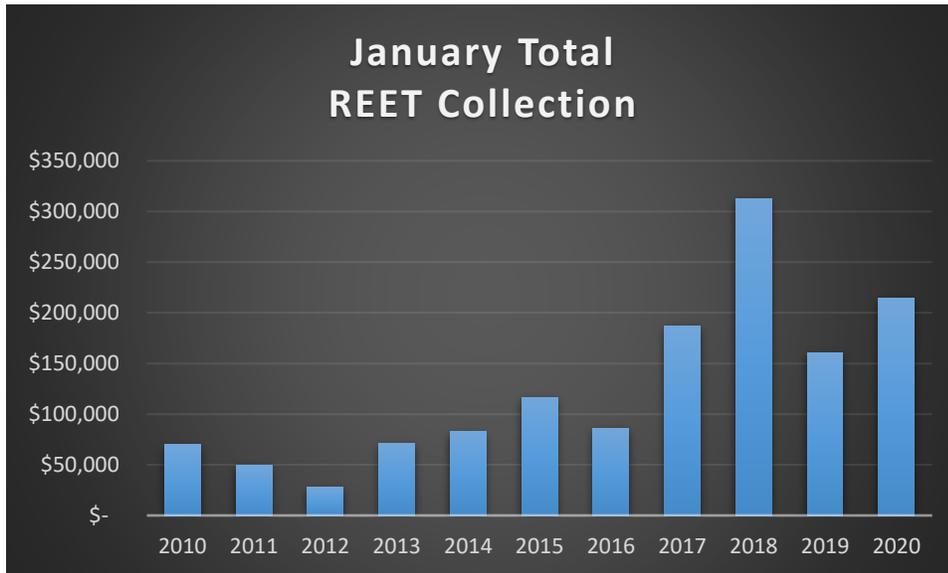
| <u>Monthly Summary</u> | <u>January</u> | <u>Previous Month</u> | <u>% Change over Previous Month</u> | <u>2019</u> | <u>% Change over 2019</u> | <u>2018</u> | <u>% Change over 2018</u> |
|------------------------|----------------|-----------------------|-------------------------------------|--------------|---------------------------|--------------|---------------------------|
| No. of Transactions | 70 | 93 | -24.7% | 60 | 16.7% | 67 | 4.5% |
| Transaction Value | \$ 42,935,331 | \$77,984,367 | -44.9% | \$32,113,337 | 33.7% | \$62,559,088 | -31.4% |
| Tax Collected | \$ 214,677 | \$389,922 | -44.9% | \$160,567 | 33.7% | \$312,795 | -31.4% |
| Properties over \$1M | 6 | 14 | -57.1% | 3 | 100.0% | 6 | 0.0% |

| <u>Tax Collected</u> | <u>Amount</u> | <u>Diff. from Actual</u> | <u>% Difference</u> |
|----------------------|---------------|--------------------------|---------------------|
| January | \$214,677 | | |
| Budget | \$121,424 | \$93,253 | 76.8% |
| Rev. 2020 Proj | \$144,895 | \$69,782 | 48.2% |

