

'23 Quarterly Market Report

Nothing compares to what's next.

Cle Elum

Q4 OCTOBER - DECEMBER 2023

Cle Elum was a neutral market in the fourth quarter of 2023 with 3.6 months of inventory. It had significantly more homes on the market than the other markets analyzed in this report. Although only 76 homes were listed, this is in line with the way this market behaved the previous year when 71 homes were listed, and the area's smaller population should be considered. Inventory moved slowly, averaging 80 days on the market. Patient sellers were rewarded with price growth as the median sales price increased by 33.62% from Q4-2022's median of \$925,000 to \$1,236,000.

INTEREST RATES

30-year fixed rate for conventional mortgage loan
(Current and historic mortgage rates sourced from Freddie Mac)



AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q4 OVER THE LAST THREE YEARS



HOMES SOLD
Q4-2023 vs. Q4-2022
↑(6.78%)
2023 **63**
2022 **59**

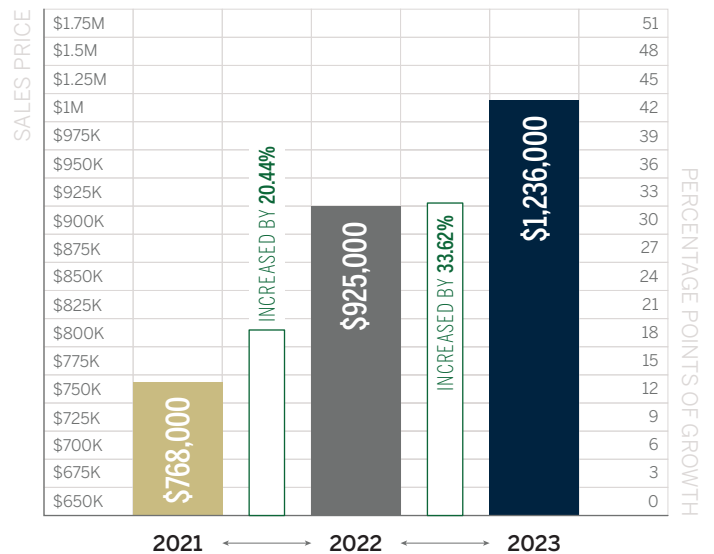
AVERAGE PRICE PER SQ. FT.

Q4-2023 vs. Q4-2022 ↑(5.07%)



\$1.236M MEDIAN SALES PRICE

Single-Family Homes Q4-2023



STATE OF THE MARKET

3.6 months of inventory - Neutral Market
(Based on Q4-2023 housing inventory. Seller's Market = 0 to 3 months inventory, Neutral Market = 3 to 6 months inventory, Buyer's Market = 6+ months inventory)

