

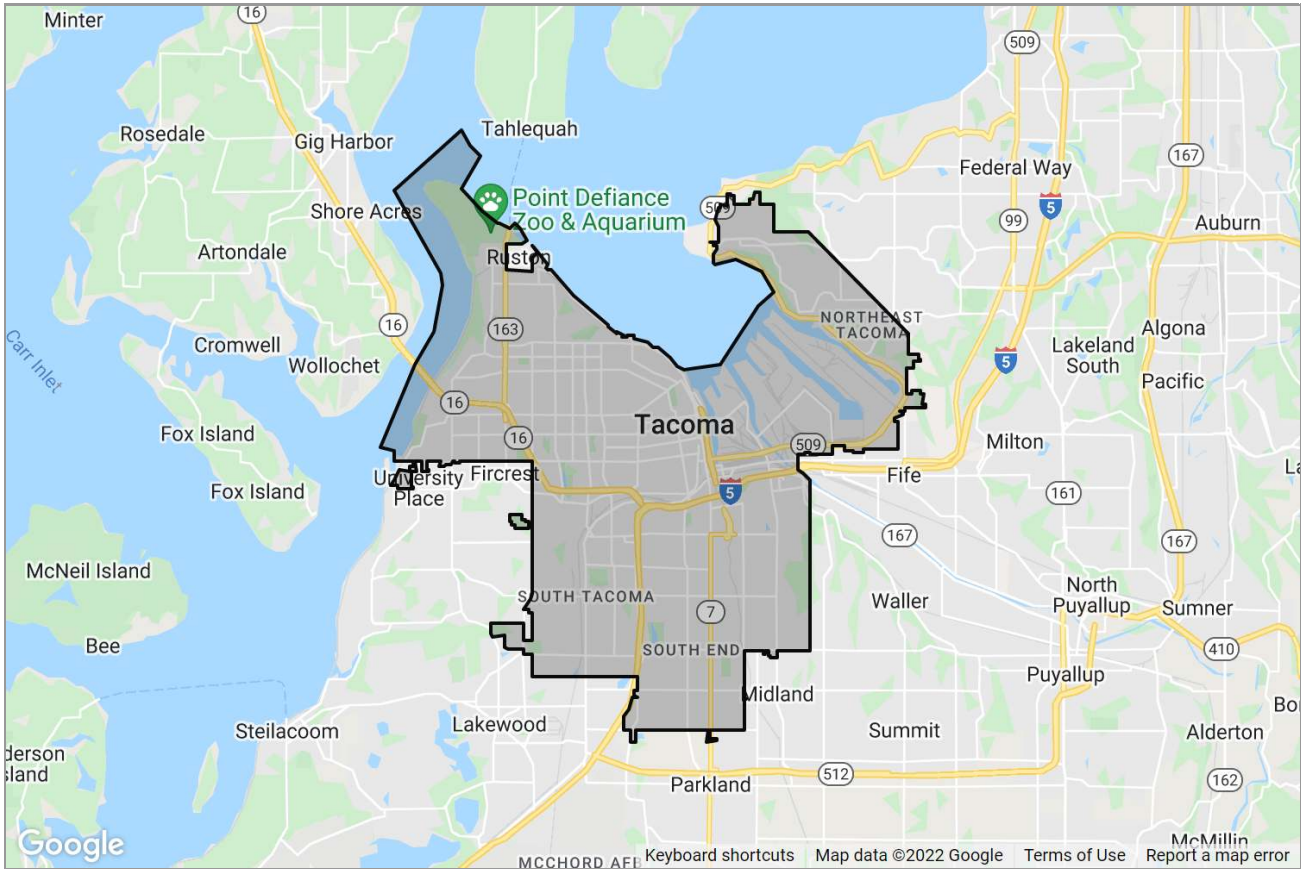


RPR

**REALTORS
PROPERTY
RESOURCE**

MARKET ACTIVITY REPORT