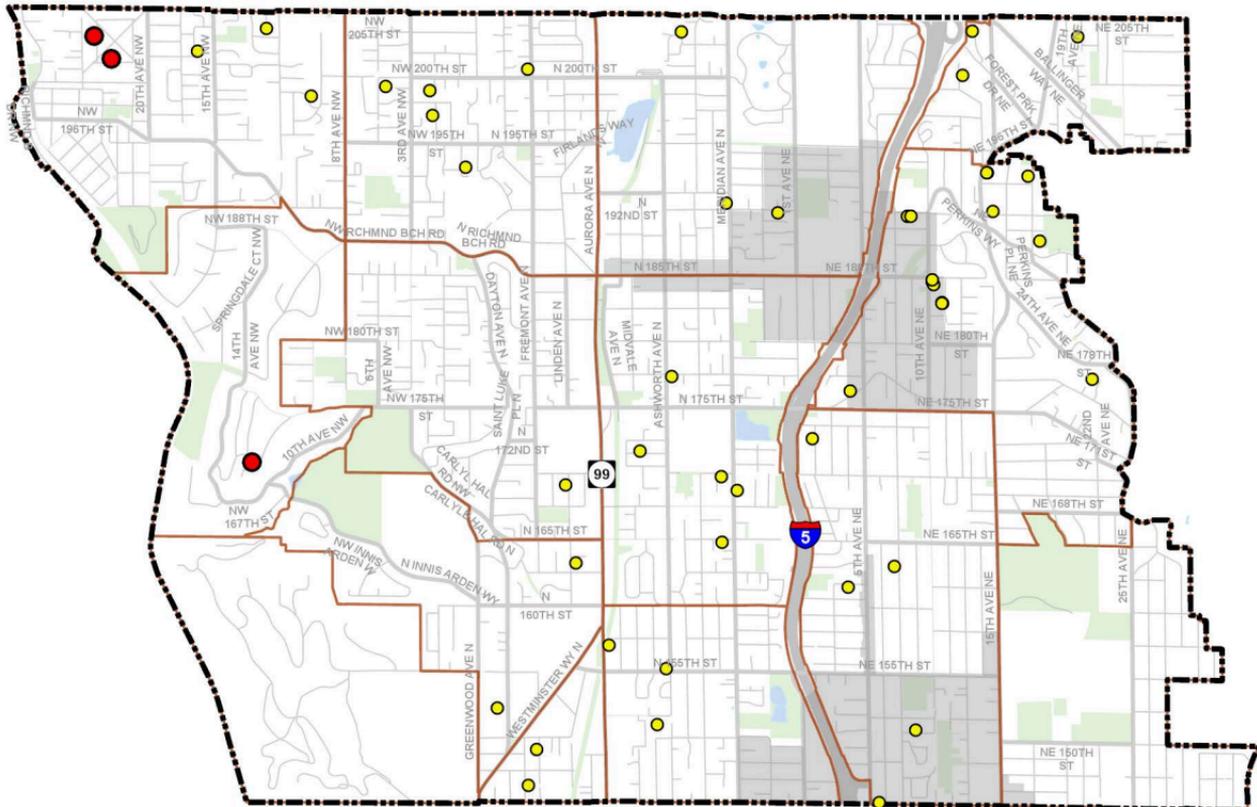
***Revised projections based off Puget Sound Economic Forecaster June 2019 data.

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Real Estate Transactions - 2020 01 (January)



2/6/2020 | Shoreline GIS

This map is not an official map. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.

