

Seattle Market Report January 2024

Data from NWMLS on January 9, 2024

December Stats

519 Active

202 New

274 Pended

277 Sold

\$1.28M Active
(Average)

\$850 Sold
(Median)

34 Days on
Market
(Avg)

1.9 Months of
Inventory

Supply & Demand Over Time

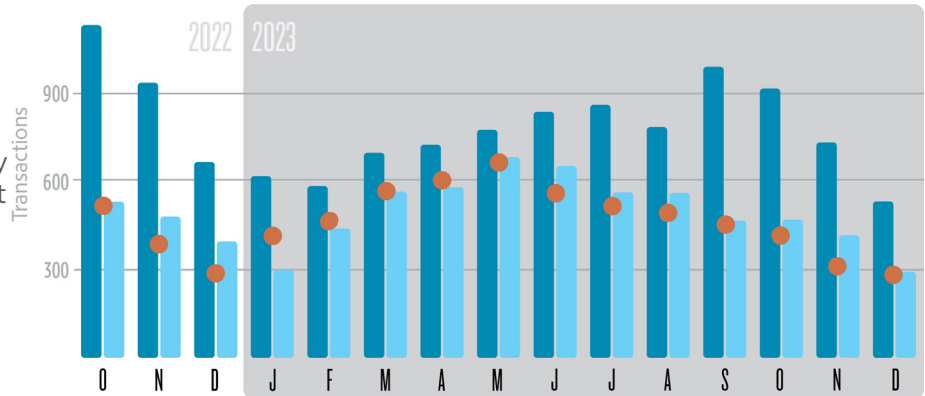
Sold Active Pended

2023
inventory is
thinning.

Inventory is very low. Will interest rates bring buyers and drive up prices? Sellers will have leverage this spring.

Recent Changes

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



	Jan 1-7	Dec 1-7
Months of Inventory	1.9	1.9
New Listings	79	98
Pendings	64	89
Average Days on Market	31	25
Sold/Original List Price (%)	99%	99%

Seattle Neighborhood Comparison (December 2023)

1 Northwest (Ballard, Greenwood)

127 active | 62 new | 97 pended
Avg DOM: 31 | Median sold price: \$850

2 Uptown (Queen Anne, Magnolia)

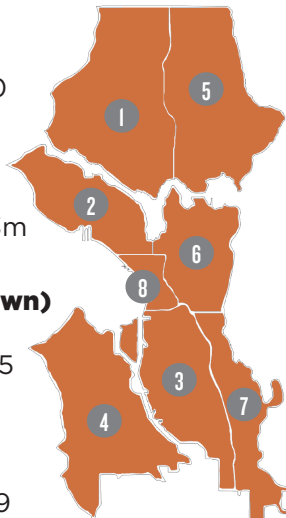
56 active | 29 new | 29 pended
Avg DOM: 25 | Median sold price: \$1.13m

3 Central South (Beacon Hill, Georgetown)

39 active | 10 new | 14 pended
Avg DOM: 24 | Median sold price: \$705

4 West Seattle (and South Park)

122 active | 77 new | 58 pended
Avg DOM: 23 | Median sold price: \$799



5 Northeast (Laurelhurst, Ravenna)

60 active | 22 new | 29 pended
Avg DOM: 54 | Median sold price: \$942m

6 Central (Capitol Hill, Madison Park)

86 active | 35 new | 34 pended
Avg DOM: 32 | Median sold price: \$858

7 Southeast (Mt. Baker, Seward Park)

60 active | 12 new | 24 pended
Avg DOM: 43 | Median sold price: \$725

8 Downtown (and Belltown)

No single family homes



DESIREE LOUGHLIN

Managing Broker, Windermere West Seattle
206-853-8218 | desiree@windermere.com
desireeloughlin.com

