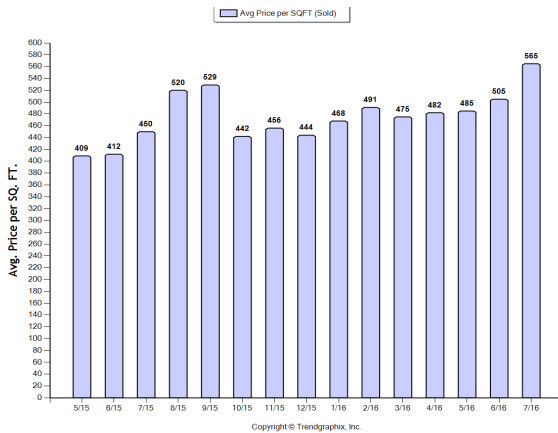


Metro Seattle Real Estate Market Update | Condominium July 2016

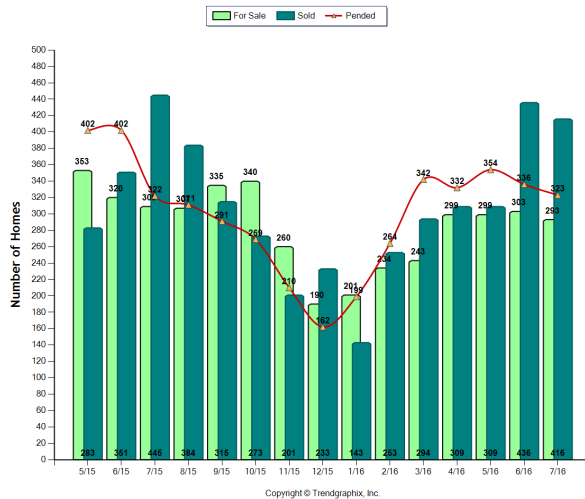
Windermere tracks key performance indicators to determine the current state of the market and to anticipate trends. This report looks at Metro Seattle from West Seattle to Lake Washington and north to Shoreline & Kenmore. We trust that this data combined with our expertise will help you to make sound decisions.

PRICE TRENDS



Seattle area condo prices held steady, with the average price per-square-foot in July of \$565, up from \$450 in July of 2015. Supply was flat from a month earlier. Residential buildings under construction are primarily designed for the apartment market, where rents for new construction are in excess of \$3/SF per month. We are now seeing dedicated condo construction again in the Seattle area. These are continue to be concentrated in the higher density neighborhoods.

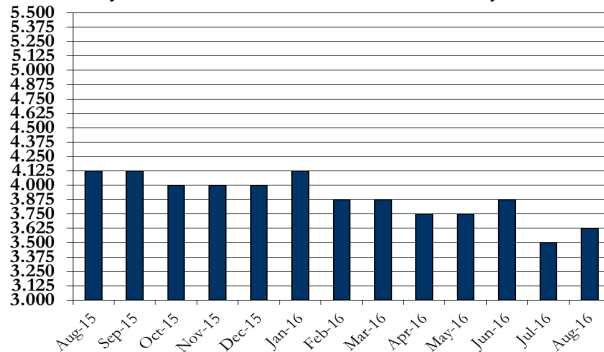
MARKET ACTIVITY



Sellers continue to profit from the market. The number of condos for sale decreased by 5%, while those placed under contract decreased by 7% when compared to July 2015. These factors leave .9 months of condominium inventory on the market (based on pending sales), down from one month last year. Average cumulative days on market is down 29% compared to last year, to 15 days. The average list price for the City's condos decreased year on year to \$784K, and the average sold price increased to \$553K.

Interest Rates: Rolling 13 Month

30 year fixed interest rate shown as of 1st business day of month



FINANCIAL MARKET TRENDS

Following better than expected employment data, mortgage rates rose at the end of July and it is possible that they will break through the "post-Brexit" range that has been in place for a month or so. Once rates move out of that range, it may be some time before they return.

As such, would-be buyers may want to lock in rates sooner rather than later.