Tacoma, Washington

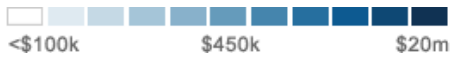
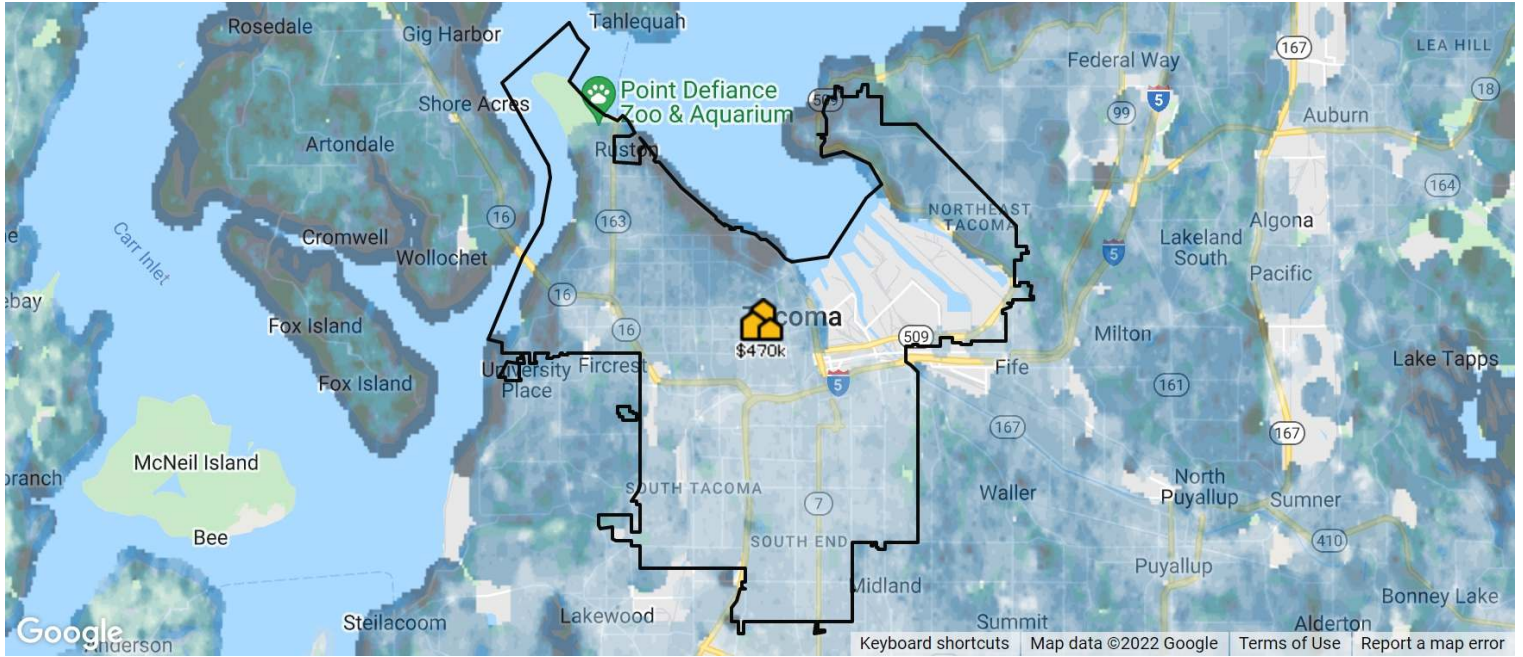


