the seattle rennie review

DATA-DRIVEN INSIGHTS INTO SALES, LISTINGS, AND PRICING TRENDS FOR KING COUNTY

published January 2025

rennie

Each month, we release the rennie review, a detailed look at the real estate marketplace in King County. This report examines our take on the latest NWMLS data, overarching market conditions, and detailed sub-market stats.

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Information and statistics derived from Northwest Multiple Listing Service.

the more things change, the more they stay the same

In 2024, King County's total sales count was the second-fewest in 12 years despite a lot of positive developments on the economic front. Even with inflation under control and the Fed cutting interest rates, mortgage rates actually finished the year higher than where they started.

The U.S. economy made considerable progress toward a much-desired "soft landing" in 2024. Although it took some tough medicine to get there—more than two years of rapidly rising and then elevated interest rates—inflation held below 3% for the entirety of the year and continued to move toward its 2% target. With PCE inflation at 2.4% in November (most recently available data), there is still some work to be done. But the Federal Reserve is well within reach of achieving its inflation mandate and restoring price stability.

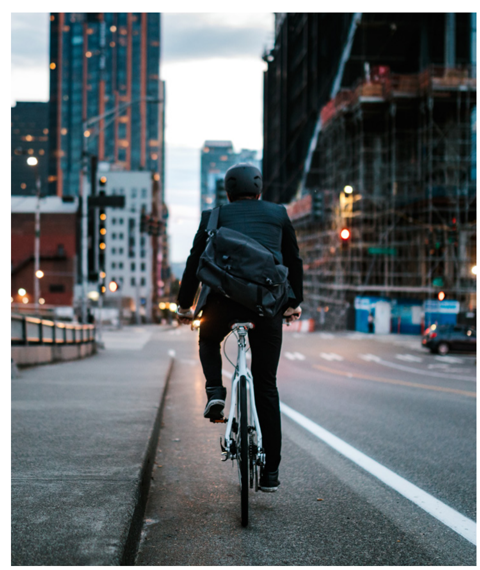
The other key ingredient of a soft landing—avoiding an economic recession—was also realized in 2024. Most recently, GDP grew at an annualized rate of 3.1% in Q3, buoyed by strong household consumption and elevated government spending. Following some softness in the first two quarters of 2022, the American economy has grown at above a 3% annualized pace in five of the past nine quarters, and above 2% in eight of the past nine.

Meanwhile, the labor market also proved quite resilient. Though the unemployment rate finished the year higher than where it started (at 4.1% versus a near-record low of 3.7%), overall labor market conditions remained quite strong. All things considered, the Federal Reserve felt comfortable to begin easing interest rates in September. Through the remainder of the year, it cut a cumulative 100 basis points from its key policy rate, stepping it down from a more than two-decade high of 5.25-5.50% to 4.25-4.50%.

While broader economic developments leaned positive in 2024, this did not translate to a meaningful recovery in housing market activity in King County. In fact, at 24,895 closed MLS sales, this was the second-fewest going back 12 years and the continuation of what has been two years of exceptionally slow activity. Relative to 2023, sales were up 10%, but this was more a function of even weaker activity in that year than a market recovery. All told, sales in 2024 were still 25% below the prior 10-year average of 33,156 sales.

One reason that might explain the dichotomy between economic trends and real estate activity is that mortgage rates haven't really budged. According to research by Freddie Mac, both 15-year and 30-year fixed mortgage rates actually finished the year higher than where they began at 6.00% and 6.85%, respectively. Rates have moved even higher to start the new year, with the 30-year rate eclipsing 7% as of January 16th. Although inflation is under control and the Fed has begun easing monetary policy, U.S. Treasury yields, a key input to fixed mortgage rates, have not come down.

In the December rennie review we discussed in detail the factors preventing a more meaningful decline in Treasury yields and mortgage rates. Ultimately, the threat of trade wars, mass deportations, and deep cuts to regulations and taxes are inflationary, and higher Treasury yields are a reflection of that. So while much progress has been made on turning the page on inflation, it appears that the next chapter could bring more of the same.



Information and statistics derived from Northwest Multiple Listing Service.

king county

SINGLE-FAMILY HOME - DECEMBER 2024

MARKET SUMMARY

There were 1,054 single-family home listings in King County in December, 33% below November and 1.0% higher than December 2023.

December single-family home sales decreased by 20% month-over-month, to 1,038, and were 14% above December 2023.

The months of inventory for single-family home in King County, at 1.0, reflected a sellers' market.

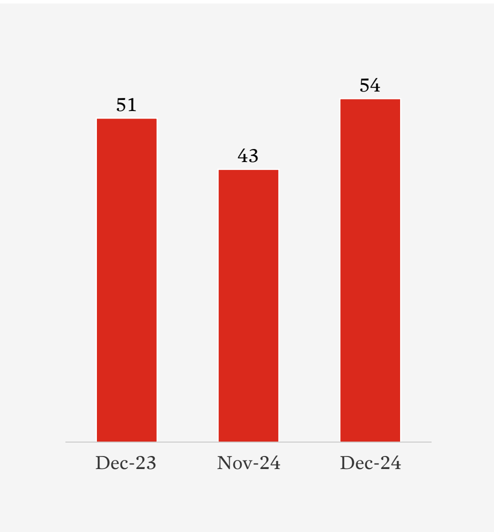
The single-family home median price in December was $950,000, a 5% decrease from November and 6% above December 2023.

The average sold price was $1,270,352, 0.2% below last month and up 9% to December 2023.

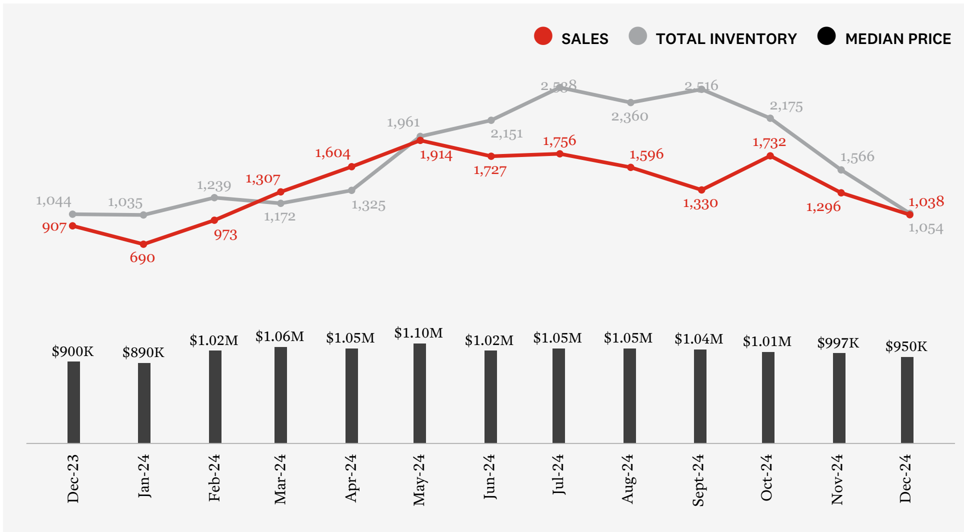
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 9%	▲ 6%	▲ 1.0%	▲ 14%	1.0
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	1,054	1,566	-33%	1,044	1%
TOTAL SALES	1,038	1,296	-20%	907	14%
MONTHS OF INVENTORY	1.0	1.2	-16%	1.2	-12%
MEDIAN SOLD PRICE	$950,000	$996,500	-5%	$899,999	6%
AVERAGE SOLD PRICE	$1,270,352	$1,272,307	-0.2%	$1,168,549	9%

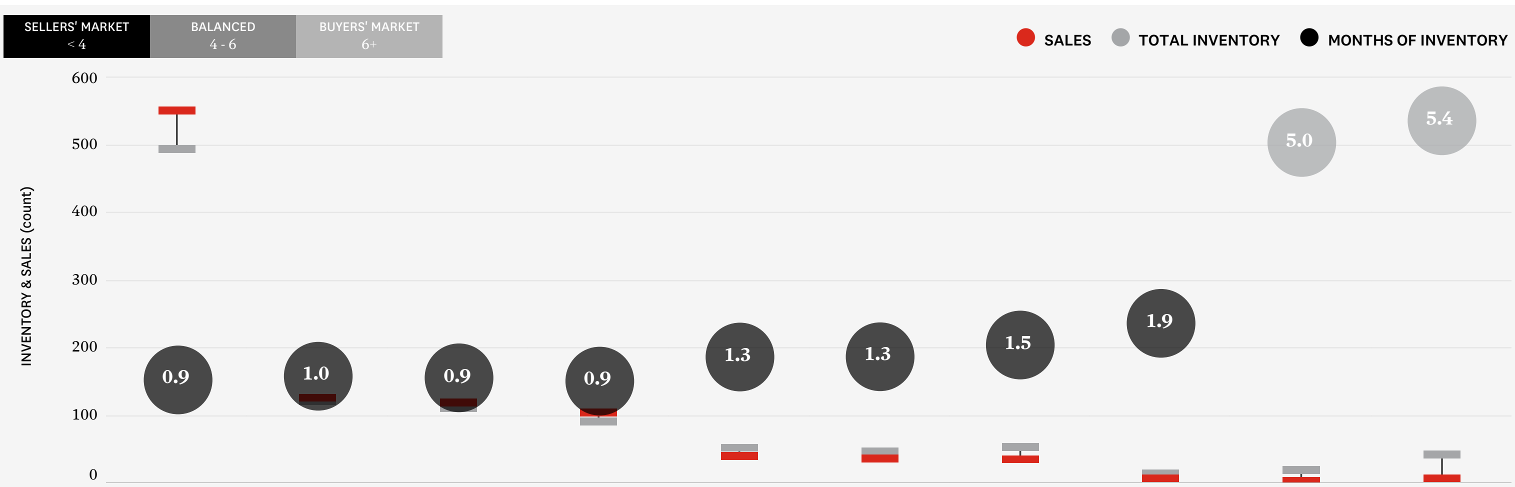
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	0.9	1.0	0.9	0.9	1.3	1.3	1.5	1.9	5.0	5.4
INVENTORY	495	122	112	92	53	48	54	15	20	43
SALES	552	127	120	105	41	37	36	8	4	8

Information and statistics derived from Northwest Multiple Listing Service.

MARKET SUMMARY

There were 687 townhome listings in King County in December, 21% below November and 48% higher than December 2023.

December townhome sales increased by 6% month-over-month, to 332, and were 41% above December 2023.

The months of inventory for townhomes in King County, at 2.1, reflected a sellers' market.

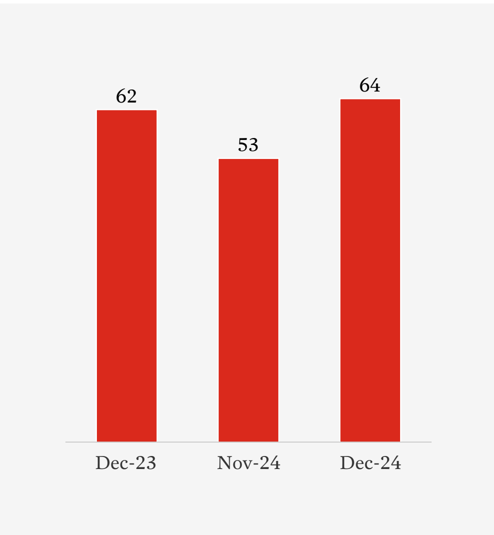
The townhome median price in December was $750,000, a 0.3% decrease from November and 1.5% above December 2023.

The average sold price was $822,970, 5% below last month; the average PSF sale price was $530, down 4% to last month.

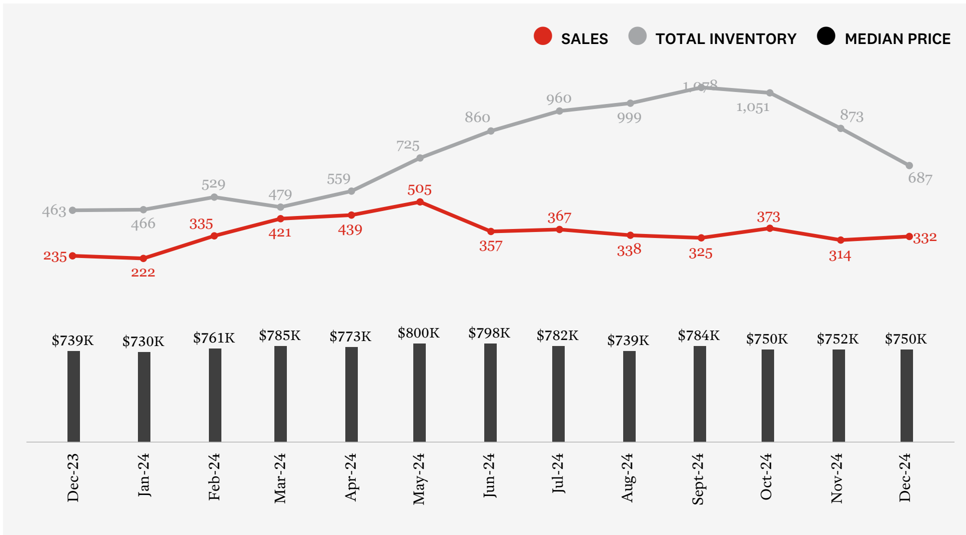
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 7%	▲ 3%	▲ 1.5%	▲ 48%	▲ 41%	2.1
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	687	873	-21%	463	48%
TOTAL SALES	332	314	6%	235	41%
MONTHS OF INVENTORY	2.1	2.8	-26%	2.0	5%
MEDIAN SOLD PRICE	$750,000	$752,450	-0.3%	$739,000	1.5%
AVERAGE SOLD PRICE	$822,970	$864,979	-5%	$766,388	7%
AVERAGE PRICE PSF	$530	$554	-4%	$515	3%

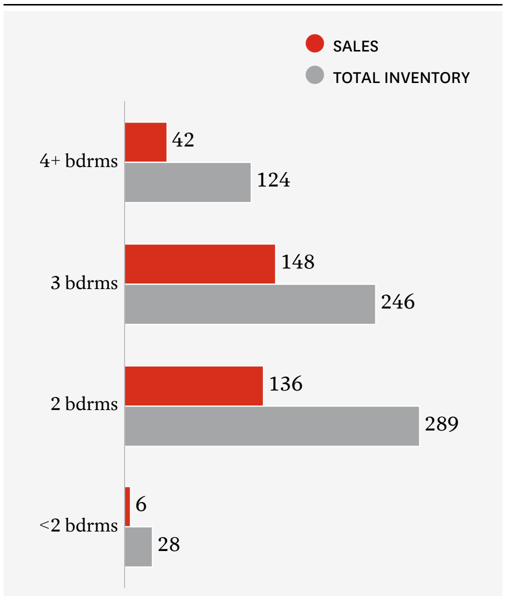
MEDIAN DAYS ON MARKET



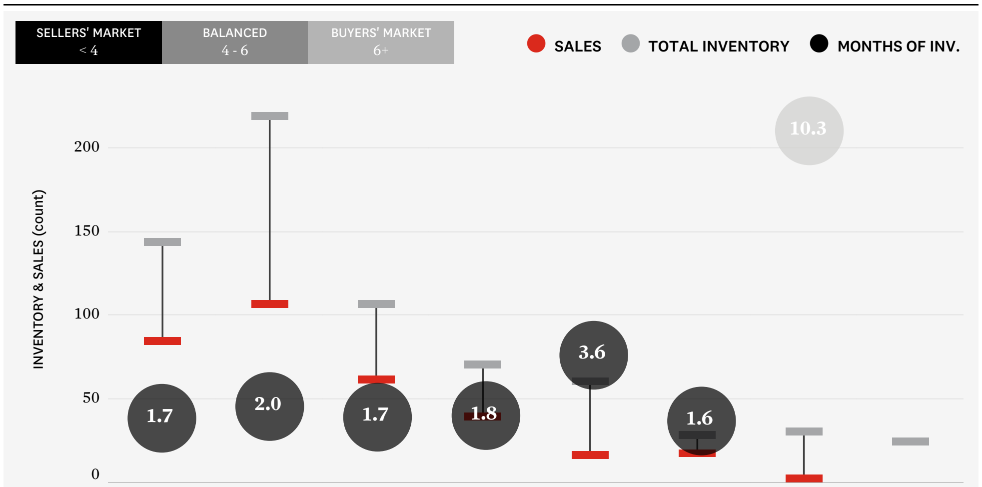
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	1.7	2.0	1.7	1.8	3.6	1.6	10.3	n/a
INVENTORY	144	219	107	71	61	29	31	25
SALES	85	107	62	40	17	18	3	0

Information and statistics derived from Northwest Multiple Listing Service.

king county

CONDO - DECEMBER 2024

MARKET SUMMARY

There were 578 condo listings in King County in December, 28% below November and 21% higher than December 2023.

December condo sales increased by 4% month-over-month, to 246, and were 29% above December 2023.

The months of inventory for condos in King County, at 2.3, reflected a sellers' market.

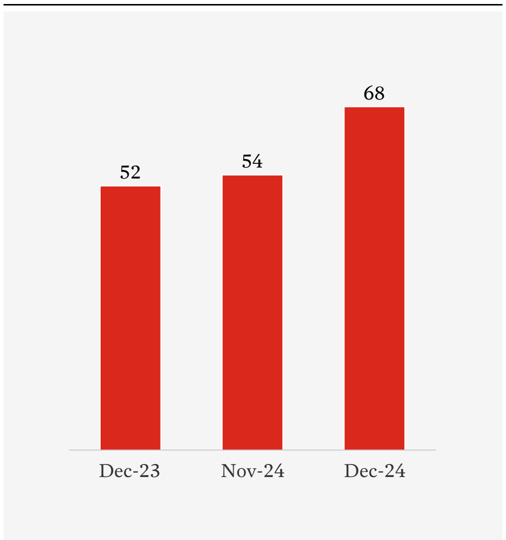
The condo median price in December was $454,000, a 4% decrease from November and 3% below December 2023.

The average sold price was $576,222, 5% below last month; the average PSF sale price was $573, down 8% to last month.

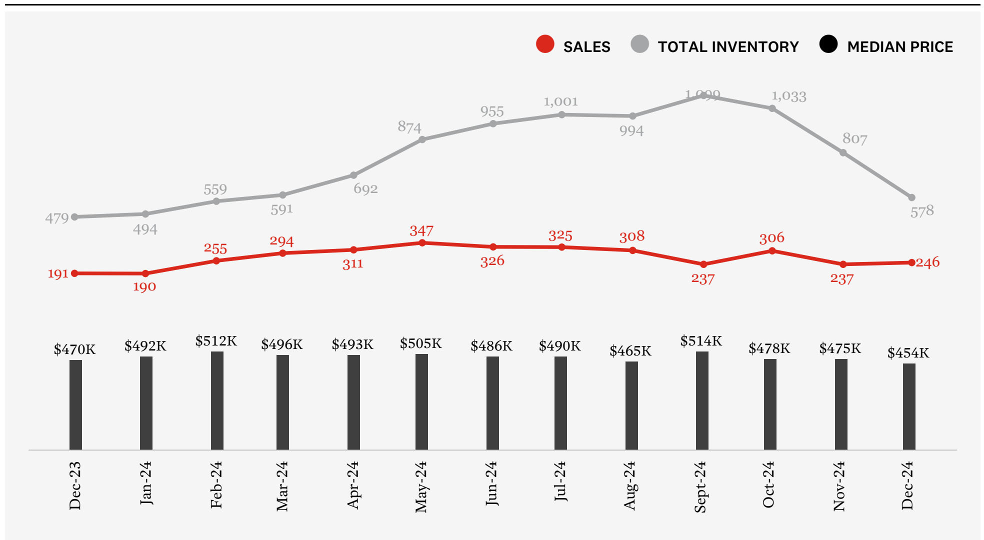
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 11%	▼ 13%	▼ 3%	▲ 21%	▲ 29%	2.3
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	578	807	-28%	479	21%
TOTAL SALES	246	237	4%	191	29%
MONTHS OF INVENTORY	2.3	3.4	-31%	2.5	-6%
MEDIAN SOLD PRICE	$454,000	$475,000	-4%	$470,000	-3%
AVERAGE SOLD PRICE	$576,222	$604,464	-5%	$644,346	-11%
AVERAGE PRICE PSF	$573	$620	-8%	$659	-13%

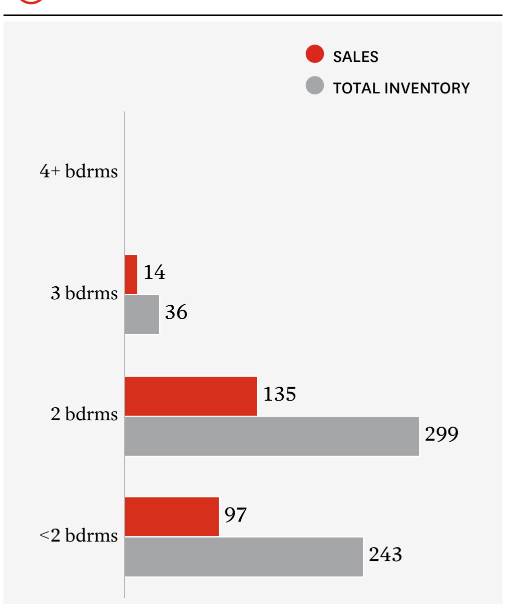
MEDIAN DAYS ON MARKET



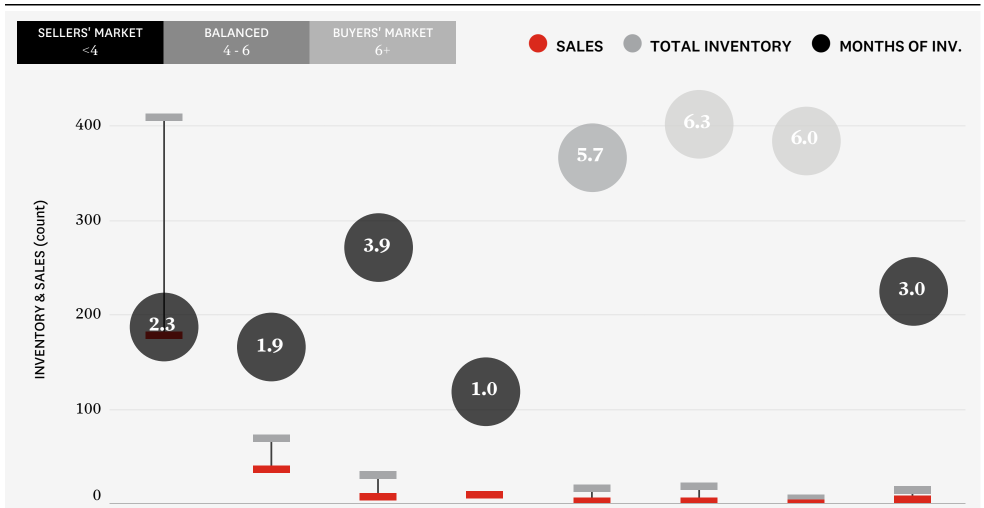
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	2.3	1.9	3.9	1.0	5.7	6.3	6.0	3.0
INVENTORY	410	70	31	10	17	19	6	15
SALES	179	37	8	10	3	3	1	5

Information and statistics derived from Northwest Multiple Listing Service.

ballard/greenlake

SINGLE-FAMILY HOME - DECEMBER 2024

MARKET SUMMARY

There were 56 single-family home listings in Ballard/Greenlake in December, 39% below November and 1.8% higher than December 2023.

December single-family home sales decreased by 7% month-over-month, to 84, and were 53% above December 2023.

The months of inventory for single-family home in Ballard/Greenlake, at 0.7, reflected a sellers' market.

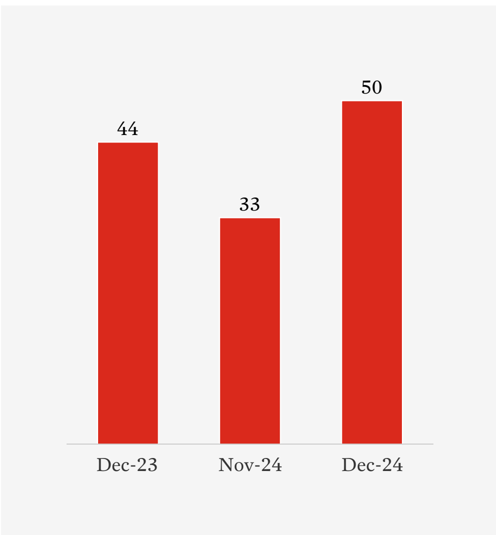
The single-family home median price in December was $1,056,000, a 6% increase from November and 12% above December 2023.

The average sold price was $1,224,459, 9% above last month and up 17% to December 2023.

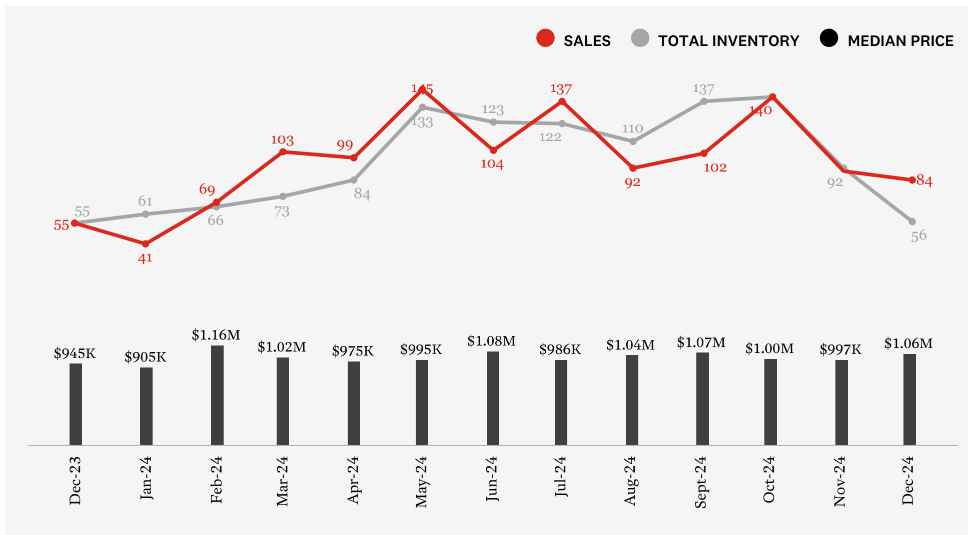
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 17%	▲ 12%	▲ 1.8%	▲ 53%	0.7
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	56	92	-39%	55	1.8%
TOTAL SALES	84	90	-7%	55	53%
MONTHS OF INVENTORY	0.7	1.0	-35%	1.0	-33%
MEDIAN SOLD PRICE	$1,056,000	$997,475	6%	$945,000	12%
AVERAGE SOLD PRICE	$1,224,459	$1,119,037	9%	$1,042,845	17%

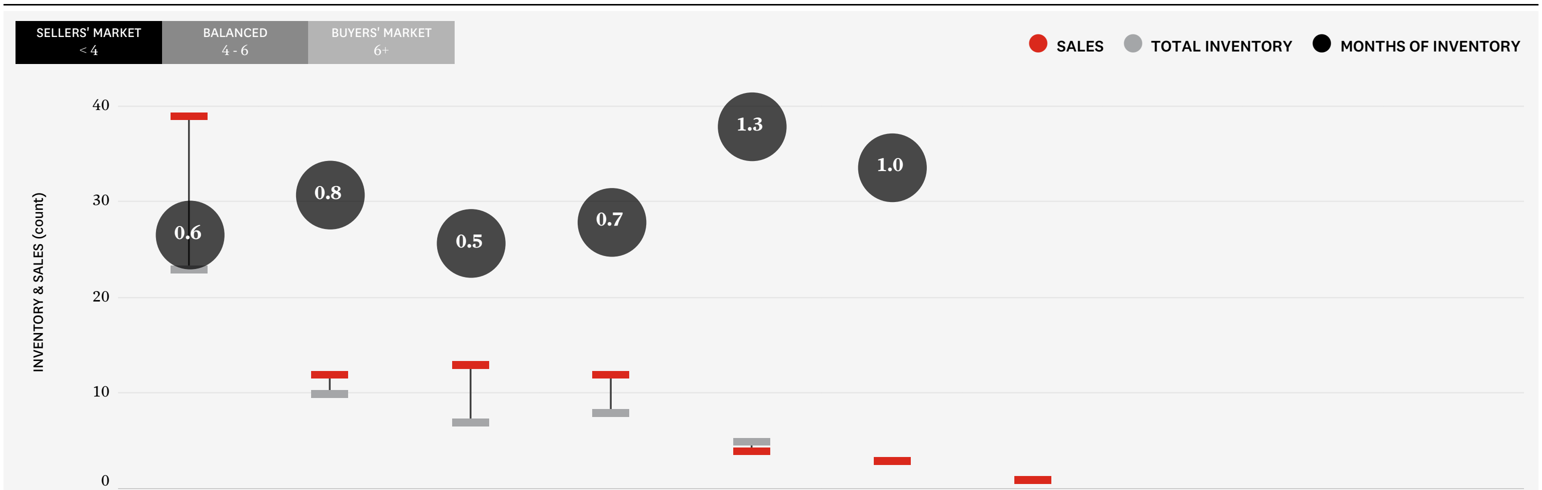
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	0.6	0.8	0.5	0.7	1.3	1.0	n/a			
INVENTORY	23	10	7	8	5	3	0			
SALES	39	12	13	12	4	3	1			

Information and statistics derived from Northwest Multiple Listing Service.

ballard/greenlake

TOWNHOME - DECEMBER 2024

MARKET SUMMARY

There were 119 townhome listings in Ballard/Greenlake in December, 25% below November and 37% higher than December 2023.

December townhome sales increased by 2% month-over-month, to 49, and were 6% below December 2023.

The months of inventory for townhomes in Ballard/Greenlake, at 2.4, reflected a sellers' market.

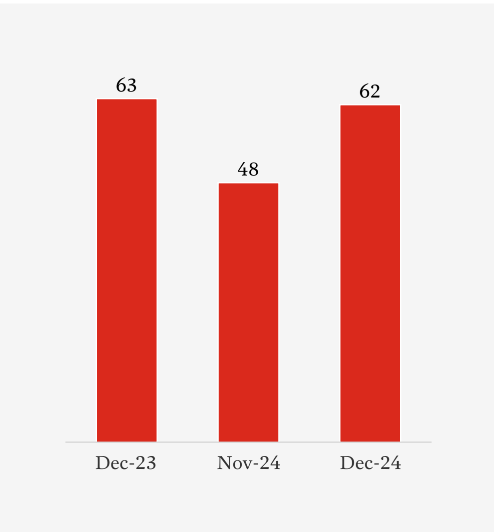
The townhome median price in December was $770,000, a 5% decrease from November and 1.0% above December 2023.

The average sold price was $829,578, 0.5% above last month; the average PSF sale price was $569, down 6% to last month.

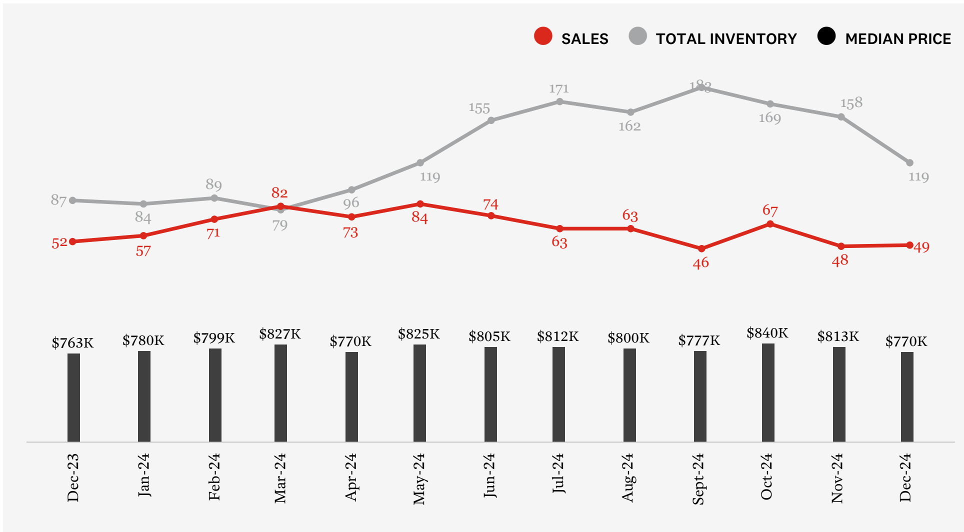
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 4%	▼ 0.9%	▲ 1.0%	▲ 37%	▼ 6%	2.4
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	119	158	-25%	87	37%
TOTAL SALES	49	48	2%	52	-6%
MONTHS OF INVENTORY	2.4	3.3	-26%	1.7	45%
MEDIAN SOLD PRICE	$770,000	$812,500	-5%	$762,500	1%
AVERAGE SOLD PRICE	$829,578	$825,519	0.5%	$797,546	4%
AVERAGE PRICE PSF	$569	$604	-6%	$573	-0.9%

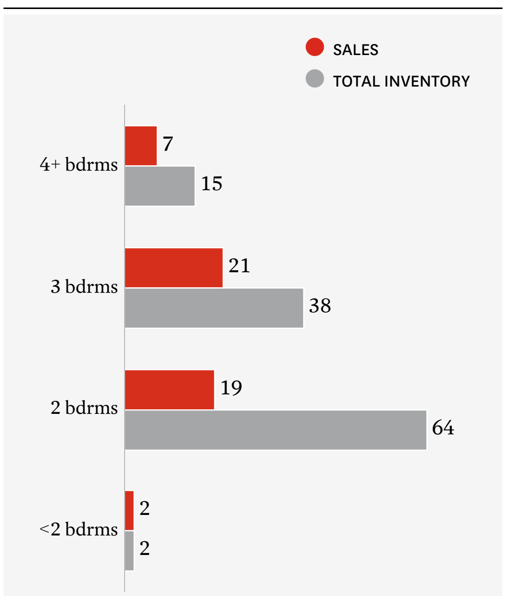
MEDIAN DAYS ON MARKET



RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE

	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	1.1	3.4	2.4	2.4	1.0	2.0		
INVENTORY	10	61	29	12	3	4		
SALES	9	18	12	5	3	2		

Information and statistics derived from Northwest Multiple Listing Service.

ballard/greenlake

CONDO - DECEMBER 2024

MARKET SUMMARY

There were 42 condo listings in Ballard/Greenlake in December, 30% below November and 100% higher than December 2023.

December condo sales remained the same month-over-month, at 16, and were 14% above December 2023.

The months of inventory for condos in Ballard/Greenlake, at 2.6, reflected a sellers' market.

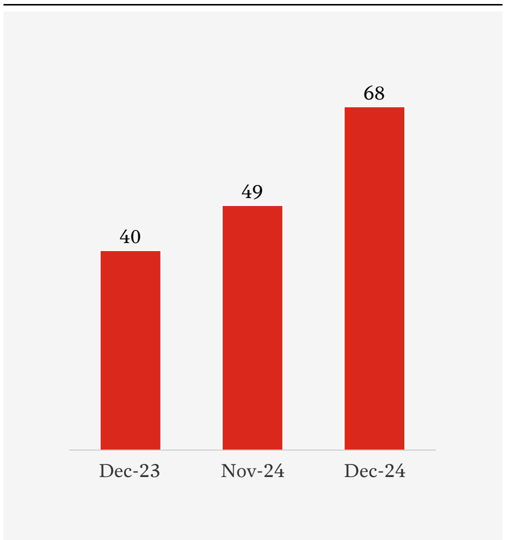
The condo median price in December was $335,000, a 26% decrease from November and 26% below December 2023.

The average sold price was $376,400, 25% below last month; the average PSF sale price was $495, down 14% to last month.

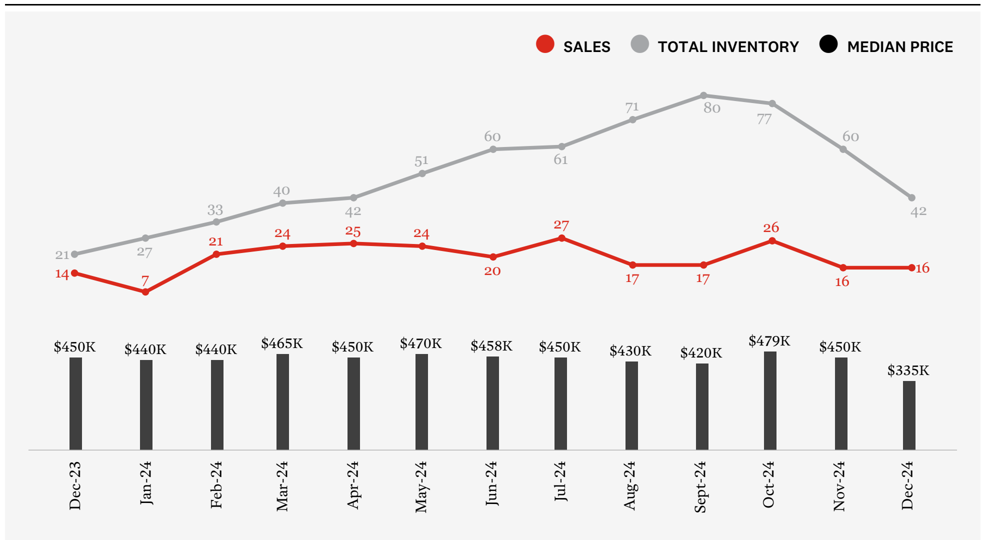
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 18%	▼ 11%	▼ 26%	▲ 100%	▲ 14%	2.6
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	42	60	-30%	21	100%
TOTAL SALES	16	16	0%	14	14%
MONTHS OF INVENTORY	2.6	3.8	-30%	1.5	75%
MEDIAN SOLD PRICE	$335,000	$449,750	-26%	$450,000	-26%
AVERAGE SOLD PRICE	$376,400	$499,031	-25%	$460,032	-18%
AVERAGE PRICE PSF	$495	$573	-14%	$558	-11%

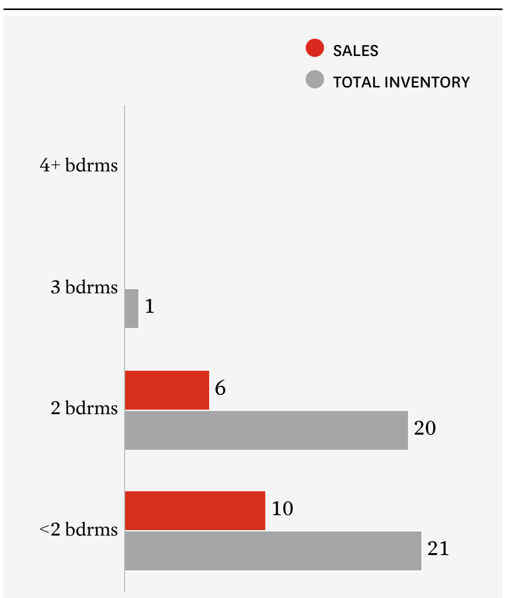
MEDIAN DAYS ON MARKET



RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE

	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	2.3	n/a	n/a		n/a			
INVENTORY	37	2	1		2			
SALES	16	0	0		0			

Information and statistics derived from Northwest Multiple Listing Service.

bellevue east of 405

SINGLE-FAMILY HOME - DECEMBER 2024

MARKET SUMMARY

There were 21 single-family home listings in Bellevue East of 405 in December, 40% below November and 9% lower than December 2023.

December single-family home sales decreased by 39% month-over-month, to 25, and were 29% below December 2023.

The months of inventory for single-family home in Bellevue East of 405, at 0.8, reflected a sellers' market.

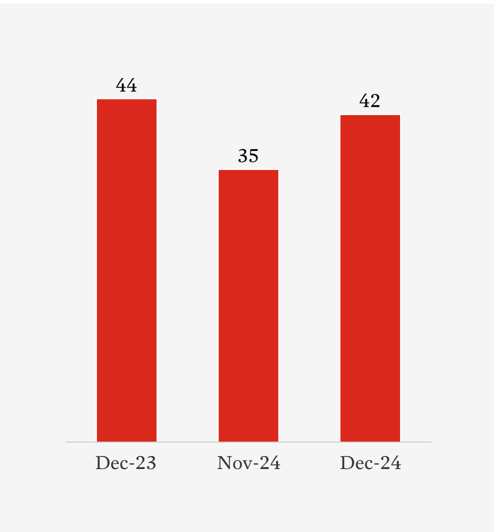
The single-family home median price in December was $1,675,000, a 11% increase from November and 12% above December 2023.

The average sold price was $2,083,392, 21% above last month and up 15% to December 2023.

