



Powering the Region's Real Estate Industry

**NORTHWEST**  
MULTIPLE LISTING SERVICE®

2023

**King**

Annual Statistical Review and Highlights



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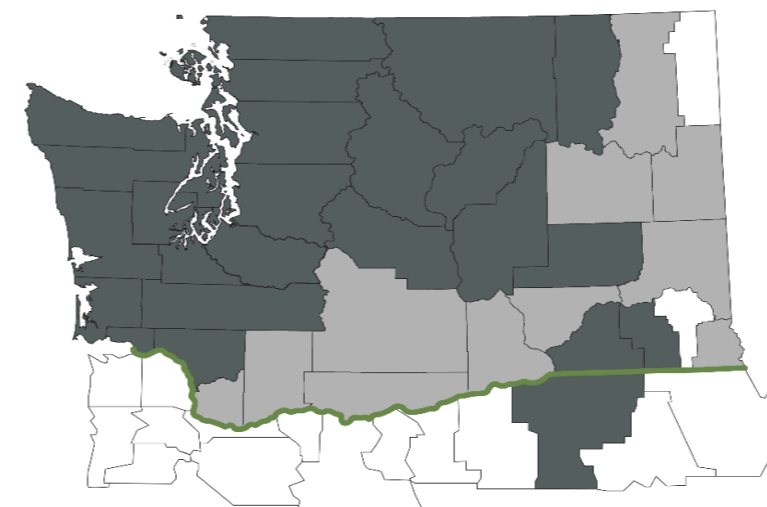
Member Offices

**2,562**



Total Members/Subscribers

**32,478**



Counties

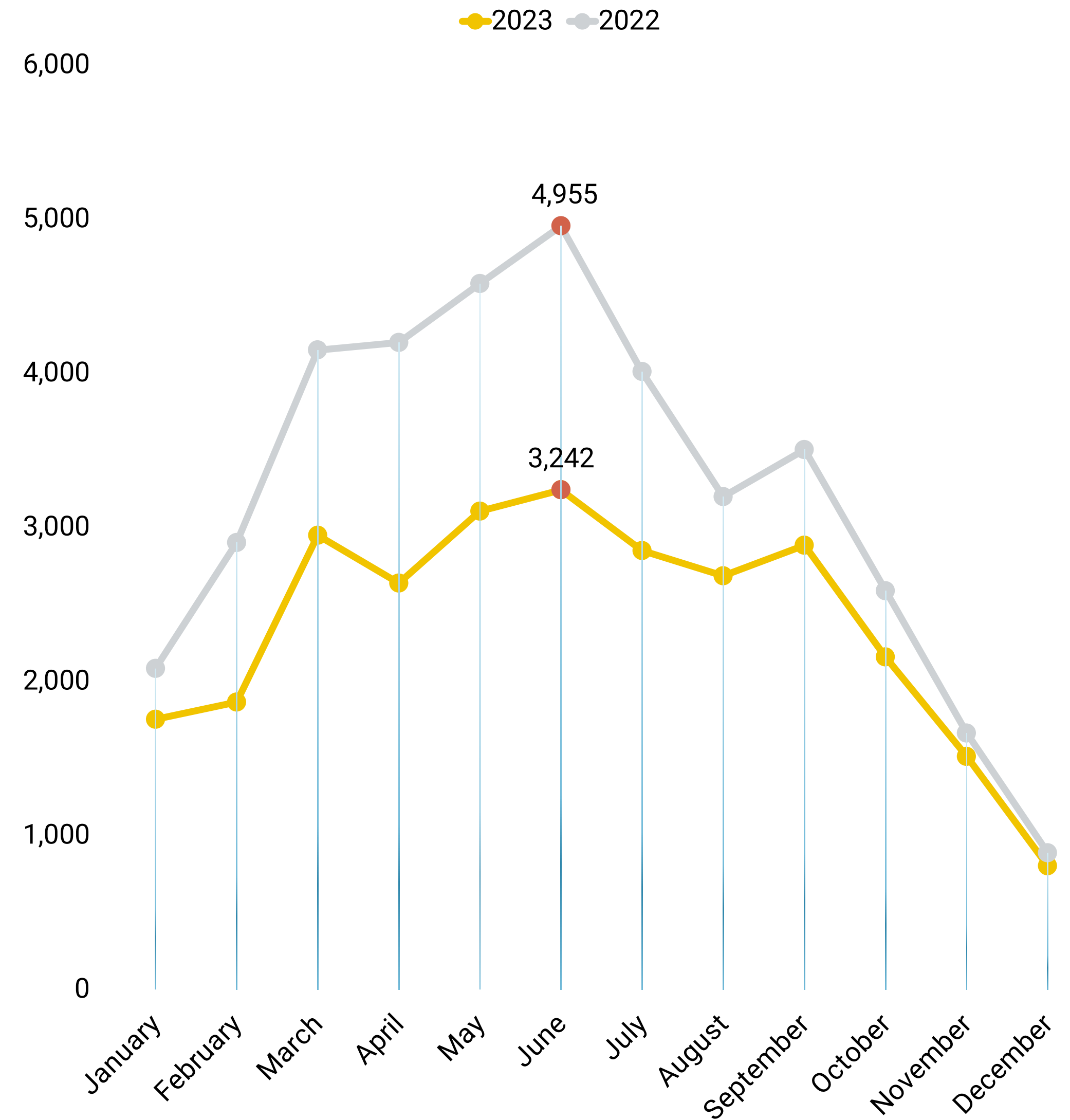
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# King: Residential Homes and Condominiums

## 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).

	2023	2022	% chg.
January	1,753	2,083	-15.84%
February	1,866	2,901	-35.68%
March	2,947	4,150	-28.99%
April	2,638	4,199	-37.18%
May	3,104	4,581	-32.24%
June	3,242	4,955	-34.57%
July	2,849	4,009	-28.93%
August	2,684	3,198	-16.07%
September	2,884	3,504	-17.69%
October	2,157	2,587	-16.62%
November	1,513	1,664	-9.07%
December	802	887	-9.58%
<b>Total</b>	<b>28,439</b>	<b>38,718</b>	
<b>% chg.</b>			<b>-26.55%</b>

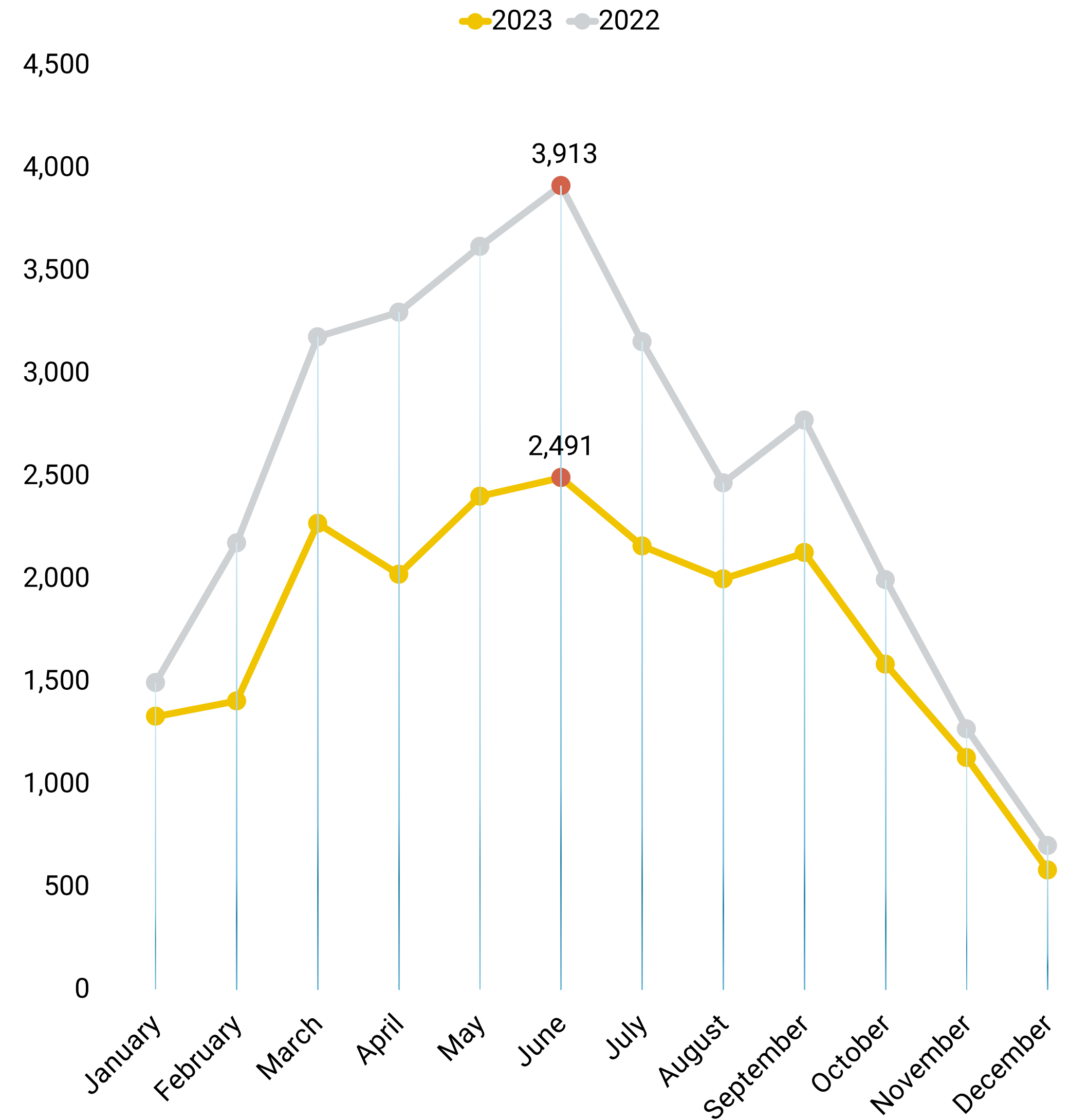


# King: Residential Homes Only

## 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).

	2023	2022	% chg.
January	1,329	1,493	-10.98%
February	1,404	2,173	-35.39%
March	2,268	3,177	-28.61%
April	2,021	3,296	-38.68%
May	2,400	3,616	-33.63%
June	2,491	3,913	-36.34%
July	2,158	3,153	-31.56%
August	1,998	2,466	-18.98%
September	2,126	2,772	-23.30%
October	1,583	1,994	-20.61%
November	1,128	1,269	-11.11%
December	582	701	-16.98%
<b>Total</b>	<b>21,488</b>	<b>30,023</b>	
<b>% chg.</b>			<b>-28.43%</b>

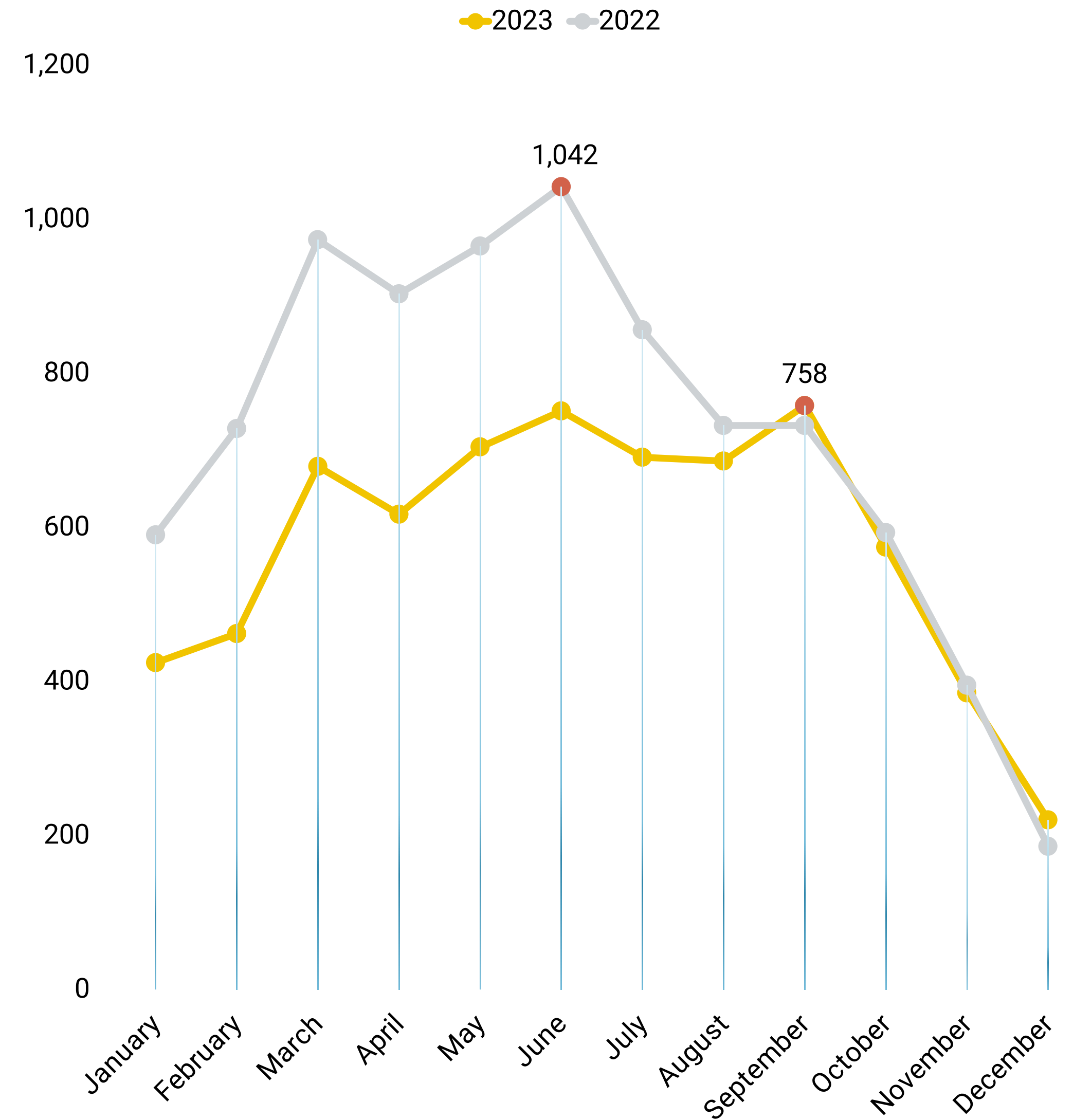


# King: Condominiums Only

## 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).

	2023	2022	% chg.
January	424	590	-28.14%
February	462	728	-36.54%
March	679	973	-30.22%
April	617	903	-31.67%
May	704	965	-27.05%
June	751	1,042	-27.93%
July	691	856	-19.28%
August	686	732	-6.28%
September	758	732	3.55%
October	574	593	-3.20%
November	385	395	-2.53%
December	220	186	18.28%
<b>Total</b>	<b>6,951</b>	<b>8,695</b>	
<b>% chg.</b>			<b>-20.06%</b>

