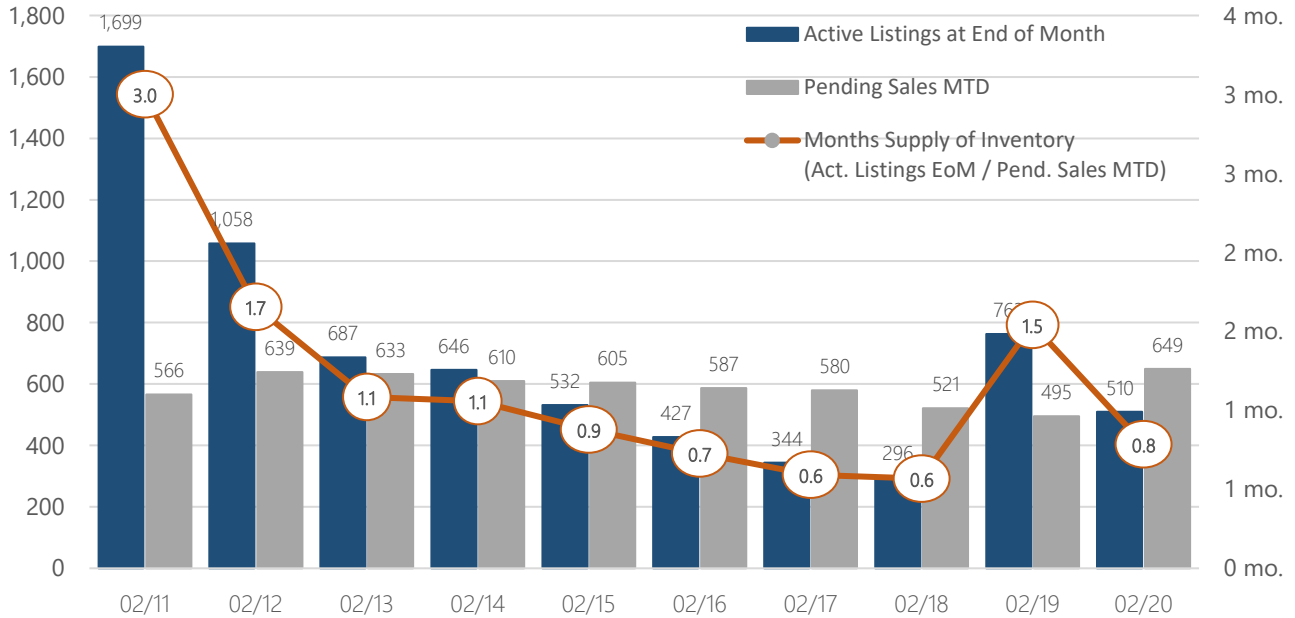
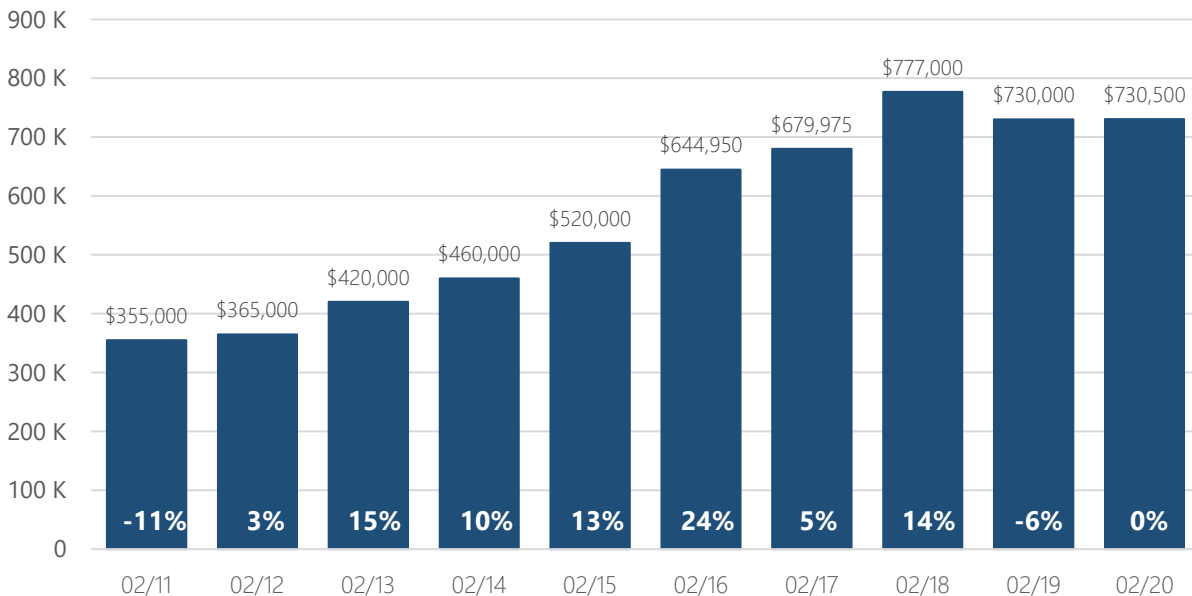