- Less than \$1,000,000
- Greater than \$1,000,000

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HOUSING

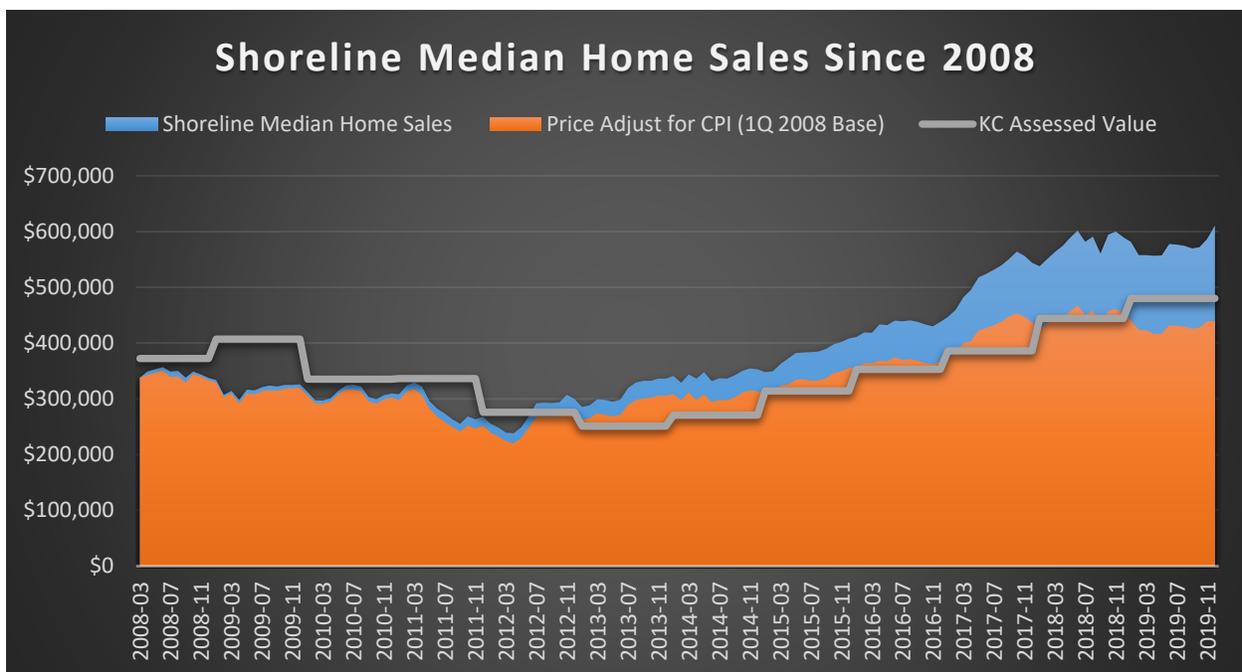
DECEMBER 2019 SFR MEDIAN SALES PRICE

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

In December 2019, the median single-family residence sold for \$610,500. In the last three months, the median sales value has increased by 6.8%. Since January, prices have increased by 5.1%.

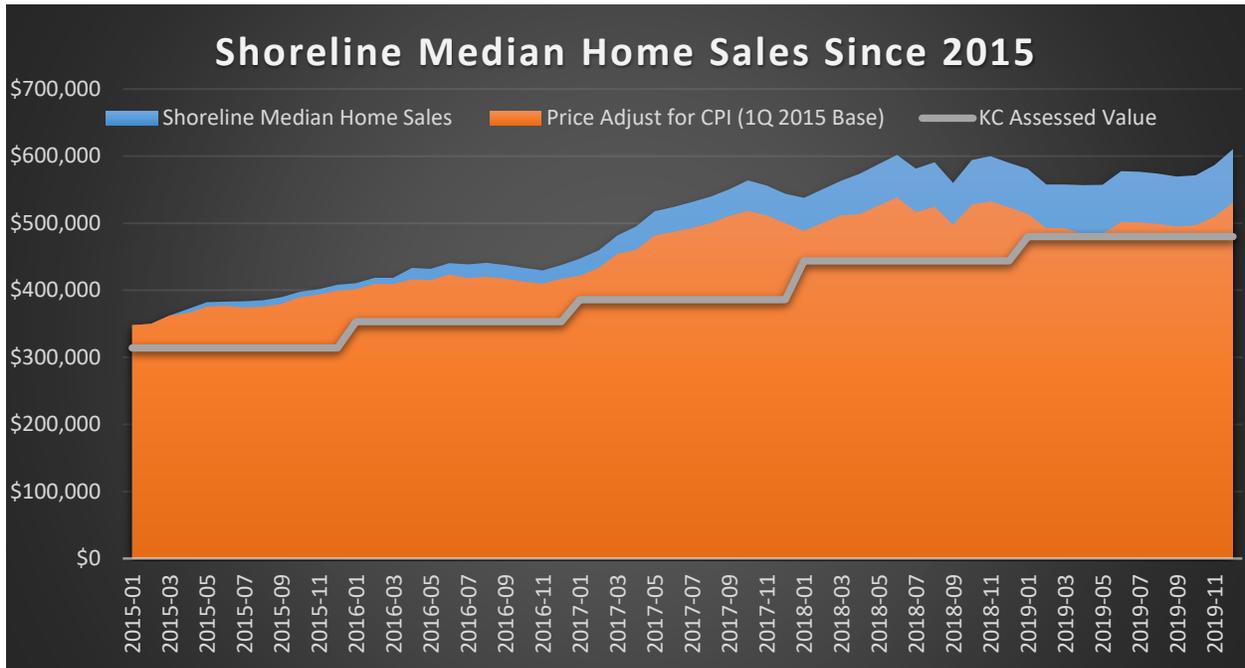
The table below shows a monthly comparison to the previous month and the same month from 2018 and 2017.

