



# 2023 Real Estate Report

**EAST VALLEY** - MOXEE & TERRACE HEIGHTS



Windermere  
REAL ESTATE YAKIMA



# YEAR OVER YEAR MEDIAN SALE PRICE

## EAST VALLEY - 2023

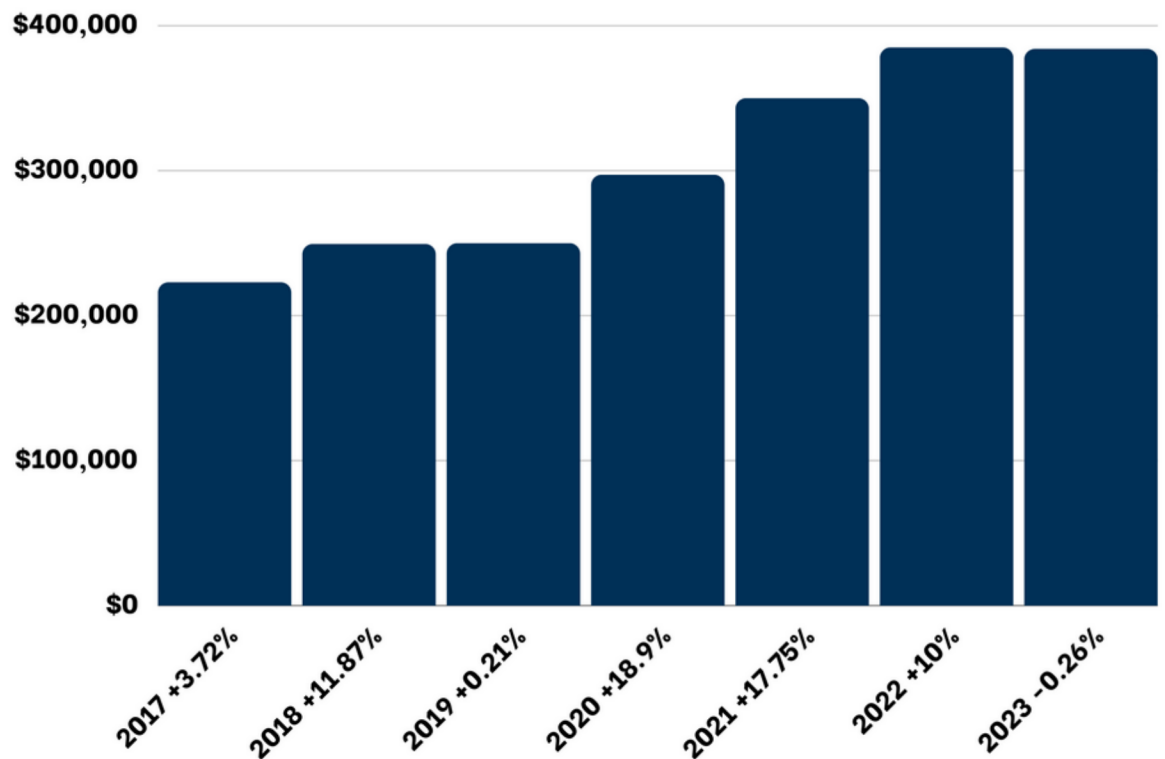
】 Median Sale Price for the East Valley was flat. It seems that sellers may be starting to respond to the far higher mortgage rates that buyers are facing.

】 Inventory levels remain low, that is supporting home values. But the market is being impacted by higher mortgage rates. This means buyer's demand is somewhat muted and we have seen an increase in seller's helping buyer's pay their closing costs.

In 2023, the East Valley housing market saw a significant decrease in listings by nearly 30%, accompanied by a decline of over 40% in the number of homes sold. Despite these challenging conditions, the median sales price in East Valley remained resilient, showing no significant fluctuation.

