

Seattle (All Areas)

Statistics To Know

Residential

| | February, 2024 | February, 2023 | Difference | % Change |
|------------------------------------|----------------|----------------|------------|----------|
| Months Supply of Inventory | 1.1 | 1.1 | 0.0 | 0% |
| Active Listings at End of Month | 558 | 534 | 24 | 4% |
| Pending Sales MTD | 521 | 499 | 22 | 4% |
| Pending Sales (Trailing 12 Months) | 6,279 | 7,321 | -1,042 | -14% |
| Closed Sales MTD | 422 | 392 | 30 | 8% |
| Closed Sales (Trailing 12 Months) | 5,434 | 6,849 | -1,415 | -21% |
| Closed Sales Price (Median) | \$927,450 | \$825,000 | \$102,450 | 12% |
| 30-Year-Fixed-Rate Mortgage Rate | 6.8% | 6.3% | 0.5% | 8% |
| Monthly Payments (P&I) | \$6,034 | \$5,085 | \$949 | 19% |

Condominium

| | February, 2024 | February, 2023 | Difference | % Change |
|------------------------------------|----------------|----------------|------------|----------|
| Months Supply of Inventory | 2.0 | 1.7 | 0.3 | 16% |
| Active Listings at End of Month | 451 | 360 | 91 | 25% |
| Pending Sales MTD | 225 | 209 | 16 | 8% |
| Pending Sales (Trailing 12 Months) | 2,616 | 2,902 | -286 | -10% |
| Closed Sales MTD | 163 | 137 | 26 | 19% |
| Closed Sales (Trailing 12 Months) | 2,195 | 2,627 | -432 | -16% |
| Closed Sales Price (Median) | \$558,000 | \$515,000 | \$43,000 | 8% |
| 30-Year-Fixed-Rate Mortgage Rate | 6.8% | 6.3% | 0.5% | 8% |
| Monthly Payments (P&I) | \$3,630 | \$3,174 | \$456 | 14% |

Residential & Condominium

| | February, 2024 | February, 2023 | Difference | % Change |
|------------------------------------|----------------|----------------|------------|----------|
| Months Supply of Inventory | 1.4 | 1.3 | 0.1 | 7% |
| Active Listings at End of Month | 1,009 | 894 | 115 | 13% |
| Pending Sales MTD | 746 | 708 | 38 | 5% |
| Pending Sales (Trailing 12 Months) | 8,895 | 10,223 | -1,328 | -13% |
| Closed Sales MTD | 585 | 529 | 56 | 11% |
| Closed Sales (Trailing 12 Months) | 7,629 | 9,476 | -1,847 | -19% |
| Closed Sales Price (Median) | \$845,000 | \$750,000 | \$95,000 | 13% |
| 30-Year-Fixed-Rate Mortgage Rates | 6.8% | 6.3% | 0.5% | 8% |
| Monthly Payments (P&I) | \$5,498 | \$4,623 | \$875 | 19% |

