



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2024

King

Annual Statistical
Review and Highlights

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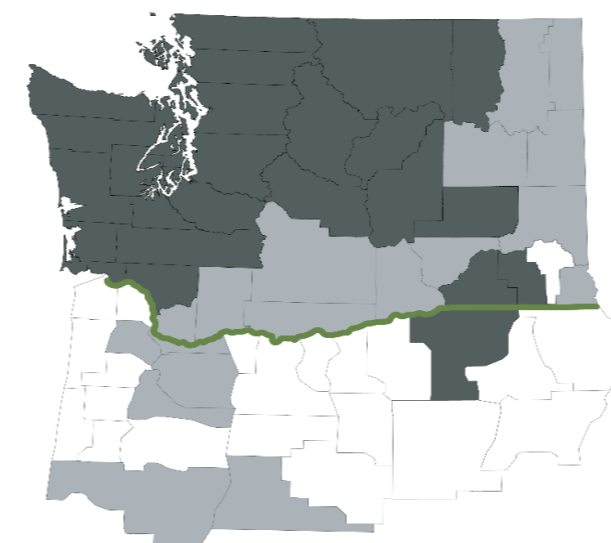
Member Offices

2,494



Total Members/Subscribers

32,035



Counties

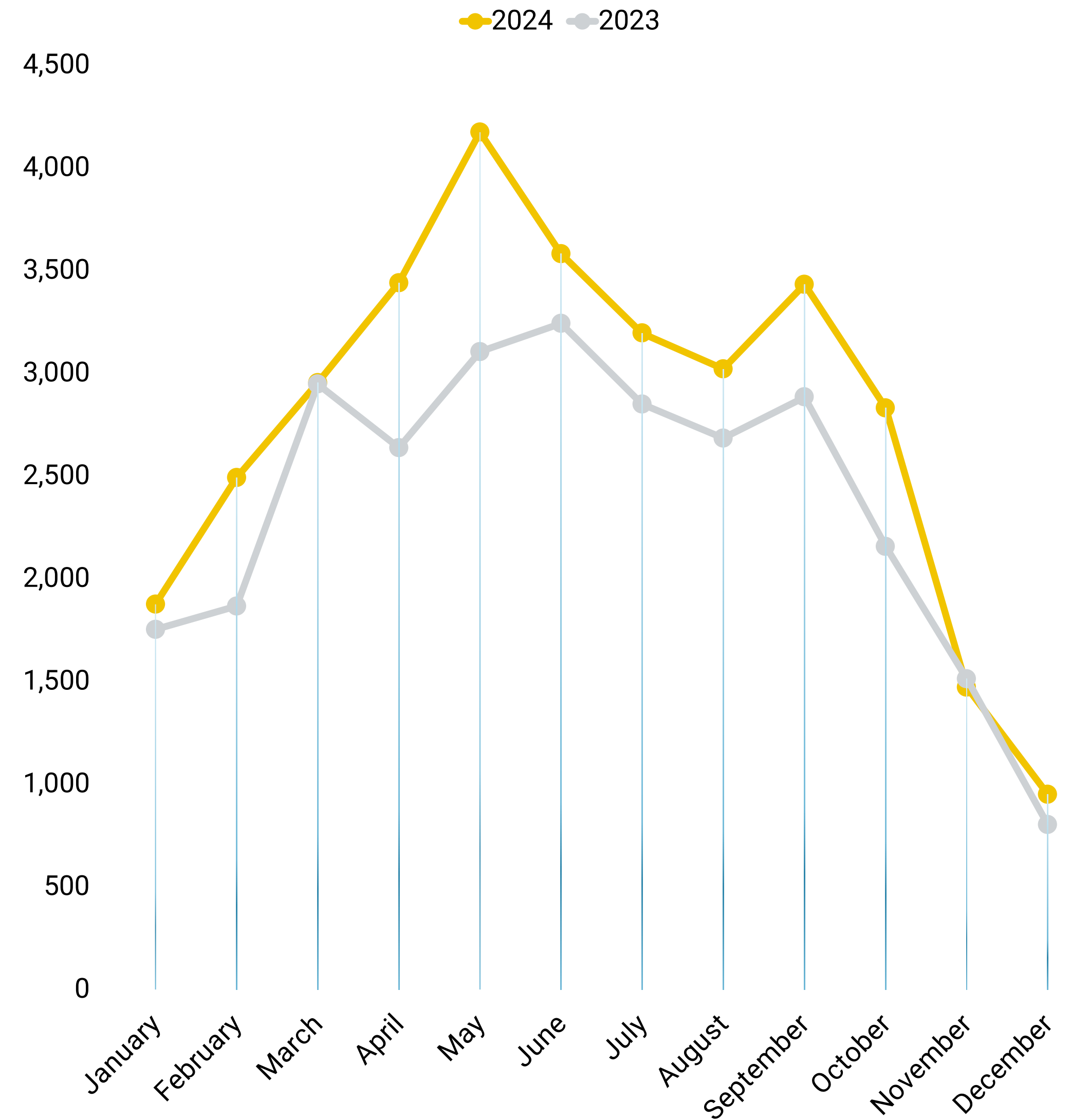
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King: Residential Homes and Condominiums

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes & condominiums.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2024	2023	% chg.
January	1,875	1,753	6.96%
February	2,492	1,866	33.55%
March	2,954	2,947	0.24%
April	3,439	2,638	30.36%
May	4,173	3,104	34.44%
June	3,581	3,242	10.46%
July	3,195	2,849	12.14%
August	3,020	2,684	12.52%
September	3,432	2,884	19.00%
October	2,831	2,157	31.25%
November	1,472	1,513	-2.71%
December	950	802	18.45%
Total	33,414	28,439	
% chg.			17.49%

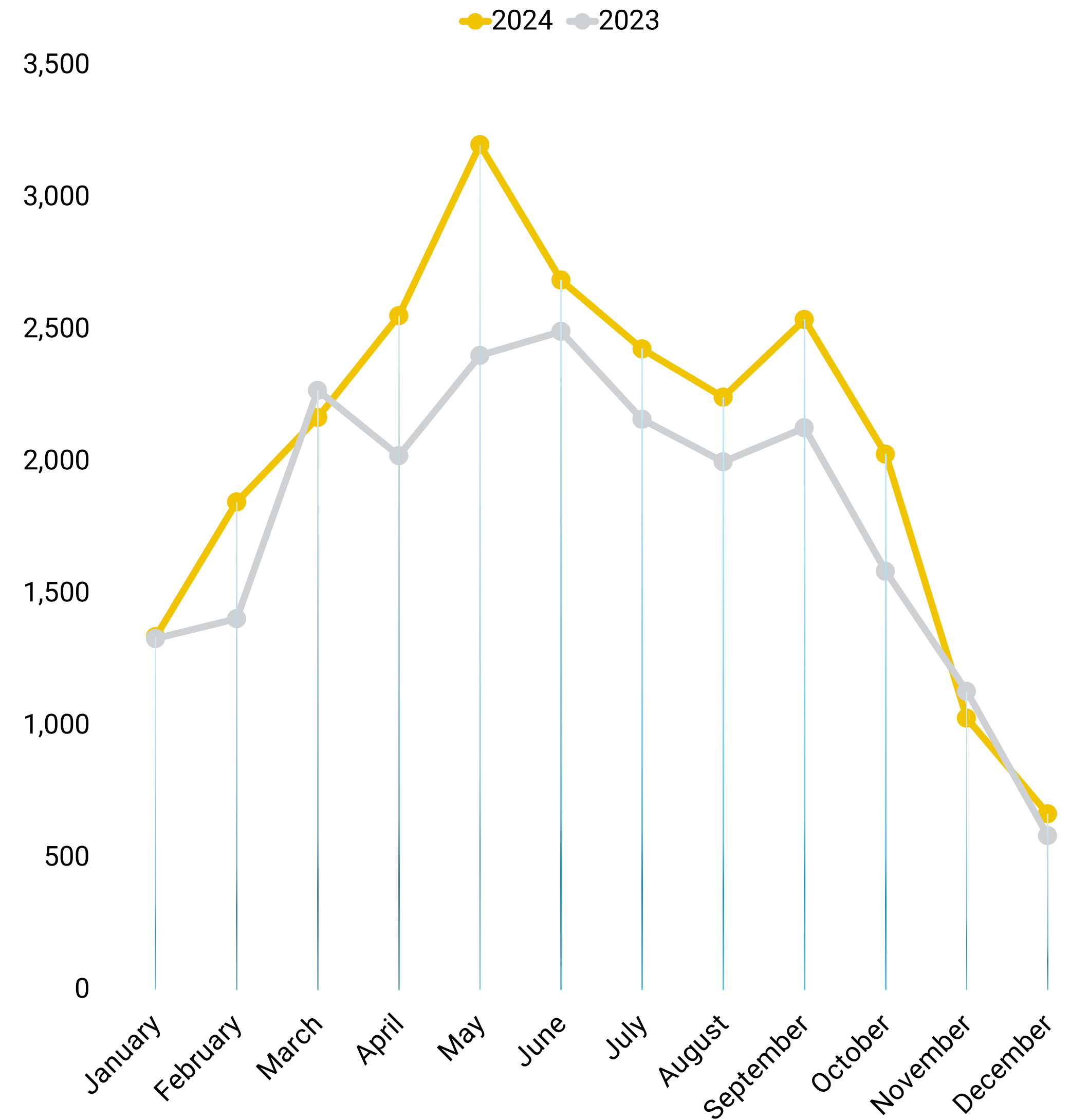


King: Residential Homes Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2024	2023	% chg.
January	1,335	1,329	0.45%
February	1,845	1,404	31.41%
March	2,166	2,268	-4.50%
April	2,551	2,021	26.22%
May	3,198	2,400	33.25%
June	2,685	2,491	7.79%
July	2,425	2,158	12.37%
August	2,242	1,998	12.21%
September	2,536	2,126	19.29%
October	2,027	1,583	28.05%
November	1,027	1,128	-8.95%
December	665	582	14.26%
Total	24,702	21,488	
% chg.			14.96%

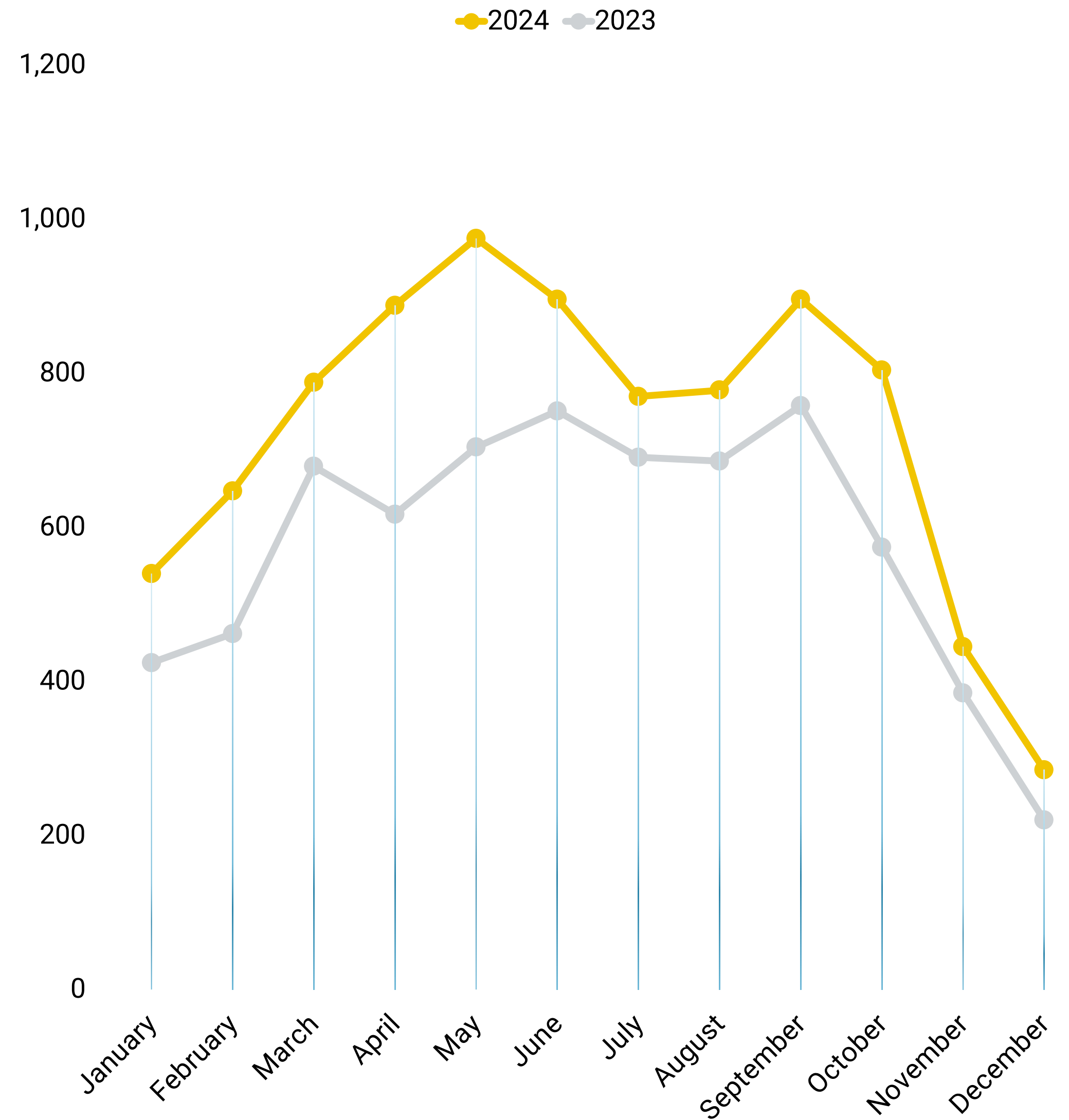


King: Condominiums Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for condominiums only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2024	2023	% chg.
January	540	424	27.36%
February	647	462	40.04%
March	788	679	16.05%
April	888	617	43.92%
May	975	704	38.49%
June	896	751	19.31%
July	770	691	11.43%
August	778	686	13.41%
September	896	758	18.21%
October	804	574	40.07%
November	445	385	15.58%
December	285	220	29.55%
Total	8,712	6,951	
% chg.			25.33%