Presented by
Sean Martin



Tacoma, Washington

Market Snapshot: Estimated Home Values



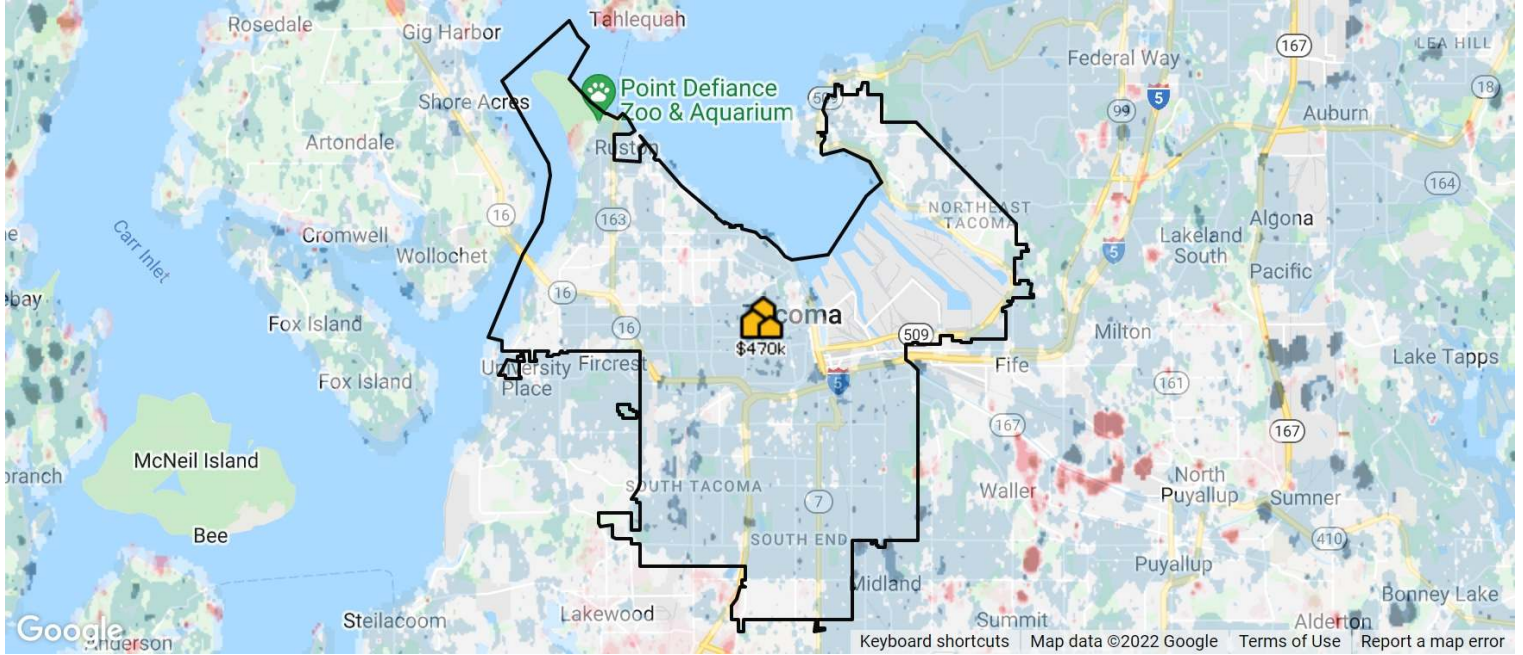
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$470K</p> <p>Updated: 3/31/2022</p>	<p>Change Over Last Month</p> <p>↑ 1.34%</p>	<p>Change Over Last 3 Months</p> <p>↑ 1.68%</p>	<p>Change Over Last 12 Months</p> <p>↑ 16.78%</p>	<p>Change Over Last 24 Months</p> <p>↑ 35.99%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR and Condos** data.

