

# Seattle Market Report March 2022

Data from NWMLS on March 14, 2022

## February Stats

- 262 Active
- 775 New
- 660 Pended
- 469 Sold

---

- \$1.54M Active (Average)
- \$929 Sold (Median)

---

- 14 Days on Market (Avg)
- 0.4 Months of Inventory

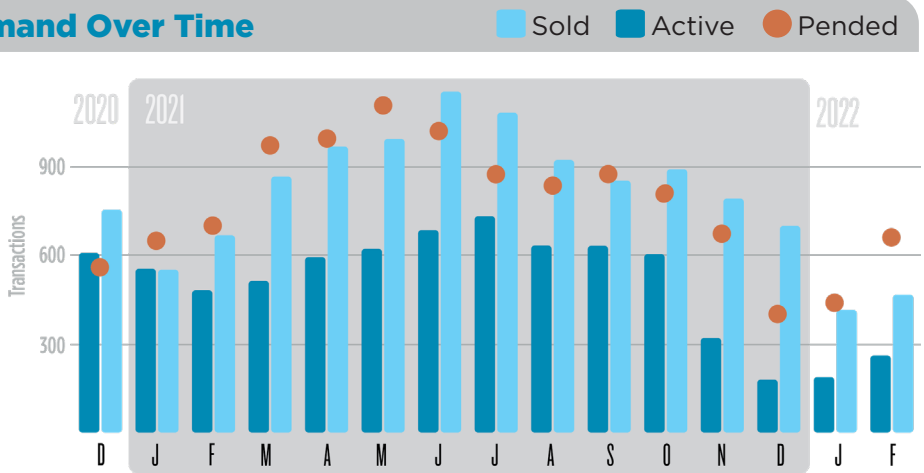
## Supply & Demand Over Time

Demand is very high.

Pendings outpaced January listings and prices escalated. It's a great time to sell (and you can still buy smart.)

### Recent Changes

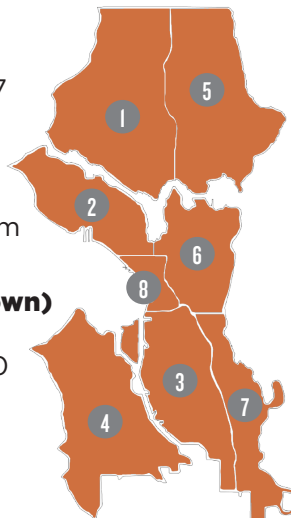
Short term comparisons may help clarify how the market is reacting to macro changes for those acting right now.



|                              | February | March (1-13) |
|------------------------------|----------|--------------|
| Months of Inventory          | 0.4      | 0.4          |
| New Listings per day         | 27.7     | 29.8         |
| Pendings per day             | 23.6     | 11.4         |
| Average Days on Market       | 14       | 11           |
| Sold/Original List Price (%) | 109%     | 108%         |

## Seattle Neighborhood Comparison (February 2022)

- 1 Northwest (Ballard, Greenwood)**  
77 active | 248 new | 206 pended  
Avg DOM: 14 | Median sold price: \$987
- 2 Uptown (Queen Anne, Magnolia)**  
20 active | 72 new | 58 pended  
Avg DOM: 28 | Median sold price: \$1.3m
- 3 Central South (Beacon Hill, Georgetown)**  
17 active | 39 new | 34 pended  
Avg DOM: 19 | Median sold price: \$730
- 4 West Seattle (and South Park)**  
44 active | 144 new | 132 pended  
Avg DOM: 7 | Median sold price: \$751



- 5 Northeast (Laurelhurst, Ravenna)**  
38 active | 110 new | 83 pended  
Avg DOM: 5 | Median sold price: \$987
- 6 Central (Capitol Hill, Madison Park)**  
49 active | 114 new | 100 pended  
Avg DOM: 15 | Median sold price: \$1.1m
- 7 Southeast (Mt. Baker, Seward Park)**  
17 active | 48 new | 47 pended  
Avg DOM: 21 | Median sold price: \$790
- 8 Downtown (and Belltown)**  
No single family homes



## DESIREE LOUGHLIN

Managing Broker, Windermere West Seattle  
206-853-8218 | [desiree@windermere.com](mailto:desiree@windermere.com)  
[desireeloughlin.com](http://desireeloughlin.com)



