

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



Vince Grant

## Prices Continue to Rise as Market Cools

December 2014

Following a normal fall seasonal trend, the number of homes for sale fell in November, down a total of -3.04% from a year ago for King and Snohomish County combined, according to the Northwest Multiple Service Listing (NWMLS). Snohomish County saw .94% increase in number of homes on the market, while King County saw a -5.05% decrease.

### Pending Transactions & Homes Sold

While the number of pending transactions fell -20.33% from October of this year, they are up 2.73% when compared to November 2013. Similarly, the number of homes sold decreased -19.46% from October, yet rose 4.26% compared to November 2013.

### Average Price Goes Up

The average price of a home in King County was \$496,606, which is down -1.59% from October, but up 9.80% from October 2013. The average price of a home in Snohomish County was \$342,286, up 2.87% from this October of this year and up 11.10% year-over-year.

### In this report...

- Average price in Snohomish County = \$342,286
- Average price in King County = \$496,606
- Prices rise .09% month-over-month
- Prices rise 11.64% year-over-year
- Number of homes sold down from last month, but up year-over-year

Residential (Detached & Condo)	November 2014	Change vs. Prior Month	November 2013	Change vs. November 2013
Available Inventory	7,104	-15.33%	7,327	-3.04%
Under Contract	3,726	-20.33%	3,627	2.73%
Sold	3,208	-19.46%	3,077	4.26%
Avg. Days on Market - Solds	49	6.52%	43	13.95%
Average Sold Price	\$460,527	0.09%	\$412,503	11.64%



Vince Grant – Broker, Established 1989,  
Over 1,600 Properties Sold  
RE/MAX Northwest Realtors  
Direct: 425-483-4200  
Fax: 425-368-0846  
[www.GrantTeamProperties.com](http://www.GrantTeamProperties.com)

Statistics include King and Snohomish counties, and are compiled from but not published by the Northwest Multiple Listing Service as of 12/12/14.