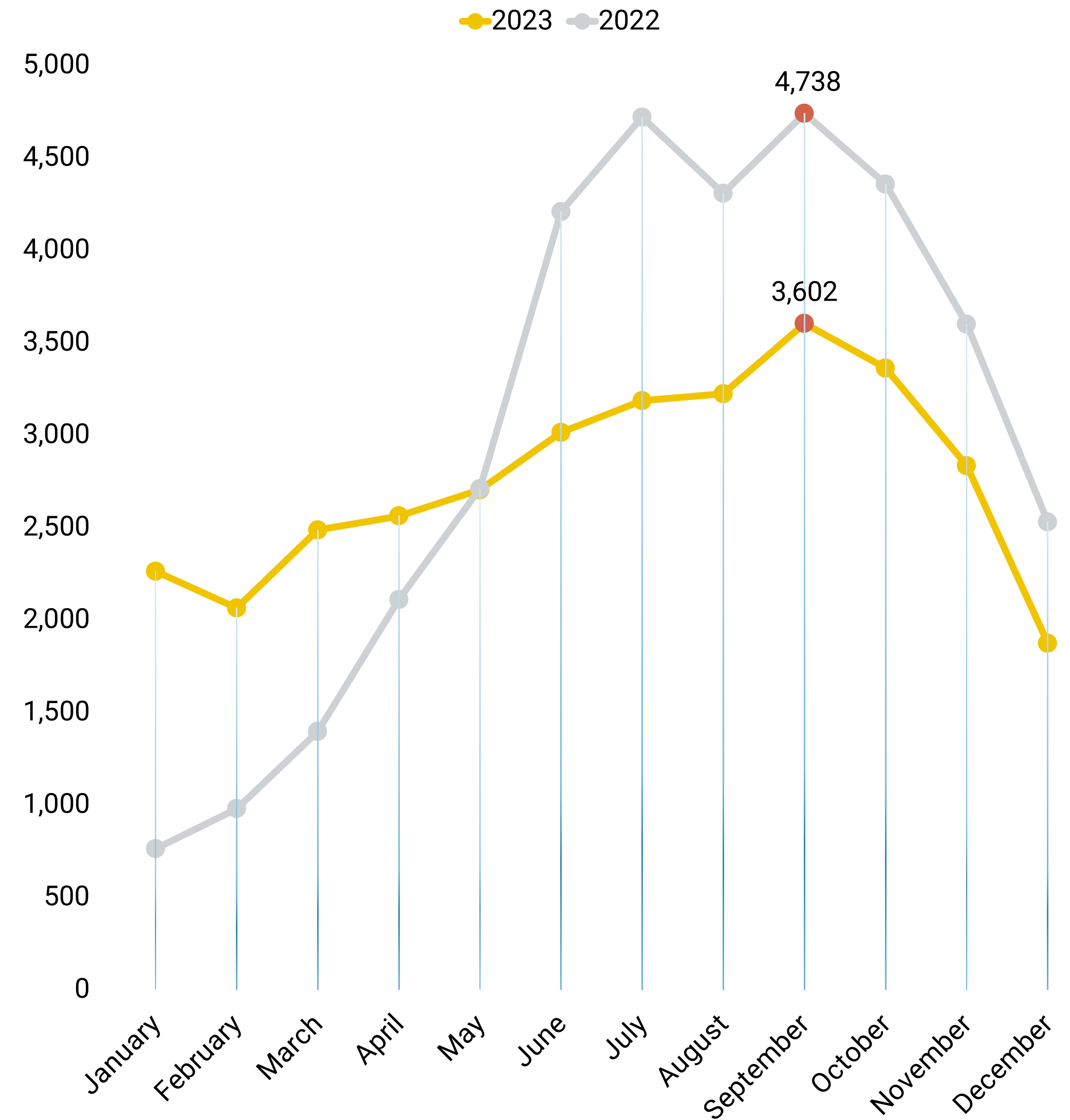


# King: Residential Homes and Condominiums

## 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.

	2023	2022	% chg.
January	2,262	761	197.24%
February	2,064	978	111.04%
March	2,485	1,395	78.14%
April	2,561	2,108	21.49%
May	2,702	2,708	-0.22%
June	3,013	4,207	-28.38%
July	3,184	4,718	-32.51%
August	3,222	4,307	-25.19%
September	3,602	4,738	-23.98%
October	3,361	4,355	-22.82%
November	2,833	3,599	-21.28%
December	1,873	2,529	-25.94%
<b>Total</b>	<b>33,162</b>	<b>36,403</b>	
<b>% chg.</b>			<b>-8.90%</b>

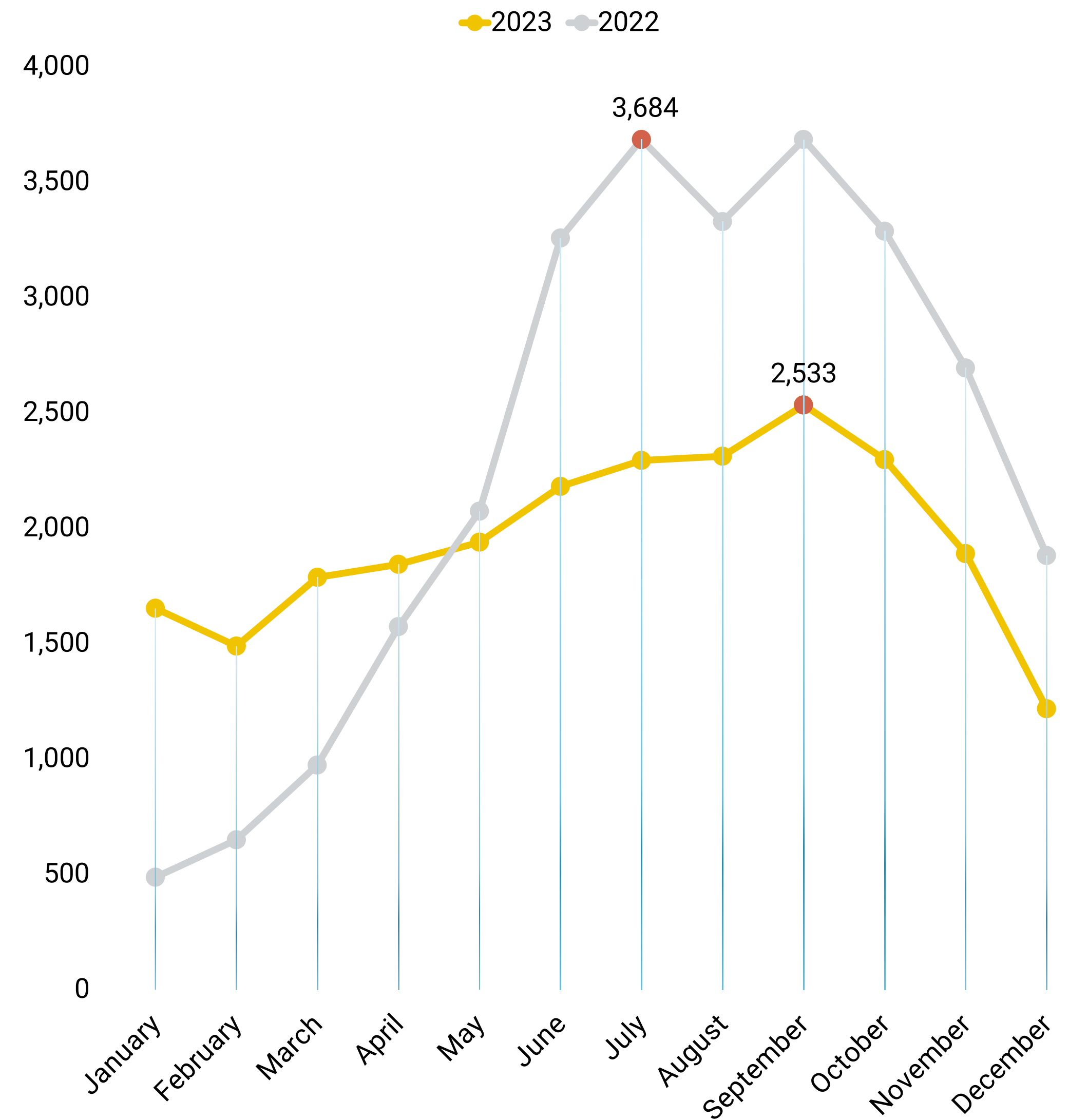


# King: Residential Homes Only

## 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.

	2023	2022	% chg.
January	1,652	487	239.22%
February	1,488	649	129.28%
March	1,787	973	83.66%
April	1,842	1,572	17.18%
May	1,938	2,073	-6.51%
June	2,181	3,256	-33.02%
July	2,293	3,684	-37.76%
August	2,311	3,328	-30.56%
September	2,533	3,683	-31.22%
October	2,296	3,286	-30.13%
November	1,889	2,694	-29.88%
December	1,217	1,881	-35.30%
<b>Total</b>	<b>23,427</b>	<b>27,566</b>	
<b>% chg.</b>			<b>-15.01%</b>

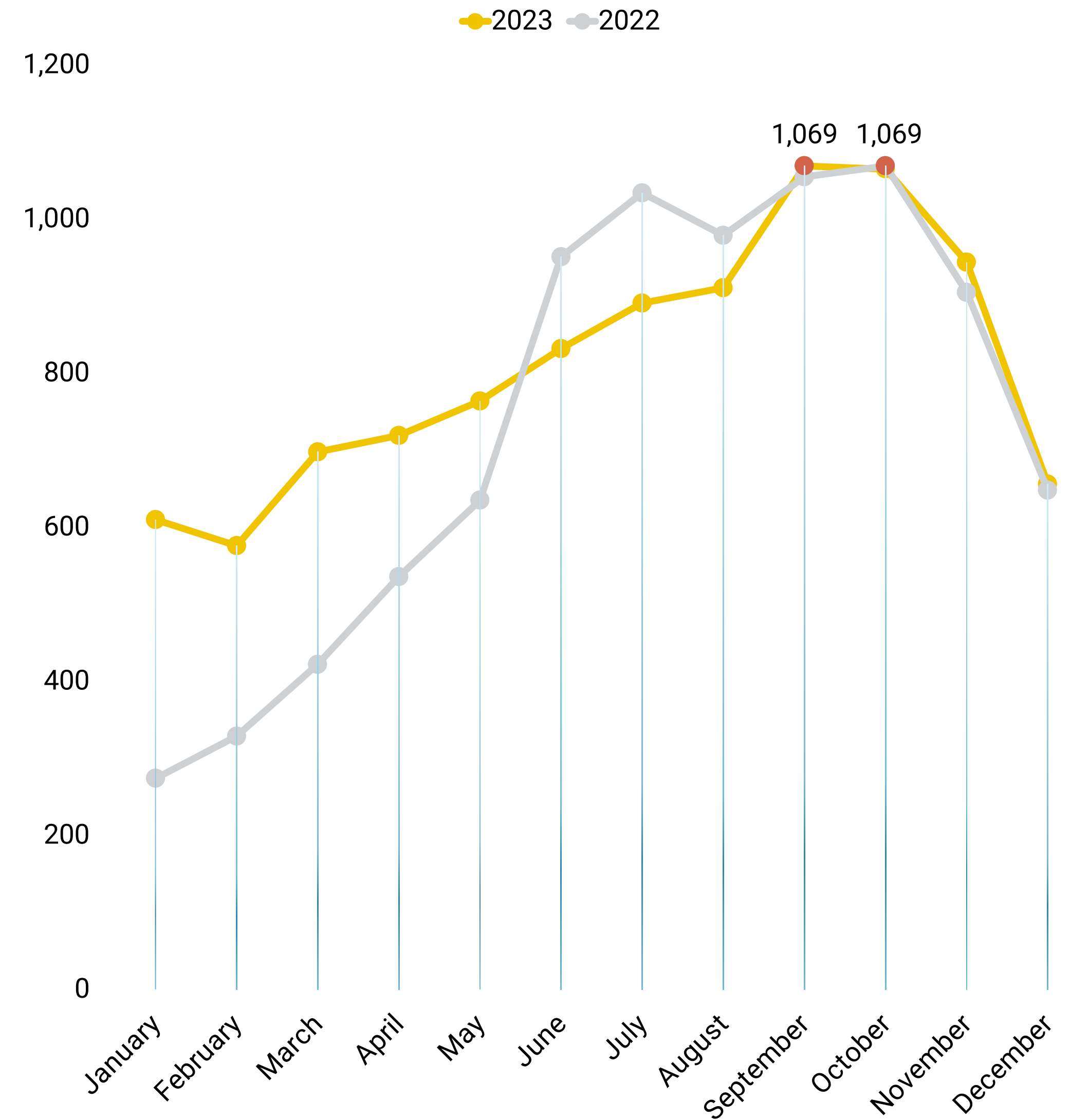


# King: Condominiums Only

## Active Listings by Month

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

	2023	2022	% chg.
January	610	274	122.63%
February	576	329	75.08%
March	698	422	65.40%
April	719	536	34.14%
May	764	635	20.31%
June	832	951	-12.51%
July	891	1,034	-13.83%
August	911	979	-6.95%
September	1,069	1,055	1.33%
October	1,065	1,069	-0.37%
November	944	905	4.31%
December	656	648	1.23%
<b>Total</b>	<b>9,735</b>	<b>8,837</b>	
<b>% chg.</b>	<b>10.16%</b>		