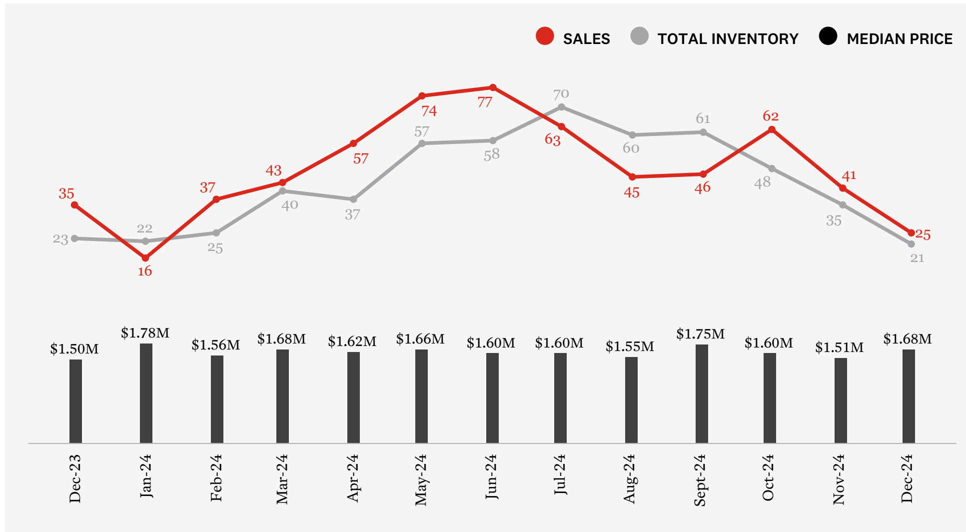
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 15%	▲ 12%	▼ 9%	▼ 29%	0.8
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	21	35	-40%	23	-9%
TOTAL SALES	25	41	-39%	35	-29%
MONTHS OF INVENTORY	0.8	0.9	-1.6%	0.7	28%
MEDIAN SOLD PRICE	$1,675,000	$1,510,000	11%	$1,500,000	12%
AVERAGE SOLD PRICE	$2,083,392	$1,727,183	21%	$1,807,091	15%

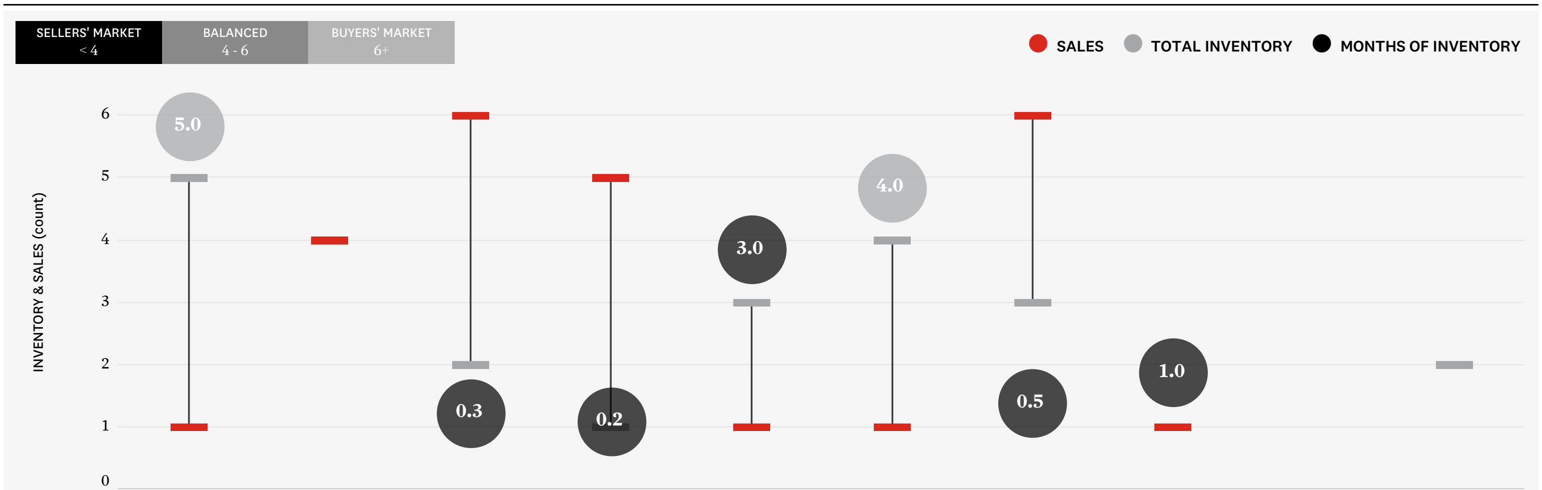
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	5.0	n/a	0.3	0.2	3.0	4.0	0.5	1.0		n/a
INVENTORY	5	0	2	1	3	4	3	1		2
SALES	1	4	6	5	1	1	6	1		0

Information and statistics derived from Northwest Multiple Listing Service.

bellevue east of 405

TOWNHOME - DECEMBER 2024

MARKET SUMMARY

There were 20 townhome listings in Bellevue East of 405 in December, 17% below November and 122% higher than December 2023.

December townhome sales increased by 15% month-over-month, to 15, and were 150% above December 2023.

The months of inventory for townhomes in Bellevue East of 405, at 1.3, reflected a sellers' market.

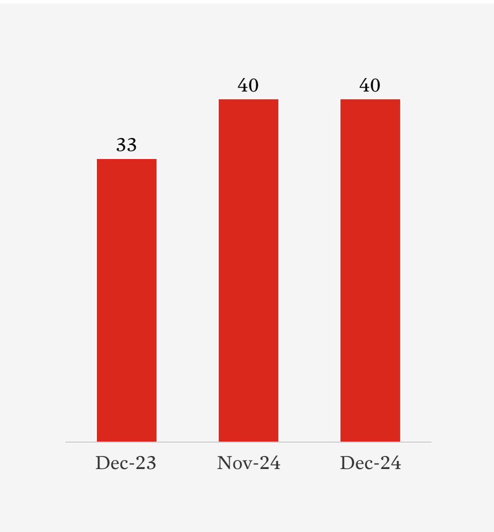
The townhome median price in December was $1,001,000, a 19% increase from November and 33% above December 2023.

The average sold price was $981,633, 10% above last month; the average PSF sale price was $572, up 3% to last month.

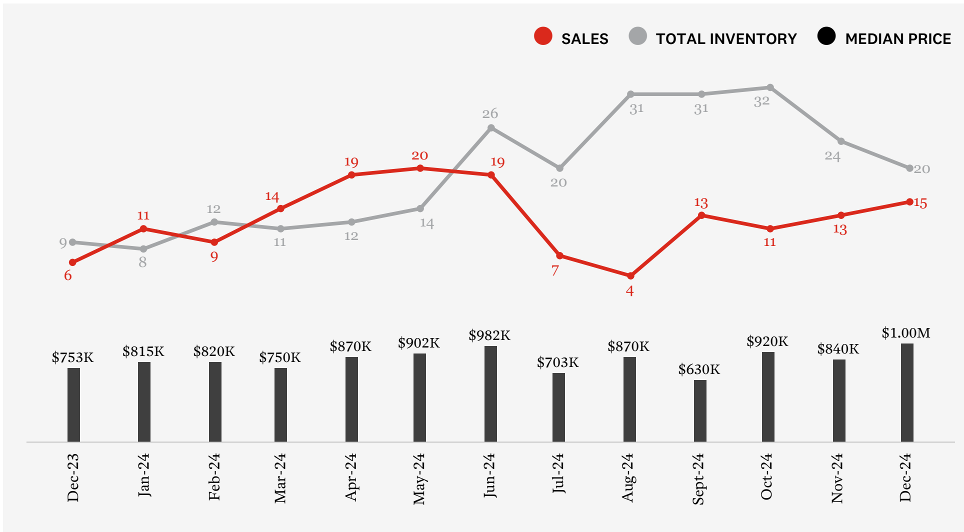
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 41%	▲ 17%	▲ 33%	▲ 122%	▲ 150%	1.3
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	20	24	-17%	9	122%
TOTAL SALES	15	13	15%	6	150%
MONTHS OF INVENTORY	1.3	1.8	-28%	1.5	-11%
MEDIAN SOLD PRICE	$1,001,000	$840,000	19%	$752,500	33%
AVERAGE SOLD PRICE	$981,633	$891,148	10%	$696,333	41%
AVERAGE PRICE PSF	$572	$554	3%	$487	17%

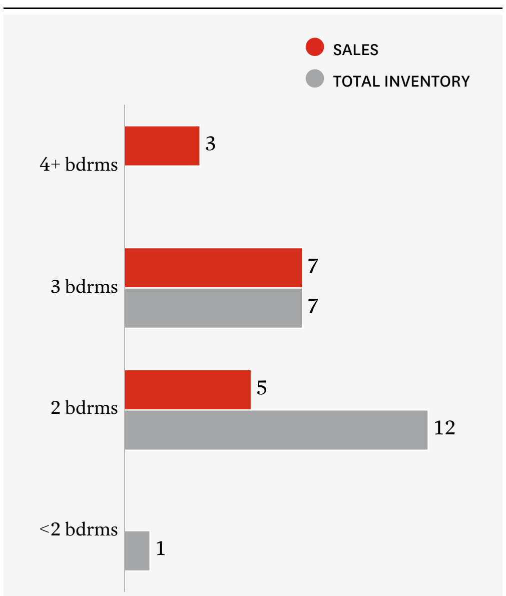
MEDIAN DAYS ON MARKET



RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE

	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	9.0	0.5	6.0	0.3	0.3			
INVENTORY	9	2	6	2	1			
SALES	1	4	1	6	3			

Information and statistics derived from Northwest Multiple Listing Service.

bellevue east of 405

CONDO - DECEMBER 2024

MARKET SUMMARY

There were 25 condo listings in Bellevue East of 405 in December, 36% below November and 67% higher than December 2023.

December condo sales increased by 22% month-over-month, to 11, and were 267% above December 2023.

The months of inventory for condos in Bellevue East of 405, at 2.3, reflected a sellers' market.

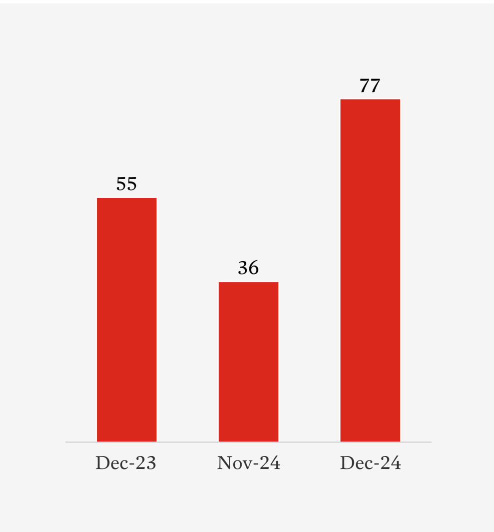
The condo median price in December was $415,000, a 27% decrease from November and 26% below December 2023.

The average sold price was $426,309, 27% below last month; the average PSF sale price was $465, down 19% to last month.

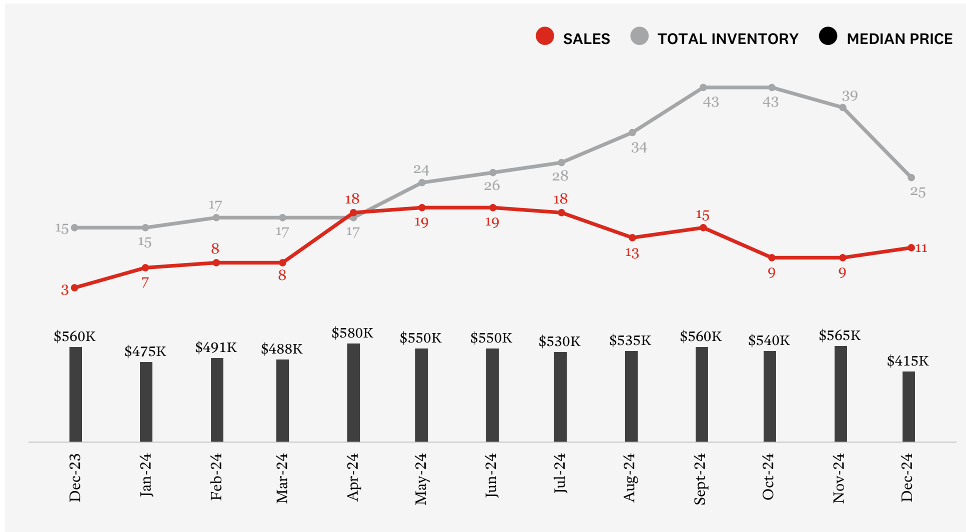
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 38%	▼ 9%	▼ 26%	▲ 67%	▲ 267%	2.3
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	25	39	-36%	15	67%
TOTAL SALES	11	9	22%	3	267%
MONTHS OF INVENTORY	2.3	4.3	-48%	5.0	-55%
MEDIAN SOLD PRICE	$415,000	$565,000	-27%	$560,000	-26%
AVERAGE SOLD PRICE	$426,309	$587,778	-27%	$690,000	-38%
AVERAGE PRICE PSF	$465	$577	-19%	$513	-9%

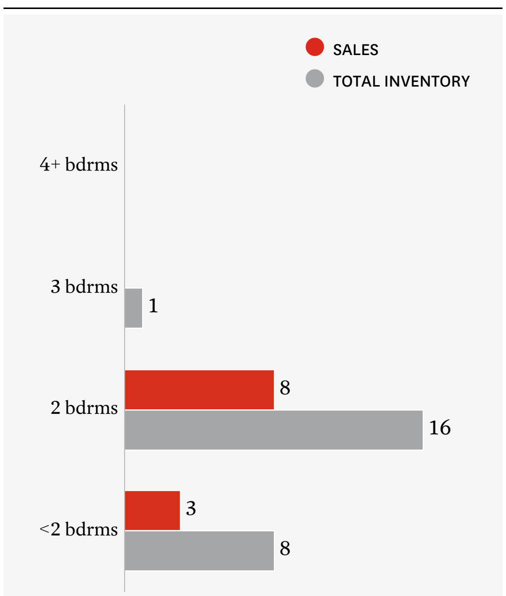
MEDIAN DAYS ON MARKET



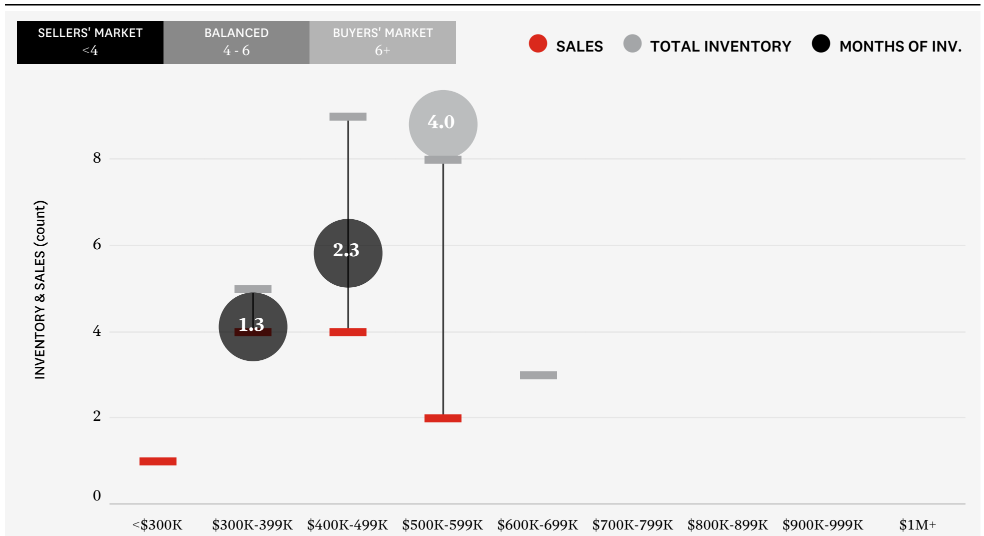
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$300K	$300K-399K	$400K-499K	$500K-599K	$600K-699K	$700K-799K	$800K-899K	$900K-999K	$1M+
MOI	n/a	1.3	2.3	4.0	n/a				
INVENTORY	0	5	9	8	3				
SALES	1	4	4	2	0				

Information and statistics derived from Northwest Multiple Listing Service.

bellevue west of 405

SINGLE-FAMILY HOME - DECEMBER 2024

MARKET SUMMARY

There were 37 single-family home listings in Bellevue West of 405 in December, 26% below November and 19% higher than December 2023.

December single-family home sales increased by 20% month-over-month, to 24, and were 50% above December 2023.

The months of inventory for single-family home in Bellevue West of 405, at 1.5, reflected a sellers' market.

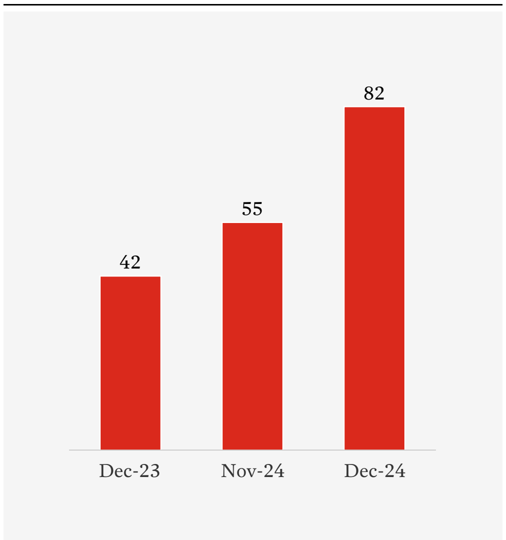
The single-family home median price in December was $3,450,000, a 1.8% increase from November and 8% below December 2023.

The average sold price was $4,282,083, 8% above last month and down 7% to December 2023.

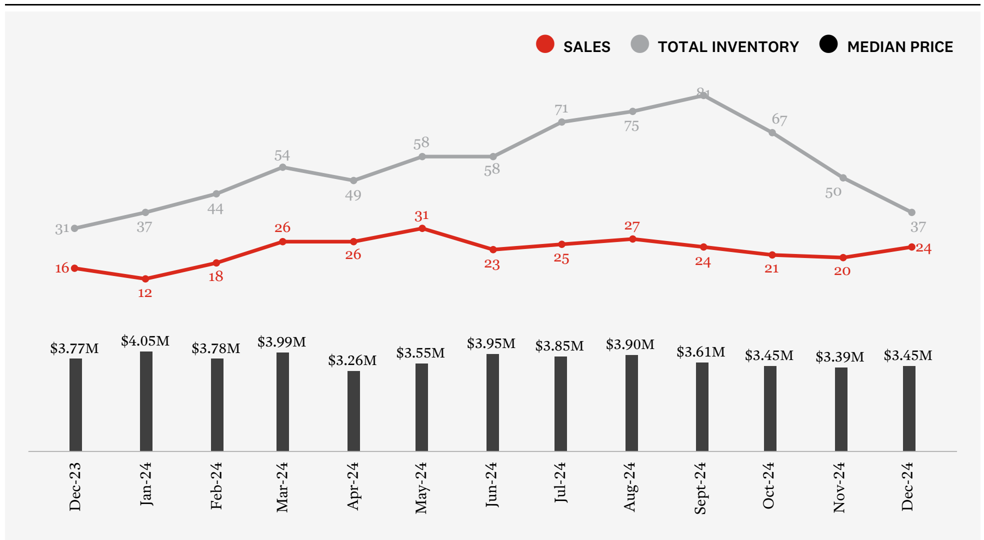
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 7%	▼ 8%	▲ 19%	▲ 50%	1.5
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

				PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	37	50	-26%	31	19%
TOTAL SALES	24	20	20%	16	50%
MONTHS OF INVENTORY	1.5	2.5	-38%	1.9	-20%
MEDIAN SOLD PRICE	$3,450,000	$3,390,000	1.8%	$3,767,500	-8%
AVERAGE SOLD PRICE	$4,282,083	$3,948,344	8%	$4,590,300	-7%

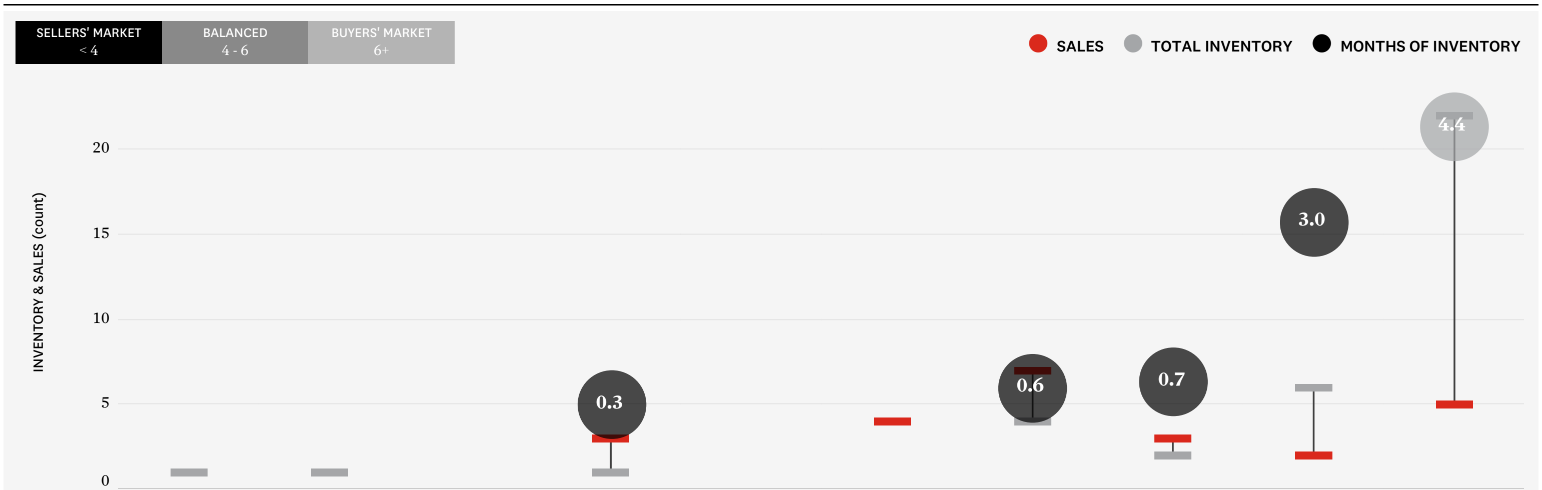
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	n/a	n/a		0.3		n/a	0.6	0.7	3.0	4.4
INVENTORY	1	1		1		0	4	2	6	22
SALES	0	0		3		4	7	3	2	5

Information and statistics derived from Northwest Multiple Listing Service.

MARKET SUMMARY

There were 29 condo listings in Bellevue West of 405 in December, 26% below November and 36% lower than December 2023.

December condo sales decreased by 39% month-over-month, to 11, and were 56% below December 2023.

The months of inventory for condos in Bellevue West of 405, at 2.6, reflected a sellers' market.

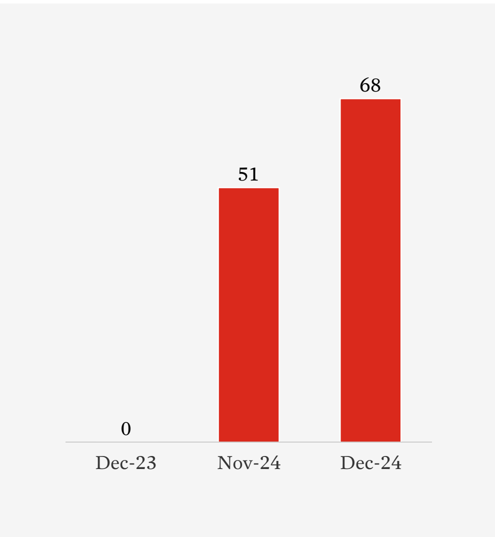
The condo median price in December was $762,000, a 12% decrease from November and 27% below December 2023.

The average sold price was $1,000,636, 11% below last month; the average PSF sale price was $829, down 12% to last month.

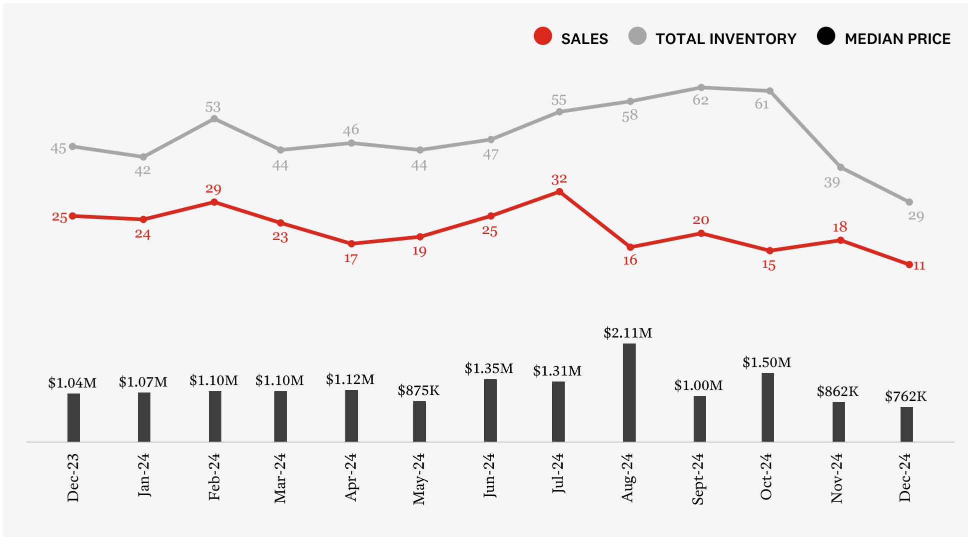
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 10%	▼ 29%	▼ 27%	▼ 36%	▼ 56%	2.6
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

				PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	29	39	-26%	45	-36%
TOTAL SALES	11	18	-39%	25	-56%
MONTHS OF INVENTORY	2.6	2.2	22%	1.8	46%
MEDIAN SOLD PRICE	$762,000	$862,000	-12%	$1,041,000	-27%
AVERAGE SOLD PRICE	$1,000,636	$1,123,694	-11%	$1,112,790	-10%
AVERAGE PRICE PSF	$829	$937	-12%	$1,175	-29%

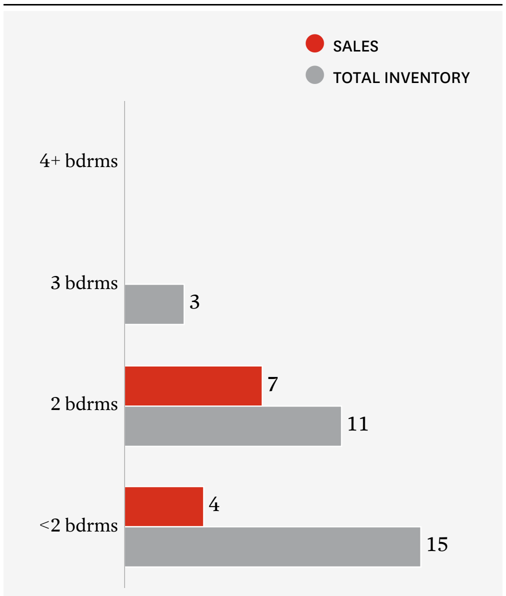
MEDIAN DAYS ON MARKET



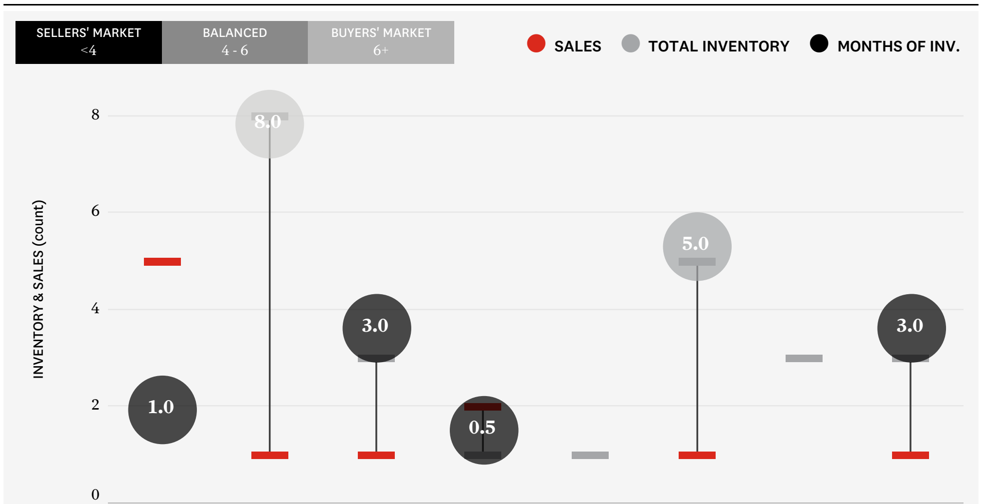
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	1.0	8.0	3.0	0.5	n/a	5.0	n/a	3.0
INVENTORY	5	8	3	1	1	5	3	3
SALES	5	1	1	2	0	1	0	1

Information and statistics derived from Northwest Multiple Listing Service.

belltown/downtown seattle

CONDO - DECEMBER 2024

MARKET SUMMARY

There were 107 condo listings in Belltown/Downtown Seattle in December, 28% below November and 13% lower than December 2023.

December condo sales increased by 3% month-over-month, to 39, and were 44% above December 2023.

The months of inventory for condos in Belltown/Downtown Seattle, at 2.7, reflected a sellers' market.

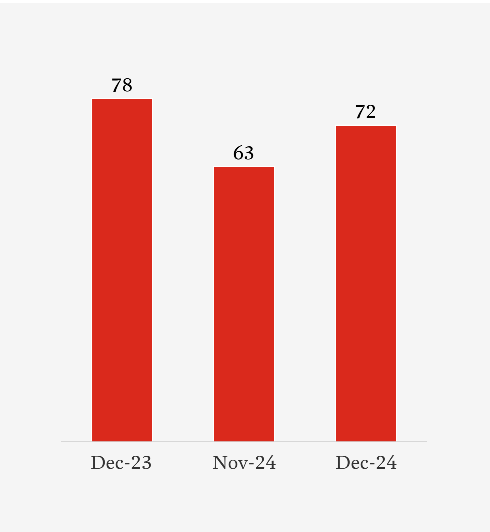
The condo median price in December was $620,000, a 1.4% increase from November and 31% below December 2023.

The average sold price was $852,830, 33% above last month; the average PSF sale price was $826, up 16% to last month.

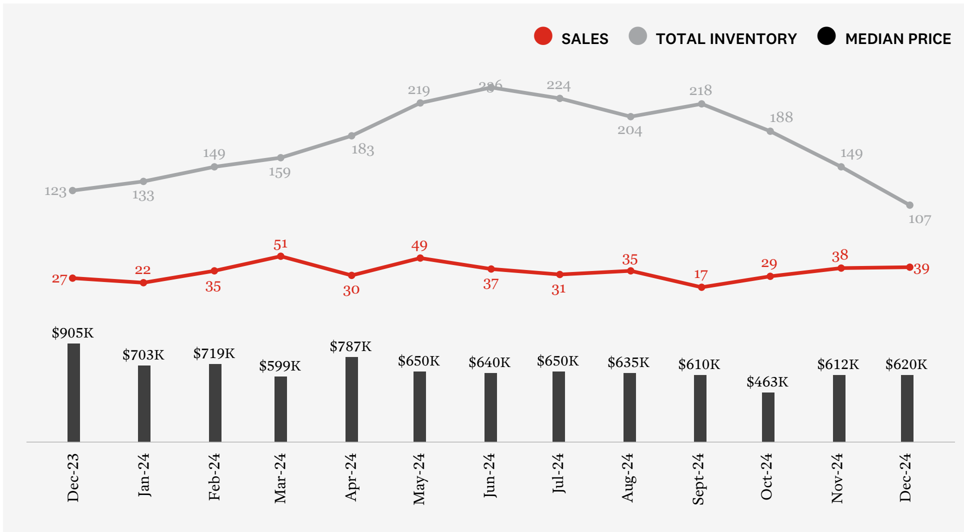
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 27%	▼ 11%	▼ 31%	▼ 13%	▲ 44%	2.7
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

				PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	107	149	-28%	123	-13%
TOTAL SALES	39	38	3%	27	44%
MONTHS OF INVENTORY	2.7	3.9	-30%	4.6	-40%
MEDIAN SOLD PRICE	$620,000	$611,738	1.4%	$905,000	-31%
AVERAGE SOLD PRICE	$852,830	$639,378	33%	$1,170,764	-27%
AVERAGE PRICE PSF	$826	$712	16%	$927	-11%

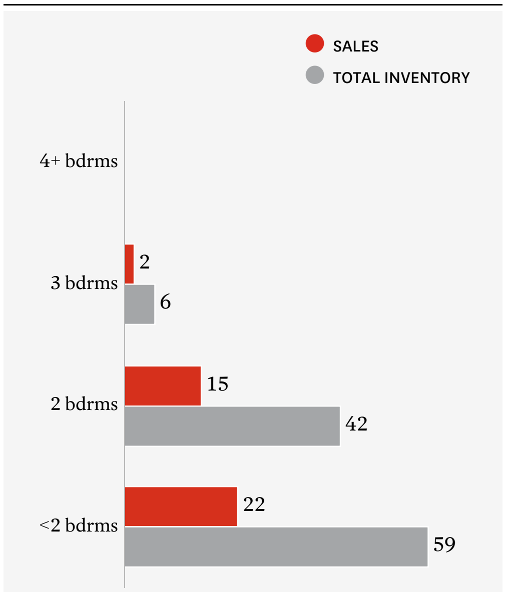
MEDIAN DAYS ON MARKET



RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE

	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	2.5	3.7	2.2	0.7	6.0	n/a	n/a	2.0
INVENTORY	45	22	11	4	6	11	2	6
SALES	18	6	5	6	1	0	0	3

Information and statistics derived from Northwest Multiple Listing Service.

burien/normandy park

SINGLE-FAMILY HOME - DECEMBER 2024

AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 13%	▲ 13%	▲ 6%	▲ 32%	1.1
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

MARKET SUMMARY

There were 70 single-family home listings in Burien/Normandy Park in December, 35% below November and 6% higher than December 2023.

December single-family home sales increased by 10% month-over-month, to 66, and were 32% above December 2023.

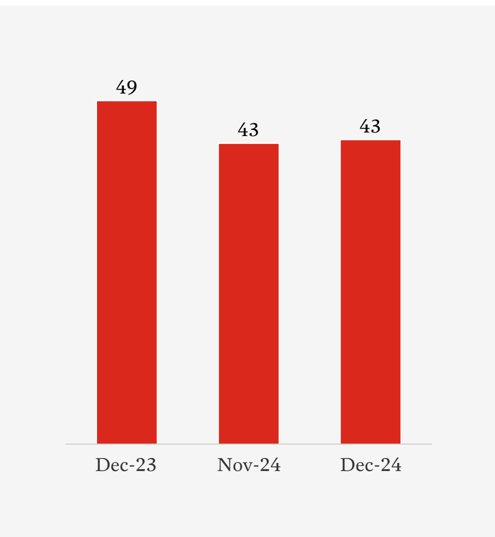
The months of inventory for single-family home in Burien/Normandy Park, at 1.1, reflected a sellers' market.

The single-family home median price in December was $731,250, a 14% increase from November and 13% above December 2023.

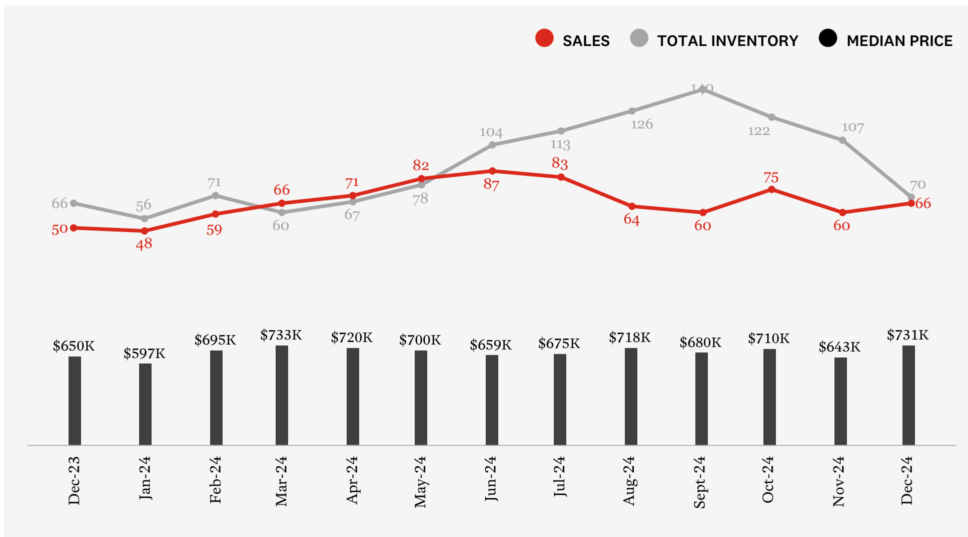
The average sold price was $798,984, 3% below last month and up 13% to December 2023.

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	70	107	-35%	66	6%
TOTAL SALES	66	60	10%	50	32%
MONTHS OF INVENTORY	1.1	1.8	-41%	1.3	-20%
MEDIAN SOLD PRICE	$731,250	$642,500	14%	$649,725	13%
AVERAGE SOLD PRICE	$798,984	$825,664	-3%	$705,109	13%

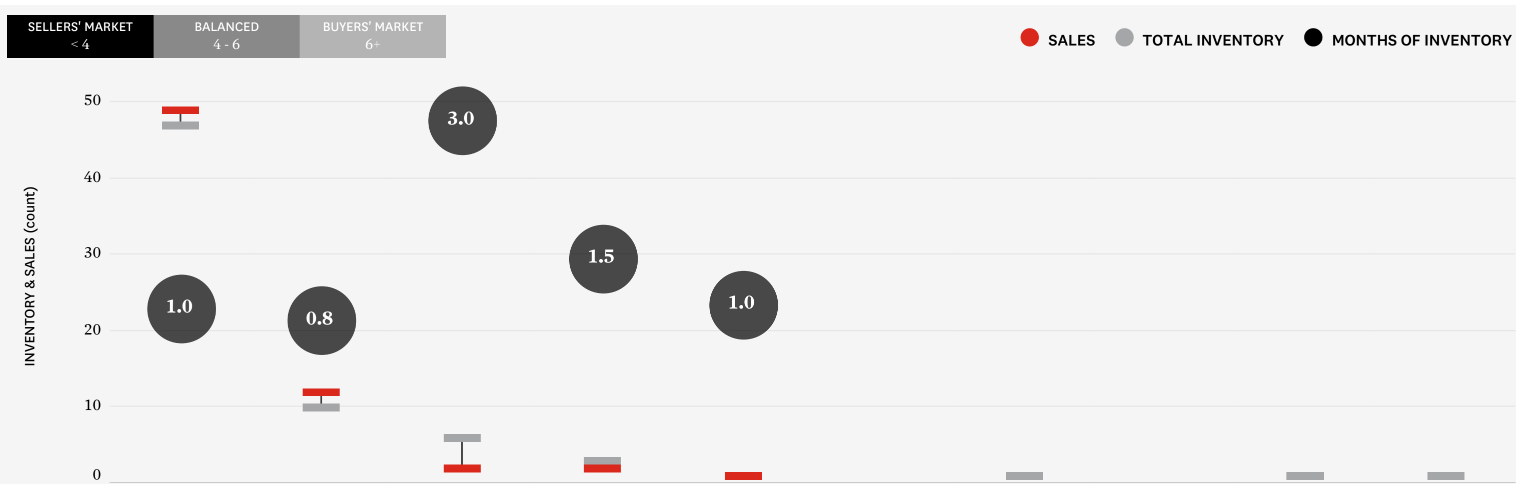
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	1.0	0.8	3.0	1.5	1.0		n/a		n/a	n/a
INVENTORY	47	10	6	3	1		1		1	1
SALES	49	12	2	2	1		0		0	0

Information and statistics derived from Northwest Multiple Listing Service.

burien/normandy park

TOWNHOME - DECEMBER 2024

MARKET SUMMARY

There were 40 townhome listings in Burien/Normandy Park in December, 15% below November and 264% higher than December 2023.

December townhome sales increased by 120% month-over-month, to 11, and were 38% above December 2023.

The months of inventory for townhomes in Burien/Normandy Park, at 3.6, reflected a sellers' market.

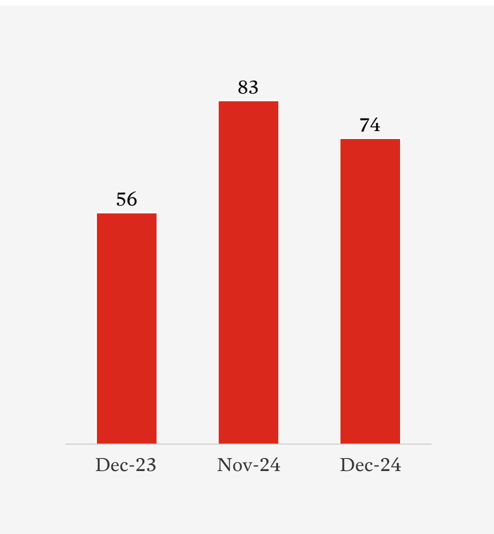
The townhome median price in December was $595,000, a 13% increase from November and 61% above December 2023.

The average sold price was $506,818, 5% above last month; the average PSF sale price was $348, down 22% to last month.

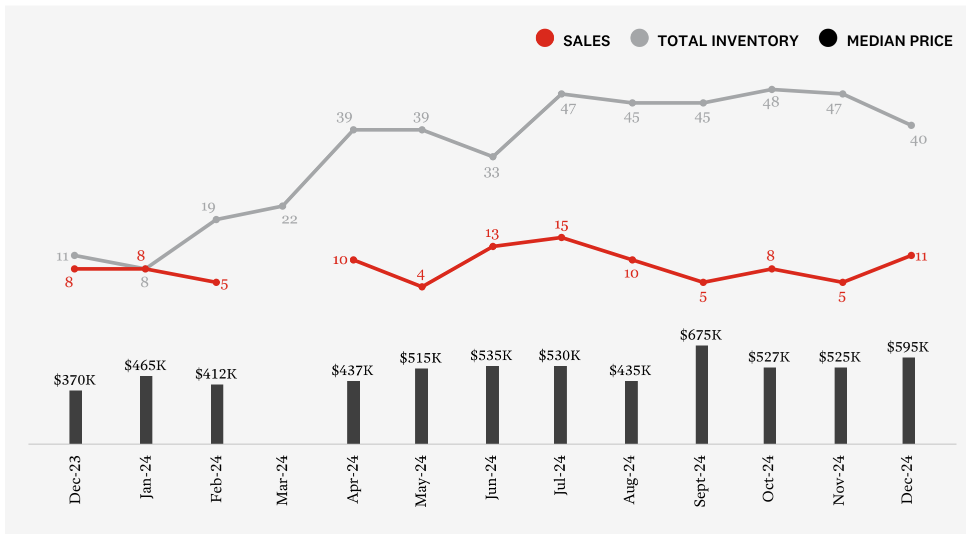
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 23%	▲ 8%	▲ 61%	▲ 264%	▲ 38%	3.6
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	40	47	-15%	11	264%
TOTAL SALES	11	5	120%	8	38%
MONTHS OF INVENTORY	3.6	9.4	-61%	1.4	164%
MEDIAN SOLD PRICE	$595,000	$524,950	13%	$369,500	61%
AVERAGE SOLD PRICE	$506,818	$480,780	5%	$412,925	23%
AVERAGE PRICE PSF	$348	$444	-22%	$321	8%

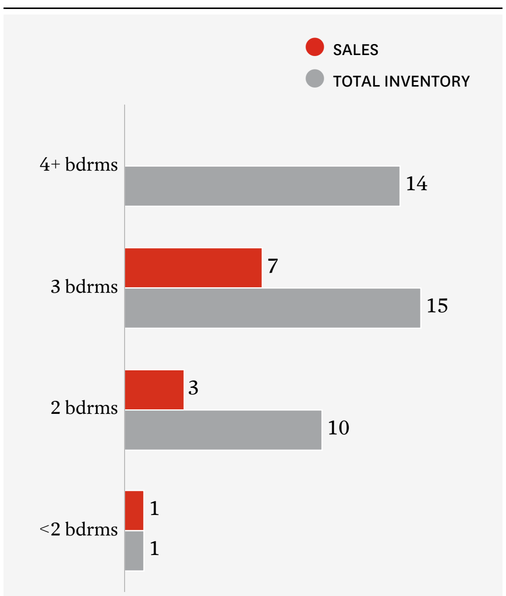
MEDIAN DAYS ON MARKET



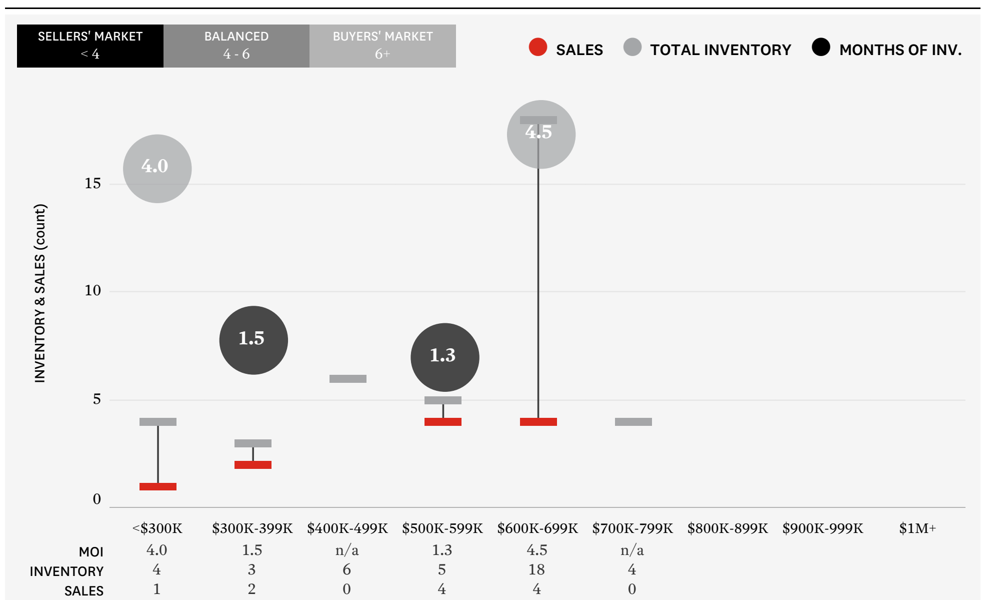
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



Information and statistics derived from Northwest Multiple Listing Service.

burien/normandy park

CONDO - DECEMBER 2024

MARKET SUMMARY

There were 18 condo listings in Burien/Normandy Park in December, 14% below November and 29% higher than December 2023.