Seattle (All Areas)
RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



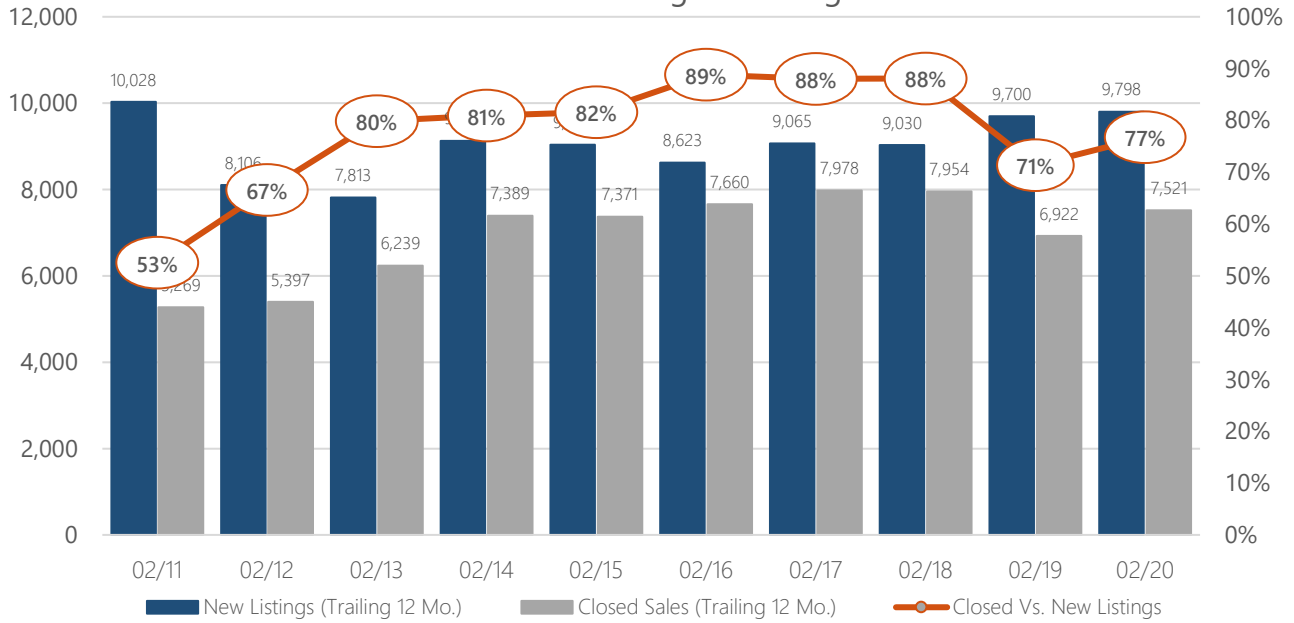
Median Closed Sales Price For Current Month Listings