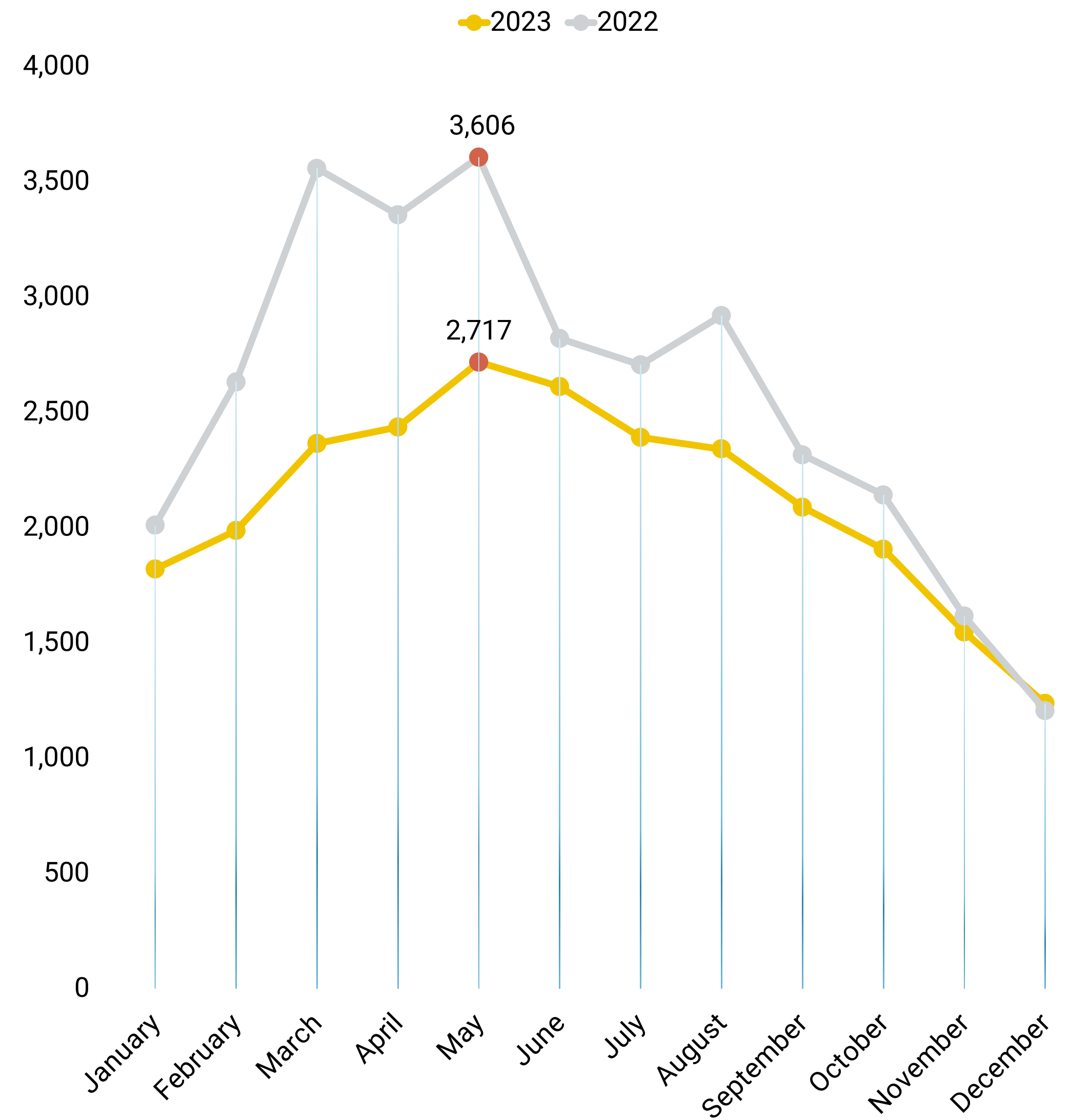
# King: Residential Homes and Condominiums

## 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.

	2023	2022	% chg.
January	1,820	2,009	-9.41%
February	1,986	2,631	-24.52%
March	2,364	3,557	-33.54%
April	2,435	3,356	-27.44%
May	2,717	3,606	-24.65%
June	2,610	2,819	-7.41%
July	2,391	2,705	-11.61%
August	2,340	2,919	-19.84%
September	2,087	2,314	-9.81%
October	1,905	2,140	-10.98%
November	1,547	1,615	-4.21%
December	1,236	1,206	2.49%
<b>Total</b>	<b>25,438</b>	<b>30,877</b>	
<b>% chg.</b>			<b>-17.62%</b>



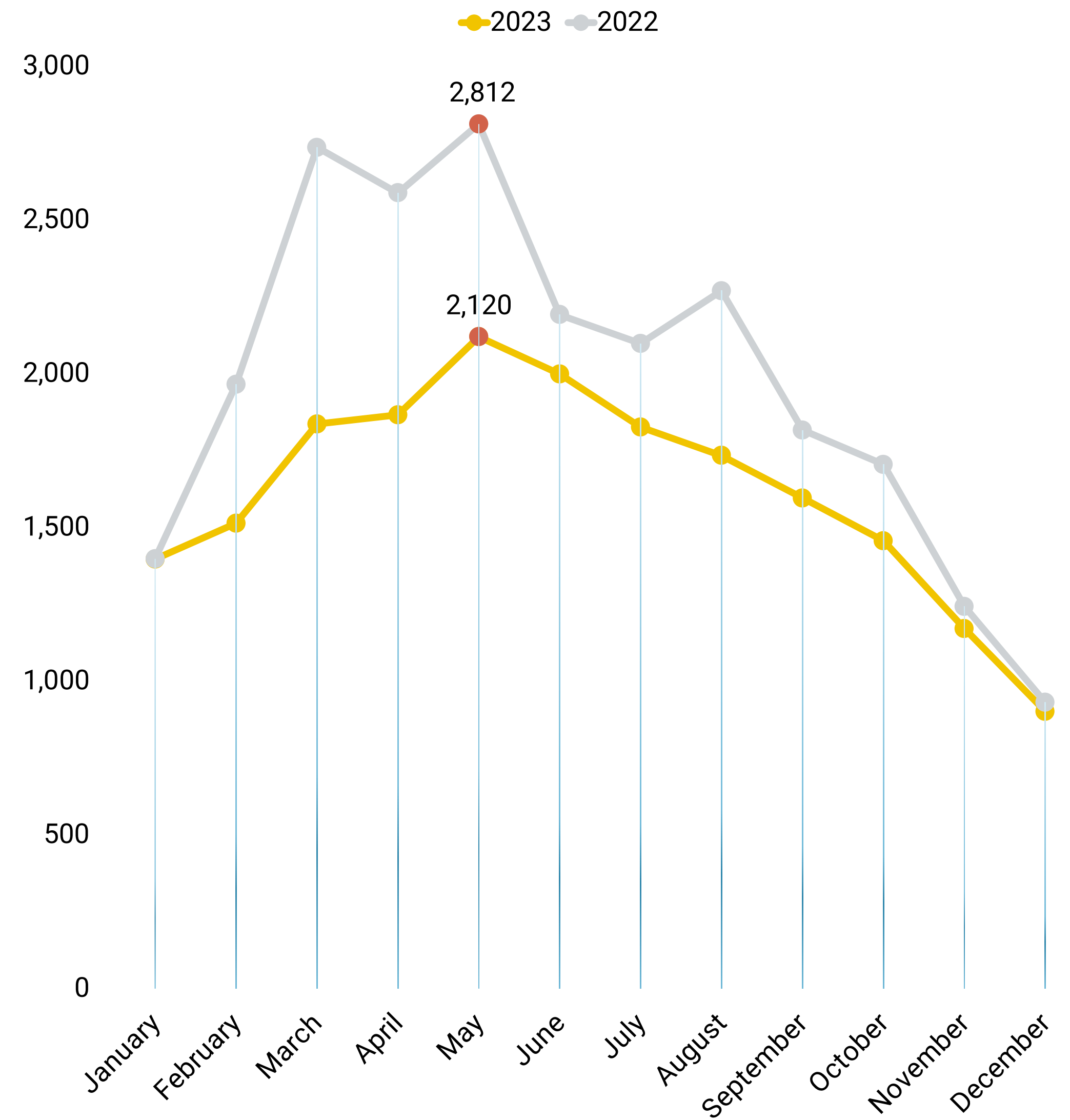
# King: Residential Homes Only

## 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.

	2023	2022	% chg.
January	1,397	1,398	-0.07%
February	1,514	1,966	-22.99%
March	1,836	2,736	-32.89%
April	1,866	2,588	-27.90%
May	2,120	2,812	-24.61%
June	1,999	2,192	-8.80%
July	1,826	2,098	-12.96%
August	1,734	2,270	-23.61%
September	1,595	1,816	-12.17%
October	1,457	1,705	-14.55%
November	1,171	1,243	-5.79%
December	902	931	-3.11%
<b>Total</b>	<b>19,417</b>	<b>23,755</b>	
<b>% chg.</b>			<b>-18.26%</b>



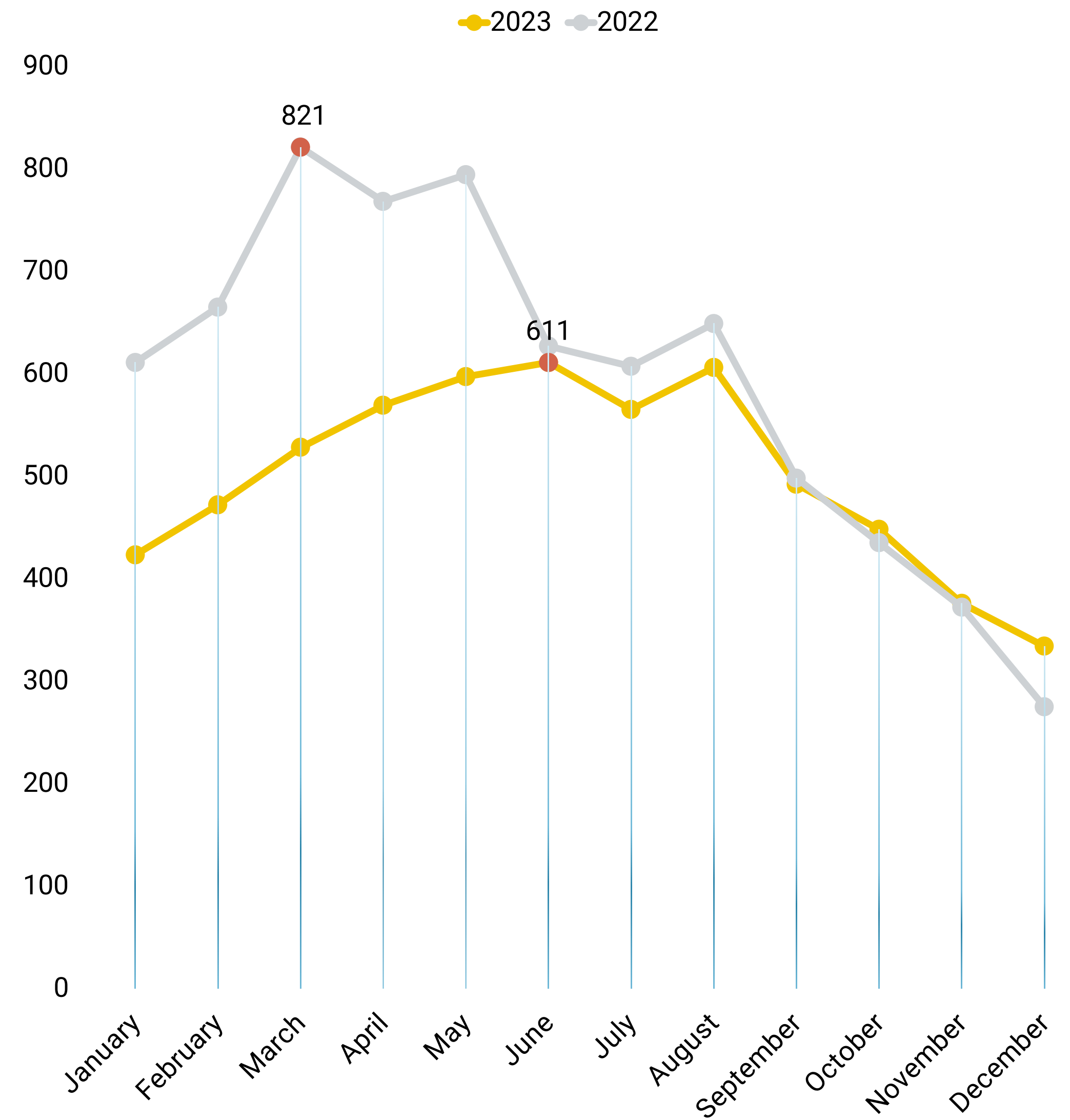
# King: Condominiums Only

## 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.

	2023	2022	% chg.
January	423	611	-30.77%
February	472	665	-29.02%
March	528	821	-35.69%
April	569	768	-25.91%
May	597	794	-24.81%
June	611	627	-2.55%
July	565	607	-6.92%
August	606	649	-6.63%
September	492	498	-1.20%
October	448	435	2.99%
November	376	372	1.08%
December	334	275	21.45%
<b>Total</b>	<b>6,021</b>	<b>7,122</b>	
<b>% chg.</b>			<b>-15.46%</b>