December condo sales remained the same month-over-month, at 4, and were 50% below December 2023.

The months of inventory for condos in Burien/Normandy Park, at 4.5, reflected a balanced market.

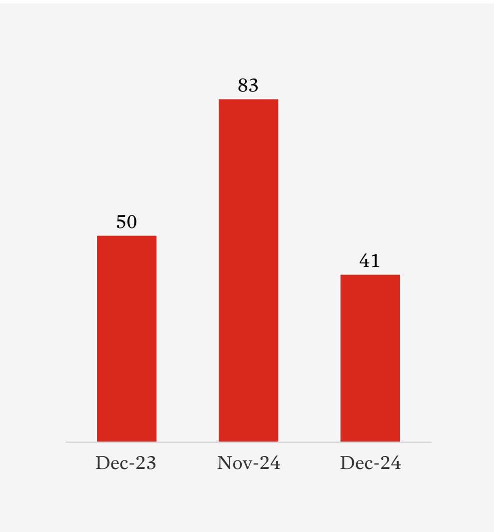
The condo median price in December was $222,250, a 14% decrease from November and 29% below December 2023.

The average sold price was $224,750, 9% below last month; the average PSF sale price was $295, down 1.2% to last month.

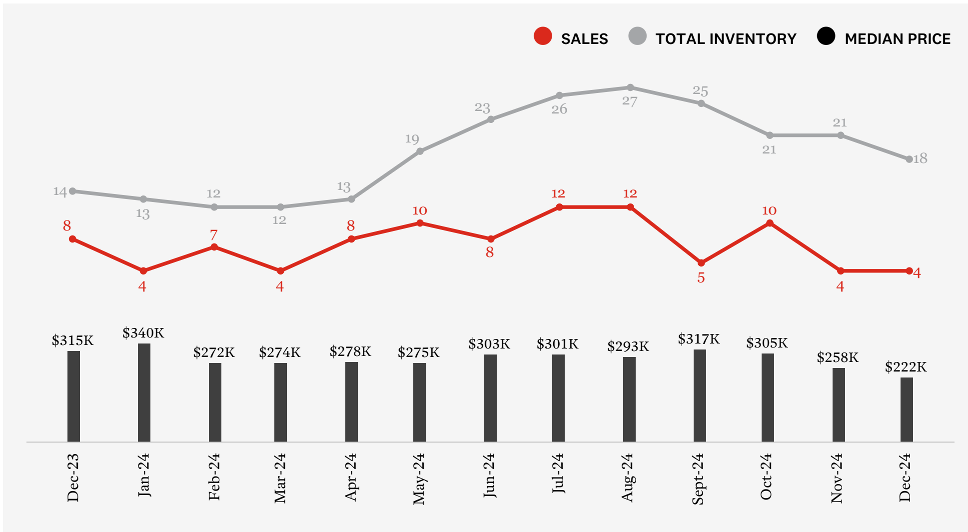
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 30%	▼ 16%	▼ 29%	▲ 29%	▼ 50%	4.5
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	BALANCED MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	18	21	-14%	14	29%
TOTAL SALES	4	4	0%	8	-50%
MONTHS OF INVENTORY	4.5	5.3	-14%	1.8	157%
MEDIAN SOLD PRICE	$222,250	$257,500	-14%	$315,000	-29%
AVERAGE SOLD PRICE	$224,750	$247,500	-9%	$322,025	-30%
AVERAGE PRICE PSF	$295	$299	-1.2%	$351	-16%

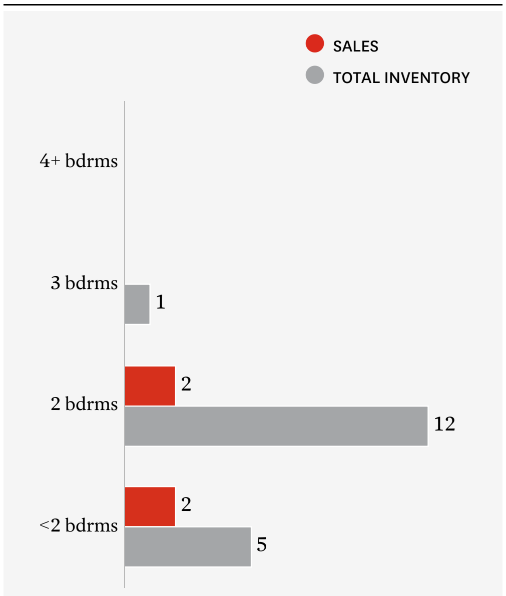
MEDIAN DAYS ON MARKET



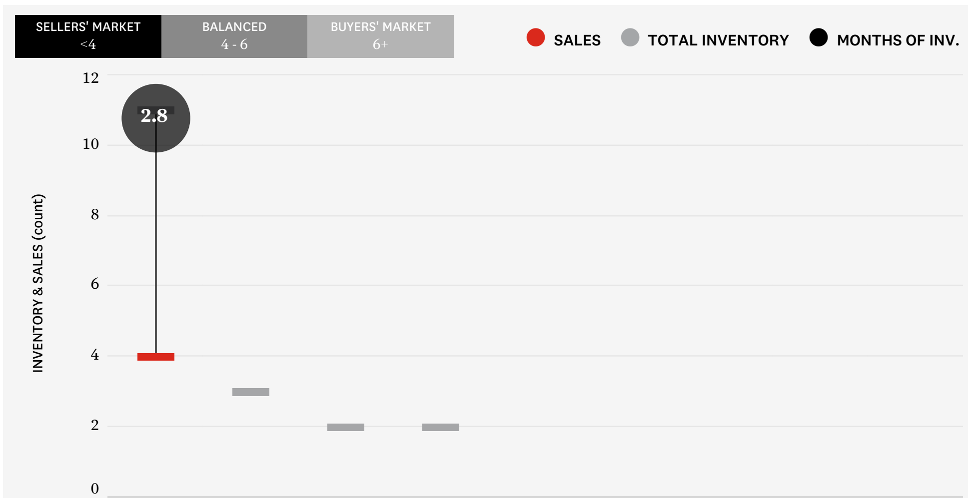
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$300K	$300K-399K	$400K-499K	$500K-599K	$600K-699K	$700K-799K	$800K-899K	$900K-999K	$1M+
MOI	2.8	n/a	n/a	n/a					
INVENTORY	11	3	2	2					
SALES	4	0	0	0					

Information and statistics derived from Northwest Multiple Listing Service.

capitol hill/central seattle

SINGLE-FAMILY HOME - DECEMBER 2024

MARKET SUMMARY

There were 37 single-family home listings in Capitol Hill/Central Seattle in December, 38% below November and no change to December 2023.

December single-family home sales decreased by 54% month-over-month, to 24, and were 26% above December 2023.

The months of inventory for single-family home in Capitol Hill/Central Seattle, at 1.5, reflected a sellers' market.

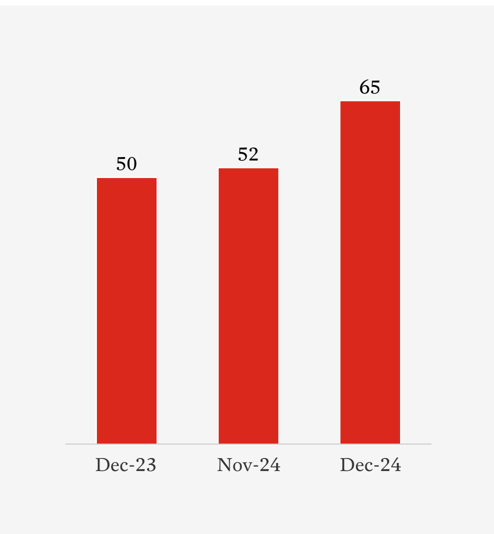
The single-family home median price in December was $1,575,000, a 5% increase from November and 45% above December 2023.

The average sold price was $1,805,366, 6% above last month and up 51% to December 2023.

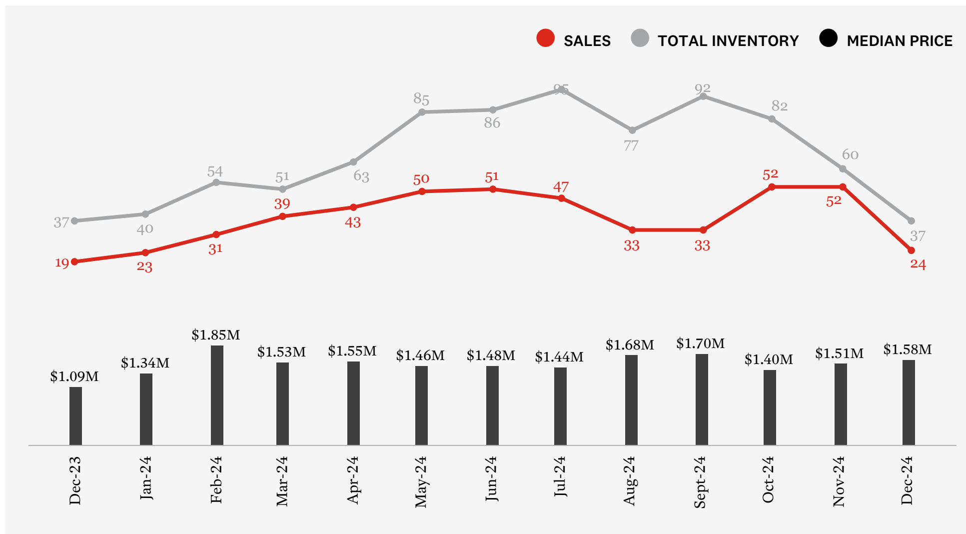
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 51%	▲ 45%	0.0%	▲ 26%	1.5
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	37	60	-38%	37	0%
TOTAL SALES	24	52	-54%	19	26%
MONTHS OF INVENTORY	1.5	1.2	34%	1.9	-21%
MEDIAN SOLD PRICE	$1,575,000	$1,505,000	5%	$1,085,000	45%
AVERAGE SOLD PRICE	$1,805,366	$1,703,026	6%	$1,196,895	51%

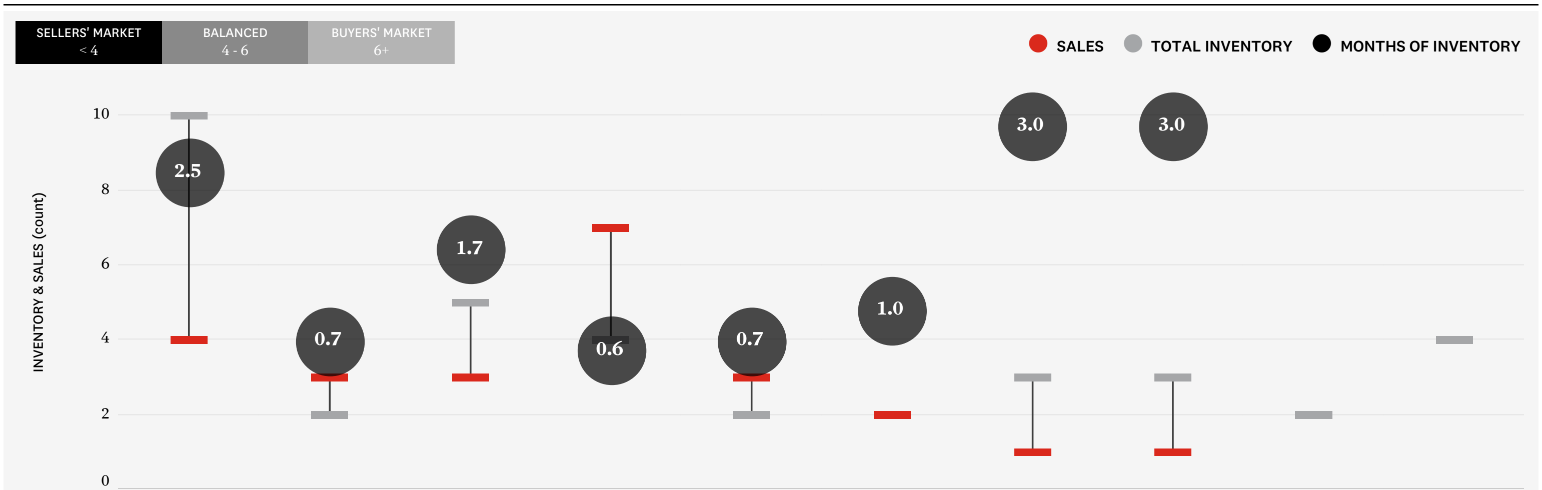
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	2.5	0.7	1.7	0.6	0.7	1.0	3.0	3.0	n/a	n/a
INVENTORY	10	2	5	4	2	2	3	3	2	4
SALES	4	3	3	7	3	2	1	1	0	0

Information and statistics derived from Northwest Multiple Listing Service.

capitol hill/central seattle

TOWNHOME - DECEMBER 2024

MARKET SUMMARY

There were 71 townhome listings in Capitol Hill/Central Seattle in December, 27% below November and 34% higher than December 2023.

December townhome sales increased by 13% month-over-month, to 26, and were 13% above December 2023.

The months of inventory for townhomes in Capitol Hill/Central Seattle, at 2.7, reflected a sellers' market.

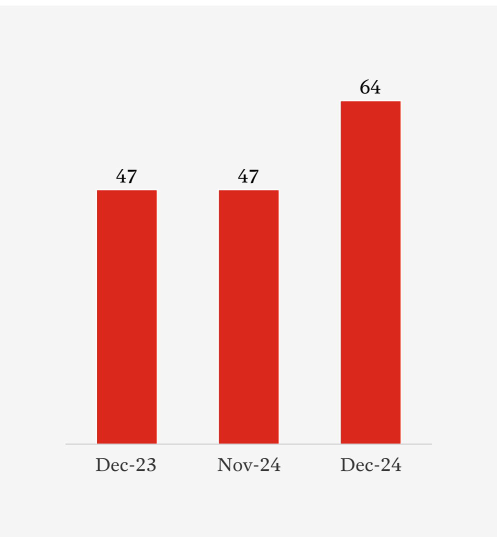
The townhome median price in December was $817,500, a 8% increase from November and 5% above December 2023.

The average sold price was $848,992, 3% above last month; the average PSF sale price was $612, up 5% to last month.

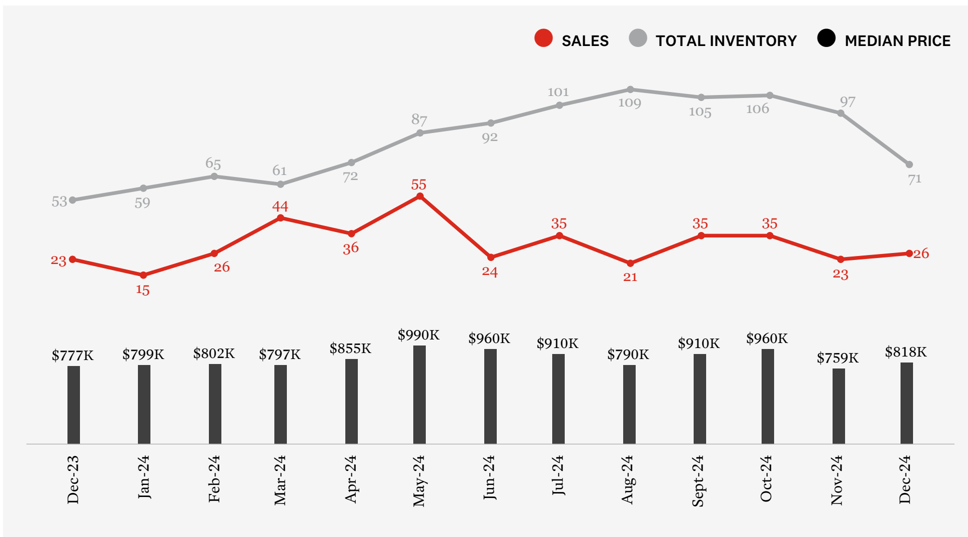
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 5%	▼ 0.4%	▲ 5%	▲ 34%	▲ 13%	2.7
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	71	97	-27%	53	34%
TOTAL SALES	26	23	13%	23	13%
MONTHS OF INVENTORY	2.7	4.2	-35%	2.3	19%
MEDIAN SOLD PRICE	$817,500	$759,000	8%	$777,000	5%
AVERAGE SOLD PRICE	$848,992	$822,993	3%	$806,013	5%
AVERAGE PRICE PSF	$612	$584	5%	$614	-0.4%

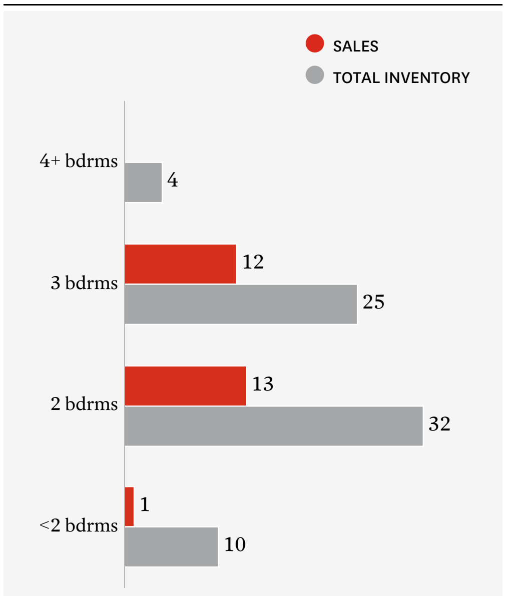
MEDIAN DAYS ON MARKET



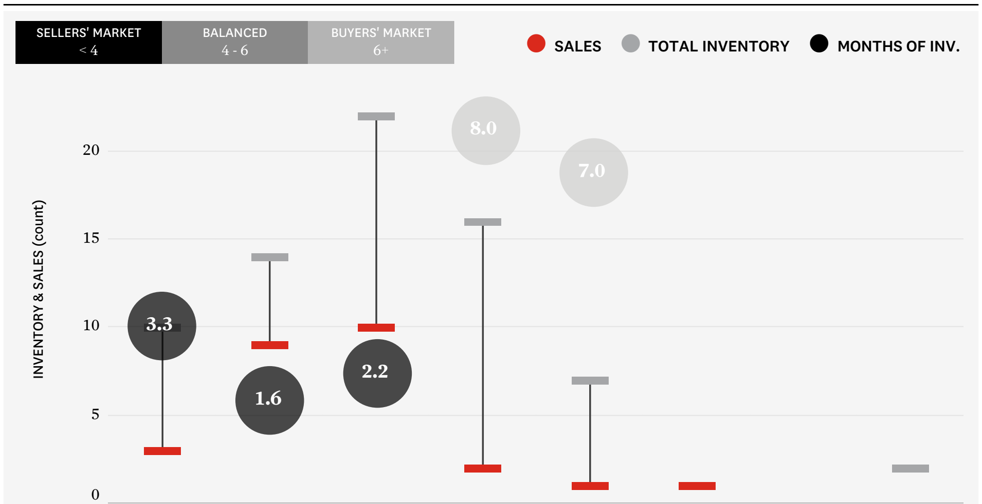
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	3.3	1.6	2.2	8.0	7.0	n/a		n/a
INVENTORY	10	14	22	16	7	0		2
SALES	3	9	10	2	1	1		0

Information and statistics derived from Northwest Multiple Listing Service.

MARKET SUMMARY

There were 96 condo listings in Capitol Hill/Central Seattle in December, 27% below November and 32% higher than December 2023.

December condo sales increased by 11% month-over-month, to 30, and were the same in December 2023.

The months of inventory for condos in Capitol Hill/Central Seattle, at 3.2, reflected a sellers' market.

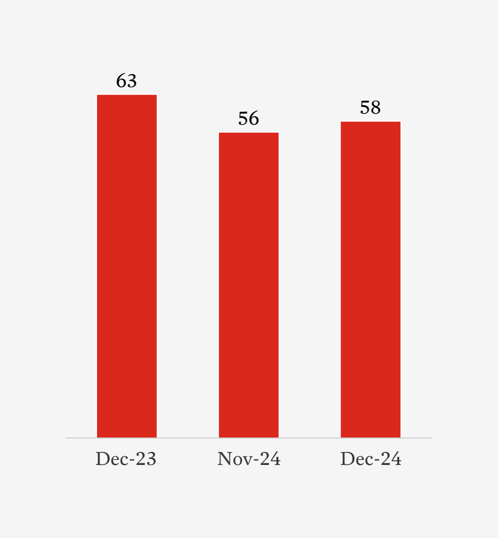
The condo median price in December was $432,684, a 2% increase from November and 5% below December 2023.

The average sold price was $536,185, 4% below last month; the average PSF sale price was $672, up 4% to last month.

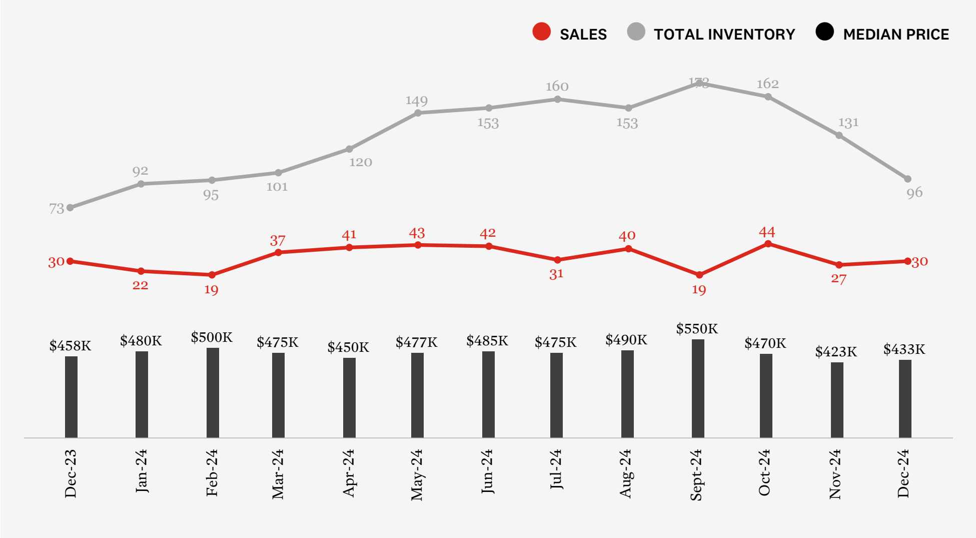
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 7%	▼ 5%	▼ 5%	▲ 32%	0.0%	3.2
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	96	131	-27%	73	32%
TOTAL SALES	30	27	11%	30	0%
MONTHS OF INVENTORY	3.2	4.9	-34%	2.4	32%
MEDIAN SOLD PRICE	$432,684	$422,750	2%	$457,725	-5%
AVERAGE SOLD PRICE	$536,185	$557,581	-4%	$503,241	7%
AVERAGE PRICE PSF	$672	$646	4%	$708	-5%

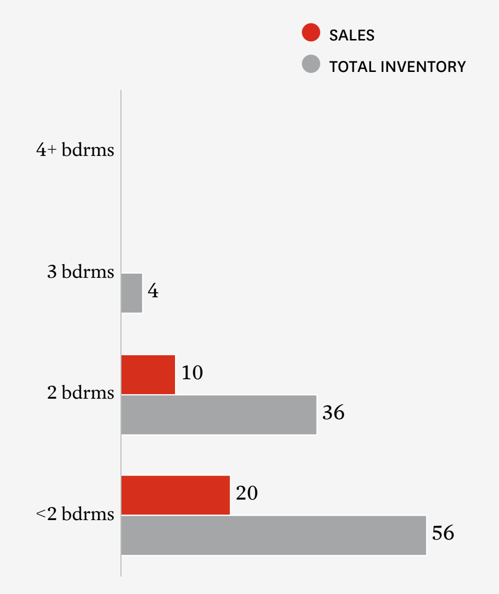
MEDIAN DAYS ON MARKET



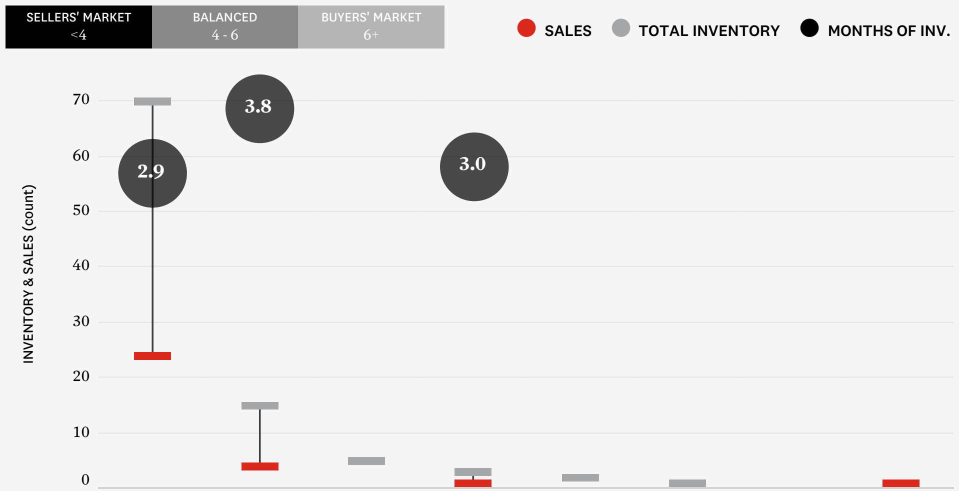
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	2.9	3.8	n/a	3.0	n/a	n/a		n/a
INVENTORY	70	15	5	3	2	1		0
SALES	24	4	0	1	0	0		1

Information and statistics derived from Northwest Multiple Listing Service.

des moines

SINGLE-FAMILY HOME - DECEMBER 2024

MARKET SUMMARY

There were 27 single-family home listings in Des Moines in December, 31% below November and 23% higher than December 2023.

December single-family home sales increased by 17% month-over-month, to 27, and were 93% above December 2023.

The months of inventory for single-family home in Des Moines, at 1.0, reflected a sellers' market.

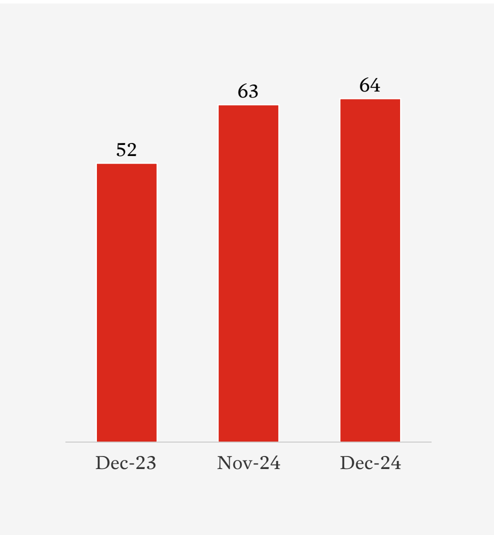
The single-family home median price in December was $625,000, a 3% decrease from November and 0.4% below December 2023.

The average sold price was $639,628, 11% below last month and down 22% to December 2023.

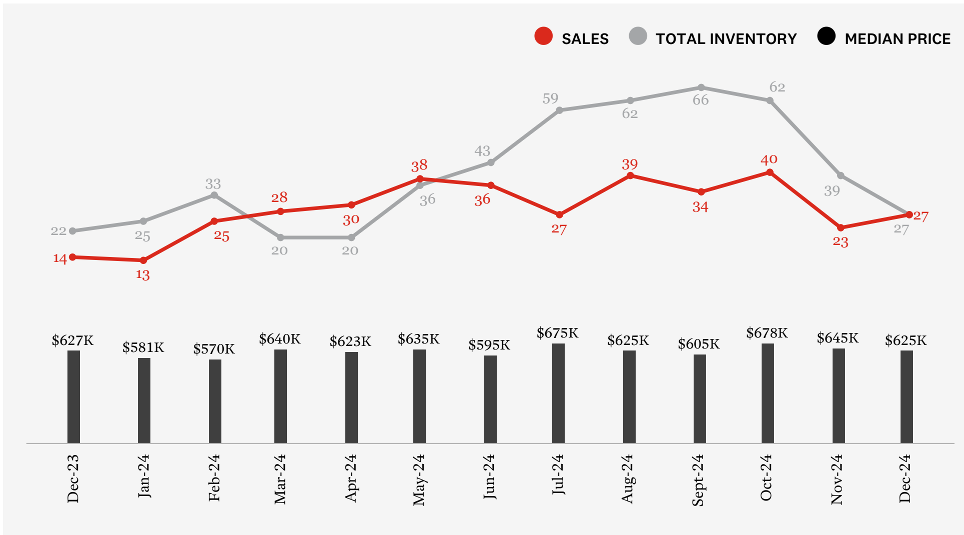
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 22%	▼ 0.4%	▲ 23%	▲ 93%	1.0
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	27	39	-31%	22	23%
TOTAL SALES	27	23	17%	14	93%
MONTHS OF INVENTORY	1.0	1.7	-41%	1.6	-36%
MEDIAN SOLD PRICE	$625,000	$645,000	-3%	$627,375	-0.4%
AVERAGE SOLD PRICE	$639,628	$716,400	-11%	$823,411	-22%

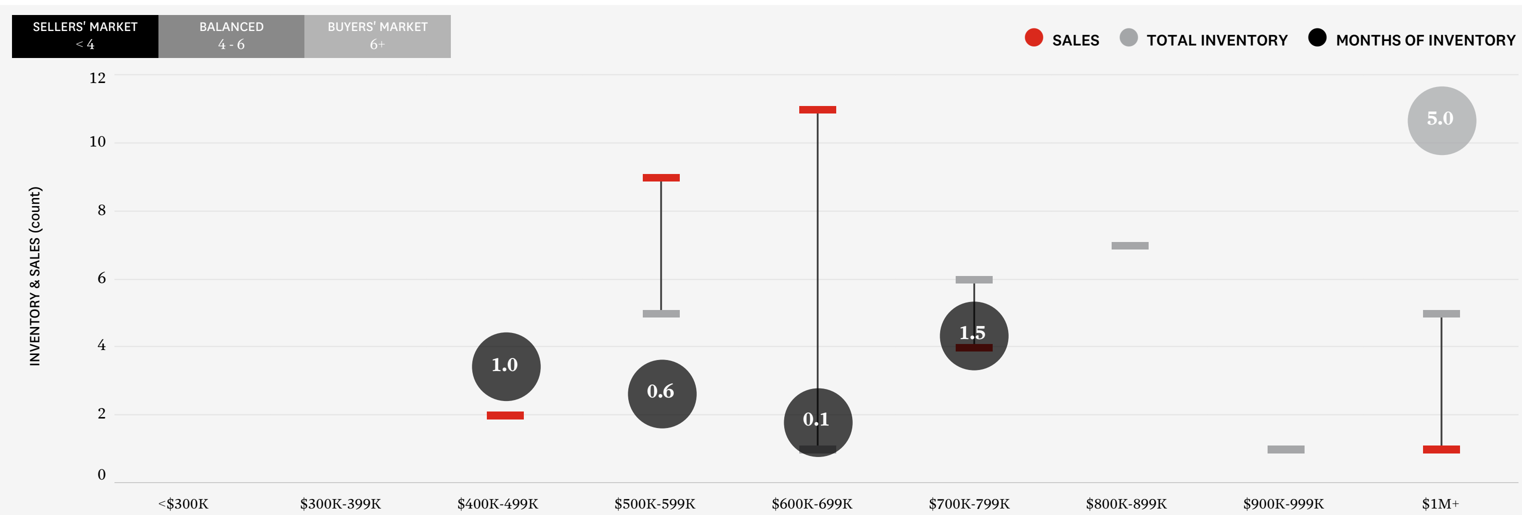
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$300K	$300K-399K	$400K-499K	$500K-599K	$600K-699K	$700K-799K	$800K-899K	$900K-999K	$1M+
MOI			1.0	0.6	0.1	1.5	n/a	n/a	5.0
INVENTORY			2	5	1	6	7	1	5
SALES			2	9	11	4	0	0	1

Information and statistics derived from Northwest Multiple Listing Service.

MARKET SUMMARY

There were 8 townhome listings in Des Moines in December, 53% below November and 50% lower than December 2023.

December townhome sales increased by 33% month-over-month, to 8, and were the same in December 2023.

The months of inventory for townhomes in Des Moines, at 1.0, reflected a sellers' market.

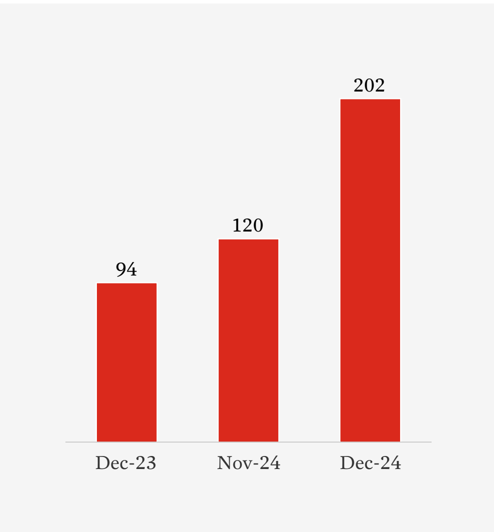
The townhome median price in December was $667,950, a 0.2% increase from November and 26% above December 2023.

The average sold price was $657,594, 7% above last month; the average PSF sale price was $342, up 18% to last month.

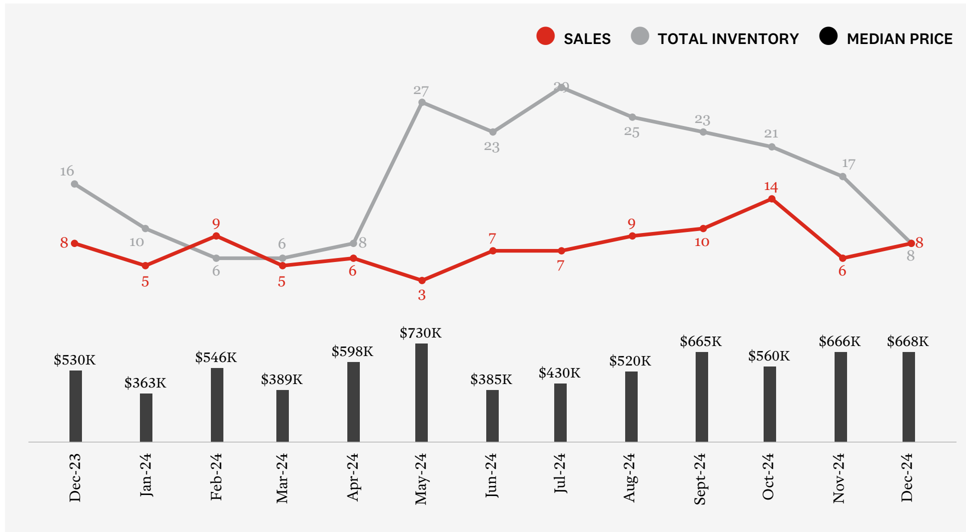
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 27%	▲ 4%	▲ 26%	▼ 50%	0.0%	1.0
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	8	17	-53%	16	-50%
TOTAL SALES	8	6	33%	8	0%
MONTHS OF INVENTORY	1.0	2.8	-65%	2.0	-50%
MEDIAN SOLD PRICE	$667,950	$666,475	0.2%	$530,000	26%
AVERAGE SOLD PRICE	$657,594	$615,900	7%	$518,149	27%
AVERAGE PRICE PSF	$342	$291	18%	$330	4%

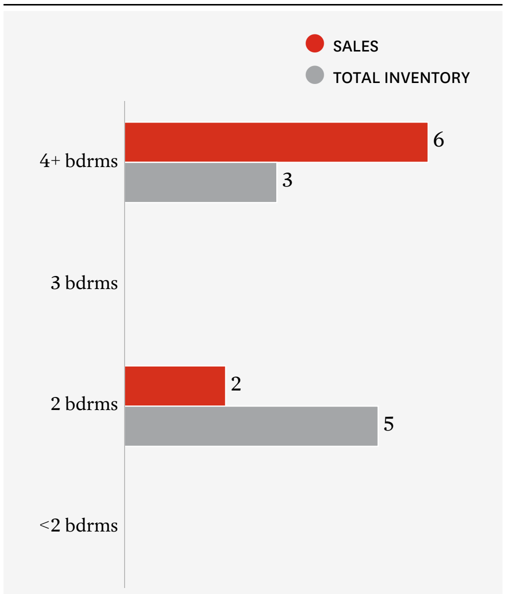
MEDIAN DAYS ON MARKET



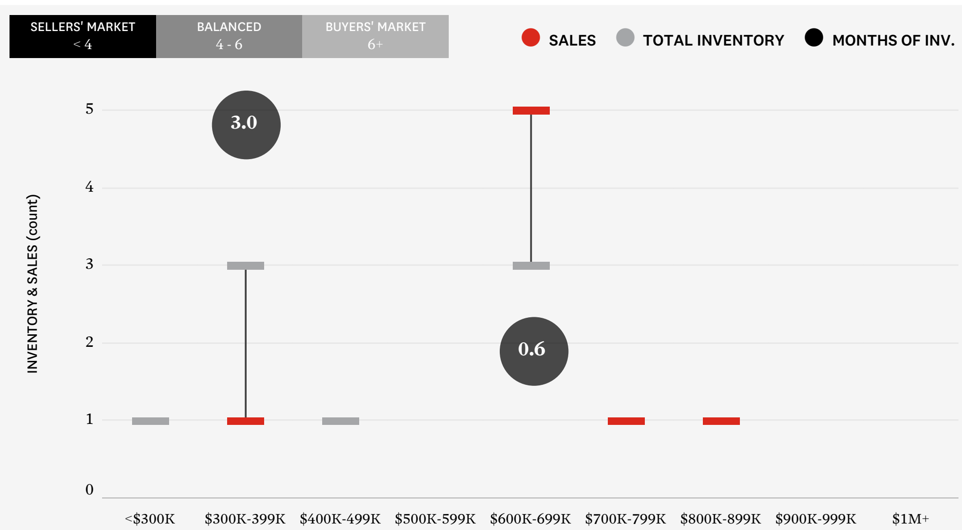
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$300K	$300K-399K	$400K-499K	$500K-599K	$600K-699K	$700K-799K	$800K-899K	$900K-999K	$1M+
MOI	n/a	3.0	n/a		0.6	n/a	n/a		
INVENTORY	1	3	1		3	0	0		
SALES	0	1	0		5	1	1		

Information and statistics derived from Northwest Multiple Listing Service.

des moines

CONDO - DECEMBER 2024

MARKET SUMMARY

There were 10 condo listings in Des Moines in December, 9% below November and 17% lower than December 2023.

December condo sales decreased by 25% month-over-month, to 6, and were 20% above December 2023.

The months of inventory for condos in Des Moines, at 1.7, reflected a sellers' market.

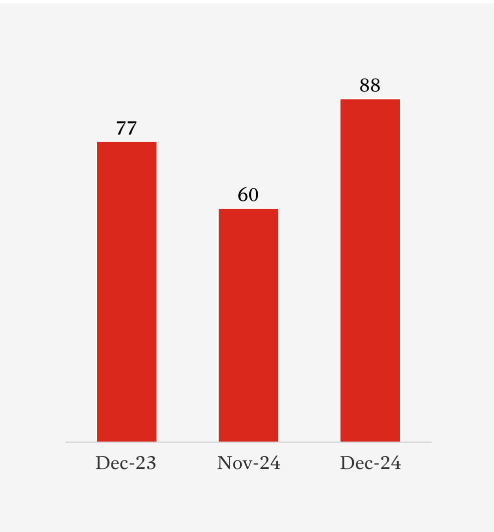
The condo median price in December was $304,995, a 18% decrease from November and 1.6% below December 2023.

The average sold price was $328,315, 25% below last month; the average PSF sale price was $352, down 7% to last month.

