

West Seattle Market Report May 2024

Data from NWMLS on May 11, 2024

April Stats

- 121 Active
- 158 New
- 135 Pended
- 119 Sold

- \$1.1M Active (Average)
- \$850 Sold (Median)

- 17 Days on Market (Avg)
- .9 Months of Inventory

Supply & Demand Over Time

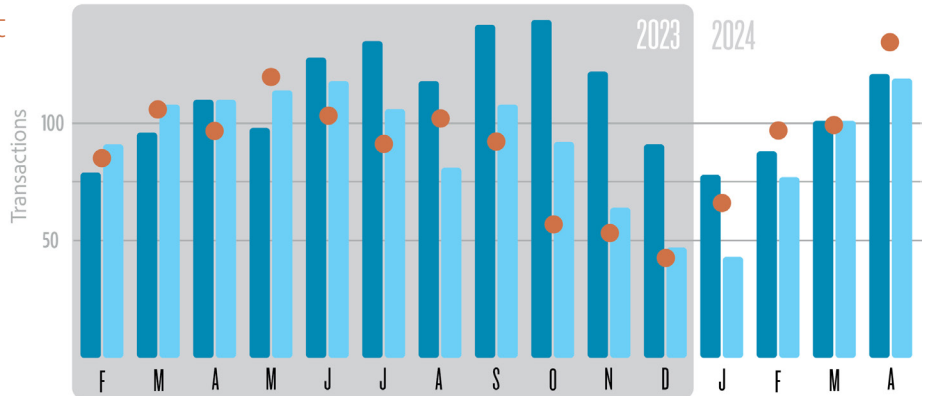
■ Sold ■ Active ● Pended

2024 market is spiking more than last year.

Despite interest rates, buyers are gobbling up available inventory. More inventory, more sales...

Recent Changes

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



	May 1-10	April 1-10
Months of Inventory	1.4	.6
New Listings	70	48
Pendings	33	52
Average Days on Market	15	20
Sold/Original List Price (%)	102%	102%

Seattle Neighborhood Comparison (April 2024)

- 1 Northwest (Ballard, Greenwood)**
176 active | 253 new | 182 pended
Avg DOM: 13 | Median sold price: \$922
 - 2 Uptown (Queen Anne, Magnolia)**
94 active | 104 new | 80 pended
Avg DOM: 10 | Median sold price: \$1.45m
 - 3 Central South (Beacon Hill, Georgetown)**
43 active | 42 new | 33 pended
Avg DOM: 15 | Median sold price: \$749
 - 4 West Seattle (and South Park)**
121 active | 158 new | 135 pended
Avg DOM: 17 | Median sold price: \$850

- 5 Northeast (Laurelhurst, Ravenna)**
89 active | 149 new | 133 pended
Avg DOM: 12 | Median sold price: \$1.1m
 - 6 Central (Capitol Hill, Madison Park)**
130 active | 120 new | 80 pended
Avg DOM: 18 | Median sold price: \$1.17m
 - 7 Southeast (Mt. Baker, Seward Park)**
69 active | 68 new | 59 pended
Avg DOM: 26 | Median sold price: \$875
 - 8 Downtown (and Belltown)**
No single family homes



DESIREE LOUGHLIN

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



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.

