

## Seattle (All Areas) Statistics To Know

### Residential

	April, 2022	April, 2021	Difference	% Change
Months Supply of Inventory	0.6	0.6	0.0	-3%
Active Listings at End of Month	442	613	-171	-28%
Pending Sales MTD	801	1,075	-274	-25%
Pending Sales (Trailing 12 Months)	10,076	10,824	-748	-7%
Closed Sales MTD	747	889	-142	-16%
Closed Sales (Trailing 12 Months)	9,565	9,304	261	3%
Closed Sales Price (Median)	\$1,019,950	\$875,000	\$144,950	17%
30-Year-Fixed-Rate Mortgage Rate	5.0%	3.1%	1.9%	63%
Monthly Payments (P&I)	\$5,463	\$3,717	\$1,745	47%

### Condominium

	April, 2022	April, 2021	Difference	% Change
Months Supply of Inventory	1.0	1.4	-0.4	-31%
Active Listings at End of Month	361	552	-191	-35%
Pending Sales MTD	362	383	-21	-5%
Pending Sales (Trailing 12 Months)	3,990	3,326	664	20%
Closed Sales MTD	324	323	1	0%
Closed Sales (Trailing 12 Months)	3,522	2,650	872	33%
Closed Sales Price (Median)	\$512,500	\$490,000	\$22,500	5%
30-Year-Fixed-Rate Mortgage Rate	5.0%	3.1%	1.9%	63%
Monthly Payments (P&I)	\$2,745	\$2,082	\$663	32%

### Residential & Condominium

	April, 2022	April, 2021	Difference	% Change
Months Supply of Inventory	0.7	0.8	-0.1	-14%
Active Listings at End of Month	803	1,165	-362	-31%
Pending Sales MTD	1,163	1,458	-295	-20%
Pending Sales (Trailing 12 Months)	14,066	14,150	-84	-1%
Closed Sales MTD	1,071	1,212	-141	-12%
Closed Sales (Trailing 12 Months)	13,087	11,954	1,133	9%
Closed Sales Price (Median)	\$888,000	\$785,000	\$103,000	13%
30-Year-Fixed-Rate Mortgage Rates	5.0%	3.1%	1.9%	63%
Monthly Payments (P&I)	\$4,756	\$3,335	\$1,421	43%

## Seattle (All Areas)

### RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2022	Active Listings (EOM)	178	247	284	442									-28%	288	AVG	-46%
	New Listings Taken in Month	515	769	954	996									-21%	3,234	YTD	-16%
	# of Pending Transactions	503	687	873	801									-25%	2,864	YTD	-21%
	Months Supply of Inventory	0.4	0.4	0.3	0.6									-3%	0.4	AVG	-34%
	# of Closed Sales	396	443	751	747									-16%	2,337	YTD	-19%
	Median Closed Price	790,000	925,000	970,000	1,019,950									17%	934,135	WA	13%
2021	Active Listings (EOM)	548	474	498	613	556	667	720	604	650	561	315	167	-14%	533	AVG	-7%
	New Listings Taken in Month	729	747	1,134	1,257	1,228	1,297	1,096	888	1,083	864	524	325	97%	3,867	YTD	38%
	# of Pending Transactions	713	785	1,046	1,075	1,184	1,109	964	908	979	893	732	443	97%	3,619	YTD	49%
	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	-56%	0.6	AVG	-37%
	# of Closed Sales	544	623	831	889	981	1,080	1,084	903	827	893	763	697	75%	2,887	YTD	46%
	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	7%	823,683	WA	8%
2020	Active Listings (EOM)	467	510	613	709	816	829	935	1,082	1,141	1,102	859	586	-32%	575	AVG	-32%
	New Listings Taken in Month	513	708	895	680	941	1,068	1,188	1,281	1,217	1,112	623	497	-37%	2,796	YTD	-15%
	# of Pending Transactions	514	649	723	546	799	968	995	1,052	1,039	953	744	655	-37%	2,432	YTD	-12%
	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	8%	1.0	AVG	-24%
	# of Closed Sales	417	445	608	508	505	729	855	882	934	948	792	772	-25%	1,978	YTD	-1%
	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	8%	765,937	WA	4%
2019	Active Listings (EOM)	699	763	883	1,043	1,386	1,410	1,279	1,179	1,294	1,135	813	499	111%	847	AVG	127%
	New Listings Taken in Month	622	581	998	1,083	1,353	1,100	823	739	966	801	439	275	30%	3,284	YTD	18%
	# of Pending Transactions	565	495	830	870	903	927	821	737	748	818	645	448	22%	2,760	YTD	16%
	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	73%	1.3	AVG	100%
	# of Closed Sales	350	476	502	677	790	748	751	731	565	670	647	578	8%	2,005	YTD	5%
	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	-8%	737,417	WA	-7%
2018	# of Active Listings	287	296	414	494	628	873	962	994	1,349	1,277	1,100	704	11%	373	A	-3%
	New Listings Taken in Month	498	534	910	834	1,078	1,127	932	823	1,137	858	568	230	-7%	2,776	YTD	-3%
	# of Pending Transactions	411	521	741	713	884	814	734	665	638	684	541	368	-4%	2,386	YTD	-8%
	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	15%	0.6	A	4%
	# of Closed Sales	368	387	532	626	742	740	732	653	498	603	500	470	-2%	1,913	T	-10%
	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	13%	794,049	WA	16%