# West Seattle Market Report March 2022

Data from NWMLS on March 14, 2022

## February Stats

- 44 Active
- 144 New
- 132 Pended
- 89 Sold

---

- \$1.2M Active (Average)
- \$751 Sold (Median)

---

- 7 Days on Market (Avg)
- 0.3 Months of Inventory

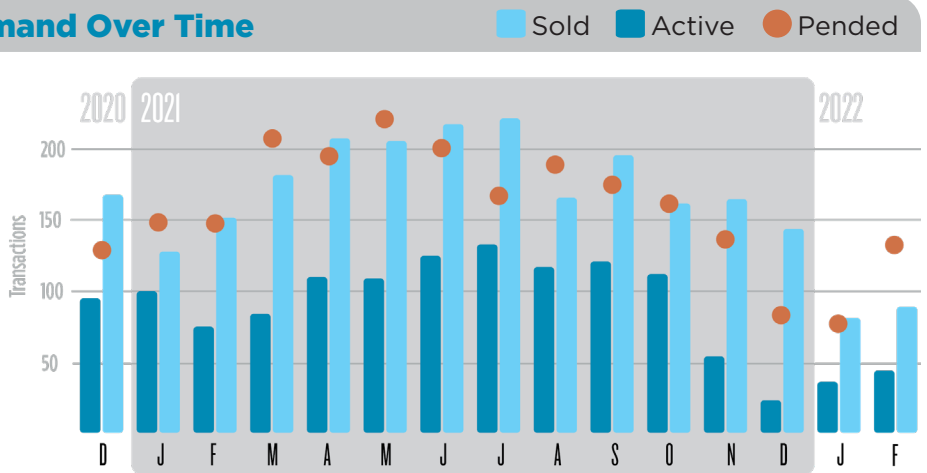
## Supply & Demand Over Time

Demand is very high.

Pendings outpaced January listings and prices escalated. It's a great time to sell (and you can still buy smart.)

### Recent Changes

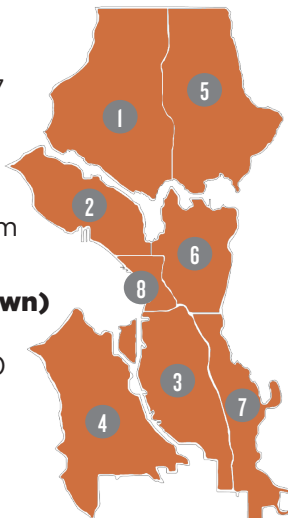
Short term comparisons may help clarify how the market is reacting to macro changes for those acting right now.



|                              | February | March (1-13) |
|------------------------------|----------|--------------|
| Months of Inventory          | 0.3      | 0.4          |
| New Listings per day         | 3.0      | 6.2          |
| Pendings per day             | 5.1      | 5.0          |
| Average Days on Market       | 7        | 9            |
| Sold/Original List Price (%) | 110%     | 111%         |

## Seattle Neighborhood Comparison (February 2022)

- 1 Northwest (Ballard, Greenwood)**  
77 active | 248 new | 206 pended  
Avg DOM: 14 | Median sold price: \$987
- 2 Uptown (Queen Anne, Magnolia)**  
20 active | 72 new | 58 pended  
Avg DOM: 28 | Median sold price: \$1.3m
- 3 Central South (Beacon Hill, Georgetown)**  
17 active | 39 new | 34 pended  
Avg DOM: 19 | Median sold price: \$730
- 4 West Seattle (and South Park)**  
44 active | 144 new | 132 pended  
Avg DOM: 7 | Median sold price: \$751



- 5 Northeast (Laurelhurst, Ravenna)**  
38 active | 110 new | 83 pended  
Avg DOM: 5 | Median sold price: \$987
- 6 Central (Capitol Hill, Madison Park)**  
49 active | 114 new | 100 pended  
Avg DOM: 15 | Median sold price: \$1.1m
- 7 Southeast (Mt. Baker, Seward Park)**  
17 active | 48 new | 47 pended  
Avg DOM: 21 | Median sold price: \$790
- 8 Downtown (and Belltown)**  
No single family homes



## DESIREE LOUGHLIN

Managing Broker, Windermere West Seattle  
206-853-8218 | [desiree@windermere.com](mailto:desiree@windermere.com)  
[desireeloughlin.com](http://desireeloughlin.com)

