

Breakouts: KING MAP AREAS						Northwest Multiple Listing Service - February 2023									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Feb 2023	New Feb 2022	Ttl Active Feb 2023	Ttl Active Feb 2022	% Change, Ttl Active	Pending Feb 2023	Pending Feb 2022	% Change, Pending	Closed Feb 2023	Closed Feb 2022	% Change, Closed	Median \$, Feb 2023	Median \$, Feb 2022	% Change, Median Price	Months of Inventory
100	28	38	23	13	76.92%	26	35	-25.71%	31	24	29.17%	\$599,950	\$671,250	-10.62%	0.74
110	68	88	50	25	100.00%	89	92	-3.26%	46	59	-22.03%	\$520,000	\$600,000	-13.33%	1.09
120	30	53	26	21	23.81%	40	45	-11.11%	24	41	-41.46%	\$525,000	\$600,000	-12.50%	1.08
130	83	111	88	39	125.64%	86	104	-17.31%	51	56	-8.93%	\$595,000	\$575,000	3.48%	1.73
<b>SW King</b>	<b>209</b>	<b>290</b>	<b>187</b>	<b>98</b>	<b>90.82%</b>	<b>241</b>	<b>276</b>	<b>-12.68%</b>	<b>152</b>	<b>180</b>	<b>-15.56%</b>	<b>\$560,000</b>	<b>\$600,000</b>	<b>-6.67%</b>	<b>1.23</b>
300	22	24	23	12	91.67%	35	22	59.09%	25	20	25.00%	\$726,000	\$655,250	10.80%	0.92
310	42	91	55	30	83.33%	66	92	-28.26%	62	56	10.71%	\$569,975	\$595,000	-4.21%	0.89
320	59	131	75	41	82.93%	68	127	-46.46%	65	87	-25.29%	\$727,400	\$750,000	-3.01%	1.15
330	67	150	82	41	100.00%	110	138	-20.29%	73	97	-24.74%	\$605,000	\$690,500	-12.38%	1.12
340	45	86	36	23	56.52%	64	80	-20.00%	41	57	-28.07%	\$580,000	\$749,950	-22.66%	0.88
350	55	58	42	19	121.05%	66	46	43.48%	34	65	-47.69%	\$707,000	\$799,000	-11.51%	1.24
360	9	25	13	4	225.00%	11	29	-62.07%	8	18	-55.56%	\$608,500	\$602,500	1.00%	1.63
<b>SE King</b>	<b>299</b>	<b>565</b>	<b>326</b>	<b>170</b>	<b>91.76%</b>	<b>420</b>	<b>534</b>	<b>-21.35%</b>	<b>308</b>	<b>400</b>	<b>-23.00%</b>	<b>\$630,000</b>	<b>\$699,450</b>	<b>-9.93%</b>	<b>1.06</b>
140	118	170	104	52	100.00%	135	162	-16.67%	101	104	-2.88%	\$665,000	\$717,500	-7.32%	1.03
380	45	57	75	20	275.00%	46	60	-23.33%	23	51	-54.90%	\$569,000	\$751,000	-24.23%	3.26
385	35	45	45	21	114.29%	31	49	-36.73%	30	58	-48.28%	\$674,975	\$677,500	-0.37%	1.50
390	127	178	184	97	89.69%	103	168	-38.69%	75	116	-35.34%	\$850,000	\$794,975	6.92%	2.45
700	73	127	98	51	92.16%	82	107	-23.36%	42	72	-41.67%	\$848,500	\$630,000	34.68%	2.33
701	78	99	141	109	29.36%	44	68	-35.29%	36	54	-33.33%	\$631,000	\$678,250	-6.97%	3.92
705	167	300	146	92	58.70%	171	257	-33.46%	150	186	-19.35%	\$794,310	\$848,950	-6.44%	0.97
710	112	135	101	44	129.55%	96	121	-20.66%	72	76	-5.26%	\$887,500	\$896,500	-1.00%	1.40
