

OCTOBER 2024 – Seattle TALKING POINTS

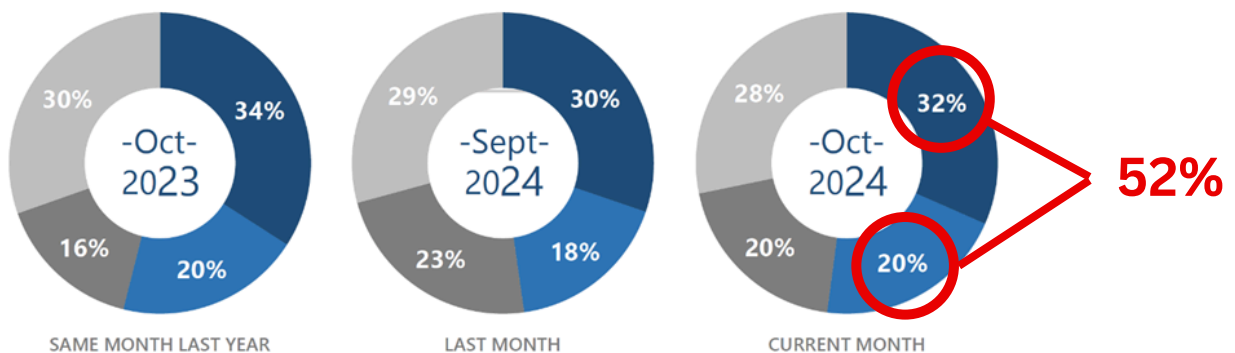
Based on Residential only reports

- Buyer demand remains strong evidenced by 604 pending sales in October 2024. Pending sales are up 29% or 135 houses from a year ago (469 October 2023 vs 604 October 2024).
 - More than half of the houses closing in October 2024 sold at or above the original list price. Those selling above the original list price did so by a median of 5%.

Seattle (All Areas)

RESIDENTIAL ONLY

PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



- The strong buyer demand occurred even with head winds of the 30-year interest rate increasing from 6.08% (week ended 9/26/24) to 6.72% (week ended 10/31/24).
- The increase in interest rates and prices resulted in the monthly payment increasing \$369 from September 2024. However monthly payments are down \$265 (4%) from a year ago and down \$530 (8%) from the highest amount in 2024 (April).

	Closed Sales Price Median	Interest Rate 30-year fixed	Principal & Interest Monthly	Change from Current Month
Current month October 2024	\$972,000	6.43%	\$6,102	\$0
Prior Month September 2024	\$938,006	6.18%	\$5,733	\$369
Peak Month of 2024 May 2024	\$997,900	6.99%	\$6,632	(\$530)
Prior Year October 2023	\$900,000	7.62%	\$6,367	(\$265)



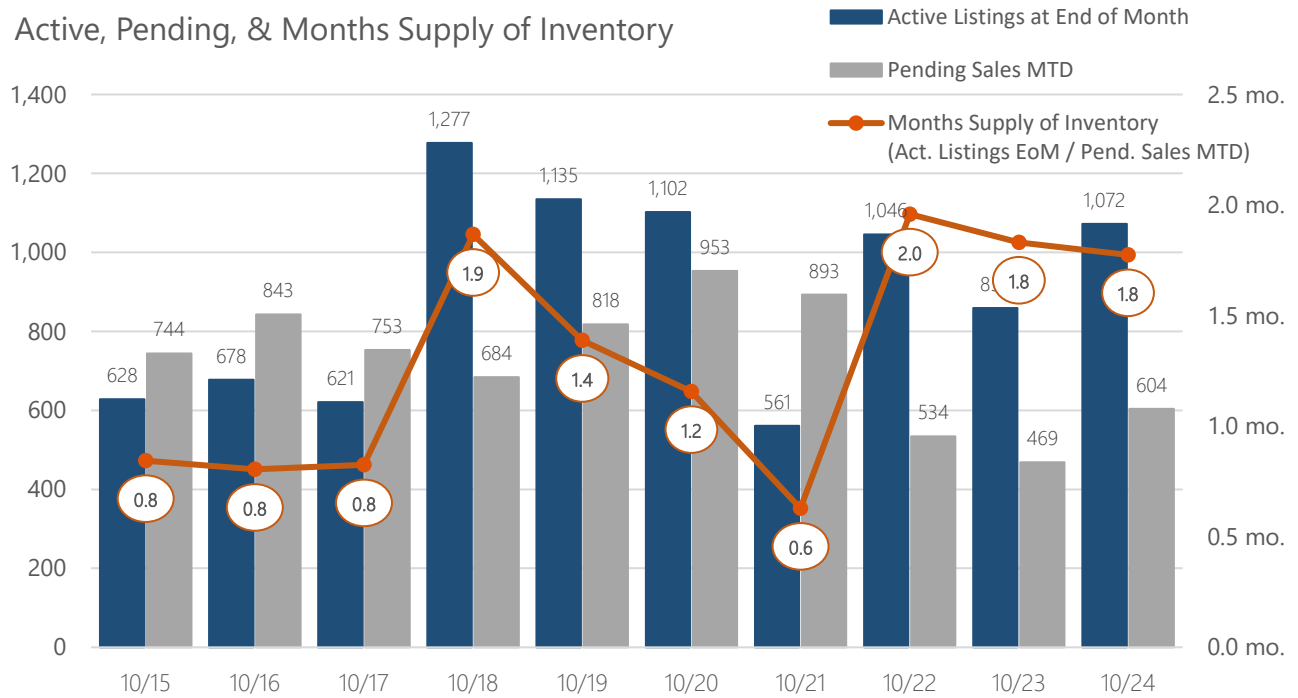
Comments to Brokers:

