

THE PULSE OF THE MARKET

Taken Tuesday , February 23, at 3:00PM

RESIDENTIAL: King County	\$0-\$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000	
Active Listings	5,105	↑	2,099	↑	896	↑
Active List Price	\$ 326,858		\$ 696,030		\$ 2,119,347	
Average Market Time	86		107		149	
Average Sq Ft	1,827		2,897		4,500	
Contingent Listings	29	↓	23	-	10	-
Contingent Average List Price	\$ 370,929		\$ 665,041		\$ 1,696,200	
Average Market Time	132		149		157	
Average Sq Ft	2,169		2,805		3,660	
Pending Listings	2,638	↑	714	↑	144	↑
Pending Average List Price	\$ 305,617		\$ 663,044		\$ 1,669,880	
Average Market Time	67		77		122	
Average Sq Ft	1,781		2,962		4,461	

Demand remained strong in all price points again this week. Although new listings increased the increase in the pending sales area resulted in a drop in overall inventory below \$1M and was unchanged above \$1M.

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RESIDENTIAL: Pierce County	\$0-\$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000	
Active Listings	4,367	↑	600	↓	147	↑
Active List Price	\$ 255,175		\$ 677,414		\$ 1,772,914	
Average Market Time	104		165		228	
Average Sq Ft	1,871		3,351		16,654	
Contingent Listings	12	↑	4	↓	1	-
Contingent Average List Price	\$ 284,735		\$ 536,169		\$ 1,360,000	
Average Market Time	66		122		291	
Average Sq Ft	2,252		3,530		5,462	
Pending Listings	1673	↑	100	↑	8	-
Pending Average List Price	\$ 221,802		\$ 663,752		\$ 1,295,341	
Average Market Time	83		141		348	
Average Sq Ft	1894		3,897		4,869	

Overall inventory levels remained about the same in all price points this week with pending sales increasing below \$1M.

RESIDENTIAL: Snohomish County	\$0-\$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000	
Active List Price	\$ 298,218		\$ 672,592		\$ 1,846,471	
Average Market Time	94		124		200	
Average Sq Ft	1,848		3,209		4,571	
Contingent Listings	32	↑	12	-	1	-
Contingent Average List Price	\$ 402,409		\$ 622,888		\$ 1,100,000	
Average Market Time	205		212		309	
Average Sq Ft	2,540		2,938		4,550	
Pending Listings	1429	↑	117	↑	10	-
Pending Average List Price	\$ 277,919		\$ 635,165		\$ 1,350,499	
Average Market Time	76		87		151	
Average Sq Ft	1,898		3,509		4,357	

The demand remained strong again this week with inventory levels remaining at about the same level in all categories.

CONDOMINIUM: King County	Bellevue		Kirkland		Seattle City Center Area		Seattle Downtown	
Active Listings	200	↑	248	↑	206	↑	315	↓
Active List Price	\$ 717,227		\$ 527,702		\$ 433,992		\$ 788,468	
Average Market Time	103		105		101		96	
Contingent Listings	1	↓	3	↑	3	-	6	↑
Contingent Average List Price	\$ 385,000		\$ 379,333		\$ 740,000		\$ 385,658	
Average Market Time	220		103		277		160	
Pending Listings	27	↓	51	↑	50	↑	84	↑
Pending Average List Price	\$ 510,591		\$ 360,315		\$ 399,424		\$ 391,854	
Average Market Time	76		75		99		63	

The condominium market continued to have mixed results again this week. Bellevue again saw an increase in inventory while Kirkland, The Seattle Center Area and Seattle Downtown experienced decreases in inventory for the second week in a row.