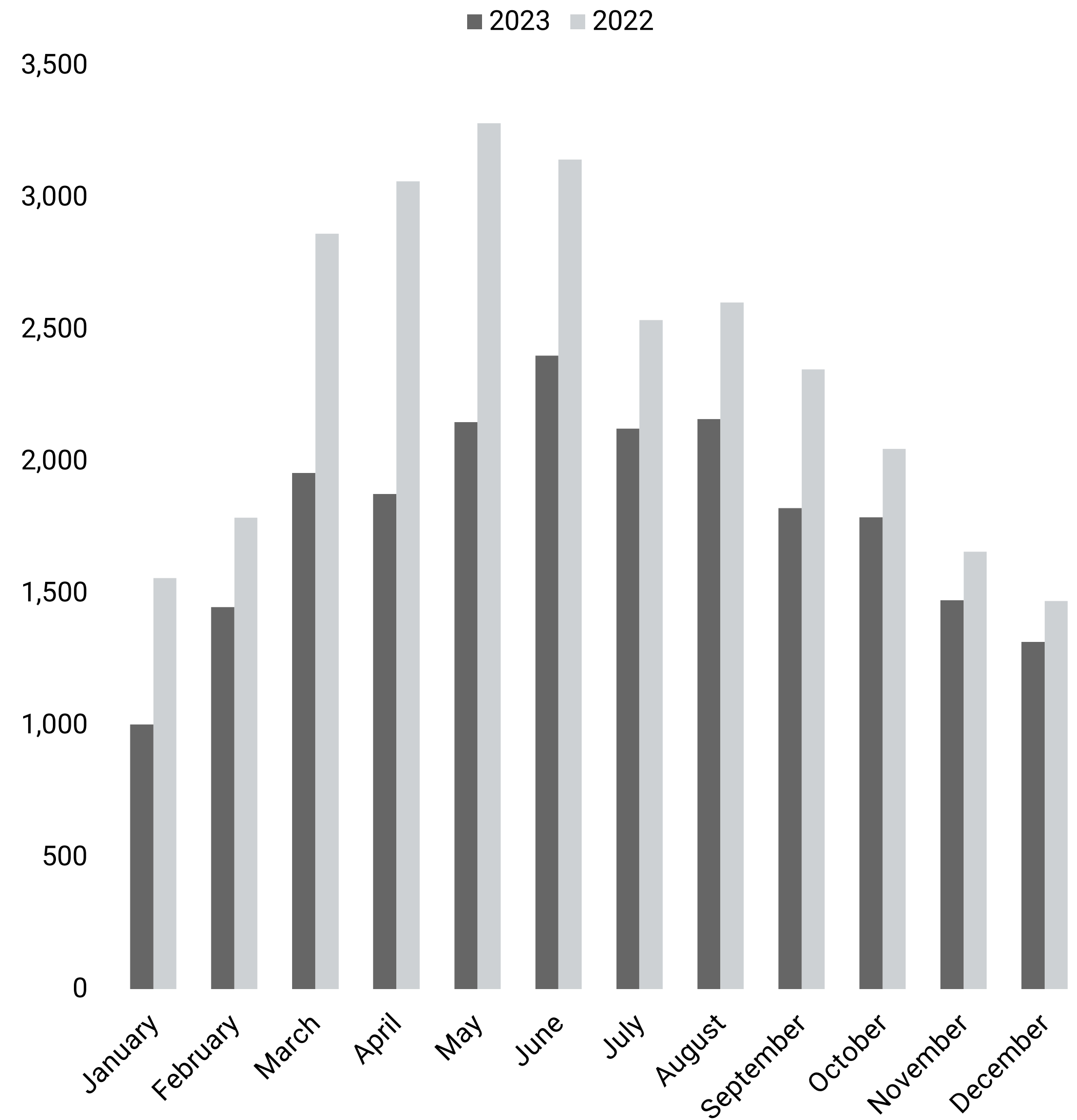


# King: Residential Homes and Condominiums

## Closed Sales by Month

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

	2023	2022	% chg.
January	1,003	1,557	-35.58%
February	1,448	1,786	-18.92%
March	1,956	2,863	-31.68%
April	1,876	3,060	-38.69%
May	2,148	3,281	-34.53%
June	2,400	3,143	-23.64%
July	2,123	2,535	-16.25%
August	2,160	2,601	-16.96%
September	1,823	2,348	-22.36%
October	1,788	2,047	-12.65%
November	1,474	1,657	-11.04%
December	1,316	1,470	-10.48%
<b>Total</b>	<b>21,515</b>	<b>28,348</b>	
<b>% chg.</b>			<b>-24.10%</b>

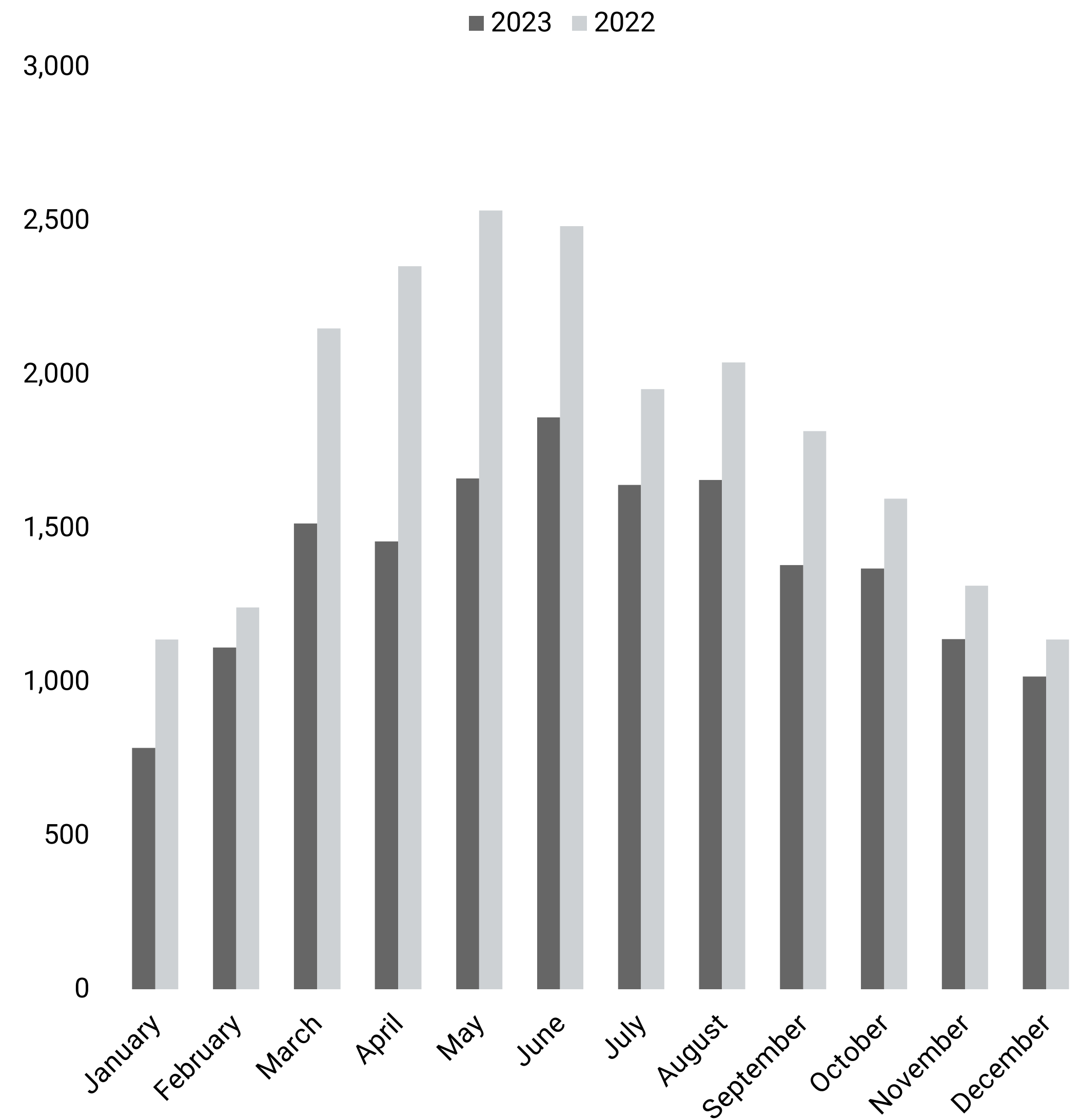


# King: Residential Homes Only

## Closed Sales by Month

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

	2023	2022	% chg.
January	785	1,137	-30.96%
February	1,111	1,242	-10.55%
March	1,515	2,149	-29.50%
April	1,456	2,352	-38.10%
May	1,661	2,533	-34.43%
June	1,860	2,482	-25.06%
July	1,640	1,952	-15.98%
August	1,656	2,039	-18.78%
September	1,380	1,815	-23.97%
October	1,368	1,595	-14.23%
November	1,139	1,312	-13.19%
December	1,017	1,137	-10.55%
<b>Total</b>	<b>16,588</b>	<b>21,745</b>	
<b>% chg.</b>			<b>-23.72%</b>

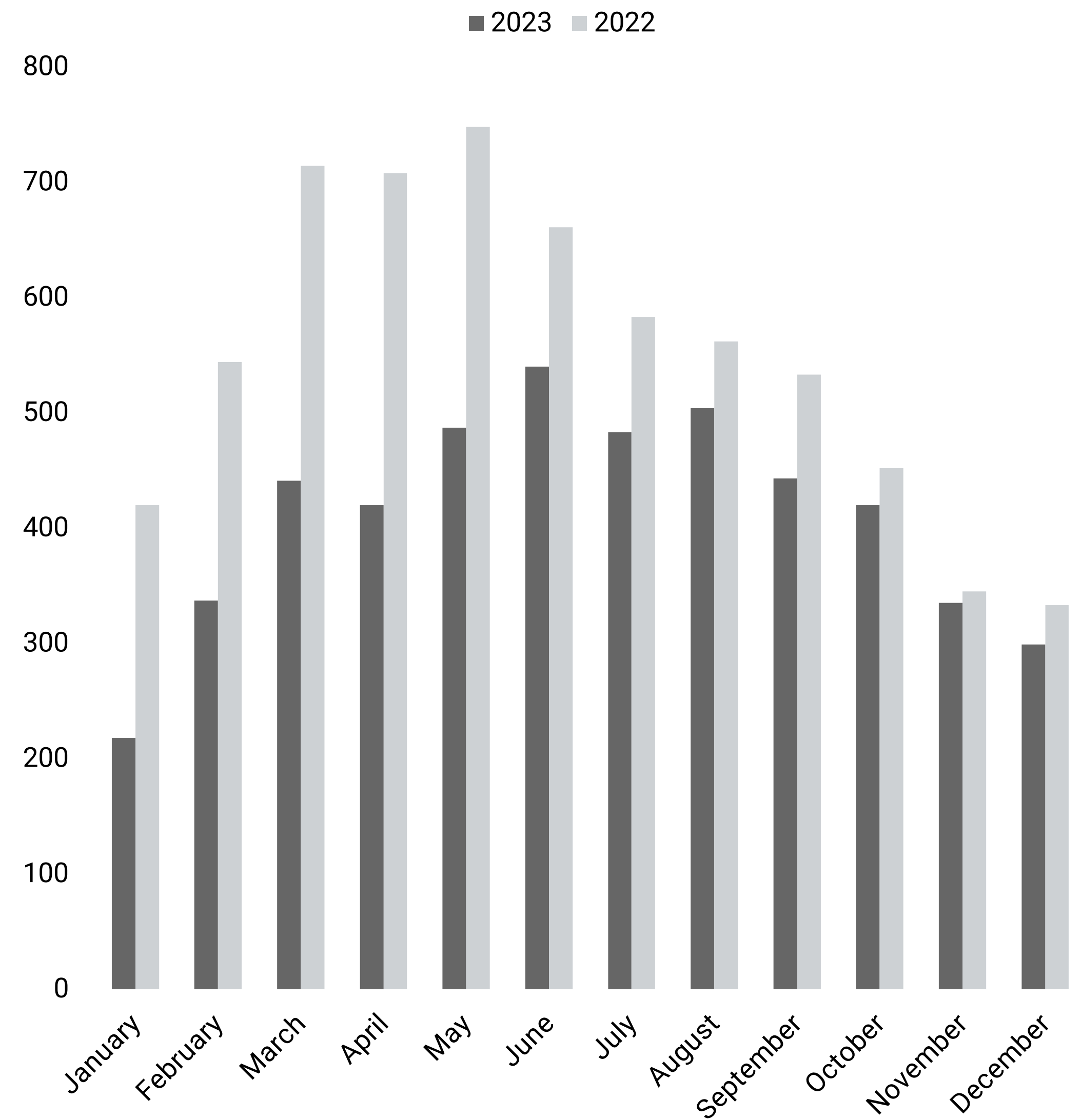


# King: Condominiums Only

## Closed Sales by Month

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

	2023	2022	% chg.
January	218	420	-48.10%
February	337	544	-38.05%
March	441	714	-38.24%
April	420	708	-40.68%
May	487	748	-34.89%
June	540	661	-18.31%
July	483	583	-17.15%
August	504	562	-10.32%
September	443	533	-16.89%
October	420	452	-7.08%
November	335	345	-2.90%
December	299	333	-10.21%
<b>Total</b>	<b>4,927</b>	<b>6,603</b>	
<b>% chg.</b>			<b>-25.38%</b>

