

Real Estate Outlook – Seattle, WA King & Snohomish Counties



Vince Grant

Home Sales Continue to Rise, Prices Decelerate

August 2015

The number of homes sold in King and Snohomish Counties during the month of July continued to rise, both month-over-month and year-over-year. According to the Northwest Multiple Listing Service (NWMLS), home sales in both counties rose month-over-month 1.95% and 16.17% year-over-year. While prices rose 5.57% year-over-year, they saw a dip of -3.13% month-over-month.

Pending sales also dipped month-over-month, falling -4.74%, but rose 13.35% year-over-year, indicating that sales, while slowing for the season, are increasing over the long term.

The average number of days a home stayed on the market in July fell again, from 32 days to 30 days in June and 36 days in July of 2014.

In this report...

- *Average price of a home in Snohomish County = \$336,691*
- *Average price of a home in King County = \$535,651*
- *Sales up 1.95% month-over-month*
- *Sales up 16.67% year-over-year*
- *Prices down -1.27% month-over-month*
- *Prices up 7.48% year-over-year*

Residential (Detached & Condo)	July 2015	Change vs. Prior Month	July 2014	Change vs. July 2014
Available Inventory	6,904	4.69%	9,078	-23.95%
Under Contract	5,866	-4.74%	5,175	13.35%
Sold	5,166	1.95%	4,447	16.17%
Avg. Days on Market - Solds	30	-6.25%	36	-16.67%
Average Sold Price	\$492,129	-3.13%	\$466,145	5.57%



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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 08/10/15.