

Seattle Market Report April 2023

Data from NWMLS on April 7, 2023

March Stats

- 656** Active
- 796** New
- 565** Pended
- 504** Sold

- \$1.35M** Active (Average)
- \$873** Sold (Median)

- 30** Days on Market (Avg)
- 1.2** Months of Inventory

Supply & Demand Over Time

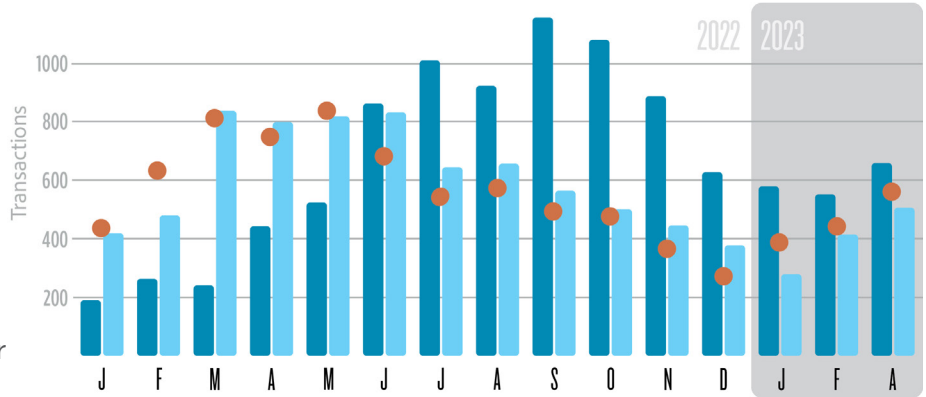
■ Sold
 ■ Active
 ● Pended

Buyers are coming back.

Last spring was nuts. The market slowed in the second half of '22. Demand is increasing faster than inventory.

Recent Changes

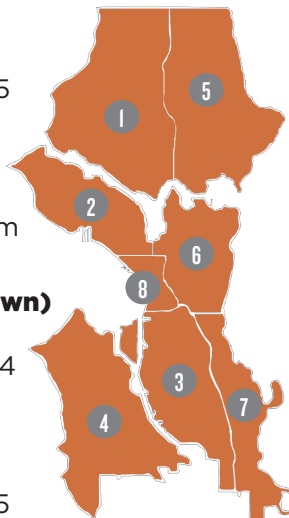
Short term comparisons may help clarify how the market is reacting to macro changes for those acting right now.



	March (1-6)	April (1-6)
Months of Inventory	1.3	.8
New Listings	139	128
Pendings	87	146
Average Days on Market	30	20
Sold/Original List Price (%)	99%	100%

Seattle Neighborhood Comparison (March 2023)

- 1 Northwest (Ballard, Greenwood)**
 149 active | 211 new | 157 pended
 Avg DOM: 26 | Median sold price: \$875
- 2 Uptown (Queen Anne, Magnolia)**
 57 active | 65 new | 47 pended
 Avg DOM: 33 | Median sold price: \$1.2m
- 3 Central South (Beacon Hill, Georgetown)**
 56 active | 61 new | 34 pended
 Avg DOM: 42 | Median sold price: \$684
- 4 West Seattle (and South Park)**
 96 active | 150 new | 113 pended
 Avg DOM: 36 | Median sold price: \$725
- 5 Northeast (Laurelhurst, Ravenna)**
 106 active | 138 new | 98 pended
 Avg DOM: 22 | Median sold price: \$994
- 6 Central (Capitol Hill, Madison Park)**
 115 active | 103 new | 70 pended
 Avg DOM: 25 | Median sold price: \$978
- 7 Southeast (Mt. Baker, Seward Park)**
 77 active | 68 new | 46 pended
 Avg DOM: 37 | Median sold price: \$778
- 8 Downtown (and Belltown)**
 No single family homes



DESIREE LOUGHLIN

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West Seattle Market Report April 2023

Data from NWMLS on April 7, 2023

March Stats

- 96** Active
- 150** New
- 113** Pended
- 107** Sold

- \$1.1M** Active (Average)
- \$725** Sold (Median)

- 36** Days on Market (Avg)
- .8** Months of Inventory

Supply & Demand Over Time

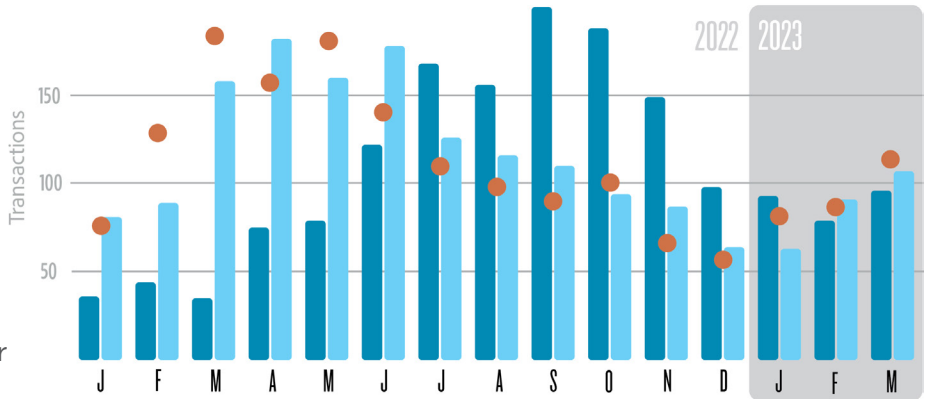
■ Sold ■ Active ● Pended

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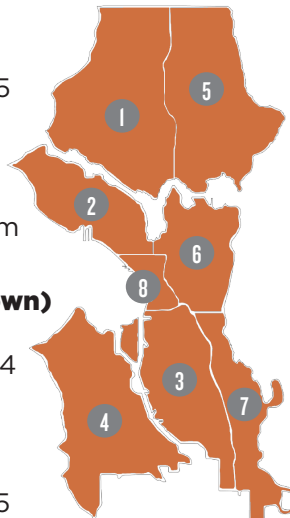
Short term comparisons may help clarify how the market is reacting to macro changes for those acting right now.