Seattle (All Areas)
RESIDENTIAL ONLY

| | | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | MTD % Change | YTD Summary | TT | YTD % Change |
|------|-----------------------------|---------|---------|---------|-----------|-----------|-----------|---------|---------|---------|---------|---------|---------|-----------------|----------------|-----|-----------------|
| 2024 | Active Listings (EOM) | 481 | 558 | | | | | | | | | | | 4% | 520 | AVG | -4% |
| | New Listings Taken in Month | 517 | 636 | | | | | | | | | | | 24% | 1,153 | YTD | 14% |
| | # of Pending Transactions | 460 | 521 | | | | | | | | | | | 4% | 981 | YTD | 5% |
| | Months Supply of Inventory | 1.0 | 1.1 | | | | | | | | | | | 0% | 1.1 | AVG | -9% |
| | # of Closed Sales | 231 | 422 | | | | | | | | | | | 8% | 653 | YTD | 0% |
| | Median Closed Price | 869,000 | 927,450 | | | | | | | | | | | 12% | 899,176 | WA | 10% |
| 2023 | Active Listings (EOM) | 553 | 534 | 650 | 697 | 725 | 813 | 793 | 753 | 933 | 859 | 707 | 479 | 116% | 544 | AVG | 156% |
| | New Listings Taken in Month | 497 | 513 | 793 | 744 | 805 | 859 | 690 | 605 | 836 | 581 | 417 | 202 | -27% | 1,010 | YTD | -21% |
| | # of Pending Transactions | 438 | 499 | 606 | 631 | 698 | 613 | 589 | 533 | 500 | 469 | 369 | 290 | -27% | 937 | YTD | -21% |
| | 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 | 198% | 1.2 | AVG | 227% |
| | # of Closed Sales | 264 | 392 | 500 | 524 | 596 | 614 | 513 | 516 | 422 | 434 | 365 | 297 | -12% | 656 | YTD | -22% |
| | 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 | -11% | 814,514 | WA | -6% |
| 2022 | Active Listings (EOM) | 178 | 247 | 284 | 442 | 504 | 843 | 981 | 915 | 1,149 | 1,046 | 862 | 574 | -48% | 213 | AVG | -58% |
| | New Listings Taken in Month | 515 | 769 | 954 | 996 | 1,045 | 1,246 | 932 | 781 | 1,031 | 701 | 482 | 230 | 3% | 1,284 | YTD | -13% |
| | # of Pending Transactions | 503 | 687 | 873 | 801 | 893 | 730 | 612 | 656 | 558 | 534 | 422 | 305 | -12% | 1,190 | YTD | -21% |
| | 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 | -40% | 0.4 | AVG | -48% |
| | # of Closed Sales | 396 | 443 | 751 | 747 | 786 | 789 | 642 | 634 | 534 | 493 | 423 | 394 | -29% | 839 | 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 | 16% | 862,813 | WA | 9% |
| 2021 | Active Listings (EOM) | 548 | 474 | 498 | 613 | 556 | 667 | 720 | 604 | 650 | 561 | 315 | 167 | -7% | 511 | AVG | 5% |
| | New Listings Taken in Month | 729 | 747 | 1,134 | 1,257 | 1,228 | 1,297 | 1,096 | 888 | 1,083 | 864 | 524 | 325 | 6% | 1,476 | YTD | 21% |
| | # of Pending Transactions | 713 | 785 | 1,046 | 1,075 | 1,184 | 1,109 | 964 | 908 | 979 | 893 | 732 | 443 | 21% | 1,498 | YTD | 29% |
| | 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 | -23% | 0.7 | AVG | -19% |
| | # of Closed Sales | 544 | 623 | 831 | 889 | 981 | 1,080 | 1,084 | 903 | 827 | 893 | 763 | 697 | 40% | 1,167 | YTD | 35% |
| | 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 | 9% | 794,749 | WA | 10% |
| 2020 | # of Active Listings | 467 | 510 | 613 | 709 | 816 | 829 | 935 | 1,082 | 1,141 | 1,102 | 859 | 586 | -33% | 489 | A | -33% |
| | New Listings Taken in Month | 513 | 708 | 895 | 680 | 941 | 1,068 | 1,188 | 1,281 | 1,217 | 1,112 | 623 | 497 | 33% | 1,221 | YTD | 18% |
| | # of Pending Transactions | 514 | 649 | 723 | 546 | 799 | 968 | 995 | 1,052 | 1,039 | 953 | 744 | 655 | 31% | 1,163 | YTD | 10% |
| | 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 | -49% | 0.8 | A | -39% |
| | # of Closed Sales | 417 | 445 | 608 | 508 | 505 | 729 | 855 | 882 | 934 | 948 | 792 | 772 | -7% | 862 | T | 4% |
| | 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 | 0% | 725,263 | WA | 1% |