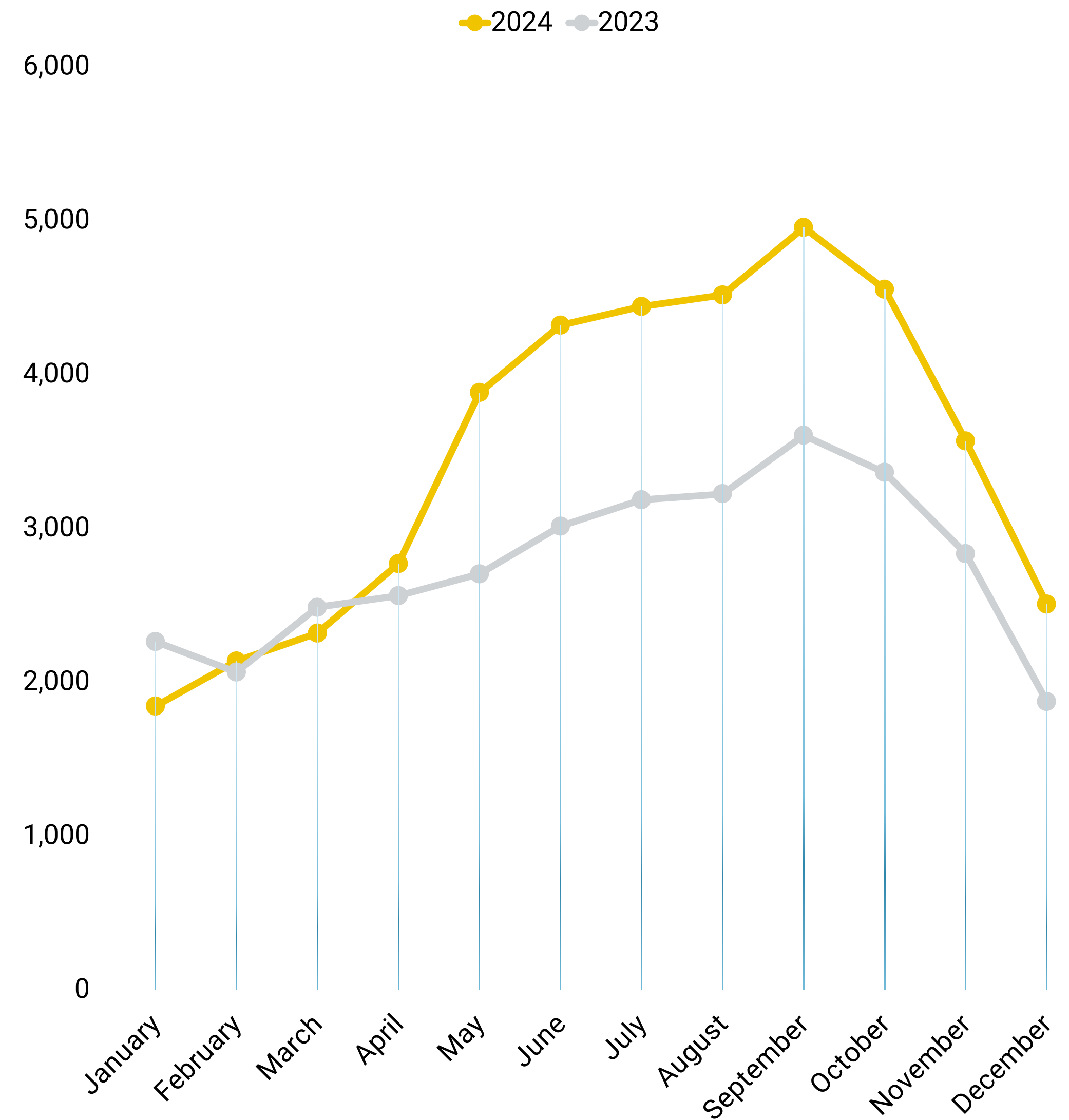


King: Residential Homes and Condominiums

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes & condominiums.
Active Listings: Inventory on market.

	2024	2023	% chg.
January	1,842	2,262	-18.57%
February	2,136	2,064	3.49%
March	2,316	2,485	-6.80%
April	2,768	2,561	8.08%
May	3,880	2,702	43.60%
June	4,318	3,013	43.31%
July	4,440	3,184	39.45%
August	4,515	3,222	40.13%
September	4,953	3,602	37.51%
October	4,552	3,361	35.44%
November	3,565	2,833	25.84%
December	2,506	1,873	33.80%
Total	41,791	33,162	
% chg.			26.02%

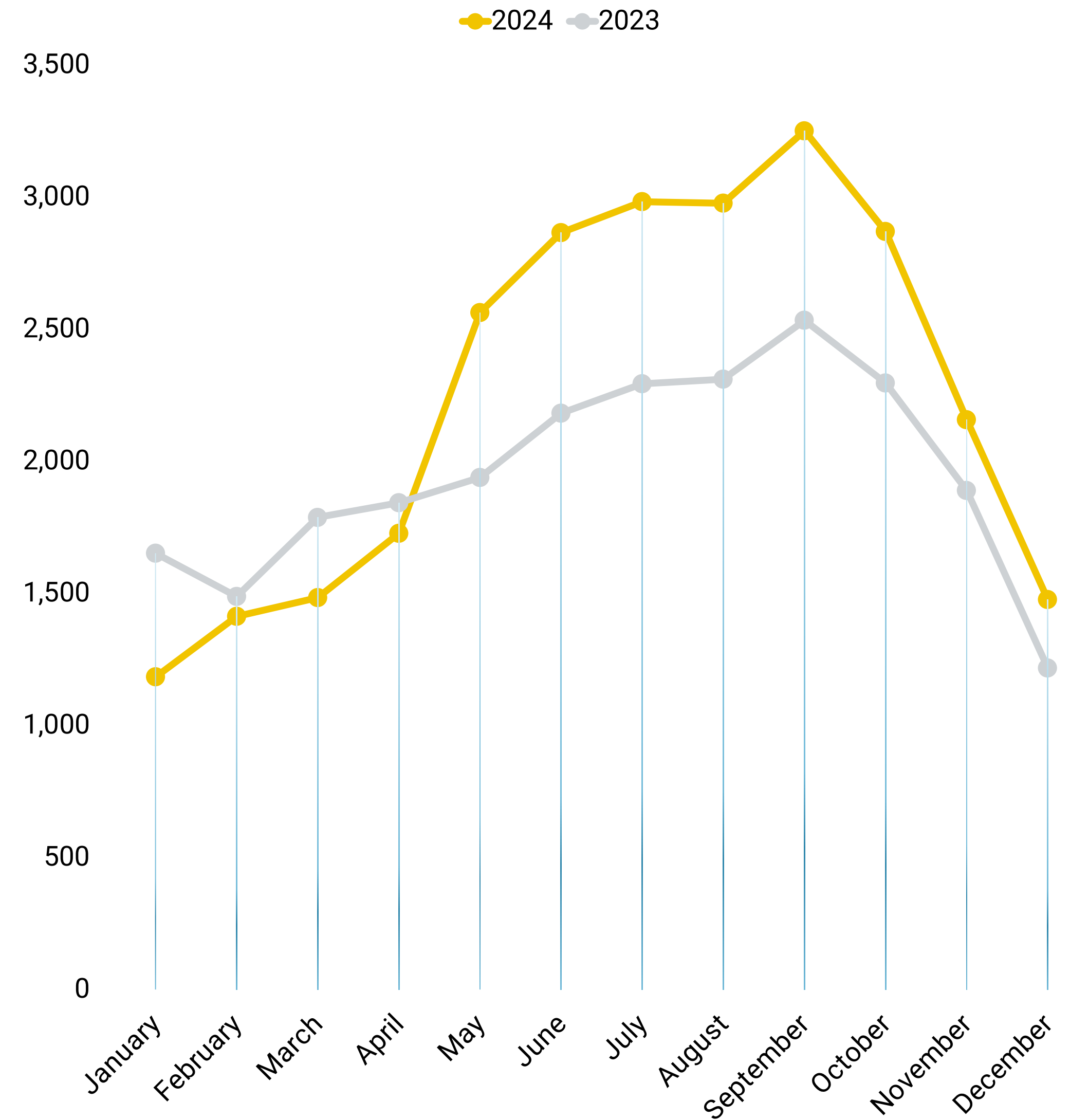


King: Residential Homes Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes only.
Active Listings: Inventory on market.

	2024	2023	% chg.
January	1,183	1,652	-28.39%
February	1,413	1,488	-5.04%
March	1,483	1,787	-17.01%
April	1,727	1,842	-6.24%
May	2,563	1,938	32.25%
June	2,865	2,181	31.36%
July	2,982	2,293	30.05%
August	2,976	2,311	28.78%
September	3,251	2,533	28.35%
October	2,870	2,296	25.00%
November	2,157	1,889	14.19%
December	1,476	1,217	21.28%
Total	26,946	23,427	
% chg.			15.02%

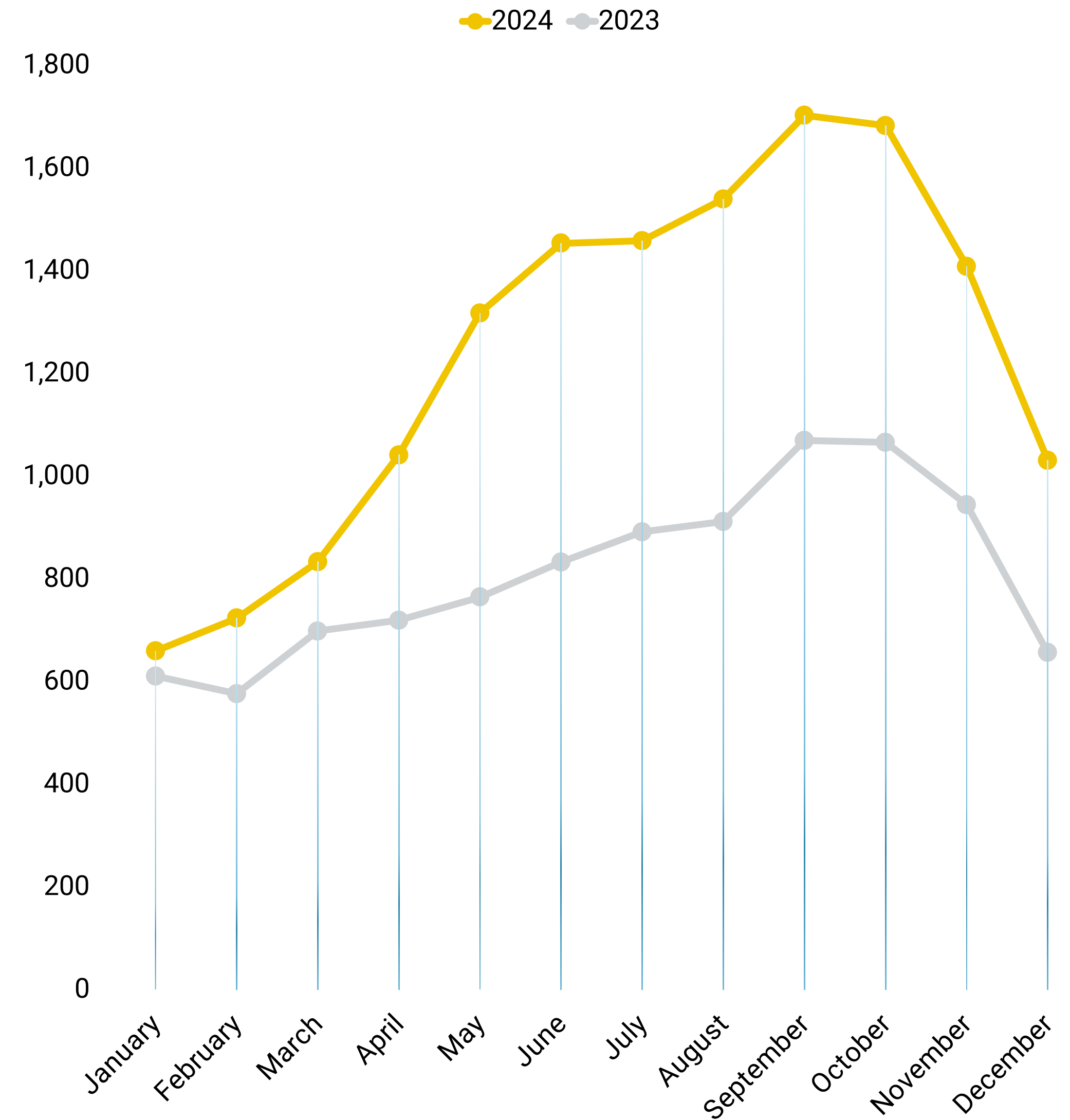


King: Condominiums Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.
Active Listings: Inventory on market.