| Median Sales For December 2019 | % Change over Previous Month | % Change Over Same Month in 2018 | % Change Over Same Month in 2017 |
|--------------------------------|------------------------------|----------------------------------|----------------------------------|
| \$610,500 | 4.1% | 3.5% | 12.2% |



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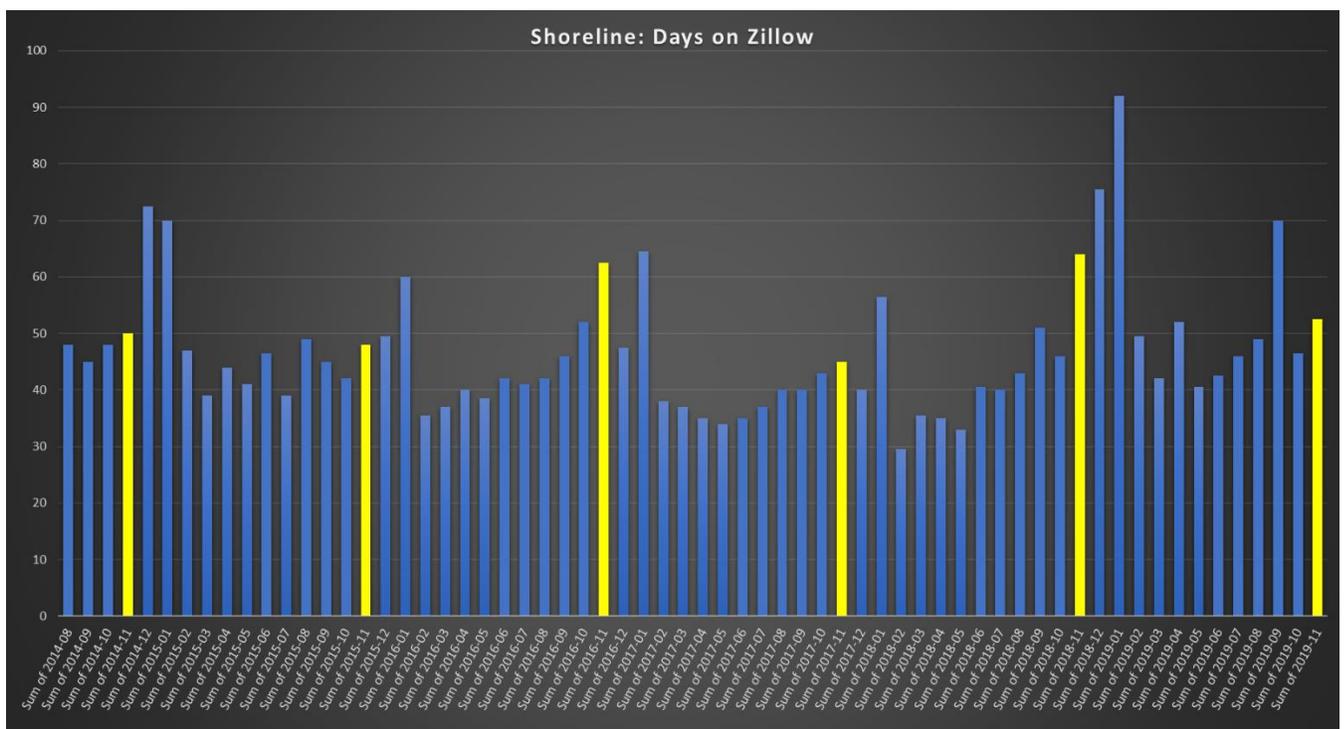
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NOVEMBER 2019 DAYS ON ZILLOW: HOMES

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

| Number of Days Listed on Zillow October 2019 | % Change over Previous Month | % Change Over Same Month in 2018 | % Change Over Same Month in 2017 |
|--|------------------------------|----------------------------------|----------------------------------|
| 53 | 12.9% | -18.0% | 16.7% |



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JANUARY 2019 MEDIAN RENT

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

| December 2019 Listed Rent | Change From Previous Month | Change Same Month 2018 | Change Same Month 2017 |
|---------------------------|----------------------------|------------------------|------------------------|
| \$ 1,595 | 0.3% | 1.3% | 0.0% |