Windermere
REAL ESTATE
West Street Group
West Seattle

West Seattle Market Report January 2024

Data from NWMLS on January 9, 2023

December Stats

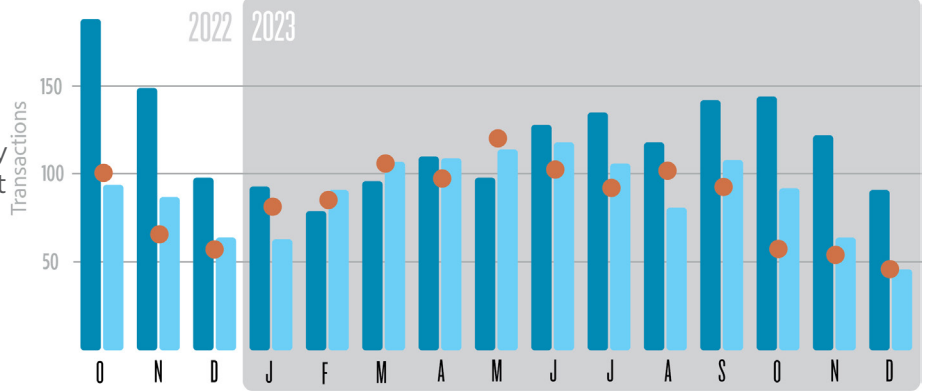
- 91 Active
- 36 New
- 47 Pended
- 46 Sold
- \$1M Active (Average)
- \$742 Sold (Median)
- 28 Days on Market (Avg)
- 1.9 Months of Inventory

Supply & Demand Over Time

Sold Active Pended

2023 inventory is thinning.

Inventory is very low. Will interest rates bring buyers and drive up prices? Sellers will have leverage this spring.



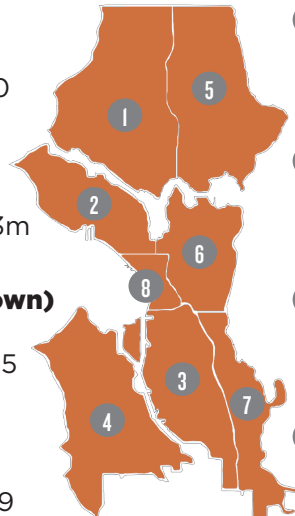
Recent Changes

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

	Jan 1-8	Dec 1-8
Months of Inventory	1.4	1.7
New Listings	18	19
Pendings	15	17
Average Days on Market	45	9
Sold/Original List Price (%)	100%	102%

Seattle Neighborhood Comparison (December 2023)

- Northwest (Ballard, Greenwood)**
127 active | 62 new | 97 pended
Avg DOM: 31 | Median sold price: \$850
- Uptown (Queen Anne, Magnolia)**
56 active | 29 new | 29 pended
Avg DOM: 25 | Median sold price: \$1.13m
- Central South (Beacon Hill, Georgetown)**
39 active | 10 new | 14 pended
Avg DOM: 24 | Median sold price: \$705
- West Seattle (and South Park)**
122 active | 77 new | 58 pended
Avg DOM: 23 | Median sold price: \$799
- Northeast (Laurelhurst, Ravenna)**
60 active | 22 new | 29 pended
Avg DOM: 54 | Median sold price: \$942m
- Central (Capitol Hill, Madison Park)**
86 active | 35 new | 34 pended
Avg DOM: 32 | Median sold price: \$858
- Southeast (Mt. Baker, Seward Park)**
60 active | 12 new | 24 pended
Avg DOM: 43 | Median sold price: \$725
- Downtown (and Belltown)**
No single family homes



DESIREE LOUGHLIN

Managing Broker, Windermere West Seattle
206-853-8218 | desiree@windermere.com
desireeloughlin.com

Windermere
REAL ESTATE
Wall Street Group
West Seattle

DESIREE

2022 & 2023

STATS

Sold price
(Avg)

\$1.0M

12

Buyer Sales

\$1.1M

19

Listing Sales

103.9%

Sales/List
Price %
(Avg)

Purchase price (Avg)

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.