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 | 158% | 731 | AVG | 151% |
| | New Listings Taken in Month | 622 | 581 | 998 | 1,083 | 1,353 | 1,100 | 823 | 739 | 966 | 801 | 439 | 275 | 9% | 1,203 | YTD | 17% |
| | # of Pending Transactions | 565 | 495 | 830 | 870 | 903 | 927 | 821 | 737 | 748 | 818 | 645 | 448 | -5% | 1,060 | YTD | 14% |
| | 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 | 171% | 1.4 | AVG | 119% |
| | # of Closed Sales | 350 | 476 | 502 | 677 | 790 | 748 | 751 | 731 | 565 | 670 | 647 | 578 | 23% | 826 | YTD | 9% |
| | 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 | -6% | 720,869 | WA | -6% |
| 2018 | Active Listings (EOM) | 287 | 296 | 414 | 494 | 628 | 873 | 962 | 994 | 1,349 | 1,277 | 1,100 | 704 | -14% | 292 | AVG | -16% |
| | New Listings Taken in Month | 498 | 534 | 910 | 834 | 1,078 | 1,127 | 932 | 823 | 1,137 | 858 | 568 | 230 | -6% | 1,032 | YTD | -6% |
| | # of Pending Transactions | 411 | 521 | 741 | 713 | 884 | 814 | 734 | 665 | 638 | 684 | 541 | 368 | -10% | 932 | YTD | -13% |
| | 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 | -4% | 0.6 | AVG | -3% |
| | # of Closed Sales | 368 | 387 | 532 | 626 | 742 | 740 | 732 | 653 | 498 | 603 | 500 | 470 | -2% | 755 | YTD | -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 | 14% | 767,130 | WA | 16% |
| 2017 | Active Listings (EOM) | 354 | 344 | 400 | 444 | 485 | 562 | 599 | 535 | 658 | 621 | 397 | 212 | -19% | 349 | AVG | -17% |
| | New Listings Taken in Month | 528 | 571 | 849 | 793 | 1,039 | 1,086 | 888 | 827 | 944 | 787 | 514 | 271 | -1% | 1,099 | YTD | -2% |
| | # of Pending Transactions | 493 | 580 | 782 | 739 | 974 | 963 | 801 | 815 | 780 | 753 | 647 | 383 | -1% | 1,073 | YTD | 6% |
| | 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 | -18% | 0.7 | AVG | -23% |
| | # of Closed Sales | 446 | 394 | 642 | 639 | 763 | 847 | 827 | 825 | 696 | 705 | 655 | 600 | 6% | 840 | YTD | 17% |
| | 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 | 5% | 658,629 | WA | 4% |
| 2016 | Active Listings (EOM) | 417 | 427 | 479 | 580 | 556 | 573 | 719 | 648 | 848 | 678 | 478 | 318 | -20% | 422 | AVG | -17% |
| | New Listings Taken in Month | 544 | 575 | 850 | 896 | 965 | 957 | 964 | 828 | 1,046 | 707 | 452 | 301 | -6% | 1,119 | YTD | -1% |
| | # of Pending Transactions | 424 | 587 | 792 | 803 | 983 | 911 | 804 | 876 | 831 | 843 | 640 | 432 | -3% | 1,011 | 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 | -17% | 0.9 | AVG | -2% |
| | # of Closed Sales | 350 | 371 | 545 | 654 | 760 | 852 | 775 | 781 | 701 | 728 | 703 | 639 | -6% | 721 | 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 | 24% | 631,978 | WA | 22% |
| 2015 | Active Listings (EOM) | 482 | 532 | 519 | 556 | 572 | 593 | 600 | 625 | 697 | 628 | 421 | 283 | -18% | 507 | AVG | -21% |
| | New Listings Taken in Month | 516 | 614 | 818 | 967 | 918 | 894 | 842 | 789 | 869 | 694 | 437 | 276 | 2% | 1,130 | YTD | -4% |
| | # of Pending Transactions | 557 | 605 | 897 | 952 | 928 | 893 | 832 | 765 | 790 | 744 | 601 | 354 | -1% | 1,162 | YTD | 2% |
| | 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 | -17% | 0.9 | AVG | -24% |
| | # of Closed Sales | 380 | 396 | 572 | 707 | 825 | 857 | 808 | 684 | 678 | 700 | 500 | 608 | 4% | 776 | YTD | 0% |
| | 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 | 13% | 518,753 | WA | 13% |
| 2014 | Active Listings (EOM) | 644 | 646 | 671 | 759 | 908 | 946 | 1,018 | 920 | 1,043 | 931 | 726 | 505 | -6% | 645 | AVG | -2% |
| | New Listings Taken in Month | 570 | 602 | 778 | 915 | 1,069 | 987 | 935 | 742 | 969 | 775 | 455 | 280 | -7% | 1,172 | YTD | 0% |
| | # of Pending Transactions | 525 | 610 | 753 | 835 | 887 | 911 | 816 | 796 | 769 | 782 | 603 | 420 | -4% | 1,135 | YTD | 1% |
| | 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 | -2% | 1.1 | AVG | -4% |
| | # of Closed Sales | 395 | 379 | 576 | 600 | 723 | 766 | 750 | 675 | 643 | 691 | 582 | 589 | 6% | 774 | 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 | 10% | 459,975 | WA | 13% |