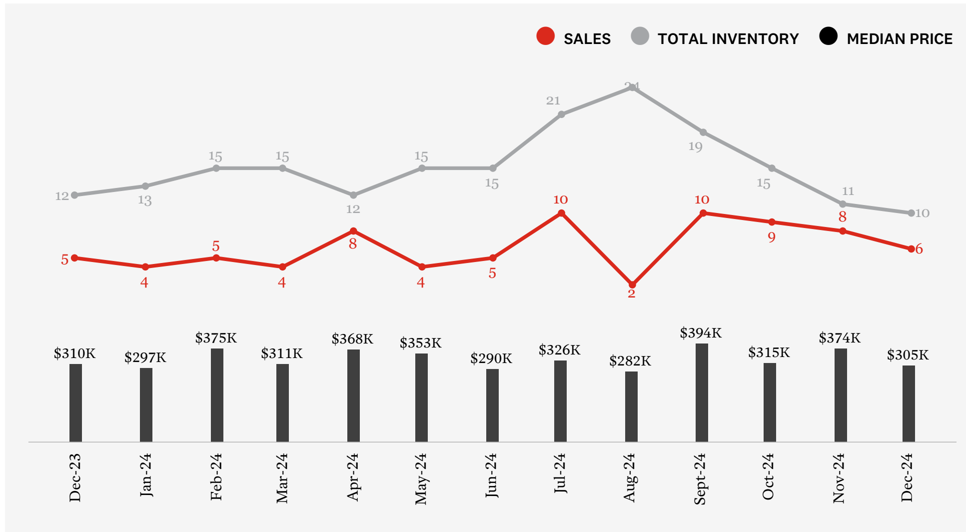
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 16%	▼ 5%	▼ 1.6%	▼ 17%	▲ 20%	1.7
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	10	11	-9%	12	-17%
TOTAL SALES	6	8	-25%	5	20%
MONTHS OF INVENTORY	1.7	1.4	21%	2.4	-31%
MEDIAN SOLD PRICE	$304,995	$373,500	-18%	$310,000	-1.6%
AVERAGE SOLD PRICE	$328,315	$436,281	-25%	$392,990	-16%
AVERAGE PRICE PSF	$352	$377	-7%	$369	-5%

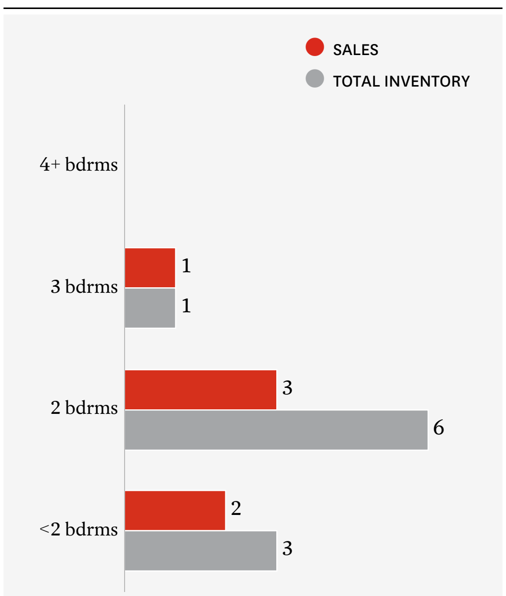
MEDIAN DAYS ON MARKET



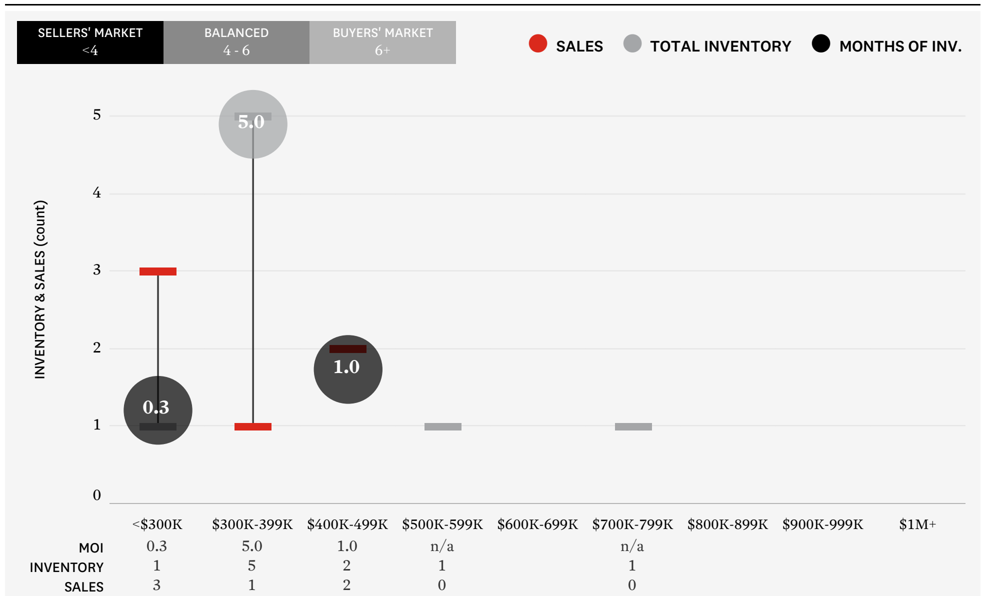
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



Information and statistics derived from Northwest Multiple Listing Service.

eastside south

SINGLE-FAMILY HOME - DECEMBER 2024

MARKET SUMMARY

There were 33 single-family home listings in Eastside South in December, 28% below November and no change to December 2023.

December single-family home sales decreased by 42% month-over-month, to 33, and were 21% below December 2023.

The months of inventory for single-family home in Eastside South, at 1.0, reflected a sellers' market.

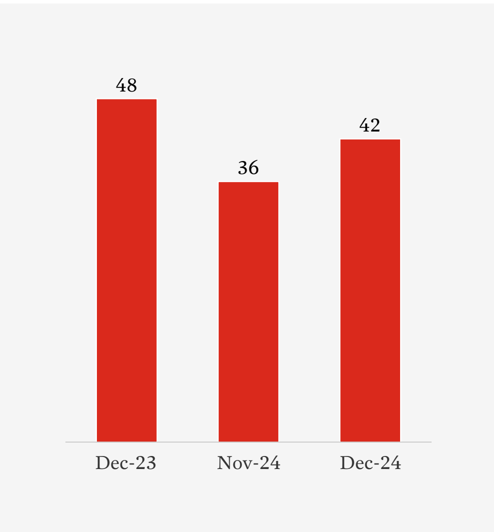
The single-family home median price in December was $1,800,000, a 10% increase from November and 6% above December 2023.

The average sold price was $2,080,665, 24% above last month and up 15% to December 2023.

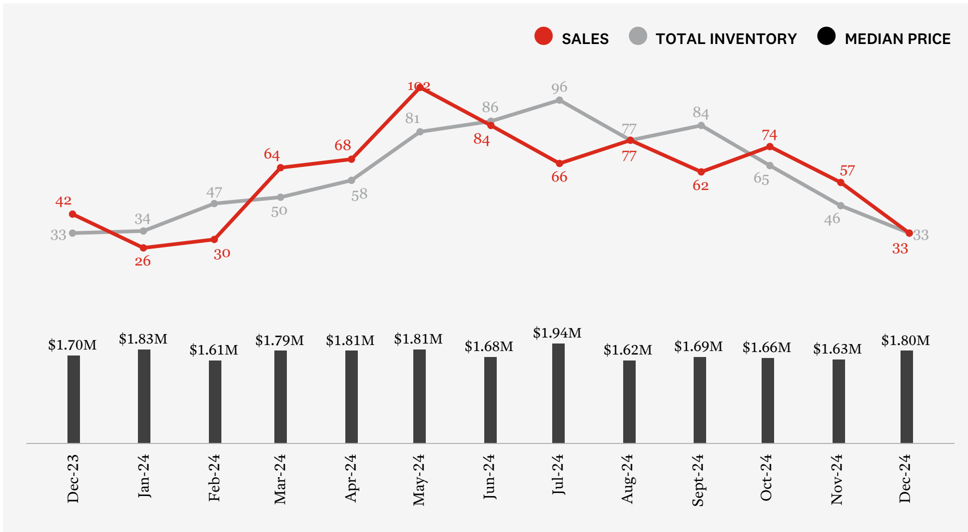
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 15%	▲ 6%	0.0%	▼ 21%	1.0
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	33	46	-28%	33	0%
TOTAL SALES	33	57	-42%	42	-21%
MONTHS OF INVENTORY	1.0	0.8	24%	0.8	27%
MEDIAN SOLD PRICE	$1,800,000	$1,630,000	10%	$1,700,000	6%
AVERAGE SOLD PRICE	$2,080,665	$1,677,007	24%	$1,815,629	15%

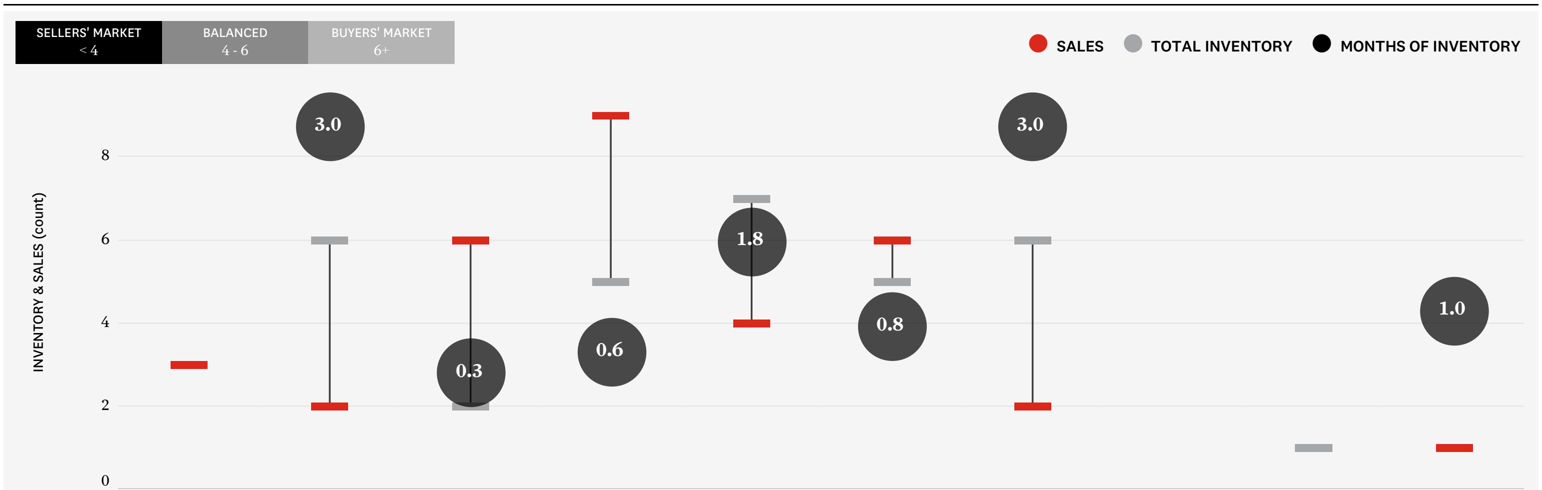
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	n/a	3.0	0.3	0.6	1.8	0.8	3.0		n/a	1.0
INVENTORY	0	6	2	5	7	5	6		1	1
SALES	3	2	6	9	4	6	2		0	1

Information and statistics derived from Northwest Multiple Listing Service.

eastside south

TOWNHOME - DECEMBER 2024

MARKET SUMMARY

There were 9 townhome listings in Eastside South in December, 25% below November and 13% higher than December 2023.

December townhome sales decreased by 72% month-over-month, to 5, and were 38% below December 2023.

The months of inventory for townhomes in Eastside South, at 1.8, reflected a sellers' market.

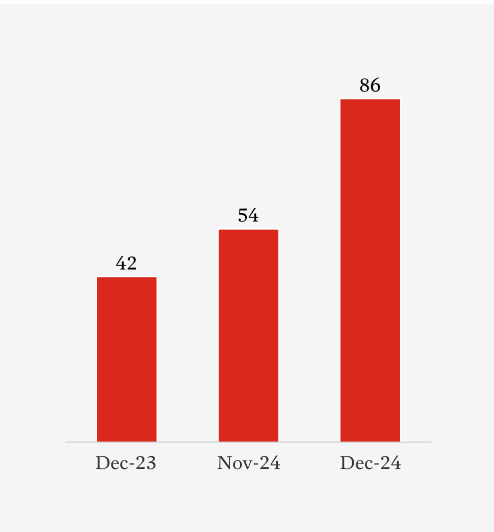
The townhome median price in December was $740,000, a 1.3% decrease from November and 1.2% below December 2023.

The average sold price was $683,500, 13% below last month; the average PSF sale price was $545, up 13% to last month.

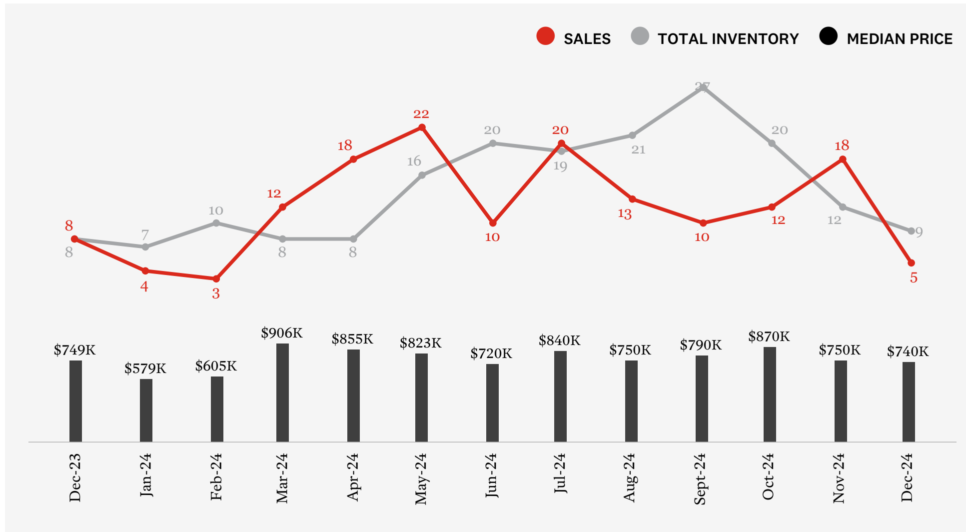
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 15%	▲ 5%	▼ 1.2%	▲ 13%	▼ 38%	1.8
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	9	12	-25%	8	13%
TOTAL SALES	5	18	-72%	8	-38%
MONTHS OF INVENTORY	1.8	0.7	170%	1.0	80%
MEDIAN SOLD PRICE	$740,000	$749,500	-1.3%	$749,000	-1.2%
AVERAGE SOLD PRICE	$683,500	$784,970	-13%	$808,624	-15%
AVERAGE PRICE PSF	$545	$483	13%	$520	5%

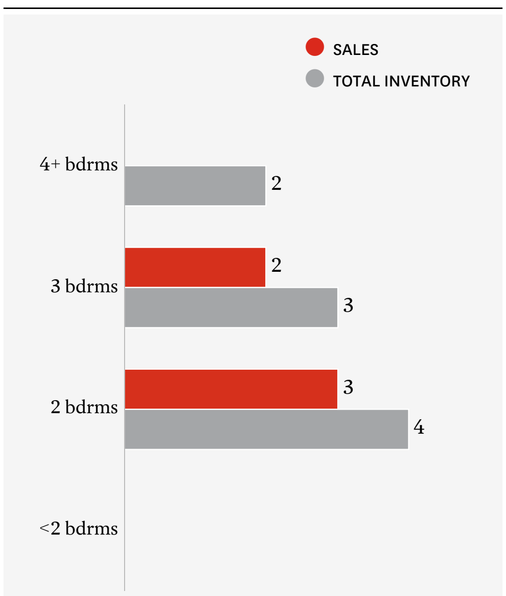
MEDIAN DAYS ON MARKET



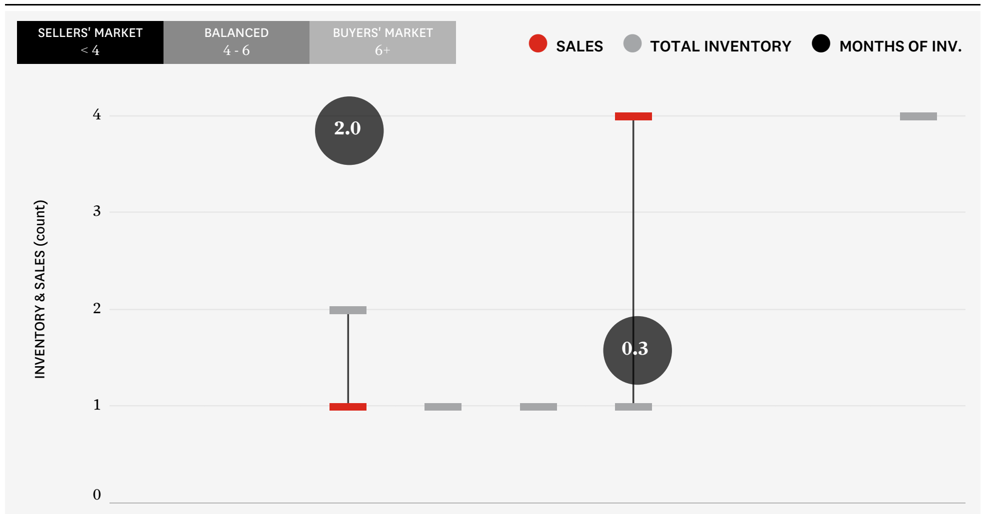
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$300K	$300K-399K	$400K-499K	$500K-599K	$600K-699K	$700K-799K	$800K-899K	$900K-999K	$1M+
MOI			2.0	n/a	n/a	0.3			n/a
INVENTORY			2	1	1	1			4
SALES			1	0	0	4			0

Information and statistics derived from Northwest Multiple Listing Service.

eastside south

CONDO - DECEMBER 2024

MARKET SUMMARY

There were 10 condo listings in Eastside South in December, 38% below November and 100% higher than December 2023.

December condo sales decreased by 11% month-over-month, to 8, and were 167% above December 2023.

The months of inventory for condos in Eastside South, at 1.3, reflected a sellers' market.

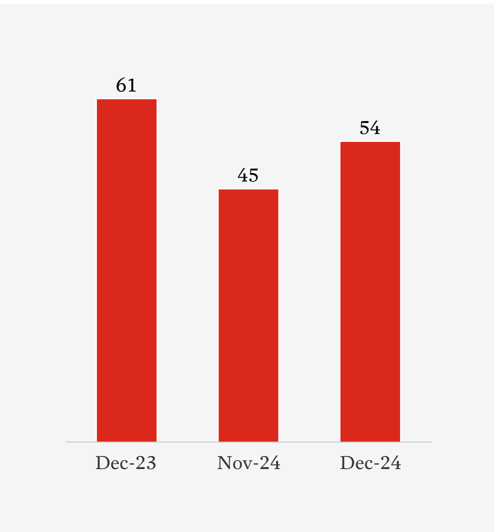
The condo median price in December was $507,500, a 26% increase from November and 34% above December 2023.

The average sold price was $526,145, 13% above last month; the average PSF sale price was $458, down 8% to last month.

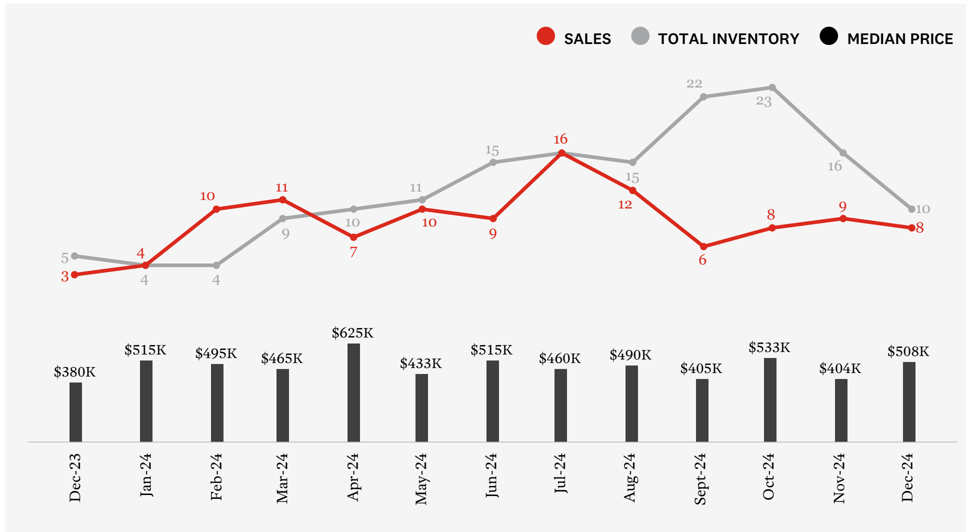
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 30%	▲ 1.6%	▲ 34%	▲ 100%	▲ 167%	1.3
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	10	16	-38%	5	100%
TOTAL SALES	8	9	-11%	3	167%
MONTHS OF INVENTORY	1.3	1.8	-30%	1.7	-25%
MEDIAN SOLD PRICE	$507,500	$403,625	26%	$380,000	34%
AVERAGE SOLD PRICE	$526,145	$463,931	13%	$403,333	30%
AVERAGE PRICE PSF	$458	$495	-8%	$451	1.6%

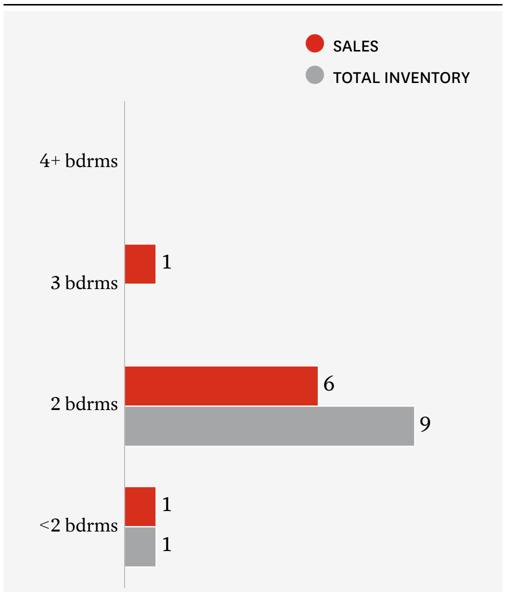
MEDIAN DAYS ON MARKET



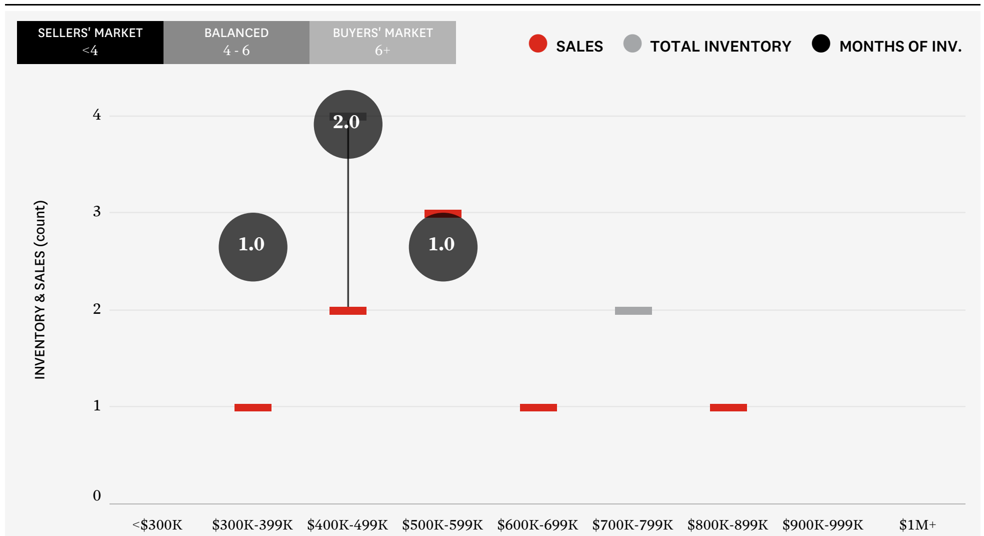
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$300K	$300K-399K	$400K-499K	$500K-599K	$600K-699K	$700K-799K	$800K-899K	$900K-999K	$1M+
MOI		1.0	2.0	1.0	n/a	n/a	n/a		
INVENTORY		1	4	3	0	2	0		
SALES		1	2	3	1	0	1		

Information and statistics derived from Northwest Multiple Listing Service.

kent

SINGLE-FAMILY HOME - DECEMBER 2024

AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 1.6%	▲ 5%	▼ 7%	▲ 10%	0.8
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

MARKET SUMMARY

There were 56 single-family home listings in Kent in December, 43% below November and 7% lower than December 2023.

December single-family home sales increased by 15% month-over-month, to 69, and were 10% above December 2023.

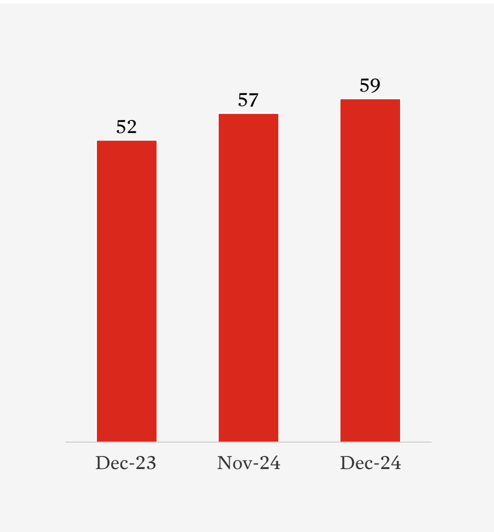
The months of inventory for single-family home in Kent, at 0.8, reflected a sellers' market.

The single-family home median price in December was $725,000, a 1.0% increase from November and 5% above December 2023.

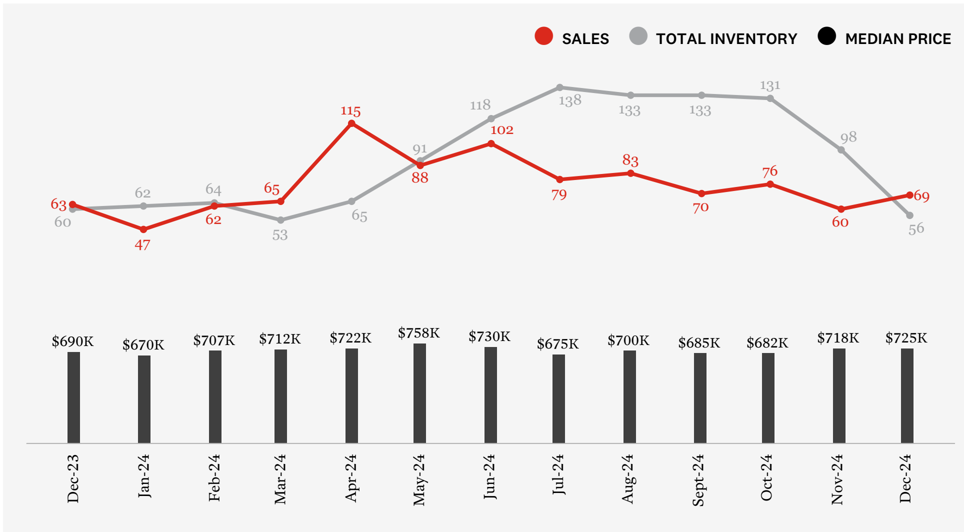
The average sold price was $751,057, 6% below last month and up 1.6% to December 2023.

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	56	98	-43%	60	-7%
TOTAL SALES	69	60	15%	63	10%
MONTHS OF INVENTORY	0.8	1.6	-50%	1.0	-15%
MEDIAN SOLD PRICE	$725,000	$717,500	1%	$690,000	5%
AVERAGE SOLD PRICE	$751,057	$801,377	-6%	$738,989	1.6%

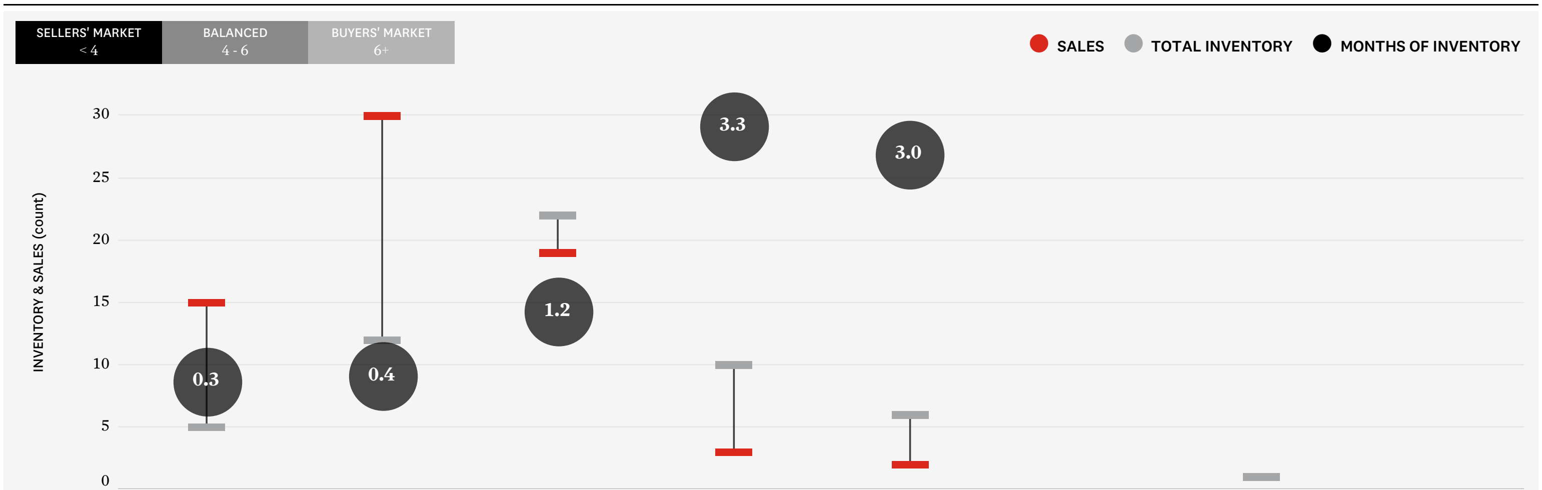
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	0.3	0.4	1.2	3.3	3.0		n/a	
INVENTORY	5	12	22	10	6		1	
SALES	15	30	19	3	2		0	

Information and statistics derived from Northwest Multiple Listing Service.

kent

TOWNHOME - DECEMBER 2024

MARKET SUMMARY

There were 23 townhome listings in Kent in December, 15% below November and 5% higher than December 2023.

December townhome sales increased by 10% month-over-month, to 11, and were 57% above December 2023.

The months of inventory for townhomes in Kent, at 2.1, reflected a sellers' market.

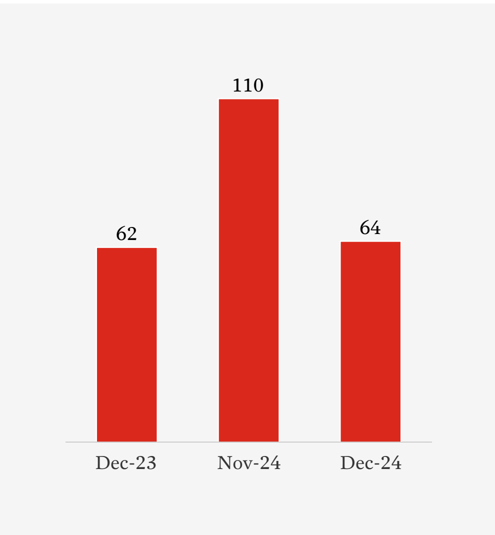
The townhome median price in December was $419,500, a 1.7% increase from November and 27% above December 2023.

The average sold price was $439,859, 8% above last month; the average PSF sale price was $323, up 2% to last month.

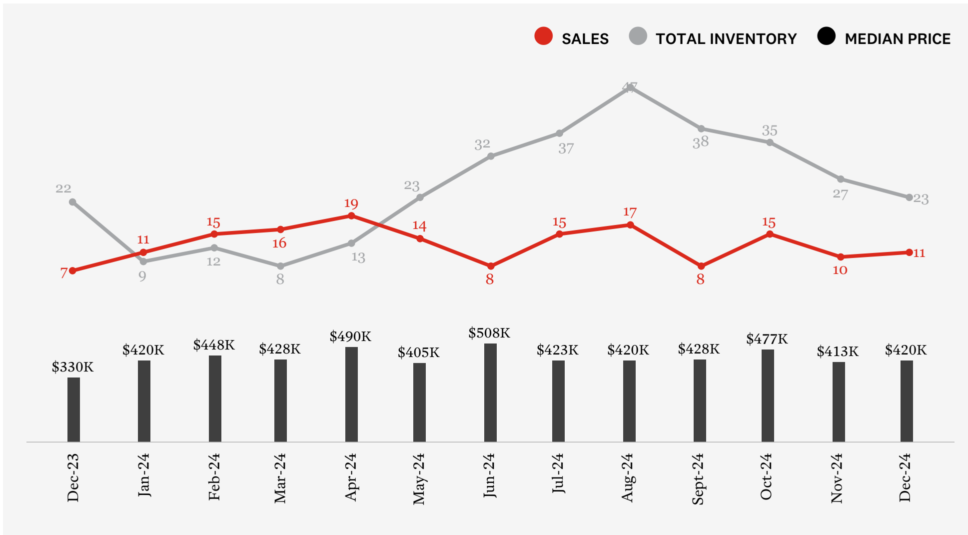
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 24%	▼ 6%	▲ 27%	▲ 5%	▲ 57%	2.1
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	23	27	-15%	22	5%
TOTAL SALES	11	10	10%	7	57%
MONTHS OF INVENTORY	2.1	2.7	-23%	3.1	-33%
MEDIAN SOLD PRICE	$419,500	$412,500	1.7%	$330,000	27%
AVERAGE SOLD PRICE	$439,859	$408,955	8%	$356,143	24%
AVERAGE PRICE PSF	$323	$315	2%	$344	-6%

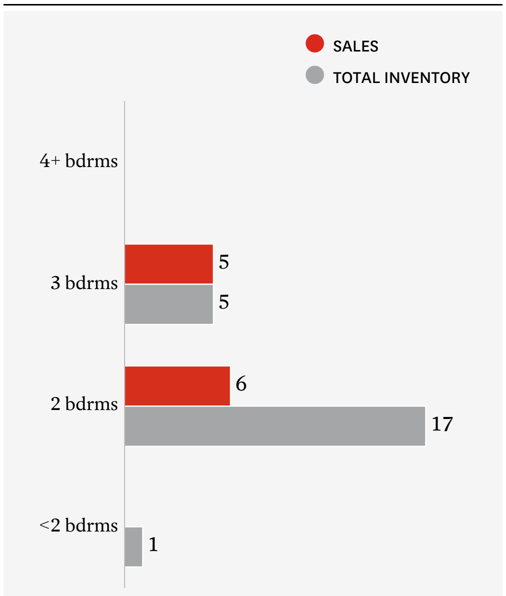
MEDIAN DAYS ON MARKET



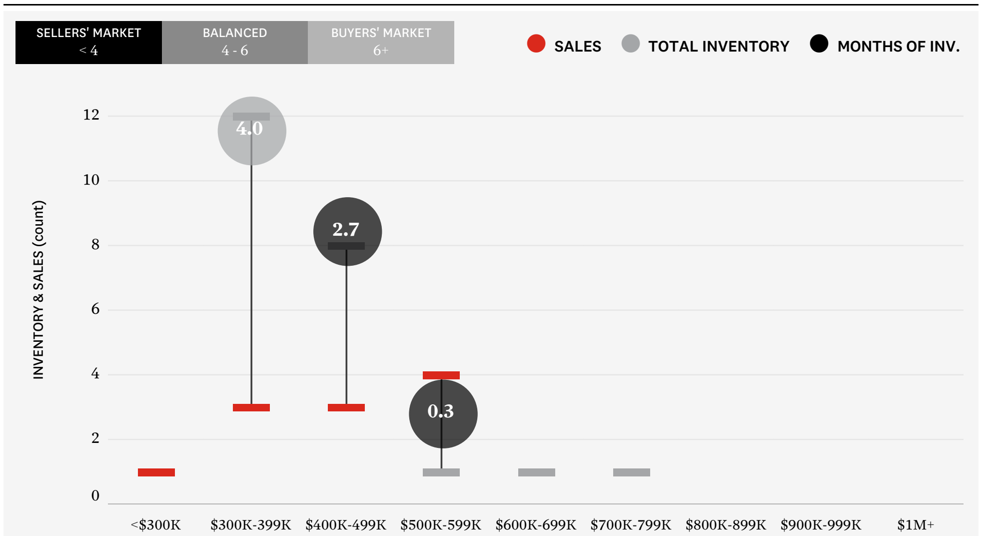
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$300K	$300K-399K	$400K-499K	$500K-599K	$600K-699K	$700K-799K	$800K-899K	$900K-999K	$1M+
MOI	n/a	4.0	2.7	0.3	n/a	n/a			
INVENTORY	0	12	8	1	1	1			
SALES	1	3	3	4	0	0			

Information and statistics derived from Northwest Multiple Listing Service.

kent

CONDO - DECEMBER 2024

AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 6%	▼ 16%	▼ 7%	▲ 11%	▼ 40%	3.3
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

MARKET SUMMARY

There were 10 condo listings in Kent in December, no change to November and 11% higher than December 2023.

December condo sales decreased by 50% month-over-month, to 3, and were 40% below December 2023.

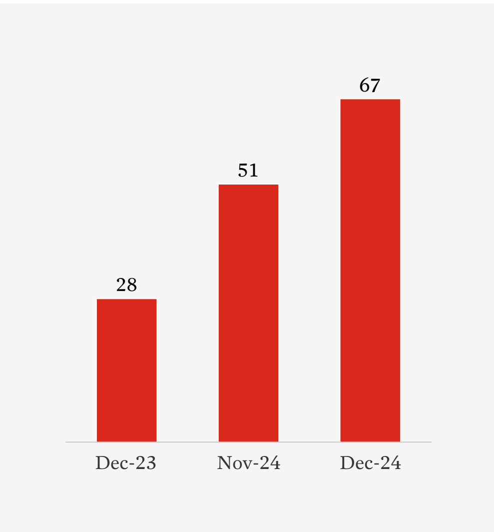
The months of inventory for condos in Kent, at 3.3, reflected a sellers' market.

The condo median price in December was $280,000, a 12% decrease from November and 7% below December 2023.

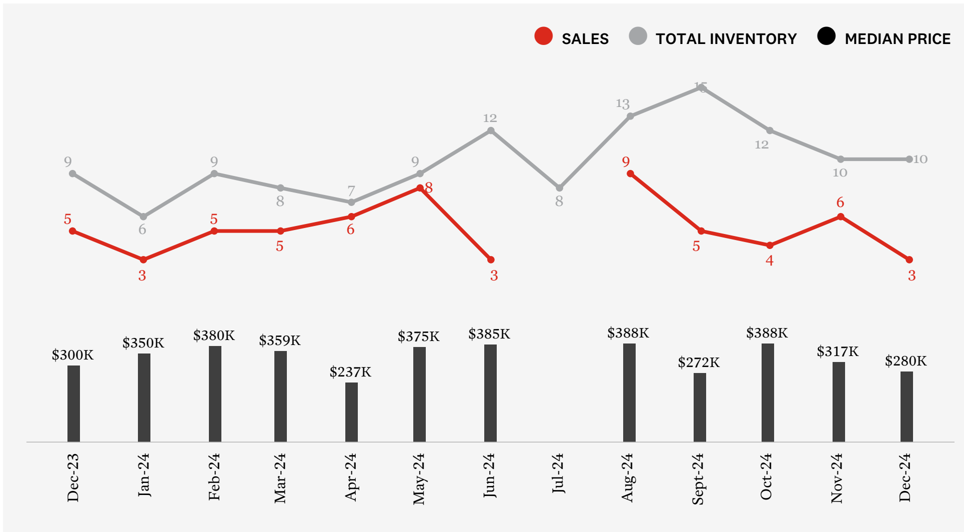
The average sold price was $321,667, 7% above last month; the average PSF sale price was $288, down 16% to last month.

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	10	10	0%	9	11%
TOTAL SALES	3	6	-50%	5	-40%
MONTHS OF INVENTORY	3.3	1.7	100%	1.8	85%
MEDIAN SOLD PRICE	$280,000	$317,250	-12%	$300,000	-7%
AVERAGE SOLD PRICE	$321,667	$301,067	7%	$341,490	-6%
AVERAGE PRICE PSF	$288	$343	-16%	$343	-16%

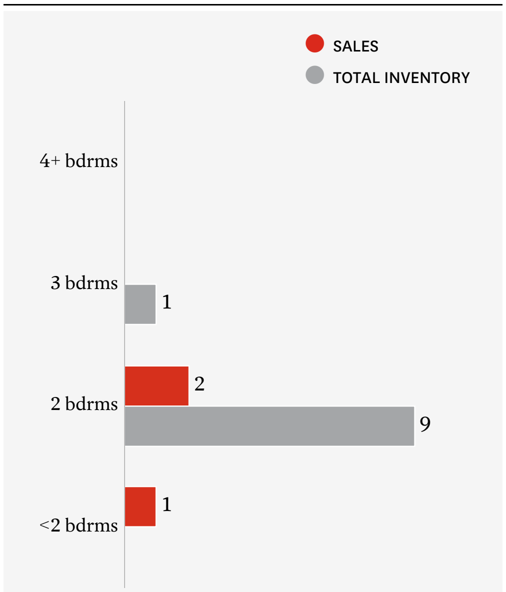
MEDIAN DAYS ON MARKET



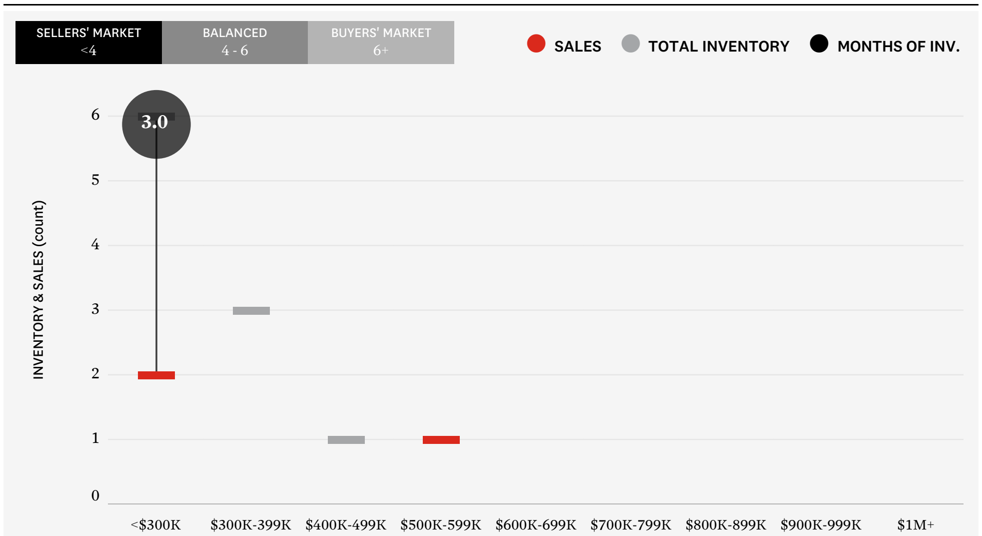
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$300K	$300K-399K	$400K-499K	$500K-599K
MOI	3.0	n/a	n/a	n/a
INVENTORY	6	3	1	0
SALES	2	0	0	1

Information and statistics derived from Northwest Multiple Listing Service.

MARKET SUMMARY

There were 46 single-family home listings in Kirkland in December, 23% below November and 18% higher than December 2023.

December single-family home sales decreased by 34% month-over-month, to 43, and were 39% above December 2023.

