

**Seattle (All Areas)**

RESIDENTIAL & CONDOMINIUM

**2018**

SALES PRICE	CLOSED SALES JAN	CLOSED SALES FEB	CLOSED SALES MAR	CLOSED SALES APR	CLOSED SALES MAY	CLOSED SALES JUN	CLOSED SALES JUL	CLOSED SALES AUG	CLOSED SALES SEPT	CLOSED SALES OCT	CLOSED SALES NOV	CLOSED SALES DEC	CLOSED SALES YTD
\$0 to \$249,999	7	5	4	6	8								<b>30</b>
\$250,000 to \$499,999	84	88	132	133	151								<b>588</b>
\$500,000 to \$749,999	169	206	265	291	322								<b>1,253</b>
\$750,000 to \$999,999	126	153	214	266	282								<b>1,041</b>
\$1,000,000 to \$1,499,999	51	62	107	107	158								<b>485</b>
\$1,500,000 to \$2,499,999	31	23	35	57	71								<b>217</b>
\$2,500,000 and above	2	7	9	13	14								<b>45</b>
<b>Grand Total</b>	<b>470</b>	<b>544</b>	<b>766</b>	<b>873</b>	<b>1,006</b>								<b>3,659</b>

**2017**

SALES PRICE	CLOSED SALES JAN	CLOSED SALES FEB	CLOSED SALES MAR	CLOSED SALES APR	CLOSED SALES MAY	CLOSED SALES JUN	CLOSED SALES JUL	CLOSED SALES AUG	CLOSED SALES SEPT	CLOSED SALES OCT	CLOSED SALES NOV	CLOSED SALES DEC	CLOSED SALES YTD
\$0 to \$249,999	20	17	23	15	23	11	5	8	8	17	11	10	<b>98</b>
\$250,000 to \$499,999	182	157	211	199	266	240	224	214	215	210	193	157	<b>1,015</b>
\$500,000 to \$749,999	237	206	323	303	395	416	407	432	384	367	329	339	<b>1,464</b>
\$750,000 to \$999,999	94	119	199	202	239	287	265	244	220	222	204	182	<b>853</b>
\$1,000,000 to \$1,499,999	36	47	73	79	109	118	119	130	88	123	96	80	<b>344</b>
\$1,500,000 to \$2,499,999	17	19	28	41	39	53	56	46	31	42	48	37	<b>144</b>
\$2,500,000 and above	5	2	6	8	9	7	8	11	7	5	8	6	<b>30</b>
<b>Grand Total</b>	<b>591</b>	<b>567</b>	<b>863</b>	<b>847</b>	<b>1,080</b>	<b>1,132</b>	<b>1,084</b>	<b>1,085</b>	<b>953</b>	<b>986</b>	<b>889</b>	<b>811</b>	<b>3,948</b>

**YOY % CHANGE**

SALES PRICE	CLOSED SALES JAN	CLOSED SALES FEB	CLOSED SALES MAR	CLOSED SALES APR	CLOSED SALES MAY	CLOSED SALES JUN	CLOSED SALES JUL	CLOSED SALES AUG	CLOSED SALES SEPT	CLOSED SALES OCT	CLOSED SALES NOV	CLOSED SALES DEC	CLOSED SALES YTD
\$0 to \$249,999	-65%	-71%	-83%	-60%	-65%								-69%
\$250,000 to \$499,999	-54%	-44%	-37%	-33%	-43%								-42%
\$500,000 to \$749,999	-29%	0%	-18%	-4%	-18%								-14%
\$750,000 to \$999,999	34%	29%	8%	32%	18%								22%
\$1,000,000 to \$1,499,999	42%	32%	47%	35%	45%								41%
\$1,500,000 to \$2,499,999	82%	21%	25%	39%	82%								51%
\$2,500,000 and above	-60%	250%	50%	62%	56%								50%
<b>Grand Total</b>	<b>-20%</b>	<b>-4%</b>	<b>-11%</b>	<b>3%</b>	<b>-7%</b>								<b>-7%</b>