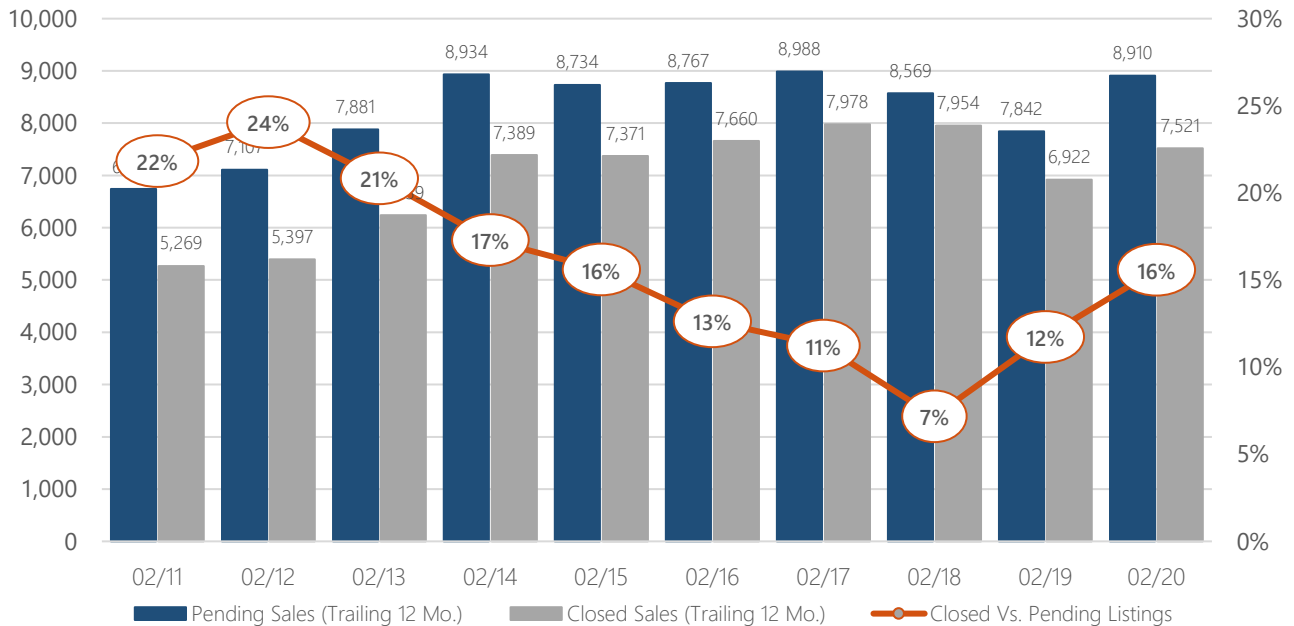
Created by Windermere Real Estate/East Inc. using NWMLS data, but information was not verified or published by NWMLS.

Seattle (All Areas)
RESIDENTIAL ONLY

What Are The Odds of Selling?
Closed Sales as a Percentage of Listings Taken



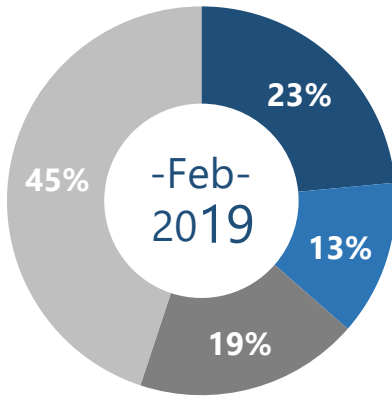
Percentage of Pending Sales that do not Close



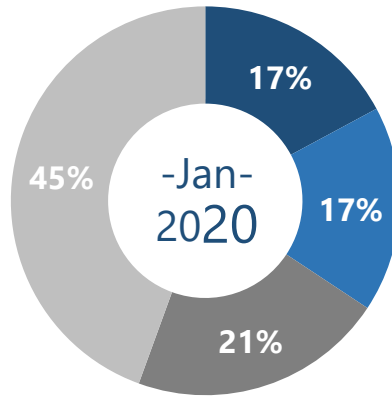
Seattle (All Areas)

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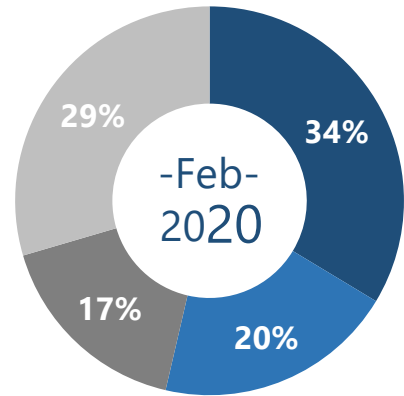
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



**SOLD
ABOVE
LIST
PRICE**



**SOLD
AT
LIST
PRICE**



**SOLD
BELOW
LIST
PRICE**



**PRICE
CHANGE
BEFORE
SALE**

FEBRUARY 2020

| | | SOLD ABOVE LIST PRICE | SOLD AT LIST PRICE | SOLD BELOW LIST PRICE | PRICE CHANGE BEFORE SALE |
|-----------------------------------|---|-----------------------|--------------------|-----------------------|--------------------------|
| AVERAGE DAYS ON MARKET | ▶ | 6 | 23 | 28 | 108 |
| NUMBER OF SALES IN MONTH | ▶ | 148 | 88 | 74 | 130 |
| MEDIAN DIFFERENCE FROM LIST PRICE | ▶ | 5% | 0% | -1% | N/A |

