

## The Pulse of the Market

Taken Tuesday , February 2, at 11:00AM.

Residential: King County	\$0-\$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000	
Active Listings	4,745	↑	1,985	↑	883	↓
Active List Price	\$ 326,760		\$ 698,219		\$ 2,099,937	
Average Market Time	91		112		56	
Average Sq Ft	1,831		2,882		4,539	
Contingent Listings	34	↑	19	↓	9	↓
Contingent Average List Price	\$ 390,117		\$ 641,832		\$ 1,729,722	
Average Market Time	170		157		178	
Average Sq Ft	2,180		2,704		4,096	
Pending Listings	2,213	↑	613	↑	126	↑
Pending Average List Price	\$ 300,775		\$ 659,874		\$ 1,728,477	
Average Market Time	69		82		112	
Average Sq Ft	1,791		2,990		4,358	

Demand remained strong in all price points this week.  
In the area of homes above \$1M the months supply shows a neutral market.

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Residential: Pierce County	\$0-\$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000	
Active Listings	4,211	↑	611	↑	150	↓
Active List Price	\$ 254,631		\$ 677,609		\$ 1,790,107	
Average Market Time	14		162		230	
Average Sq Ft	1,877		3,358		16,386	
Contingent Listings	9	↓	6	↓	1	↓
Contingent Average List Price	\$ 319,849		\$ 607,263		\$ 1,360,000	
Average Market Time	86		151		270	

Average Sq Ft	2,258		3,919		5,462	
Pending Listings	1452	↓	75	↑	4	-
Pending Average List Price	\$ 224,096		\$ 664,002		\$ 1,457,500	
Average Market Time	85		145		249	
Average Sq Ft	1895		3,901		6,461	

Demand remained strong below \$500K and increased slightly in both the \$500K To \$1M and over \$1M categories.

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<b>Residential: Snohomish County</b>	\$0-\$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000	
Active Listings	3,304	↑	520	↓	96	-
Active List Price	\$ 298,857		\$ 674,268		\$ 1,858,926	
Average Market Time	97		132		202	
Average Sq Ft	1,855		3,260		4,762	
Contingent Listings	11	↓	11	↑	1	-
Contingent Average List Price	\$ 408,968		\$ 656,345		\$ 1,100,000	
Average Market Time	226		200		288	
Average Sq Ft	2,528		2,603		4,550	
Pending Listings	1288	↑	102	↑	9	-
Pending Average List Price	\$ 279,680		\$ 650,735		\$ 1,635,556	
Average Market Time	77		98		124	
Average Sq Ft	1,908		3,507		4,265	

Demand increased in both categories below \$1M this week and remained unchanged above \$1M.

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## Condominium: King County

	Bellevue		Kirkland		Seattle City Center Area		Seattle Downtown	
Active Listings	181	↑	233	-	195	↑	316	↑
Active List Price	\$ 655,945		\$ 501,753		\$ 460,301		\$ 718,869	
Average Market Time	106		102		101		97	
Contingent Listings	2	↑	1	-	2	↓	5	↑
Contingent Average List Price	\$ 432,500		\$ 250,000		\$ 712,500		\$ 392,800	
Average Market Time	178		181		286		136	
Pending Listings	25	↓	37	↑	48	↓	73	↓
Pending Average List Price	\$ 465,753		\$ 379,205		\$ 369,785		\$ 388,488	
Average Market Time	87		84		102		61	

The condominium market had mixed results this week, in Bellevue and the Seattle City Center area demand decreased while it increased in Kirkland and was unchanged in Seattle Downtown