

# Southwest King County Housing Update - Resale Only

## Key Market Indicators – September Recap



### Strong Housing Market



**J. Lennox Scott,**  
Chairman and CEO

Southwest King County went from a severe shortage to just a shortage of inventory, and unsold inventory is 50 percent higher up to \$500,000. We are seeing 85 percent of sales activity below \$500,000. In this category, we are down from spring's extreme frenzy level of sales activity to a strong/surge level. Sales activity intensity in the more affordable (up to \$350,000) range is at surge level. The mid-price ranges (\$350,000 to 500,000) are strong, listings from \$500,000 to 1 million are considered healthy and we are seeing selective buyer activity above \$1 million. In the \$500,000 to 1 million range, there is healthy inventory and buyer activity.

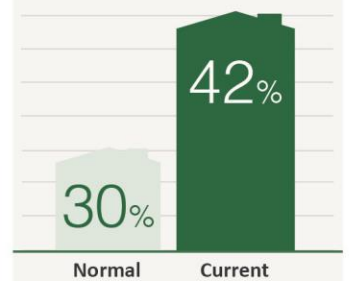
Job growth remains extremely strong in the region and interest rates are currently in the upper four percent.

Price Range	Active Listings on October 1st	September New Listings	September Pending Sales	% Pending 1st 30 days (August List)	Sales Activity Indicator	Months Supply (Unsold)	Unsold Listing Supply
0 - 250K	94	76	60	59.0%	Surge	1.6	Shortage
250K - 350K	109	88	81	57.7%	Surge	1.3	Severe Shortage
350K - 500K	329	169	158	39.1%	Strong	2.1	Shortage
500K - 750K	185	82	35	26.1%	Healthy	5.3	Healthy
750K - 1M	45	20	9	26.9%	Healthy	5.0	Healthy
1M +	35	5	4	0.0%	Selective	8.8	Selective
<b>Total Activity</b>	<b>797</b>	<b>440</b>	<b>347</b>	<b>42.2%</b>	<b>Strong</b>	<b>2.3</b>	<b>Shortage</b>

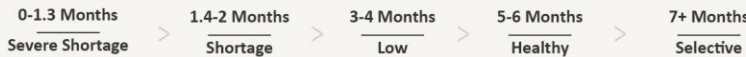
#### SCALE: PERCENT OF NEW LISTINGS (PENDING) IN THE FIRST 30 DAYS



#### Average % of New Listings (Pending) in the First 30 Days For September 2018



#### SCALE: MONTHS SUPPLY



#### AMAZING INTEREST RATES

October 1, 2018  
Source: Mortgage News Daily

4.78%



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