

## The Pulse of the Market

Taken Tuesday, July 28, at 11:00AM.

Residential: King County	\$0-\$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000	
Active Listings	5,072	↓	3,272	↑	1,542	↓
Active List Price	\$ 346,739		\$ 697,158		\$ 2,056,450	
Average Market Time	91		109		137	
Average Sq Ft	1,849		2,813		4,353	
Contingent Listings	30	↑	26	↓	12	-
Contingent Average List Price	\$ 373,224		\$ 700,743		\$ 1,493,916	
Average Market Time	94		190		180	
Average Sq Ft	1,986		2,888		3,777	
Pending Listings	2,746	↓	747	↓	152	↑
Pending Average List Price	\$ 308,100		\$ 675,602		\$ 1,707,312	
Average Market Time	66		85		124	
Average Sq Ft	1,733		2,822		4,328	

Demand is mixed this week with pendings down in two categories with new listings down as well.

Residential: Pierce County	\$0-\$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000	
Active Listings	4,411	↑	857	-	220	↑
Active List Price	\$ 272,331		\$ 686,212		\$ 1,687,221	
Average Market Time	113		156		180	
Average Sq Ft	1,876		3,390		12,594	
Contingent Listings	17	-	7	↑	0	-
Contingent Average List Price	\$ 342,803		\$ 650,556			
Average Market Time	117		259			
Average Sq Ft	2,360		3,196			
Pending Listings	1906	↓	79	-	14	↑
Pending Average List Price	\$ 232,300		\$ 631,258		\$ 1,525,921	
Average Market Time	79		124		188	
Average Sq Ft	1,878		3,716		5,236	

Overall market activity was flat for the week.

Residential: Snohomish County	\$0-\$499,000		\$500,000 - \$999,999		\$1,000,000 - \$10,000,000	
Active Listings	3,573	↑	838	-	153	↓
Active List Price	\$ 323,721		\$ 674,431		\$ 1,831,534	
Average Market Time	99		125		141	
Average Sq Ft	1,877		3,184		4,689	
Contingent Listings	26	↓	8	↑	0	-
Contingent Average List Price	\$ 375,429		\$ 679,236			
Average Market Time	173		131			
Average Sq Ft	2,229		3,621			
Pending Listings	1531	↑	118	↓	8	-
Pending Average List Price	\$ 288,062		\$ 614,679		\$ 1,441,875	
Average Market Time	71		104		143	
Average Sq Ft	1,820		3,279		4,483	

Activity remains strong in the lower price categories while the other price ranges remain a little flat.

Condominium: King County	Bellevue		Kirkland		Seattle City Center Area		Seattle Downtown	
Active Listings	207	↑	284	↑	229	↑	336	↓
Active List Price	\$ 704,344		\$ 567,482		\$ 456,595		\$ 810,710	
Average Market Time	125		103		93		117	
Contingent Listings	0	-	1	↑	0	-	4	-
Contingent Average List Price			\$ 649,950				\$ 385,500	
Average Market Time			344				91	
Pending Listings	28	↓	43	↑	51	↑	68	↑
Pending Average List Price	\$ 487,374		\$ 338,716		\$ 342,958		\$ 477,341	
Average Market Time	153		78		107		78	

Although pendings are up in three areas the market remains flat.