Tacoma, Washington

Market Snapshot: 12-Month Change in Estimated Value



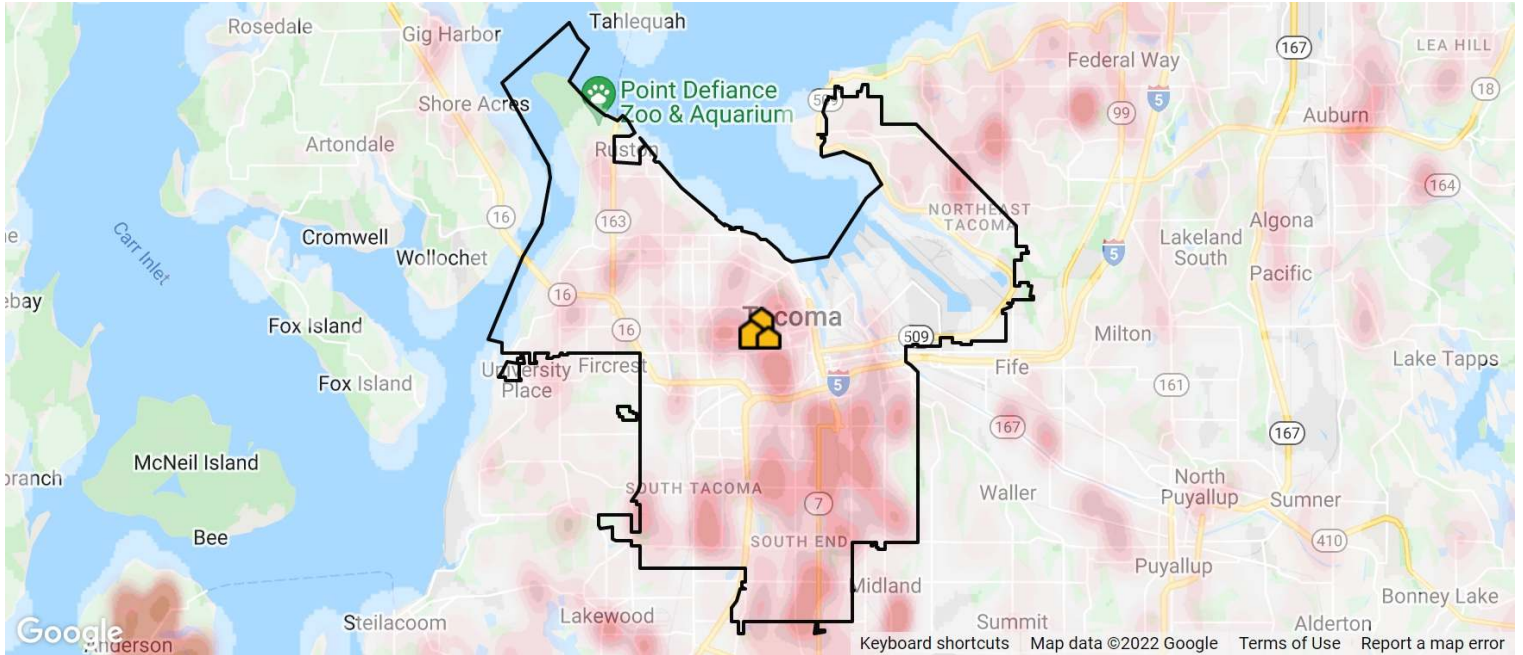
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$470K</p> <p>Updated: 3/31/2022</p>	<p>Change Over Last 12 Months</p> <p>↑ 16.78%</p>	<p>Change Over Last 24 Months</p> <p>↑ 35.99%</p>	<p>Change Over Last 36 Months</p> <p>↑ 45.2%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **SFR and Condos** data.

