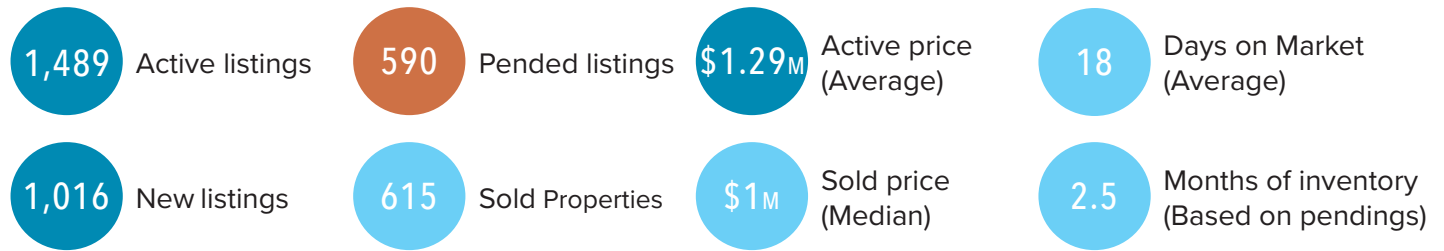


Seattle Market Report JULY 2026

Data from NWMLS on July 13, 2026

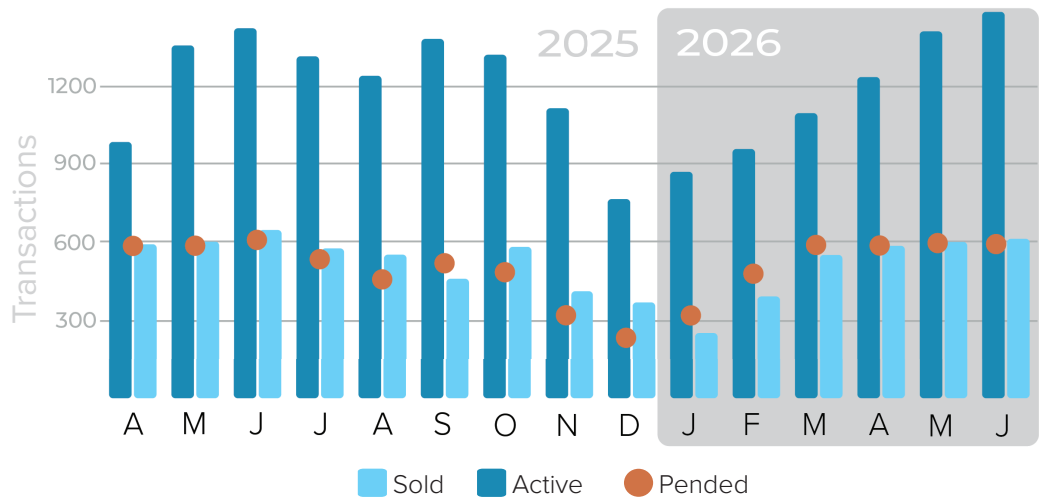
Seattle Supply & Demand Indicators (June 2026)



