



# Mason County Housing Market Statistics

By Andy Conklin



Certified Residential Specialist

## MASON COUNTY HOUSING MARKET

### Number of Active Listings:

September 2016 – 459

September 2017 – 388

September 2018 - 335

### Number of Closed Sales

September 2016 - 109

September 2017 - 141

September 2018 - 103

### Months Supply

September 2016 - 4.2

September 2017 - 2.8

September 2018 - 3.3

Source: Northwest Multiple Listing Service

## MASON COUNTY FORECLOSURE SALES

	2009	2011	2016	2017	2018
MASON COUNTY	14.2% 58	37.8% 234	16.9% 92	8.6% 97	4.9% 52
SHELTON ONLY	13.5% 13	51.3% 78	23.2% 26	10.1% 20	6.7% 14

Source: Northwest Multiple Listing Service

## COUNTY-WIDE SOLD PROPERTIES

PRICE	JAN-SEP 2017	JAN-SEP 2018	DIFFERENCE	MONTHS SUPPLY
\$0-\$100K	112	59	-53	8
\$100K-\$200K	405	297	-108	2.5
\$200K-\$250K	201	225	24	2.6
\$250K-\$300K	126	176	50	2.0
\$300K-\$400K	142	172	30	3.2
\$400K-\$500K	66	80	14	5.6
\$500K +	43	73	30	6.0
TOTALS:	1052	1009	-43	3.3

## Median Closed Price

AREA	JAN-SEP 2017	JAN-SEP 2018	% CHANGE
BELFAIR, TAHUYA, NO. SHORE HOOD CANAL	\$220,000	\$245,000	11%
LIMERICK, MASON, EMERALD, RAINBOW	\$195,850	\$230,000	17%
UNION, SOUTHSORE	\$265,000	\$266,750	1%
HARSTINE	\$217,000	\$269,150	24%
SHELTON	\$169,000	\$200,000	18%
AGATE/PICKERING	\$202,500	\$228,500	13%
CLOQUALLUM, DAYTON, MATLOCK	\$211,000	\$254,950	21%
HOODSPORT, POTLATCH, POTLATCH, CUSHMAN	\$168,250	\$179,500	7%
ARCADIA, KAMILCHE	\$225,000	\$255,000	13%
ALLYN, GRAPEVIEW	\$269,600	\$320,000	19%
WHOLE COUNTY	\$227,517	\$281,000	23%

## NEW RESIDENTIAL BUILDING PERMITS

### Mason County

2017 - 133 through September

2018 - 182 through September

### City of Shelton

2017 - 18 through September

2018 - 35 through September

## BIGGEST CHALLENGES

- Inventory



## BIGGEST CHALLENGES


- Inventory
- Affordability





# BIGGEST CHALLENGES

- Inventory
- Affordability
- Fear

A man in a dark suit and red tie is shown from the chest up, holding a thin string. The string is attached to a small, glowing yellow house with a blue roof, which is floating inside a large, transparent, spherical bubble. The background is a blurred landscape with green trees and a body of water under a blue sky.

- Inventory
- Affordability
- Fear



# HOUSEHOLD INCOME

MASON COUNTY  
\$51,764

MASON COUNTY  
\$51,764



## Housing Affordability Index

How well does the Median Income  
Support the Median Sale Price?

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

\$51,764

$\$4313 \text{ Monthly} \times 30\% = \$1294 \text{ PITI}$

## Impact of Interest Rates on Affordability

Interest Rate

Purchase Power

4.625%

\$246,000

5.125%

\$235,000

5.625%

\$224,000

# SHELTON/MASON COUNTY "ON-PAPER"

[Public View](#)
[Owner View](#)

[Washington](#)
[Shelton](#)
[98584](#)
[\(3\) See Maps \(3\)](#)







## 122 Bay Ridge Ct Shelton, WA 98584

**3 beds • 2 baths • 1,863 sqft**

Note: This property is not currently for sale or for rent. The description below may be from a previous listing.