The months of inventory for single-family home in Kirkland, at 1.1, reflected a sellers' market.

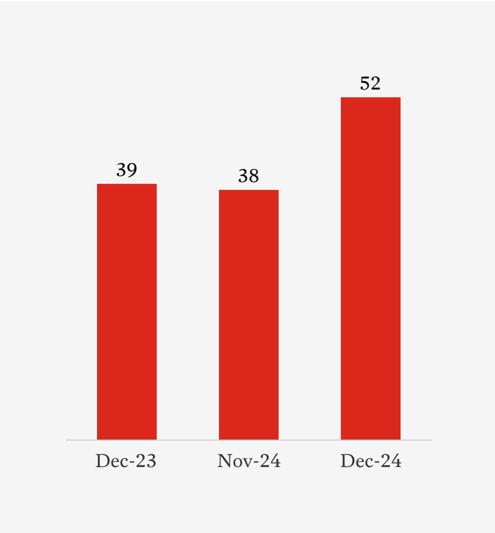
The single-family home median price in December was $2,399,000, a 22% increase from November and 9% above December 2023.

The average sold price was $2,369,465, 1.1% below last month and up 4% to December 2023.

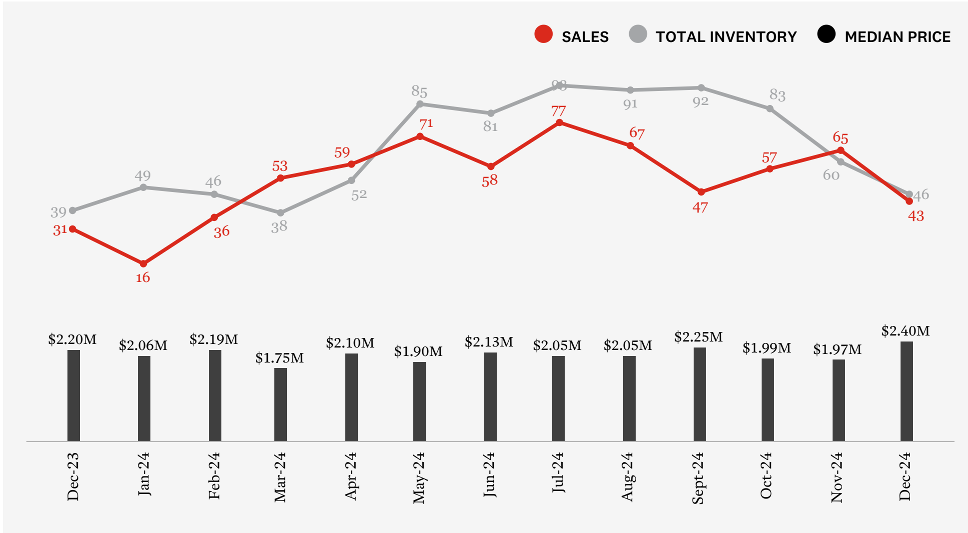
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 4%	▲ 9%	▲ 18%	▲ 39%	1.1
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	46	60	-23%	39	18%
TOTAL SALES	43	65	-34%	31	39%
MONTHS OF INVENTORY	1.1	0.9	16%	1.3	-15%
MEDIAN SOLD PRICE	$2,399,000	$1,970,000	22%	$2,200,000	9%
AVERAGE SOLD PRICE	$2,369,465	$2,396,630	-1.1%	$2,277,140	4%

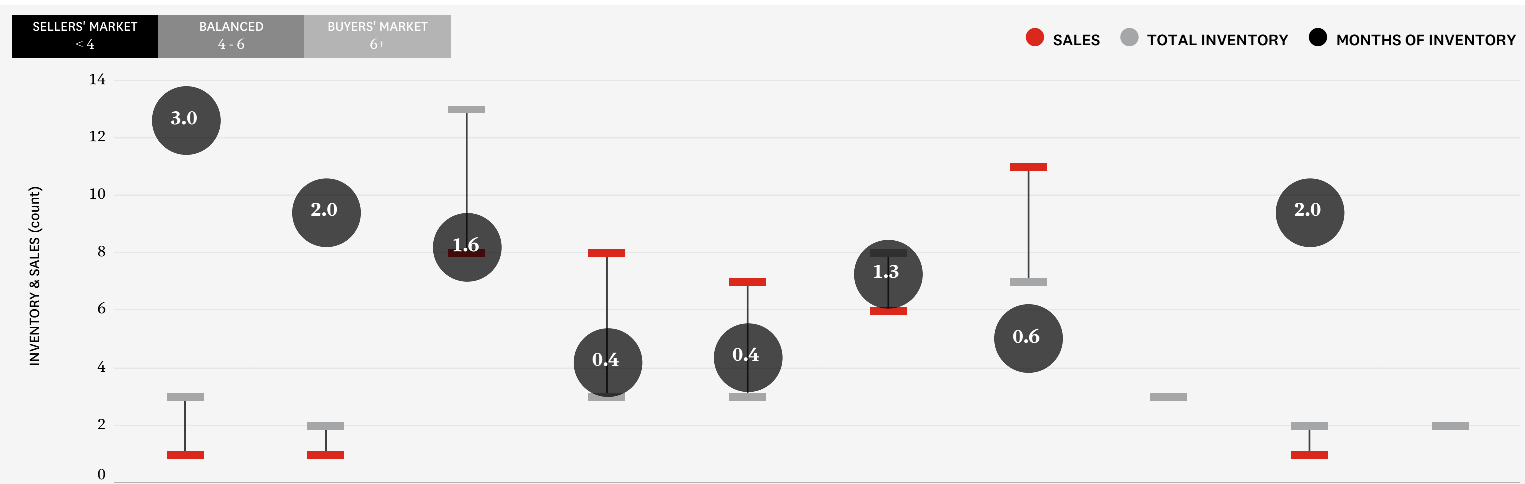
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	3.0	2.0	1.6	0.4	0.4	1.3	0.6	n/a	2.0	n/a
INVENTORY	3	2	13	3	3	8	7	3	2	2
SALES	1	1	8	8	7	6	11	0	1	0

Information and statistics derived from Northwest Multiple Listing Service.

MARKET SUMMARY

There were 43 townhome listings in Kirkland in December, 9% below November and 43% higher than December 2023.

December townhome sales decreased by 17% month-over-month, to 20, and were 67% above December 2023.

The months of inventory for townhomes in Kirkland, at 2.2, reflected a sellers' market.

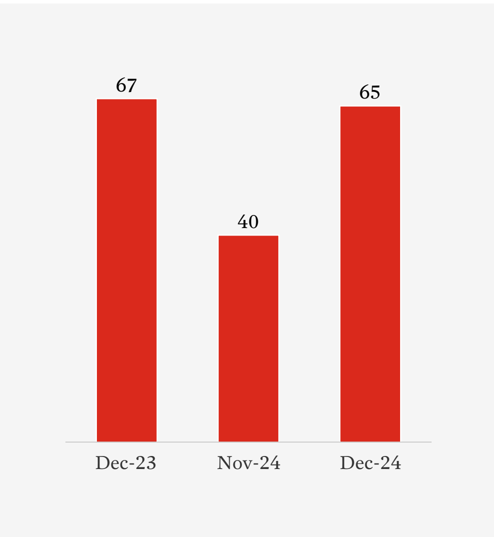
The townhome median price in December was $1,255,000, a 16% decrease from November and 7% above December 2023.

The average sold price was $1,358,620, 20% below last month; the average PSF sale price was $618, down 24% to last month.

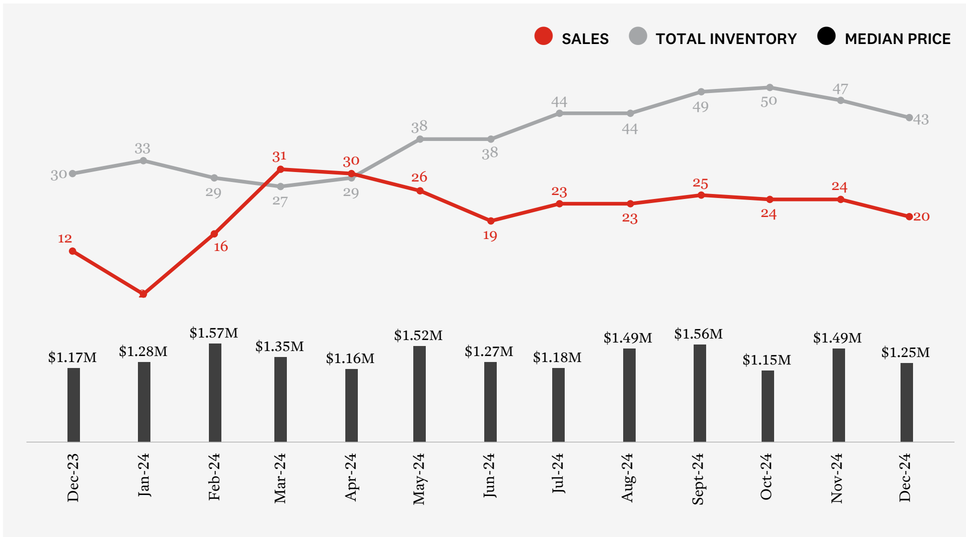
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 12%	▼ 19%	▲ 7%	▲ 43%	▲ 67%	2.2
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	43	47	-9%	30	43%
TOTAL SALES	20	24	-17%	12	67%
MONTHS OF INVENTORY	2.2	2.0	10%	2.5	-14%
MEDIAN SOLD PRICE	$1,255,000	$1,492,500	-16%	$1,172,500	7%
AVERAGE SOLD PRICE	$1,358,620	$1,702,887	-20%	$1,215,315	12%
AVERAGE PRICE PSF	$618	$812	-24%	$760	-19%

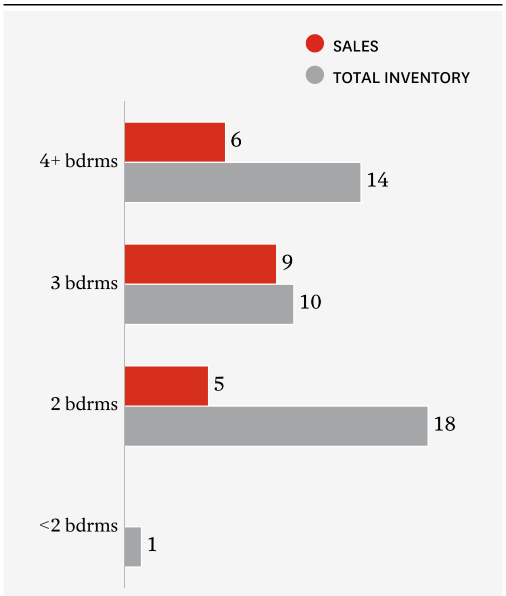
MEDIAN DAYS ON MARKET



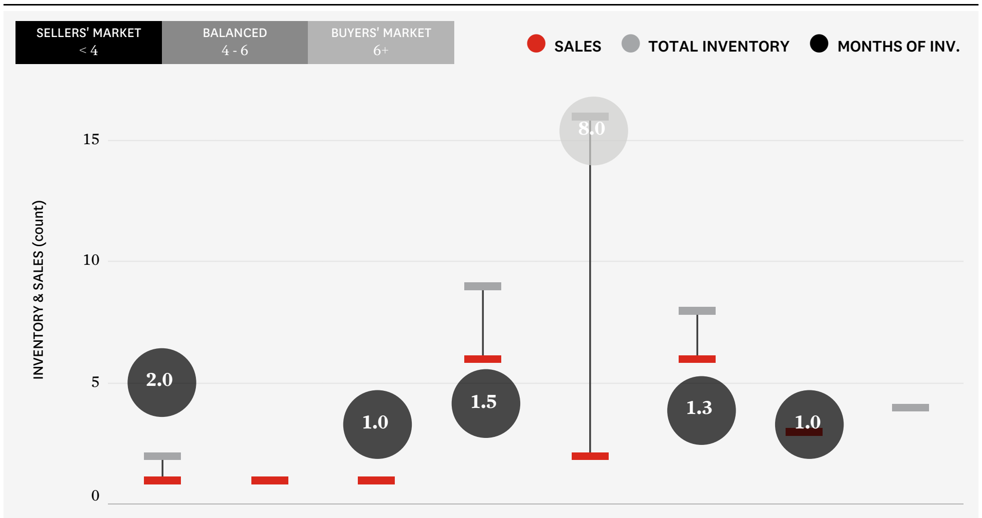
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	2.0	n/a	1.0	1.5	8.0	1.3	1.0	n/a
INVENTORY	2	0	1	9	16	8	3	4
SALES	1	1	1	6	2	6	3	0

Information and statistics derived from Northwest Multiple Listing Service.

MARKET SUMMARY

There were 15 condo listings in Kirkland in December, 46% below November and 25% lower than December 2023.

December condo sales decreased by 38% month-over-month, to 8, and were 300% above December 2023.

The months of inventory for condos in Kirkland, at 1.9, reflected a sellers' market.

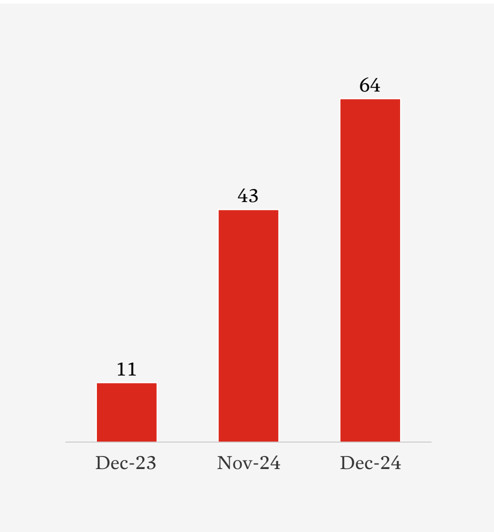
The condo median price in December was $662,500, a 13% increase from November and 86% above December 2023.

The average sold price was $1,058,750, 20% above last month; the average PSF sale price was $822, up 19% to last month.

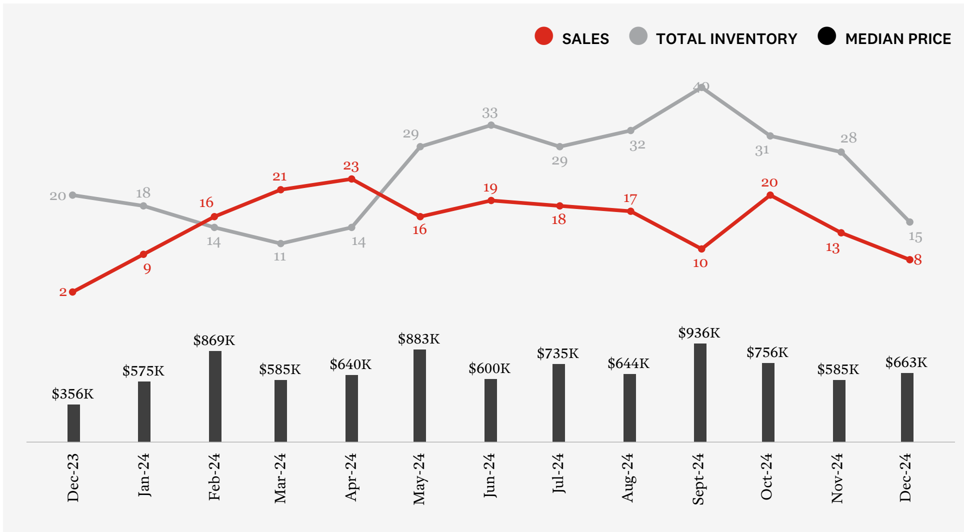
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 197%	▲ 120%	▲ 86%	▼ 25%	▲ 300%	1.9
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	15	28	-46%	20	-25%
TOTAL SALES	8	13	-38%	2	300%
MONTHS OF INVENTORY	1.9	2.2	-13%	10.0	-81%
MEDIAN SOLD PRICE	$662,500	$585,000	13%	$356,362	86%
AVERAGE SOLD PRICE	$1,058,750	$881,685	20%	$356,362	197%
AVERAGE PRICE PSF	$822	$691	19%	$374	120%

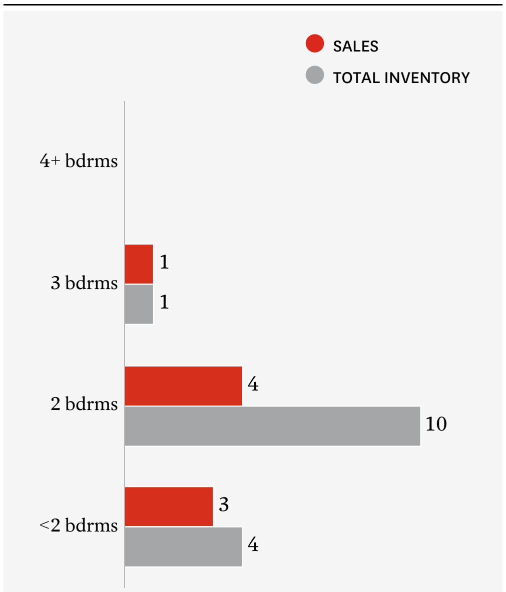
MEDIAN DAYS ON MARKET



RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE

	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	1.3	0.5	n/a		n/a	0.5	1.0	n/a
INVENTORY	4	1	4		2	1	1	2
SALES	3	2	0		0	2	1	0

Information and statistics derived from Northwest Multiple Listing Service.

lake forest park

SINGLE-FAMILY HOME - DECEMBER 2024

MARKET SUMMARY

There were 14 single-family home listings in Lake Forest Park in December, 46% below November and 56% higher than December 2023.

December single-family home sales decreased by 44% month-over-month, to 19, and were 27% above December 2023.

The months of inventory for single-family home in Lake Forest Park, at 0.7, reflected a sellers' market.

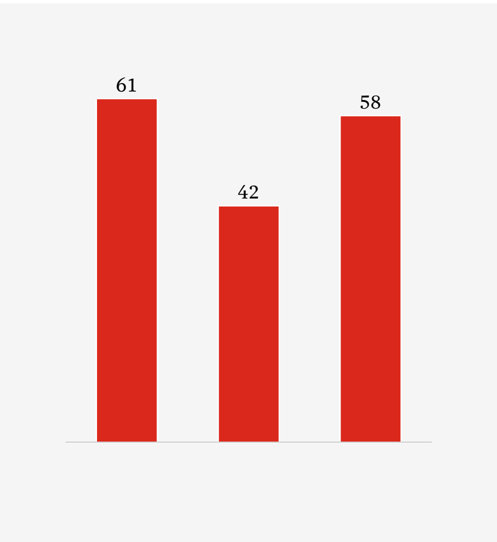
The single-family home median price in December was $920,000, a 8% increase from November and 4% below December 2023.

The average sold price was $992,924, 9% above last month and down 0.9% to December 2023.

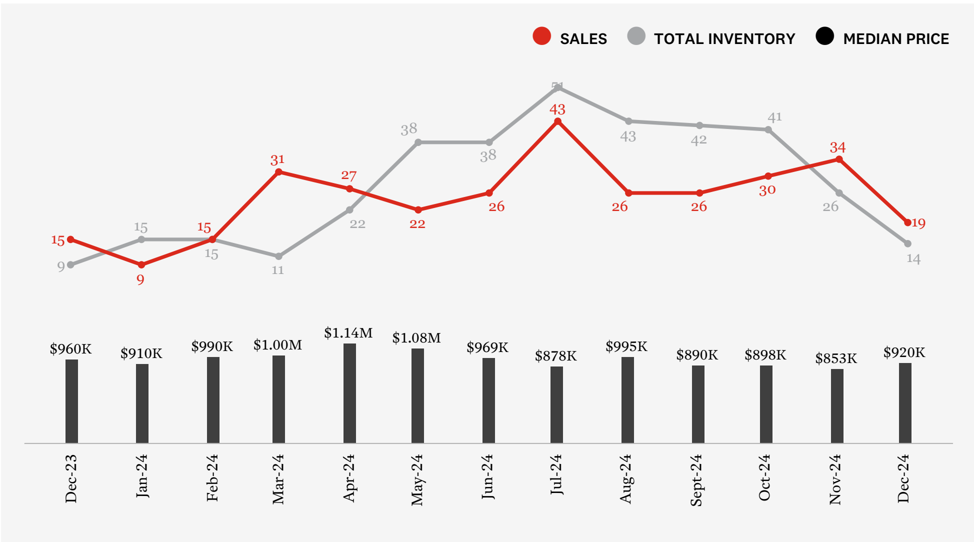
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 0.9%	▼ 4%	▲ 56%	▲ 27%	0.7
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

				PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	14	26	-46%	9	56%
TOTAL SALES	19	34	-44%	15	27%
MONTHS OF INVENTORY	0.7	0.8	-4%	0.6	23%
MEDIAN SOLD PRICE	$920,000	$852,500	8%	$960,000	-4%
AVERAGE SOLD PRICE	$992,924	$910,528	9%	$1,002,110	-0.9%

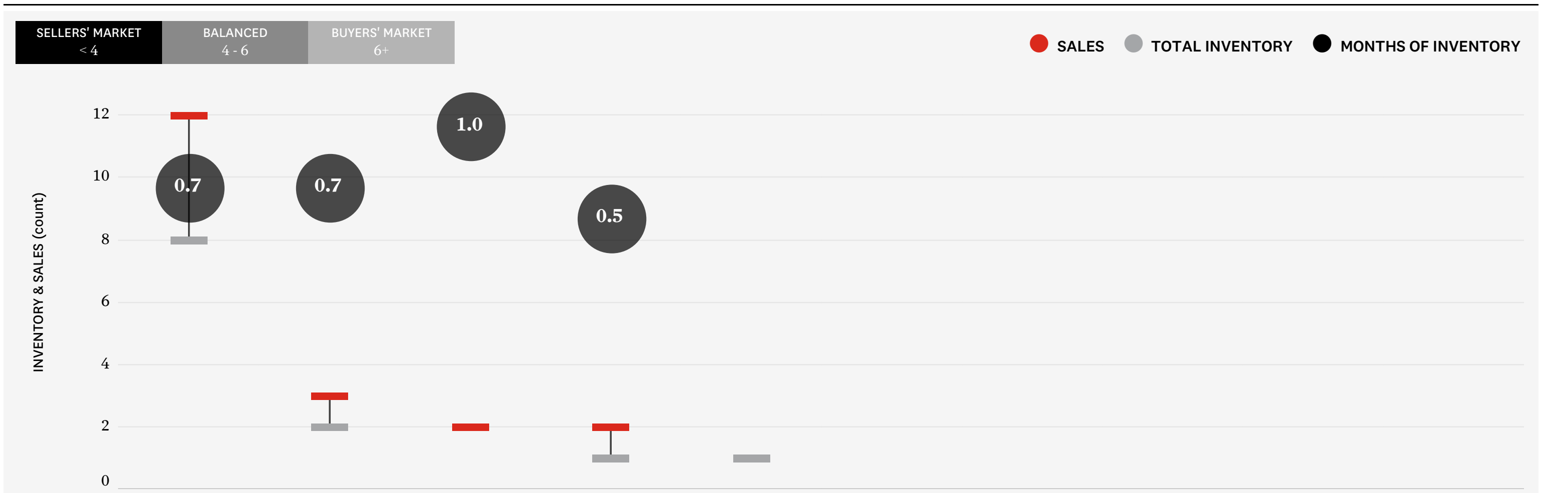
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	0.7	0.7	1.0	0.5	n/a					
INVENTORY	8	2	2	1	1					
SALES	12	3	2	2	0					

Information and statistics derived from Northwest Multiple Listing Service.

mercer island

SINGLE-FAMILY HOME - DECEMBER 2024

AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 39%	▲ 18%	▲ 33%	0.0%	1.5
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

MARKET SUMMARY

There were 16 single-family home listings in Mercer Island in December, 27% below November and 33% higher than December 2023.

December single-family home sales decreased by 8% month-over-month, to 11, and were the same in December 2023.

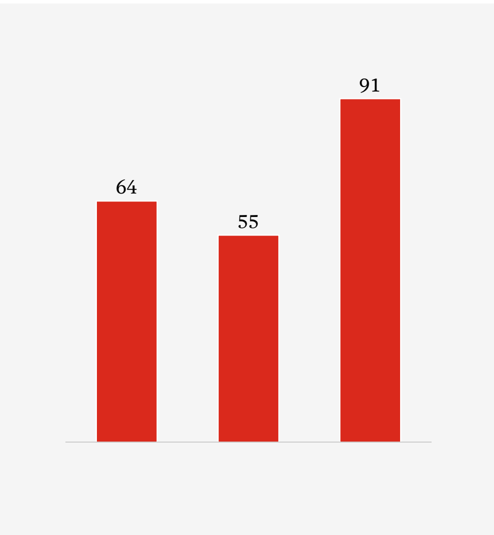
The months of inventory for single-family home in Mercer Island, at 1.5, reflected a sellers' market.

The single-family home median price in December was $2,423,000, a 15% increase from November and 18% above December 2023.

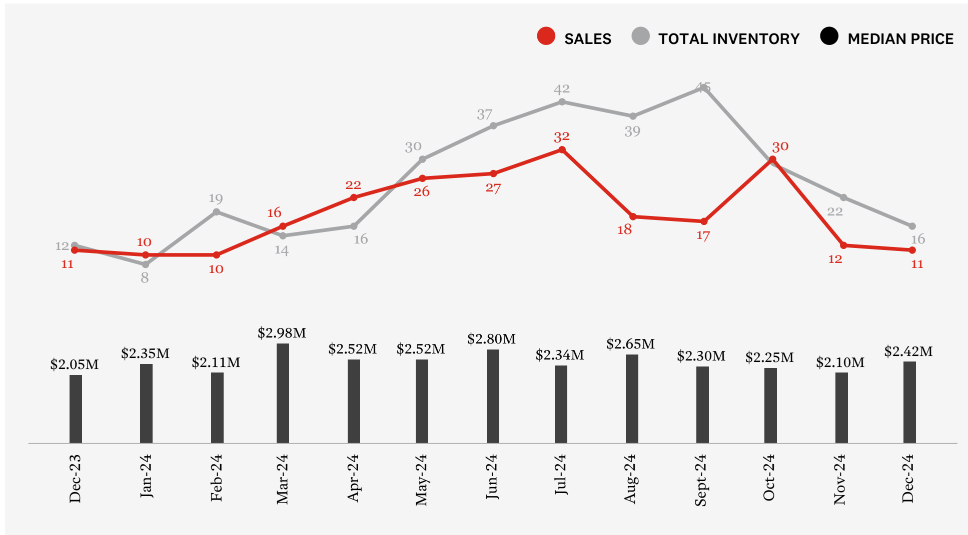
The average sold price was $3,393,509, 49% above last month and up 39% to December 2023.

				PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	16	22	-27%	12	33%
TOTAL SALES	11	12	-8%	11	0%
MONTHS OF INVENTORY	1.5	1.8	-21%	1.1	33%
MEDIAN SOLD PRICE	$2,423,000	$2,100,000	15%	$2,050,000	18%
AVERAGE SOLD PRICE	$3,393,509	$2,274,917	49%	$2,445,455	39%

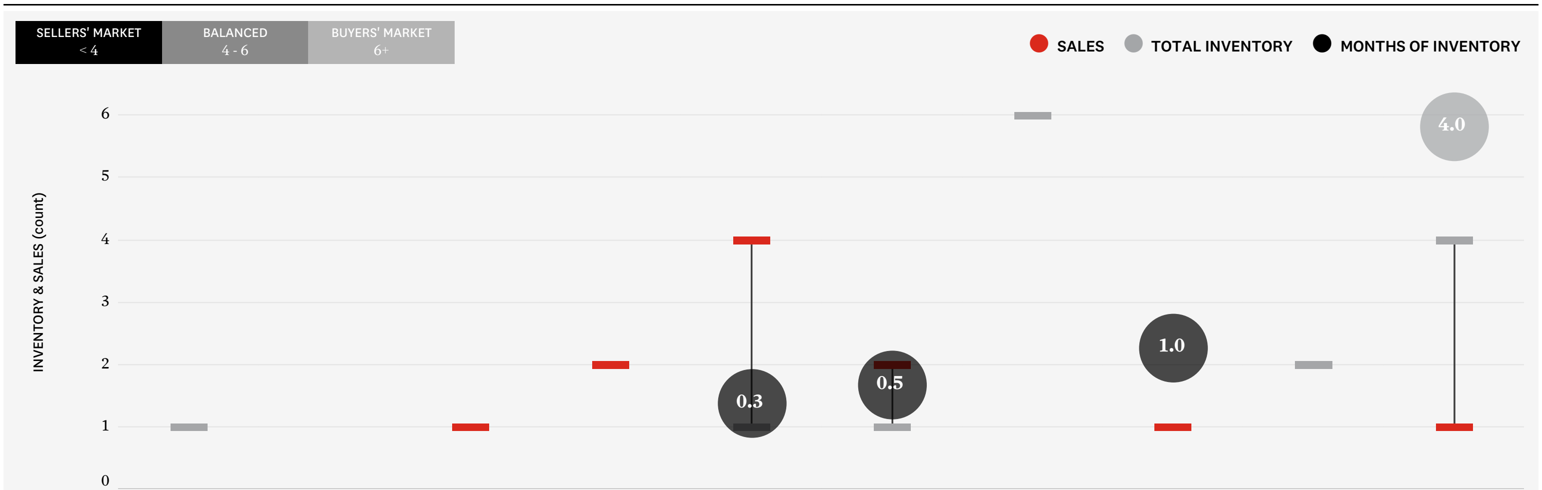
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	n/a		n/a	n/a	0.3	0.5	n/a	1.0	n/a	4.0
INVENTORY	1		0	0	1	1	6	1	2	4
SALES	0		1	2	4	2	0	1	0	1

Information and statistics derived from Northwest Multiple Listing Service.

north seattle

SINGLE-FAMILY HOME - DECEMBER 2024

MARKET SUMMARY

There were 55 single-family home listings in North Seattle in December, 29% below November and 38% higher than December 2023.

December single-family home sales decreased by 27% month-over-month, to 54, and were 50% above December 2023.

The months of inventory for single-family home in North Seattle, at 1.0, reflected a sellers' market.

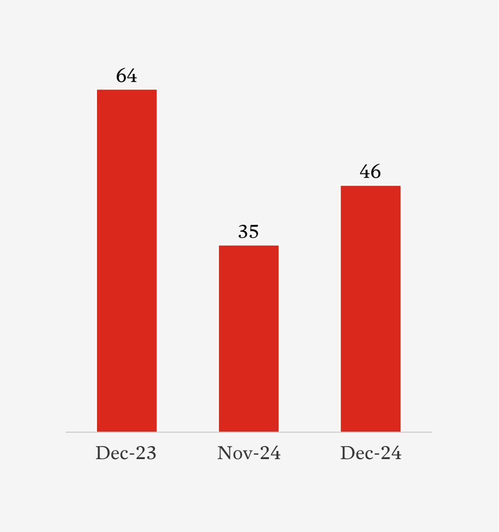
The single-family home median price in December was $1,107,750, a 6% decrease from November and 13% above December 2023.

The average sold price was $1,250,789, 8% below last month and up 2% to December 2023.

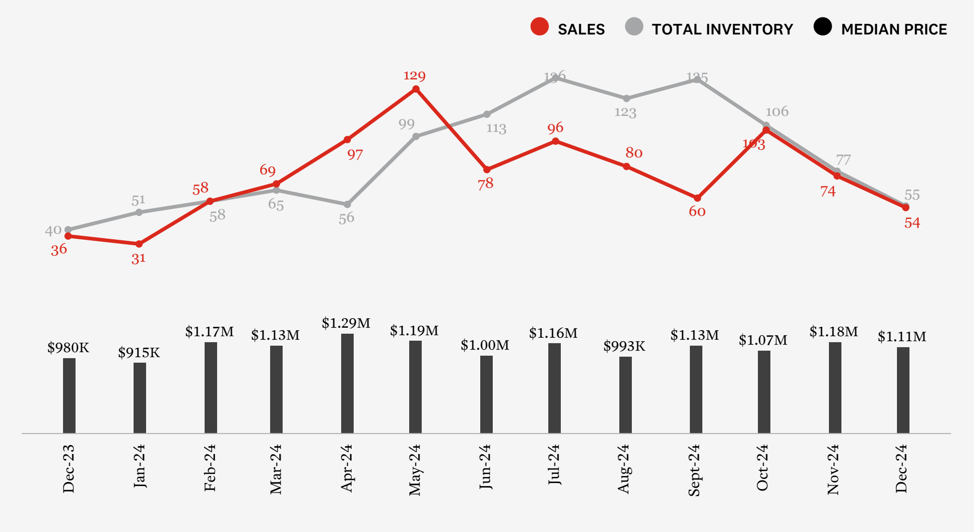
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 2%	▲ 13%	▲ 38%	▲ 50%	1.0
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	55	77	-29%	40	38%
TOTAL SALES	54	74	-27%	36	50%
MONTHS OF INVENTORY	1.0	1.0	-2%	1.1	-8%
MEDIAN SOLD PRICE	$1,107,750	$1,182,500	-6%	$979,500	13%
AVERAGE SOLD PRICE	$1,250,789	$1,358,958	-8%	$1,225,892	2%

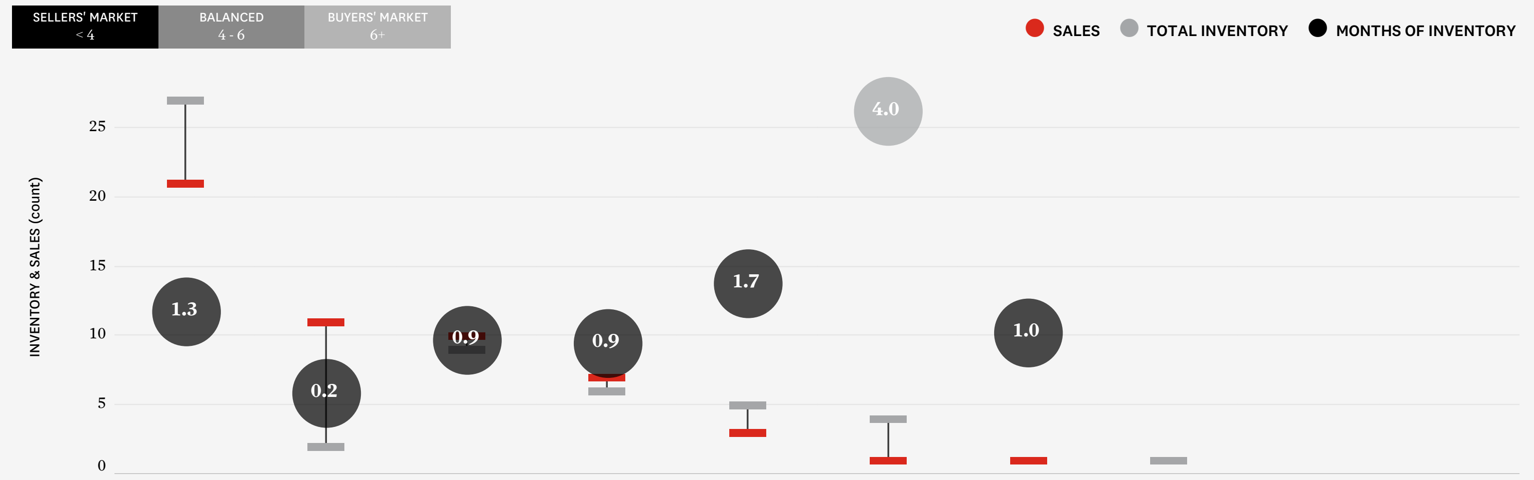
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	1.3	0.2	0.9	0.9	1.7	4.0	1.0	n/a		
INVENTORY	27	2	9	6	5	4	1	1		
SALES	21	11	10	7	3	1	1	0		

Information and statistics derived from Northwest Multiple Listing Service.

MARKET SUMMARY

There were 41 townhome listings in North Seattle in December, 24% below November and 78% higher than December 2023.

December townhome sales increased by 24% month-over-month, to 21, and were 250% above December 2023.

The months of inventory for townhomes in North Seattle, at 2.0, reflected a sellers' market.

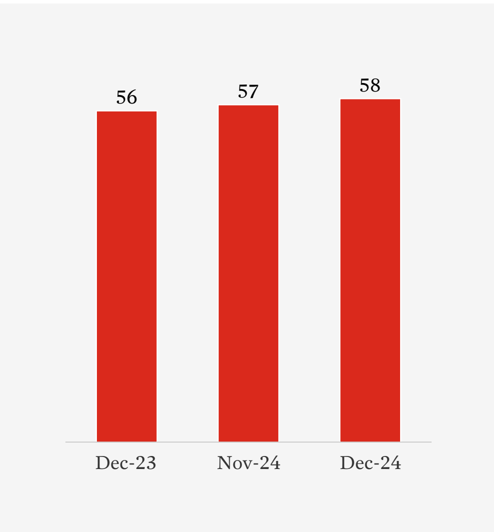
The townhome median price in December was $745,500, a 0.6% decrease from November and 12% above December 2023.

The average sold price was $844,469, 5% above last month; the average PSF sale price was $581, down 4% to last month.

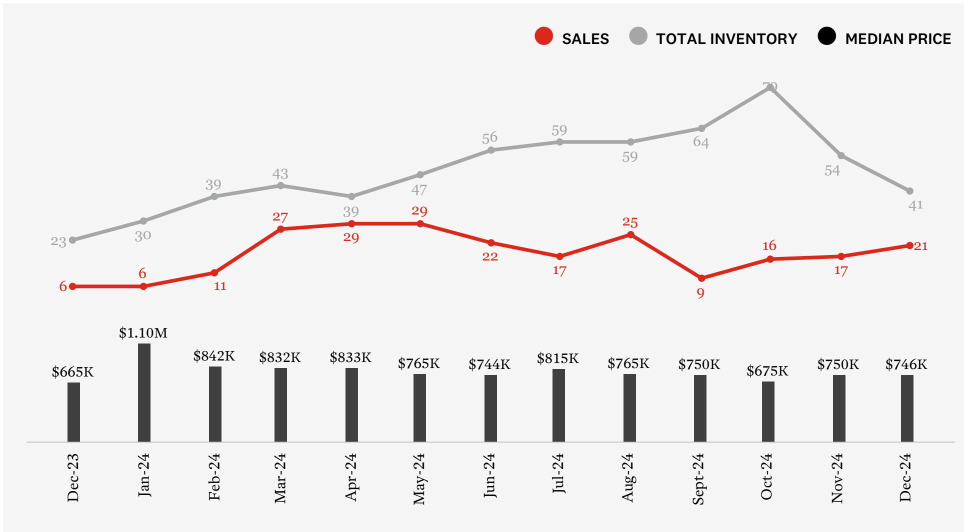
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 41%	▲ 3%	▲ 12%	▲ 78%	▲ 250%	2.0
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	41	54	-24%	23	78%
TOTAL SALES	21	17	24%	6	250%
MONTHS OF INVENTORY	2.0	3.2	-39%	3.8	-49%
MEDIAN SOLD PRICE	$745,500	$750,000	-0.6%	$665,000	12%
AVERAGE SOLD PRICE	$844,469	$806,118	5%	$598,333	41%
AVERAGE PRICE PSF	$581	$608	-4%	$565	3%

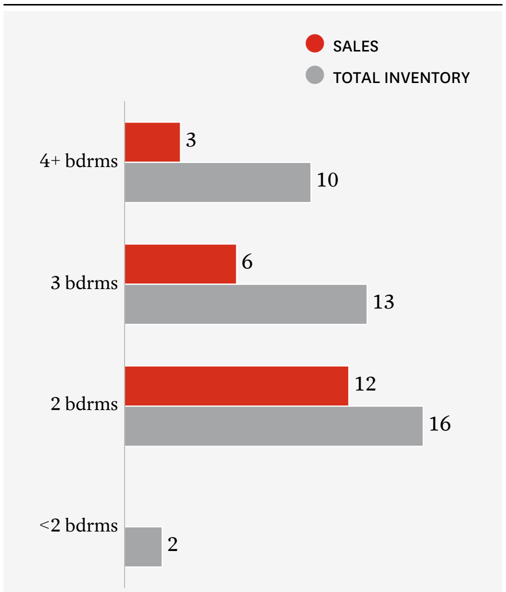
MEDIAN DAYS ON MARKET



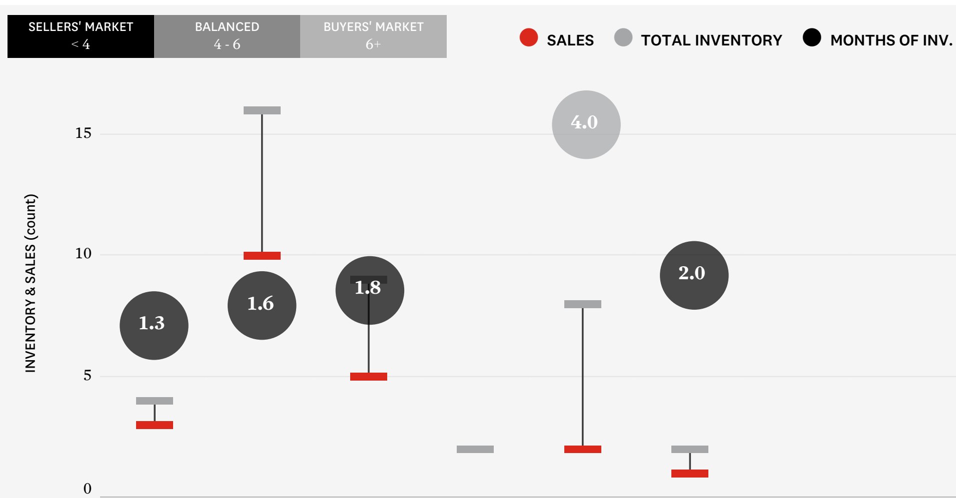
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	1.3	1.6	1.8	n/a	4.0	2.0		
INVENTORY	4	16	9	2	8	2		
SALES	3	10	5	0	2	1		

Information and statistics derived from Northwest Multiple Listing Service.

north seattle

CONDO - DECEMBER 2024

MARKET SUMMARY

There were 22 condo listings in North Seattle in December, 24% below November and 29% higher than December 2023.

December condo sales increased by 10% month-over-month, to 11, and were 10% above December 2023.

The months of inventory for condos in North Seattle, at 2.0, reflected a sellers' market.

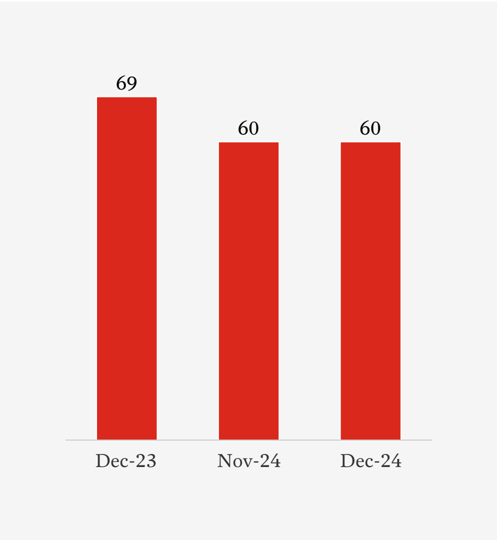
The condo median price in December was $426,000, a 11% increase from November and 5% above December 2023.