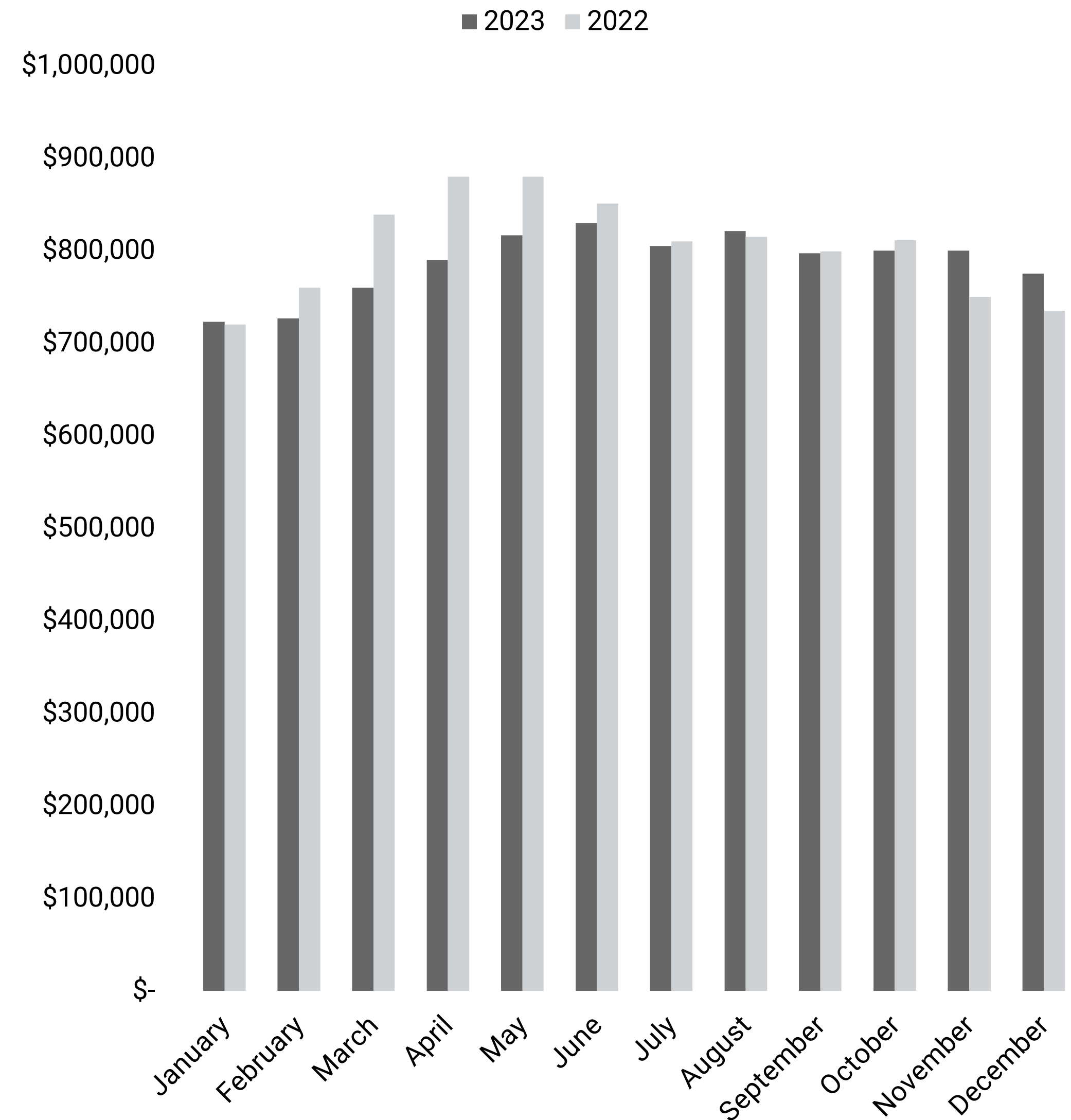


# King: Residential Homes and Condominiums

## 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.

	2023	2022	% chg.
January	\$ 723,000	\$ 720,000	0.42%
February	\$ 726,700	\$ 759,735	-4.35%
March	\$ 760,000	\$ 838,753	-9.39%
April	\$ 790,244	\$ 880,000	-10.20%
May	\$ 816,750	\$ 880,000	-7.19%
June	\$ 830,000	\$ 851,000	-2.47%
July	\$ 805,000	\$ 810,000	-0.62%
August	\$ 821,000	\$ 815,000	0.74%
September	\$ 797,000	\$ 799,000	-0.25%
October	\$ 800,000	\$ 811,000	-1.36%
November	\$ 799,925	\$ 750,000	6.66%
December	\$ 775,000	\$ 735,000	5.44%
<b>Total</b>	<b>\$ 794,900</b>	<b>\$ 815,000</b>	
<b>% chg.</b>			<b>-2.47%</b>

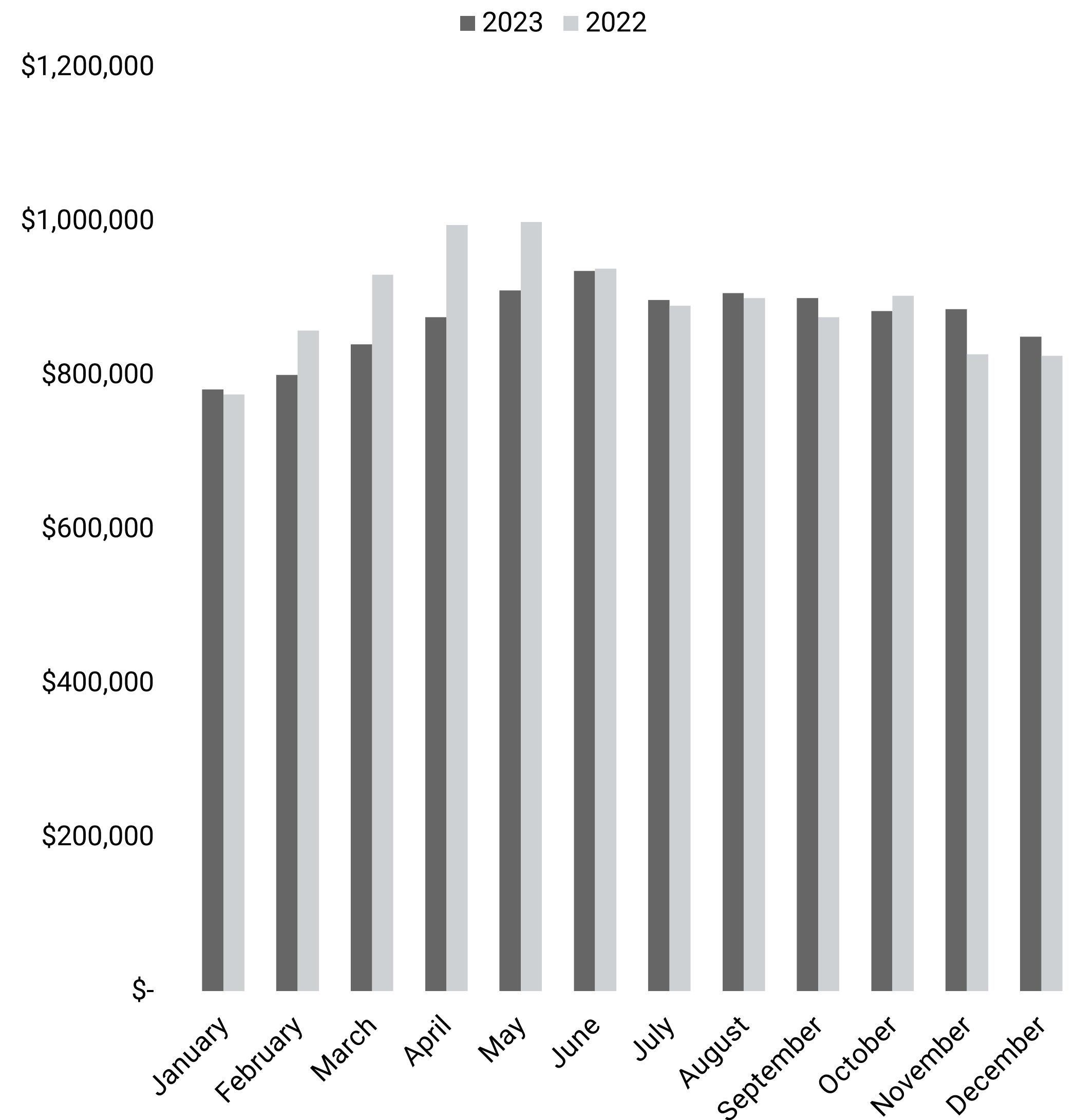


# King: Residential Homes Only

## 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.

	2023	2022	% chg.
January	\$ 781,098	\$ 775,000	0.79%
February	\$ 800,000	\$ 857,750	-6.73%
March	\$ 840,000	\$ 930,000	-9.68%
April	\$ 875,000	\$ 995,000	-12.06%
May	\$ 910,000	\$ 998,888	-8.90%
June	\$ 935,000	\$ 938,225	-0.34%
July	\$ 897,500	\$ 890,000	0.84%
August	\$ 906,250	\$ 899,999	0.69%
September	\$ 900,000	\$ 875,000	2.86%
October	\$ 882,997	\$ 903,000	-2.22%
November	\$ 885,500	\$ 827,000	7.07%
December	\$ 849,950	\$ 825,000	3.02%
<b>Total</b>	<b>\$ 875,700</b>	<b>\$ 900,000</b>	
<b>% chg.</b>			<b>-2.70%</b>



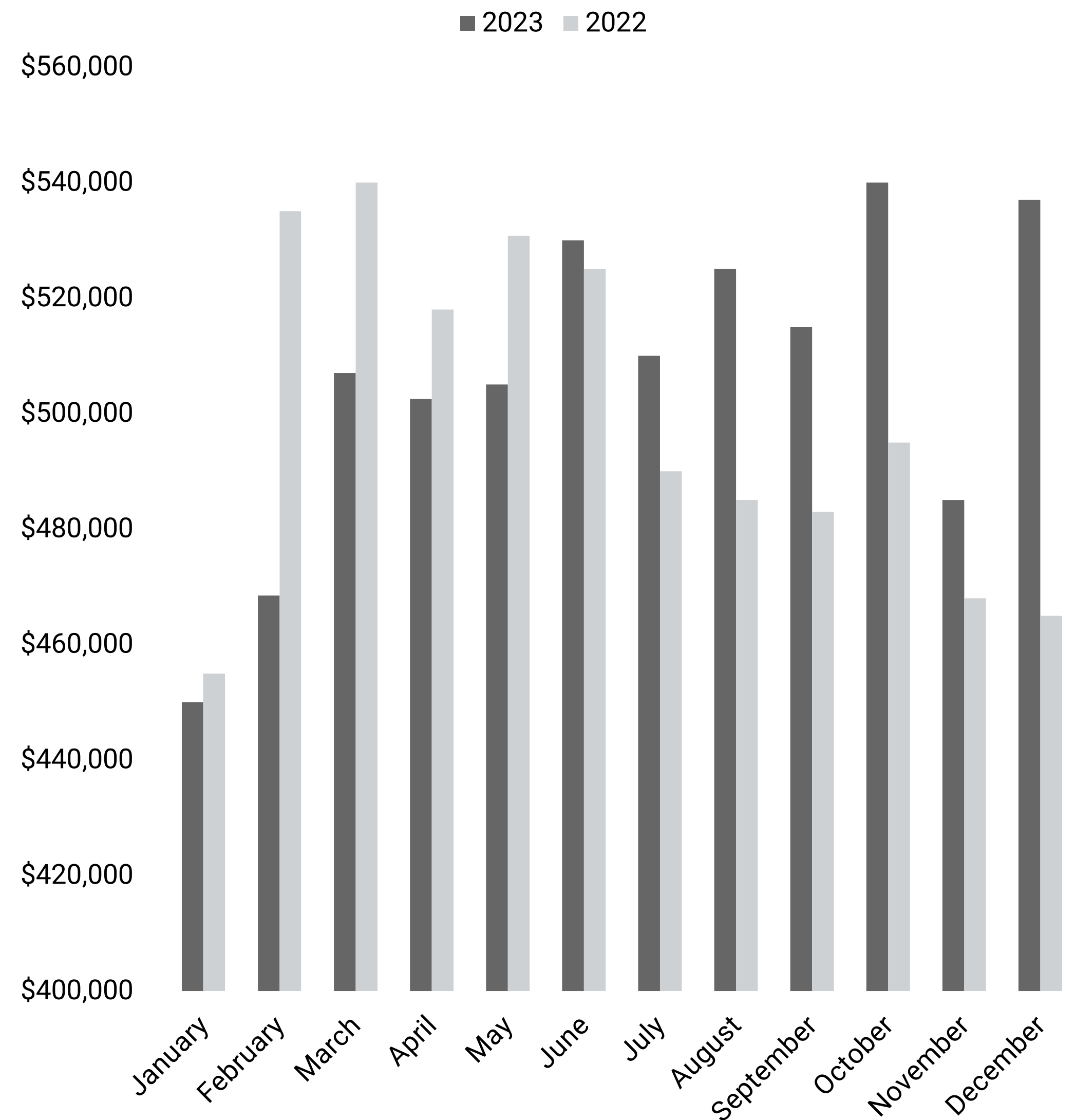


## King: Condominiums Only

# 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.

	2023	2022	% chg.
January	\$ 450,000	\$ 455,000	-1.10%
February	\$ 468,500	\$ 535,000	-12.43%
March	\$ 507,000	\$ 540,000	-6.11%
April	\$ 502,500	\$ 518,000	-2.99%
May	\$ 505,000	\$ 530,750	-4.85%
June	\$ 529,975	\$ 525,000	0.95%
July	\$ 510,000	\$ 490,000	4.08%
August	\$ 525,000	\$ 485,000	8.25%
September	\$ 515,000	\$ 483,000	6.63%
October	\$ 540,000	\$ 494,975	9.10%
November	\$ 485,000	\$ 468,000	3.63%
December	\$ 537,000	\$ 465,000	15.48%
<b>Total</b>	<b>\$ 509,000</b>	<b>\$ 500,000</b>	
<b>% chg.</b>	<b>1.80%</b>		