- What do you think about 2025 compared to 2024? If prices and closed sales increase, so will the dollars available to brokers.
- Real estate is a revenue business. Three to four transactions likely covers your annual expense. How are you going to help more people in 2025?
- What are you doing in November and December to set up 2025?
 - Flow with clients
 - Create your 2025 marketing plan – share with someone to hold you accountable
 - Time off to rejuvenate
 - Your physical wellbeing – to do well you need to feel well
- During the winter months, and your buyer(s) cannot find anything to buy? Consider searching cancelled, expired, sale failed released, and TOMK from 2024. Always consider working with the original listing broker before calling the seller directly.

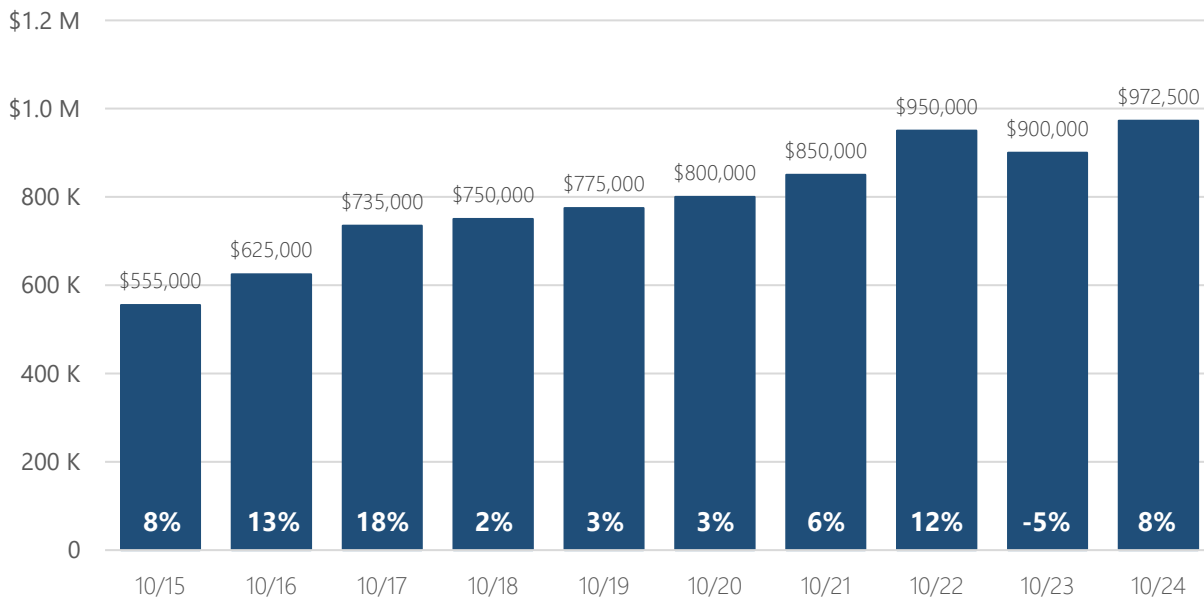
Seattle (All Areas)

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Active, Pending, & Months Supply of Inventory



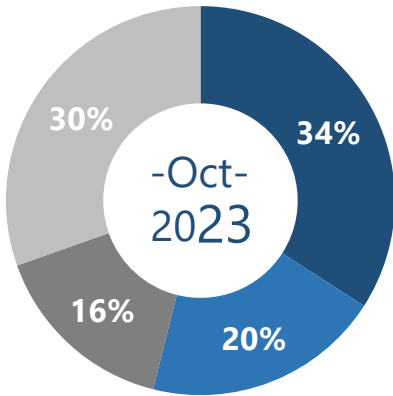
Median Closed Sales Price For Current Month Sold Properties



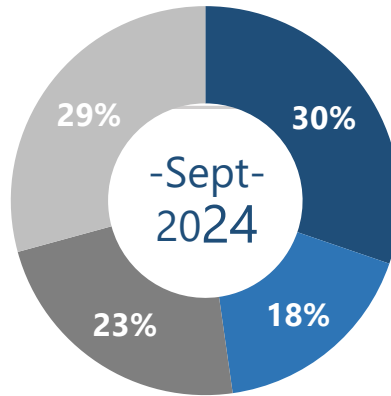
Seattle (All Areas)

