

The Pulse of the Market

Taken Tuesday, May 19, at 3:00pm.

Residential: King County	\$0-\$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000	
Active Listings	5,076	↑	3,247	↑	1,561	↑
Active List Price	\$ 349,100		\$ 703,305		\$ 1,998,412	
Average Market Time	95		109		131	
Average Sq Ft	1,860		2,829		4,349	
Contingent Listings	25	↑	48	↓	7	↑
Contingent Average List Price	\$ 407,608		\$ 679,112		\$ 1,349,000	
Average Market Time	140		169		126	
Average Sq Ft	2,069		2,807		4,042	
Pending Listings	2,348	↑	711	↑	158	↑
Pending Average List Price	\$ 317,664		\$ 676,223		\$ 1,735,119	
Average Market Time	69		89		122	
Average Sq Ft	1,780		2,768		4,407	

The inventory figures have increased in all three markets
 The contingent figures have increased in all three price points.
 The pending figures have increased in all price points.

Residential: Pierce County	\$0-\$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000	
Active Listings	4,423	↑	902	↑	213	↑
Active List Price	\$ 274,188		\$ 685,139		\$ 1,646,729	
Average Market Time	115		166		179	
Average Sq Ft	1,901		3,393		12,832	
Contingent Listings	27	↓	5	↓	0	-
Contingent Average List Price	\$ 319,477		\$ 571,738			
Average Market Time	162		359			
Average Sq Ft	1,960		3,483			
Pending Listings	1779	↑	94	↓	5	-
Pending Average List Price	\$ 234,520		\$ 650,475		\$ 1,193,800	
Average Market Time	84		139		111	
Average Sq Ft	1,857		3,794		2,953	

Inventory figures have increased this week in all categories.
 Contingent figures have remained flat in all categories.
 Pendlings have increased in the less than \$500,000 markets.

Residential: Snohomish County	\$0-\$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000	
Active Listings	3,492	↑	828	↓	152	↓
Active List Price	\$ 327,184		\$ 674,859		\$ 1,763,286	
Average Market Time	103		129		129	
Average Sq Ft	1,856		3,166		4,687	
Contingent Listings	30	-	12	↑	0	-
Contingent Average List Price	\$ 364,961		\$ 664,048			
Average Market Time	177		131			
Average Sq Ft	2,158		3,122			
Pending Listings	1330	↑	107	↑	6	↑
Pending Average List Price	\$ 299,701		\$ 626,980		\$ 1,824,033	
Average Market Time	84		110		125	
Average Sq Ft	1,896		3,360		5,667	

Inventory figures are in the lower price range and increased above the \$500,000 range.

Contingent figures are virtually unchanged this week.

Pending figures are up this week in all categories.

Condominium: King County	Bellevue		Kirkland		Seattle City Center Area		Seattle Downtown	
Active Listings	223	↑	268	↓	228	↑	347	↑
Active List Price	\$ 883,072		\$ 586,267		\$ 478,693		\$ 805,949	
Average Market Time	155		100		101		97	
Contingent Listings	0	-	1	-	1	-	2	-
Contingent Average List Price			\$ 1,495,000		\$ 339,950		\$ 407,475	
Average Market Time			19		60		128	
Pending Listings	32	↓	46	↑	48	↓	49	↑
Pending Average List Price	\$ 439,180		462,210		\$ 381,901		\$ 564,883	
Average Market Time	114		87		98		92	

Inventory figures are down in only one category.

Contingent figures are again unchanged from last week.

Pending figures show an increase in three of four Markets.