	2024	2023	% chg.
January	659	610	8.03%
February	723	576	25.52%
March	833	698	19.34%
April	1,041	719	44.78%
May	1,317	764	72.38%
June	1,453	832	74.64%
July	1,458	891	63.64%
August	1,539	911	68.94%
September	1,702	1,069	59.21%
October	1,682	1,065	57.93%
November	1,408	944	49.15%
December	1,030	656	57.01%
Total	14,845	9,735	
% chg.			52.49%



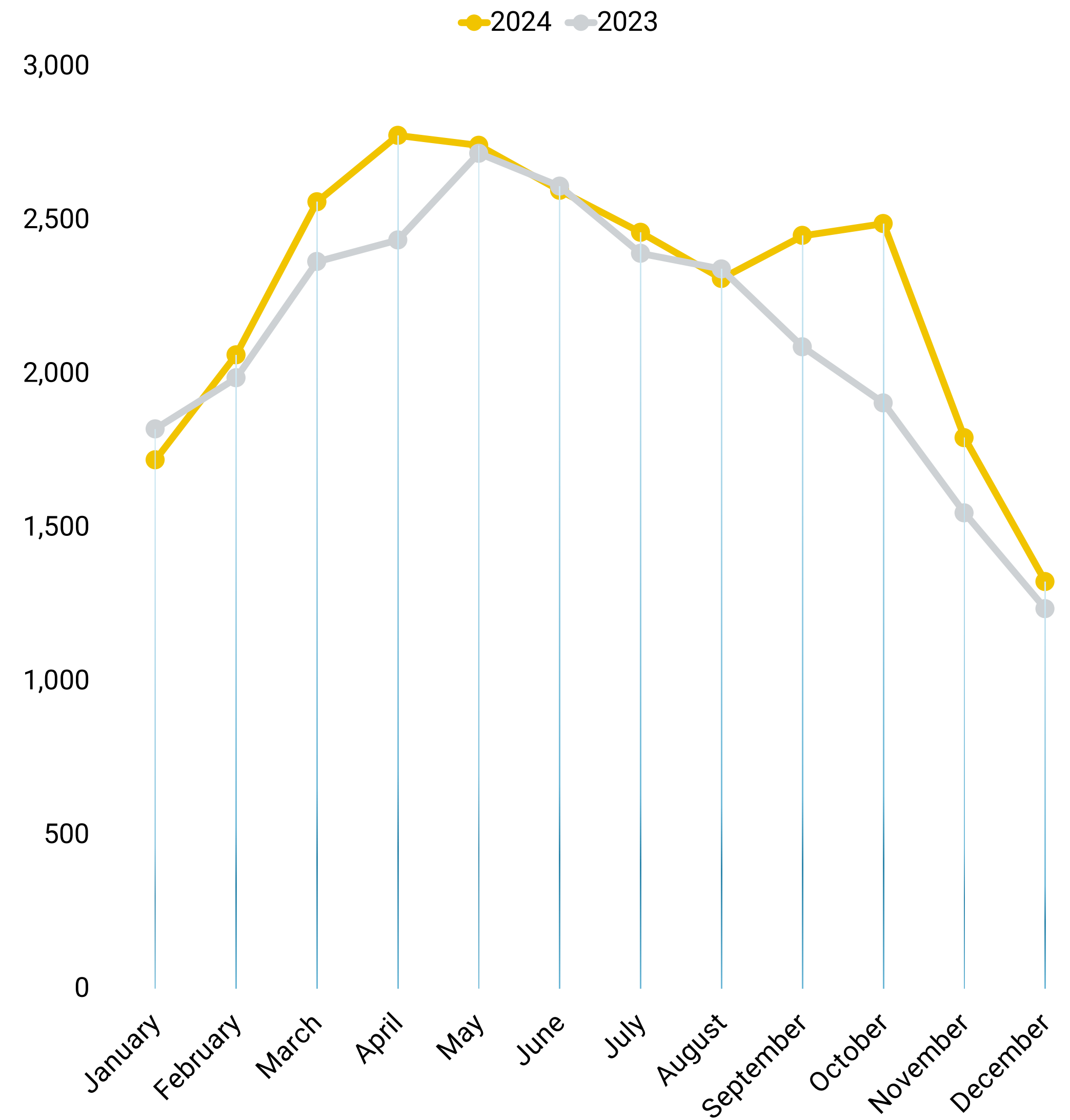
King: Residential Homes and Condominiums

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2024	2023	% chg.
January	1,719	1,820	-5.55%
February	2,061	1,986	3.78%
March	2,559	2,364	8.25%
April	2,775	2,435	13.96%
May	2,743	2,717	0.96%
June	2,596	2,610	-0.54%
July	2,459	2,391	2.84%
August	2,309	2,340	-1.32%
September	2,449	2,087	17.35%
October	2,488	1,905	30.60%
November	1,792	1,547	15.84%
December	1,324	1,236	7.12%
Total	27,274	25,438	
% chg.			7.22%



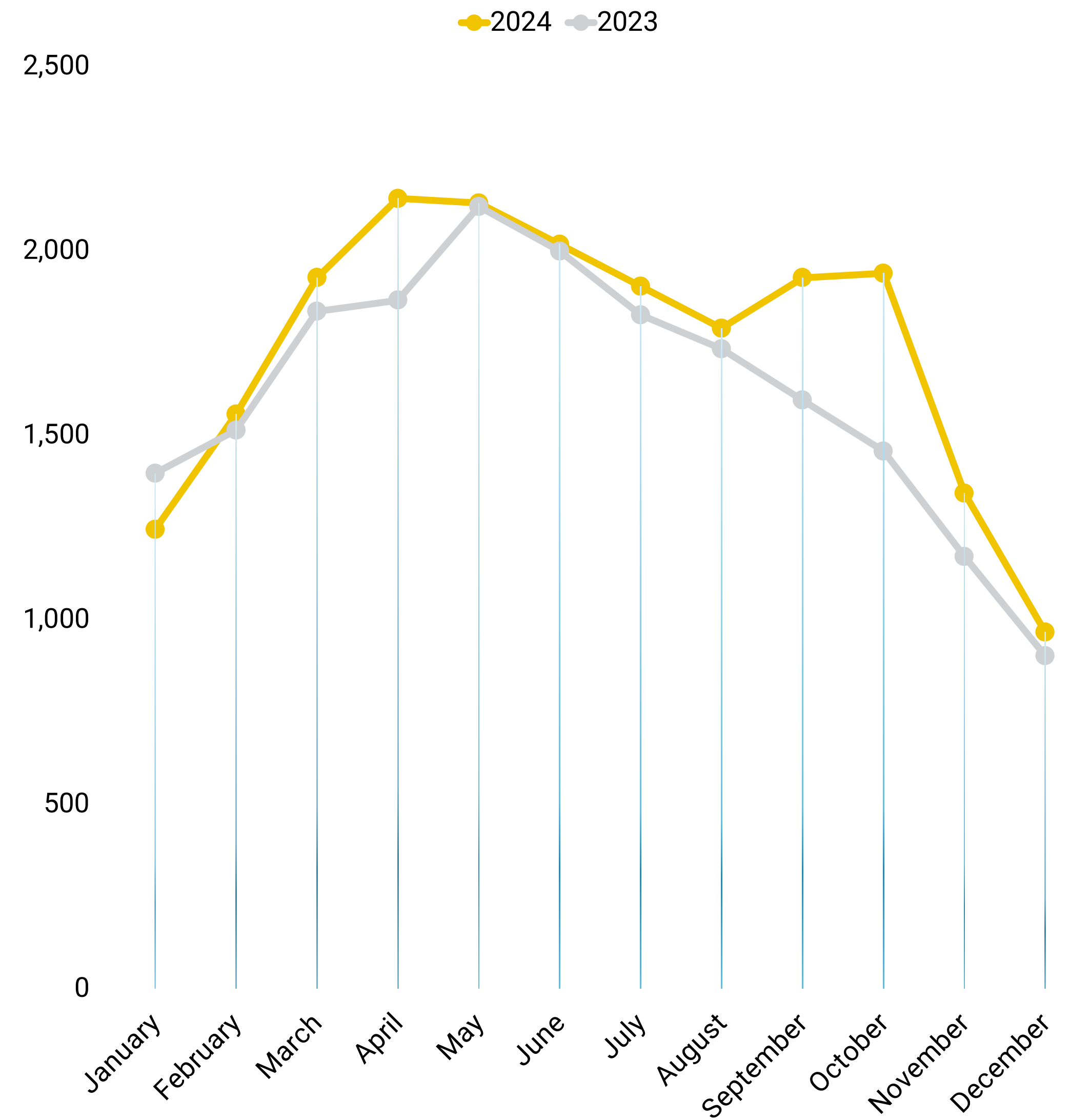
King: Residential Homes Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2024	2023	% chg.
January	1,245	1,397	-10.88%
February	1,557	1,514	2.84%
March	1,927	1,836	4.96%
April	2,142	1,866	14.79%
May	2,129	2,120	0.42%
June	2,018	1,999	0.95%
July	1,904	1,826	4.27%
August	1,790	1,734	3.23%
September	1,927	1,595	20.82%
October	1,939	1,457	33.08%
November	1,343	1,171	14.69%
December	966	902	7.10%
Total	20,887	19,417	
% chg.			7.57%