## YEAR OVER YEAR MEDIAN SALE PRICE

### EAST VALLEY



# Market Statistics

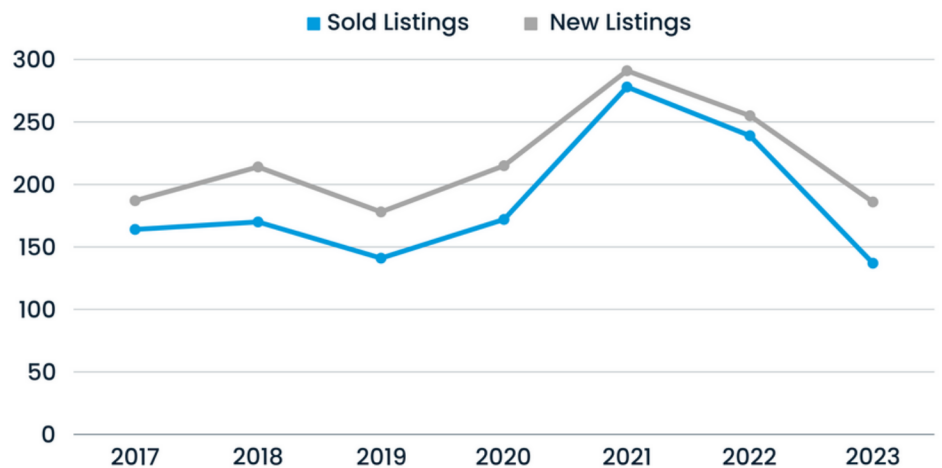
## EAST VALLEY - 2023

186 homes were listed in 2023, down 27.1% from 2022

137 homes sold in 2023, down 42.7% from 2022

78 days was the average time on market, down from 81 days in 2022

### NUMBER OF HOMES SOLD & NEW LISTINGS - ANNUALY • EAST VALLEY

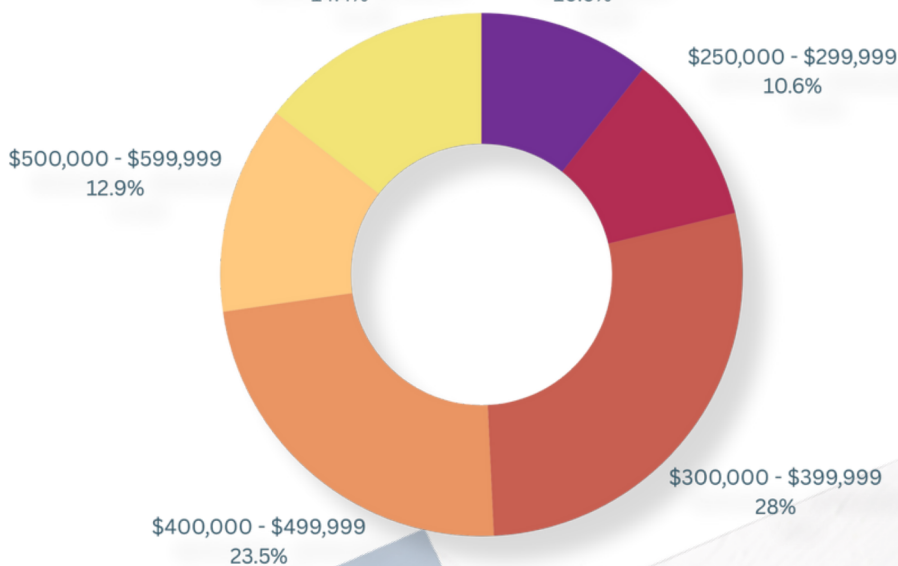


*\*For the purpose of this report, East Valley refers to the geographical area encompassing the East Valley School District.*

### SOLD BY PRICE RANGE AS A PERCENTAGE OF MARKET SHARE

\$1 - \$249,999    \$250,000 - \$299,999  
 \$300,000 - \$399,999    \$400,000 - \$499,999  
 \$500,000 - \$599,999    \$600,000 - \$749,000

\$600,000 - \$749,000    \$1 - \$249,999  
 14.4%    10.6%



# Market Summary

## EAST VALLEY - 2023

】 **Mortgage Rates** rose to over 7% in 2023

】 **Number of Homes Sold** in East Valley dropped to 137

】 **Average List Price** in East Valley was \$423,091 (+6.12%)

】 **Average Sale Price** was \$377,057 (-0.45%)

】 **Sold to List Price Ratio** varied throughout the year between 93.1% to 102.6%



The Start of 2024 still favors sellers.

However, higher mortgage interest rates have tempered buyer demand and buyers are willing to wait for a house that better meets their needs rather than renovating.

Windermere Real Estate Yakima is locally owned and operated. We have been serving our neighbors and our community since 1996. If you're in the market to buy or sell home, you've come to the right spot. With over 25 and hundreds of transactions annually we knowledge and dedication to help you achieve your real estate goals. We are a full service real estate brokerage serving all of Central Washington.

We believe real estate is more than just transactions; it's about building lasting relationships. We strive to create an exceptional client experience by fostering open communication, trust, and transparency. Our team works tirelessly to alleviate the stress that often accompanies real estate transactions, making the process smooth and enjoyable for you.

# All in, for you.

Information used to prepare this report has been obtained from the Yakima Association of REALTORS Multiple Listing Service. The broker preparing this report has not independently verified the accuracy or completeness of any information obtained from sources reasonably believed by the broker to be reliable.