

1st Quarter
2024



Real Estate Report
EAST VALLEY - MOXEE & TERRACE HEIGHTS



Windermere
REAL ESTATE YAKIMA

YEAR OVER YEAR MEDIAN SALE PRICE

EAST VALLEY

】 The median Sale Price for East Valley was up 12%.

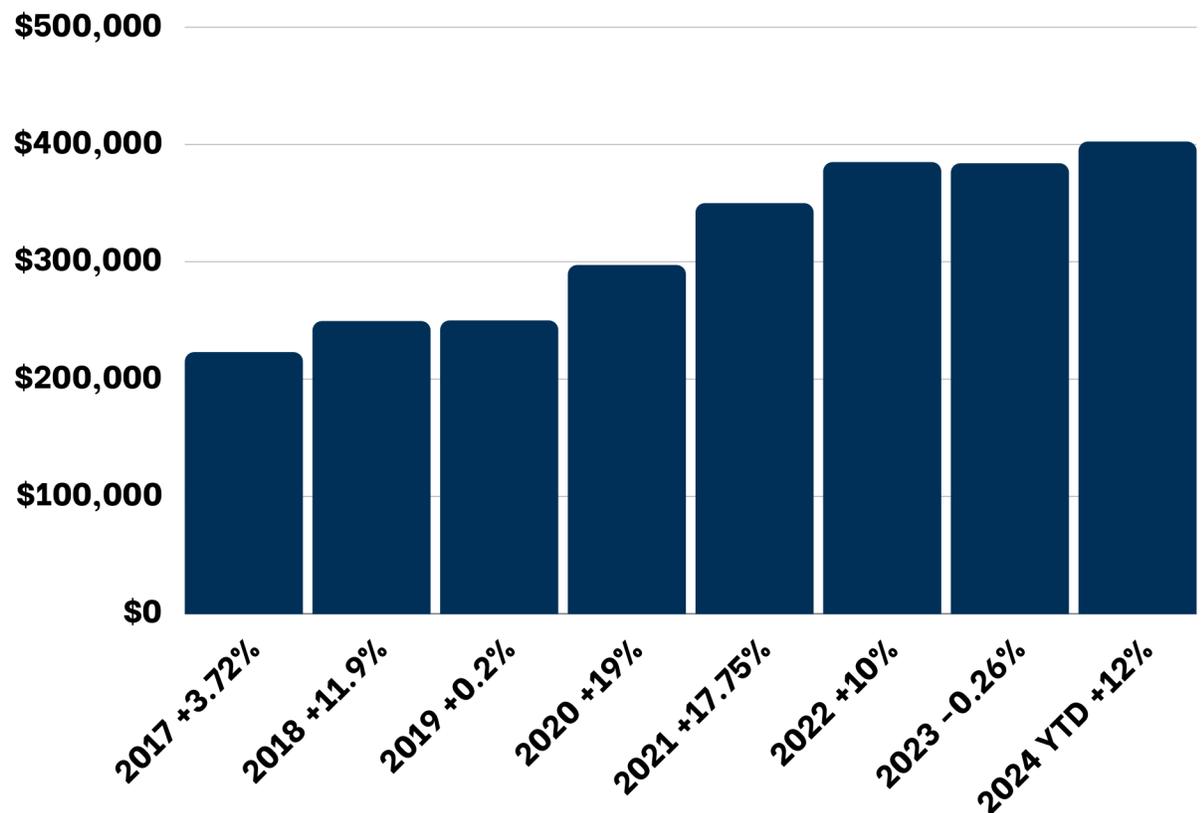
】 Inventory levels remain low, that is supporting home values. But the market is being impacted by higher mortgage rates.

】 More sellers are now covering the closing costs for buyers.

The demand for homes in the East Valley continues to be robust. Buyers are actively searching for properties in good condition, preferably without the need for repairs or deferred maintenance.

