

# Real Estate Outlook – Seattle, WA King & Snohomish Counties



Vince Grant

## Sales and Pending Sales Up in February

March 2015

The number of homes under contract in the month of February went up both month-over-month and year-over-year, 14.86% and 15.84% respectively, according to the Northwest Multiple Listing Service (NWMLS).

Sales increased steadily, for both King and Snohomish Counties combined, with a 6.57% month-over-month and 10.58% year-over-year increase.

The average price of a home in Snohomish County was \$340,444, which was down -0.38% from January, but up 7.02% from February of 2014. The average price of a home in King County was \$473,846, which was also down compared to last month by -2.85%, but up 3.15% when compared to February of 2014.

While the number of homes sold fell slightly for both counties compared to January for a combined decrease of -3.11%; the number of homes sold year-over-year increased by 4.47%.

### *In this report ...*

- *King County price average = \$473,846*
- *Snohomish County price average = \$340,444*
- *Number of homes sold is up 6.57% month-over-month and 10.58% year-over-year*
- *Number of homes under contract up 14.86% month-over-month and 15.84% year-over-year.*



Residential (Detached & Condo)	February 2015	Change vs. Prior Month	February 2014	Change vs. February 2014
Available Inventory	5,235	-4.02%	6,289	-16.76%
Under Contract	4,623	14.86%	3,991	15.84%
Sold	2,530	6.57%	2,288	10.58%
Avg. Days on Market - Solds	59	0.00%	60	-1.67%
Average Sold Price	\$437,905	-3.11%	\$419,176	4.47%



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Statistics include King and Snohomish counties, and are compiled from but not published by the Northwest Multiple Listing Service as of 03/16/15.