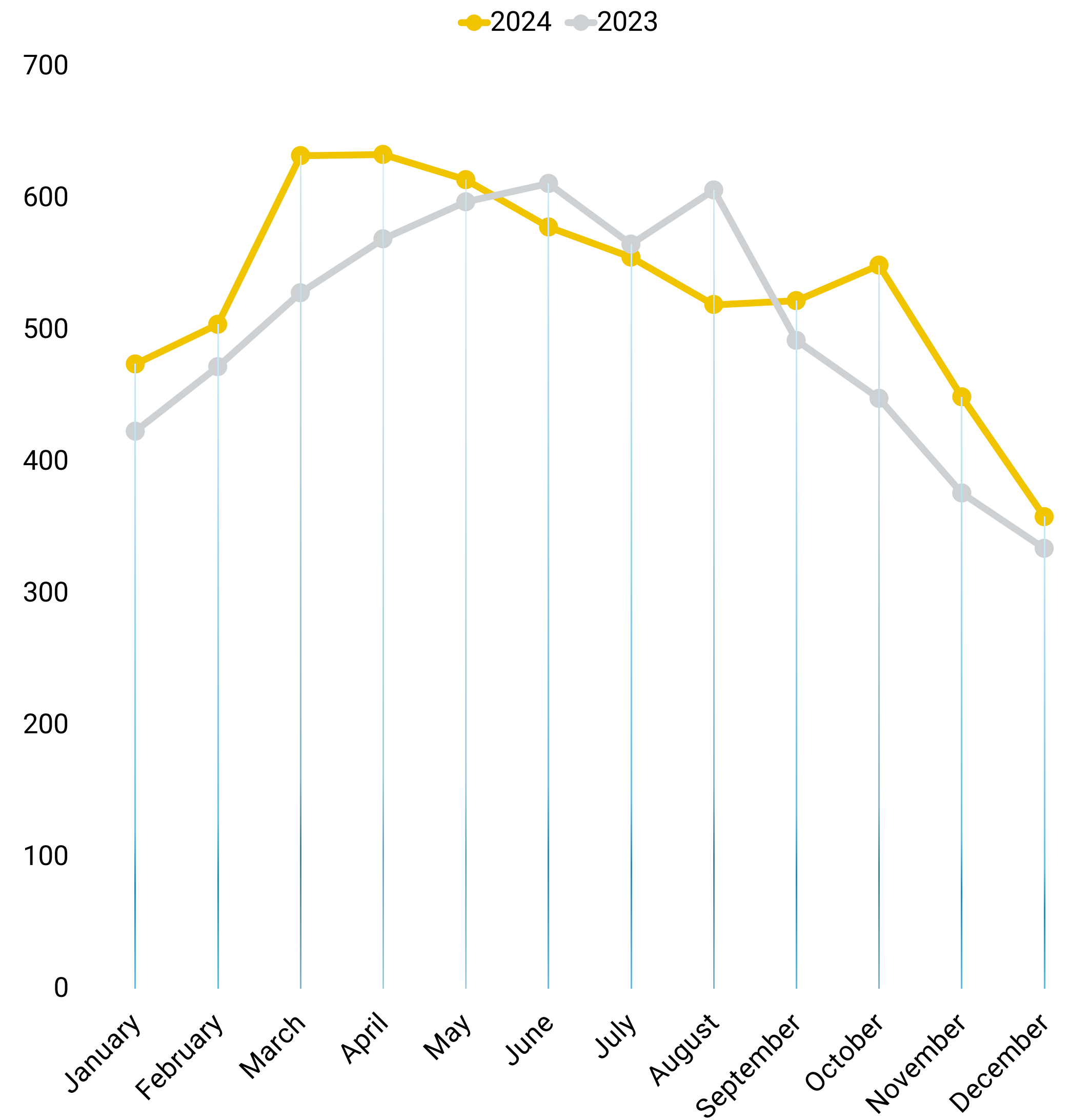
King: Condominiums Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2024	2023	% chg.
January	474	423	12.06%
February	504	472	6.78%
March	632	528	19.70%
April	633	569	11.25%
May	614	597	2.85%
June	578	611	-5.40%
July	555	565	-1.77%
August	519	606	-14.36%
September	522	492	6.10%
October	549	448	22.54%
November	449	376	19.41%
December	358	334	7.19%
Total	6,387	6,021	
% chg.			6.08%

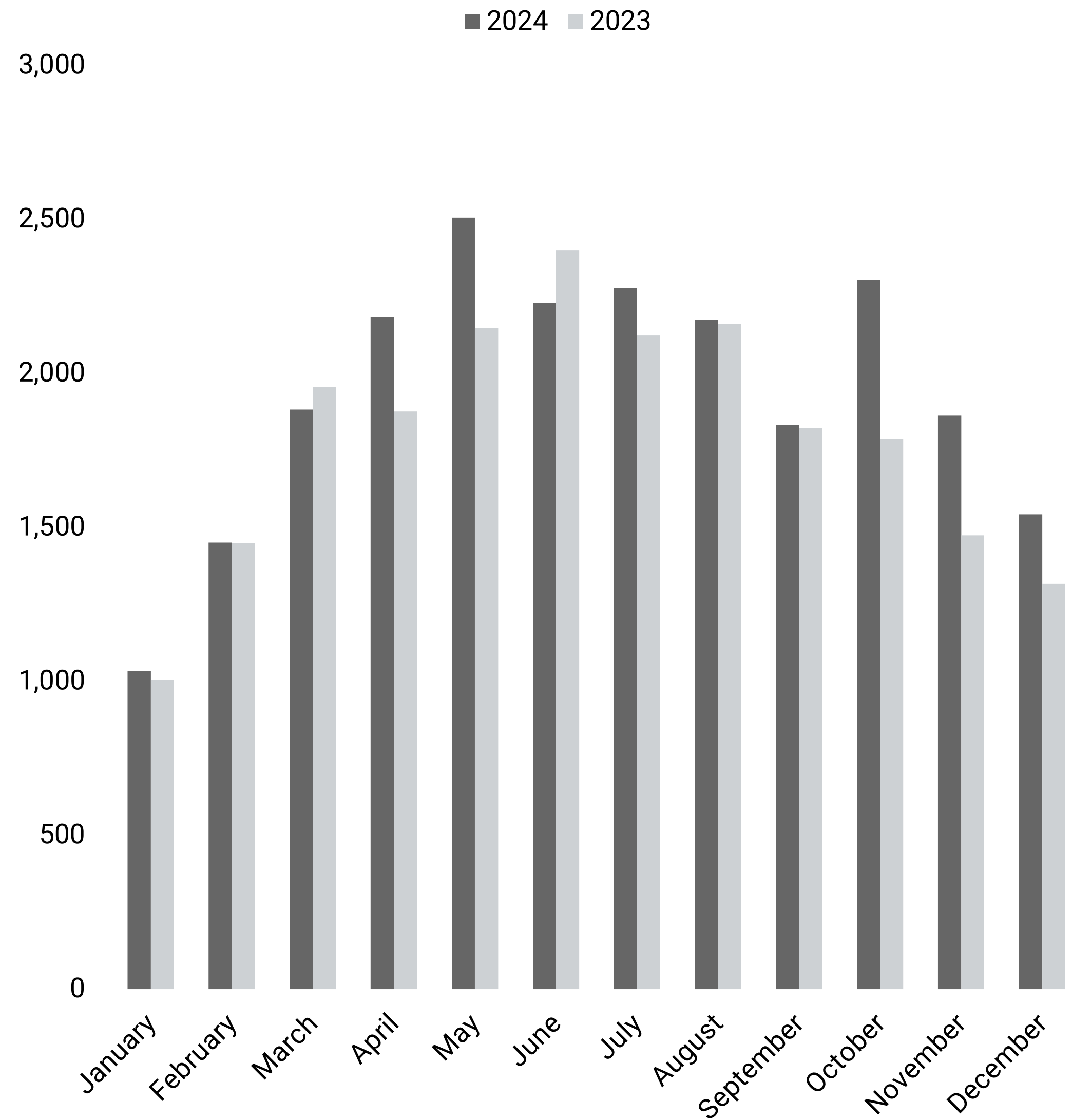


King: Residential Homes and Condominiums

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes & condominiums.

	2024	2023	% chg.
January	1,033	1,003	2.99%
February	1,450	1,448	0.14%
March	1,882	1,956	-3.78%
April	2,183	1,876	16.36%
May	2,506	2,148	16.67%
June	2,228	2,400	-7.17%
July	2,277	2,123	7.25%
August	2,173	2,160	0.60%
September	1,833	1,823	0.55%
October	2,303	1,788	28.80%
November	1,862	1,474	26.32%
December	1,542	1,316	17.17%
Total	23,272	21,515	
% chg.			8.17%

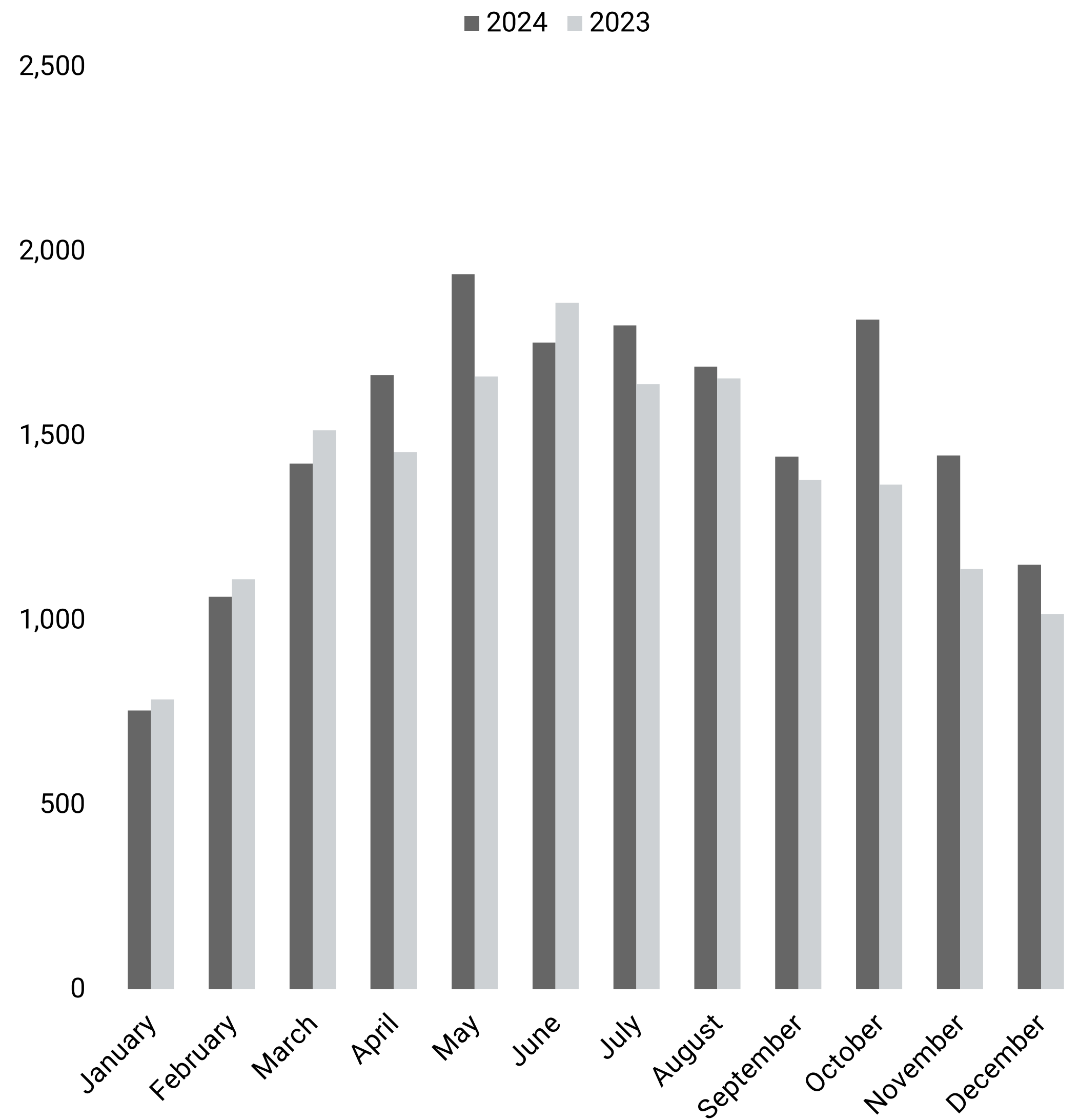


King: Residential Homes Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes only.

