

Realogics

Sotheby's
INTERNATIONAL REALTY

'20 QUARTERLY MARKET REPORT

Seattle

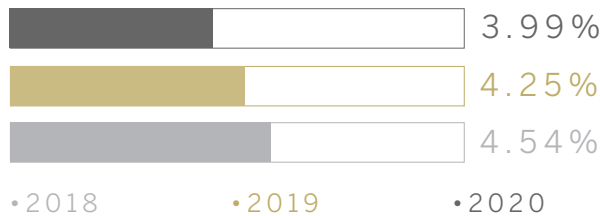
Q2 APRIL–JUNE 2020

It was a seller's market in Seattle, as those who chose to stay on or enter the market during Governor Jay Inslee's stay-at-home order saw less competition in the number of listings, and more buyers, than this time a year ago. The number of homes for sale went down by over 40 percent compared to the second quarter of 2019. This may have contributed to the increase in median home prices in the city, up both year over year, and crossing the \$800K mark for the first time since Q3 of 2019.

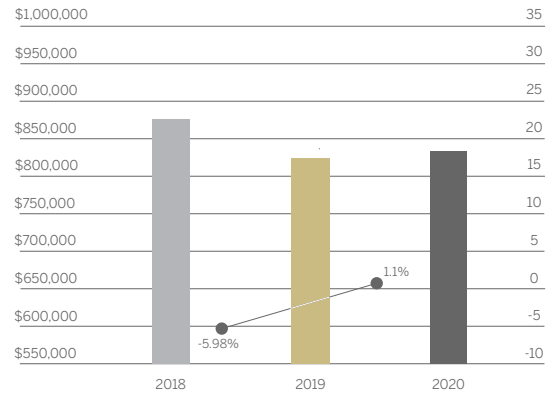
With only 1.3 months of inventory available, the average days on market decreased compared to Q2 2019, down to 18 from 24.

INTEREST RATES

30-year fixed rate for conventional mortgage loan



\$825K MEDIAN SALES PRICE Single-Family Homes Q2-2020



AVERAGE DAYS ON MARKET

Q2 2018–2020



AVERAGE PRICE PER SQ. FT.

Q2-2020 vs. Q2-2019
↑(6.19%)



HOME SOLD

Q2-2020 vs. Q2-2019
↓(-15.87%)



STATE OF THE MARKET

1.3 months of inventory

(Based on Q2-2020 housing inventory. Seller's Market = 0 to 3 months inventory. Neutral Market = 3 to 6 months inventory. Buyer's Market = 6+ months inventory.)