The average sold price was $448,318, 12% above last month; the average PSF sale price was $440, down 12% to last month.

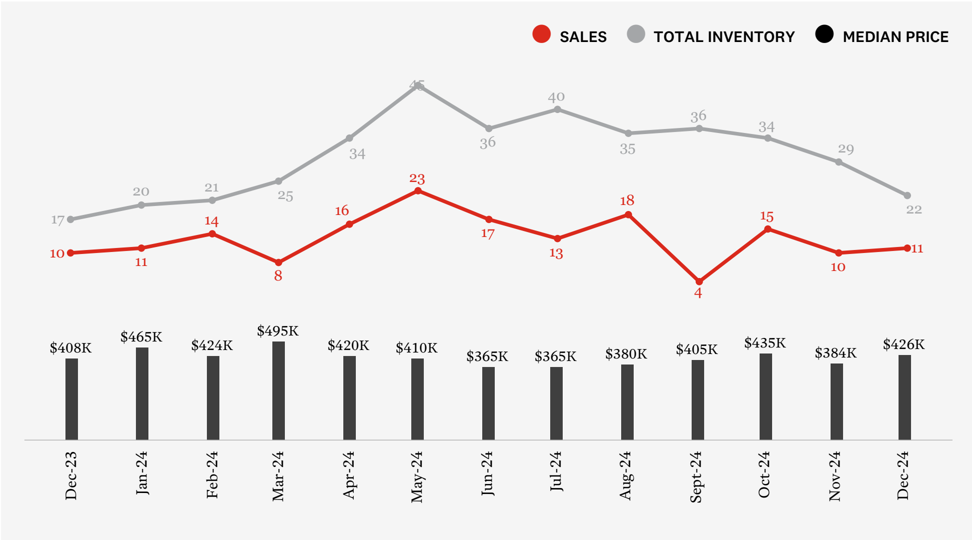
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 8%	▼ 0.9%	▲ 5%	▲ 29%	▲ 10%	2.0
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	22	29	-24%	17	29%
TOTAL SALES	11	10	10%	10	10%
MONTHS OF INVENTORY	2.0	2.9	-31%	1.7	18%
MEDIAN SOLD PRICE	$426,000	$383,500	11%	$407,500	5%
AVERAGE SOLD PRICE	$448,318	$398,750	12%	$416,092	8%
AVERAGE PRICE PSF	$440	$502	-12%	$444	-0.9%

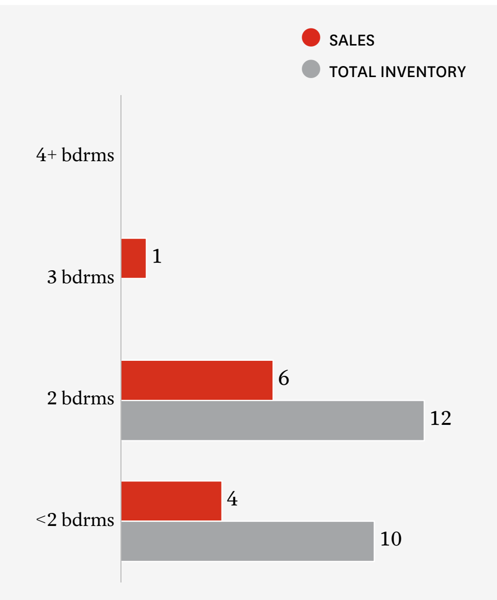
MEDIAN DAYS ON MARKET



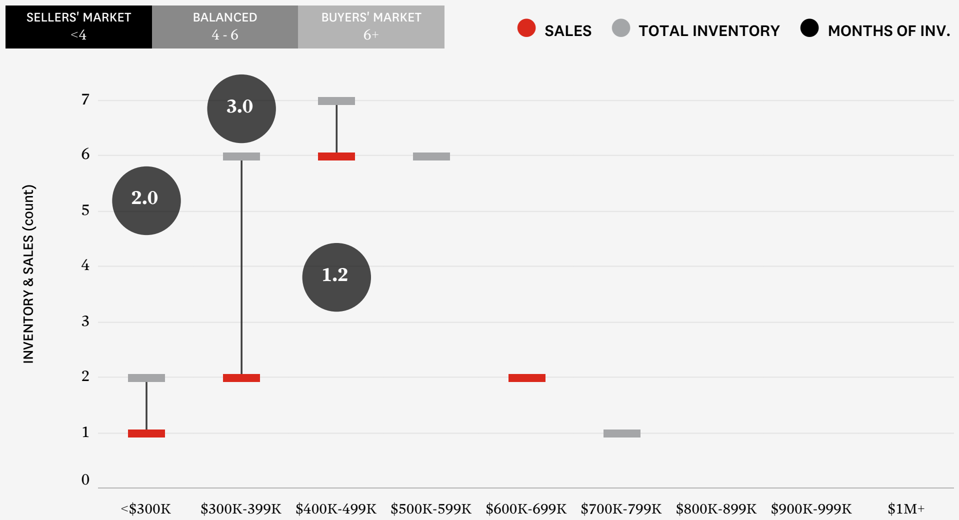
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$300K	$300K-399K	$400K-499K	$500K-599K	$600K-699K	$700K-799K	$800K-899K	$900K-999K	$1M+
MOI	2.0	3.0	1.2	n/a	n/a	n/a			
INVENTORY	2	6	7	6	0	1			
SALES	1	2	6	0	2	0			

Information and statistics derived from Northwest Multiple Listing Service.

queen anne/magnolia

SINGLE-FAMILY HOME - DECEMBER 2024

MARKET SUMMARY

There were 27 single-family home listings in Queen Anne/Magnolia in December, 45% below November and 31% lower than December 2023.

December single-family home sales increased by 26% month-over-month, to 34, and were 55% above December 2023.

The months of inventory for single-family home in Queen Anne/Magnolia, at 0.8, reflected a sellers' market.

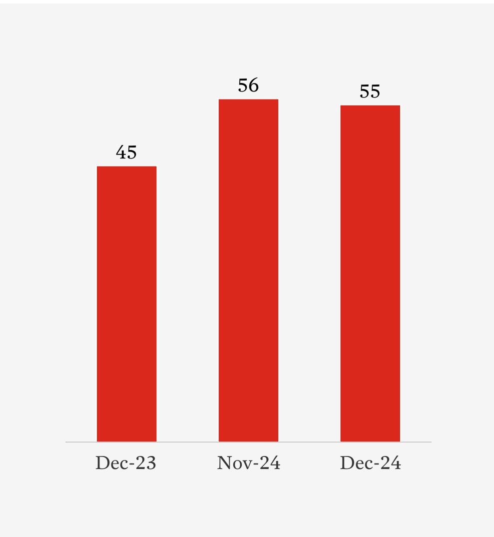
The single-family home median price in December was $1,347,500, a 1.9% increase from November and 7% above December 2023.

The average sold price was $1,734,095, 23% above last month and up 35% to December 2023.

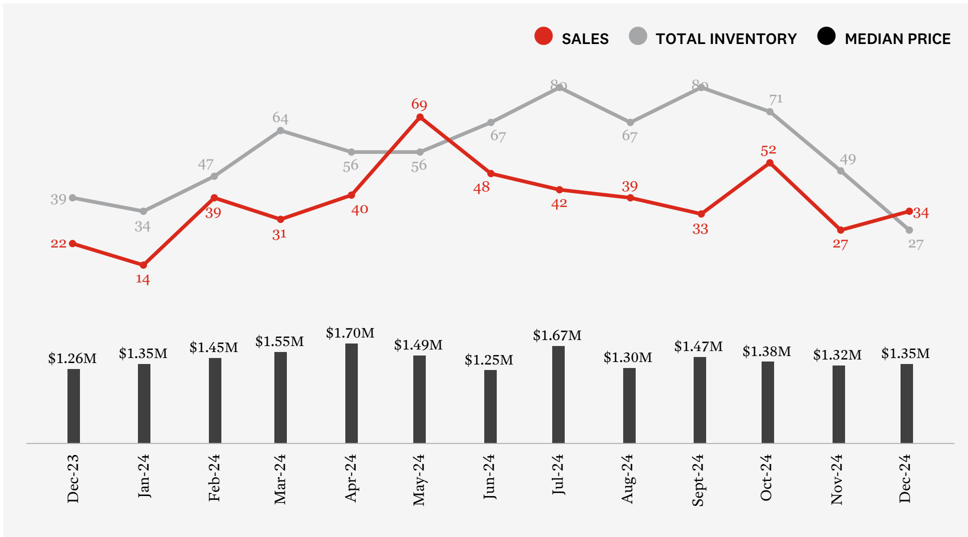
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 35%	▲ 7%	▼ 31%	▲ 55%	0.8
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	27	49	-45%	39	-31%
TOTAL SALES	34	27	26%	22	55%
MONTHS OF INVENTORY	0.8	1.8	-56%	1.8	-55%
MEDIAN SOLD PRICE	$1,347,500	$1,322,500	1.9%	$1,260,000	7%
AVERAGE SOLD PRICE	$1,734,095	$1,408,093	23%	$1,280,918	35%

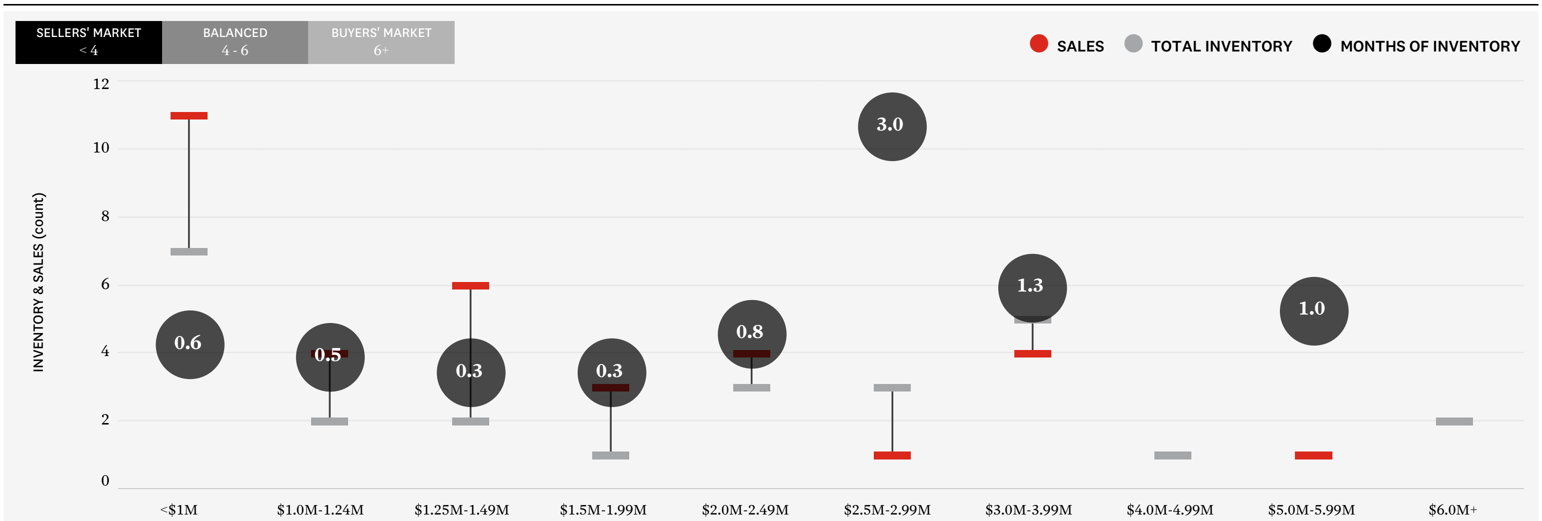
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	0.6	0.5	0.3	0.3	0.8	3.0	1.3	n/a	1.0	n/a
INVENTORY	7	2	2	1	3	3	5	1	1	2
SALES	11	4	6	3	4	1	4	0	1	0

Information and statistics derived from Northwest Multiple Listing Service.

queen anne/magnolia

TOWNHOME - DECEMBER 2024

MARKET SUMMARY

There were 32 townhome listings in Queen Anne/Magnolia in December, 14% below November and 52% higher than December 2023.

December townhome sales increased by 29% month-over-month, to 22, and were 100% above December 2023.

The months of inventory for townhomes in Queen Anne/Magnolia, at 1.5, reflected a sellers' market.

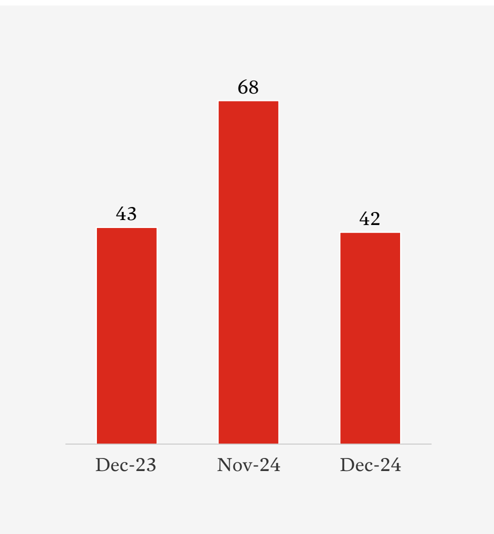
The townhome median price in December was $975,000, a 2% decrease from November and 1.0% below December 2023.

The average sold price was $1,068,425, 8% below last month; the average PSF sale price was $621, down 0.6% to last month.

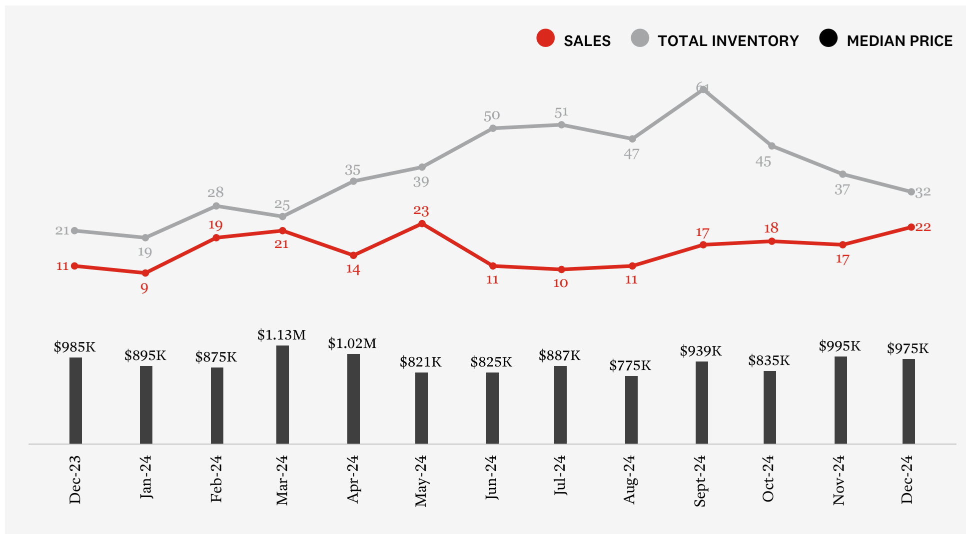
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 0.5%	▲ 13%	▼ 1.0%	▲ 52%	▲ 100%	1.5
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	32	37	-14%	21	52%
TOTAL SALES	22	17	29%	11	100%
MONTHS OF INVENTORY	1.5	2.2	-33%	1.9	-24%
MEDIAN SOLD PRICE	$975,000	$995,000	-2%	$984,844	-1%
AVERAGE SOLD PRICE	$1,068,425	$1,160,873	-8%	$1,063,522	0.5%
AVERAGE PRICE PSF	$621	$625	-0.6%	$549	13%

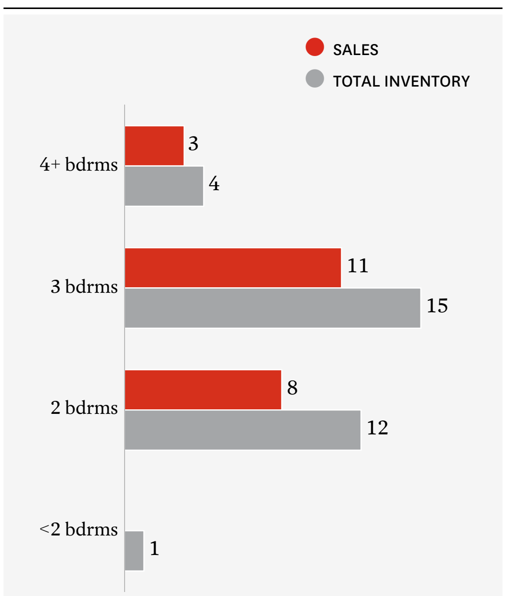
MEDIAN DAYS ON MARKET



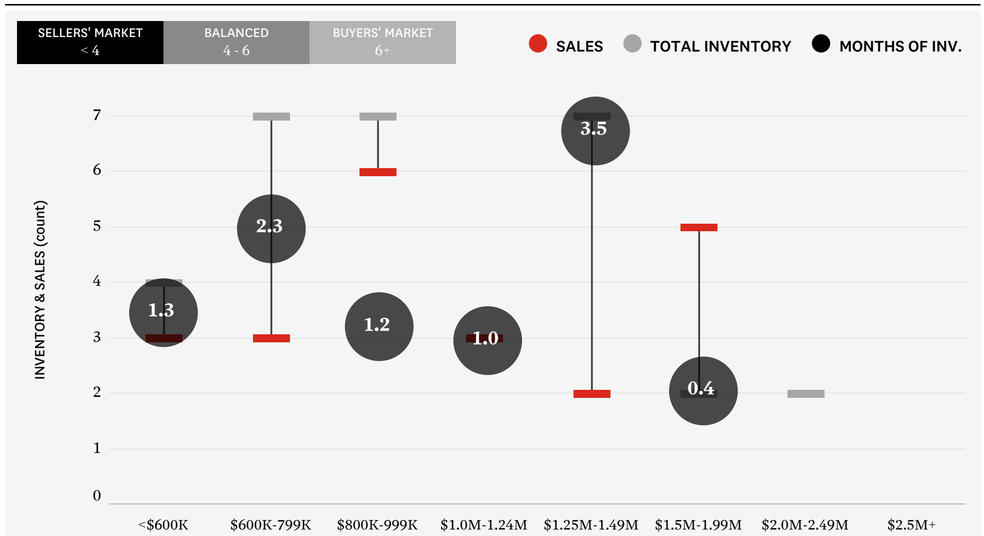
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	1.3	2.3	1.2	1.0	3.5	0.4	n/a	
INVENTORY	4	7	7	3	7	2	2	
SALES	3	3	6	3	2	5	0	

Information and statistics derived from Northwest Multiple Listing Service.

queen anne/magnolia

CONDO - DECEMBER 2024

MARKET SUMMARY

There were 40 condo listings in Queen Anne/Magnolia in December, 30% below November and 2% lower than December 2023.

December condo sales increased by 5% month-over-month, to 21, and were 133% above December 2023.

The months of inventory for condos in Queen Anne/Magnolia, at 1.9, reflected a sellers' market.

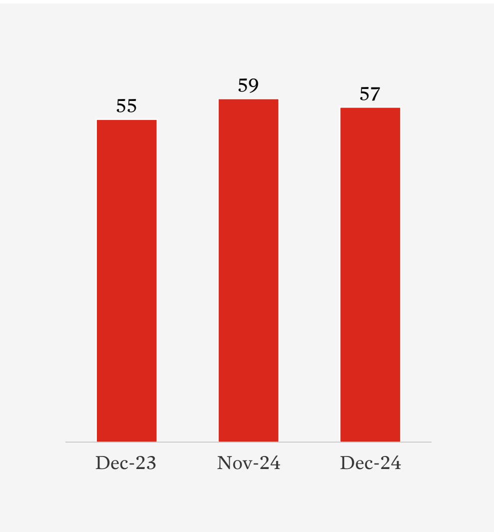
The condo median price in December was $445,000, a 10% decrease from November and 18% below December 2023.

The average sold price was $517,705, 33% below last month; the average PSF sale price was $535, down 39% to last month.

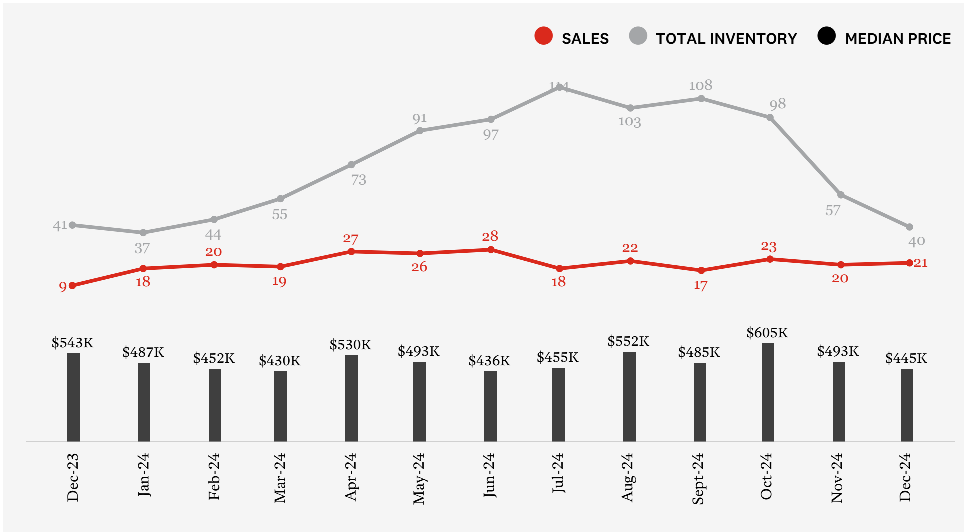
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 25%	▼ 14%	▼ 18%	▼ 2%	▲ 133%	1.9
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	40	57	-30%	41	-2%
TOTAL SALES	21	20	5%	9	133%
MONTHS OF INVENTORY	1.9	2.9	-33%	4.6	-58%
MEDIAN SOLD PRICE	$445,000	$492,500	-10%	$543,000	-18%
AVERAGE SOLD PRICE	$517,705	$775,625	-33%	$691,444	-25%
AVERAGE PRICE PSF	$535	$873	-39%	$623	-14%

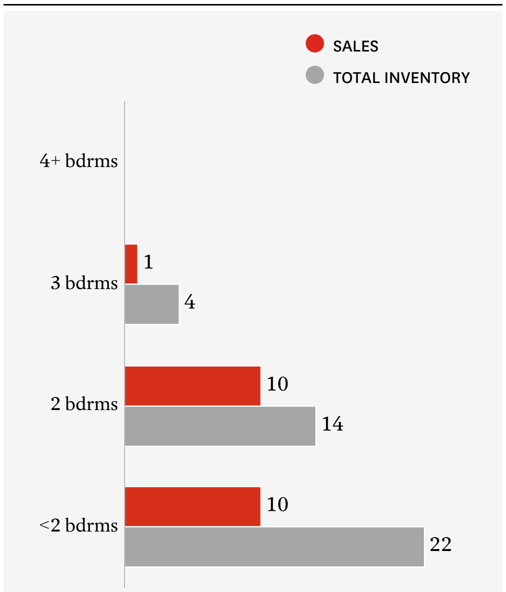
MEDIAN DAYS ON MARKET



RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE

	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	1.9	1.0	1.0		2.0			n/a
INVENTORY	33	2	1		2			2
SALES	17	2	1		1			0

Information and statistics derived from Northwest Multiple Listing Service.

MARKET SUMMARY

There were 69 single-family home listings in Renton in December, 44% below November and 27% lower than December 2023.

December single-family home sales decreased by 10% month-over-month, to 92, and were 42% above December 2023.

The months of inventory for single-family home in Renton, at 0.8, reflected a sellers' market.

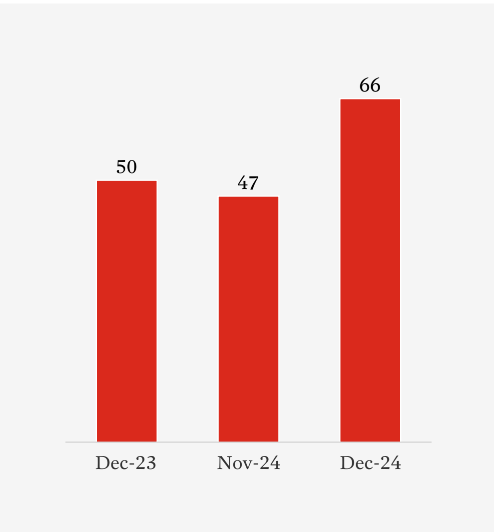
The single-family home median price in December was $794,975, a 2% decrease from November and 13% above December 2023.

The average sold price was $898,868, 3% above last month and up 13% to December 2023.

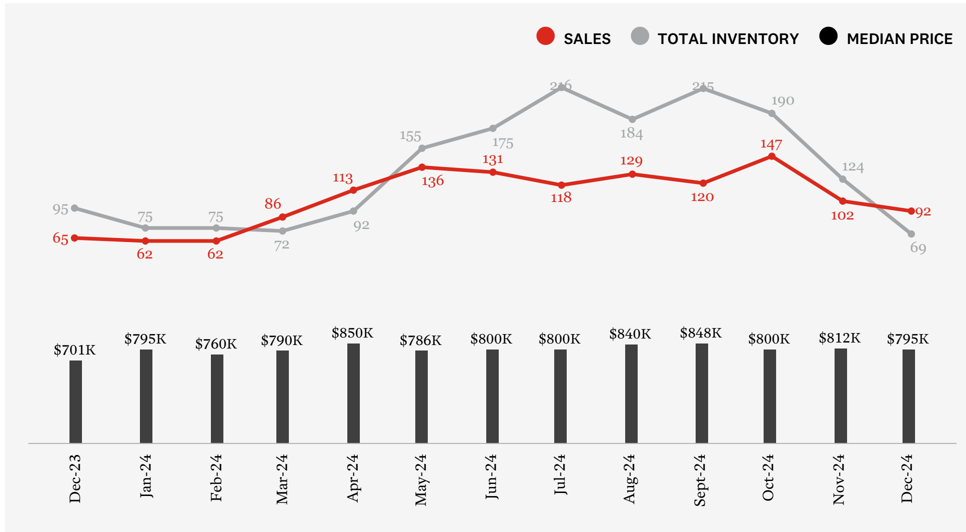
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 13%	▲ 13%	▼ 27%	▲ 42%	0.8
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	69	124	-44%	95	-27%
TOTAL SALES	92	102	-10%	65	42%
MONTHS OF INVENTORY	0.8	1.2	-38%	1.5	-49%
MEDIAN SOLD PRICE	$794,975	$812,260	-2%	$701,000	13%
AVERAGE SOLD PRICE	$898,868	$872,736	3%	$793,104	13%

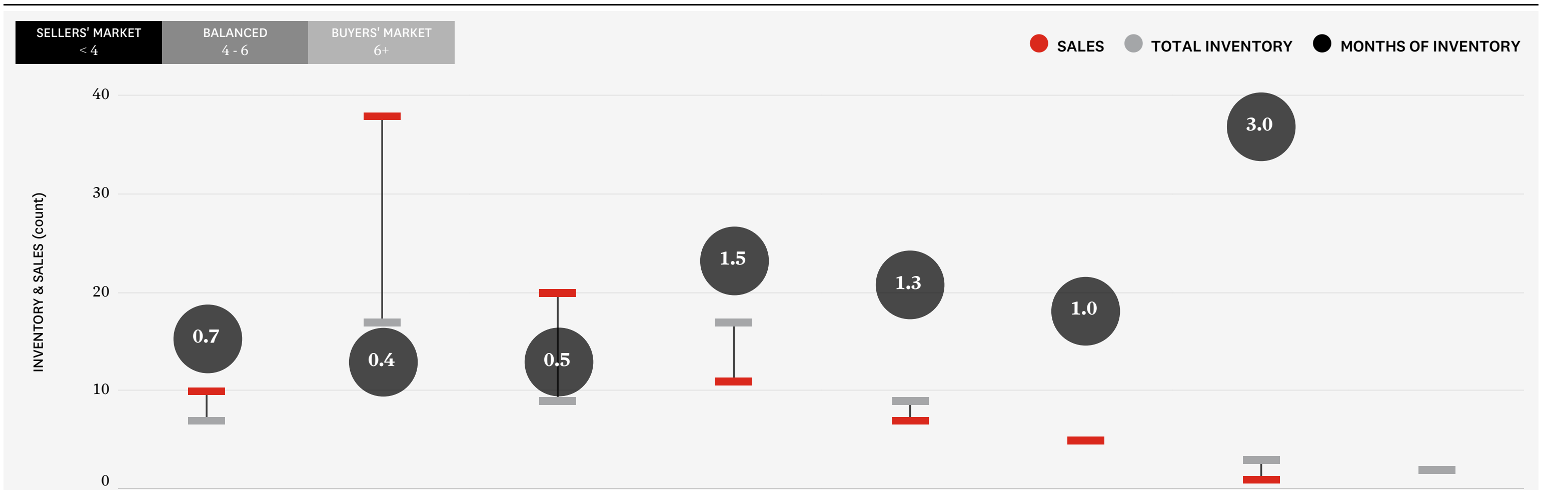
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	0.7	0.4	0.5	1.5	1.3	1.0	3.0	n/a
INVENTORY	7	17	9	17	9	5	3	2
SALES	10	38	20	11	7	5	1	0

Information and statistics derived from Northwest Multiple Listing Service.

MARKET SUMMARY

There were 18 townhome listings in Renton in December, 36% below November and 5% lower than December 2023.

December townhome sales increased by 38% month-over-month, to 11, and were 57% above December 2023.

The months of inventory for townhomes in Renton, at 1.6, reflected a sellers' market.

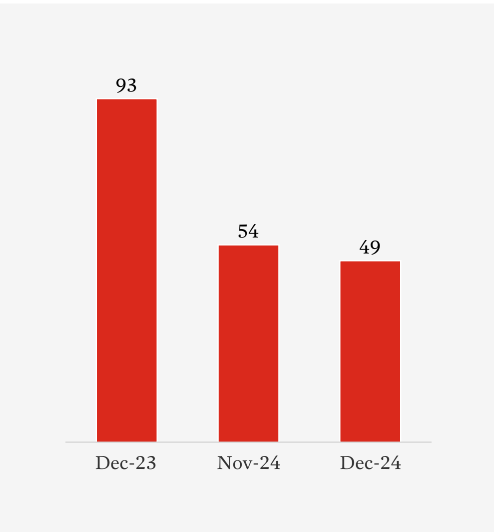
The townhome median price in December was $520,000, a 1.4% decrease from November and 41% above December 2023.

The average sold price was $536,136, 14% above last month; the average PSF sale price was $406, up 18% to last month.

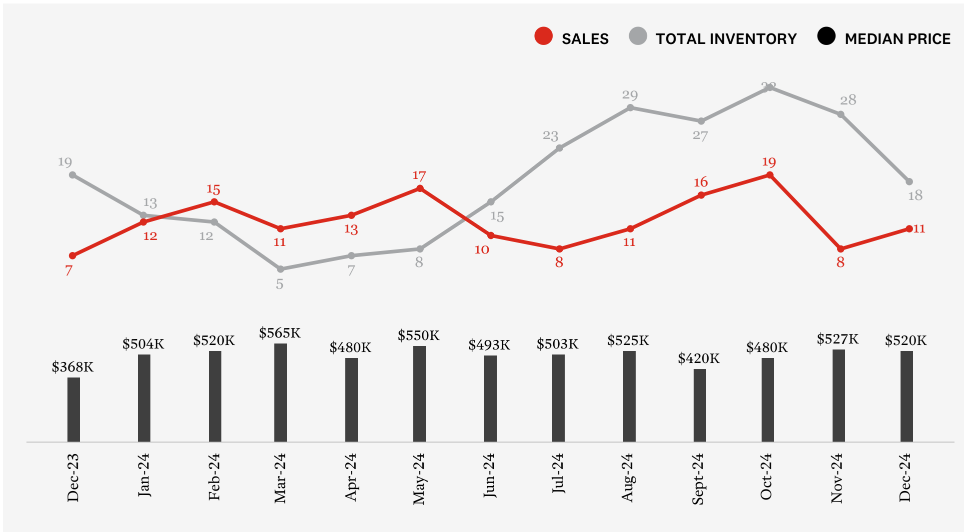
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 23%	▲ 13%	▲ 41%	▼ 5%	▲ 57%	1.6
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	18	28	-36%	19	-5%
TOTAL SALES	11	8	38%	7	57%
MONTHS OF INVENTORY	1.6	3.5	-53%	2.7	-40%
MEDIAN SOLD PRICE	$520,000	$527,475	-1.4%	$368,000	41%
AVERAGE SOLD PRICE	$536,136	$472,056	14%	$435,286	23%
AVERAGE PRICE PSF	$406	$343	18%	$358	13%

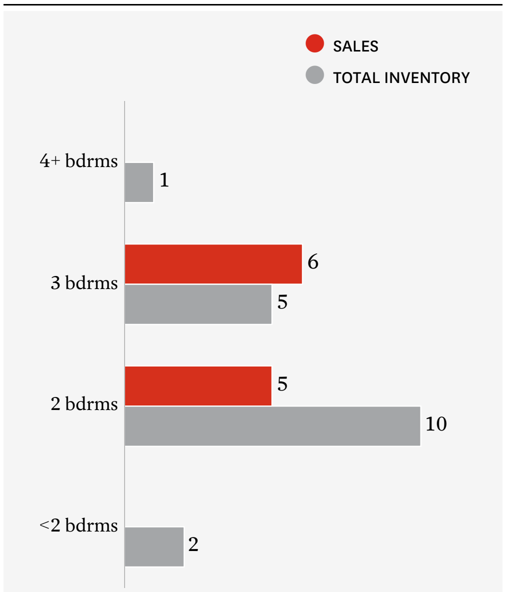
MEDIAN DAYS ON MARKET



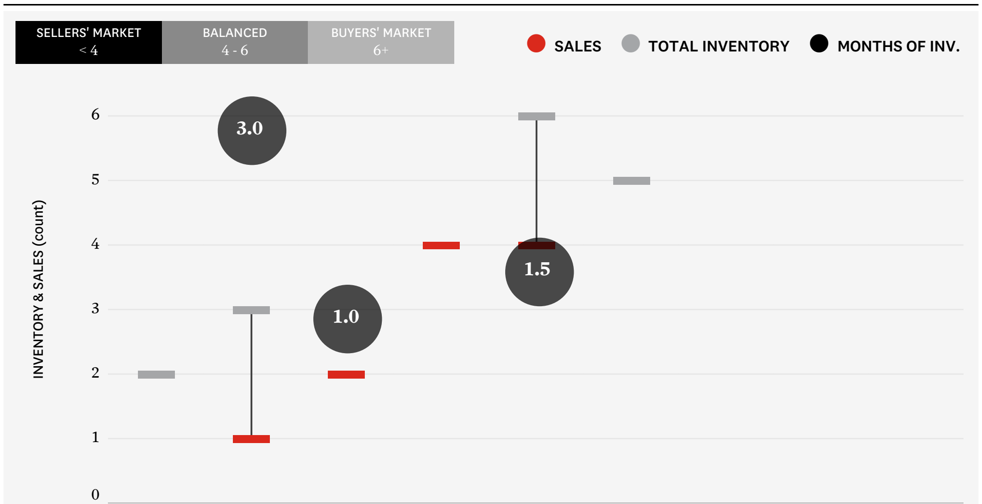
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$300K	$300K-399K	$400K-499K	$500K-599K	$600K-699K	$700K-799K	$800K-899K	$900K-999K	$1M+
MOI	n/a	3.0	1.0	n/a	1.5	n/a			
INVENTORY	2	3	2	0	6	5			
SALES	0	1	2	4	4	0			

Information and statistics derived from Northwest Multiple Listing Service.

MARKET SUMMARY

There were 20 condo listings in Renton in December, 23% below November and 100% higher than December 2023.

December condo sales increased by 20% month-over-month, to 6, and were 14% below December 2023.

The months of inventory for condos in Renton, at 3.3, reflected a sellers' market.

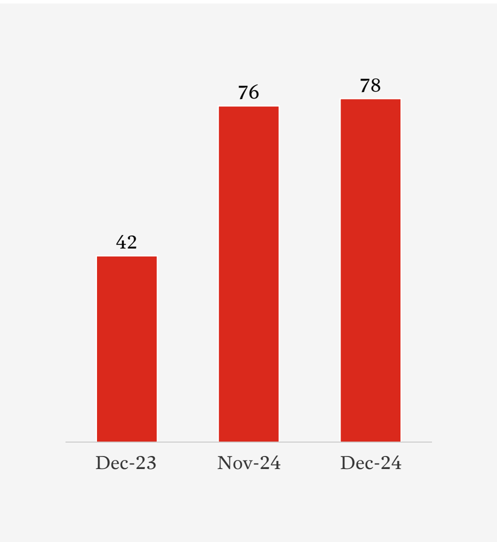
The condo median price in December was $352,500, a 14% increase from November and 0.7% above December 2023.

The average sold price was $341,667, 7% above last month; the average PSF sale price was $371, up 20% to last month.

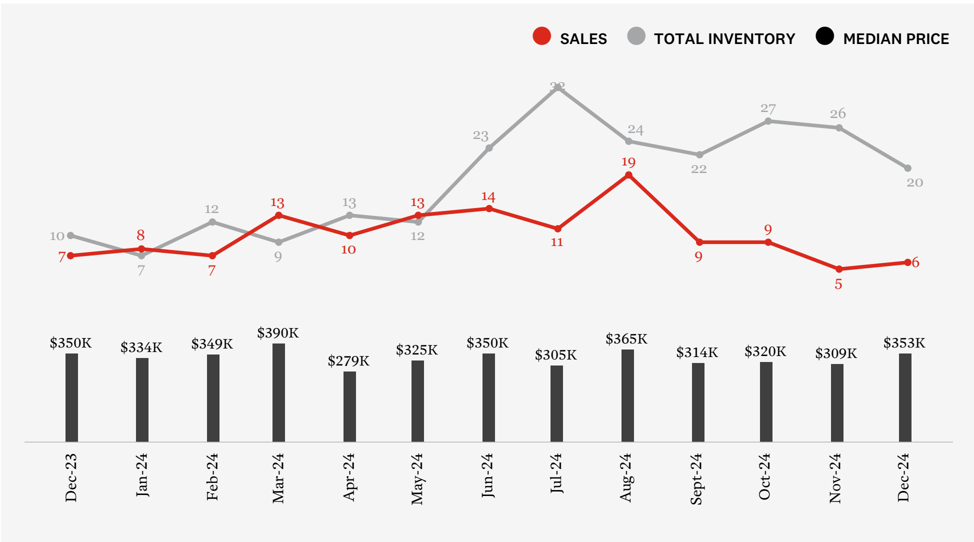
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 0.2%	▲ 5%	▲ 0.7%	▲ 100%	▼ 14%	3.3
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	20	26	-23%	10	100%
TOTAL SALES	6	5	20%	7	-14%
MONTHS OF INVENTORY	3.3	5.2	-36%	1.4	133%
MEDIAN SOLD PRICE	$352,500	$309,000	14%	$350,000	0.7%
AVERAGE SOLD PRICE	$341,667	$319,700	7%	$342,357	-0.2%
AVERAGE PRICE PSF	$371	$311	20%	$354	5%

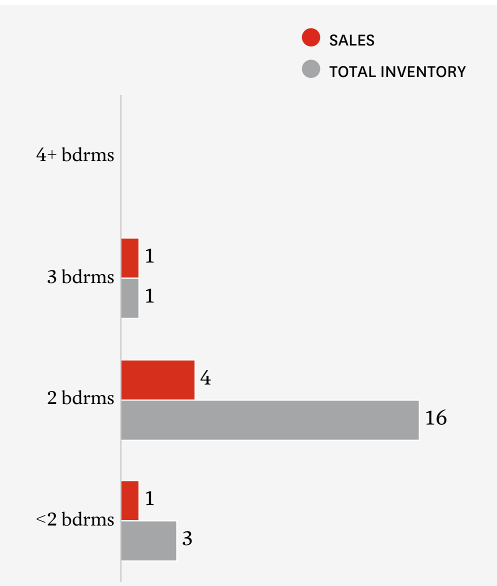
MEDIAN DAYS ON MARKET



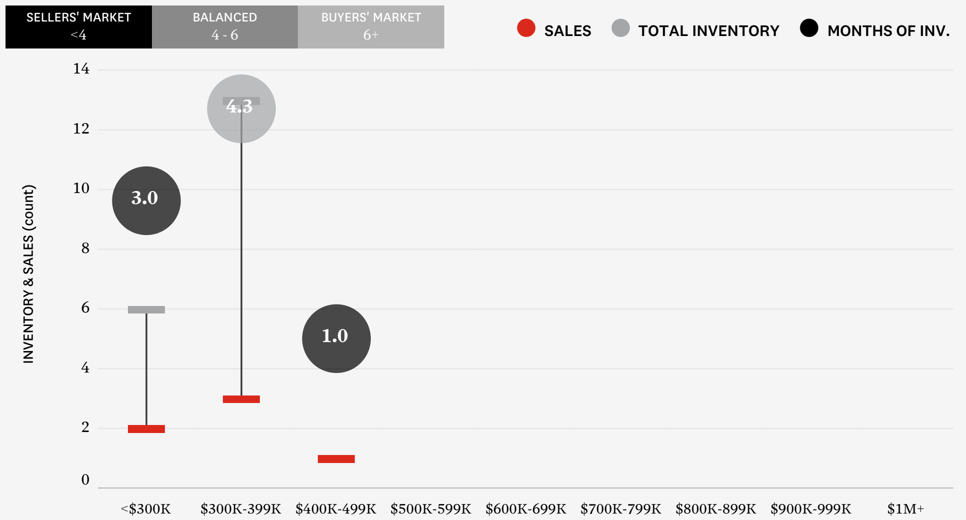
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$300K	$300K-399K	$400K-499K	$500K-599K	$600K-699K	$700K-799K	$800K-899K	$900K-999K	$1M+
MOI	3.0	4.3	1.0						
INVENTORY	6	13	1						
SALES	2	3	1						

Information and statistics derived from Northwest Multiple Listing Service.

richmond beach/shoreline

SINGLE-FAMILY HOME - DECEMBER 2024

MARKET SUMMARY

There were 13 single-family home listings in Richmond Beach/Shoreline in December, 28% below November and 19% lower than December 2023.