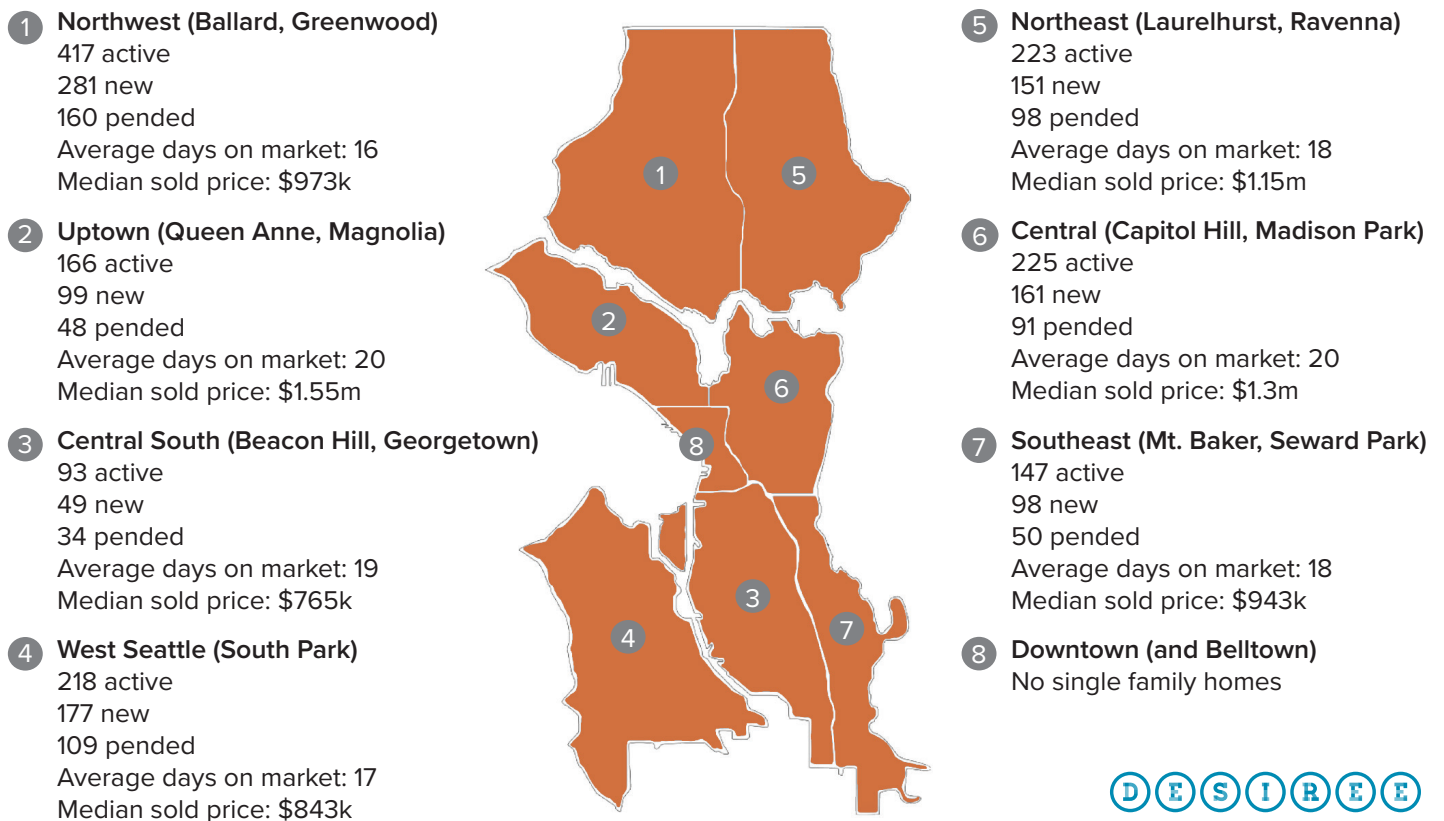
Seattle activity held steady

with new listings pulling back from May while closed and pending sales held in the same range (since March). Inventory grew, pushing months of supply up and absorption down. Homes moved quickly—days on market fell—and sellers landed right at list price,

suggesting a market in consistent, steady rhythm rather than cooling.



Seattle Neighborhood Comparison (June 2026)



West Seattle Market Report MAY 2026

Data from NWMLS on May 15, 2026

West Seattle Supply & Demand Indicators (April 2026)

218 Active listings

109 Pended listings

\$985k Active price (Average)

17 Days on Market (Average)

177 New listings

122 Sold Properties

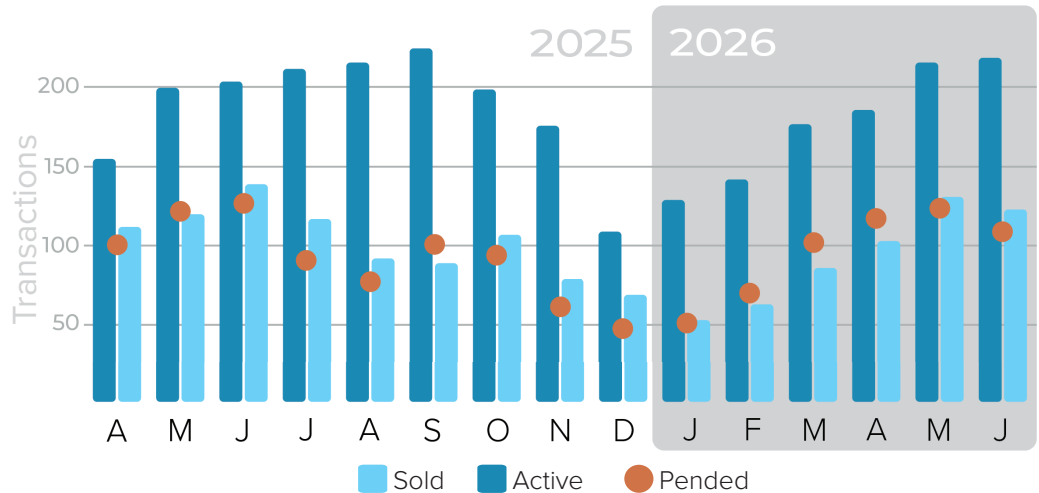
\$843k Sold price (Median)