Tacoma, Washington

Market Snapshot: Concentration of Distressed Properties



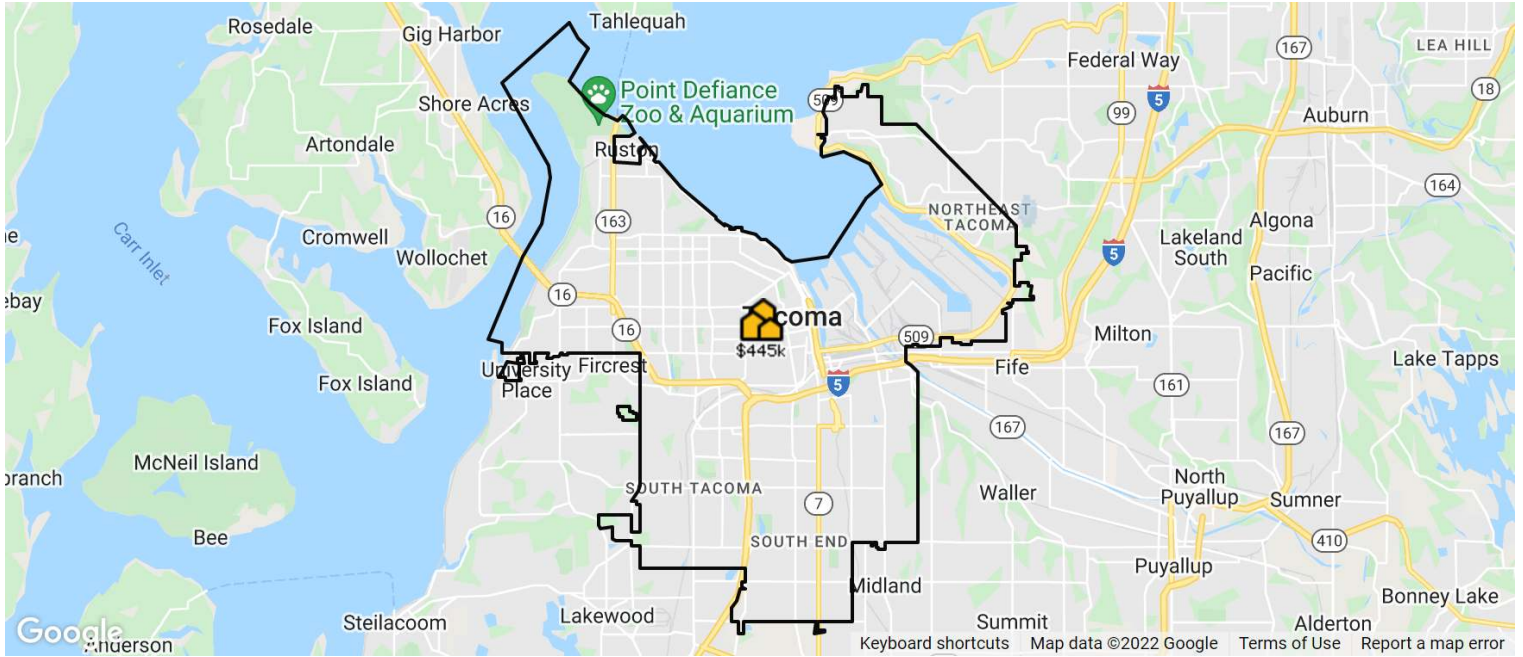
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Total # of Distressed Properties</p> <p style="font-size: 2em; text-align: center;">0</p> <p>Updated: 4/4/2022</p>	<p># of Pre-Foreclosures</p> <p style="font-size: 2em; text-align: center;">0</p>	<p># of Foreclosures</p> <p style="font-size: 2em; text-align: center;">0</p>	<p># of Foreclosed</p> <p style="font-size: 2em; text-align: center;">0</p>
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **SFR and Condos** as of 4/4/2022.

