

Shoreline Indicators: Monthly Real Estate Report

AUGUST 2019

Highlights from August 2019 include:

- **Taxes Collected/Transaction Value:** Down 8.9% compared to previous month. Down 15.7% compared to August 2018. Down 1.4% compared to August 2017.
- **Transactions:** Up 4.1% compared to previous month. Up 17.4% compared to August 2018. Down 3.8% compared to August 2017.
- **Properties over \$1M:** Ten properties over \$1M accounted for 20.3% of the total valuation/taxes in August 2019; that is, 9.9% of transactions in August accounted for 20.3% of the valuation/taxes. Transactions down 16.7% compared to the previous month; the same compared to the level in August 2018; up 100.0% compared to August 2017.
- **Median Home Price:** The median home price in June 2019 was \$576,500.
- **Median Monthly Rent:** Median listed monthly rent for multifamily (5+ units) was \$1,578 in July 2019.

REAL ESTATE EXCISE TAX

MONTHLY UPDATE

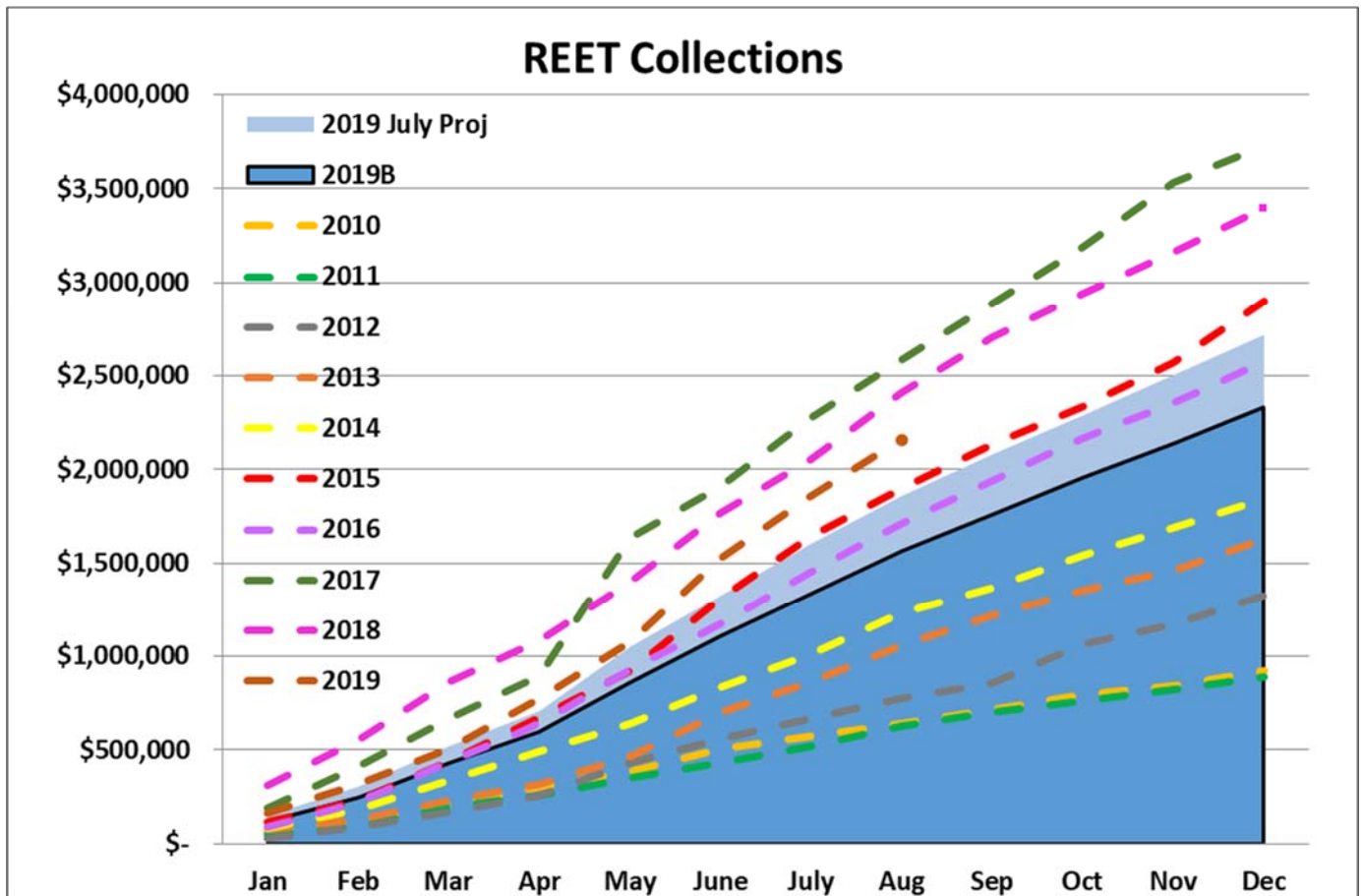
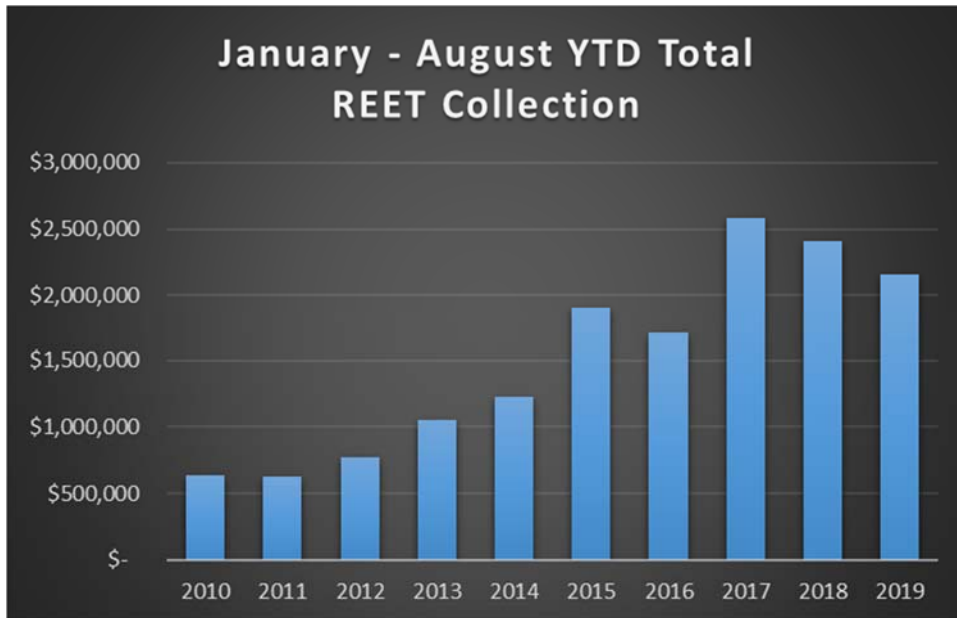
Monthly Summary	August	Previous Month	% Change over Previous Month	2018	% Change over 2018	2017	% Change over 2017
No. of Transactions	101	97	4.1%	86	17.4%	105	-3.8%
Transaction Value	\$ 60,398,001	\$ 66,288,565	-8.9%	\$71,617,370	-15.7%	\$61,261,832	-1.4%
Tax Collected	\$ 301,990	\$ 331,443	-8.9%	\$358,087	-15.7%	\$306,309	-1.4%
Properties over \$1M	\$ 10	\$ 12	-16.7%	10	0.0%	5	100.0%