2.0 Months of inventory (Based on pendings)

West Seattle activity cooled

slightly as new listings, pendings, and closed sales all eased from May's pace. Inventory ticked up while demand softened. Despite less volume, homes continued to move quickly—days on market dropped—and sellers achieved

right around list price, pointing to a market that's leveling off rather than losing momentum.



Seattle Neighborhood Comparison (June 2026)

1 Northwest (Ballard, Greenwood)

417 active
281 new
160 pended
Average days on market: 16
Median sold price: \$973k

2 Uptown (Queen Anne, Magnolia)

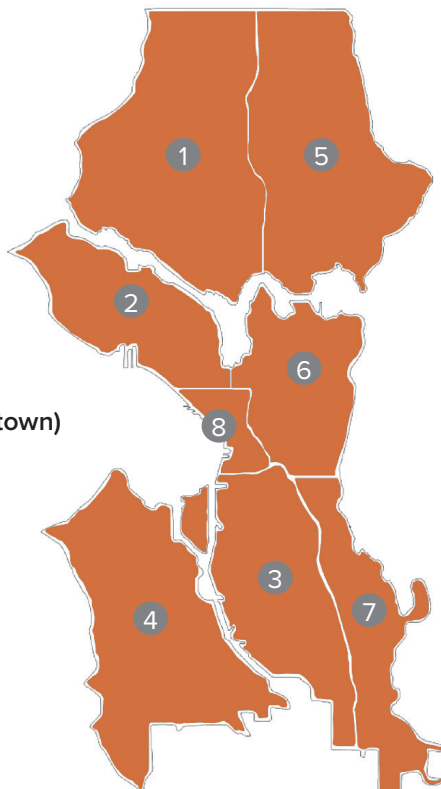
166 active
99 new
48 pended
Average days on market: 20
Median sold price: \$1.55m

3 Central South (Beacon Hill, Georgetown)

93 active
49 new
34 pended
Average days on market: 19
Median sold price: \$765k

4 West Seattle (South Park)

218 active
177 new
109 pended
Average days on market: 17
Median sold price: \$843k



5 Northeast (Laurelhurst, Ravenna)

223 active
151 new
98 pended
Average days on market: 18
Median sold price: \$1.15m

6 Central (Capitol Hill, Madison Park)

225 active
161 new
91 pended
Average days on market: 20
Median sold price: \$1.3m

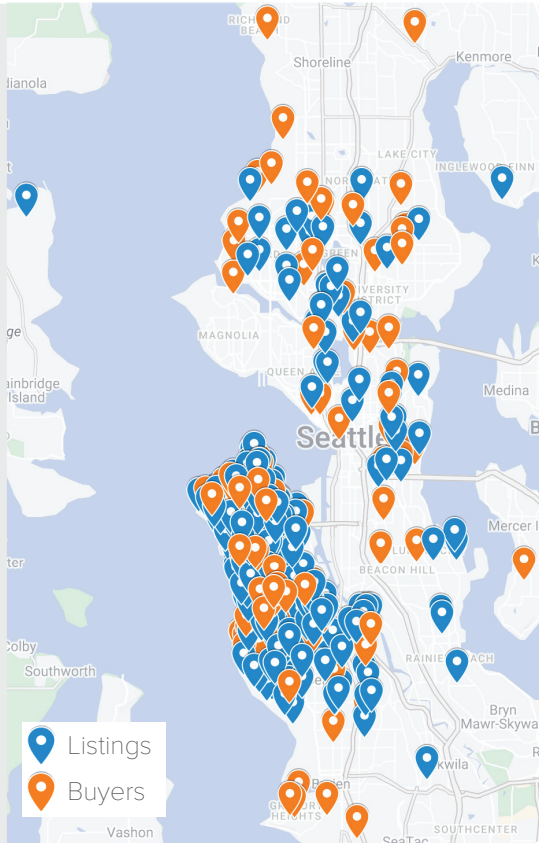
7 Southeast (Mt. Baker, Seward Park)