	2024	2023	% chg.
January	756	785	-3.69%
February	1,064	1,111	-4.23%
March	1,425	1,515	-5.94%
April	1,665	1,456	14.35%
May	1,938	1,661	16.68%
June	1,753	1,860	-5.75%
July	1,799	1,640	9.70%
August	1,688	1,656	1.93%
September	1,443	1,380	4.57%
October	1,815	1,368	32.68%
November	1,447	1,139	27.04%
December	1,151	1,017	13.18%
Total	17,944	16,588	
% chg.			8.17%

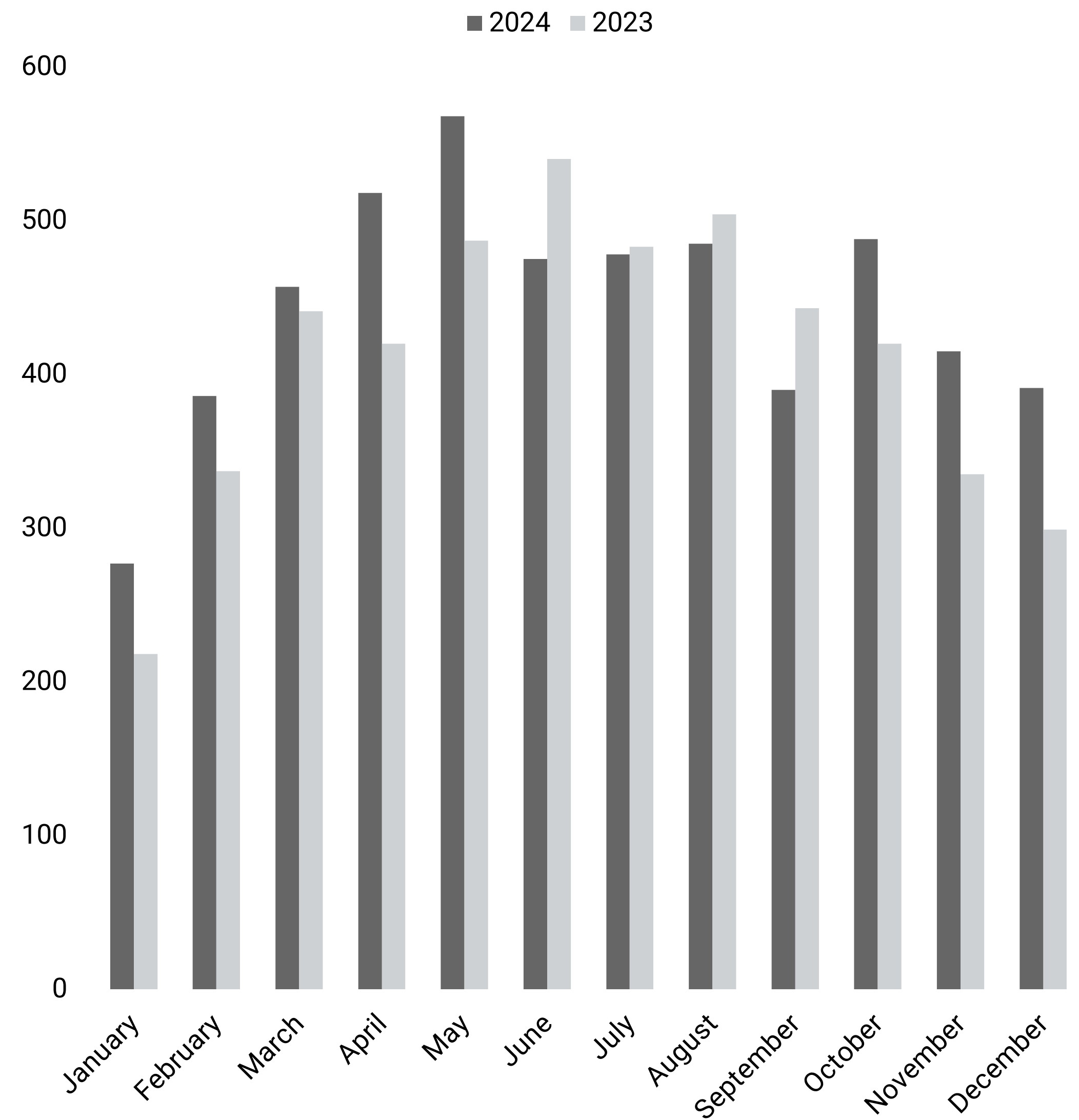


King: Condominiums Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for condominiums only.

	2024	2023	% chg.
January	277	218	27.06%
February	386	337	14.54%
March	457	441	3.63%
April	518	420	23.33%
May	568	487	16.63%
June	475	540	-12.04%
July	478	483	-1.04%
August	485	504	-3.77%
September	390	443	-11.96%
October	488	420	16.19%
November	415	335	23.88%
December	391	299	30.77%
Total	5,328	4,927	
% chg.			8.14%

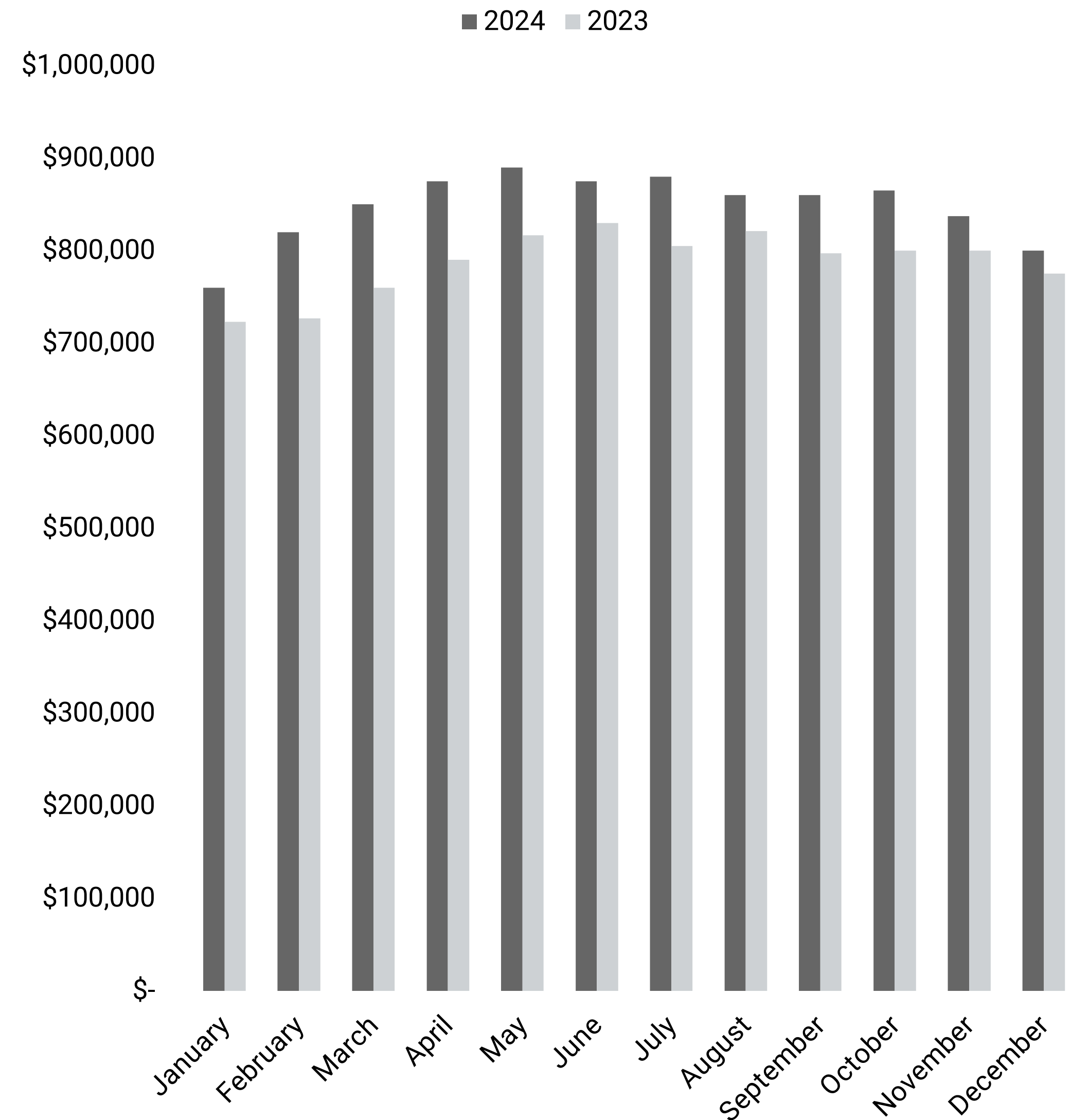


King: Residential Homes and Condominiums

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes & condominiums. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2024	2023	% chg.
January	\$ 760,000	\$ 723,000	5.12%
February	\$ 820,000	\$ 726,700	12.84%
March	\$ 850,000	\$ 760,000	11.84%
April	\$ 875,000	\$ 790,244	10.73%
May	\$ 890,000	\$ 816,750	8.97%
June	\$ 875,000	\$ 830,000	5.42%
July	\$ 880,000	\$ 805,000	9.32%
August	\$ 860,000	\$ 821,000	4.75%
September	\$ 859,995	\$ 797,000	7.90%
October	\$ 865,000	\$ 800,000	8.13%
November	\$ 837,350	\$ 799,925	4.68%
December	\$ 800,000	\$ 775,000	3.23%
Total	\$ 850,979	\$ 794,900	
% chg.			7.05%

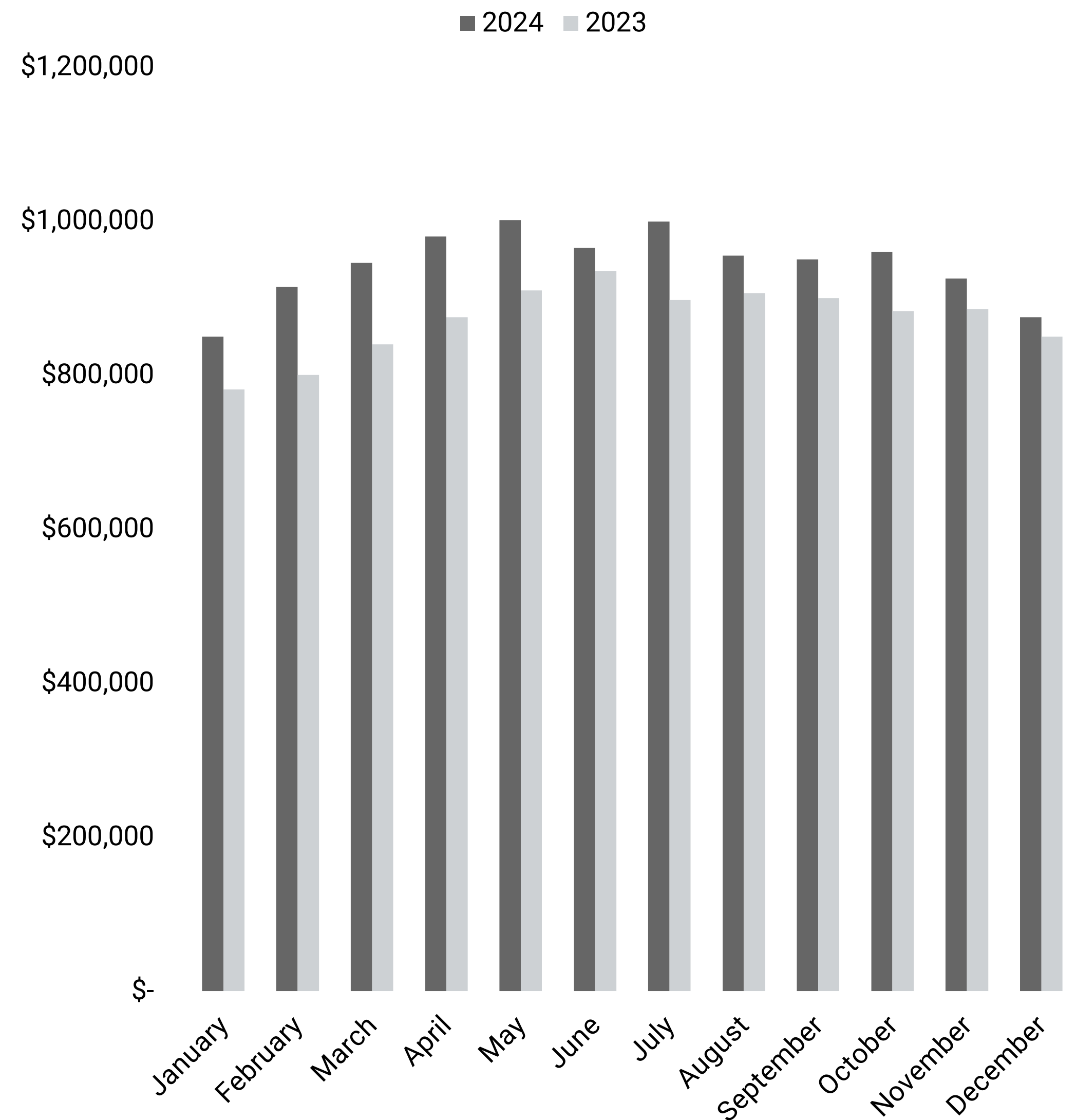


King: Residential Homes Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2024	2023	% chg.
January	\$ 849,850	\$ 781,098	8.80%
February	\$ 914,500	\$ 800,000	14.31%
March	\$ 945,500	\$ 840,000	12.56%
April	\$ 980,000	\$ 875,000	12.00%
May	\$ 1,001,000	\$ 910,000	10.00%
June	\$ 965,000	\$ 935,000	3.21%
July	\$ 999,000	\$ 897,500	11.31%
August	\$ 955,000	\$ 906,250	5.38%
September	\$ 950,000	\$ 900,000	5.56%
October	\$ 960,000	\$ 882,997	8.72%
November	\$ 925,000	\$ 885,500	4.46%
December	\$ 875,000	\$ 849,950	2.95%
Total	\$ 950,000	\$ 875,700	
% chg.			8.48%

