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Commercial and Residential Real Estate



## By The Numbers

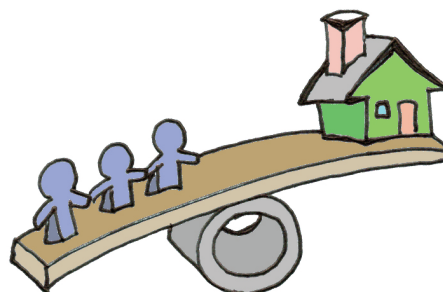
### Median Home Sale Price

July	2015	2016
King County	492k	<b>550k</b>
Seattle	560k	<b>630k</b>
Central Seattle	697k	<b>835k</b>
Beacon Hill	485k	<b>510k</b>
West Seattle	450k	<b>501k</b>
North Seattle	575k	<b>692k</b>
QueenAnne-Mag	780k	<b>799k</b>
Ballard-Green Lk	600k	<b>676k</b>
SouthEast Seattle	475k	<b>530k</b>



## Supply And Demand

*Inventory vs. Buyers  
in Seattle*

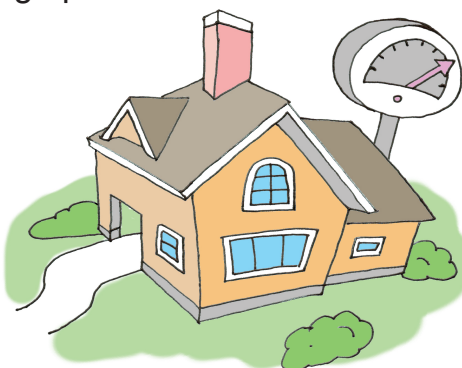


There are **30 days** of inventory at the current rate of home sales, making it a seller's market.

## State Of The Market

Home prices continue rising, but the supply of homes is starting to improve, suggesting some relief is in sight for would-be buyers.

Unlike 2005-2007, when the market was driven by speculation and loans were given to people who could not afford them, today's market holds two certainties: Home prices are heading up and interest rates are soon to follow. This market is needs-driven, based on an improving job market in King County as well as simple supply and demand. Even though we cannot predict the future, if interest rates and inventory levels remain low, a bubble is unlikely. We might even be moving toward a balanced market.



Many brokers expect current market conditions will continue at least into the summer of 2017, and the best opportunity for homebuyers to find a home will be in the next three months.

For investors, there are great opportunities in the surrounding areas, particularly south of Seattle, that will achieve a 10 percent capitalization rate.