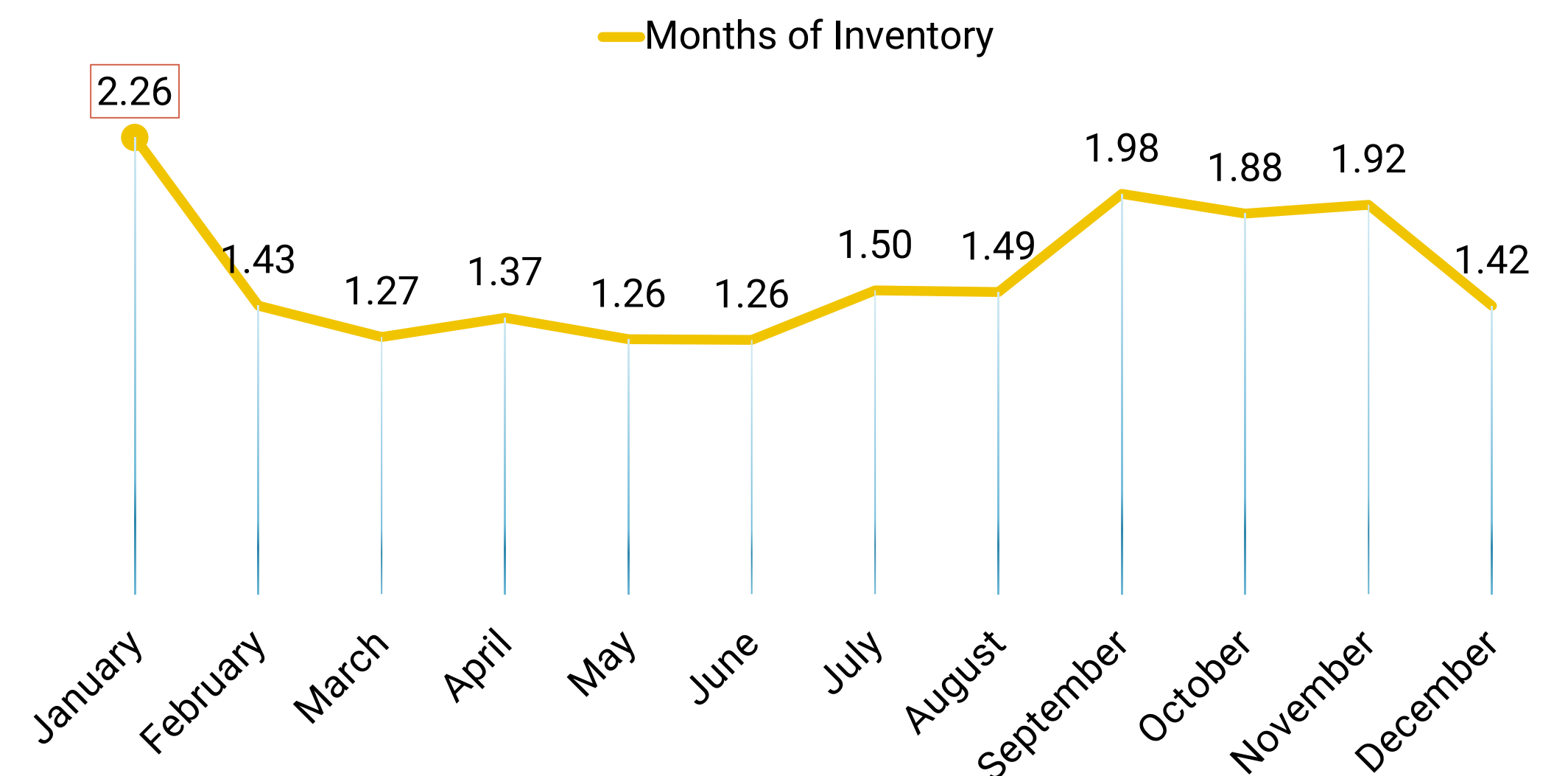
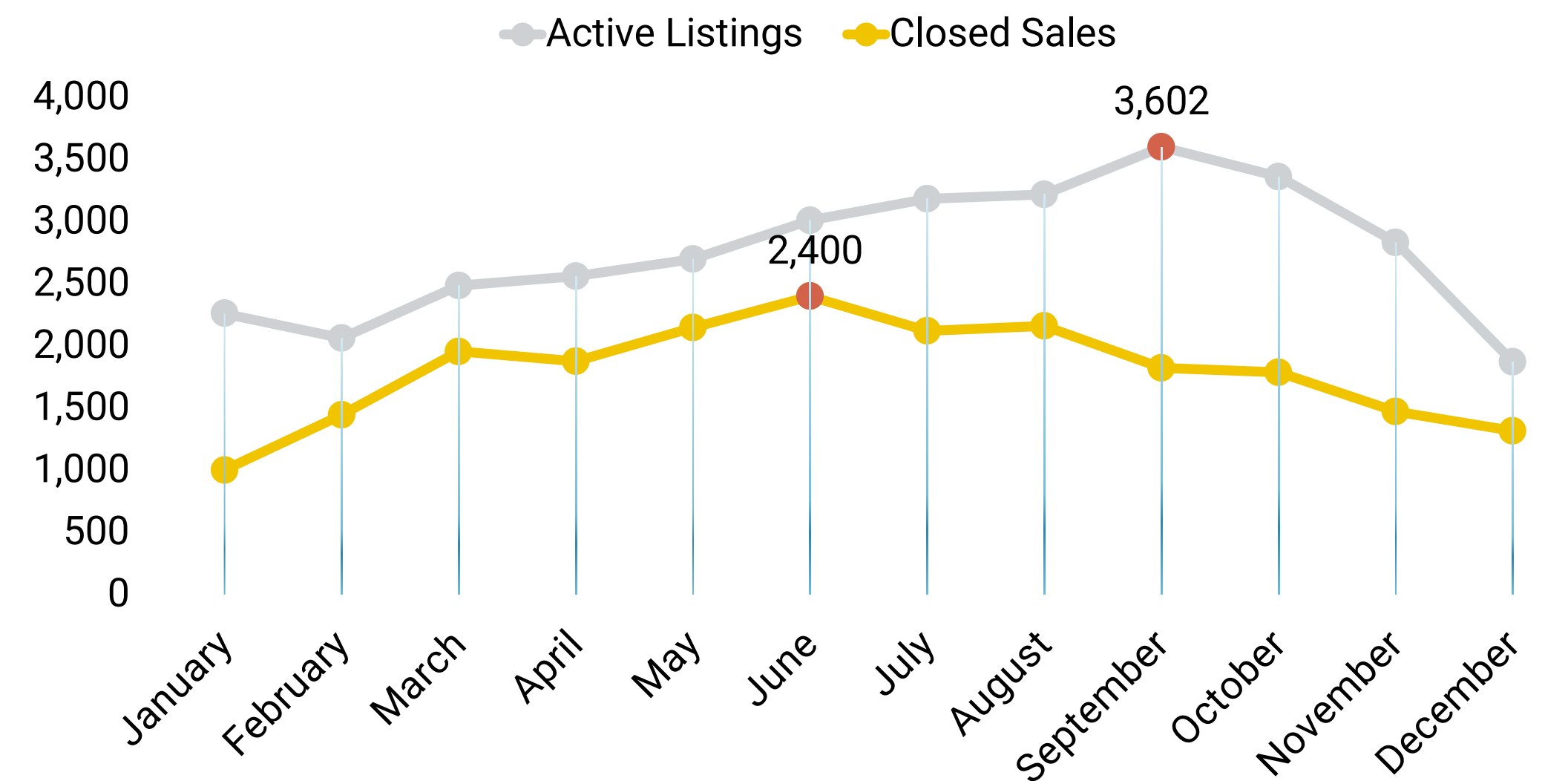
# King: Residential Homes and Condominiums

## 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	2,262	1,003	2.26
February	2,064	1,448	1.43
March	2,485	1,956	1.27
April	2,561	1,876	1.37
May	2,702	2,148	1.26
June	3,013	2,400	1.26
July	3,184	2,123	1.50
August	3,222	2,160	1.49
September	3,602	1,823	1.98
October	3,361	1,788	1.88
November	2,833	1,474	1.92
December	1,873	1,316	1.42



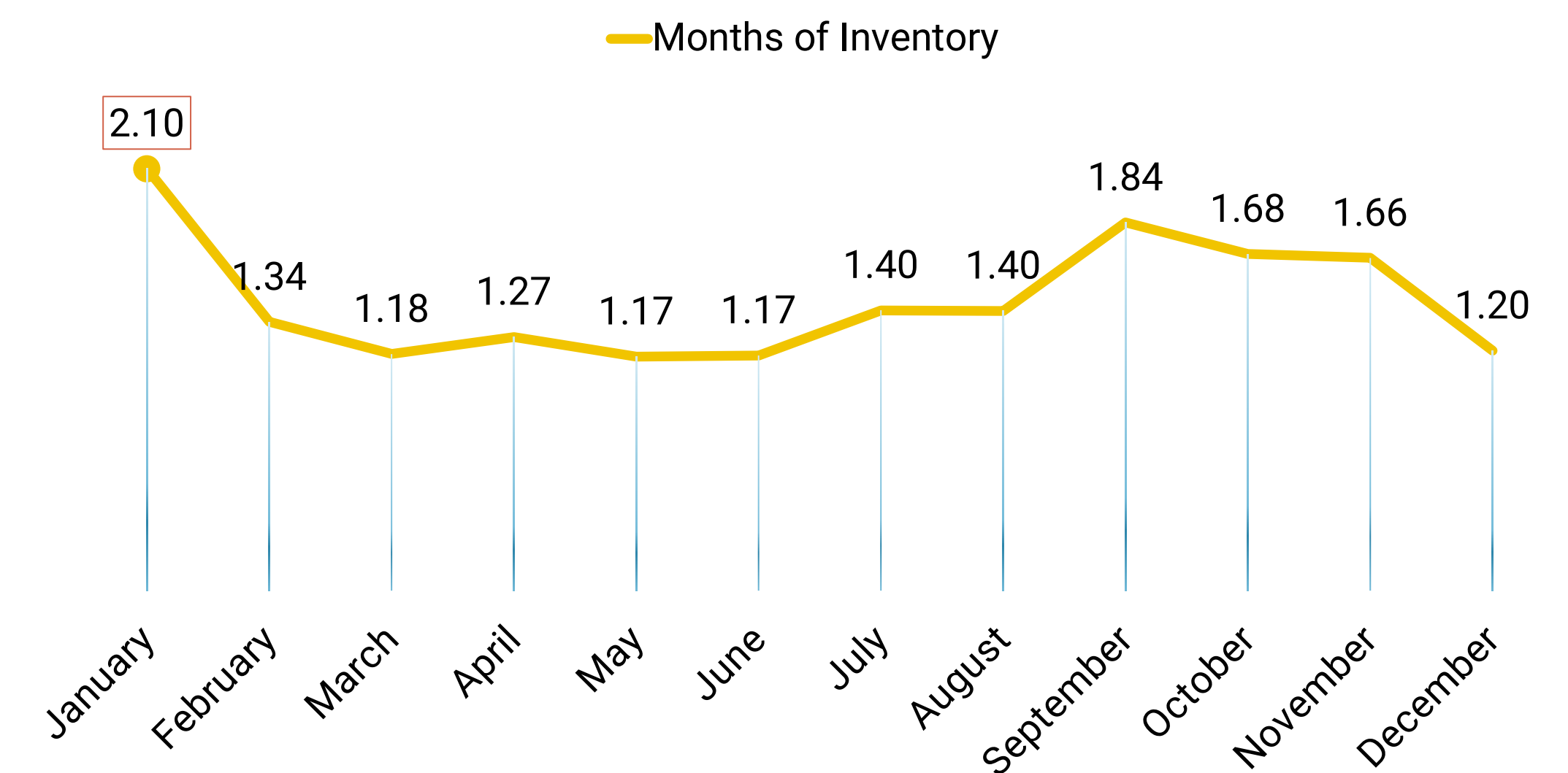
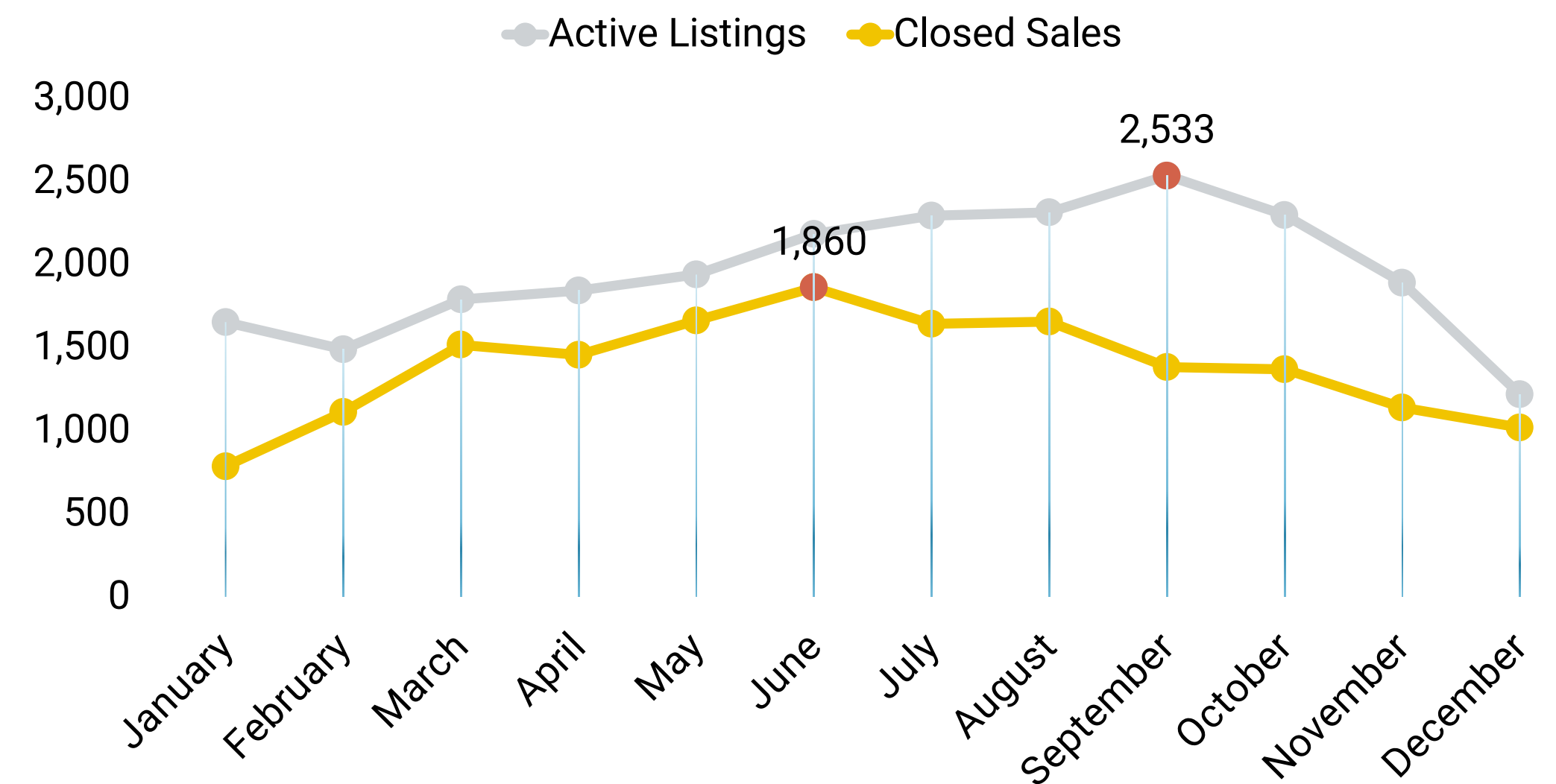
# King: Residential Homes Only

## 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	1,652	785	2.10
February	1,488	1,111	1.34
March	1,787	1,515	1.18
April	1,842	1,456	1.27
May	1,938	1,661	1.17
June	2,181	1,860	1.17
July	2,293	1,640	1.40
August	2,311	1,656	1.40
September	2,533	1,380	1.84
October	2,296	1,368	1.68
November	1,889	1,139	1.66
December	1,217	1,017	1.20