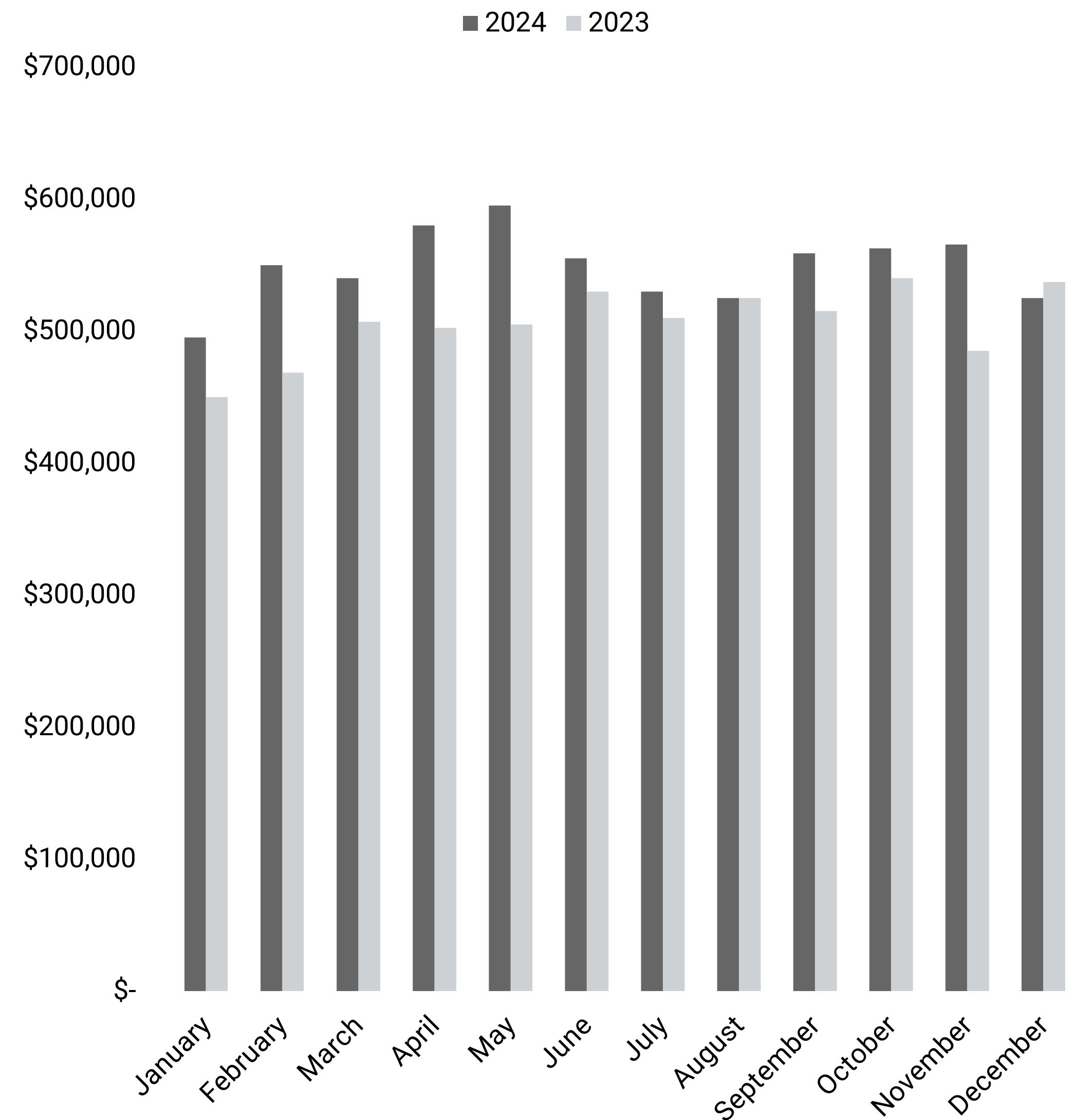


King: Condominiums Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for condominiums only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2024	2023	% chg.
January	\$ 495,000	\$ 450,000	10.00%
February	\$ 550,000	\$ 468,500	17.40%
March	\$ 540,000	\$ 507,000	6.51%
April	\$ 580,000	\$ 502,500	15.42%
May	\$ 595,000	\$ 505,000	17.82%
June	\$ 555,090	\$ 529,975	4.74%
July	\$ 530,000	\$ 510,000	3.92%
August	\$ 525,000	\$ 525,000	0.00%
September	\$ 558,725	\$ 515,000	8.49%
October	\$ 562,500	\$ 540,000	4.17%
November	\$ 565,467	\$ 485,000	16.59%
December	\$ 525,000	\$ 537,000	-2.23%
Total	\$ 549,950	\$ 509,000	
% chg.	8.05%		



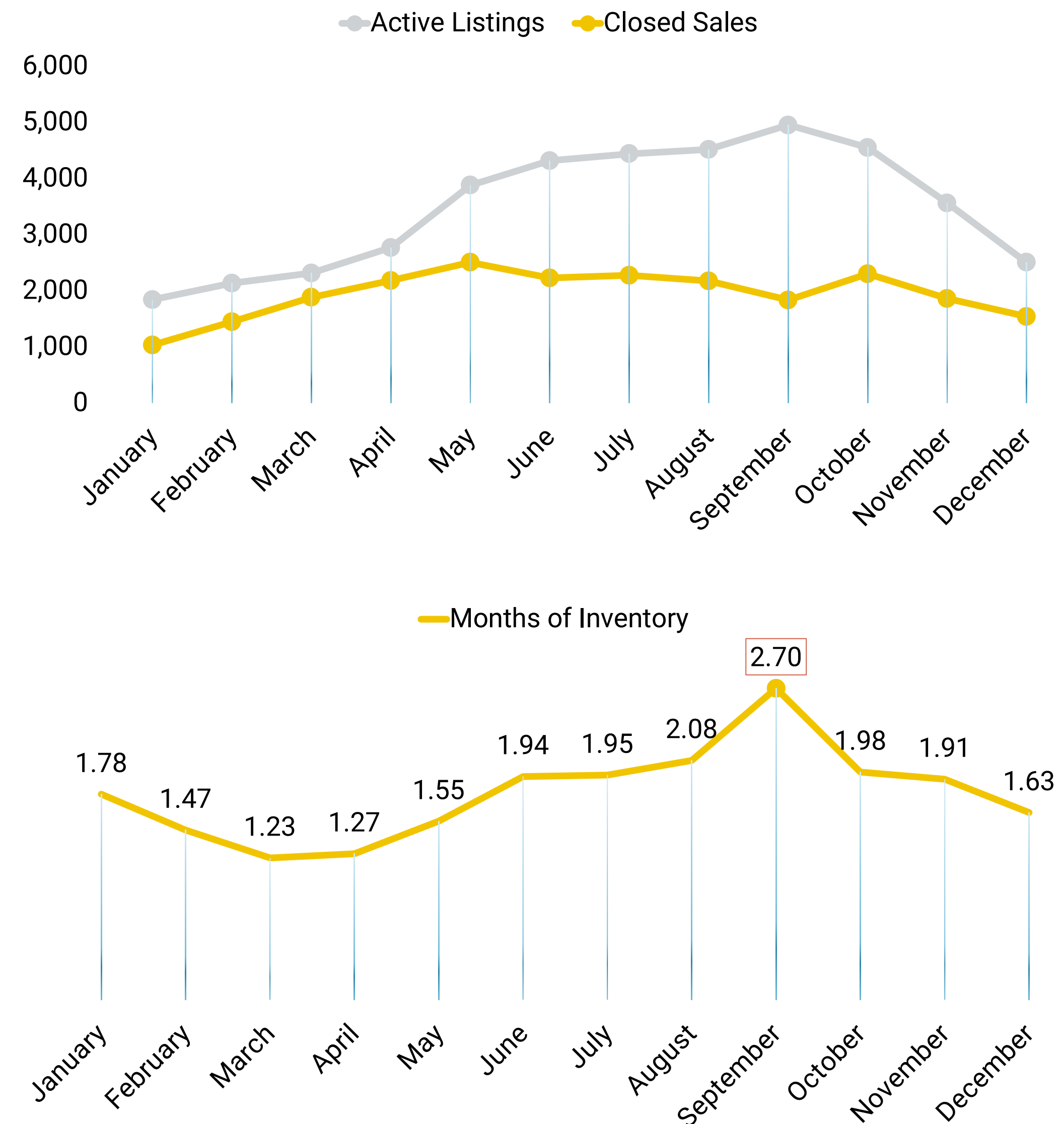
King: Residential Homes and Condominiums

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	1,842	1,033	1.78
February	2,136	1,450	1.47
March	2,316	1,882	1.23
April	2,768	2,183	1.27
May	3,880	2,506	1.55
June	4,318	2,228	1.94
July	4,440	2,277	1.95
August	4,515	2,173	2.08
September	4,953	1,833	2.70
October	4,552	2,303	1.98
November	3,565	1,862	1.91
December	2,506	1,542	1.63



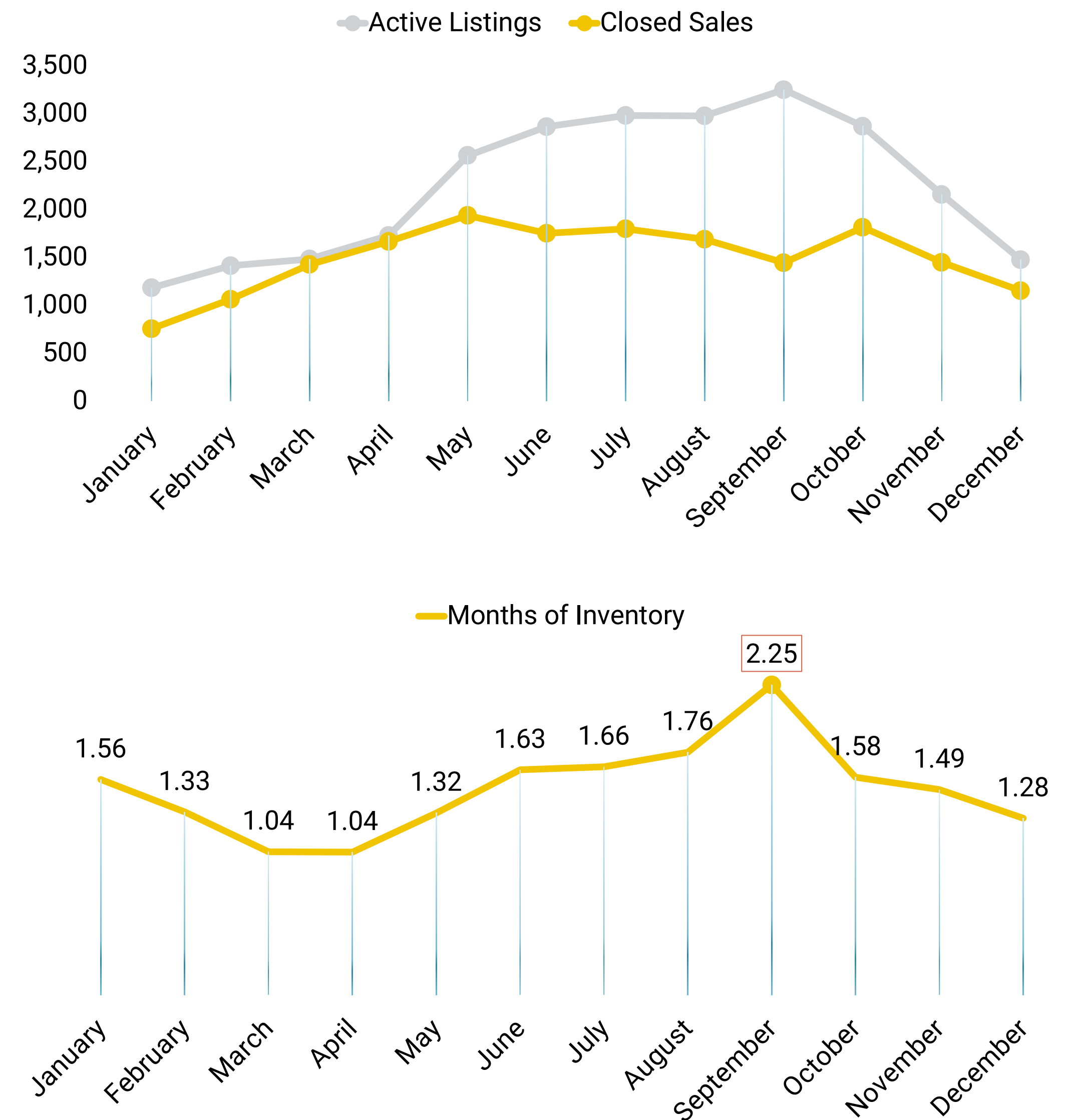
King: Residential Homes Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	1,183	756	1.56
February	1,413	1,064	1.33
March	1,483	1,425	1.04
April	1,727	1,665	1.04
May	2,563	1,938	1.32
June	2,865	1,753	1.63
July	2,982	1,799	1.66
August	2,976	1,688	1.76
September	3,251	1,443	2.25
October	2,870	1,815	1.58
November	2,157	1,447	1.49
December	1,476	1,151	1.28