You can't go wrong w/this great 3bed/2bath home located in the desirable Grandview Heights neighborhood. This entry-level home comes complete w/8

**SOLD: \$265,000**  
SOLD on 03/30/18

**Zestimate®: \$268,821**

**EST. NET PAYMENT**  
**\$110.4/mo** 

[See current rates](#)

### Home Shoppers are Waiting

 43 shoppers are looking in your neighborhood and \$110.4/mo.

[Jef Corbin](#)

# SCHOOLS

## School Reviews for Shelton

Elementary Middle High Public Private Charter **GreatSchools Rating** Low High Unrated

Sort by GreatSchools rating

<b>Giffen School District</b> District 653 students • 18 student/teacher	8
<b>Olympic School District</b> District 8750 students • 18 student/teacher	8
<b>Pinkston School District</b> District 8968 students • 18 student/teacher	8
<b>Turkwater School District</b> District 692 students • 17 student/teacher	7
<b>Monroeville School District</b> District 1324 students • 17 student/teacher	7
<b>Central Rhode School District</b> District 1338 students • 17 student/teacher	7
<b>Graysville School District</b> District 625 students • 17 student/teacher	6

Showing 29 schools in Shelton

Show all schools on the map

Which schools are assigned to my home?



## THE DIFFERENCE?

Shelton



- 1863 Square Feet
- 3 bdrm, 2 bath
- 6098 Sq Ft lot
- 2 Car Garage
- \$265,000

Olympia



- 1920 Square Feet
- 3 bdrm, 2 bath
- 6098 Sq Ft Lot
- 2 Car Garage
- \$339,900

## What Are We Doing?

- City of Shelton





## What Are We Doing?

- City of Shelton
- Shelton School District



**SHELTON ACADEMIES • HEALTH SCIENCES**  
Shelton High School  
Ready, Set, Go!

**What is a Career Academy?**  
A Career Academy allows students to study a career pathway throughout their school day. It includes a specific instructional focus and has certain characteristics.

**Academy Characteristics**

- 9th Grade Career Exploration
- 10th Grade Career Exploration and industry related field trips
- 11th Grade Job Shadow experience
- 12th Grade Capstone Project including related work in the field

**Health Science Academy Academic Focus**

- Health Studies
- English
- Biology
- Math

**Health Science Curriculum**

**Will Students Be Able To Participate In Other High School Classes & Activities?**

YES! Being in an academy DOES NOT take away from a student's ability to be involved in activities such as sports, dances, etc. STUDENTS can receive information, advice, and assistance from all members of the academy. It simply allows the student to manage his or her study and learn how all subjects are interrelated. Academics allow for students to advance themselves with working professionals in the field, and engage in real-world learning experiences with industry professionals.

## What Are We Doing?

- City of Shelton
- Shelton School District
- YMCA



**BUILDING OUR DREAM**  
THE SHELTON/MASON COUNTY YMCA

You are cordially invited to be our guest at an evening dinner and celebration as we launch a Community Campaign in support of a vibrant Shelton/Mason County community.

**WHEN**  
TUESDAY, OCTOBER 21, 2014  
Dinner 5:00pm - 8:00pm  
Dinner is \$10pm

**WHERE**  
A beautiful chartered Glass Pontoon Boat  
614 Silver Pointe Drive  
Shelton, WA 98154

The event program includes entertainment and an exciting auction portion of the future Shelton/Mason County YMC's plans to work with all in the community the "Building Our Dream". There is no charge for the dinner and there will be no contributions in fundraising at the event.

**MASTER OF CEREMONIES**  
JOY SLAUGHTER  
Past President, Shelton

**COMMUNITY ENGAGEMENT**  
GREAT SOUND CENTER FOR MUSIC  
SHELTON HIGH SCHOOL, JAZZ BAND  
SPEECHES & SPOKEN WORDS

**GUEST SPEAKER**  
TRICIA GARDNER  
Co-Founder, The Nelson Foundation  
The Nelson Foundation works toward a just and equitable future, where all young people have the support they need to reach their full potential.

For all planning needs, we appreciate your RSVP by Friday, October 10th.

GOV to Live at  
800.878.0811 or [info@ymcawash.com](mailto:info@ymcawash.com)

THANK YOU!