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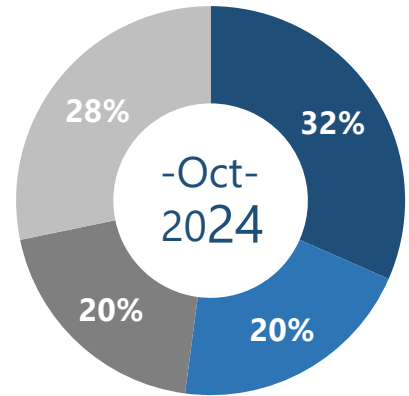
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



SOLD
ABOVE
LIST
PRICE



SOLD
AT
LIST
PRICE



SOLD
BELOW
LIST
PRICE



PRICE
CHANGE
BEFORE
SALE

OCTOBER 2024

		SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	▶	6	9	21	78
NUMBER OF SALES IN MONTH	▶	188	122	117	168
MEDIAN % FROM ORIGINAL LIST PRICE	▶	5%	0%	-2%	N/A

Seattle (All Areas)

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Sales Price to List Price
based on Market Time

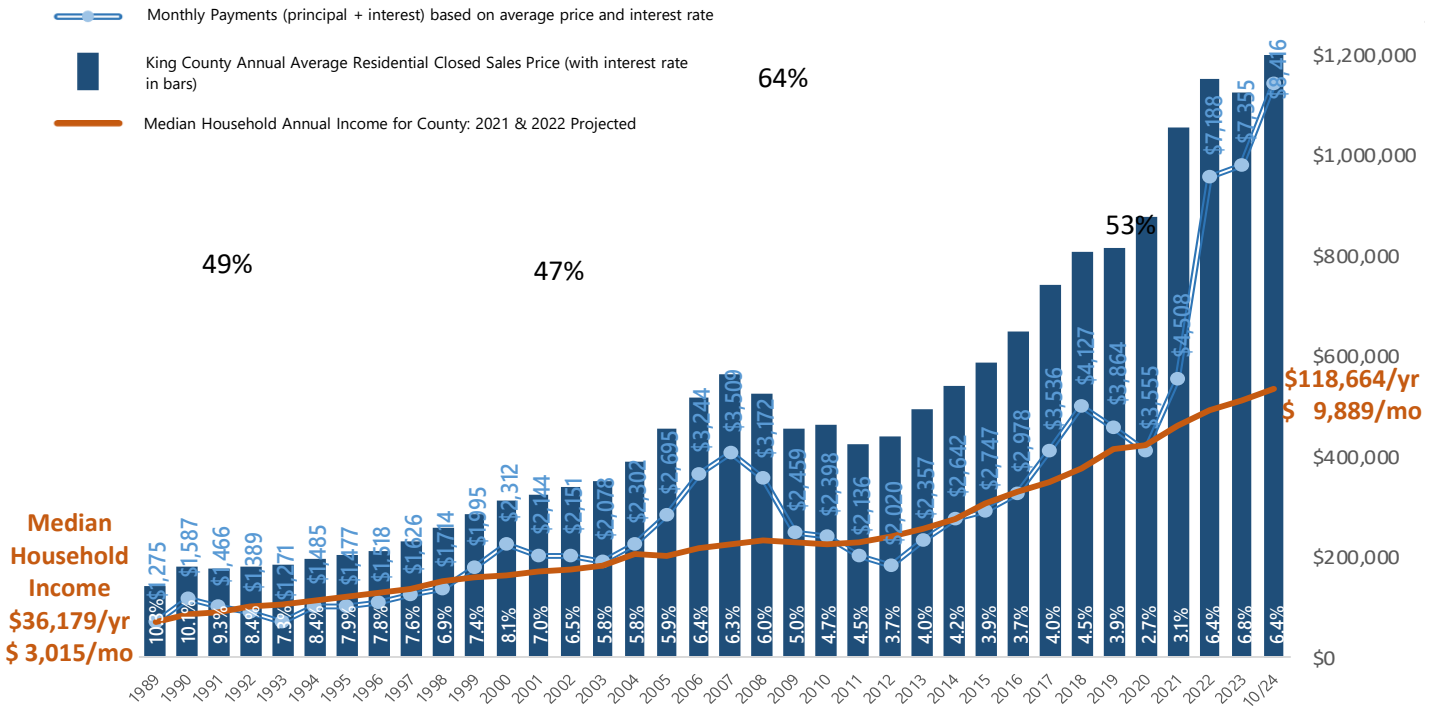
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	384	64.5%
15 - 30	97.3%	98.7%	75	12.6%
31 - 60	95.3%	97.7%	76	12.8%
61 - 90	94.0%	99.2%	32	5.4%
90+	90.3%	96.6%	28	4.7%
Totals			595	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
October, 2024	\$972,500	6.43%	\$6,102
October, 2023	\$900,000	7.62%	\$6,367
	\$72,500	-1.19%	-\$265 Per Month
			-\$3,179 Per Year

* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month

Monthly Payments Compared to Income Trendline King County



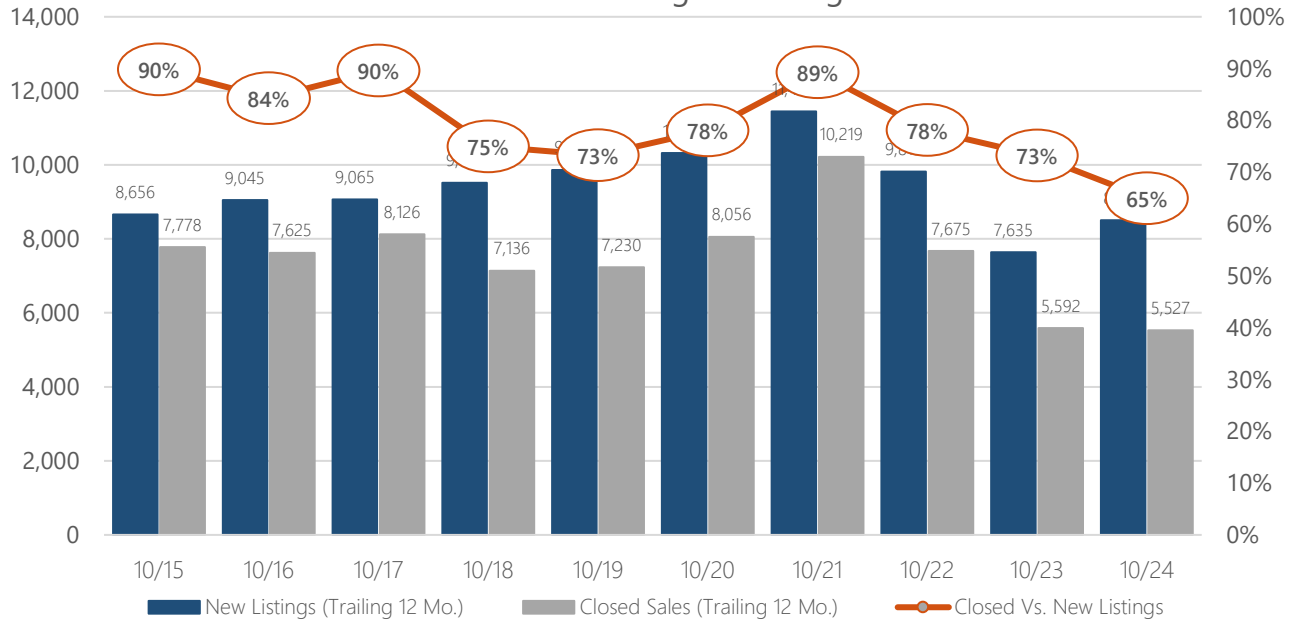
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income for County: 2021 & 2022 Projected</p>	<p>Payments tend to rise above the County Median Household Income Line and then return to it.</p>
<p>D</p>	<p>Monthly payments divided by median income</p>	<p>Monthly cycle peaks shown</p>

Seattle (All Areas)

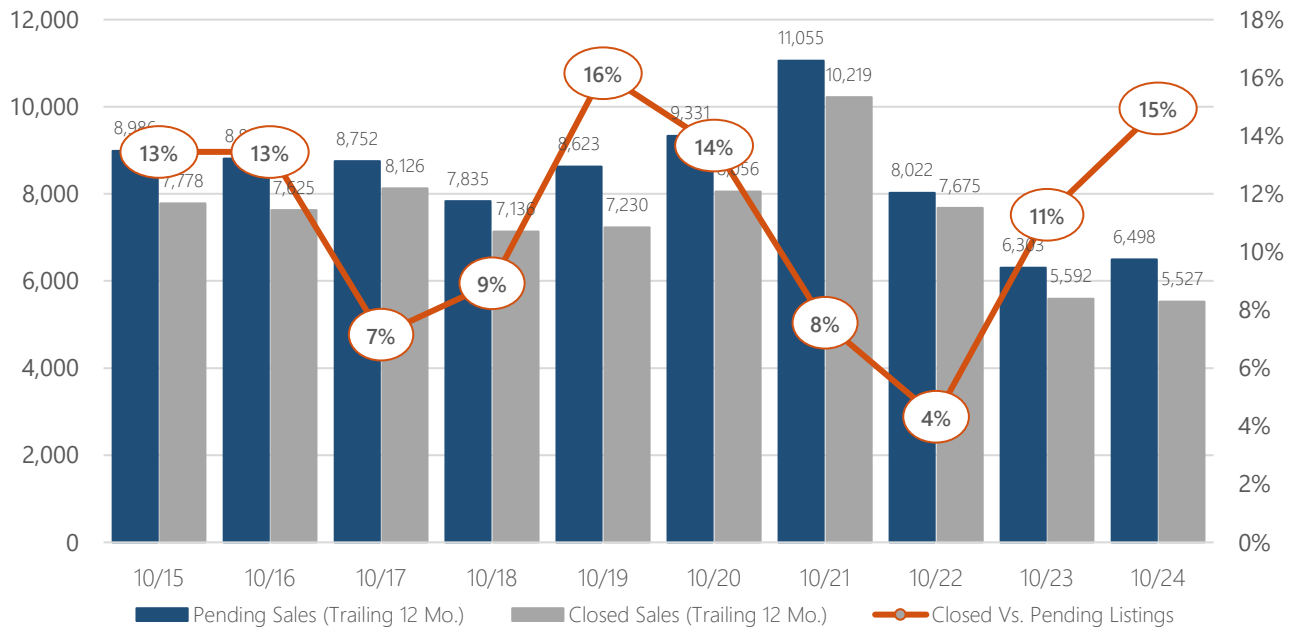
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What Are The Odds of Selling?