Tacoma, Washington

Market Snapshot: Sales Price



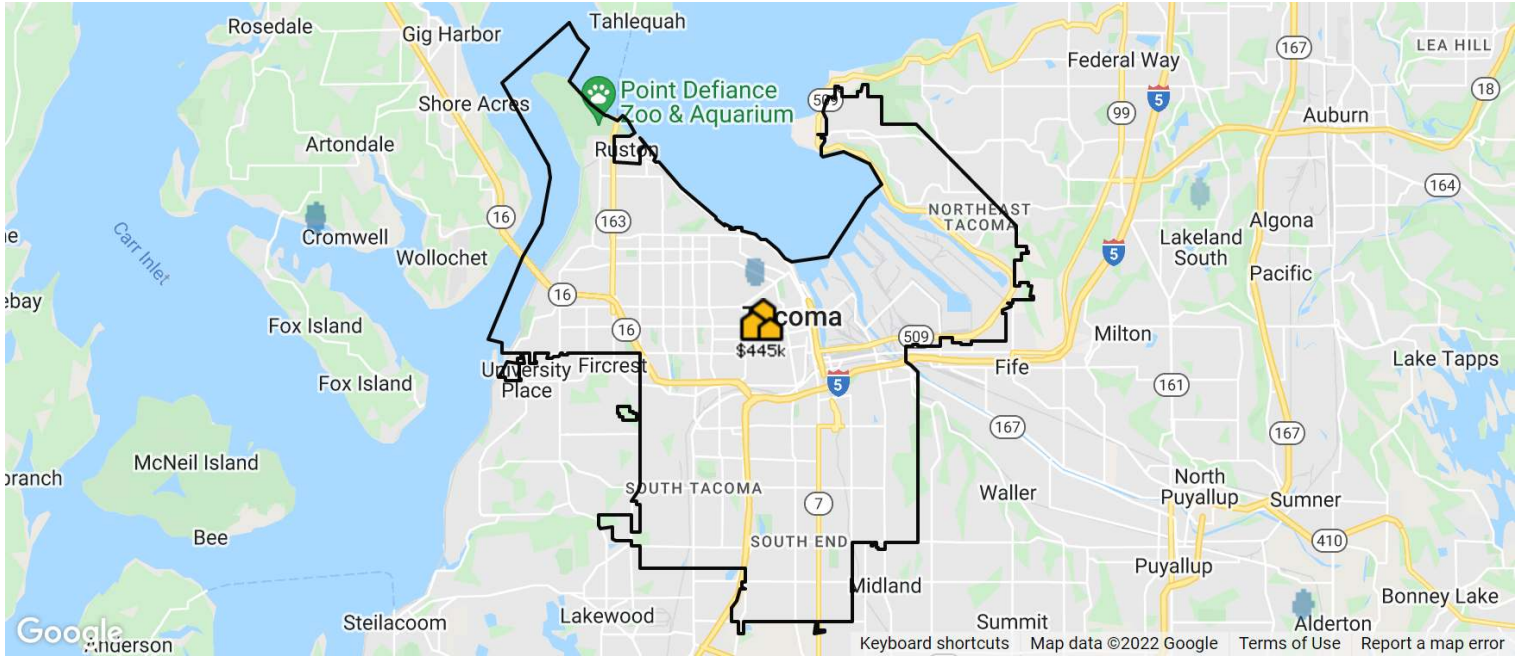
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median Sales Price</p> <p>\$445K</p> <p>Updated: 2/28/2022</p>	<p>Change Over Last Month</p> <p>↑ 4.71%</p>	<p>Change Over Last 3 Months</p> <p>↑ 4.58%</p>	<p>Change Over Last 12 Months</p> <p>↑ 14.1%</p>	<p>Change Over Last 24 Months</p> <p>↑ 39.06%</p>
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About this data: The Metrics displayed here reflect median sales price for **SFR and Condos** using **public records** data.