	March (1-6)	April (1-6)
Months of Inventory	1	.6
New Listings	28	28
Pendings	16	29
Average Days on Market	40	28
Sold/Original List Price (%)	100%	99%

Seattle Neighborhood Comparison (March 2023)

- 1 Northwest (Ballard, Greenwood)**
149 active | 211 new | 157 pended
Avg DOM: 26 | Median sold price: \$875
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LAST YEAR STATS

10
Buyer Sales

Purchase price (Avg) **\$1.1M**

18
Listing Sales

\$1.0M Sold price (Avg)

Sales/List Price % (Avg) **103.9%**

Testimony

Putting our house on the market was an immense physical and emotional undertaking. We could not have done it without Desiree and her incredible team.

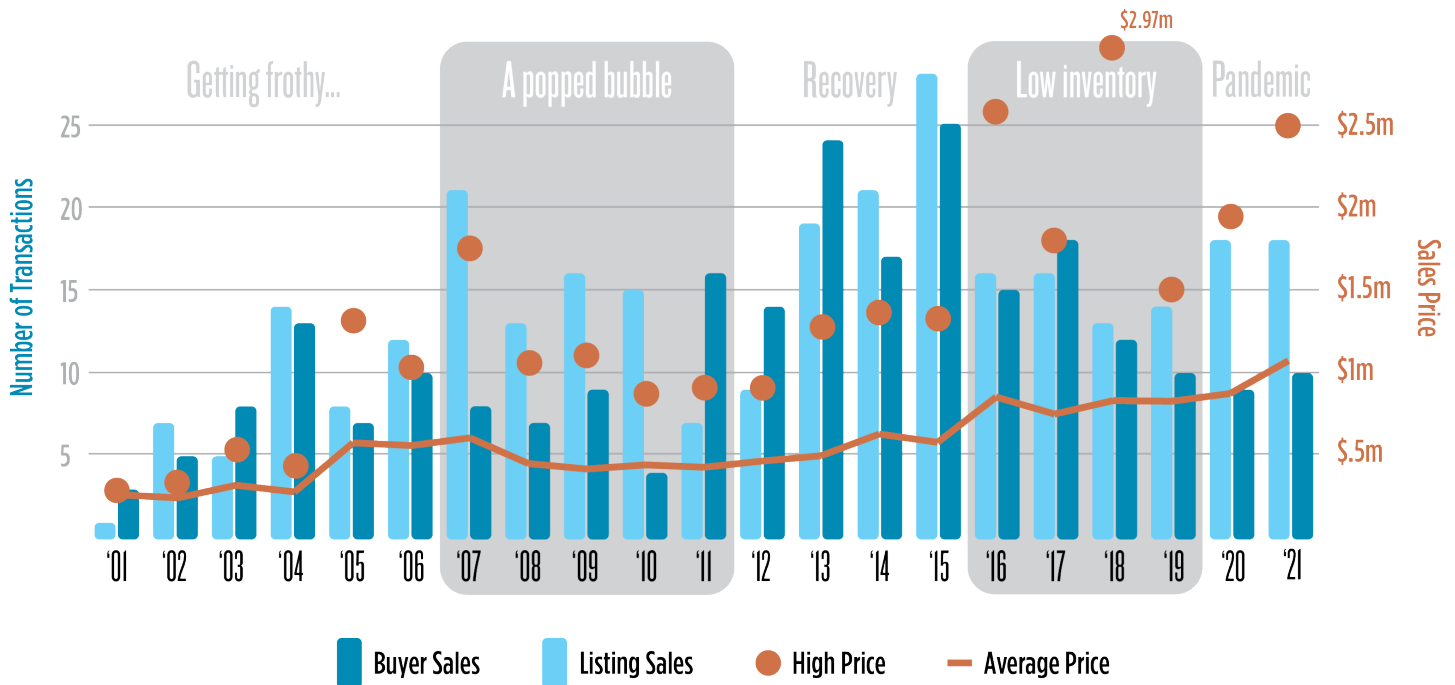
Des provided the honest feedback, gentle encouragement, and boundless energy that were necessary for us to even consider starting this process.

Looking back, it is hard to believe that we got to the point where we were ready and willing to part with our special home.

Forgive the hyperbole, but it feels like we climbed a mountain and Des was our guide. Our sincerest thanks to Des, Joe and their entire team.

-Justin & Jody O'Brien

Desiree's Sales History



22
Years in the biz

291
Career total listing sales

246
Career total buyer sales

537
Total sales

Agent Comparison Worksheet--By the Numbers



		Agent #2	Agent #3
Broker	Desiree Loughlin		
Brokerage	Windermere Metro West		
Marketing Specialist	Joe Sullivan		
Year Licensed	2001		

2017 - Present

Jan 1, 2017 - Feb 28, 2023

Total sales	114		
Buyer sales	54		
Average buyer sold price	\$896,737		
Listing sales	60		
Average listing sold price	\$898,159		
Sold price/List price %	103.4%		
Average Days on Market	9.7		

Career Sales

Jan 1, 2001 - present*

Years in the Business	22		
Total sales	537		
Buyer sales	246		
Listing sales	291		

* Older NWMLS online data sets are incomplete; more detailed statistics are not feasible.