

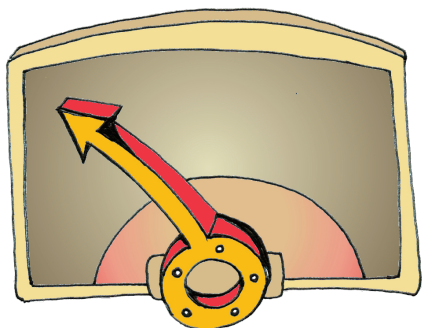


Absorbption Rate

Supply and Demand

Absorbption rate is the number of months it will potentially take to sell the current inventory.

King County: 1.8 months
Seattle: 2.3 months
Queen Anne: 1.3 months
Ballard: 1.4 months
North Seattle: 1.7 months
Shoreline: 2.4 months
Lynnwood: 1.8 months
Tacoma: 1.2 months



Median Home Prices

King County: \$670k
Seattle: \$740k
Queen Anne: \$1.03M
North Seattle: \$808k
Shoreline: \$608k
Lynnwood: \$486k
Tacoma: \$310k

Single family homes July 2019

FlowersRealEstate.com

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State Of The Market

According to the MLS, inventory, pending sales and prices all increased this summer compared to a year ago. Drops in the volume of new listings and closed sales indicate we are in a moderating market and have



moved from the hyper-active pace of a year ago. This is a good sign pointing to stability. We are still seeing multiple offers on hot properties, but now is a great time to be buying a property, particularly with interest rates remaining low.

From a selling standpoint, Inventory levels of 2-to-3 months of supply represent the "new normal", rather than the traditional 4-to-6 months for the rest of the country. This makes Puget Sound one of the strongest real estate markets in the country and there are no signs of slowing.

Fantastic scenery, a temperate climate and a strong vibrant economy are continuing to create a massive influx of people moving to the area. The outlook for the future is outstanding!