<b>Seattle</b>	<b>755</b>	<b>1,111</b>	<b>894</b>	<b>486</b>	<b>83.95%</b>	<b>708</b>	<b>992</b>	<b>-28.63%</b>	<b>529</b>	<b>717</b>	<b>-26.22%</b>	<b>\$750,000</b>	<b>\$760,000</b>	<b>-1.32%</b>	<b>1.69</b>
715	37	59	49	13	276.92%	40	54	-25.93%	33	32	3.13%	\$799,900	\$765,000	4.56%	1.48
720	43	49	42	14	200.00%	44	42	4.76%	30	24	25.00%	\$765,000	\$738,975	3.52%	1.40
<b>N. King</b>	<b>80</b>	<b>108</b>	<b>91</b>	<b>27</b>	<b>237.04%</b>	<b>84</b>	<b>96</b>	<b>-12.50%</b>	<b>63</b>	<b>56</b>	<b>12.50%</b>	<b>\$799,000</b>	<b>\$759,975</b>	<b>5.14%</b>	<b>1.44</b>
500	57	100	61	23	165.22%	66	78	-15.38%	54	61	-11.48%	\$1,225,500	\$1,218,000	0.62%	1.13
510	27	32	32	7	357.14%	15	26	-42.31%	7	17	-58.82%	\$1,620,000	\$2,420,000	-33.06%	4.57
520	35	56	67	28	139.29%	26	40	-35.00%	16	23	-30.43%	\$1,837,500	\$1,605,000	14.49%	4.19
530	64	112	58	30	93.33%	63	98	-35.71%	54	48	12.50%	\$1,050,000	\$1,275,000	-17.65%	1.07
540	112	183	116	25	364.00%	132	178	-25.84%	87	93	-6.45%	\$1,030,000	\$1,125,000	-8.44%	1.33
550	47	69	46	9	411.11%	46	71	-35.21%	38	30	26.67%	\$777,500	\$1,060,000	-26.65%	1.21
560	59	103	68	29	134.48%	55	86	-36.05%	43	47	-8.51%	\$1,125,000	\$1,120,010	0.45%	1.58
600	113	167	107	44	143.18%	123	148	-16.89%	90	109	-17.43%	\$905,000	\$950,000	-4.74%	1.19
<b>Eastside</b>	<b>514</b>	<b>822</b>	<b>555</b>	<b>195</b>	<b>184.62%</b>	<b>526</b>	<b>725</b>	<b>-27.45%</b>	<b>389</b>	<b>428</b>	<b>-9.11%</b>	<b>\$1,050,000</b>	<b>\$1,159,000</b>	<b>-9.40%</b>	<b>1.43</b>
800	9	5	11	2	450.00%	7	8	-12.50%	7	5	40.00%	\$855,225	\$885,000	-3.36%	1.57
<b>Vashon</b>	<b>9</b>	<b>5</b>	<b>11</b>	<b>2</b>	<b>450.00%</b>	<b>7</b>	<b>8</b>	<b>-12.50%</b>	<b>7</b>	<b>5</b>	<b>40.00%</b>	<b>\$855,225</b>	<b>\$885,000</b>	<b>-3.36%</b>	<b>1.57</b>
<b>ALL King Co</b>	<b>1,866</b>	<b>2,901</b>	<b>2,064</b>	<b>978</b>	<b>111.04%</b>	<b>1,986</b>	<b>2,631</b>	<b>-24.52%</b>	<b>1,448</b>	<b>1,786</b>	<b>-18.92%</b>	<b>\$726,700</b>	<b>\$759,735</b>	<b>-4.35%</b>	<b>1.43</b>

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Feb 2023	New Feb 2022	Ttl Active Feb 2023	Ttl Active Feb 2022	% Change, Ttl Active	Pending Feb 2023	Pending Feb 2022	% Change, Pending	Closed Feb 2023	Closed Feb 2022	% Change, Closed	Median \$, Feb 2023	Median \$, Feb 2022	% Change, Median Price	Months of Inventory
100	28	38	23	13	76.92%	26	35	-25.71%	30	23	30.43%	\$602,475	\$682,500	-11.73%	0.77
110	45	68	40	17	135.29%	64	69	-7.25%	34	50	-32.00%	\$565,000	\$639,000	-11.58%	1.18
120	25	41	21	18	16.67%	32	33	-3.03%	20	31	-35.48%	\$572,500	\$638,000	-10.27%	1.05