Closed Sales as a Percentage of Listings Taken



Percentage of Pending Sales that do not Close



Months Supply
of
Inventory
•
**CURRENT
MONTH**
•
KING &
SNOHOMISH
COUNTY
•
RESIDENTIAL ONLY

Area	Months Inventory			Area	Months Inventory		
	2022	2023	2024		2022	2023	2024
100	1.8	1.1	1.7	530	2.5	0.9	1.1
110	1.5	1.3	1.6	540	2.6	1.2	1.1
120	1.5	1.1	1.6	550	3.4	1.9	1.4
130	1.5	1.4	1.7	560	1.3	2.1	1.4
140	1.6	1.9	1.7	600	2.2	1.6	1.1
300	1.5	1.4	0.9	610	2.4	1.0	1.3
310	1.8	1.4	1.3	700	2.6	2.6	2.0
320	1.3	1.5	1.5	701	0.0	0.0	0.0
330	2.3	1.4	1.4	705	1.8	1.4	1.7
340	2.1	1.5	1.3	710	1.5	1.3	1.4
350	1.4	1.6	1.2	715	2.6	1.5	1.1
360	2.3	1.3	1.8	720	1.0	1.0	1.1
380	2.4	2.2	2.0	730	1.6	1.0	1.0
385	3.3	2.2	2.0	740	2.2	1.3	1.5
390	2.4	2.6	2.1	750	1.9	1.2	1.5
500	2.3	1.4	1.0	760	2.4	2.4	1.5
510	3.7	2.5	1.6	770	1.8	1.5	1.4
520	4.5	3.1	2.3	800	1.2	5.0	1.7

0 - 2	2 - 4	4+
SELLER'S ADVANTAGE	BALANCED ADVANTAGE	BUYER'S ADVANTAGE

2 YEARS AGO



1 YEAR AGO



CURRENT YEAR



Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service. Months Supply of Inventory is active inventory on the last day of the month divided by the number of properties that went pending, signed agreement between buyers and sellers, during the month.

Seattle (All Areas) Statistics To Know

Residential

	October, 2024	October, 2023	Difference	% Change
Months Supply of Inventory	1.8	1.8	-0.1	-3%
Active Listings at End of Month	1,072	859	213	25%
Pending Sales MTD	604	469	135	29%
Pending Sales (Trailing 12 Months)	6,498	6,303	195	3%
Closed Sales MTD	606	434	172	40%
Closed Sales (Trailing 12 Months)	5,527	5,592	-65	-1%
Closed Sales Price (Median)	\$972,500	\$900,000	\$72,500	8%
30-Year-Fixed-Rate Mortgage Rate	6.4%	7.6%	-1.2%	-16%
Monthly Payments (P&I)	\$6,102	\$6,367	-\$265	-4%

Condominium

	October, 2024	October, 2023	Difference	% Change
Months Supply of Inventory	3.7	3.6	0.1	4%
Active Listings at End of Month	887	632	255	40%
Pending Sales MTD	240	177	63	36%
Pending Sales (Trailing 12 Months)	2,568	2,535	33	1%
Closed Sales MTD	210	186	24	13%
Closed Sales (Trailing 12 Months)	2,166	2,128	38	2%
Closed Sales Price (Median)	\$580,000	\$573,750	\$6,250	1%
30-Year-Fixed-Rate Mortgage Rate	6.4%	7.6%	-1.2%	-16%
Monthly Payments (P&I)	\$3,639	\$4,059	-\$420	-10%

