



# Mason County Housing Market

## Statistics

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# MASON COUNTY HOUSING MARKET

## Number of Active Listings:

September 2019 – 260

September 2020 - 98

September 2021 – 120

## Months Supply

September 2019 - 1.7

September 2020 - 0.60

September 2021 - 0.76

## Number of Closed Sales

September 2019 - 150

September 2020 - 164

September 2020 - 158

Source: Northwest Multiple Listing Service

# NUMBER OF NEW LISTINGS TAKEN

An aerial photograph of a lush forested valley. A river winds through the lower left portion of the scene. In the distance, a prominent mountain peak is visible against a clear sky. The overall lighting is soft, suggesting early morning or late afternoon.

2019 – 1320

2020 - 1191

2021 - 1288

# COUNTY-WIDE SOLD PROPERTIES

PRICE	JAN-SEP 2020	JAN-SEP 2021	DIFFERENCE
\$0-\$100K	23	6	-17
\$100K-\$200K	118	71	-47
\$200K-\$250K	154	67	-87
\$250K-\$300K	208	126	-82
\$300K-\$400K	289	355	66
\$400K-\$500K	143	199	56
\$500K +	130	240	110
TOTALS:	1065	1064	-1

# Median Closed Price

JAN-SEP

AREA	2020	JAN-SEP 2021	% CHANGE
BELFAIR, TAHUYA, NO. SHORE HOOD CANAL	\$309,550	\$385,000	24%
LIMERICK, MASON, EMERALD, RAINBOW UNION, SOUTHSHORE	\$299,900	\$380,000	27%
HARSTINE	\$389,000	\$445,000	14%
SHELTON	\$317,500	\$405,000	28%
AGATE/PICKERING	\$264,750	\$313,500	18%
CLOQUALLUM, DAYTON, MATLOCK	\$278,800	\$326,250	17%
HOODSPORT, POTLATCH, CUSHMAN	\$310,500	\$410,000	32%
ARCADIA, KAMILCHE	\$255,000	\$285,000	12%
	\$328,500	\$420,000	28%

20.8%

Source: Northwest MLS, Inc.