## Seattle (All Areas) RESIDENTIAL & CONDOMINIUM

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2018	Active Listings (EOM)	421	460	600	730	936								40%	629	AVG	13%
	# of Pending Transactions	588	745	1,001	1,012	1,203								-7%	4,549	YTD	-7%
	Months Supply of Inventory	0.7	0.6	0.6	0.7	0.8								51%	0.7	AVG	16%
	# of Closed Sales	470	545	770	875	1,012								-6%	3,672	YTD	-7%
	Median Closed Price	700,000	714,000	730,000	750,000	759,500								17%	736,681	WA	16%
2017	Active Listings (EOM)	486	470	566	606	668	718	796	715	891	810	534	299	-20%	559	AVG	-24%
	# of Pending Transactions	662	797	1,063	1,057	1,293	1,274	1,056	1,136	1,065	1,037	874	502	-5%	4,872	YTD	-6%
	Months Supply of Inventory	0.7	0.6	0.5	0.6	0.5	0.6	0.8	0.6	0.8	0.6	0.6	0.6	-16%	0.6	AVG	-20%
	# of Closed Sales	588	564	862	849	1,076	1,129	1,079	1,083	947	992	889	810	5%	3,939	YTD	1%
	Median Closed Price	595,000	620,000	630,900	660,000	650,000	685,000	699,000	689,000	675,000	667,450	680,000	679,499	12%	635,470	WA	13%
2016	Active Listings (EOM)	613	651	712	864	837	852	994	938	1,173	916	649	438	-7%	735	AVG	-10%
	# of Pending Transactions	649	867	1,144	1,149	1,367	1,273	1,140	1,205	1,142	1,134	858	584	2%	5,176	YTD	-8%
	Months Supply of Inventory	0.9	0.8	0.6	0.8	0.6	0.7	0.9	0.8	1.0	0.8	0.8	0.8	-9%	0.7	AVG	-4%
	# of Closed Sales	502	608	813	952	1,027	1,263	1,171	1,169	1,074	1,009	959	853	-7%	3,902	YTD	1%
	Median Closed Price	538,500	554,225	552,000	564,300	579,000	585,000	599,000	599,000	580,000	575,000	575,000	600,000	16%	560,717	WA	16%
2015	Active Listings (EOM)	755	797	803	854	898	873	890	915	1,004	933	663	438	-35%	821	AVG	-27%
	# of Pending Transactions	783	855	1,214	1,424	1,336	1,336	1,204	1,102	1,106	1,021	840	520	10%	5,612	YTD	11%
	Months Supply of Inventory	1.0	0.9	0.7	0.6	0.7	0.7	0.7	0.8	0.9	0.9	0.8	0.8	-41%	0.8	AVG	-33%
	# of Closed Sales	510	539	775	958	1,099	1,181	1,189	1,011	968	959	691	811	14%	3,881	YTD	8%
	Median Closed Price	464,000	442,500	489,950	494,000	499,999	516,000	517,500	536,000	507,500	493,000	515,000	550,000	11%	483,795	WA	13%

## MONTHLY AVERAGES BASED ON HISTORICAL DATA | 2008 - 2017

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Totals	TT
Active Listings (EOM)	1,802	1,903	1,991	2,127	2,214	2,229	2,278	2,216	2,287	2,112	1,791	1,392	2,028	AVG
% of 12 Month Avg.	89%	94%	98%	105%	109%	110%	112%	109%	113%	104%	88%	69%		
# of Pending Transactions	661	797	1,024	1,081	1,095	1,078	978	971	952	932	732	528	10,829	T
% of 12 Month Avg.	73%	88%	114%	120%	121%	119%	108%	108%	105%	103%	81%	59%		
Months Supply of Inventory	2.7	2.4	1.9	2.0	2.0	2.1	2.3	2.3	2.4	2.3	2.4	2.6	2.3	AVG
% of 12 Month Avg.	119%	104%	85%	86%	88%	90%	102%	100%	105%	99%	107%	115%		
# of closed units	474	491	708	763	887	955	909	857	786	804	686	671	8,990	T
% of 12 Month Avg.	63%	66%	94%	102%	118%	128%	121%	114%	105%	107%	92%	90%		

Created by Windermere Real Estate/East Inc. using NWMLS data, but information was not verified or published by NWMLS.