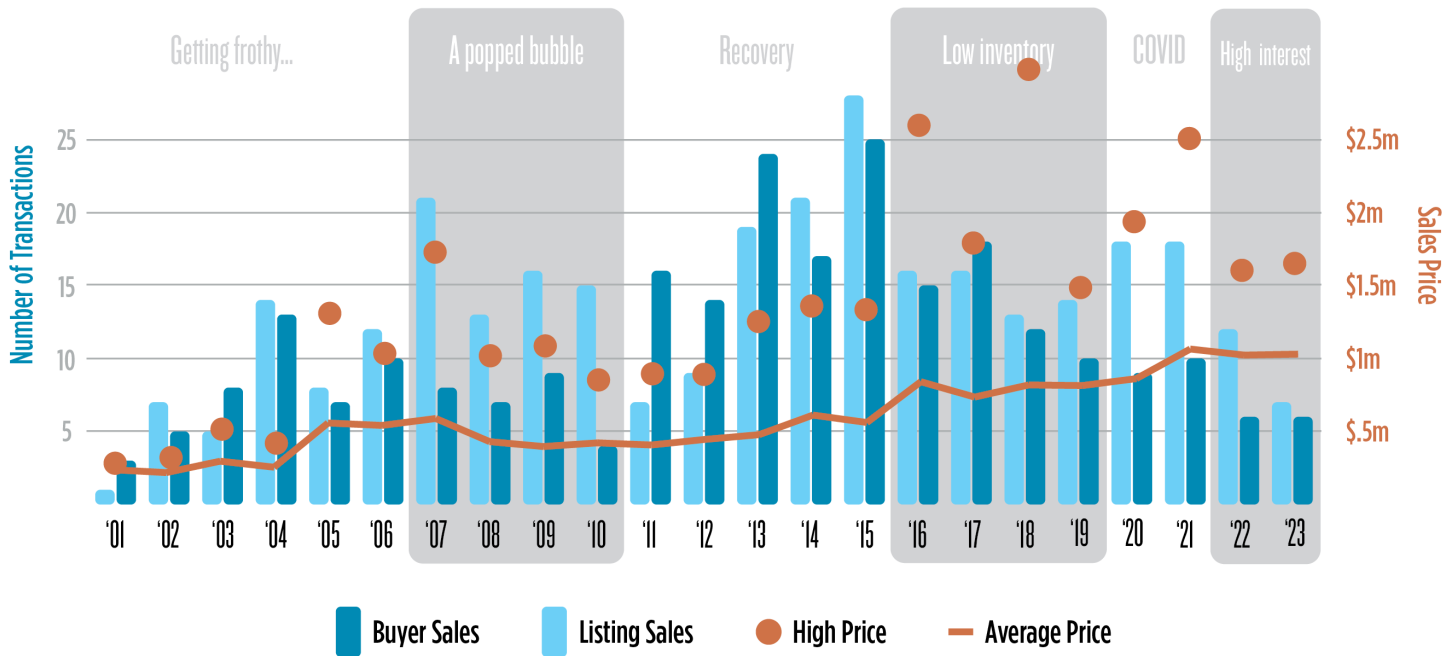
Des provided the honest feedback, gentle encouragement, and boundless energy that were necessary for us to even consider starting this process.

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

Seattle Market Report May 2024

Data from NWMLS on May 10, 2024

April 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

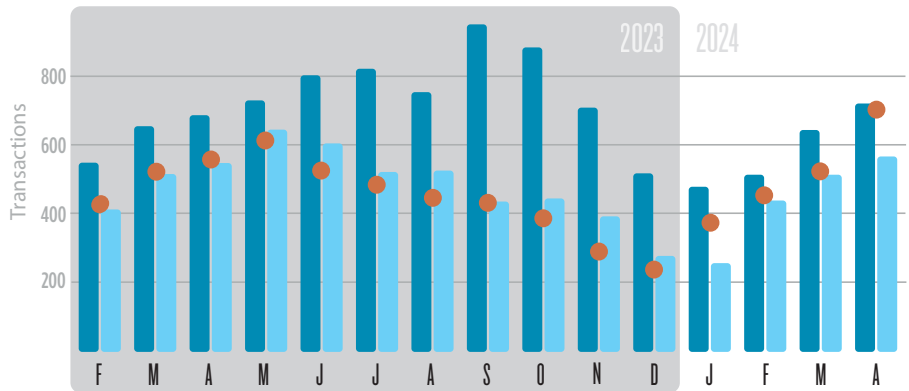
■ Sold ■ Active ● Pended

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Recent Changes

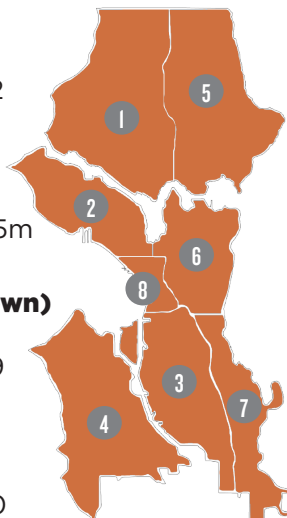
Short term comparisons may help clarify how the market is reacting to macro changes for those acting right now.



	May 1-10	April 1-10
Months of Inventory	1.3	0.8
New Listings	368	265
Pendings	200	233
Average Days on Market	18	16
Sold/Original List Price (%)	102%	103%

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