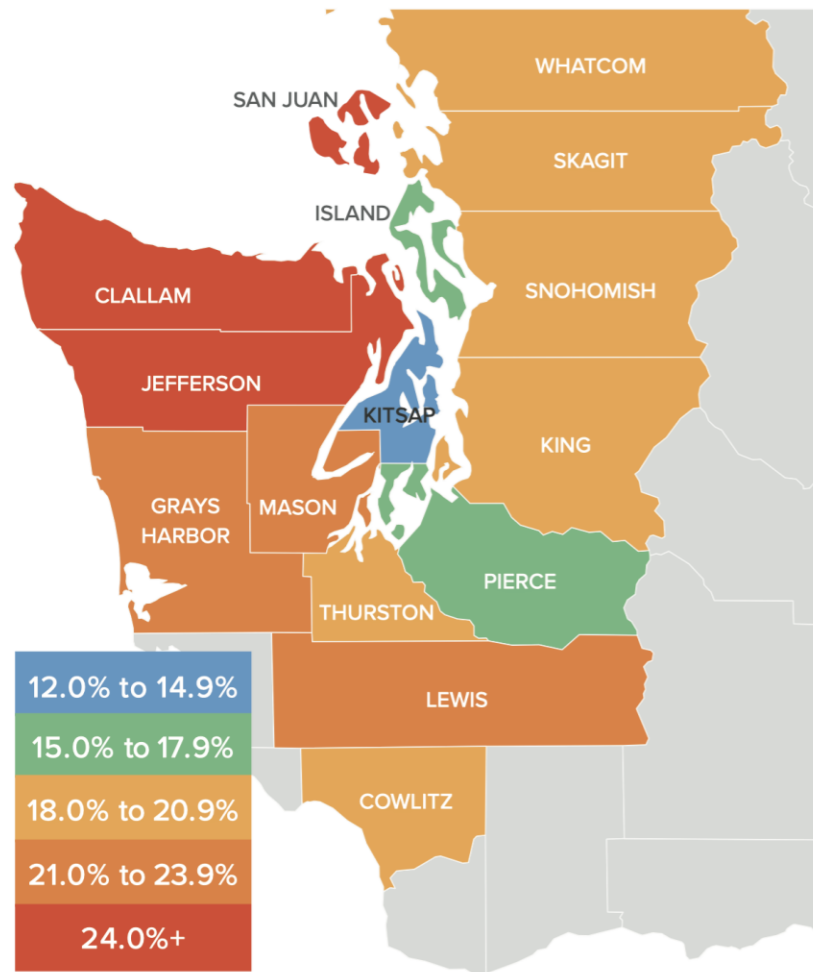
ALYN GRABEVIEW

\$400,000

\$466,000

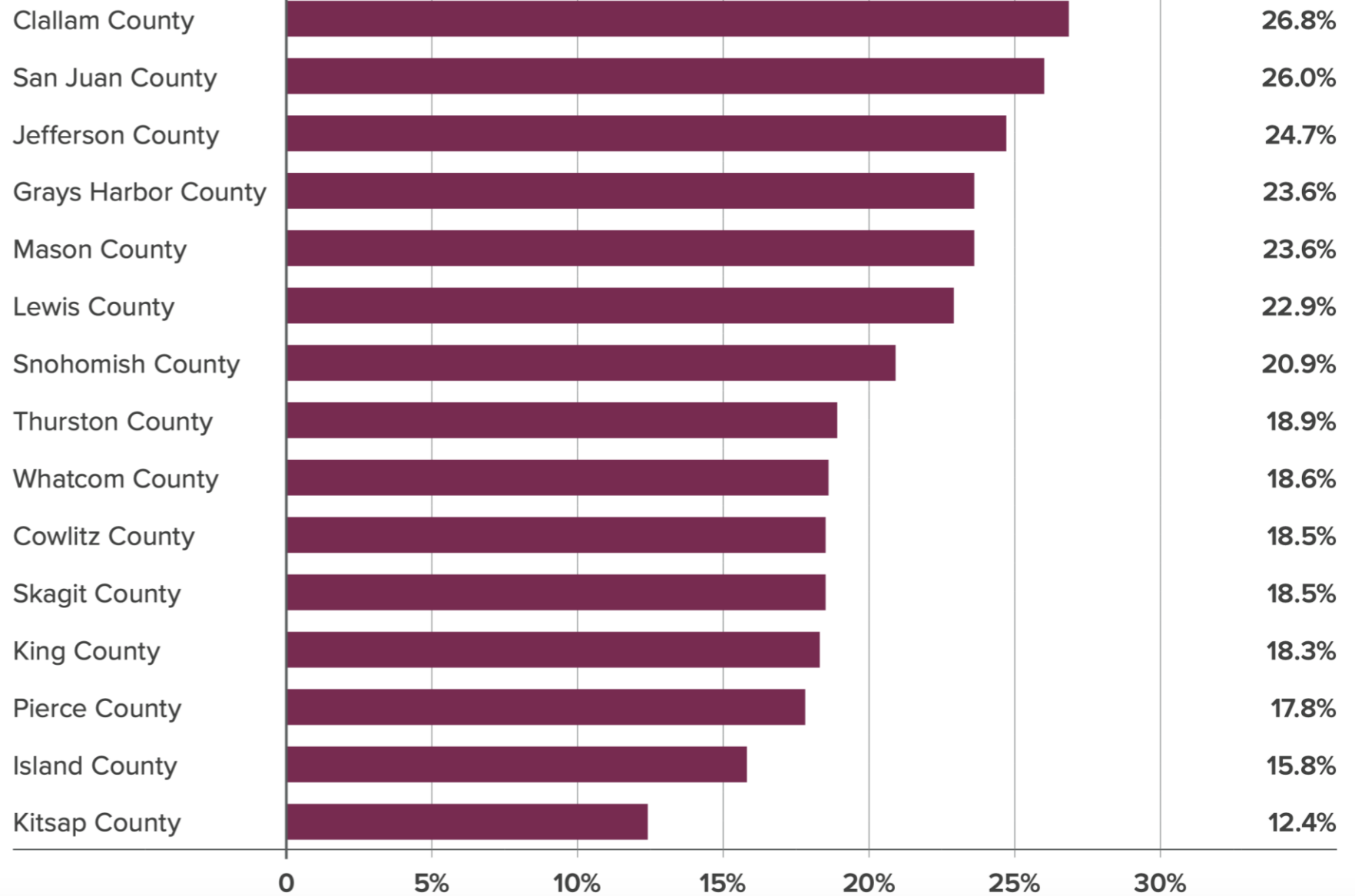
17%

# 3rd Quarter Price Increase



## ANNUAL CHANGE IN HOME SALE PRICES

Q3-2020 TO Q3-2021