130	70	88	70	29	141.38%	71	86	-17.44%	43	46	-6.52%	\$609,000	\$660,000	-7.73%	1.63
<b>SW King</b>	<b>168</b>	<b>235</b>	<b>154</b>	<b>77</b>	<b>100.00%</b>	<b>193</b>	<b>223</b>	<b>-13.45%</b>	<b>127</b>	<b>150</b>	<b>-15.33%</b>	<b>\$585,000</b>	<b>\$648,750</b>	<b>-9.83%</b>	<b>1.21</b>
300	22	23	23	11	109.09%	35	22	59.09%	23	19	21.05%	\$727,696	\$660,500	10.17%	1.00
310	36	78	50	27	85.19%	55	79	-30.38%	55	49	12.24%	\$580,000	\$650,000	-10.77%	0.91
320	59	127	75	41	82.93%	67	125	-46.40%	65	87	-25.29%	\$727,400	\$750,000	-3.01%	1.15
330	53	123	72	34	111.76%	85	114	-25.44%	55	83	-33.73%	\$650,000	\$715,000	-9.09%	1.31
340	36	69	32	18	77.78%	45	65	-30.77%	28	42	-33.33%	\$651,250	\$800,000	-18.59%	1.14
350	49	51	38	18	111.11%	59	37	59.46%	30	53	-43.40%	\$764,500	\$825,000	-7.33%	1.27
360	6	21	10	4	150.00%	7	21	-66.67%	8	16	-50.00%	\$608,500	\$617,500	-1.46%	1.25
<b>SE King</b>	<b>261</b>	<b>492</b>	<b>300</b>	<b>153</b>	<b>96.08%</b>	<b>353</b>	<b>463</b>	<b>-23.76%</b>	<b>264</b>	<b>349</b>	<b>-24.36%</b>	<b>\$664,950</b>	<b>\$749,950</b>	<b>-11.33%</b>	<b>1.14</b>
140	88	144	76	41	85.37%	106	136	-22.06%	88	85	3.53%	\$675,000	\$755,000	-10.60%	0.86
380	40	47	65	15	333.33%	35	50	-30.00%	17	46	-63.04%	\$649,000	\$772,500	-15.99%	3.82
385	31	39	38	16	137.50%	25	37	-32.43%	23	28	-17.86%	\$680,500	\$750,000	-9.27%	1.65
390	79	112	104	47	121.28%	64	102	-37.25%	52	56	-7.14%	\$984,500	\$1,042,500	-5.56%	2.00
700	51	71	55	20	175.00%	61	61	0.00%	26	31	-16.13%	\$1,015,000	\$1,300,000	-21.92%	2.12
701	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
705	138	247	115	73	57.53%	137	212	-35.38%	129	145	-11.03%	\$829,999	\$953,000	-12.91%	0.89
710	86	109	81	35	131.43%	71	89	-20.22%	57	52	9.62%	\$920,000	\$1,015,524	-9.41%	1.42
<b>Seattle</b>	<b>513</b>	<b>769</b>	<b>534</b>	<b>247</b>	<b>116.19%</b>	<b>499</b>	<b>687</b>	<b>-27.37%</b>	<b>392</b>	<b>443</b>	<b>-11.51%</b>	<b>\$825,000</b>	<b>\$925,000</b>	<b>-10.81%</b>	<b>1.36</b>
715	34	44	33	8	312.50%	35	43	-18.60%	27	24	12.50%	\$811,000	\$852,500	-4.87%	1.22
720	35	42	34	14	142.86%	38	34	11.76%	26	19	36.84%	\$804,950	\$850,000	-5.30%	1.31
<b>N. King</b>	<b>69</b>	<b>86</b>	<b>67</b>	<b>22</b>	<b>204.55%</b>	<b>73</b>	<b>77</b>	<b>-5.19%</b>	<b>53</b>	<b>43</b>	<b>23.26%</b>	<b>\$810,000</b>	<b>\$850,000</b>	<b>-4.71%</b>	<b>1.26</b>
500	47	70	53	14	278.57%	55	57	-3.51%	39	36	8.33%	\$1,500,000	\$1,610,000	-6.83%	1.36
510	22	24	28	5	460.00%	11	21	-47.62%	5	15	-66.67%	\$1,630,000	\$2,525,000	-35.45%	5.60