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

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% | | |

MARKET UPDATE

February, 2024

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 | | | | | | | | | | | 2 |
| \$250,000 to \$499,999 | 5 | 8 | | | | | | | | | | | 13 |
| \$500,000 to \$749,999 | 70 | 89 | | | | | | | | | | | 159 |
| \$750,000 to \$999,999 | 72 | 145 | | | | | | | | | | | 217 |
| \$1,000,000 to \$1,499,999 | 54 | 115 | | | | | | | | | | | 169 |
| \$1,500,000 to \$2,499,999 | 23 | 48 | | | | | | | | | | | 71 |
| \$2,500,000 and above | 5 | 18 | | | | | | | | | | | 23 |
| Grand Total | 231 | 423 | | | | | | | | | | | 654 |

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 | 0 |
| \$250,000 to \$499,999 | 9 | 10 | 15 | 10 | 8 | 11 | 9 | 9 | 10 | 7 | 7 | 5 | 19 |
| \$500,000 to \$749,999 | 84 | 137 | 154 | 144 | 166 | 140 | 136 | 127 | 112 | 114 | 89 | 92 | 221 |
| \$750,000 to \$999,999 | 89 | 139 | 134 | 158 | 172 | 201 | 153 | 165 | 116 | 136 | 103 | 104 | 228 |
| \$1,000,000 to \$1,499,999 | 62 | 77 | 109 | 118 | 158 | 159 | 120 | 128 | 108 | 120 | 100 | 56 | 139 |
| \$1,500,000 to \$2,499,999 | 16 | 21 | 60 | 63 | 74 | 78 | 65 | 59 | 54 | 48 | 49 | 30 | 37 |
| \$2,500,000 and above | 3 | 7 | 21 | 22 | 17 | 25 | 18 | 21 | 12 | 9 | 12 | 5 | 10 |
| Grand Total | 263 | 391 | 493 | 515 | 596 | 614 | 501 | 510 | 412 | 434 | 361 | 292 | 654 |

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 |
| \$250,000 to \$499,999 | -44% | -20% | | | | | | | | | | | -32% |
| \$500,000 to \$749,999 | -17% | -35% | | | | | | | | | | | -28% |
| \$750,000 to \$999,999 | -19% | 4% | | | | | | | | | | | -5% |
| \$1,000,000 to \$1,499,999 | -13% | 49% | | | | | | | | | | | 22% |
| \$1,500,000 to \$2,499,999 | 44% | 129% | | | | | | | | | | | 92% |
| \$2,500,000 and above | 67% | 157% | | | | | | | | | | | 130% |
| Grand Total | -12% | 8% | | | | | | | | | | | 0% |