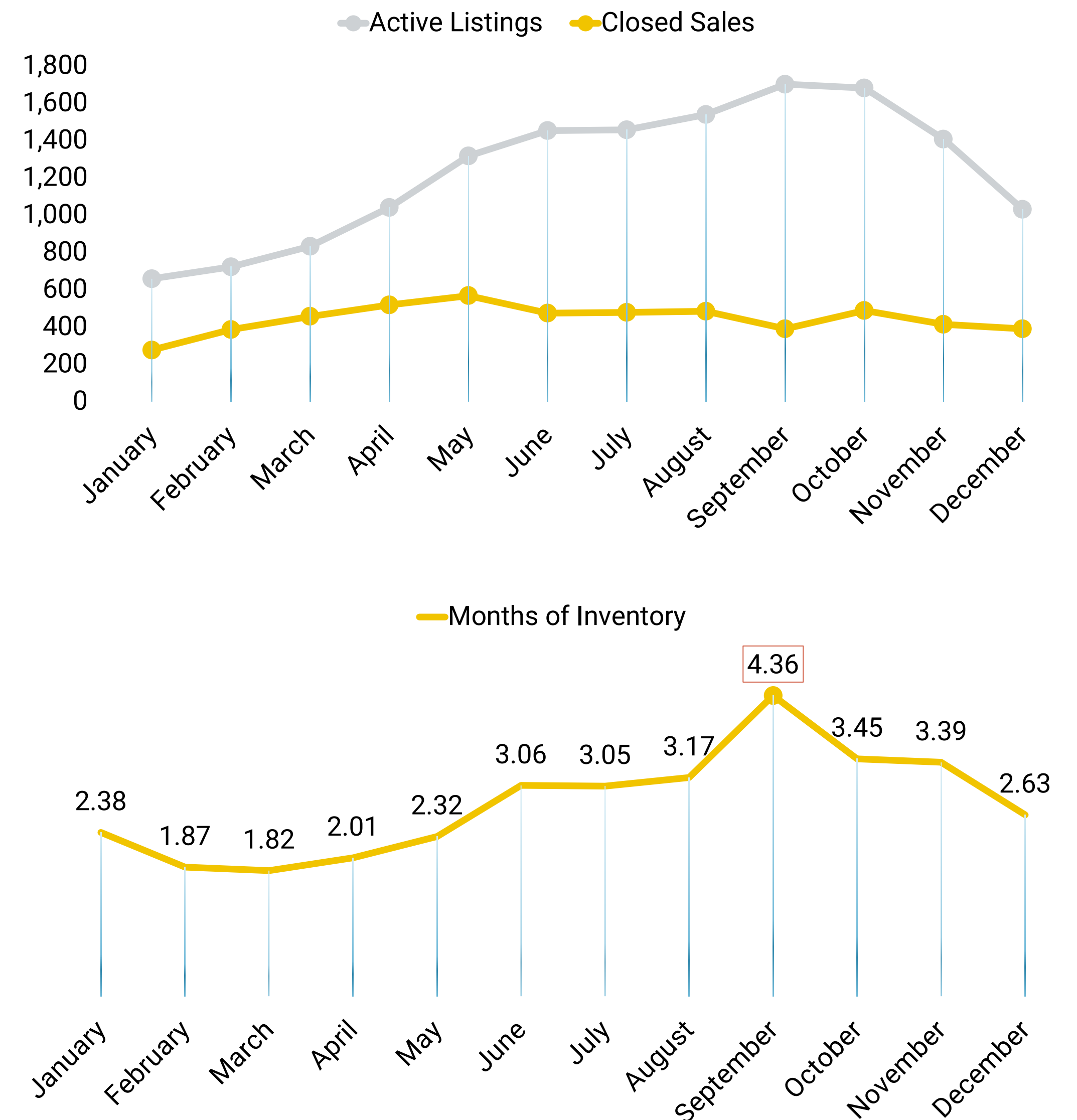
King: Condominiums Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for condominiums only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

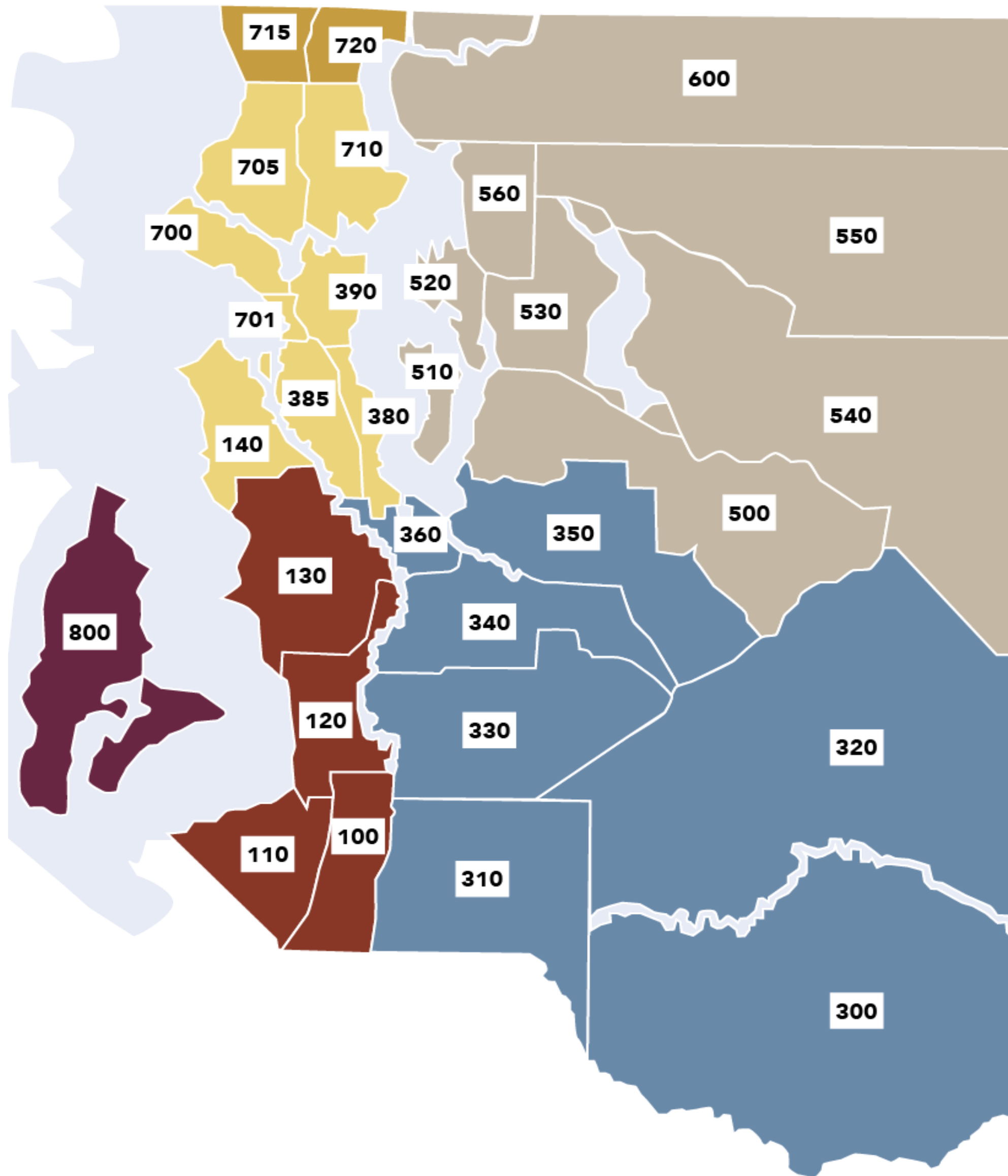
	Active Listings	Closed Sales	Months of Inventory
January	659	277	2.38
February	723	386	1.87
March	833	457	1.82
April	1,041	518	2.01
May	1,317	568	2.32
June	1,453	475	3.06
July	1,458	478	3.05
August	1,539	485	3.17
September	1,702	390	4.36
October	1,682	488	3.45
November	1,408	415	3.39
December	1,030	391	2.63



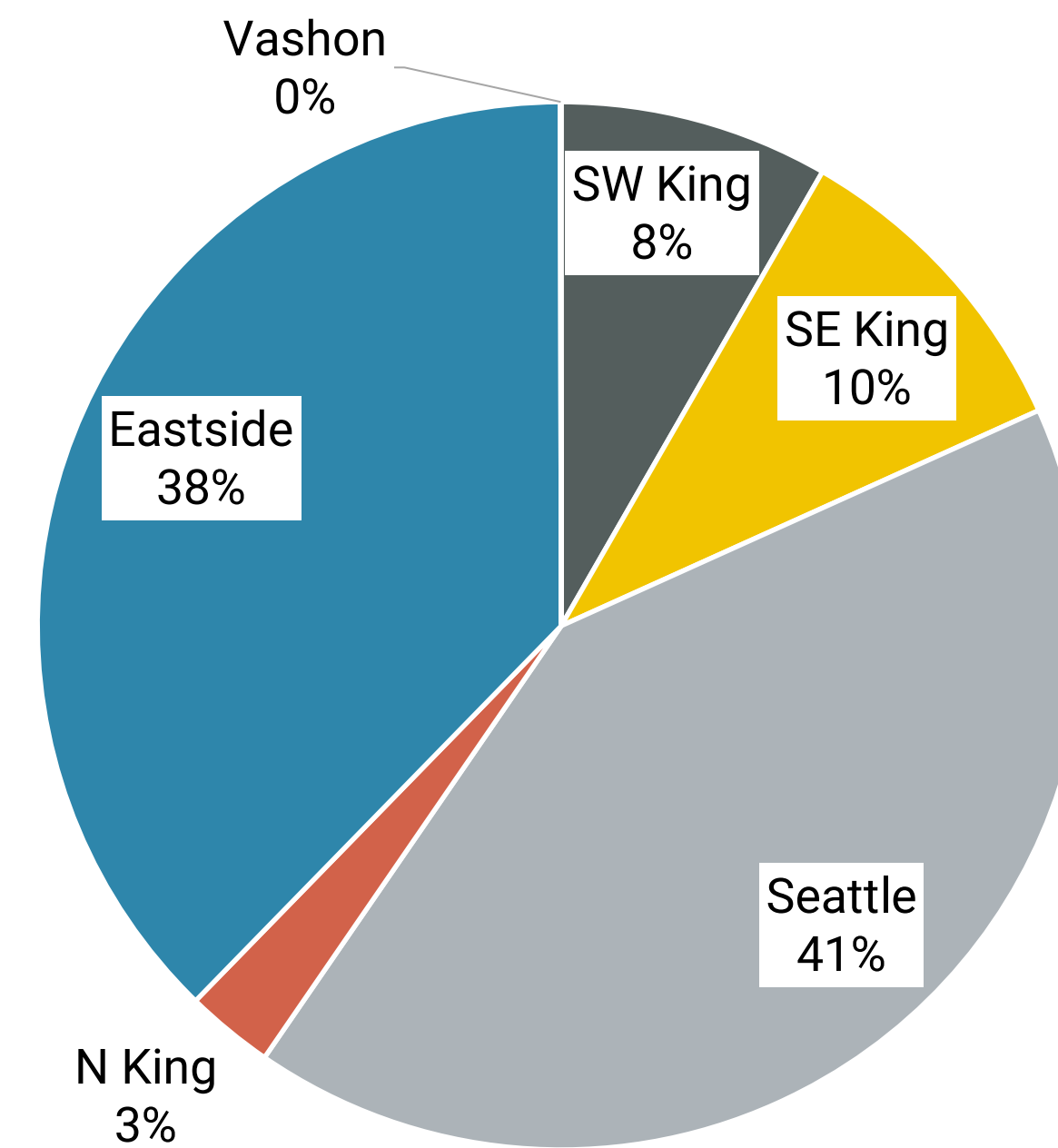
King County: Condominiums Only

Snapshot Summary: Median, Closed Sales, Average & Volume

Numbers include all sales, including off-market sales reported by NWMLS brokers.