Tacoma, Washington

Market Snapshot: List Price

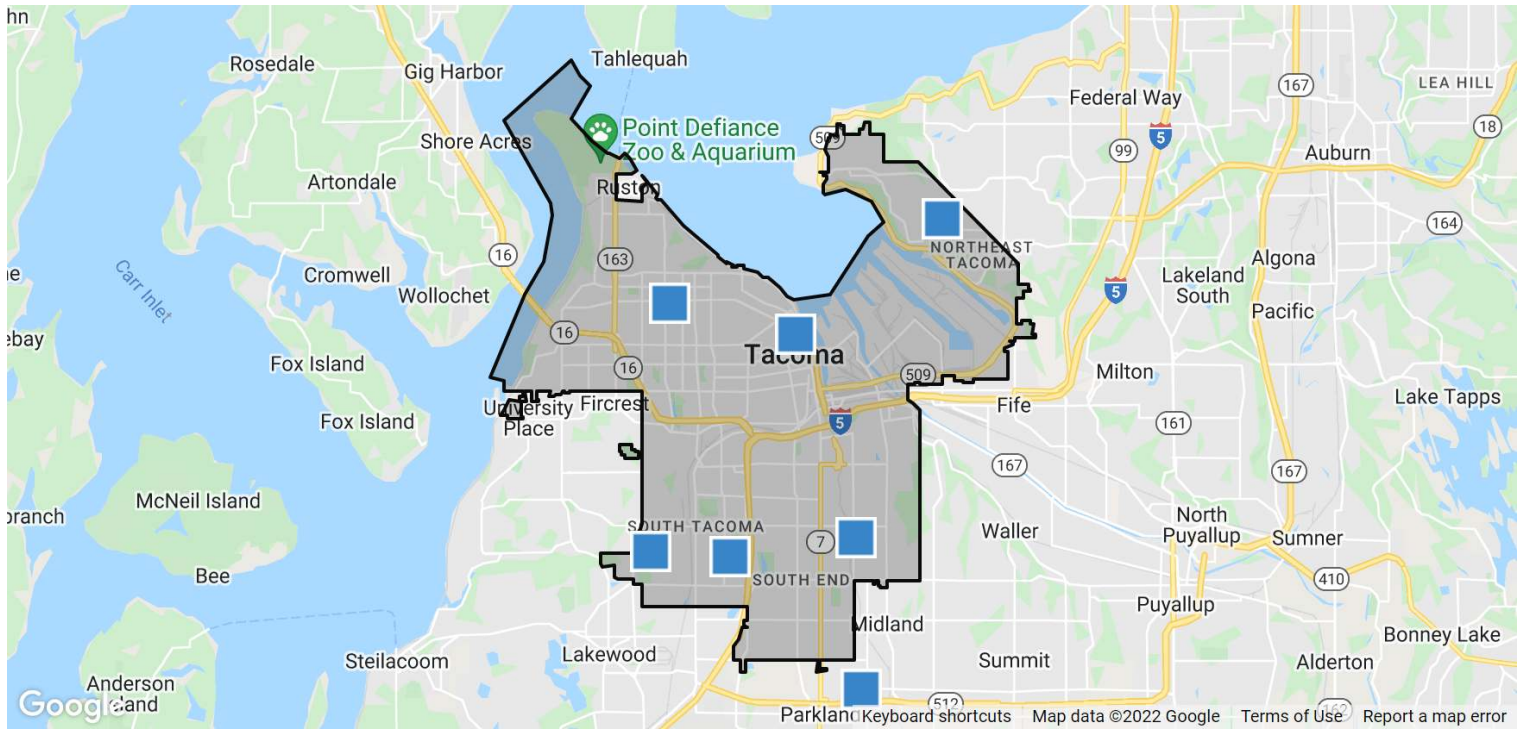


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

<p>Median List Price</p> <p>\$445K</p> <p>Updated: 2/28/2022</p>	<p>Change Over Last Month</p> <p>↑ 4.71%</p>	<p>Change Over Last 3 Months</p> <p>↑ 4.58%</p>	<p>Change Over Last 12 Months</p> <p>↑ 14.1%</p>	<p>Change Over Last 24 Months</p> <p>↑ 39.06%</p>
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About this data: The Metrics displayed here reflect median list price for **SFR and Condos** using **public records** data.

