

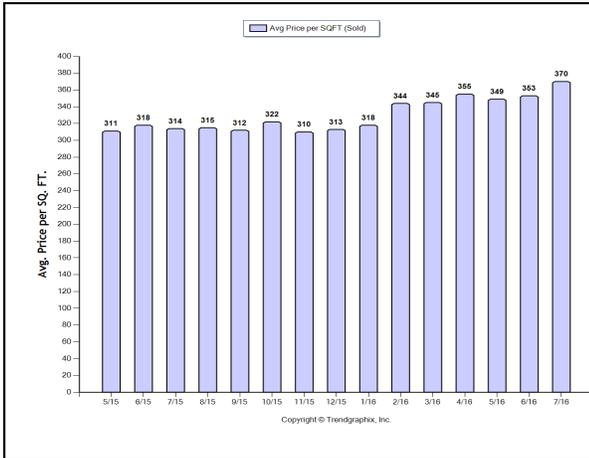
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Metro Seattle Real Estate Market Update | Residential July 2016

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.



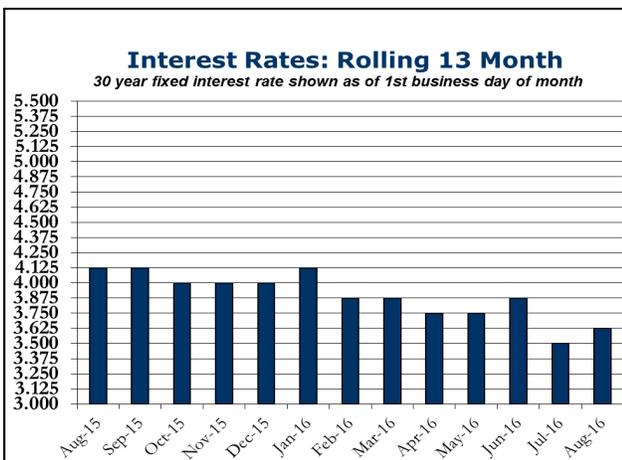
PRICE TRENDS

Prices on a per-square-foot basis are up 18% from the same time last year, with an average sold price of \$754K, compared to \$636K. First time buyers, relocation buyers and investors are competing to capitalize on continued favorable interest rates. Windermere brokers indicate clients' frustration with lack of inventory. Absorption rates decreased 31% compared to last month, and decreased 22% compared to last year, however, it is still likely that the market will continue to be tight for the



MARKET ACTIVITY

The number of homes in pending status decreased month-on-month to 863 for July, but increased from 830 a year earlier. There was one month of housing inventory on the market, up slightly from .8 months last year based on pending sales. This increase is something we have not seen in a while. Average cumulative days on market for new listings was 16 days, down from 17 days for the same time period last year. The continued strong local employment market and new hiring by firms in the Seattle Metro area may be responsible for the high level



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.