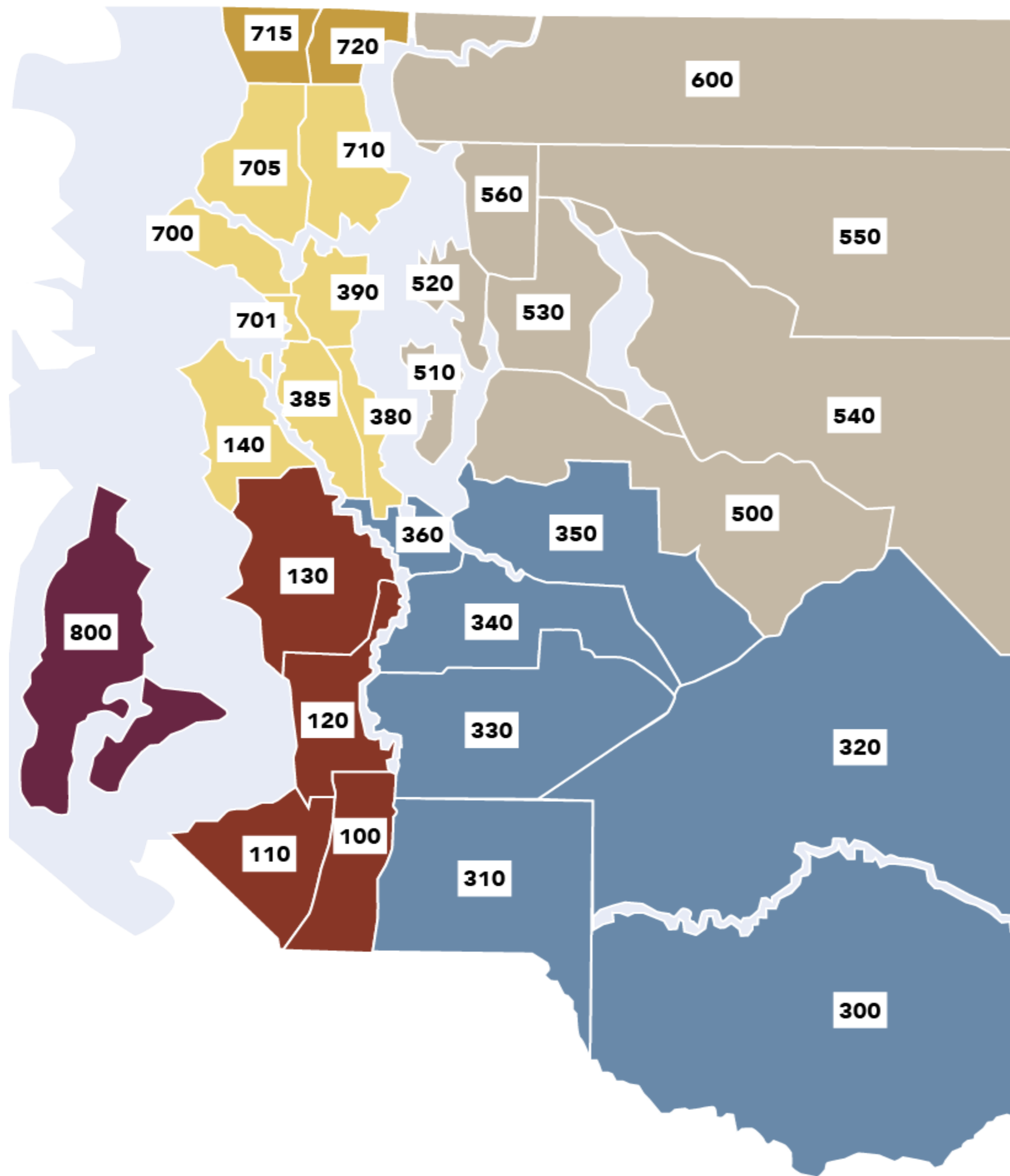
County	Area	Units	Median	Average	\$ Value
SW King	100,110,120,130	462	\$ 330,000	\$ 371,778	\$ 171,761,436
SE King	300,310,320,330 340,350,360	553	\$ 398,000	\$ 408,306	\$ 225,793,218
Seattle	140,380,385,390 700,701,705,710	2,298	\$ 575,000	\$ 684,613	\$ 1,573,240,674
N King	715,720	151	\$ 547,500	\$ 602,475	\$ 90,973,725
Eastside	500,510,520,530 540,550,560,600	2,094	\$ 695,000	\$ 884,089	\$ 1,851,282,366
Vashon	800	2	\$ 391,000	\$ 391,000	\$ 782,000
Total		5,560	\$ 549,950	\$ 703,927	\$ 3,913,833,419



King County Map Areas: Residential Homes Only

Snapshot: High End Property Sales

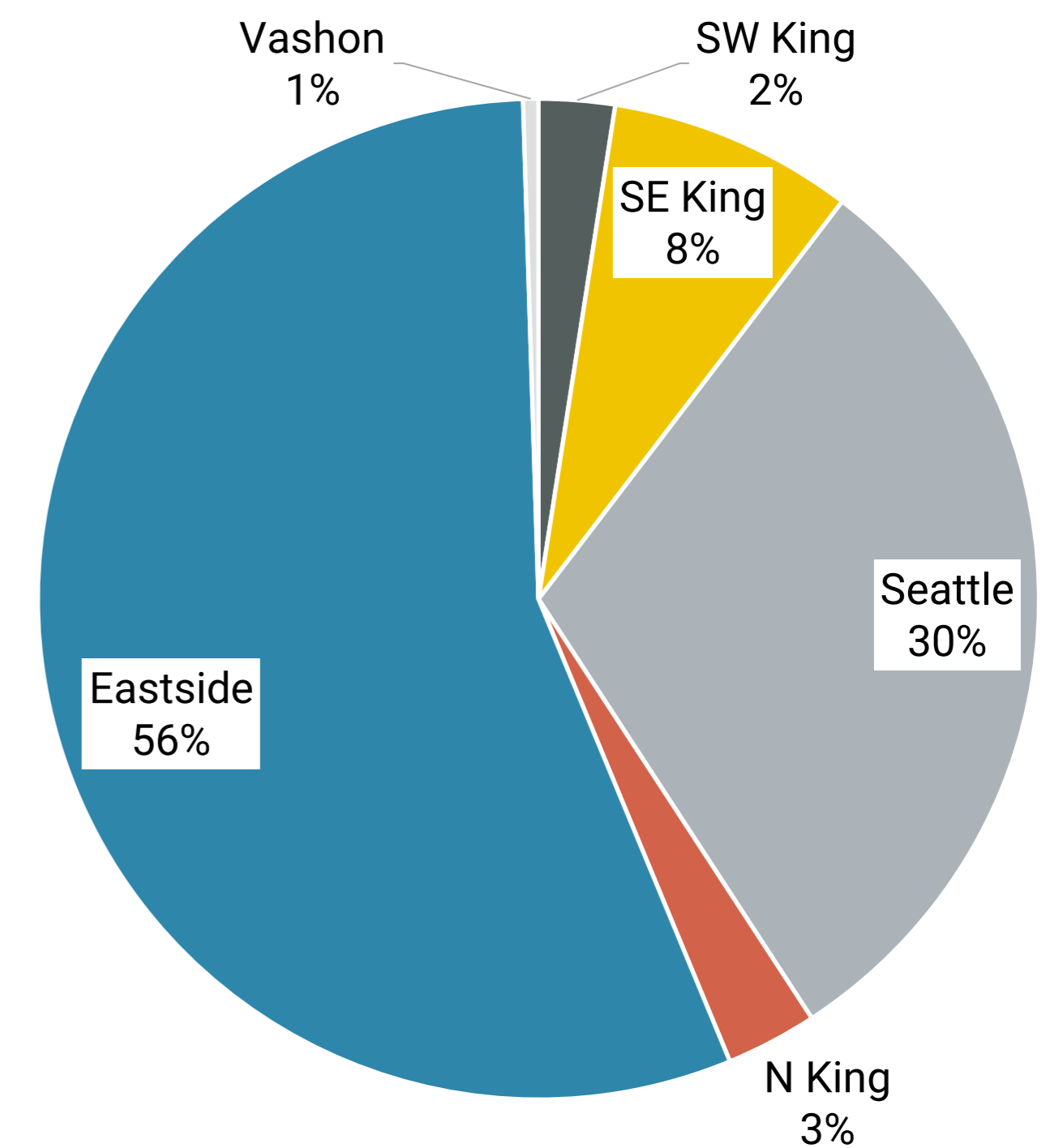
Property sales priced at \$1 million or higher



% Chg vs last year

27.4%

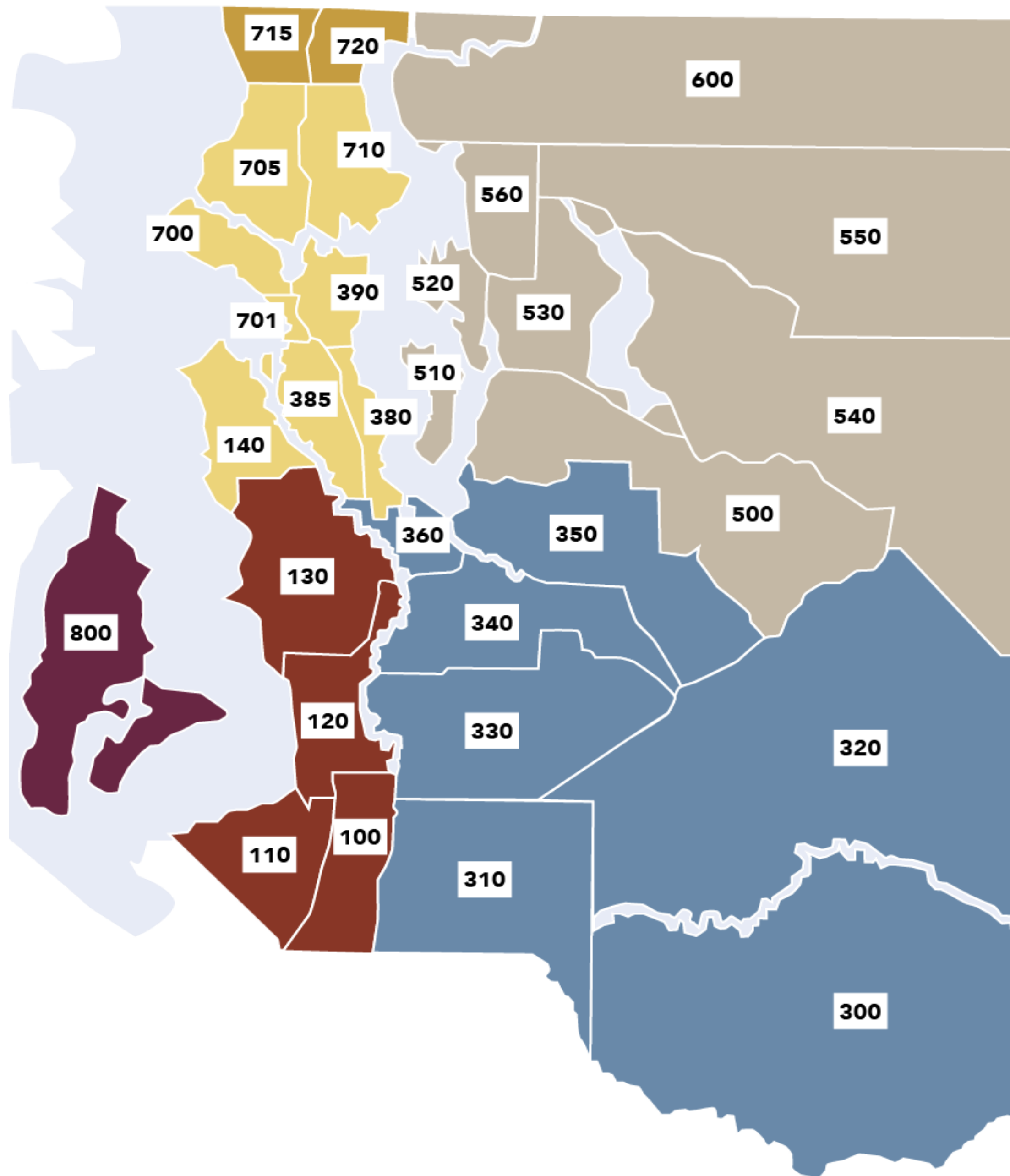
County	Area	Total Sales
SW King	100,110,120,130	214
SE King	300,310,320,330 340,350,360	690
Seattle	140,380,385,390 700,701,705,710	2,650
N King	715,720	257
Eastside	500,510,520,530 540,550,560,600	4,856
Vashon	800	43
Total		8,710



King County Map Areas: Condominiums Only

Snapshot: High End Property Sales

Property sales priced at \$500,000 or higher



% Chg vs last year
22.5%

County	Area	Total Sales
SW King	100,110,120,130	79
SE King	300,310,320,330 340,350,360	124
Seattle	140,380,385,390 700,701,705,710	1,444
N King	715,720	65
Eastside	500,510,520,530 540,550,560,600	1,497
Vashon	800	0
Total		3,209