520	20	37	44	22	100.00%	13	20	-35.00%	10	9	11.11%	\$3,919,000	\$3,750,000	4.51%	4.40
530	37	71	37	21	76.19%	35	60	-41.67%	35	24	45.83%	\$1,385,000	\$1,777,500	-22.08%	1.06
540	86	141	93	21	342.86%	102	139	-26.62%	65	62	4.84%	\$1,205,000	\$1,677,500	-28.17%	1.43
550	39	53	36	7	414.29%	36	51	-29.41%	23	19	21.05%	\$1,200,000	\$1,360,000	-11.76%	1.57
560	37	62	41	20	105.00%	36	46	-21.74%	22	22	0.00%	\$1,623,750	\$2,505,000	-35.18%	1.86
600	96	128	90	38	136.84%	101	114	-11.40%	70	65	7.69%	\$1,112,500	\$1,310,000	-15.08%	1.29
<b>Eastside</b>	<b>384</b>	<b>586</b>	<b>422</b>	<b>148</b>	<b>185.14%</b>	<b>389</b>	<b>508</b>	<b>-23.43%</b>	<b>269</b>	<b>252</b>	<b>6.75%</b>	<b>\$1,340,000</b>	<b>\$1,697,500</b>	<b>-21.06%</b>	<b>1.57</b>
800	9	5	11	2	450.00%	7	8	-12.50%	6	5	20.00%	\$857,612	\$885,000	-3.09%	1.83
<b>Vashon</b>	<b>9</b>	<b>5</b>	<b>11</b>	<b>2</b>	<b>450.00%</b>	<b>7</b>	<b>8</b>	<b>-12.50%</b>	<b>6</b>	<b>5</b>	<b>20.00%</b>	<b>\$857,612</b>	<b>\$885,000</b>	<b>-3.09%</b>	<b>1.83</b>
<b>ALL King Co</b>	<b>1,404</b>	<b>2,173</b>	<b>1,488</b>	<b>649</b>	<b>129.28%</b>	<b>1,514</b>	<b>1,966</b>	<b>-22.99%</b>	<b>1,111</b>	<b>1,242</b>	<b>-10.55%</b>	<b>\$800,000</b>	<b>\$857,750</b>	<b>-6.73%</b>	<b>1.34</b>

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100	0	0	0	0	0.00%	0	0	0.00%	1	1	0.00%	\$329,000	\$375,000	-12.27%	0.00
110	23	20	10	8	25.00%	25	23	8.70%	12	9	33.33%	\$315,000	\$315,000	0.00%	0.83
120	5	12	5	3	66.67%	8	12	-33.33%	4	10	-60.00%	\$367,500	\$415,000	-11.45%	1.25
130	13	23	18	10	80.00%	15	18	-16.67%	8	10	-20.00%	\$370,000	\$268,475	37.82%	2.25
<b>SW King</b>	<b>41</b>	<b>55</b>	<b>33</b>	<b>21</b>	<b>57.14%</b>	<b>48</b>	<b>53</b>	<b>-9.43%</b>	<b>25</b>	<b>30</b>	<b>-16.67%</b>	<b>\$365,000</b>	<b>\$317,500</b>	<b>14.96%</b>	<b>1.32</b>
300	0	1	0	1	-100.00%	0	0	0.00%	2	1	100.00%	\$324,250	\$480,000	-32.45%	0.00
310	6	13	5	3	66.67%	11	13	-15.38%	7	7	0.00%	\$320,000	\$310,000	3.23%	0.71
320	0	4	0	0	0.00%	1	2	-50.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
330	14	27	10	7	42.86%	25	24	4.17%	18	14	28.57%	\$385,000	\$422,500	-8.88%	0.56
340	9	17	4	5	-20.00%	19	15	26.67%	13	15	-13.33%	\$305,000	\$330,000	-7.58%	0.31
350	6	7	4	1	300.00%	7	9	-22.22%	4	12	-66.67%	\$267,997	\$335,000	-20.00%	1.00
360	3	4	3	0	0.00%	4	8	-50.00%	0	2	-100.00%	\$0	\$298,500	-100.00%	0.00
<b>SE King</b>	<b>38</b>	<b>73</b>	<b>26</b>	<b>17</b>	<b>52.94%</b>	<b>67</b>	<b>71</b>	<b>-5.63%</b>	<b>44</b>	<b>51</b>	<b>-13.73%</b>	<b>\$344,499</b>	<b>\$360,000</b>	<b>-4.31%</b>	<b>0.59</b>