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

RESIDENTIAL ONLY

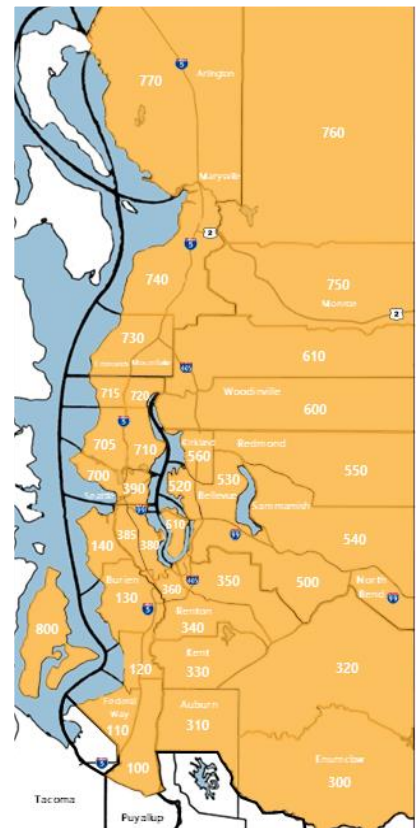
| | | |
|-----------------------|-----------------------|----------------------|
| 0 - 2 | 2 - 4 | 4+ |
| SELLER'S ADVANTAGE | BALANCED ADVANTAGE | BUYER'S ADVANTAGE |

| Area | Months Inventory | | | Area | Months Inventory | | |
|------|------------------|------|------|------|------------------|------|------|
| | 2018 | 2019 | 2020 | | 2018 | 2019 | 2020 |
| 100 | 0.5 | 1.7 | 0.5 | 530 | 1.0 | 1.3 | 0.6 |
| 110 | 0.8 | 1.2 | 0.5 | 540 | 0.5 | 2.0 | 0.6 |
| 120 | 0.6 | 1.4 | 0.3 | 550 | 0.9 | 1.7 | 0.9 |
| 130 | 0.9 | 2.0 | 1.0 | 560 | 1.2 | 2.9 | 1.0 |
| 140 | 0.5 | 1.6 | 0.6 | 600 | 0.7 | 1.3 | 0.8 |
| 300 | 1.6 | 1.8 | 0.5 | 610 | 0.9 | 1.3 | 0.4 |
| 310 | 0.9 | 1.0 | 0.8 | 700 | 1.0 | 2.3 | 1.1 |
| 320 | 0.7 | 1.3 | 0.8 | 705 | 0.4 | 1.2 | 0.7 |
| 330 | 0.8 | 1.3 | 0.9 | 710 | 0.7 | 1.3 | 0.7 |
| 340 | 0.6 | 1.4 | 0.6 | 715 | 0.6 | 1.9 | 0.6 |
| 350 | 0.8 | 1.2 | 1.2 | 720 | 0.3 | 1.6 | 0.6 |
| 360 | 0.5 | 1.3 | 0.6 | 730 | 0.5 | 1.4 | 0.4 |
| 380 | 0.5 | 1.7 | 0.9 | 740 | 0.4 | 1.1 | 0.5 |
| 385 | 0.6 | 1.4 | 0.7 | 750 | 0.7 | 1.7 | 0.7 |
| 390 | 0.8 | 1.9 | 1.1 | 760 | 0.8 | 1.7 | 0.6 |
| 500 | 0.8 | 2.2 | 1.0 | 770 | 0.8 | 1.4 | 0.7 |
| 510 | 1.5 | 3.0 | 1.1 | 800 | 1.6 | 3.7 | 1.9 |
| 520 | 2.2 | 2.6 | 1.7 | | | | |

