

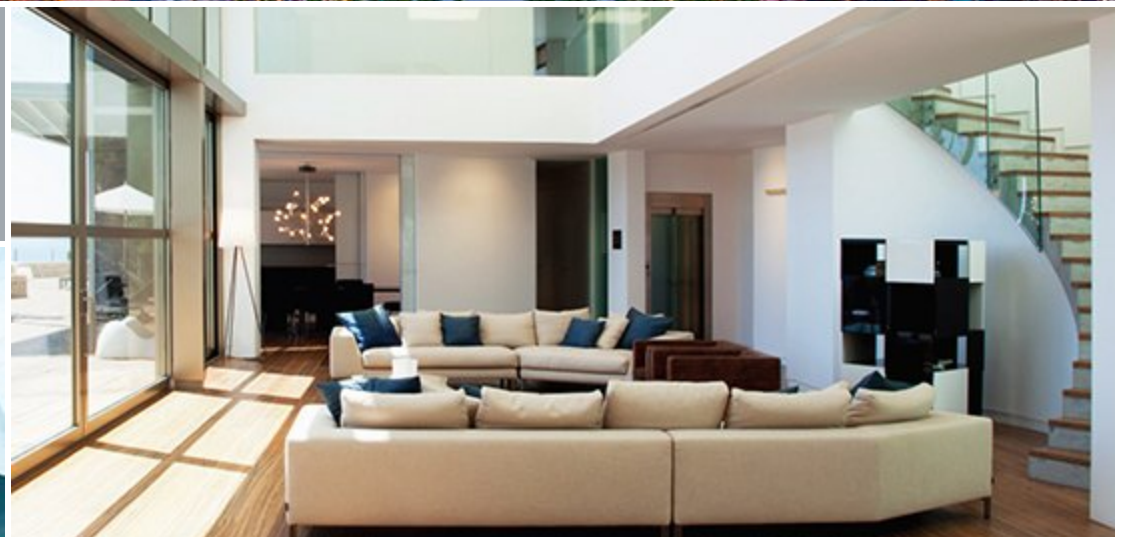
# CHARDON DANKERS



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MAGNOLIA MARKET REPORT KEY MARKET STATISTICS - JULY 2016



**\$727,712**

Median Sold Price

▼ 23.46% from June 2016



**24**

Closed Sales

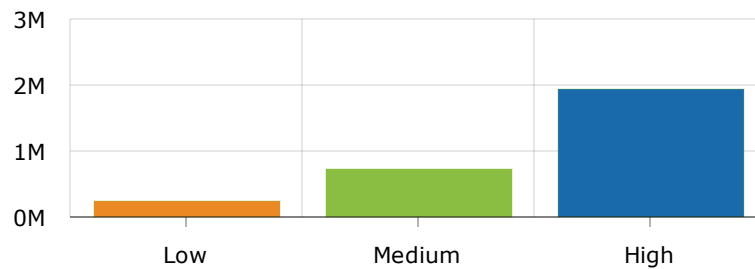
▼ 46.67% from June 2016



**\$805,887**

Average Annual Median Sold Price

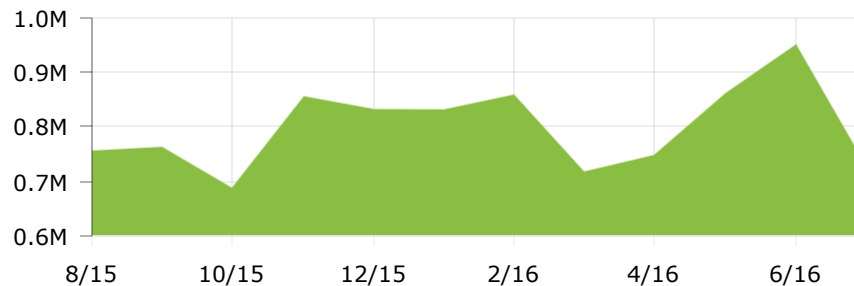
For 12 month period from August, 2015 to July 2016



**50**

New Listings

▲ 8.70% from June 2016



**51** Active Listings  
As of 07/31/2016

**41** Total Pending Sales

**11** Average DOM  
for all listings sold in July

**54%** Sold at or above list Price  
for all listings sold in July

**2.1** Months of Inventory  
Based on Inventory as of 07/31/2016



MAGNOLIA MARKET REPORT NEIGHBORHOOD PROFILE - JULY 2016

HOUSING INVENTORY



**43**  
Median Age



**N/A**  
Crime Index



**57% White Collar**  
**42% Blue Collar**

**Population** 19,1

**Number of Households** 8,6

**Median Household Income** \$88,6

**Educational Climate Index**



4.0

The Education Climate Index is largely a socio-economic indicator weighted heavily toward those characteristics that reflect education.

ACTIVE LISTINGS



3418 28th Ave W  
Seattle, WA \$1,150,000



3048 29th Ave W  
Seattle, WA \$1,089,000



3232 33rd Ave W  
Seattle, WA \$799,000

OPEN HOUSES



3056 37th Ave W  
Seattle, WA \$1,398,000

SOLD LISTINGS



2422 Eyres Pl W  
Seattle, WA \$800,000



3214 43rd Ave W  
Seattle, WA \$1,925,000



2600 40th Ave W  
Seattle, WA \$1,325,000

**Sources** - The data contained in this report is obtained from the most recent data available at the time of the report. The sources that contribute to this report are:

RMLS and NWMLS  
Onboard Informatics

**Median Sold Price** - The median sold price is the median of sold properties (Closed Sales) for the month of the report. Median is the mid-point of all properties sold, not the average.

**Closed Sales** - The cumulative number of property-sales that closed and transferred to a new owner in the month of the report

**New Listings** - The cumulative number of properties, listed for sale, in the month of the report. Listed properties that were taken off the market and re-listed in the month of the report will be considered as a new listing.

**Annual Median Sold Price** - The annual median sold price is the median price for Closed Sales during the rolling 12 months prior to the month of the report. It will reflect the median price and not the average.

**Active Listings** - The cumulative number of properties, currently active, on the market, and not under contract or pending, regardless of when the property was listed, for the month of the report.

**Total Pending Sales** - The cumulative number of properties that went into "Pending" status during the month of the report. Pending status is an Active listing that went under contract but is not a Closed Sale.

**Average DOM** - The Average DOM (Days On Market) is the average of all the properties sold in the month of the report.

**% Sold Above List Price** - The percentage of all the properties sold that were sold above listing price in the month of the report.

**Months of Inventory** - The total number of properties, listed active, as of the last day of the month of the report divided by the number of properties in a Closed Sale status.

**Housing Inventory** - The percent of homes that are Owned, Rented or Vacant.

**Median Age** - The median age of all the residents of the area selected in the report. This is not the average age.

**Crime Index** - Based on the crime statistics through Onboard Informatics. This number is intended to give you the percentage the area is over or under the national average.

**Labor** - The percentage of White Collar vs. Blue Collar workers in the area selected.

**Population** - The total number of residents in the area selected.

**Median Household Income** - The median income of all the households selected at the time of the report. This is not intended to be the average.

**Educational Climate Index** - Largely a socio-economic indicator weighted heavily toward those characteristics that reflect education.