Residential & Condominium

	October, 2024	October, 2023	Difference	% Change
Months Supply of Inventory	2.3	2.3	0.0	1%
Active Listings at End of Month	1,959	1,491	468	31%
Pending Sales MTD	844	646	198	31%
Pending Sales (Trailing 12 Months)	9,066	8,838	228	3%
Closed Sales MTD	816	620	196	32%
Closed Sales (Trailing 12 Months)	7,693	7,720	-27	0%
Closed Sales Price (Median)	\$874,475	\$802,500	\$71,975	9%
30-Year-Fixed-Rate Mortgage Rates	6.4%	7.6%	-1.2%	-16%
Monthly Payments (P&I)	\$5,487	\$5,677	-\$190	-3%

Seattle (All Areas) RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	T	YTD % Change
2024	Active Listings (EOM)	481	558	625	674	949	1,029	1,097	1,011	1,195	1,072			25%	869	AVG	19%
	New Listings Taken in Month	517	636	762	885	1,042	920	790	622	981	731			26%	7,886	YTD	14%
	# of Pending Transactions	460	521	585	736	625	613	539	515	641	604			29%	5,839	YTD	5%
	Months Supply of Inventory	1.0	1.1	1.1	0.9	1.5	1.7	2.0	2.0	1.9	1.8			-3%	1.5	AVG	12%
	# of Closed Sales	231	422	478	527	674	511	552	456	408	606			40%	4,865	YTD	2%
	Median Closed Price	869,000	927,450	925,000	997,900	965,000	957,000	972,500	930,000	938,006	972,500			8%	946,664	WA	7%
2023	Active Listings (EOM)	553	534	650	697	725	813	793	753	933	859	707	479	-18%	731	AVG	11%
	New Listings Taken in Month	497	513	793	744	805	859	690	605	836	581	417	202	-12%	6,923	YTD	-23%
	# of Pending Transactions	438	499	606	631	698	613	589	533	500	469	369	290	-12%	5,576	YTD	-19%
	Months Supply of Inventory	1.3	1.1	1.1	1.1	1.0	1.3	1.3	1.4	1.9	1.8	1.9	1.7	-6%	1.3	AVG	29%
	# of Closed Sales	264	392	500	524	596	614	513	516	422	434	365	297	-12%	4,775	YTD	-23%
	Median Closed Price	803,750	825,000	869,975	886,000	905,125	930,000	899,950	899,000	926,250	900,000	944,000	850,000	-5%	886,224	WA	-7%
2022	Active Listings (EOM)	178	247	284	442	504	843	981	915	1,149	1,046	862	574	86%	659	AVG	12%
	New Listings Taken in Month	515	769	954	996	1,045	1,246	932	781	1,031	701	482	230	-19%	8,970	YTD	-13%
	# of Pending Transactions	503	687	873	801	893	730	612	656	558	534	422	305	-40%	6,847	YTD	-29%
	Months Supply of Inventory	0.4	0.4	0.3	0.6	0.6	1.2	1.6	1.4	2.1	2.0	2.0	1.9	212%	1.0	AVG	67%
	# of Closed Sales	396	443	751	747	786	789	642	634	534	493	423	394	-45%	6,215	YTD	-28%
	Median Closed Price	790,000	925,000	970,000	1,019,950	1,025,500	1,000,000	954,500	927,000	900,000	950,000	905,000	879,975	12%	950,700	WA	11%
2021	Active Listings (EOM)	548	474	498	613	556	667	720	604	650	561	315	167	-49%	589	AVG	-28%
	New Listings Taken in Month	729	747	1,134	1,257	1,228	1,297	1,096	888	1,083	864	524	325	-22%	10,323	YTD	7%
	# of Pending Transactions	713	785	1,046	1,075	1,184	1,109	964	908	979	893	732	443	-6%	9,656	YTD	17%
	Months Supply of Inventory	0.8	0.6	0.5	0.6	0.5	0.6	0.7	0.7	0.7	0.6	0.4	0.4	-46%	0.6	AVG	-38%
	# of Closed Sales	544	623	831	889	981	1,080	1,084	903	827	893	763	697	-6%	8,655	YTD	27%
	Median Closed Price	791,471	798,000	825,000	875,000	919,000	890,444	896,500	875,000	850,000	850,000	850,000	839,000	6%	858,916	WA	9%
2020	# of Active Listings	467	510	613	709	816	829	935	1,082	1,141	1,102	859	586	-3%	820	A	-26%
	New Listings Taken in Month	513	708	895	680	941	1,068	1,188	1,281	1,217	1,112	623	497	30%	9,603	YTD	10%
	# of Pending Transactions	514	649	723	546	799	968	995	1,052	1,039	953	744	655	17%	8,238	YTD	7%
	Months Supply of Inventory	0.9	0.8	0.8	1.3	1.0	0.9	0.9	1.0	1.1	1.2	1.2	0.9	-17%	1.0	A	-31%
	# of Closed Sales	417	445	608	508	505	729	855	882	934	948	792	772	41%	6,831	T	9%
	Median Closed Price	719,950	730,500	790,000	815,000	765,000	800,000	805,000	825,000	820,000	800,000	820,000	799,950	3%	788,590	WA	4%

Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service.