# Housing Affordability Index

How well does the Median Income Support

the Median Sale Price?  
**\$374,500**

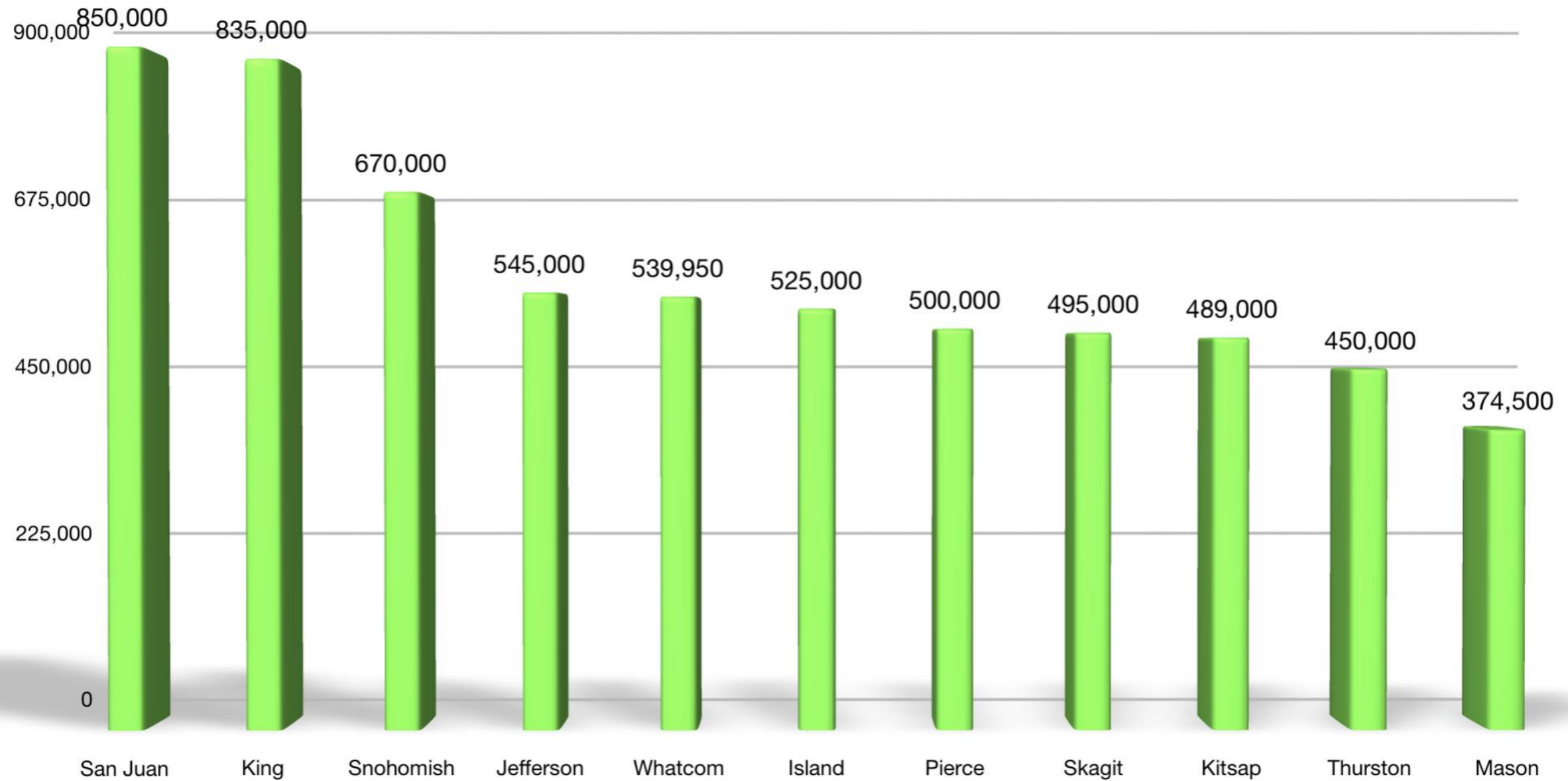
- 20% Down Payment
- 30% Front end Debt to Income Ratio