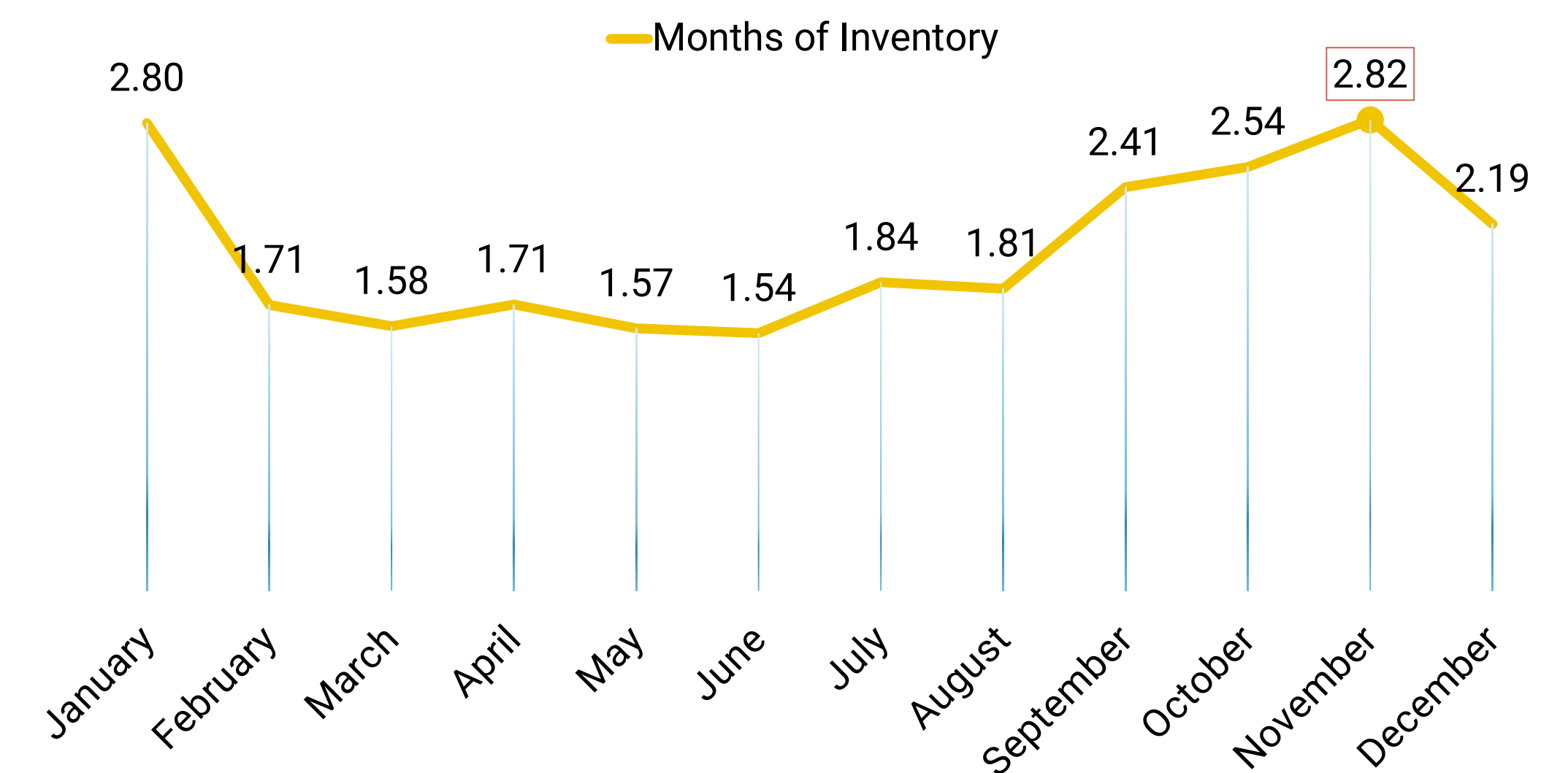
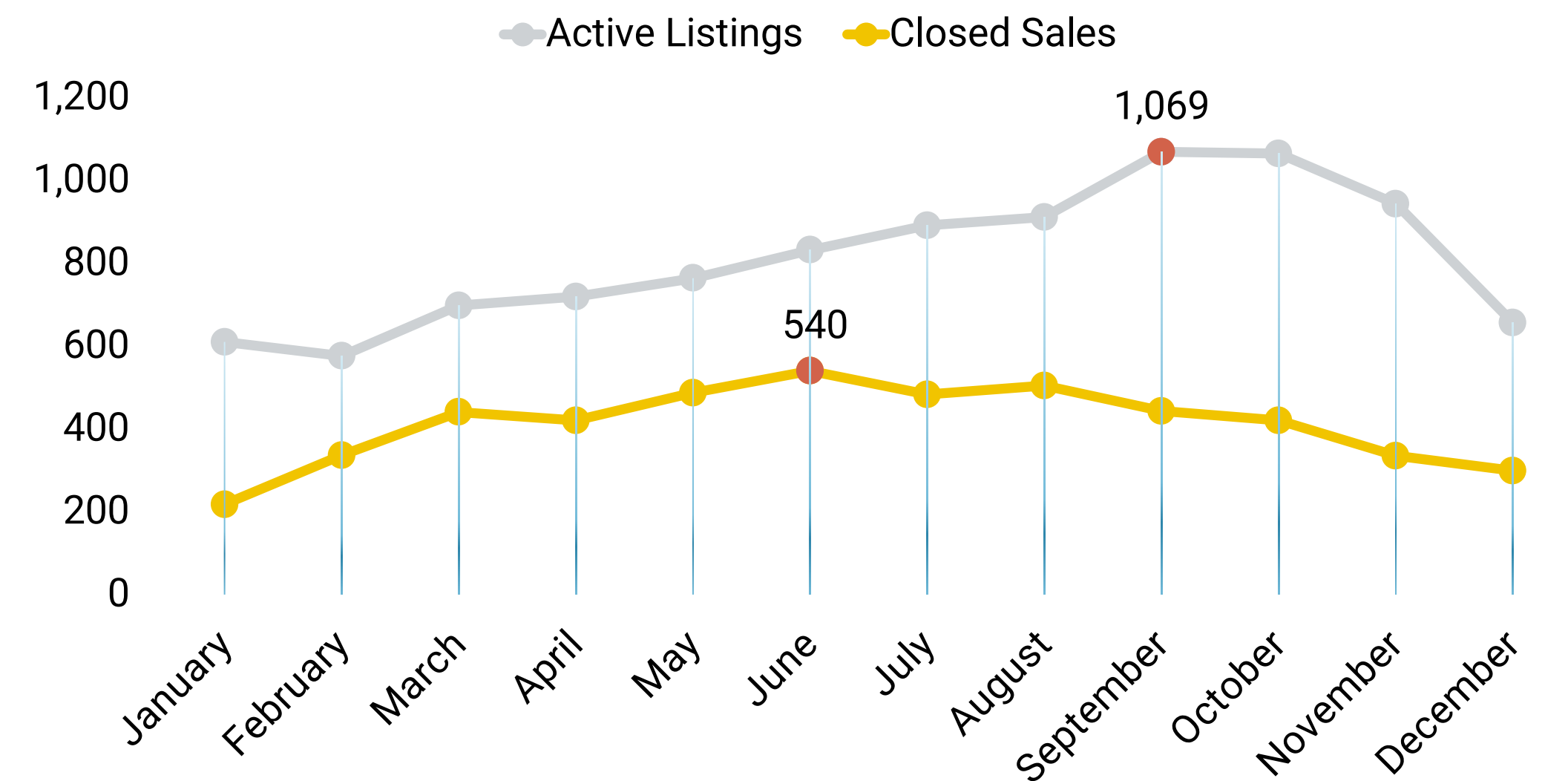
# King: Condominiums Only

## 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).

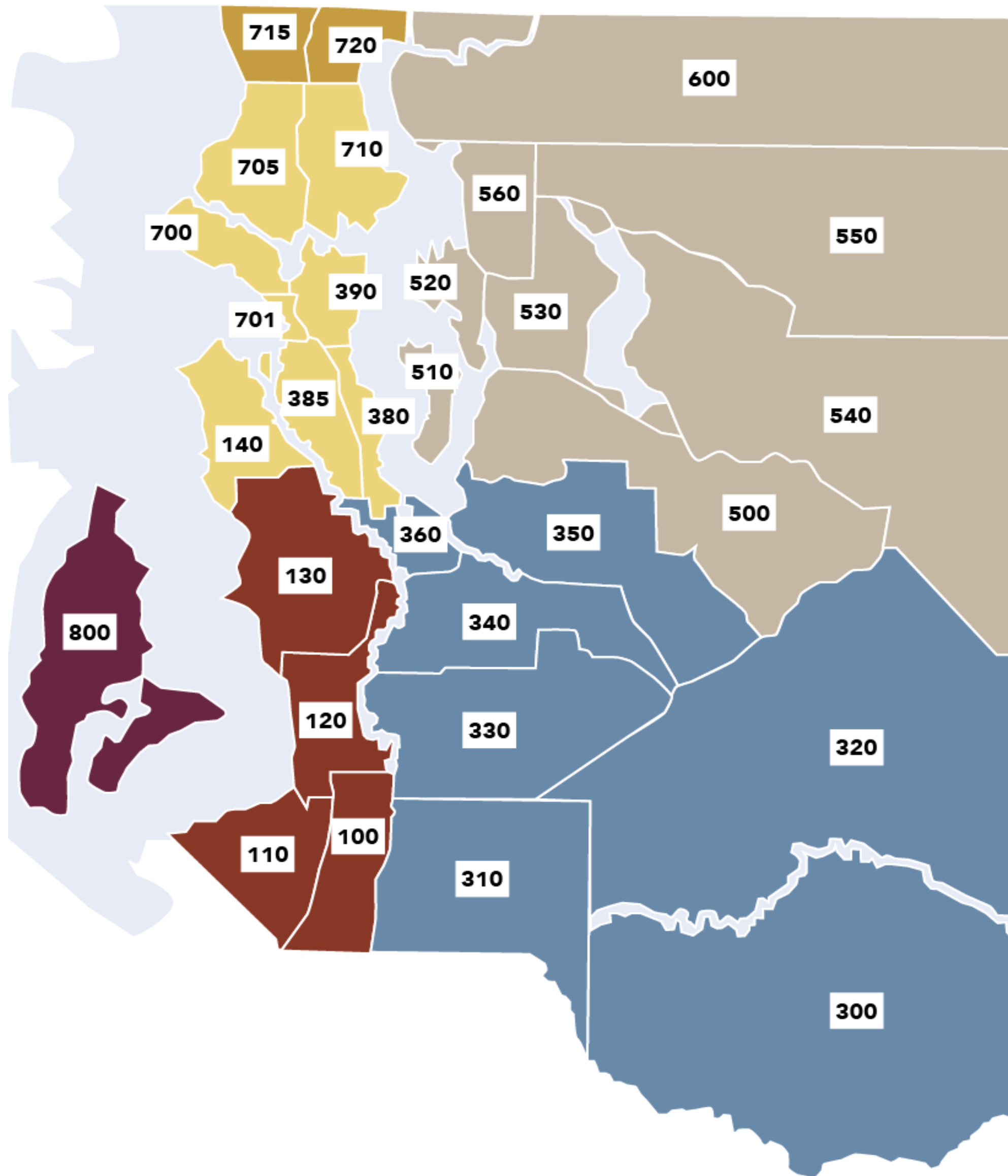
	Active Listings	Closed Sales	Months of Inventory
January	610	218	2.80
February	576	337	1.71
March	698	441	1.58
April	719	420	1.71
May	764	487	1.57
June	832	540	1.54
July	891	483	1.84
August	911	504	1.81
September	1,069	443	2.41
October	1,065	420	2.54
November	944	335	2.82
December	656	299	2.19