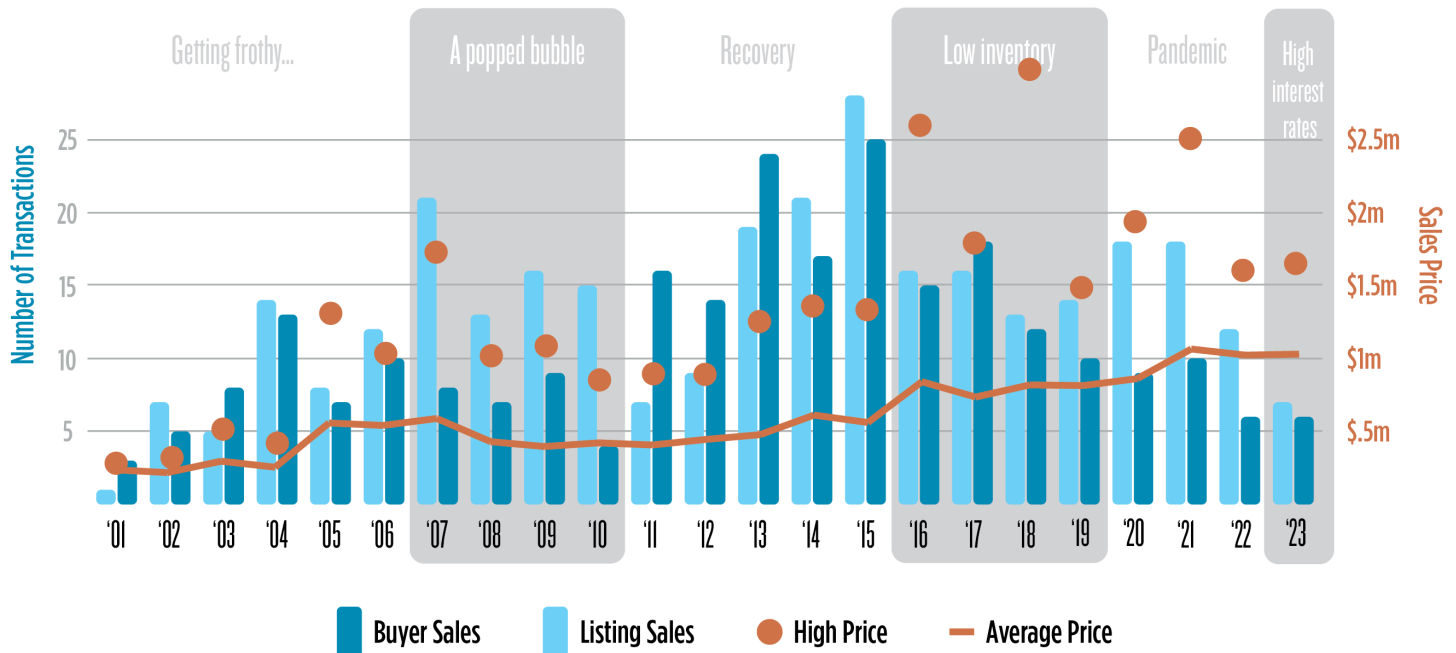
Des provided the honest feedback, gentle encouragement, and boundless energy that were necessary for us to even consider starting this process.

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



23

Years in
the biz

291

Career total
listing sales

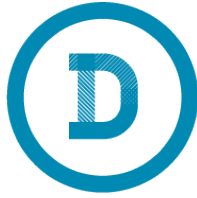
244

Career total
buyer sales

535

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 - Dec 31, 2023

Total sales	124		
Buyer sales	57		
Average buyer sold price	\$889,453		
Listing sales	67		
Average listing sold price	\$889,453		
Sold price/List price %	102.9%		
Average Days on Market	9.8		

Career Sales

Jan 1, 2001 - present*

Years in the Business	23		
Total sales	547		
Buyer sales	249		
Listing sales	298		

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