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**

# MARKET UPDATE

April, 2022



## Seattle (All Areas)

### RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2017	Active Listings (EOM)	354	344	400	444	485	562	599	535	658	621	397	212	-23%	386	AVG	-19%
	New Listings Taken in Month	528	571	849	793	1,039	1,086	888	827	944	787	514	271	-11%	2,741	YTD	-4%
	# of Pending Transactions	493	580	782	739	974	963	801	815	780	753	647	383	-8%	2,594	YTD	0%
	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	-17%	0.6	AVG	-20%
	# of Closed Sales	446	394	642	639	763	847	827	825	696	705	655	600	-2%	2,121	YTD	10%
	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	14%	686,613	WA	8%
2016	Active Listings (EOM)	417	427	479	580	556	573	719	648	848	678	478	318	4%	476	AVG	-9%
	New Listings Taken in Month	544	575	850	896	965	957	964	828	1,046	707	452	301	-7%	2,865	YTD	-2%
	# of Pending Transactions	424	587	792	803	983	911	804	876	831	843	640	432	-16%	2,606	YTD	-13%
	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	24%	0.8	AVG	4%
	# of Closed Sales	350	371	545	654	760	852	775	781	701	728	703	639	-7%	1,920	YTD	-7%
	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	15%	635,321	WA	20%
2015	Active Listings (EOM)	482	532	519	556	572	593	600	625	697	628	421	283	-27%	522	AVG	-23%
	New Listings Taken in Month	516	614	818	967	918	894	842	789	869	694	437	276	6%	2,915	YTD	2%
	# of Pending Transactions	557	605	897	952	928	893	832	765	790	744	601	354	14%	3,011	YTD	11%
	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	-36%	0.7	AVG	-29%
	# of Closed Sales	380	396	572	707	825	857	808	684	678	700	500	608	18%	2,055	YTD	5%
	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	15%	531,618	WA	15%
2014	Active Listings (EOM)	644	646	671	759	908	946	1,018	920	1,043	931	726	505	-1%	680	AVG	-3%
	New Listings Taken in Month	570	602	778	915	1,069	987	935	742	969	775	455	280	1%	2,865	YTD	-1%
	# of Pending Transactions	525	610	753	835	887	911	816	796	769	782	603	420	-2%	2,723	YTD	-2%
	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	1%	1.0	AVG	-2%
	# of Closed Sales	395	379	576	600	723	766	750	675	643	691	582	589	-2%	1,950	YTD	4%
	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	6%	462,476	WA	6%
2013	Active Listings (EOM)	635	687	713	767	919	1,028	1,085	1,127	1,177	1,075	834	609	-30%	701	AVG	-36%
	New Listings Taken in Month	522	645	812	903	1,042	1,024	934	879	914	726	442	281	19%	2,882	YTD	10%
	# of Pending Transactions	494	633	805	856	912	909	899	825	792	787	596	418	11%	2,788	YTD	6%
	Months Supply of Inventory	1.3	1.1	0.9	0.9	1.0	1.1	1.2	1.4	1.5	1.4	1.4	1.5	-37%	1.0	AVG	-40%
	# of Closed Sales	384	357	514	613	778	734	813	767	642	690	552	512	18%	1,868	YTD	16%
	Median Closed Price	395,900	420,000	462,375	453,500	460,000	458,000	465,000	457,000	461,000	475,500	455,000	450,000	7%	434,577	WA	12%
2012	Active Listings (EOM)	1,128	1,058	1,089	1,097	1,137	1,166	1,142	1,113	1,214	1,012	824	600	-41%	1,093	AVG	-37%
	New Listings Taken in Month	513	573	771	756	828	775	700	678	845	614	435	244	-18%	2,613	YTD	-16%
	# of Pending Transactions	468	639	760	772	786	724	672	680	681	744	537	398	18%	2,639	YTD	11%
	Months Supply of Inventory	2.4	1.7	1.4	1.4	1.4	1.6	1.7	1.6	1.8	1.4	1.5	1.5	-50%	1.7	AVG	-42%
	# of Closed Sales	310	316	460	519	608	648	603	580	508	560	561	451	8%	1,605	YTD	4%
	Median Closed Price	350,500	365,000	397,000	425,000	425,500	425,000	425,000	411,750	425,000	419,950	425,000	420,540	10%	386,543	WA	2%

