

Real Estate Outlook – Seattle, WA King & Snohomish Counties



Vince Grant

More Houses Selling for More Money, Faster

May 2015

The housing market in King and Snohomish Counties are full steam ahead for the spring selling season, with an increase in pending sales, sales and prices, according to the Northwest Multiple Listing Service (NWMLS).

Pending Sales and Sales

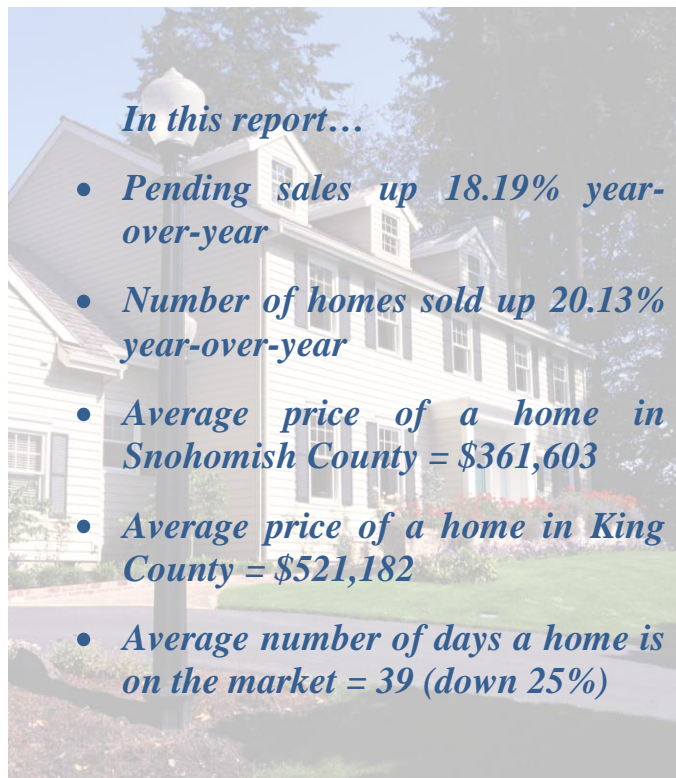
Pending sales in April were up 2.39% over sales in March and up 18.19% from pending sales in April 2014. The numbers of homes sold were up 13.62% month-over-month and 20.13% year-over-year, with the biggest increase seen in Snohomish County year-over-year at 34.89%. Homes also sold significantly faster with the average number of days a home is on the market falling from 52 to 39 month-over-month.

Prices Up

Prices rose in April both year-over-year and month-over-month and in both counties. Snohomish County saw only a .76% price increase from March, while King County saw a 5.73% increase over March prices. However, Snohomish County reported a 12.46% increase from April 2014, while King County only saw

In this report...

- *Pending sales up 18.19% year-over-year*
- *Number of homes sold up 20.13% year-over-year*
- *Average price of a home in Snohomish County = \$361,603*
- *Average price of a home in King County = \$521,182*
- *Average number of days a home is on the market = 39 (down 25%)*



Residential (Detached & Condo)	April 2015	Change vs. Prior Month	April 2014	Change vs. April 2014
Available Inventory	5,801	8.27%	6,838	-15.17%
Under Contract	6,206	2.39%	5,251	18.19%
Sold	4,255	13.62%	3,542	20.13%
Avg. Days on Market - Solds	39	-25.00%	47	-17.02%
Average Sold Price	\$476,815	4.63%	\$440,547	8.23%



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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 05/13/15.