2 YEARS AGO

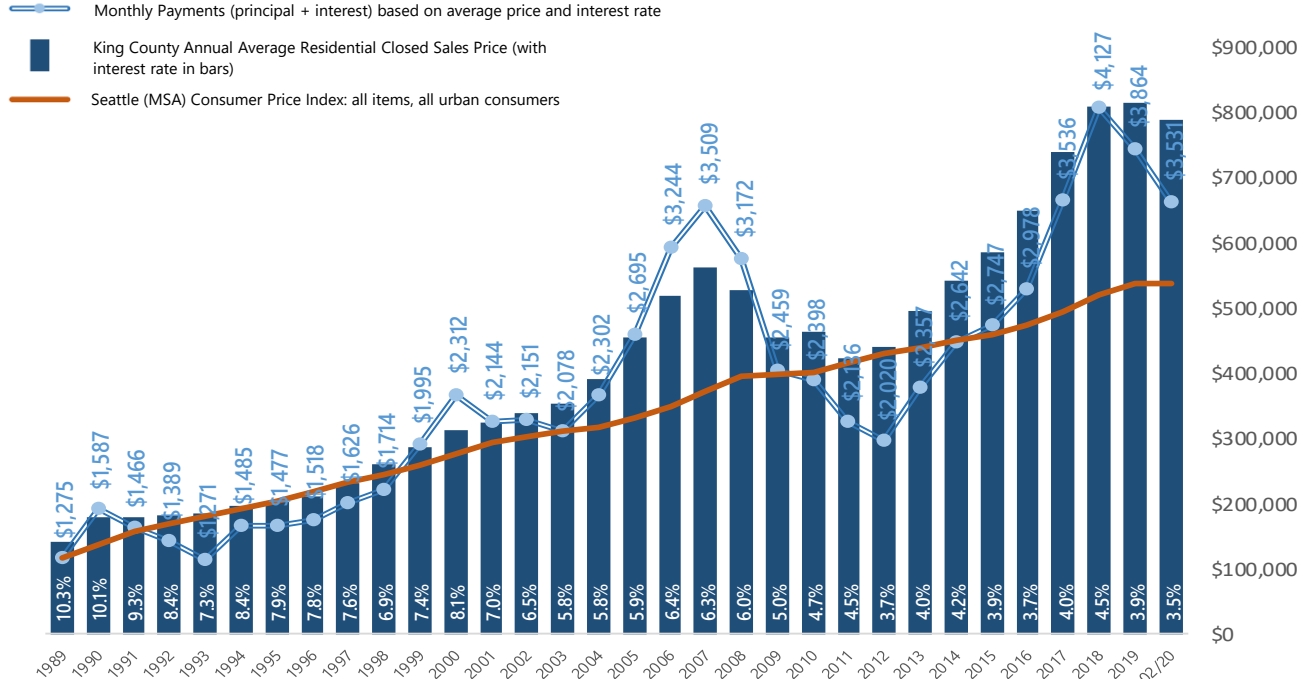
1 YEAR AGO

CURRENT YEAR



Created by Windermere Real Estate/East Inc. using NWMLS data. 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.

Monthly Payments Vs. Appreciation Trendline King County



Seattle (All Areas) RESIDENTIAL ONLY

The Cost of Waiting a Year

| King County | Median Price | Rate 30-Year-Fixed | P&I Principal & Interest |
|----------------|--------------|-----------------------|-----------------------------------------------------------|
| February, 2020 | \$730,500 | 3.47% | \$3,268 |
| February, 2019 | \$730,000 | 4.37% | \$3,643 |
| | \$500 | -0.90% | -\$375 Per Month -\$4,495 Per Year |

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 | 101.1% | 101.1% | 257 | 58.4% |
| 15 - 30 | 98.6% | 98.9% | 37 | 8.4% |
| 31 - 60 | 98.4% | 99.9% | 45 | 10.2% |
| 61 - 90 | 96.8% | 99.5% | 38 | 8.6% |
| 90+ | 92.4% | 98.3% | 63 | 14.3% |
| Totals | | | 440 | 100.0% |

Seattle (All Areas)
RESIDENTIAL ONLY
 Closed Sales by Price by Month
2020

| SALES PRICE | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEPT | OCT | NOV | DEC | YTD |
|----------------------------|------------|------------|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|------------|
| \$0 to \$249,999 | 3 | 0 | | | | | | | | | | | 3 |
| \$250,000 to \$499,999 | 49 | 42 | | | | | | | | | | | 91 |
| \$500,000 to \$749,999 | 169 | 197 | | | | | | | | | | | 366 |
| \$750,000 to \$999,999 | 103 | 114 | | | | | | | | | | | 217 |
| \$1,000,000 to \$1,499,999 | 58 | 63 | | | | | | | | | | | 121 |
| \$1,500,000 to \$2,499,999 | 27 | 21 | | | | | | | | | | | 48 |
| \$2,500,000 and above | 5 | 3 | | | | | | | | | | | 8 |
| Grand Total | 414 | 440 | | | | | | | | | | | 854 |