147 active
98 new
50 pended
Average days on market: 18
Median sold price: \$943k

8 Downtown (and Belltown)

No single family homes

Map of Desiree's Sales



Testimony

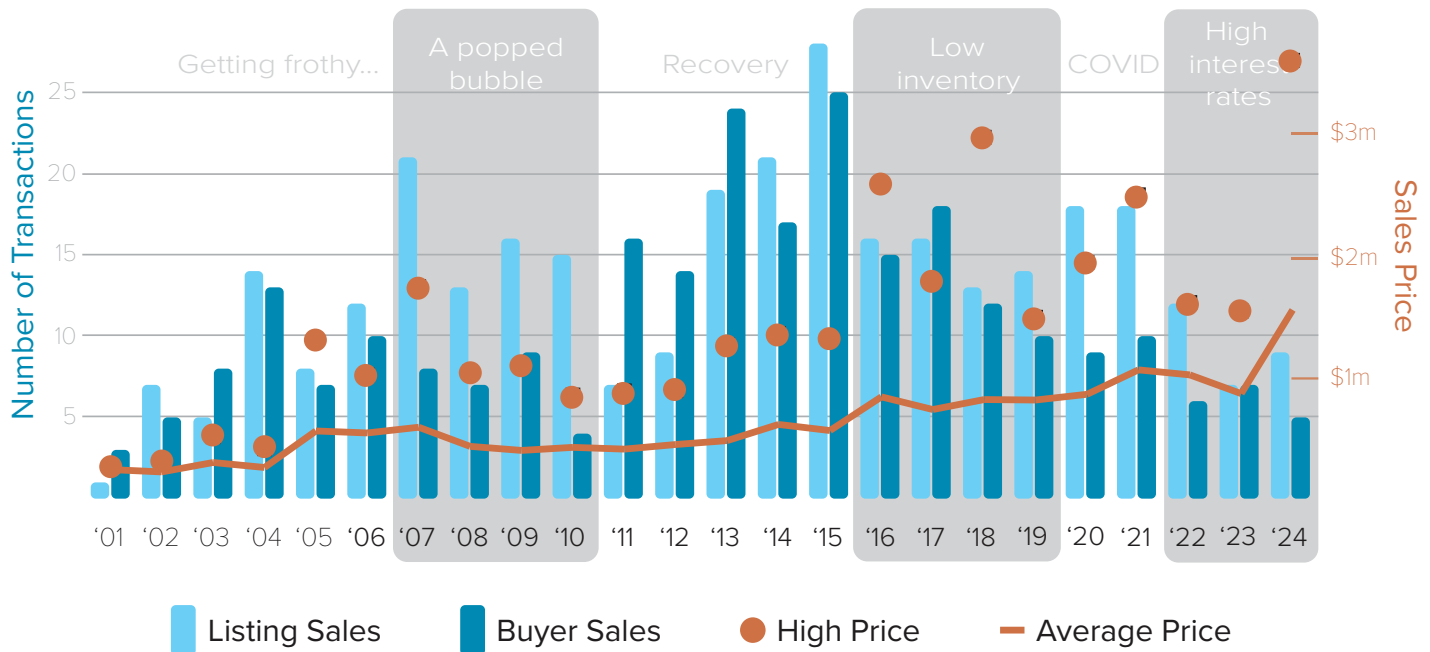
It wasn't luck that allowed us to purchase our dream home; it was Desiree.

Over the past 10 years, Des helped us buy and sell several homes. Last year, on a whim, we asked Des to show us a house that had gone pending. It checked all our "wants" – view, park, natural light, and dream neighborhood. Work was needed so a conventional loan was not an option, but Desiree connected us with a lender. She stayed in constant contact with the selling agent, so we were first in line if the house went back on the market. We stepped right in and our dreams came true. With Des' top-notch contractor referrals we were able to quickly and easily fix up the house.

Desiree is, simply, the best realtor. From staging to negotiating to handling the final documents, she made everything easy.

Dale & Debbie Whittington

Desiree's Sales History 2001 - 2025



24
Years in
the biz

320
Career total
listing sales

262
Career total
buyer sales

582
Total sales