

The Pulse of the Market

Taken Tuesday , February 9, at 11:00AM.

Residential: King County	\$0-\$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000	
Active Listings	4,877	↑	2,046	↑	873	↓
Active List Price	\$ 326,689		\$ 697,421		\$ 2,121,603	
Average Market Time	88		107		157	
Average Sq Ft	1,818		2,896		4,527	
Contingent Listings	34	-	25	↑	8	↓
Contingent Average List Price	\$ 385,131		\$ 663,223		\$ 1,811,000	
Average Market Time	172		143		190	
Average Sq Ft	2,222		2,850		4,098	
Pending Listings	2,366	↑	644	↑	139	↑
Pending Average List Price	\$ 302,516		\$ 660,763		\$ 1,708,560	
Average Market Time	69		81		112	
Average Sq Ft	1,796		2,977		4,526	

Demand remained strong in all price points again this week.

Even though new listings increased the increase in the pending sales area resulted in a drop in overall inventory.

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Residential: Pierce County	\$0-\$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000	
Active Listings	4,286	↑	604	↓	145	↑
Active List Price	\$ 254,449		\$ 679,337		\$ 1,787,678	
Average Market Time	103		162		224	
Average Sq Ft	1,873		3,351		16,857	
Contingent Listings	14	↑	4	↓	1	-
Contingent Average List Price	\$ 290,484		\$ 560,919		\$ 1,360,000	
Average Market Time	78		133		277	
Average Sq Ft	2,139		3,629		5,462	
Pending Listings	1541	↑	92	↑	8	↑
Pending Average List Price	\$ 223,053		\$ 657,932		\$ 1,354,097	
Average Market Time	85		140		385	
Average Sq Ft	1890		3,849		5,433	

Overall inventory levels dropped because of a contineud strong demand with new pending sales up in all catagories this week.

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Residential: Snohomish County	\$0- \$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000	
Active Listings	3,361	↑	526	↑	92	↓
Active List Price	\$ 298,662		\$ 674,765		\$ 1,885,385	
Average Market Time	96		126		203	
Average Sq Ft	1,849		3,273		4,705	
Contingent Listings	17	↑	11	↑	1	-
Contingent Average List Price	\$ 412,415		\$ 654,523		\$ 1,100,000	
Average Market Time	237		201		295	
Average Sq Ft	2,612		2,611		4,550	
Pending Listings	1319	↑	114	↑	9	-
Pending Average List Price	\$ 280,280		\$ 648,923		\$ 1,668,889	
Average Market Time	77		99		164	
Average Sq Ft	1,922		3,507		4,235	
The demand remained strong again this week with inventory levels decreasing in all three price points						

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Condominium: King County	Bellevue		Kirkland		Seattle City Center Area		Seattle Downtown	
Active Listings	195	↑	247	↑	202	↑	329	↑
Active List Price	\$ 697		\$ 496,215		\$ 449,530		\$ 720,248	
Average Market Time	101		102		99		98	
Contingent Listings	2	-	2	↑	2	-	5	-
Contingent Average List Price	\$ 432,500		\$ 474,500		\$ 712,500		\$ 392,800	
Average Market Time	185		181		293		143	
Pending Listings	30	↑	37	-	43	↓	75	↑
Pending Average List Price	\$ 506,986		\$ 385,259		\$ 393,537		\$ 388,927	
Average Market Time	79		64		112		63	

The condominium market continued to have mixed results this week. Bellevue saw an increase in demand while Kirkland and both Seattle areas saw a slight decrease.