2019

| SALES PRICE | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEPT | OCT | NOV | DEC | YTD |
|----------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| \$0 to \$249,999 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 2 | 3 | 2 | 1 | 0 | 0 |
| \$250,000 to \$499,999 | 44 | 54 | 46 | 56 | 51 | 63 | 75 | 57 | 51 | 55 | 75 | 62 | 98 |
| \$500,000 to \$749,999 | 151 | 201 | 201 | 270 | 283 | 268 | 290 | 289 | 228 | 251 | 264 | 244 | 352 |
| \$750,000 to \$999,999 | 81 | 134 | 136 | 192 | 246 | 222 | 215 | 220 | 151 | 194 | 158 | 155 | 215 |
| \$1,000,000 to \$1,499,999 | 51 | 64 | 72 | 95 | 131 | 127 | 109 | 107 | 80 | 104 | 91 | 67 | 115 |
| \$1,500,000 to \$2,499,999 | 17 | 18 | 34 | 51 | 62 | 59 | 52 | 42 | 46 | 51 | 46 | 33 | 35 |
| \$2,500,000 and above | 6 | 1 | 7 | 11 | 9 | 7 | 8 | 12 | 7 | 10 | 12 | 15 | 7 |
| Grand Total | 350 | 472 | 497 | 675 | 782 | 746 | 749 | 729 | 566 | 667 | 647 | 576 | 822 |

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 | 11% | -22% | | | | | | | | | | | -7% |
| \$500,000 to \$749,999 | 12% | -2% | | | | | | | | | | | 4% |
| \$750,000 to \$999,999 | 27% | -15% | | | | | | | | | | | 1% |
| \$1,000,000 to \$1,499,999 | 14% | -2% | | | | | | | | | | | 5% |
| \$1,500,000 to \$2,499,999 | 59% | 17% | | | | | | | | | | | 37% |
| \$2,500,000 and above | -17% | 200% | | | | | | | | | | | 14% |
| Grand Total | 18% | -7% | | | | | | | | | | | 4% |

Seattle (All Areas)

Statistics To Know

Residential

| | February, 2020 | February, 2019 | Difference | % Change |
|------------------------------------|----------------|----------------|------------|----------|
| Months Supply of Inventory | 0.8 | 1.5 | -0.8 | -49% |
| Active Listings at End of Month | 510 | 763 | -253 | -33% |
| Pending Sales MTD | 649 | 495 | 154 | 31% |
| Pending Sales (Trailing 12 Months) | 8,910 | 7,842 | 1,068 | 14% |
| Closed Sales MTD | 445 | 476 | -31 | -7% |
| Closed Sales (Trailing 12 Months) | 7,521 | 6,922 | 599 | 9% |
| Closed Sales Price (Median) | \$730,500 | \$730,000 | \$500 | 0% |
| 30-Year-Fixed-Rate Mortgage Rate | 3.5% | 4.4% | -0.9% | -21% |
| Monthly Payments (P&I) | \$3,268 | \$3,643 | -\$375 | -10% |

Condominium

| | February, 2020 | February, 2019 | Difference | % Change |
|------------------------------------|----------------|----------------|------------|----------|
| Months Supply of Inventory | 1.2 | 2.4 | -1.1 | -48% |
| Active Listings at End of Month | 310 | 452 | -142 | -31% |
| Pending Sales MTD | 253 | 192 | 61 | 32% |
| Pending Sales (Trailing 12 Months) | 2,865 | 2,777 | 88 | 3% |
| Closed Sales MTD | 198 | 135 | 63 | 47% |
| Closed Sales (Trailing 12 Months) | 2,433 | 2,447 | -14 | -1% |
| Closed Sales Price (Median) | \$481,225 | \$444,000 | \$37,225 | 8% |
| 30-Year-Fixed-Rate Mortgage Rate | 3.5% | 4.4% | -0.9% | -21% |
| Monthly Payments (P&I) | \$2,153 | \$2,216 | -\$63 | -3% |

Residential & Condominium

| | February, 2020 | February, 2019 | Difference | % Change |
|------------------------------------|----------------|----------------|------------|----------|
| Months Supply of Inventory | 0.9 | 1.8 | -0.9 | -49% |
| Active Listings at End of Month | 820 | 1,215 | -395 | -33% |
| Pending Sales MTD | 902 | 687 | 215 | 31% |
| Pending Sales (Trailing 12 Months) | 11,775 | 10,619 | 1,156 | 11% |
| Closed Sales MTD | 643 | 611 | 32 | 5% |
| Closed Sales (Trailing 12 Months) | 9,954 | 9,369 | 585 | 6% |
| Closed Sales Price (Median) | \$675,000 | \$690,000 | -\$15,000 | -2% |
| 30-Year-Fixed-Rate Mortgage Rates | 3.5% | 4.4% | -0.9% | -21% |
| Monthly Payments (P&I) | \$3,020 | \$3,443 | -\$423 | -12% |

