

THE PULSE OF THE MARKET

Taken Tuesday , March 2, at 10:00AM

RESIDENTIAL:					
King County					
	\$0- \$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000
Active Listings	5,072	↓	2,093	↓	922
Active List Price	\$ 324,325		\$ 691,740		\$ 2,112,492
Average Market Time	85		102		144
Average Sq Ft			2,885		4,555
Contingent Listings	25	↓	18	↓	6
Contingent Average List Price	\$ 350,831		\$ 647,225		\$ 1,644,000
Average Market Time	155		133		214
Average Sq Ft	2,165		2,860		4,092
Pending Listings	2,656	↑	700	↓	141
Pending Average List Price	\$ 304,722		\$ 662,915		\$ 1,612,814
Average Market Time	66		78		121
Average Sq Ft	1,774		2,939		4,387

For the first time in several weeks demand showed a slight decrease in homes above \$500K and continued to increase below \$500K

RESIDENTIAL:					
Pierce County					
	\$0- \$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000
Active Listings	4,348	↓	585	↓	145
Active List Price	\$ 256,173		\$ 678,501		\$ 1,774,712
Average Market Time	102		164		234
Average Sq Ft	1,878		3,339		16,817
Contingent Listings	15	↑	6	↑	1
Contingent Average List Price	\$ 289,411		\$ 574,180		\$ 1,360,000
Average Market Time	78		111		298
Average Sq Ft	2,066		3,696		5,462
Pending Listings	1679	↑	102	↑	8
Pending Average List Price	\$ 222,410		\$ 663,170		\$ 1,295,341
Average Market Time	84		138		348
Average Sq Ft	1896		3,820		4,896

Overall inventory levels dropped slightly in all price points this week even though pending sales increased in both categories below \$1M.

RESIDENTIAL:					
Snohomish County					
	\$0- \$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000
Active Listings	3403	↓	554	↑	\$ 96 ↑
Active List Price	\$ 298,511		\$ 667,571		\$ 1,903,736
Average Market Time	93		124		201
Average Sq Ft	1,847		3,213		4,684
Contingent Listings	38	↑	10	↓	1 -
Contingent Average List Price	\$ 387,721		\$ 621,965		\$ 1,100,000
Average Market Time	189		170		316
Average Sq Ft	2,366		3,609		4,550
Pending Listings	1483	↑	110	↓	10 -
Pending Average List Price	\$ 276,530		\$ 625,917		\$ 1,350,499
Average Market Time	76		87		151
Average Sq Ft	1,892		3,434		4,357

The demand remained strong again this week however inventory levels increased slightly in homes valued over \$500K.

Wangness Real Estate . www.wangnessrealestate.com . 425.941.4841

CONDOMINIUM:						
King County						
	Bellevue		Kirkland		Seattle City Center Area	Seattle Downtown
Active Listings	195	↓	242	↑	215	↑ 343
Active List Price	\$ 735,187		\$ 541,609		\$ 424,186	\$ 780,878
Average Market Time	103		101		98	87
Contingent Listings	1	-	2	↓	2	↓ 7 ↑
Contingent Average List Price	\$ 385,000		\$ 444,000		\$ 647,500	\$ 477,136
Average Market Time	227		60		373	127
Pending Listings	32	↑	49	↑	45	↓ 76 ↓
Pending Average List Price	\$ 518,290		\$ 323,970		\$ 434,826	\$ 381,970
Average Market Time	108		75		101	67

The condominium market continued to have mixed results again this week. Bellevue saw a decrease in inventory. Kirkland had a slight increase in inventory while The Seattle Center Area and Seattle Downtown experienced a larger increase in inventory.