December single-family home sales remained the same month-over-month, at 25, and were 14% above December 2023.

The months of inventory for single-family home in Richmond Beach/Shoreline, at 0.5, reflected a sellers' market.

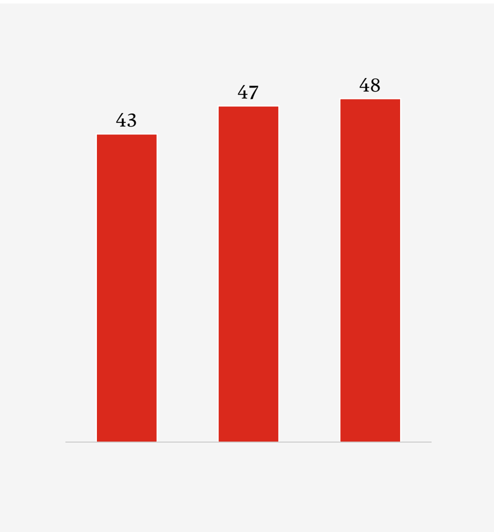
The single-family home median price in December was $847,000, a 4% decrease from November and 8% above December 2023.

The average sold price was $904,336, 1.4% below last month and up 3% to December 2023.

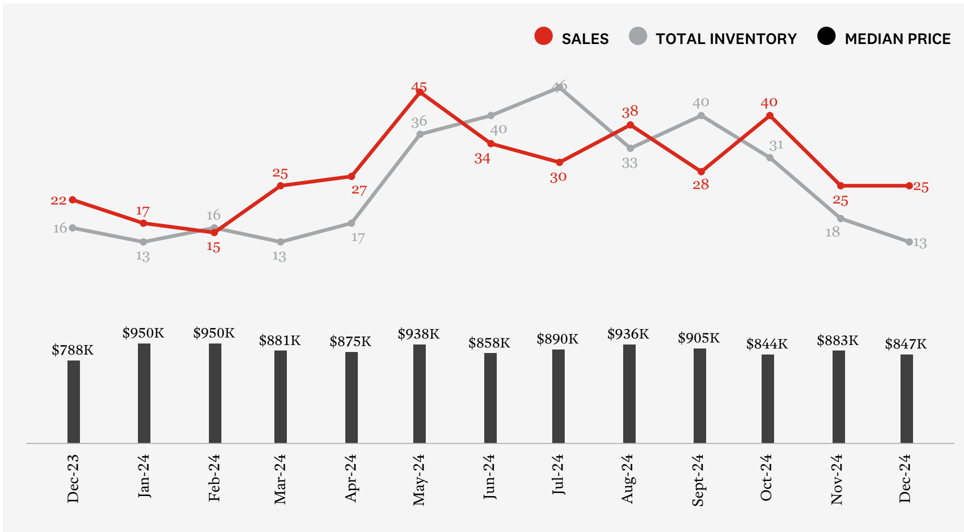
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 3%	▲ 8%	▼ 19%	▲ 14%	0.5
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

				PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	13	18	-28%	16	-19%
TOTAL SALES	25	25	0%	22	14%
MONTHS OF INVENTORY	0.5	0.7	-28%	0.7	-28%
MEDIAN SOLD PRICE	$847,000	$883,000	-4%	$787,500	8%
AVERAGE SOLD PRICE	$904,336	$917,415	-1.4%	$880,091	3%

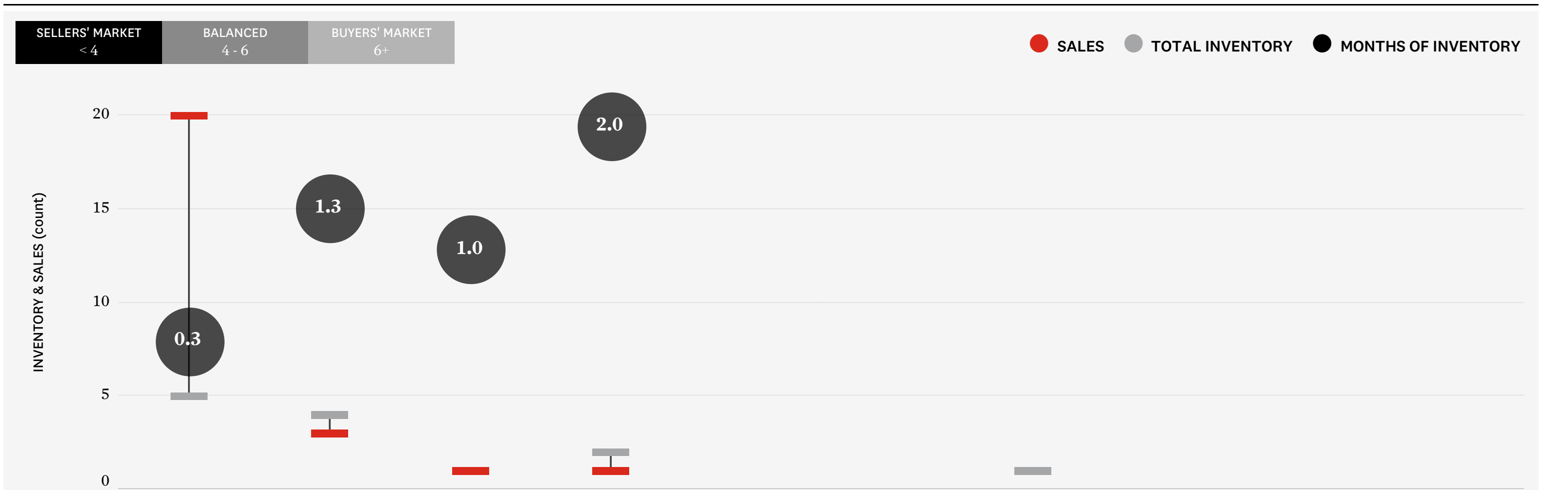
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	0.3	1.3	1.0	2.0			n/a			
INVENTORY	5	4	1	2			1			
SALES	20	3	1	1			0			

Information and statistics derived from Northwest Multiple Listing Service.

sodo/beacon hill

SINGLE-FAMILY HOME - DECEMBER 2024

MARKET SUMMARY

There were 26 single-family home listings in SODO/Beacon Hill in December, 21% below November and 24% higher than December 2023.

December single-family home sales decreased by 31% month-over-month, to 11, and were 38% above December 2023.

The months of inventory for single-family home in SODO/Beacon Hill, at 2.4, reflected a sellers' market.

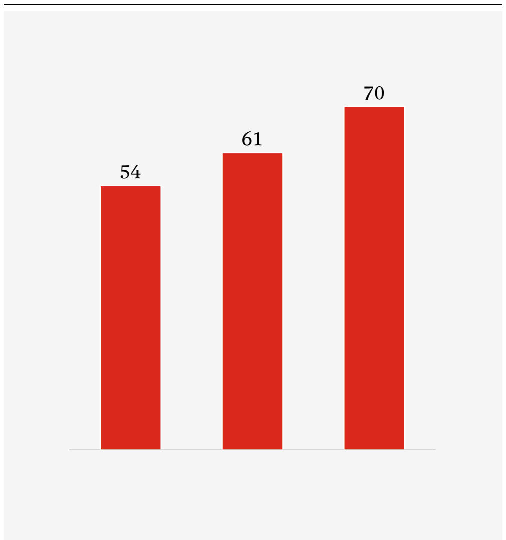
The single-family home median price in December was $694,995, a 15% decrease from November and 1.3% below December 2023.

The average sold price was $655,163, 21% below last month and down 11% to December 2023.

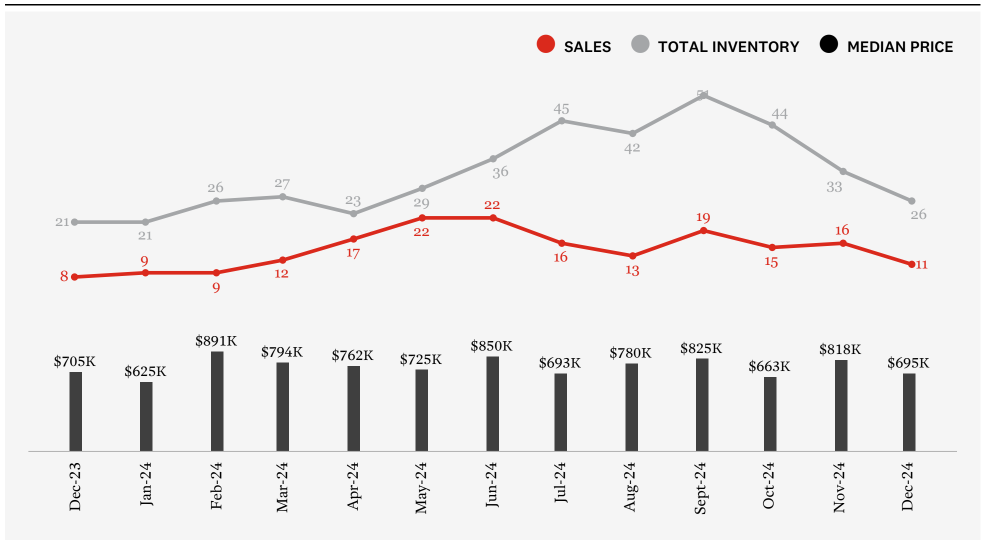
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 11%	▼ 1.3%	▲ 24%	▲ 38%	2.4
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	26	33	-21%	21	24%
TOTAL SALES	11	16	-31%	8	38%
MONTHS OF INVENTORY	2.4	2.1	15%	2.6	-10%
MEDIAN SOLD PRICE	$694,995	$817,500	-15%	$704,500	-1.3%
AVERAGE SOLD PRICE	$655,163	$827,094	-21%	$732,688	-11%

MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE

	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	1.5	n/a	n/a							
INVENTORY	17	5	4							
SALES	11	0	0							

Information and statistics derived from Northwest Multiple Listing Service.

sodo/beacon hill

TOWNHOME - DECEMBER 2024

MARKET SUMMARY

There were 27 townhome listings in SODO/Beacon Hill in December, 25% below November and 35% higher than December 2023.

December townhome sales decreased by 13% month-over-month, to 7, and were 133% above December 2023.

The months of inventory for townhomes in SODO/Beacon Hill, at 3.9, reflected a sellers' market.

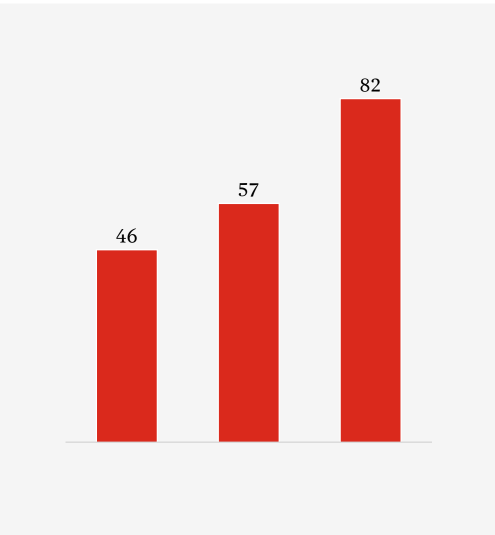
The townhome median price in December was $650,000, a 3% increase from November and 7% below December 2023.

The average sold price was $633,764, 1.4% below last month; the average PSF sale price was $487, down 5% to last month.

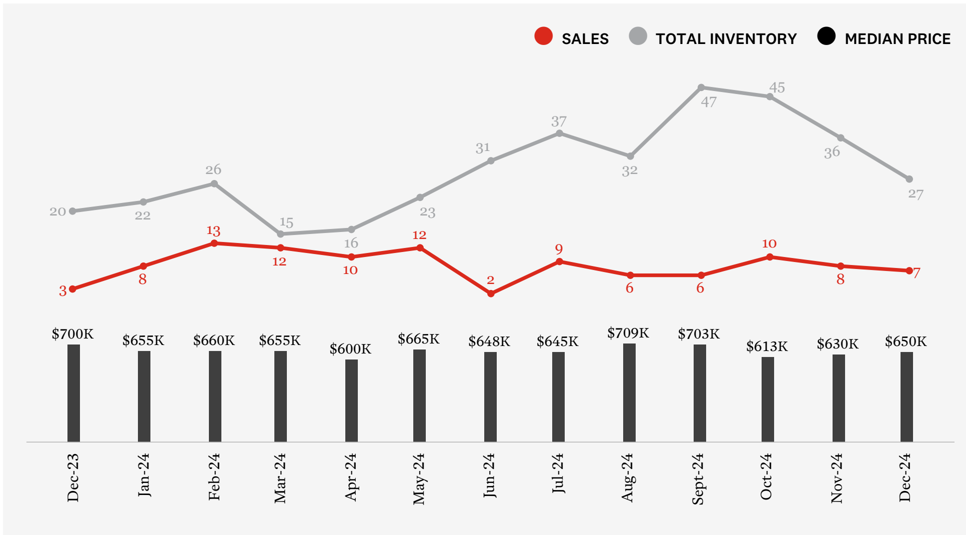
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 9%	▼ 4%	▼ 7%	▲ 35%	▲ 133%	3.9
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	27	36	-25%	20	35%
TOTAL SALES	7	8	-13%	3	133%
MONTHS OF INVENTORY	3.9	4.5	-14%	6.7	-42%
MEDIAN SOLD PRICE	$650,000	$630,000	3%	$700,000	-7%
AVERAGE SOLD PRICE	$633,764	$642,625	-1.4%	$698,333	-9%
AVERAGE PRICE PSF	$487	$513	-5%	$506	-4%

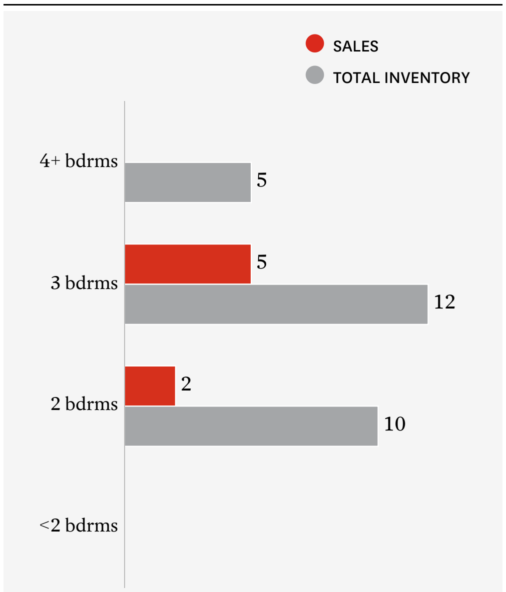
MEDIAN DAYS ON MARKET



RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE

	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	1.5	3.2	n/a	n/a				
INVENTORY	3	16	6	2				
SALES	2	5	0	0				

Information and statistics derived from Northwest Multiple Listing Service.

southeast seattle

SINGLE-FAMILY HOME - DECEMBER 2024

MARKET SUMMARY

There were 35 single-family home listings in Southeast Seattle in December, 36% below November and 25% higher than December 2023.

December single-family home sales decreased by 19% month-over-month, to 25, and were 4% above December 2023.

The months of inventory for single-family home in Southeast Seattle, at 1.4, reflected a sellers' market.

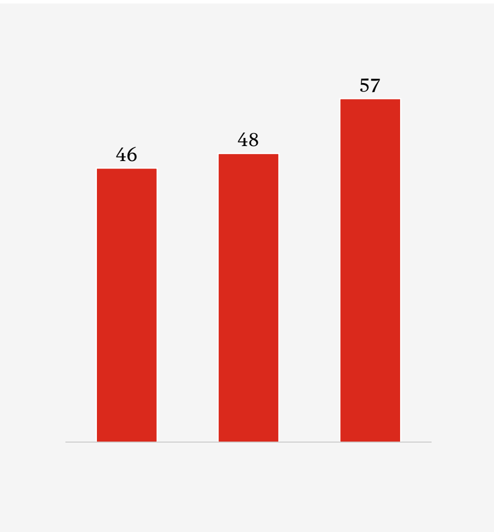
The single-family home median price in December was $889,500, a 19% increase from November and 23% above December 2023.

The average sold price was $1,196,390, 13% above last month and up 43% to December 2023.

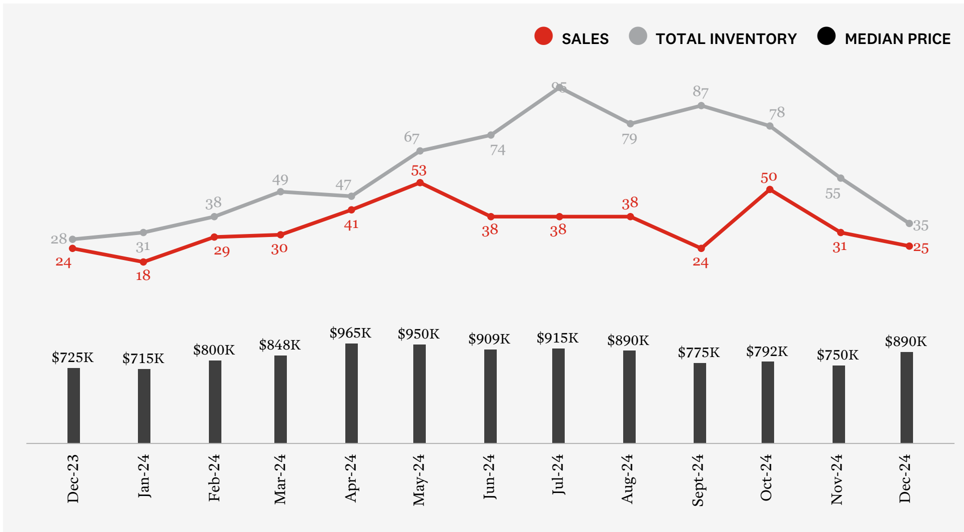
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 43%	▲ 23%	▲ 25%	▲ 4%	1.4
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	35	55	-36%	28	25%
TOTAL SALES	25	31	-19%	24	4%
MONTHS OF INVENTORY	1.4	1.8	-21%	1.2	20%
MEDIAN SOLD PRICE	$889,500	$750,000	19%	$725,000	23%
AVERAGE SOLD PRICE	$1,196,390	$1,060,595	13%	$836,704	43%

MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE

	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	1.3	0.5	3.0	3.0	n/a	n/a	n/a	n/a	n/a	
INVENTORY	19	2	6	3	3	0	1	0	1	
SALES	15	4	2	1	0	2	0	1	0	

Information and statistics derived from Northwest Multiple Listing Service.

southeast seattle

TOWNHOME - DECEMBER 2024

MARKET SUMMARY

There were 19 townhome listings in Southeast Seattle in December, 34% below November and 44% lower than December 2023.

December townhome sales decreased by 22% month-over-month, to 7, and were 13% below December 2023.

The months of inventory for townhomes in Southeast Seattle, at 2.7, reflected a sellers' market.

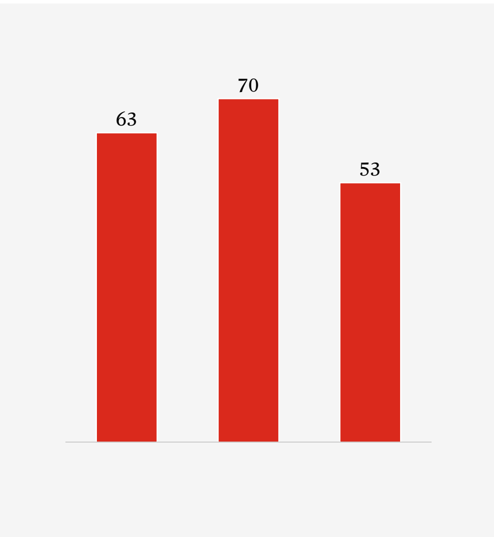
The townhome median price in December was $760,000, a 28% increase from November and 9% above December 2023.

The average sold price was $723,179, 25% above last month; the average PSF sale price was $512, up 4% to last month.

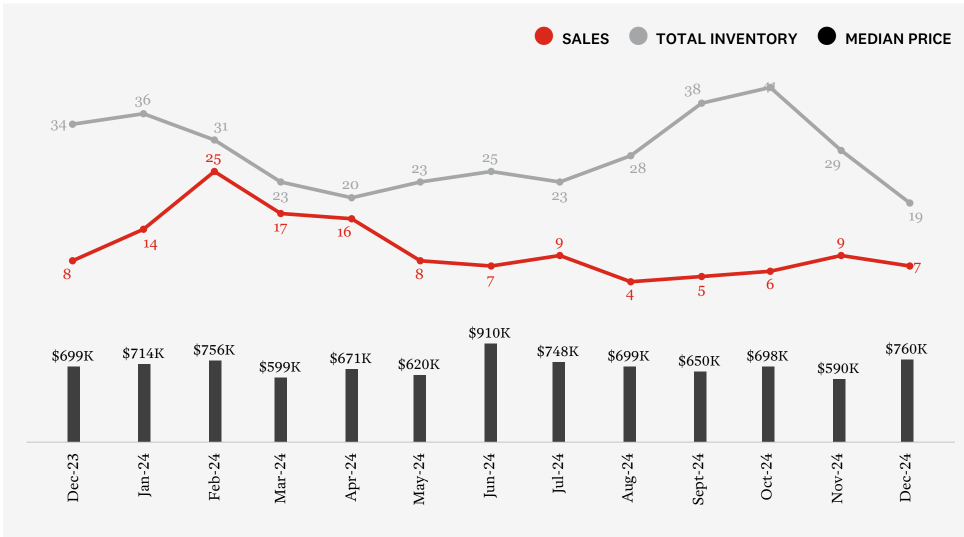
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 0.9%	▲ 0.1%	▲ 9%	▼ 44%	▼ 13%	2.7
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	19	29	-34%	34	-44%
TOTAL SALES	7	9	-22%	8	-13%
MONTHS OF INVENTORY	2.7	3.2	-16%	4.3	-36%
MEDIAN SOLD PRICE	$760,000	$590,000	29%	$698,750	9%
AVERAGE SOLD PRICE	$723,179	$577,878	25%	$729,550	-0.9%
AVERAGE PRICE PSF	$512	$490	4%	$512	0.1%

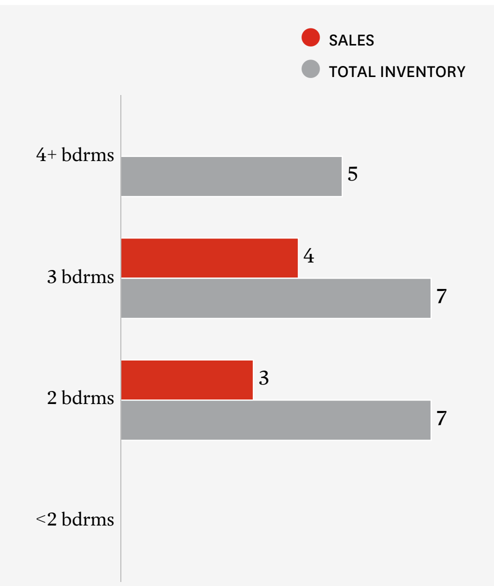
MEDIAN DAYS ON MARKET



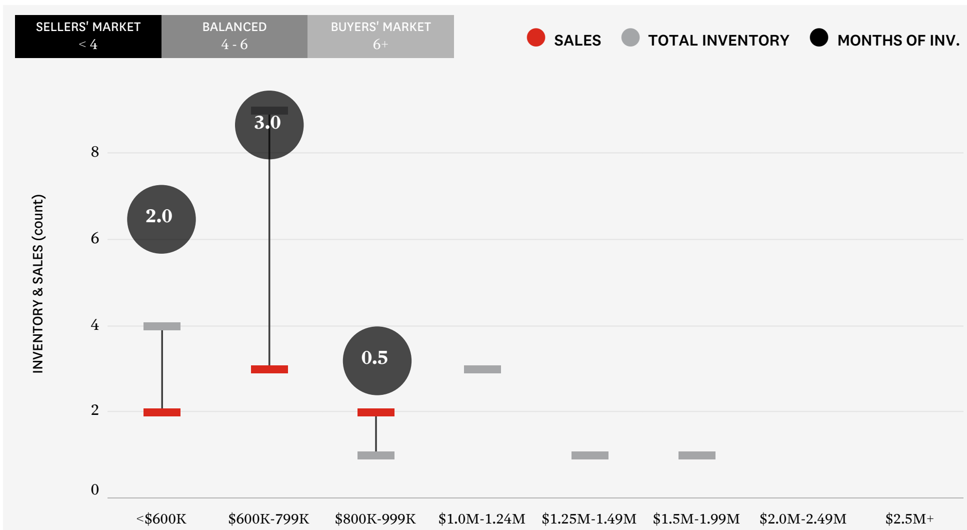
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	2.0	3.0	0.5	n/a	n/a	n/a		
INVENTORY	4	9	1	3	1	1		
SALES	2	3	2	0	0	0		

Information and statistics derived from Northwest Multiple Listing Service.

MARKET SUMMARY

There were 57 single-family home listings in West Seattle in December, 30% below November and 11% lower than December 2023.

December single-family home sales decreased by 12% month-over-month, to 61, and were 42% above December 2023.

The months of inventory for single-family home in West Seattle, at 0.9, reflected a sellers' market.

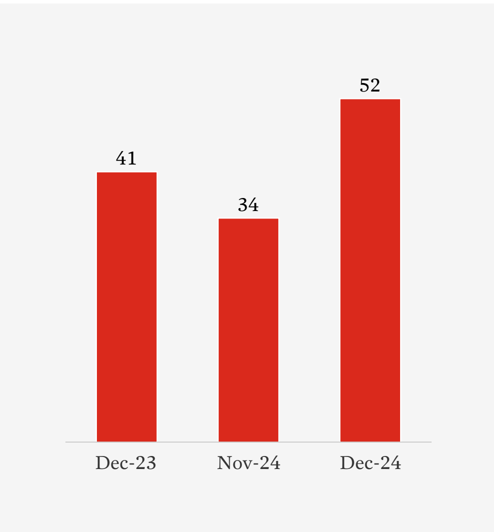
The single-family home median price in December was $835,000, a 4% increase from November and 14% above December 2023.

The average sold price was $948,125, 9% above last month and up 5% to December 2023.

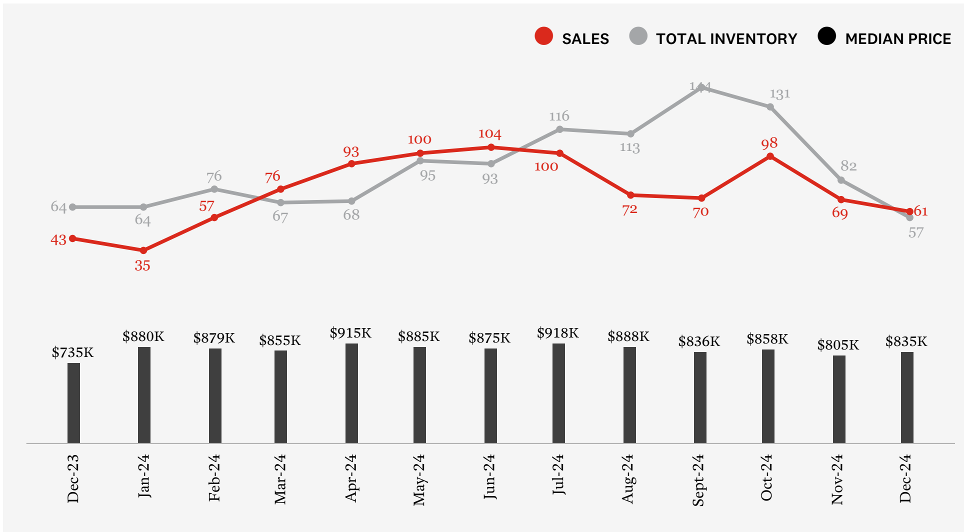
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 5%	▲ 14%	▼ 11%	▲ 42%	0.9
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	57	82	-30%	64	-11%
TOTAL SALES	61	69	-12%	43	42%
MONTHS OF INVENTORY	0.9	1.2	-21%	1.5	-37%
MEDIAN SOLD PRICE	$835,000	$805,000	4%	$735,000	14%
AVERAGE SOLD PRICE	$948,125	$873,829	9%	$903,318	5%

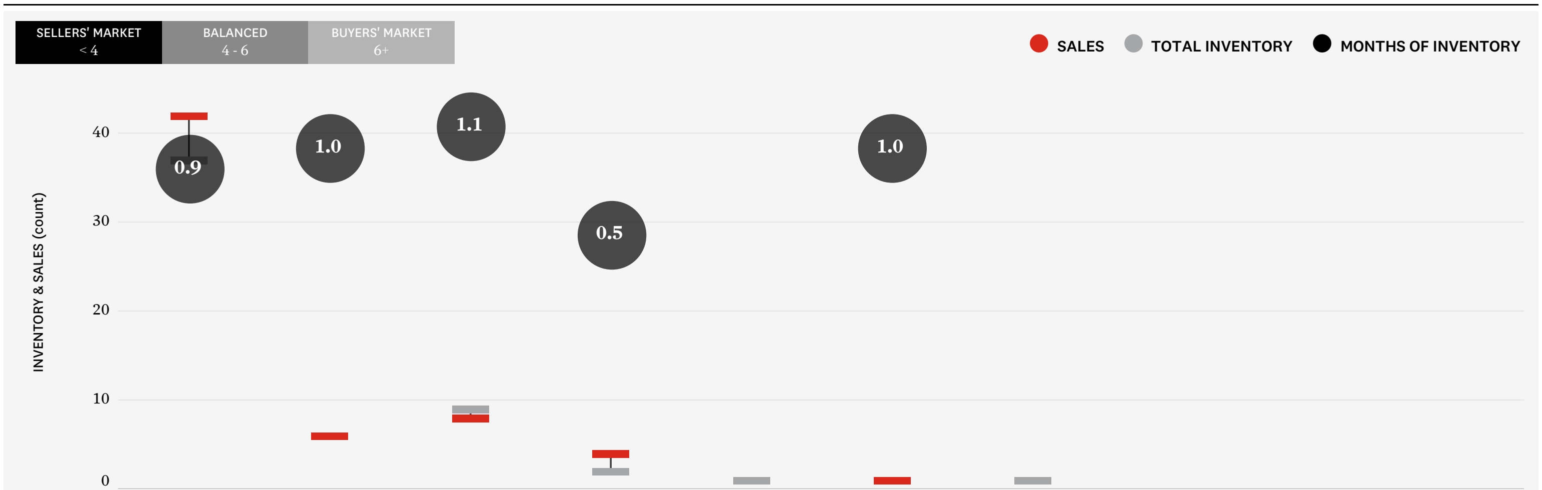
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	0.9	1.0	1.1	0.5	n/a	1.0	n/a			
INVENTORY	37	6	9	2	1	1	1			
SALES	42	6	8	4	0	1	0			

Information and statistics derived from Northwest Multiple Listing Service.

west seattle

TOWNHOME - DECEMBER 2024

MARKET SUMMARY

There were 38 townhome listings in West Seattle in December, 33% below November and 15% higher than December 2023.

December townhome sales decreased by 18% month-over-month, to 28, and were 250% above December 2023.

The months of inventory for townhomes in West Seattle, at 1.4, reflected a sellers' market.

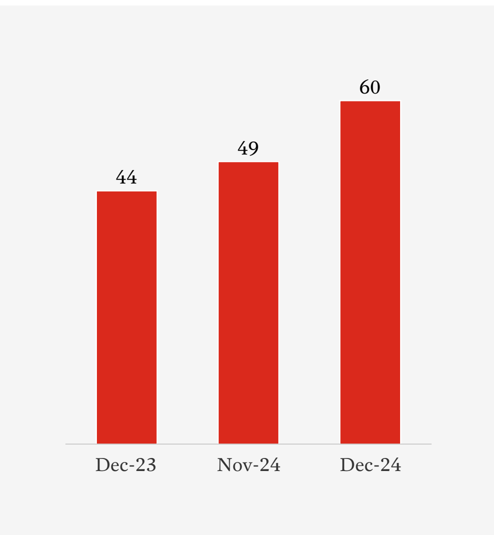
The townhome median price in December was $656,500, a 11% decrease from November and 10% below December 2023.

The average sold price was $702,977, 4% below last month; the average PSF sale price was $466, down 11% to last month.

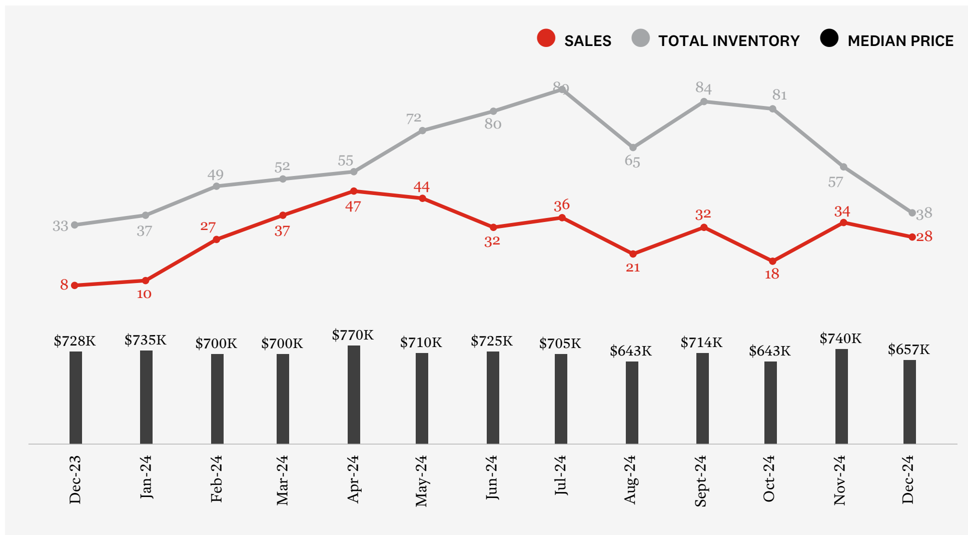
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 33%	▼ 10%	▼ 10%	▲ 15%	▲ 250%	1.4
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	38	57	-33%	33	15%
TOTAL SALES	28	34	-18%	8	250%
MONTHS OF INVENTORY	1.4	1.7	-19%	4.1	-67%
MEDIAN SOLD PRICE	$656,500	$740,000	-11%	$727,500	-10%
AVERAGE SOLD PRICE	$702,977	$735,887	-4%	$1,042,931	-33%
AVERAGE PRICE PSF	$466	$524	-11%	$519	-10%

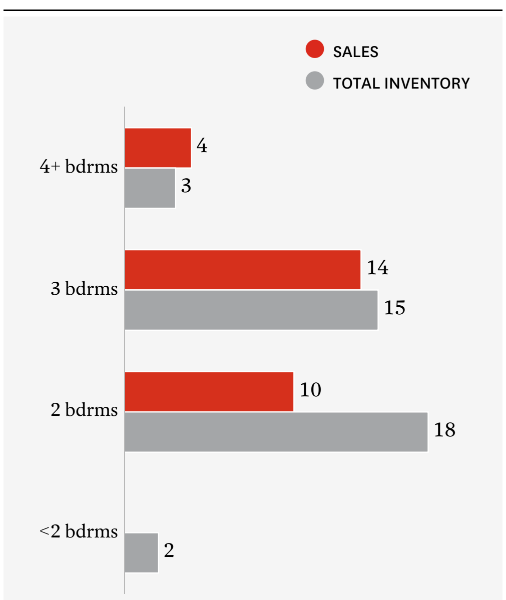
MEDIAN DAYS ON MARKET



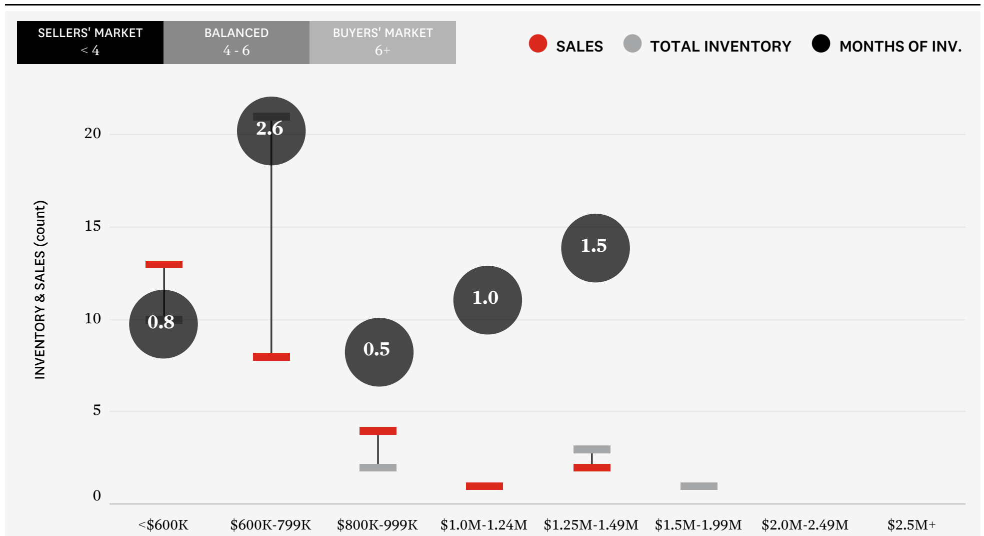
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	0.8	2.6	0.5	1.0	1.5	n/a		
INVENTORY	10	21	2	1	3	1		
SALES	13	8	4	1	2	0		

Information and statistics derived from Northwest Multiple Listing Service.

west seattle

CONDO - DECEMBER 2024

MARKET SUMMARY

There were 19 condo listings in West Seattle in December, 41% below November and 19% higher than December 2023.

December condo sales decreased by 75% month-over-month, to 3, and were 40% below December 2023.

The months of inventory for condos in West Seattle, at 6.3, reflected a buyers' market.

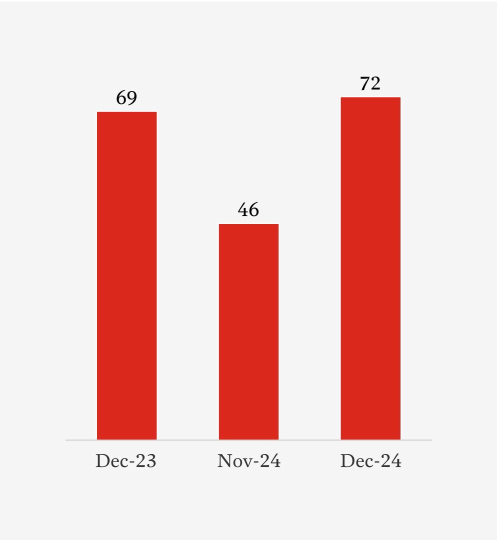
The condo median price in December was $479,000, a 26% decrease from November and 4% below December 2023.

The average sold price was $722,667, 21% above last month; the average PSF sale price was $518, down 7% to last month.

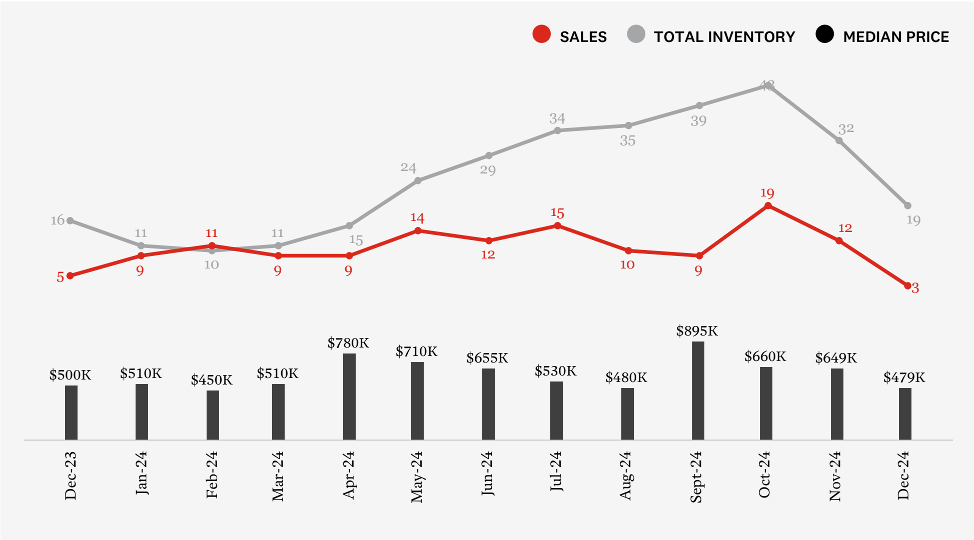
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 11%	▼ 12%	▼ 4%	▲ 19%	▼ 40%	6.3
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	BUYERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	19	32	-41%	16	19%
TOTAL SALES	3	12	-75%	5	-40%
MONTHS OF INVENTORY	6.3	2.7	138%	3.2	98%
MEDIAN SOLD PRICE	$479,000	$648,500	-26%	$500,000	-4%
AVERAGE SOLD PRICE	$722,667	$598,429	21%	$648,800	11%
AVERAGE PRICE PSF	$518	$558	-7%	$587	-12%

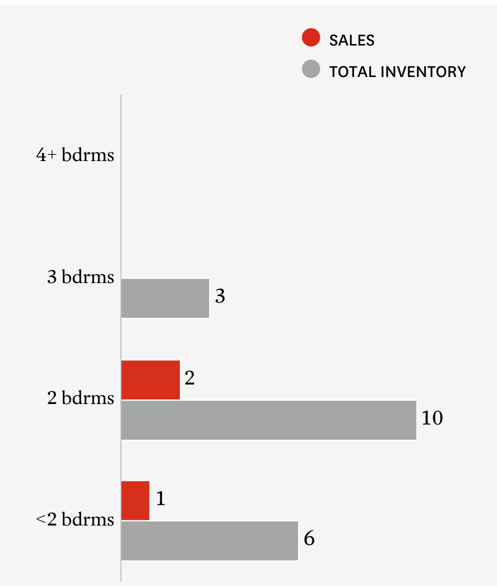
MEDIAN DAYS ON MARKET



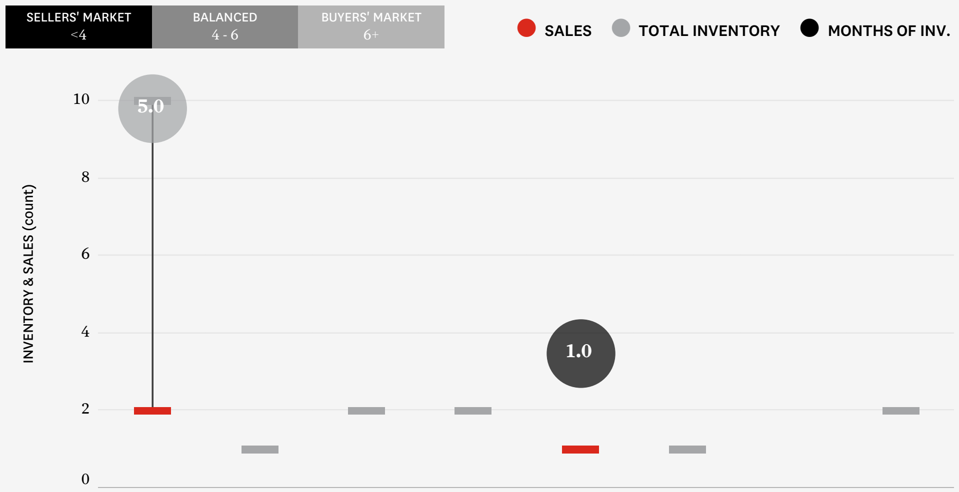
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	5.0	n/a	n/a	n/a	1.0	n/a		n/a
INVENTORY	10	1	2	2	1	1		2
SALES	2	0	0	0	1	0		0

Information and statistics derived from Northwest Multiple Listing Service.

snohomish county

SINGLE-FAMILY HOME - DECEMBER 2024

MARKET SUMMARY

There were 442 single-family home listings in Snohomish County in December, 30% below November and 2% lower than December 2023.