Seattle (All Areas)
RESIDENTIAL ONLY

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | MTD % Change | YTD Summary | T | YTD % Change |
|-----------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------------|----------------|-----|-----------------|
| 2020 | | | | | | | | | | | | | | | | |
| Active Listings (EOM) | 467 | 510 | | | | | | | | | | | -33% | 489 | AVG | -33% |
| New Listings Taken in Month | 513 | 708 | | | | | | | | | | | 22% | 1,221 | YTD | 1% |
| # of Pending Transactions | 514 | 649 | | | | | | | | | | | 31% | 1,163 | YTD | 10% |
| Months Supply of Inventory | 0.9 | 0.8 | | | | | | | | | | | -49% | 0.8 | AVG | -39% |
| # of Closed Sales | 417 | 445 | | | | | | | | | | | -7% | 862 | YTD | 4% |
| Median Closed Price | 719,950 | 730,500 | | | | | | | | | | | 0% | 725,263 | WA | 1% |
| 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 | -5% | 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 | | | | | | | | | | | | | | | | |
| # of Active Listings | 417 | 427 | 479 | 580 | 556 | 573 | 719 | 648 | 848 | 678 | 478 | 318 | -20% | 422 | A | -17% |
| New Listings Taken in Month | 544 | 575 | 850 | 896 | 965 | 957 | 964 | 828 | 1,046 | 707 | 452 | 301 | -4% | 1,119 | YTD | -5% |
| # 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 | A | -2% |
| # of Closed Sales | 350 | 371 | 545 | 654 | 760 | 852 | 775 | 781 | 701 | 728 | 703 | 639 | -6% | 721 | T | -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% |

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

Seattle (All Areas)

RESIDENTIAL ONLY

| | | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | MTD % Change | YTD Summary | TT | YTD % Change |
|------|-----------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------------|----------------|-----|-----------------|
| 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 | |
| | # 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% |
| 2013 | Active Listings (EOM) | 635 | 687 | 713 | 767 | 919 | 1,028 | 1,085 | 1,127 | 1,177 | 1,075 | 834 | 609 | -35% | 661 | AVG | -40% |
| | New Listings Taken in Month | 522 | 645 | 812 | 903 | 1,042 | 1,024 | 934 | 879 | 914 | 726 | 442 | 281 | 13% | 1,167 | YTD | 7% |
| | # of Pending Transactions | 494 | 633 | 805 | 856 | 912 | 909 | 899 | 825 | 792 | 787 | 596 | 418 | -1% | 1,127 | YTD | 2% |
| | 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 | -34% | 1.2 | AVG | -42% |
| | # of Closed Sales | 384 | 357 | 514 | 613 | 778 | 734 | 813 | 767 | 642 | 690 | 552 | 512 | 13% | 741 | YTD | 18% |
| | 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 | 15% | 408,306 | WA | 14% |
| 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 | -38% | 1,093 | AVG | -35% |
| | New Listings Taken in Month | 513 | 573 | 771 | 756 | 828 | 775 | 700 | 678 | 845 | 614 | 435 | 244 | -11% | 1,086 | YTD | -20% |
| | # of Pending Transactions | 468 | 639 | 760 | 772 | 786 | 724 | 672 | 680 | 681 | 744 | 537 | 398 | 13% | 1,107 | YTD | 8% |
| | 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 | -45% | 2.0 | AVG | -39% |
| | # of Closed Sales | 310 | 316 | 460 | 519 | 608 | 648 | 603 | 580 | 508 | 560 | 561 | 451 | 8% | 626 | YTD | 9% |
| | 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 | 3% | 357,897 | WA | -4% |
| 2011 | Active Listings (EOM) | 1,670 | 1,699 | 1,691 | 1,847 | 1,816 | 1,872 | 1,845 | 1,753 | 1,805 | 1,650 | 1,432 | 1,137 | -15% | 1,685 | AVG | -10% |
| | New Listings Taken in Month | 714 | 645 | 837 | 922 | 785 | 875 | 764 | 696 | 778 | 604 | 468 | 291 | -30% | 1,359 | YTD | -24% |
| | # of Pending Transactions | 460 | 566 | 695 | 654 | 710 | 669 | 605 | 641 | 546 | 565 | 499 | 416 | -7% | 1,026 | YTD | -5% |
| | Months Supply of Inventory | 3.6 | 3.0 | 2.4 | 2.8 | 2.6 | 2.8 | 3.0 | 2.7 | 3.3 | 2.9 | 2.9 | 2.7 | -8% | 3.3 | AVG | -6% |
| | # of Closed Sales | 281 | 293 | 483 | 481 | 497 | 584 | 504 | 512 | 456 | 434 | 399 | 421 | -6% | 574 | YTD | -11% |
| | Median Closed Price | 390,000 | 355,000 | 385,000 | 385,000 | 385,000 | 382,500 | 399,950 | 380,000 | 394,000 | 380,000 | 360,000 | 375,000 | -11% | 373,322 | WA | -8% |
| 2010 | Active Listings (EOM) | 1,771 | 1,991 | 2,218 | 2,438 | 2,451 | 2,512 | 2,673 | 2,679 | 2,637 | 2,439 | 2,124 | 1,621 | -12% | 1,881 | AVG | -13% |
| | New Listings Taken in Month | 874 | 919 | 1,215 | 1,278 | 817 | 941 | 922 | 832 | 973 | 813 | 536 | 342 | 5% | 1,793 | YTD | 0% |
| | # of Pending Transactions | 469 | 607 | 842 | 892 | 549 | 553 | 483 | 474 | 531 | 571 | 445 | 374 | 61% | 1,076 | YTD | 51% |
| | Months Supply of Inventory | 3.8 | 3.3 | 2.6 | 2.7 | 4.5 | 4.5 | 5.5 | 5.7 | 5.0 | 4.3 | 4.8 | 4.3 | -45% | 3.5 | AVG | -42% |
| | # of Closed Sales | 334 | 313 | 527 | 523 | 611 | 560 | 497 | 391 | 346 | 403 | 378 | 459 | 41% | 647 | YTD | 45% |
| | Median Closed Price | 415,000 | 399,000 | 390,000 | 414,500 | 420,000 | 410,000 | 440,000 | 420,000 | 414,500 | 417,000 | 398,125 | 390,000 | 1% | 407,157 | WA | 3% |