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

Seattle (All Areas)  
RESIDENTIAL ONLY

MONTHLY AVERAGES BASED ON HISTORICAL DATA | 2012 - 2021

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Totals	TT
Active Listings (EOM)	566	574	628	706	796	865	906	883	1,007	902	677	448	746	AVG
% of 12 Month Avg.	76%	77%	84%	95%	107%	116%	121%	118%	135%	121%	91%	60%		
New Listings Taken in Month	556	615	882	908	1,046	1,032	930	847	999	794	489	298	9,395	T
% of 12 Month Avg.	71%	79%	113%	116%	134%	132%	119%	108%	128%	101%	62%	38%		
# of Pending Transactions	516	610	813	816	924	913	834	812	805	800	629	432	8,904	T
% of 12 Month Avg.	70%	82%	110%	110%	125%	123%	112%	109%	108%	108%	85%	58%		
Months Supply of Inventory	1.1	0.9	0.8	0.9	0.9	0.9	1.1	1.1	1.3	1.1	1.1	1.0	1.0	AVG
% of 12 Month Avg.	108%	93%	76%	85%	85%	94%	107%	107%	124%	111%	106%	103%		
# of Closed Units	394	414	578	643	748	800	800	748	669	719	626	592	7,731	T
% of 12 Month Avg.	61%	64%	90%	100%	116%	124%	124%	116%	104%	112%	97%	92%		
Median Closed Price	595,802	612,543	637,138	653,475	660,463	665,744	666,900	651,870	652,400	650,045	649,830	643,549	644,980	AVG
% of 12 Month Avg.	92%	95%	99%	101%	102%	103%	103%	101%	101%	101%	101%	100%		

**Seattle (All Areas)**  
RESIDENTIAL ONLY  
Closed Sales by Price by Month  
**2022**

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	1	0	0	0									<b>1</b>
\$250,000 to \$499,999	12	6	6	6									<b>30</b>
\$500,000 to \$749,999	148	119	130	127									<b>524</b>
\$750,000 to \$999,999	137	133	257	222									<b>749</b>
\$1,000,000 to \$1,499,999	65	126	211	244									<b>646</b>
\$1,500,000 to \$2,499,999	29	46	115	117									<b>307</b>
\$2,500,000 and above	4	12	34	31									<b>81</b>
<b>Grand Total</b>	<b>396</b>	<b>442</b>	<b>753</b>	<b>747</b>									<b>2,338</b>

**2021**

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	0	0	0	0	0	0	0	1	1	0	1	0	<b>0</b>
\$250,000 to \$499,999	32	26	20	26	20	20	17	21	19	19	18	20	<b>104</b>
\$500,000 to \$749,999	195	244	297	243	264	313	304	251	252	283	248	217	<b>979</b>
\$750,000 to \$999,999	183	186	255	292	289	334	339	302	286	266	230	255	<b>916</b>
\$1,000,000 to \$1,499,999	87	105	157	188	254	252	250	201	158	194	179	121	<b>537</b>
\$1,500,000 to \$2,499,999	34	45	79	115	118	123	130	105	89	87	63	70	<b>273</b>
\$2,500,000 and above	12	11	18	24	35	31	44	22	21	33	25	8	<b>65</b>
<b>Grand Total</b>	<b>543</b>	<b>617</b>	<b>826</b>	<b>888</b>	<b>980</b>	<b>1,073</b>	<b>1,084</b>	<b>903</b>	<b>826</b>	<b>882</b>	<b>764</b>	<b>691</b>	<b>2,874</b>

**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									N/A
\$250,000 to \$499,999	-62%	-77%	-70%	-77%									-71%
\$500,000 to \$749,999	-24%	-51%	-56%	-48%									-46%
\$750,000 to \$999,999	-25%	-28%	1%	-24%									-18%
\$1,000,000 to \$1,499,999	-25%	20%	34%	30%									20%
\$1,500,000 to \$2,499,999	-15%	2%	46%	2%									12%
\$2,500,000 and above	-67%	9%	89%	29%									25%
<b>Grand Total</b>	<b>-27%</b>	<b>-28%</b>	<b>-9%</b>	<b>-16%</b>									<b>-19%</b>