YEAR OVER YEAR MEDIAN SALE PRICE

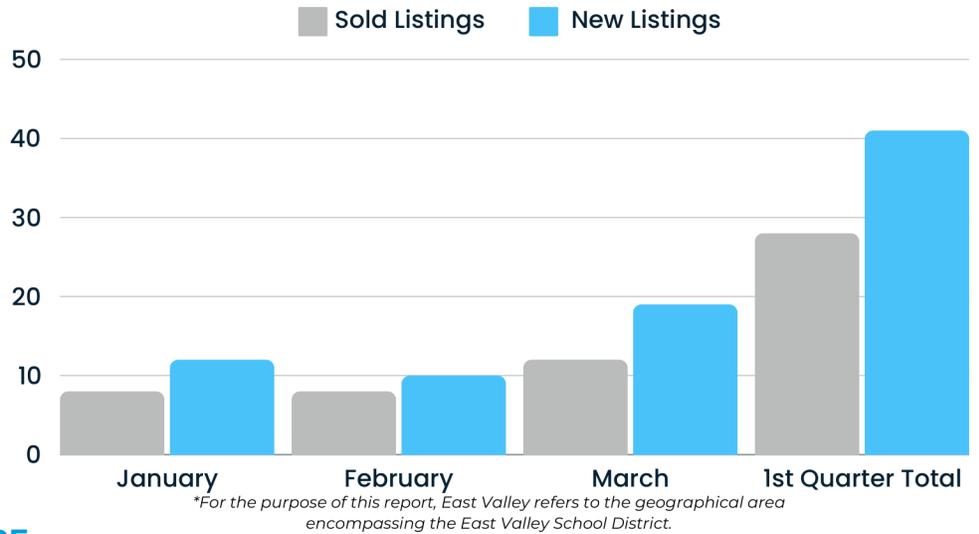
EAST VALLEY



Market Statistics

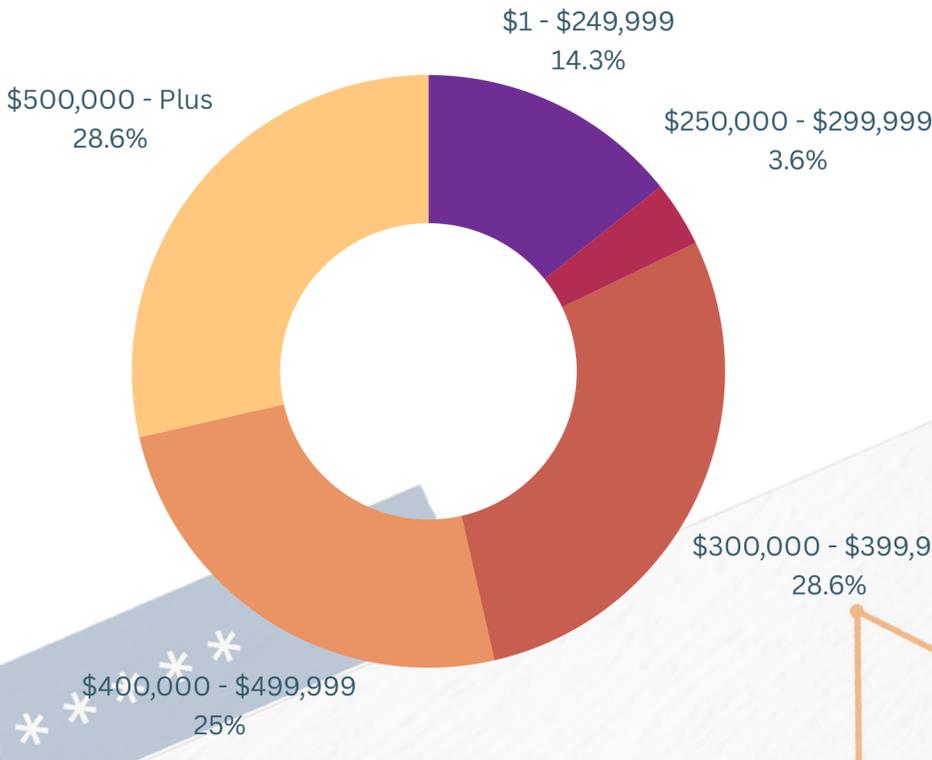
EAST VALLEY

- 74 homes were active in the first quarter, up 19% vs 2023
- 28 homes have sold through March 31st. Two more than that time last year
- 80 days was the average time on market



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 - Plus



Market Summary

EAST VALLEY

› **Mortgage Rates** hovered around 7% throughout the first quarter

› **28 Homes** sold in East Valley

› **Average List Price** in East Valley was \$471,515 (+22%)

› **Average Sale Price** was \$376,304 (+23.5%)

› **Sold to List Price Ratio** varied throughout the quarter between 92% to 98%



The first quarter of 2024 slightly favored sellers. However, buyers are willing to wait for a home that 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 a home, you've come to the right spot. With over 25 agents and hundreds of transactions annually we have the 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.

1st Quarter
2024

 Windermere
REAL ESTATE YAKIMA

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