140	30	26	28	11	154.55%	29	26	11.54%	13	19	-31.58%	\$560,000	\$364,950	53.45%	2.15
380	5	10	10	5	100.00%	11	10	10.00%	6	5	20.00%	\$481,750	\$590,000	-18.35%	1.67
385	4	6	7	5	40.00%	6	12	-50.00%	7	30	-76.67%	\$509,000	\$582,535	-12.62%	1.00
390	48	66	80	50	60.00%	39	66	-40.91%	23	60	-61.67%	\$440,000	\$622,500	-29.32%	3.48
700	22	56	43	31	38.71%	21	46	-54.35%	16	41	-60.98%	\$438,000	\$465,000	-5.81%	2.69
701	78	99	141	109	29.36%	44	68	-35.29%	36	54	-33.33%	\$631,000	\$678,250	-6.97%	3.92
705	29	53	31	19	63.16%	34	45	-24.44%	21	41	-48.78%	\$475,000	\$485,000	-2.06%	1.48
710	26	26	20	9	122.22%	25	32	-21.88%	15	24	-37.50%	\$420,000	\$507,000	-17.16%	1.33
<b>Seattle</b>	<b>242</b>	<b>342</b>	<b>360</b>	<b>239</b>	<b>50.63%</b>	<b>209</b>	<b>305</b>	<b>-31.48%</b>	<b>137</b>	<b>274</b>	<b>-50.00%</b>	<b>\$515,000</b>	<b>\$549,154</b>	<b>-6.22%</b>	<b>2.63</b>
715	3	15	16	5	220.00%	5	11	-54.55%	6	8	-25.00%	\$709,940	\$595,000	19.32%	2.67
720	8	7	8	0	0.00%	6	8	-25.00%	4	5	-20.00%	\$391,250	\$305,000	28.28%	2.00
<b>N. King</b>	<b>11</b>	<b>22</b>	<b>24</b>	<b>5</b>	<b>380.00%</b>	<b>11</b>	<b>19</b>	<b>-42.11%</b>	<b>10</b>	<b>13</b>	<b>-23.08%</b>	<b>\$487,000</b>	<b>\$500,000</b>	<b>-2.60%</b>	<b>2.40</b>
500	10	30	8	9	-11.11%	11	21	-47.62%	15	25	-40.00%	\$465,000	\$465,000	0.00%	0.53
510	5	8	4	2	100.00%	4	5	-20.00%	2	2	0.00%	\$627,500	\$492,339	27.45%	2.00
520	15	19	23	6	283.33%	13	20	-35.00%	6	14	-57.14%	\$725,000	\$1,054,500	-31.25%	3.83
530	27	41	21	9	133.33%	28	38	-26.32%	19	24	-20.83%	\$449,950	\$735,000	-38.78%	1.11
540	26	42	23	4	475.00%	30	39	-23.08%	22	31	-29.03%	\$588,500	\$608,000	-3.21%	1.05
550	8	16	10	2	400.00%	10	20	-50.00%	15	11	36.36%	\$548,000	\$680,000	-19.41%	0.67
560	22	41	27	9	200.00%	19	40	-52.50%	21	25	-16.00%	\$750,000	\$626,000	19.81%	1.29
600	17	39	17	6	183.33%	22	34	-35.29%	20	44	-54.55%	\$429,250	\$611,990	-29.86%	0.85
<b>Eastside</b>	<b>130</b>	<b>236</b>	<b>133</b>	<b>47</b>	<b>182.98%</b>	<b>137</b>	<b>217</b>	<b>-36.87%</b>	<b>120</b>	<b>176</b>	<b>-31.82%</b>	<b>\$540,000</b>	<b>\$633,745</b>	<b>-14.79%</b>	<b>1.11</b>
800	0	0	0	0	0.00%	0	0	0.00%	1	0	0.00%	\$447,000	\$0	0.00%	0.00
<b>Vashon</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>1</b>	<b>0</b>	<b>0.00%</b>	<b>\$447,000</b>	<b>\$0</b>	<b>0.00%</b>	<b>0.00</b>
<b>ALL King Co</b>	<b>462</b>	<b>728</b>	<b>576</b>	<b>329</b>	<b>75.08%</b>	<b>472</b>	<b>665</b>	<b>-29.02%</b>	<b>337</b>	<b>544</b>	<b>-38.05%</b>	<b>\$468,500</b>	<b>\$535,000</b>	<b>-12.43%</b>	<b>1.71</b>