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

Seattle (All Areas)
RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2019	Active Listings (EOM)	699	763	883	1,043	1,386	1,410	1,279	1,179	1,294	1,135	813	499	-11%	1,107	AVG	46%
	New Listings Taken in Month	622	581	998	1,083	1,353	1,100	823	739	966	801	439	275	-7%	9,066	YTD	4%
	# of Pending Transactions	565	495	830	870	903	927	821	737	748	818	645	448	20%	7,714	YTD	13%
	Months Supply of Inventory	1.2	1.5	1.1	1.2	1.5	1.5	1.6	1.6	1.7	1.4	1.3	1.1	-26%	1.4	AVG	30%
	# of Closed Sales	350	476	502	677	790	748	751	731	565	670	647	578	11%	6,260	YTD	6%
	Median Closed Price	711,500	730,000	752,500	754,000	784,925	781,000	755,000	760,000	750,000	775,000	735,000	727,000	3%	755,994	WA	-4%
2018	Active Listings (EOM)	287	296	414	494	628	873	962	994	1,349	1,277	1,100	704	106%	757	AVG	51%
	New Listings Taken in Month	498	534	910	834	1,078	1,127	932	823	1,137	858	568	230	9%	8,731	YTD	5%
	# of Pending Transactions	411	521	741	713	884	814	734	665	638	684	541	368	-9%	6,805	YTD	-11%
	Months Supply of Inventory	0.7	0.6	0.6	0.7	0.7	1.1	1.3	1.5	2.1	1.9	2.0	1.9	126%	1.1	AVG	69%
	# of Closed Sales	368	387	532	626	742	740	732	653	498	603	500	470	-14%	5,881	YTD	-13%
	Median Closed Price	757,000	777,000	819,500	819,000	830,000	812,500	805,000	760,000	775,000	750,000	760,000	739,000	2%	791,515	WA	10%
2017	Active Listings (EOM)	354	344	400	444	485	562	599	535	658	621	397	212	-8%	500	AVG	-16%
	New Listings Taken in Month	528	571	849	793	1,039	1,086	888	827	944	787	514	271	11%	8,312	YTD	0%
	# of Pending Transactions	493	580	782	739	974	963	801	815	780	753	647	383	-11%	7,680	YTD	-2%
	Months Supply of Inventory	0.7	0.6	0.5	0.6	0.5	0.6	0.7	0.7	0.8	0.8	0.6	0.6	3%	0.7	AVG	-14%
	# of Closed Sales	446	394	642	639	763	847	827	825	696	705	655	600	-3%	6,784	YTD	4%
	Median Closed Price	635,800	679,975	700,000	724,500	729,000	750,000	748,500	730,000	725,000	735,000	741,352	725,000	18%	717,325	WA	12%
2016	Active Listings (EOM)	417	427	479	580	556	573	719	648	848	678	478	318	8%	593	AVG	2%
	New Listings Taken in Month	544	575	850	896	965	957	964	828	1,046	707	452	301	2%	8,332	YTD	5%
	# of Pending Transactions	424	587	792	803	983	911	804	876	831	843	640	432	13%	7,854	YTD	-1%
	Months Supply of Inventory	1.0	0.7	0.6	0.7	0.6	0.6	0.9	0.7	1.0	0.8	0.7	0.7	-5%	0.8	AVG	3%
	# of Closed Sales	350	371	545	654	760	852	775	781	701	728	703	639	4%	6,517	YTD	-1%
	Median Closed Price	618,450	644,950	640,000	637,250	641,250	666,500	650,000	625,000	630,000	625,000	615,000	635,000	13%	638,123	WA	15%
2015	Active Listings (EOM)	482	532	519	556	572	593	600	625	697	628	421	283	-33%	580	AVG	-32%
	New Listings Taken in Month	516	614	818	967	918	894	842	789	869	694	437	276	-10%	7,921	YTD	-5%
	# of Pending Transactions	557	605	897	952	928	893	832	765	790	744	601	354	-5%	7,963	YTD	4%
	Months Supply of Inventory	0.9	0.9	0.6	0.6	0.6	0.7	0.7	0.8	0.9	0.8	0.7	0.8	-29%	0.7	AVG	-33%
	# of Closed Sales	380	396	572	707	825	857	808	684	678	700	500	608	1%	6,607	YTD	7%
	Median Closed Price	517,500	520,000	535,000	552,500	559,950	575,000	575,500	575,000	571,000	555,000	598,000	600,000	8%	554,461	WA	12%
2014	Active Listings (EOM)	644	646	671	759	908	946	1,018	920	1,043	931	726	505	-13%	849	AVG	-8%
	New Listings Taken in Month	570	602	778	915	1,069	987	935	742	969	775	455	280	7%	8,342	YTD	-1%
	# of Pending Transactions	525	610	753	835	887	911	816	796	769	782	603	420	-1%	7,684	YTD	-3%
	Months Supply of Inventory	1.2	1.1	0.9	0.9	1.0	1.0	1.2	1.2	1.4	1.2	1.2	1.2	-13%	1.1	AVG	-5%
	# of Closed Sales	395	379	576	600	723	766	750	675	643	691	582	589	0%	6,198	YTD	-1%
	Median Closed Price	459,950	460,000	450,000	479,000	490,000	499,000	543,500	499,950	517,000	515,000	498,950	500,000	8%	492,948	WA	9%

Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service.
AVG = Average, YTD = Year to Date, WA = Weighted Average, T = Total

Seattle (All Areas)
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MONTHLY AVERAGES BASED ON HISTORICAL DATA |

2014 - 2023

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Totals	T
Active Listings (EOM)	463	477	541	634	714	811	861	826	976	884	668	433	691	AVG
% of 12 Month Avg.	67%	69%	78%	92%	103%	117%	125%	120%	141%	128%	97%	63%		
New Listings Taken in Month	553	621	898	917	1,044	1,062	929	830	1,010	788	491	289	9,432	T
% of 12 Month Avg.	70%	79%	114%	117%	133%	135%	118%	106%	128%	100%	62%	37%		
# of Pending Transactions	514	602	804	797	913	884	797	780	763	747	594	410	8,606	T
% of 12 Month Avg.	72%	84%	112%	111%	127%	123%	111%	109%	106%	104%	83%	57%		
Months Supply of Inventory	0.9	0.8	0.7	0.8	0.8	0.9	1.1	1.1	1.3	1.2	1.1	1.1	1.0	AVG
% of 12 Month Avg.	93%	82%	69%	82%	81%	95%	111%	109%	132%	122%	116%	109%		
# of Closed Units	391	431	606	657	747	802	774	728	650	687	593	564	7,630	T
% of 12 Month Avg.	61%	68%	95%	103%	118%	126%	122%	115%	102%	108%	93%	89%		
Median Closed Price	680,537	709,043	735,198	756,220	764,975	770,444	763,345	747,595	746,425	745,500	746,730	729,493	741,292	AVG
% of 12 Month Avg.	92%	96%	99%	102%	103%	104%	103%	101%	101%	101%	101%	98%		

Seattle (All Areas)

RESIDENTIAL ONLY

Closed Sales by Price by Month

2024

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	2	0	1	0	0	0	0	0	0	0			3
\$250,000 to \$499,999	5	8	8	3	11	6	8	8	6	11			74
\$500,000 to \$749,999	70	89	123	108	121	103	112	90	99	117			1,032
\$750,000 to \$999,999	72	145	148	154	230	168	178	151	120	186			1,552
\$1,000,000 to \$1,499,999	54	115	113	155	185	139	147	116	101	182			1,307
\$1,500,000 to \$2,499,999	23	48	63	86	95	62	79	61	51	80			648
\$2,500,000 and above	5	18	22	21	30	21	28	17	23	19			204
Grand Total	231	423	478	527	672	499	552	443	400	595			4,820

2023

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	0	0	0	0	1	0	0	1	0	0	1	0	2
\$250,000 to \$499,999	9	10	15	10	8	11	9	9	10	7	7	5	98
\$500,000 to \$749,999	84	137	154	144	166	140	136	127	112	114	89	92	1,314
\$750,000 to \$999,999	89	139	134	158	172	201	153	165	116	136	103	104	1,463
\$1,000,000 to \$1,499,999	62	77	109	118	158	159	120	128	108	120	100	56	1,159
\$1,500,000 to \$2,499,999	16	21	60	63	74	78	65	59	54	48	49	30	538
\$2,500,000 and above	3	7	21	22	17	25	18	21	12	9	12	5	155
Grand Total	263	391	493	515	596	614	501	510	412	434	361	292	4,729

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	N/A	N/A	N/A	N/A	-100%	N/A	N/A	-100%	N/A	N/A			50%
\$250,000 to \$499,999	-44%	-20%	-47%	-70%	37%	-45%	-11%	-11%	-40%	57%			-24%
\$500,000 to \$749,999	-17%	-35%	-20%	-25%	-27%	-26%	-18%	-29%	-12%	3%			-21%
\$750,000 to \$999,999	-19%	4%	10%	-3%	34%	-16%	16%	-8%	3%	37%			6%
\$1,000,000 to \$1,499,999	-13%	49%	4%	31%	17%	-13%	23%	-9%	-6%	52%			13%
\$1,500,000 to \$2,499,999	44%	129%	5%	37%	28%	-21%	22%	3%	-6%	67%			20%
\$2,500,000 and above	67%	157%	5%	-5%	76%	-16%	56%	-19%	92%	111%			32%
Grand Total	-12%	8%	-3%	2%	13%	-19%	10%	-13%	-3%	37%			2%