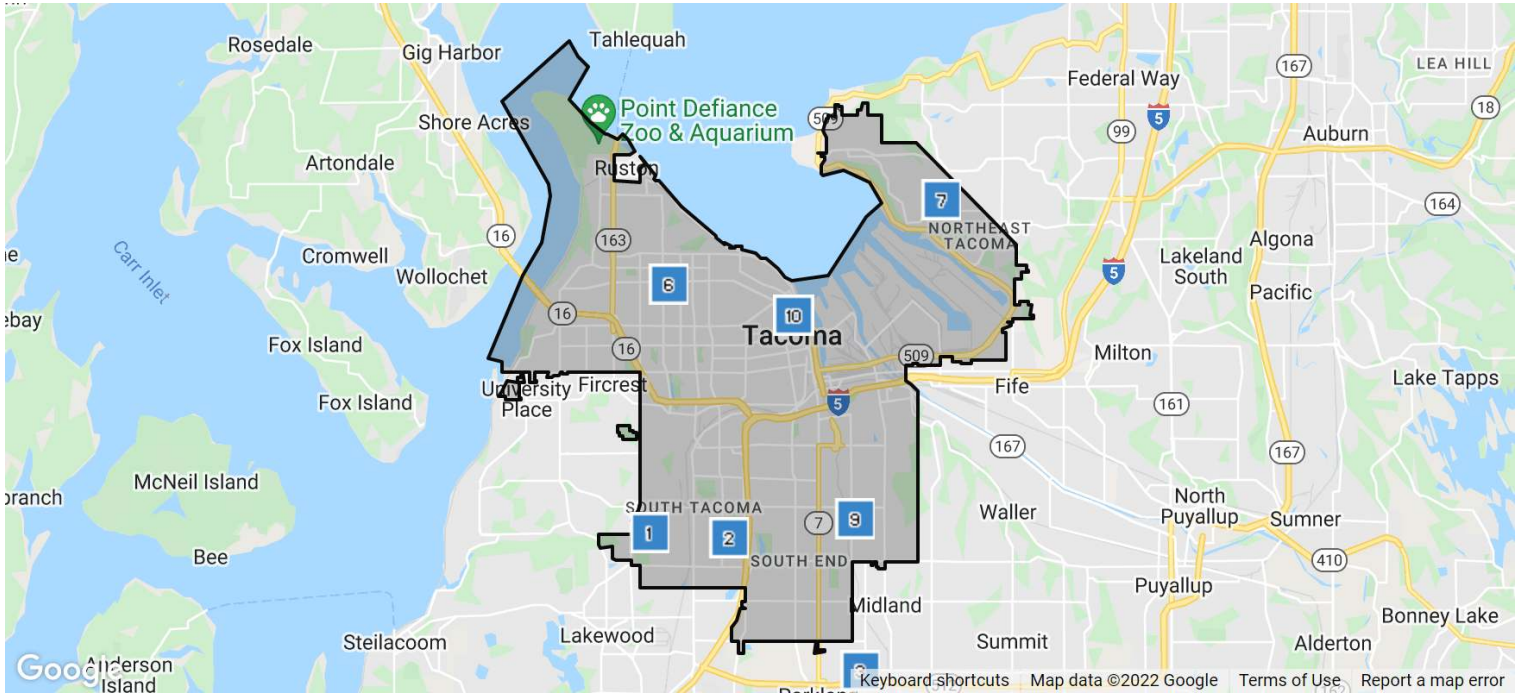
Market Activity Summary Stats








Search Criteria | **Location:** Tacoma, Washington; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale; **Change Types:** New Listings, Pending, Closed; **Property Types:** Single Family, Condo/Townhouse/Apt.; **Beds:** -- No Max; **Baths:** 1 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	■ Closed
Number of Properties	10
Low Price / Value	–
Median Price / Value	\$577,500
High Price / Value	\$710,000
Average Price / Sq. Ft.	\$325
Median Price / Sq. Ft.	\$326
Average Days in RPR	–
Median Days in RPR	–
Total Volume	\$5,190,000




Tacoma, Washington



Closed: 10

			Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	1	Closed	MLS ID: -							
		4811 S 64th St	Single Family	1/1	1,116	4,871	1925	1/28/2022	\$430,000	\$348
	2	Closed	MLS ID: -							
		6438 S Prospect St	Single Family	2/1	1,456	7,340	1924	3/18/2022	\$505,000	\$277
	3	Closed	MLS ID: -							
		10412 10th Ave E	Condo/Townhouse/Apt.	2/2	1,466	10,390	2013	3/8/2022	-	\$220
	4	Closed	MLS ID: -							
		518 125th Street Ct E	Single Family	4/3	2,038	5,445	2014	3/7/2022	\$585,000	\$273
	5	Closed	MLS ID: -							
		526 125th Street Ct E	Single Family	4/3	2,479	5,419	2014	3/9/2022	\$630,000	\$245

Closed: 10 (cont.)

			Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	6 ■ Closed	MLS ID: –								
	4219 N 19th St		Single Family	4/2	1,106	5,246	1941	3/21/2022	\$700,000	\$541
	–									
	7 ■ Closed	MLS ID: –								
	4626 36th St NE		Single Family	3/3	1,666	5,166	1994	2/18/2022	\$575,000	\$343
	–									
	8 ■ Closed	MLS ID: –								
	16406 45th Ave E		Single Family	4/3	2,342	7,274	2016	2/25/2022	\$580,000	\$235
	–									
	9 ■ Closed	MLS ID: –								
	820 E 59th St		Single Family	3/3	1,544	5,755	2013	3/2/2022	\$475,000	\$310
	–									
	10 ■ Closed	MLS ID: –								
	406 6th Ave		Condo/Townhouse/Apt.	2/3	1,597	–	2005	2/9/2022	\$710,000	\$444
	–									

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