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

Seattle (All Areas)

RESIDENTIAL ONLY

MONTHLY AVERAGES BASED ON HISTORICAL DATA | 2010 - 2019

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | Annual Totals | T |
|-----------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------------|-----|
| Active Listings (EOM) | 809 | 844 | 908 | 1,003 | 1,086 | 1,154 | 1,192 | 1,157 | 1,272 | 1,145 | 915 | 649 | 1,011 | AVG |
| % of 12 Month Avg. | 80% | 84% | 90% | 99% | 107% | 114% | 118% | 114% | 126% | 113% | 90% | 64% | | |
| New Listings Taken in Month | 590 | 626 | 884 | 935 | 989 | 977 | 870 | 783 | 944 | 738 | 475 | 279 | 9,090 | T |
| % of 12 Month Avg. | 78% | 83% | 117% | 123% | 131% | 129% | 115% | 103% | 125% | 97% | 63% | 37% | | |
| # of Pending Transactions | 487 | 584 | 790 | 809 | 852 | 827 | 747 | 727 | 711 | 729 | 575 | 401 | 8,239 | T |
| % of 12 Month Avg. | 71% | 85% | 115% | 118% | 124% | 121% | 109% | 106% | 104% | 106% | 84% | 58% | | |
| Months Supply of Inventory | 1.7 | 1.4 | 1.1 | 1.2 | 1.3 | 1.4 | 1.6 | 1.6 | 1.8 | 1.6 | 1.6 | 1.6 | 1.5 | AVG |
| % of 12 Month Avg. | 111% | 97% | 77% | 83% | 85% | 93% | 107% | 107% | 120% | 105% | 106% | 108% | | |
| # of Closed Units | 360 | 368 | 535 | 604 | 710 | 734 | 706 | 660 | 573 | 618 | 548 | 533 | 6,949 | T |
| % of 12 Month Avg. | 62% | 64% | 92% | 104% | 123% | 127% | 122% | 114% | 99% | 107% | 95% | 92% | | |
| Median Closed Price | 525,160 | 535,093 | 553,138 | 564,425 | 572,563 | 575,950 | 580,745 | 561,870 | 566,250 | 564,745 | 558,643 | 556,154 | 559,561 | AVG |
| % of 12 Month Avg. | 94% | 96% | 99% | 101% | 102% | 103% | 104% | 100% | 101% | 101% | 100% | 99% | | |

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