	Jan thru Aug 2019	% Change over Jan thru Aug 2018	% Change over Jan thru Aug 2017
No. of Transactions	659	-0.3%	-7.3%
Transaction Value	432,011,911	-10.4%	-16.4%
Tax Collected	2,160,060	-10.4%	-16.4%
Properties over \$1M	55	-28.6%	48.6%

Tax Collected	Amount	Compared to Actual
January thru August	\$ 2,160,060	
Budget Jan thru August	\$1,562,317	\$ 597,743
Revised Proj Jan thru August	\$1,854,030	\$ 306,030

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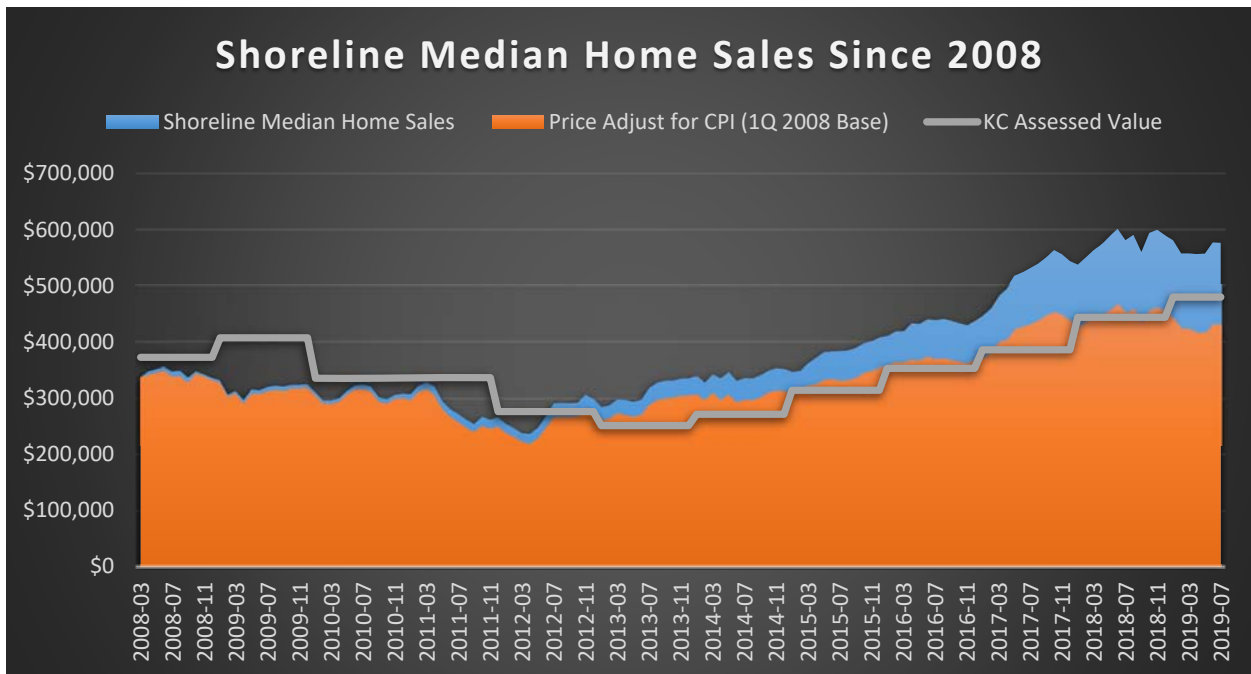
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HOUSING

JULY SFR MEDIAN SALES PRICE

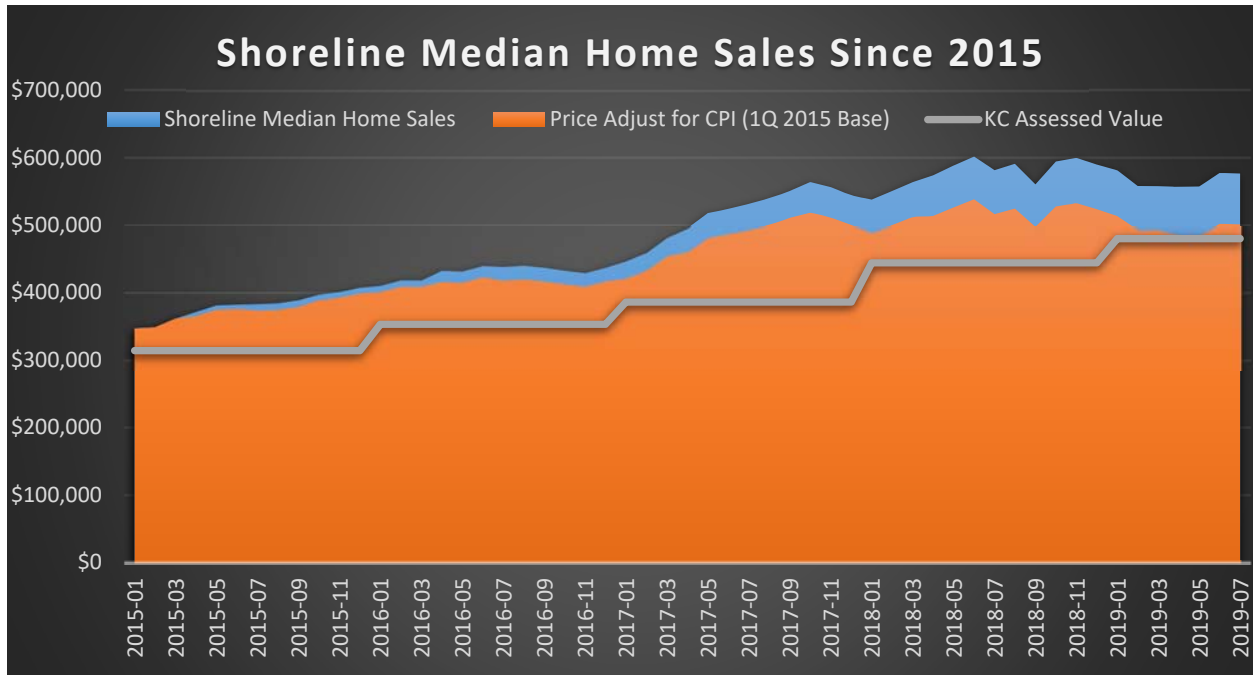
Home sales data is from Zillow Research and is a month behind REET information, which comes directly from King County.