**\$57,634**

**\$4802 Monthly X 30% = \$1,440 PITI**

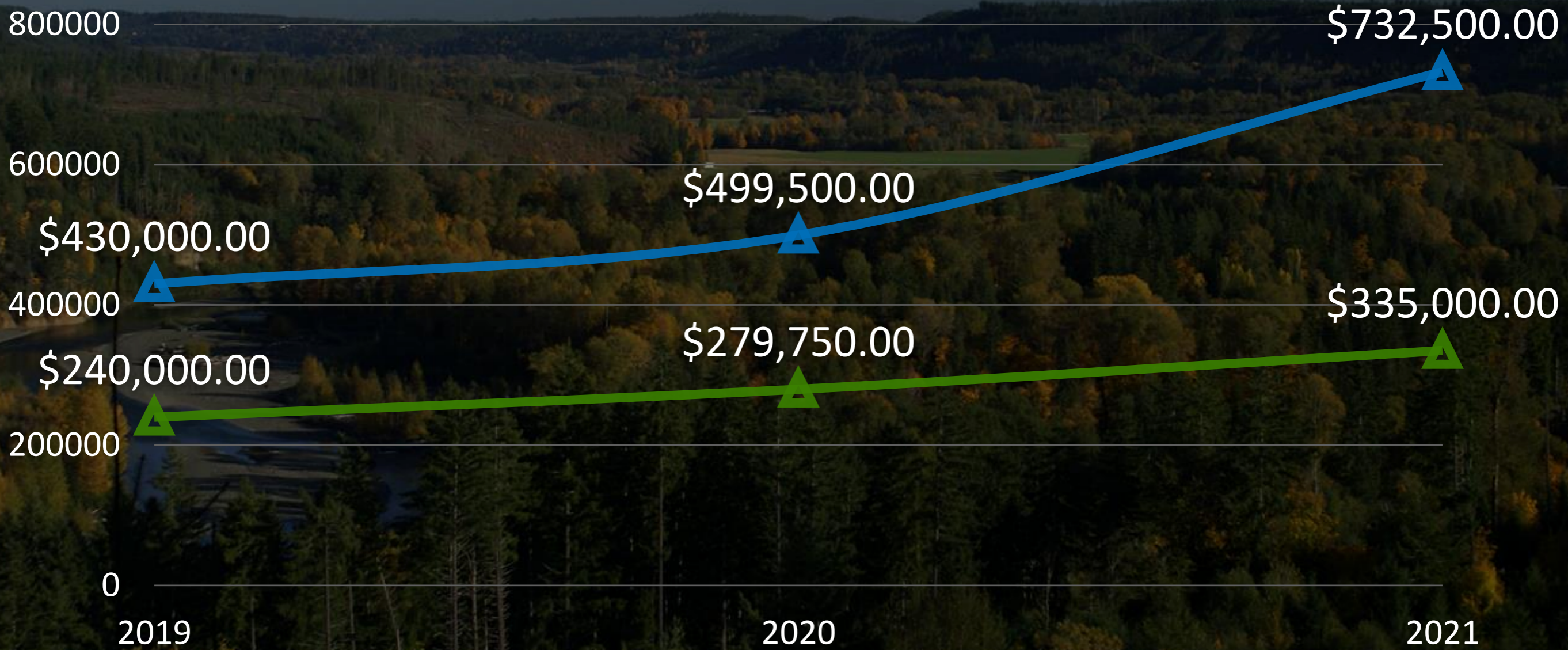
**HAI MASON COUNTY - 84**

# Median Sale Price - Puget Sound Counties

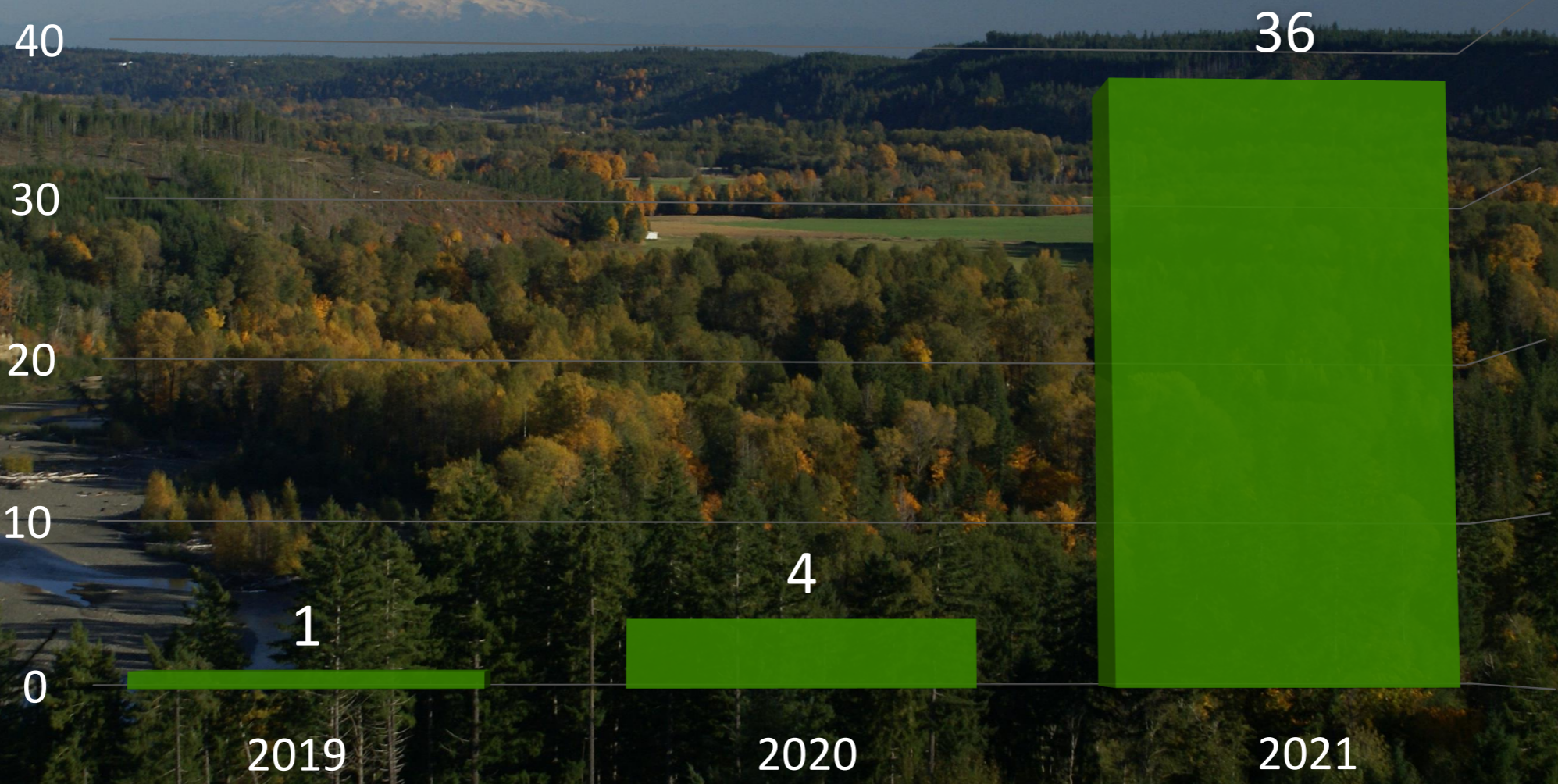




# TWO MARKETS IN MASON COUNTY



# MILLION DOLLAR PLUS SALES



# THE DIFFERENCE?

Shelton

Olympia



83%

- 1566 Square Feet
- 3 bdrm, 2 bath
- 15682 Sq Ft lot
- 2 Car Garage
- \$375,000

- 1643 Square Feet
- 3 bdrm, 2 bath
- 5000 Sq Ft Lot
- 2 Car Garage
- \$450,000

THANK YOU!

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