AVG = Average, YTD = Year to Date, WA = Weighted Average, T = Total

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		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	π	YoY % Change
2014	Active Listings (EOM)	1,026	1,036	1,044	1,169	1,382	1,429	1,492	1,363	1,478	1,312	1,041	749	-1%	1,131	AVG	1%
	# of Pending Transactions	764	859	1,079	1,127	1,214	1,221	1,131	1,093	1,071	1,071	804	585	2%	5,043	YTD	0%
	Months Supply of Inventory	1.3	1.2	1.0	1.0	1.1	1.2	1.3	1.2	1.4	1.2	1.3	1.3	-2%	1.1	AVG	1%
	# of Closed Sales	510	525	783	829	961	1,008	1,006	914	877	940	742	788	-5%	3,608	YTD	0%
	Median Closed Price	423,500	427,000	416,000	426,000	449,250	450,000	470,000	435,000	452,000	458,725	447,475	459,500	8%	429,815	WA	8%
2013	Active Listings (EOM)	978	1,040	1,069	1,146	1,389	1,511	1,581	1,671	1,709	1,567	1,239	960	-20%	1,124	AVG	-36%
	# of Pending Transactions	748	877	1,111	1,134	1,190	1,208	1,197	1,070	1,062	1,066	811	549	8%	5,060	YTD	6%
	Months Supply of Inventory	1.3	1.2	1.0	1.0	1.2	1.3	1.3	1.6	1.6	1.5	1.5	1.7	-26%	1.1	AVG	-41%
	# of Closed Sales	521	512	726	836	1,015	967	1,054	1,032	856	917	724	708	21%	3,610	YTD	19%
	Median Closed Price	356,000	377,500	409,850	409,250	415,000	420,000	430,000	425,000	419,925	429,900	424,500	420,000	6%	398,799	WA	9%
2012	Active Listings (EOM)	1,832	1,730	1,709	1,722	1,733	1,773	1,718	1,664	1,781	1,510	1,257	966	-41%	1,745	AVG	-38%
	# of Pending Transactions	641	891	1,071	1,069	1,097	996	927	922	888	982	746	525	16%	4,769	YTD	16%
	Months Supply of Inventory	2.9	1.9	1.6	1.6	1.6	1.8	1.9	1.8	2.0	1.5	1.7	1.8	-49%	1.9	AVG	-45%
	# of Closed Sales	433	444	617	706	836	891	794	780	705	758	723	606	24%	3,036	YTD	11%
	Median Closed Price	318,000	329,250	359,500	392,750	393,000	392,000	382,750	380,000	370,000	375,000	392,000	395,000	8%	366,114	WA	2%
2011	Active Listings (EOM)	2,711	2,799	2,775	2,954	2,927	2,999	2,931	2,801	2,788	2,561	2,256	1,826	-27%	2,833	AVG	-21%
	# of Pending Transactions	635	731	928	884	944	880	813	849	748	776	683	579	34%	4,122	YTD	-9%
	Months Supply of Inventory	4.3	3.8	3.0	3.3	3.1	3.4	3.6	3.3	3.7	3.3	3.3	3.2	-45%	3.5	AVG	-15%
	# of Closed Sales	394	403	630	625	673	765	640	684	593	571	540	560	-17%	2,725	YTD	-12%
	Median Closed Price	363,500	347,500	357,500	361,000	365,000	353,500	365,000	350,050	362,000	343,000	325,000	339,000	-5%	359,544	WA	-5%
2010	Active Listings (EOM)	2,973	3,297	3,659	3,960	3,999	4,076	4,227	4,171	4,068	3,788	3,321	2,611	8%	3,578	AVG	0%
	# of Pending Transactions	657	817	1,109	1,257	703	714	652	661	681	706	596	497	-28%	4,543	YTD	27%
	Months Supply of Inventory	4.5	4.0	3.3	3.2	5.7	5.7	6.5	6.3	6.0	5.4	5.6	5.3	49%	4.1	AVG	-22%
	# of Closed Sales	459	429	704	705	808	771	642	533	477	527	476	579	33%	3,105	YTD	43%
	Median Closed Price	390,000	371,500	361,500	385,000	385,000	371,000	411,250	384,985	387,500	385,000	372,250	365,000	3%	378,546	WA	3%
2009	Active Listings (EOM)	3,220	3,555	3,641	3,670	3,716	3,667	3,788	3,697	3,685	3,599	3,169	2,553	-19%	3,560	AVG	-11%
	# of Pending Transactions	485	517	700	900	971	989	869	904	978	951	633	556	16%	3,573	YTD	-6%
	Months Supply of Inventory	6.6	6.9	5.2	4.1	3.8	3.7	4.4	4.1	3.8	3.8	5.0	4.6	-30%	5.3	AVG	1%
	# of Closed Sales	342	320	435	462	606	787	777	689	710	777	705	609	-21%	2,165	YTD	-34%
	Median Closed Price	380,000	359,475	350,000	369,975	375,000	385,000	364,900	375,000	376,000	378,500	366,000	375,000	-12%	367,400	WA	-12%
2008	Active Listings (EOM)	3,426	3,650	3,935	4,321	4,588	4,388	4,366	4,228	4,290	4,128	3,777	3,082	50%	3,984	AVG	59%
	# of Pending Transactions	584	755	824	809	836	889	792	765	779	578	477	386	-36%	3,808	YTD	-29%
	Months Supply of Inventory	5.9	4.8	4.8	5.3	5.5	4.9	5.5	5.5	5.5	7.1	7.9	8.0	135%	5.3	AVG	123%
	# of Closed Sales	480	565	733	712	767	791	735	673	653	589	409	387	-37%	3,257	YTD	-30%
	Median Closed Price	403,475	414,250	425,000	415,000	425,000	425,000	412,500	399,000	400,000	375,000	382,500	420,000	0%	417,777	WA	1%