December single-family home sales decreased by 9% month-over-month, to 515, and were 14% above December 2023.

The months of inventory for single-family home in Snohomish County, at 0.9, reflected a sellers' market.

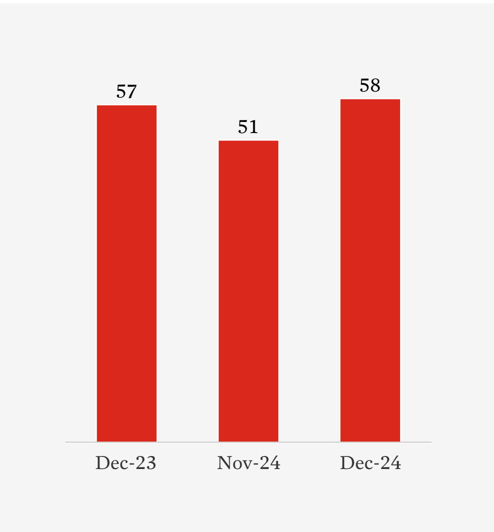
The single-family home median price in December was $825,000, a 4% increase from November and 18% above December 2023.

The average sold price was $919,639, 5% above last month and up 16% to December 2023.

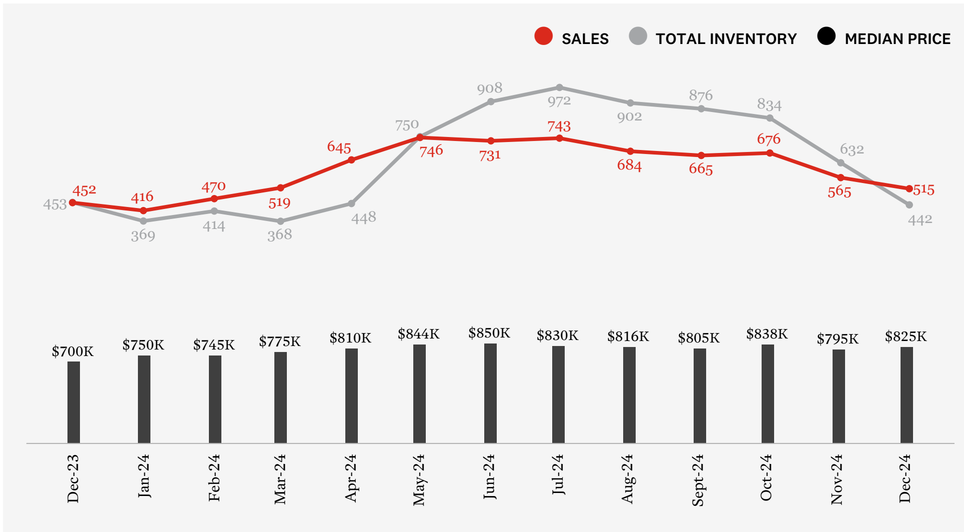
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 16%	▲ 18%	▼ 2%	▲ 14%	0.9
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	442	632	-30%	453	-2%
TOTAL SALES	515	565	-9%	452	14%
MONTHS OF INVENTORY	0.9	1.1	-23%	1.0	-14%
MEDIAN SOLD PRICE	$825,000	$795,000	4%	$700,000	18%
AVERAGE SOLD PRICE	$919,639	$879,506	5%	$794,651	16%

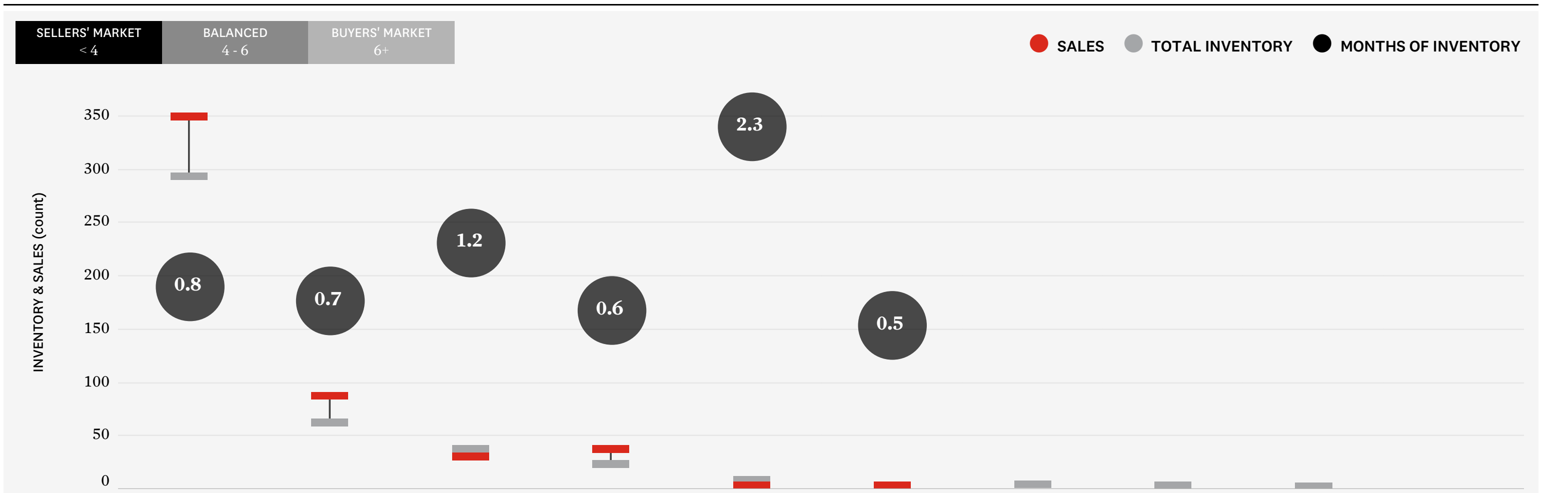
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	0.8	0.7	1.2	0.6	2.3	0.5	n/a	n/a	n/a	
INVENTORY	294	63	38	24	9	2	5	4	3	
SALES	350	88	31	38	4	4	0	0	0	

Information and statistics derived from Northwest Multiple Listing Service.

snohomish county

TOWNHOME - DECEMBER 2024

MARKET SUMMARY

There were 165 townhome listings in Snohomish County in December, 20% below November and 90% higher than December 2023.

December townhome sales decreased by 3% month-over-month, to 137, and were 43% above December 2023.

The months of inventory for townhomes in Snohomish County, at 1.2, reflected a sellers' market.

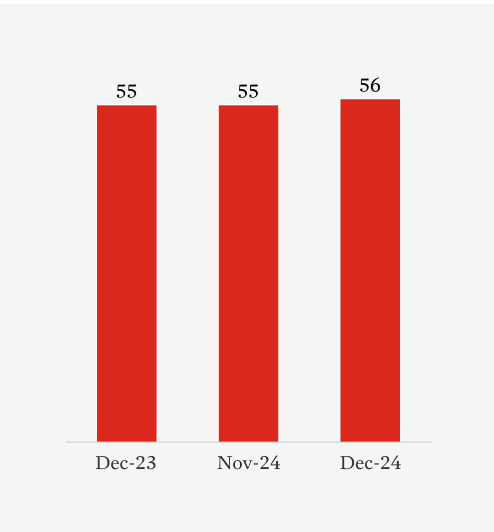
The townhome median price in December was $605,900, a 7% decrease from November and 3% below December 2023.

The average sold price was $648,573, 6% below last month; the average PSF sale price was $390, down 3% to last month.

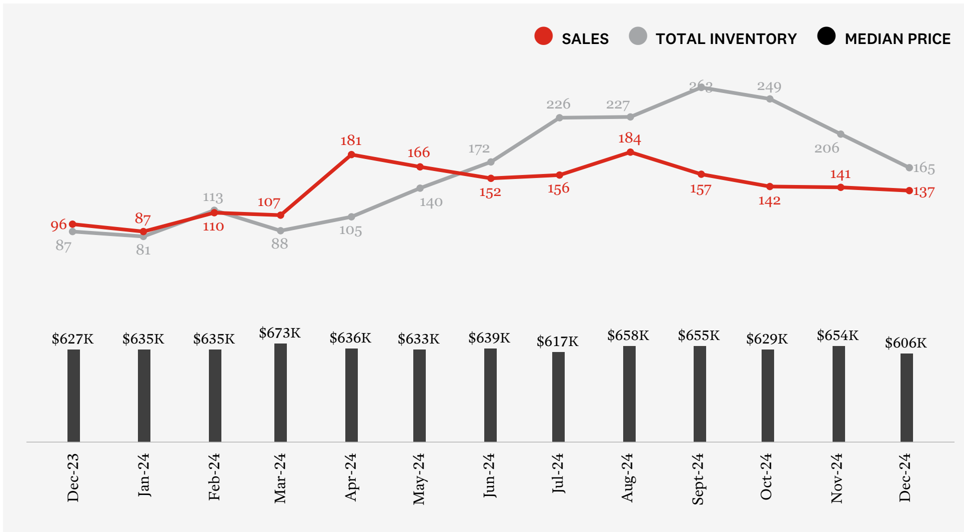
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 1.7%	▲ 0.6%	▼ 3%	▲ 90%	▲ 43%	1.2
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	165	206	-20%	87	90%
TOTAL SALES	137	141	-3%	96	43%
MONTHS OF INVENTORY	1.2	1.5	-18%	0.9	33%
MEDIAN SOLD PRICE	$605,900	$654,000	-7%	$627,498	-3%
AVERAGE SOLD PRICE	$648,573	$692,951	-6%	$637,835	1.7%
AVERAGE PRICE PSF	$390	$403	-3%	$388	0.6%

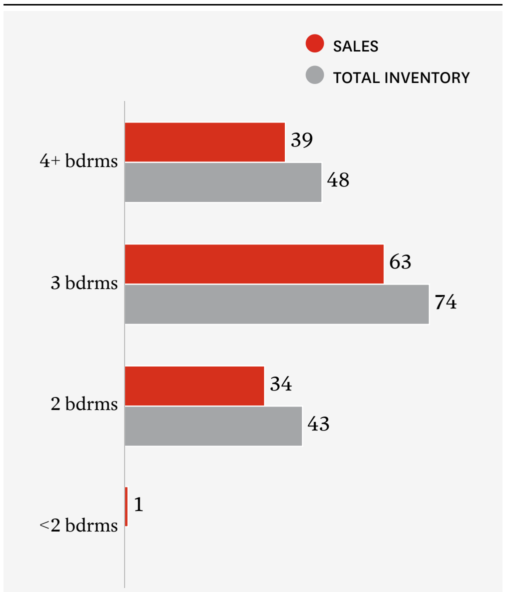
MEDIAN DAYS ON MARKET



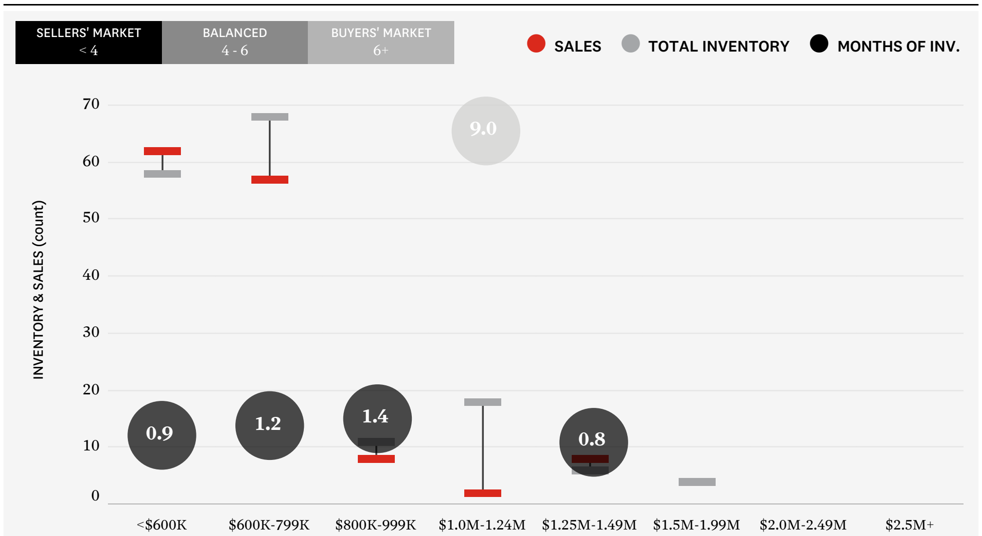
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	0.9	1.2	1.4	9.0	0.8	n/a		
INVENTORY	58	68	11	18	6	4		
SALES	62	57	8	2	8	0		

Information and statistics derived from Northwest Multiple Listing Service.

snohomish county

CONDO - DECEMBER 2024

AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 17%	▼ 0.6%	▲ 4%	▲ 45%	▲ 14%	1.6
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

MARKET SUMMARY

There were 64 condo listings in Snohomish County in December, 14% below November and 45% higher than December 2023.

December condo sales decreased by 11% month-over-month, to 40, and were 14% above December 2023.

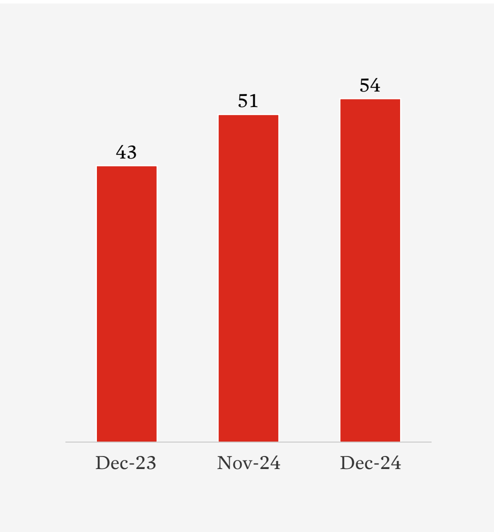
The months of inventory for condos in Snohomish County, at 1.6, reflected a sellers' market.

The condo median price in December was $425,000, a 1.9% increase from November and 4% above December 2023.

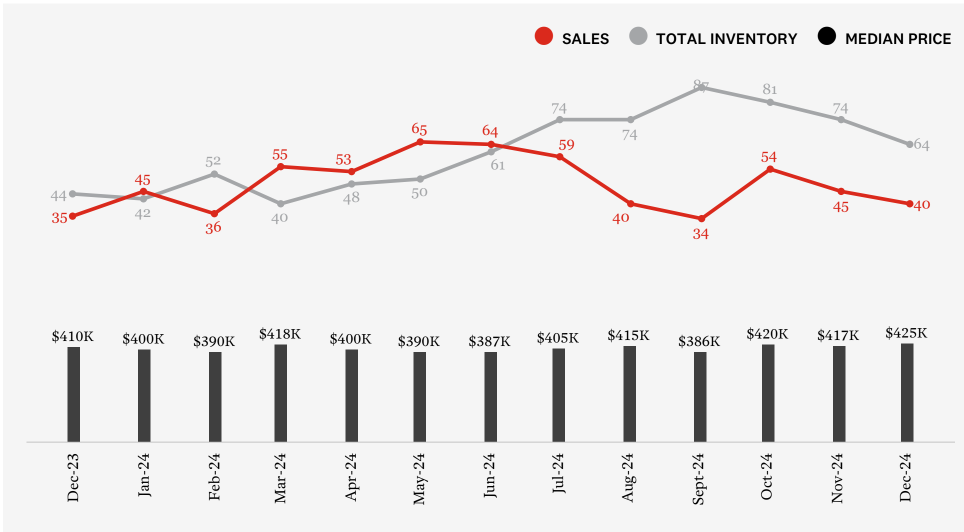
The average sold price was $474,971, 4% above last month; the average PSF sale price was $447, up 4% to last month.

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	64	74	-14%	44	45%
TOTAL SALES	40	45	-11%	35	14%
MONTHS OF INVENTORY	1.6	1.6	-3%	1.3	27%
MEDIAN SOLD PRICE	$425,000	$417,000	1.9%	$410,000	4%
AVERAGE SOLD PRICE	$474,971	$454,852	4%	$575,480	-17%
AVERAGE PRICE PSF	$447	$430	4%	$449	-0.6%

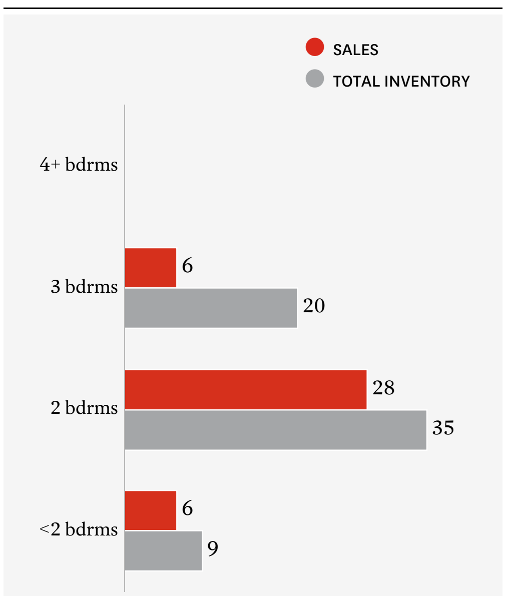
MEDIAN DAYS ON MARKET



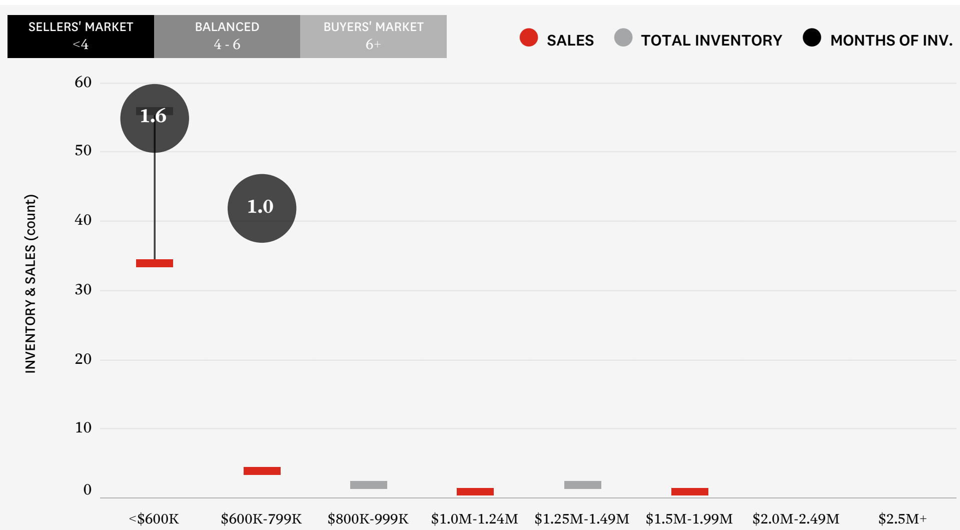
RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	1.6	1.0	n/a	n/a	n/a	n/a		
INVENTORY	56	4	2	0	2	0		
SALES	34	4	0	1	0	1		

Information and statistics derived from Northwest Multiple Listing Service.

MARKET SUMMARY

There were 961 single-family home listings in Pierce County in December, 22% below November and 9% lower than December 2023.

December single-family home sales decreased by 6% month-over-month, to 653, and were 30% above December 2023.

The months of inventory for single-family home in Pierce County, at 1.5, reflected a sellers' market.

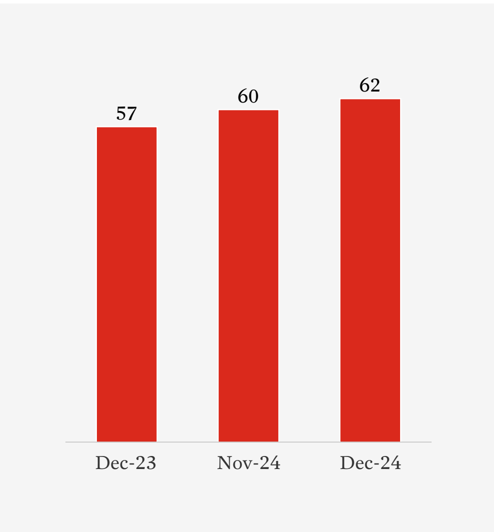
The single-family home median price in December was $569,000, a 1.6% decrease from November and 5% above December 2023.

The average sold price was $609,913, 9% below last month and down 1.8% to December 2023.

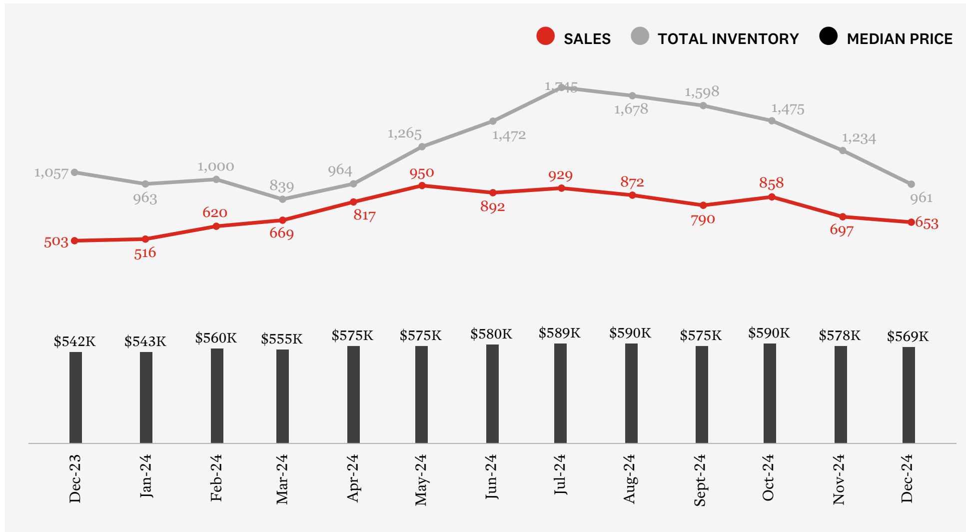
AVERAGE PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 1.8%	▲ 5%	▼ 9%	▲ 30%	1.5
VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	961	1,234	-22%	1,057	-9%
TOTAL SALES	653	697	-6%	503	30%
MONTHS OF INVENTORY	1.5	1.8	-17%	2.1	-30%
MEDIAN SOLD PRICE	$569,000	$578,000	-1.6%	$542,000	5%
AVERAGE SOLD PRICE	$609,913	$668,490	-9%	$621,287	-1.8%

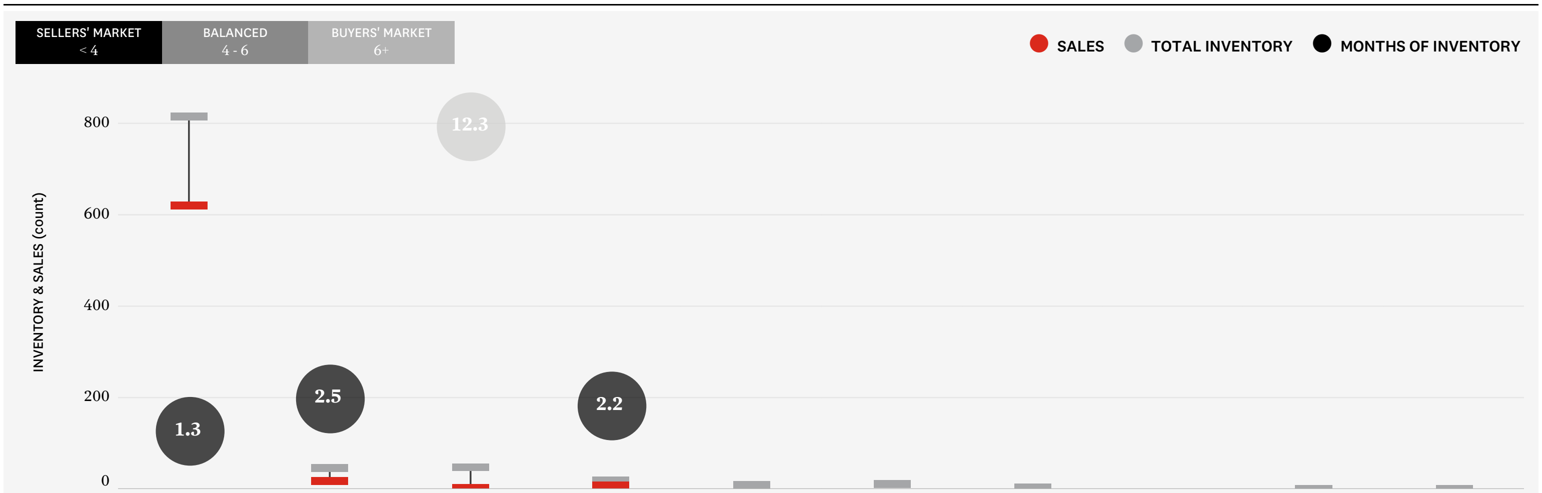
MEDIAN DAYS ON MARKET



RECENT TRENDS



TOTAL LISTINGS & SALES BY PRICE RANGE



	<$1M	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M-2.99M	$3.0M-3.99M	$4.0M-4.99M	$5.0M-5.99M	$6.0M+
MOI	1.3	2.5	12.3	2.2	n/a	n/a	n/a		n/a	n/a
INVENTORY	815	47	49	20	10	12	5		1	2
SALES	621	19	4	9	0	0	0		0	0

Information and statistics derived from Northwest Multiple Listing Service.

MARKET SUMMARY

There were 84 townhome listings in Pierce County in December, 28% below November and 14% higher than December 2023.

December townhome sales increased by 29% month-over-month, to 54, and were 125% above December 2023.

The months of inventory for townhomes in Pierce County, at 1.6, reflected a sellers' market.

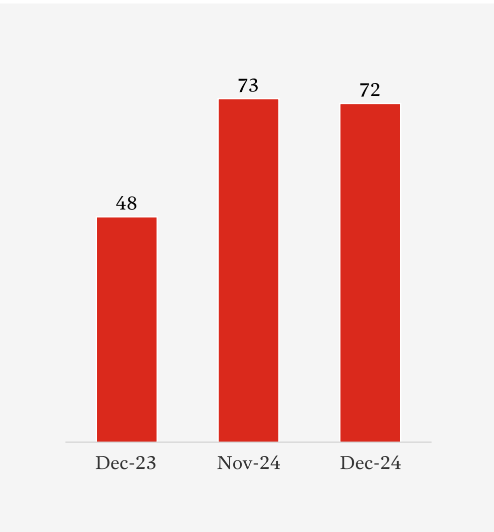
The townhome median price in December was $445,000, a 12% increase from November and 19% above December 2023.

The average sold price was $424,202, 0.7% above last month; the average PSF sale price was $297, down 3% to last month.

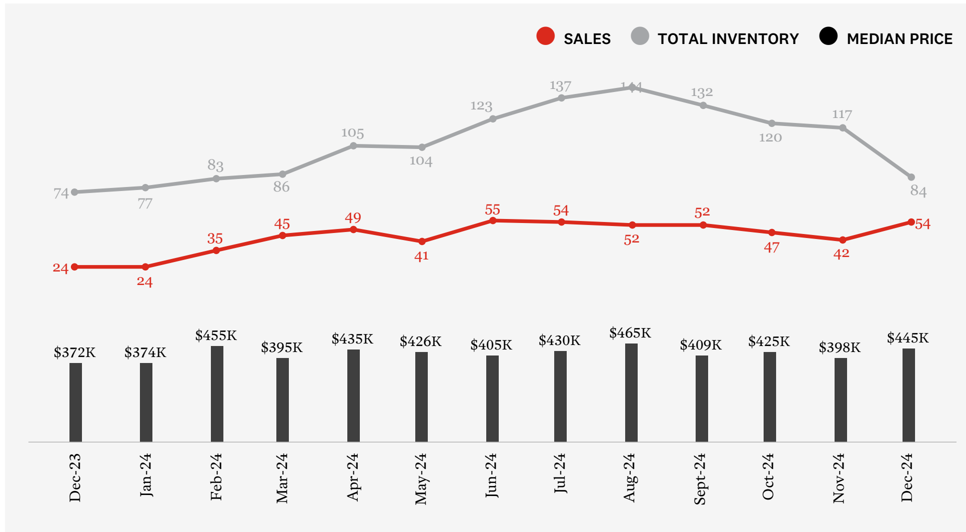
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▲ 7%	▲ 0.7%	▲ 19%	▲ 14%	▲ 125%	1.6
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	84	117	-28%	74	14%
TOTAL SALES	54	42	29%	24	125%
MONTHS OF INVENTORY	1.6	2.8	-44%	3.1	-50%
MEDIAN SOLD PRICE	$445,000	$398,000	12%	$372,475	19%
AVERAGE SOLD PRICE	$424,202	$421,061	0.7%	$396,352	7%
AVERAGE PRICE PSF	$297	$305	-3%	$295	0.7%

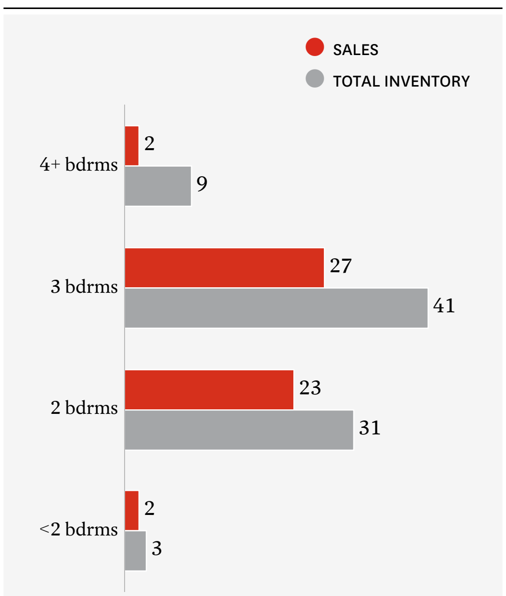
MEDIAN DAYS ON MARKET



RECENT TRENDS



NUMBER OF BEDROOMS



TOTAL LISTINGS & SALES BY PRICE RANGE

	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	1.4	4.0	n/a	n/a	n/a	n/a		
INVENTORY	72	4	1	4	2	1		
SALES	53	1	0	0	0	0		

Information and statistics derived from Northwest Multiple Listing Service.

pierce county

CONDO - DECEMBER 2024

MARKET SUMMARY

There were 78 condo listings in Pierce County in December, 28% below November and 1.3% higher than December 2023.

December condo sales increased by 35% month-over-month, to 23, and were 4% below December 2023.

The months of inventory for condos in Pierce County, at 3.4, reflected a sellers' market.

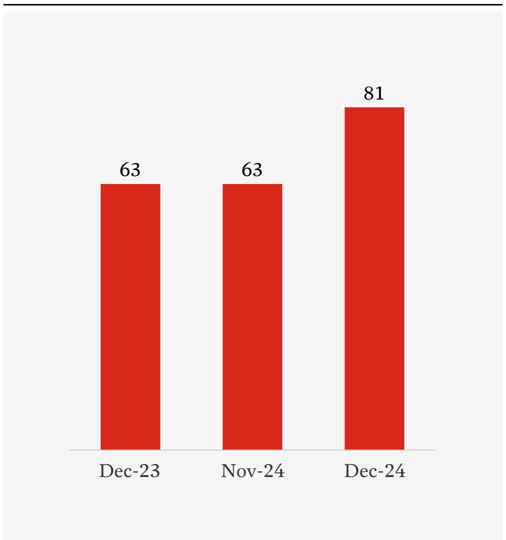
The condo median price in December was $380,000, a 12% decrease from November and 7% below December 2023.

The average sold price was $398,559, 23% below last month; the average PSF sale price was $345, down 18% to last month.

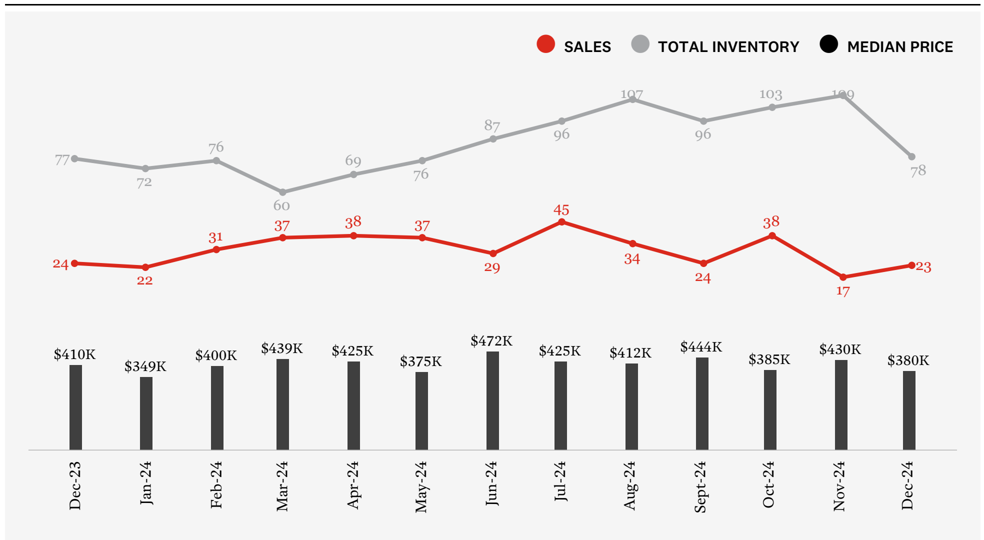
AVERAGE PRICE	AVERAGE PSF PRICE	MEDIAN PRICE	TOTAL INVENTORY	SALES	MONTHS OF INVENTORY
▼ 16%	▼ 11%	▼ 7%	▲ 1.3%	▼ 4%	3.4
VS 2023	VS 2023	VS 2023	VS 2023	VS 2023	SELLERS' MARKET

	THIS MONTH	PREVIOUS MONTH		PREVIOUS YEAR	
	No.	No.	% Change	No.	% Change
TOTAL INVENTORY	78	109	-28%	77	1.3%
TOTAL SALES	23	17	35%	24	-4%
MONTHS OF INVENTORY	3.4	6.4	-47%	3.2	6%
MEDIAN SOLD PRICE	$380,000	$430,000	-12%	$410,000	-7%
AVERAGE SOLD PRICE	$398,559	$514,729	-23%	$473,193	-16%
AVERAGE PRICE PSF	$345	$422	-18%	$385	-11%

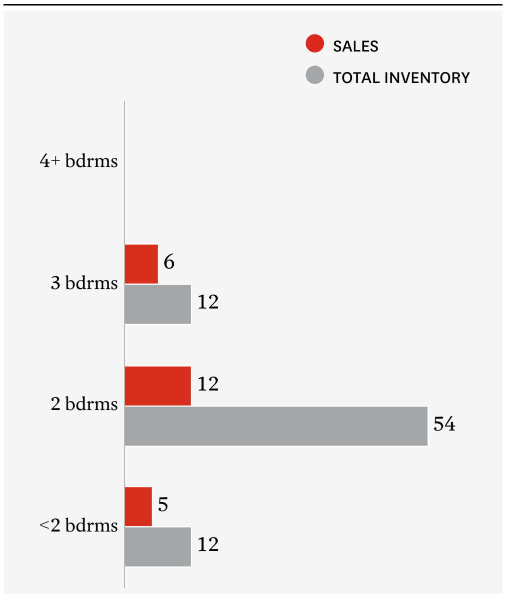
MEDIAN DAYS ON MARKET



RECENT TRENDS



NUMBER OF BEDROOMS

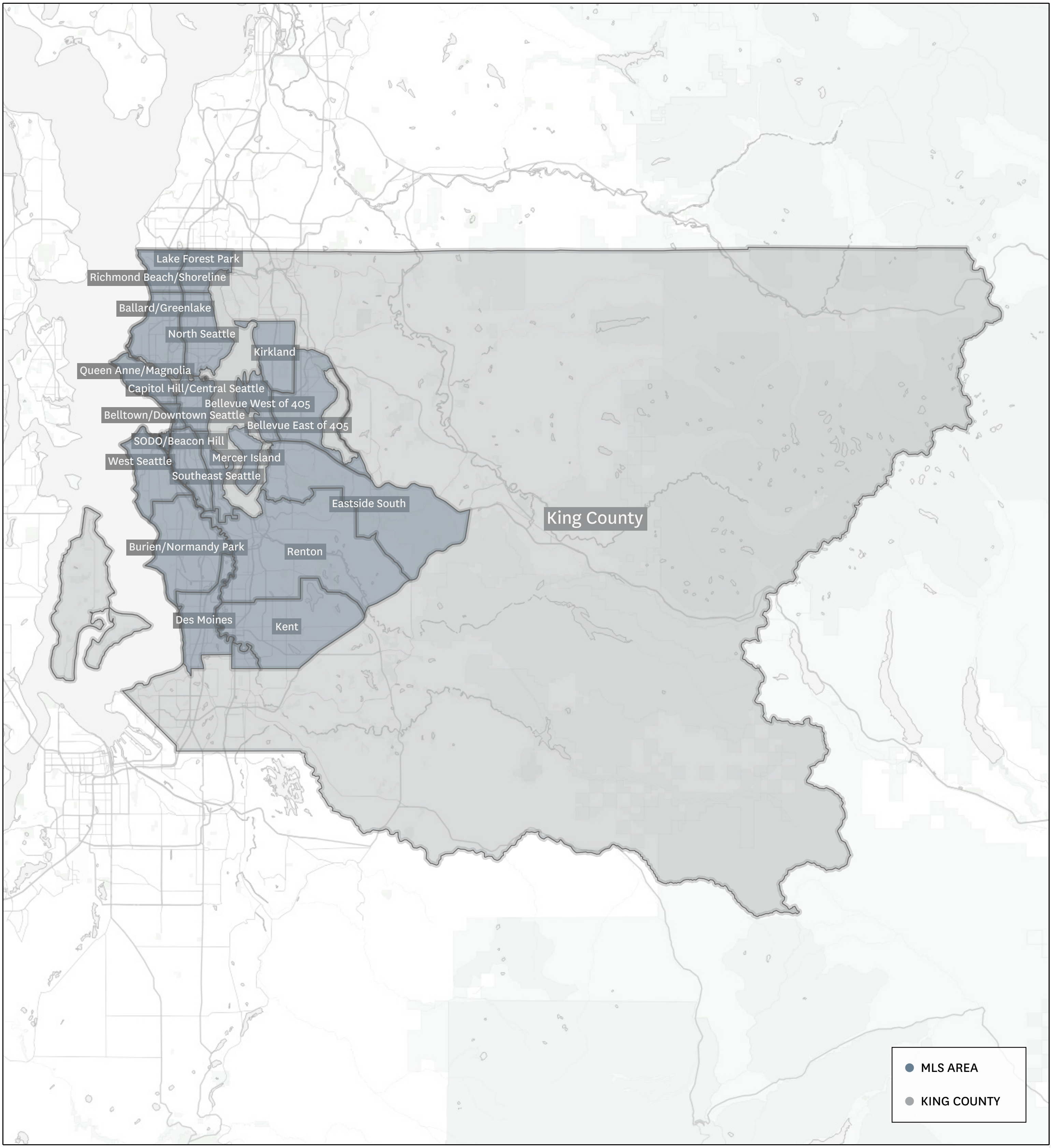


TOTAL LISTINGS & SALES BY PRICE RANGE

	<$600K	$600K-799K	$800K-999K	$1.0M-1.24M	$1.25M-1.49M	$1.5M-1.99M	$2.0M-2.49M	$2.5M+
MOI	3.0	3.7	n/a	n/a	n/a	n/a		n/a
INVENTORY	60	11	1	2	1	2		1
SALES	20	3	0	0	0	0		0

Information and statistics derived from Northwest Multiple Listing Service.

Information and statistics derived from Northwest Multiple Listing Service.



Information and statistics derived from Northwest Multiple Listing Service.

glossary.

Historical sales and listing data are sourced from the Northwest Multiple Listing Services (NWMLS).

A **sale** refers to a transaction that has closed (otherwise known as closed sale). This means that the transaction is complete and “documents are executed and/or recorded and funds are available to the seller”.

A **new listing** refers to the date on which a property is made available for purchase on NWMLS.

Inventory is a “snapshot” of the number of properties that are actively listed (that is, properties that are available for purchase and not yet sold) at the end of each month. Note that new listings add to inventory and sales subtract from inventory.

HOME TYPES

The following describes the types of homes included in each of the detached, townhome, and condo categories referenced in the rennie review.

A **detached** home is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. It excludes manufactured, mobile, and floating homes.

A **townhome** is one of multiple dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending (or walls) from ground to roof. This category includes row houses and excludes multi-unit “plexes” including duplexes, triplexes, and fourplexes.

A **condo** is an owned apartment dwelling whose entrance access is shared via a common corridor. Condos can be in low-, mid-, or high-rise buildings, and can be attached to other units on each side, above, and below.

ADDITIONAL CONCEPTS

The **months-of-inventory**, or MOI, metric compares the number of active month-end listings to sales in a month. An MOI above 6 is consistent with buyers’ market conditions, where home prices aren’t rising and may be falling. An MOI between 4-6 reflects a balanced market, where prices are rising only modestly—for example, at the rate of general price inflation. An MOI of less than 4 is consistent with sellers’ market conditions, where prices are rising faster than their long-term average.

“Days on market” refers to the length of time a home was listed (i.e. available for purchase) before it sold.

the data behind rennie

Our rennie intelligence team comprises our senior economist, market analysts, and business intelligence analysts. Together, they empower individuals, organizations, and institutions with data-driven market insight and analysis. Experts in real estate dynamics, urban land economics, the macroeconomy, shifting demographics, and data science, their industry-leading data acquisition, analytical systems, and strategic research supports a comprehensive advisory service and forms the basis of frequent reports and public presentations, covering the Vancouver, Kelowna, Victoria, and Seattle marketplaces. Their thoughtful and objective approach embodies the core values of rennie.

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Information and statistics derived from Northwest Multiple Listing Service.