Median Sales For July 2019	% Change over Previous Month	% Change Over Same Month in 2018	% Change Over Same Month in 2017
\$576,500	-0.2%	-0.8%	8.5%



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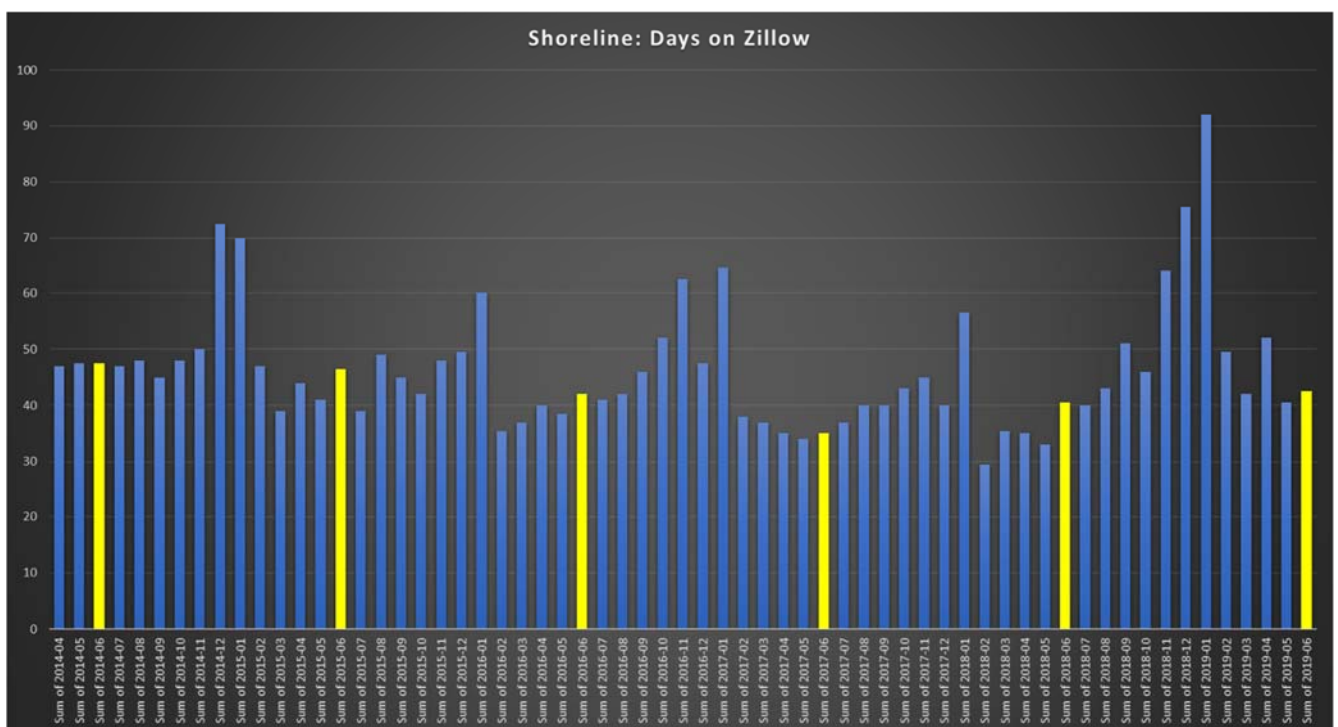
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June 2019 DAYS ON ZILLOW: HOMES

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

Number of Days Listed on Zillow June 2019	% Change over Previous Month	% Change Over Same Month in 2018	% Change Over Same Month in 2017
43	4.9%	4.9%	21.4%



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July

2019 MEDIAN RENT

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

July 2019 Listed Rent	Change From Previous Month	Change Same Month 2018	Change Same Month 2017
\$ 1,578	1.8%	0.8%	4.8%