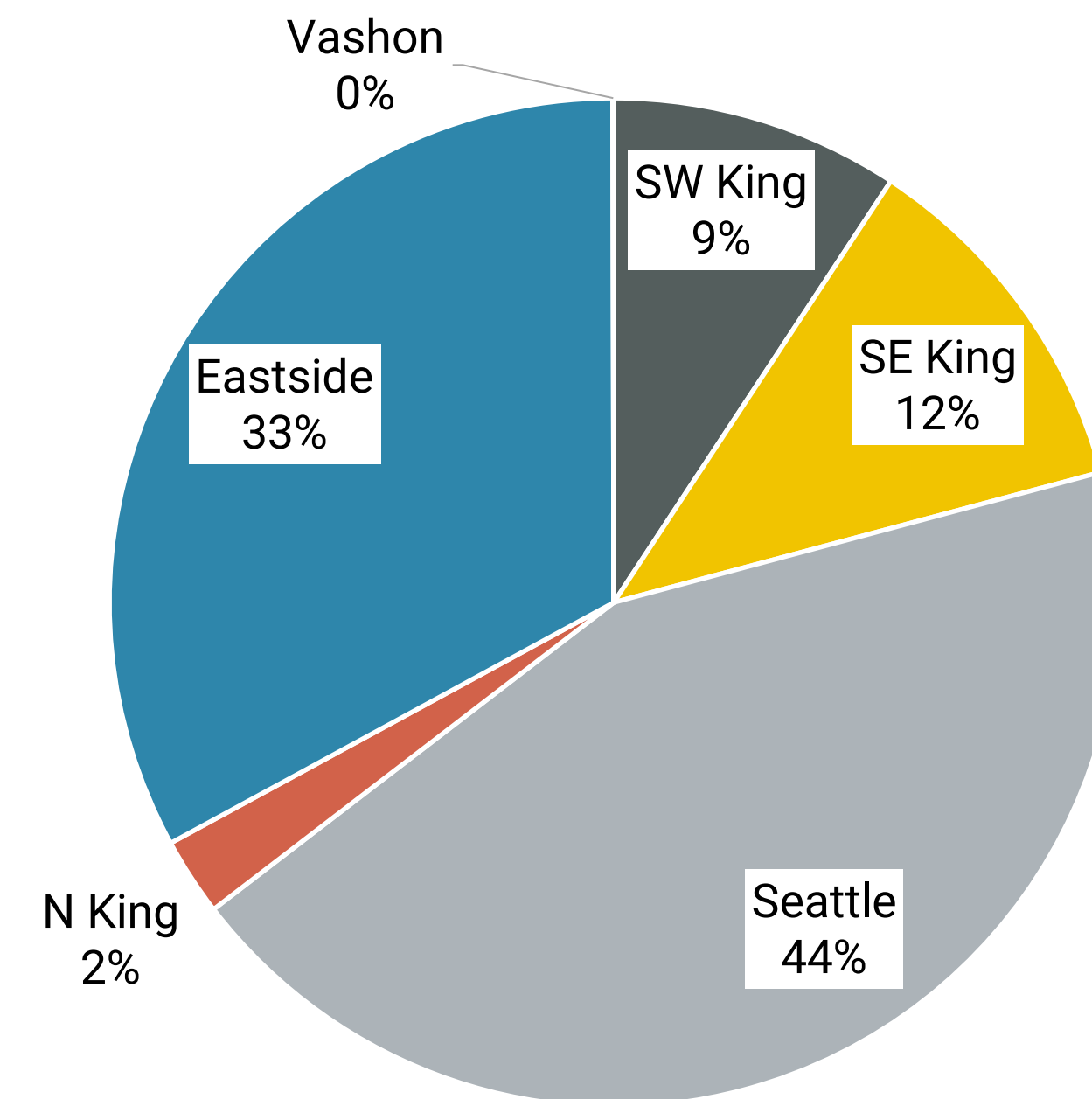
# King County: Condominiums Only

## Snapshot Summary: Median, Closed Sales, Average & Volume

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



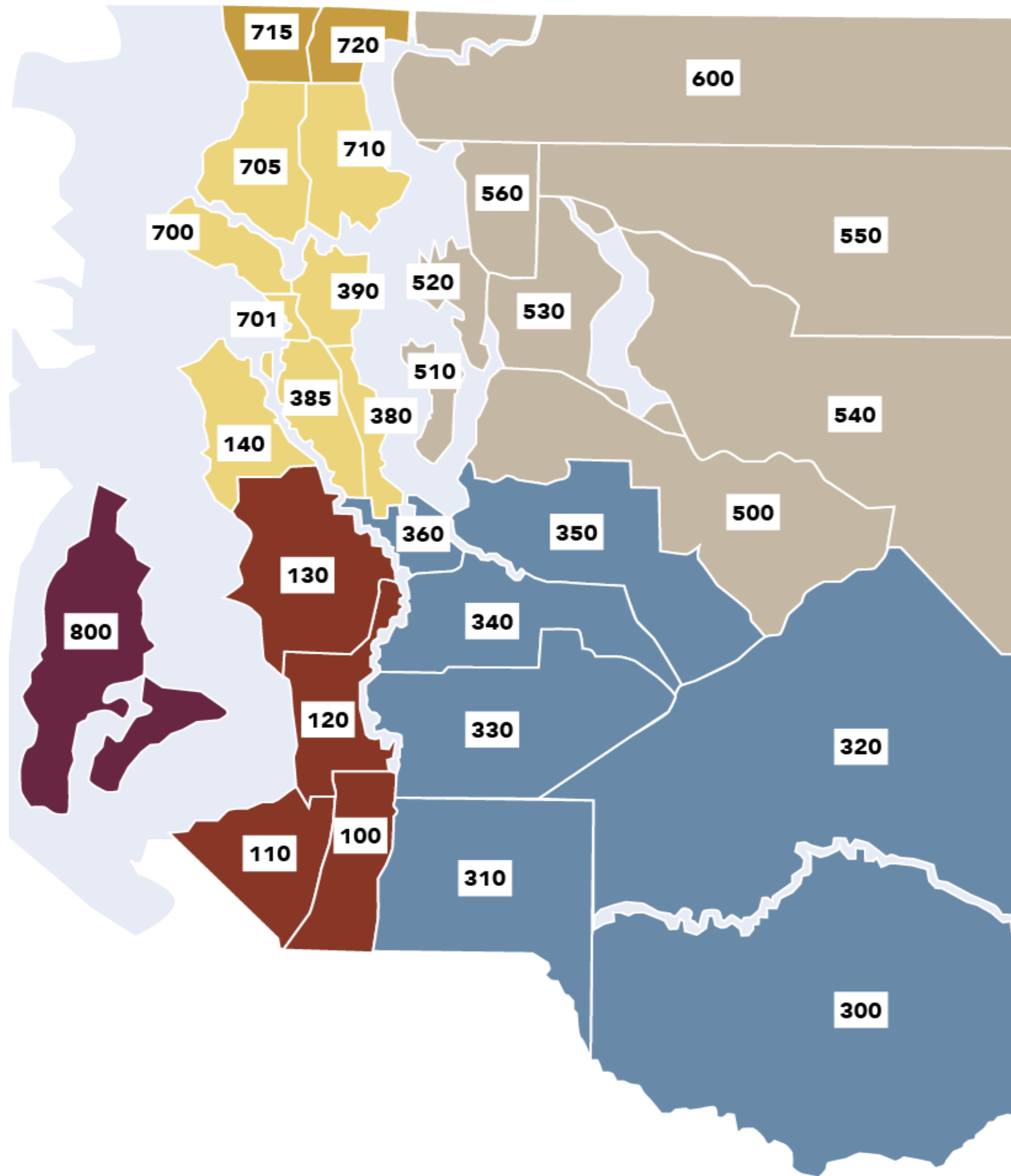
County	Area	Units	Median	Average	\$ Value
SW King	100,110,120,130	483	\$ 329,000	\$ 362,635	\$ 175,152,705
SE King	300,310,320,330 340,350,360	604	\$ 375,000	\$ 389,813	\$ 235,447,052
Seattle	140,380,385,390 700,701,705,710	2,282	\$ 558,000	\$ 660,522	\$ 1,507,311,204
N King	715,720	130	\$ 512,500	\$ 611,383	\$ 79,479,790
Eastside	500,510,520,530 540,550,560,600	1,715	\$ 617,000	\$ 745,163	\$ 1,277,954,545
Vashon	800	2	\$ 428,500	\$ 428,500	\$ 857,000
<b>Total</b>		<b>5,216</b>	<b>\$ 509,000</b>	<b>\$ 628,106</b>	<b>\$ 3,276,202,296</b>



# King County Map Areas: Residential Homes Only

## Snapshot: High End Property Sales

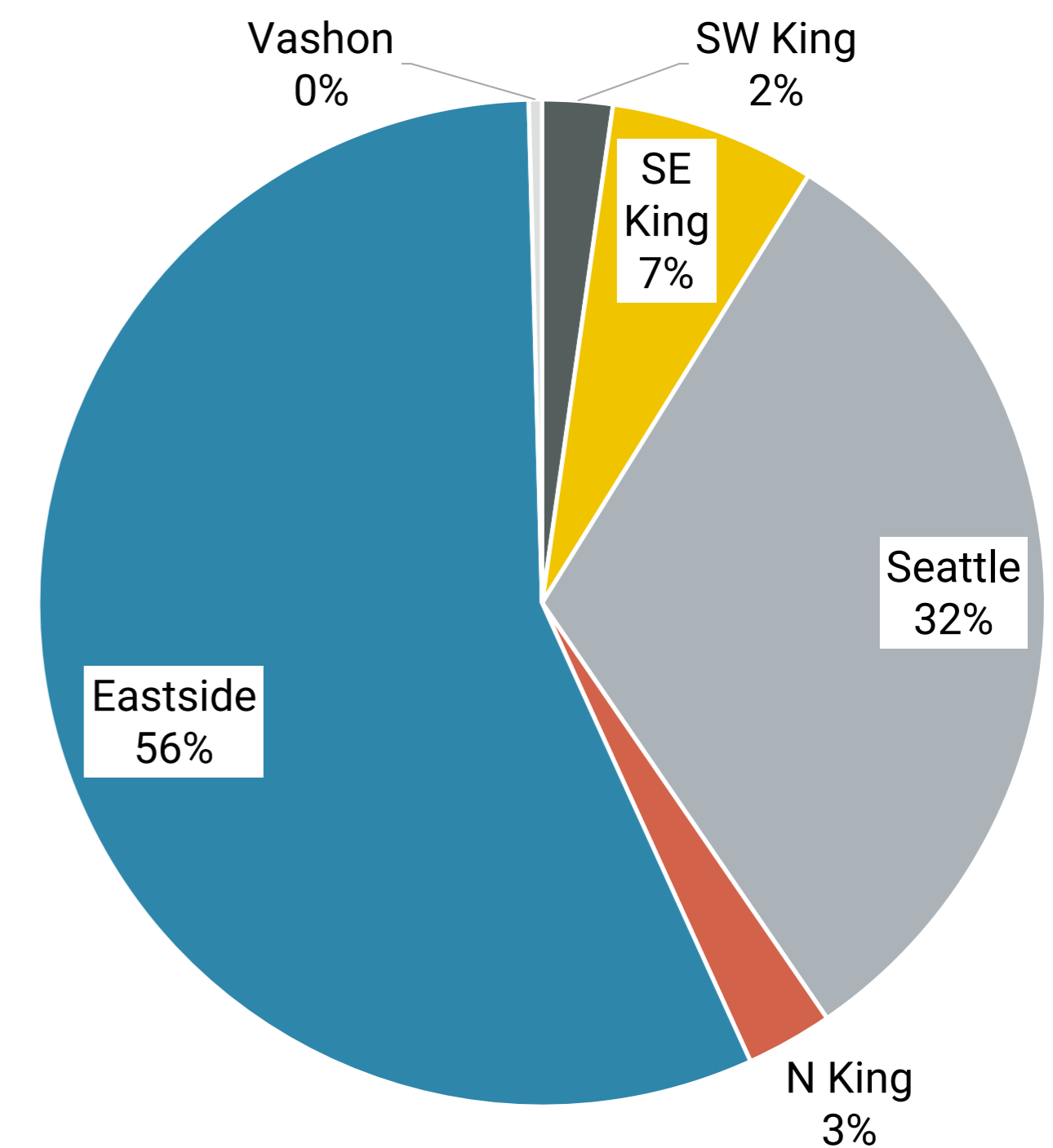
Property sales priced at \$1 million or higher



% Chg vs last year

**-25.4%**

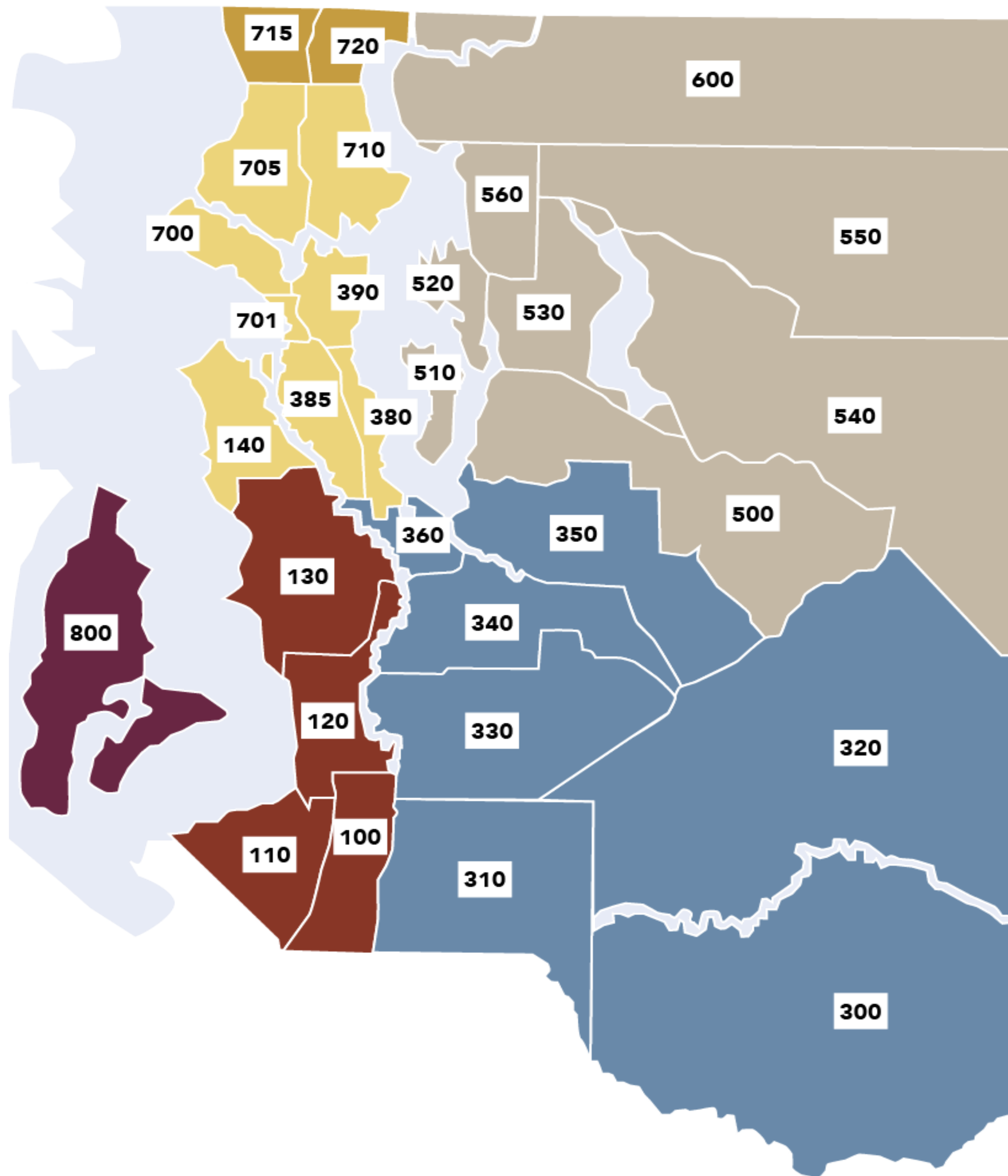
County	Area	Total Sales
SW King	100,110,120,130	154
SE King	300,310,320,330 340,350,360	452
Seattle	140,380,385,390 700,701,705,710	2,158
N King	715,720	190
Eastside	500,510,520,530 540,550,560,600	3,853
Vashon	800	29
<b>Total</b>		<b>6,836</b>



# King County Map Areas: Condominiums Only

## Snapshot: High End Property Sales

Property sales priced at \$500,000 or higher



% Chg vs last year

**-20.6%**

County	Area	Total Sales
SW King	100,110,120,130	64
SE King	300,310,320,330 340,350,360	93
Seattle	140,380,385,390 700,701,705,710	1,294
N King	715,720	60
Eastside	500,510,520,530 540,550,560,600	1,108
Vashon	800	0
<b>Total</b>		<b>2,619</b>

