

# Seattle Market Summary 2011 vs. 2012

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The Seattle real estate market has had quite a lot of ups and downs over the past few years. Here's a snapshot of the changes in the market from 2011 to 2012 for single family homes in the following MLS areas:

- Area 390: Capitol Hill, Central District, Eastlake, Leschi
- Area 700: Queen Anne, Magnolia
- Area 705: Ballard, Green Lake, Wallingford, Blue Ridge, Fremont
- Area 710: Laurelhurst, Bryant, Maple Leaf, Ravenna, Sand Point

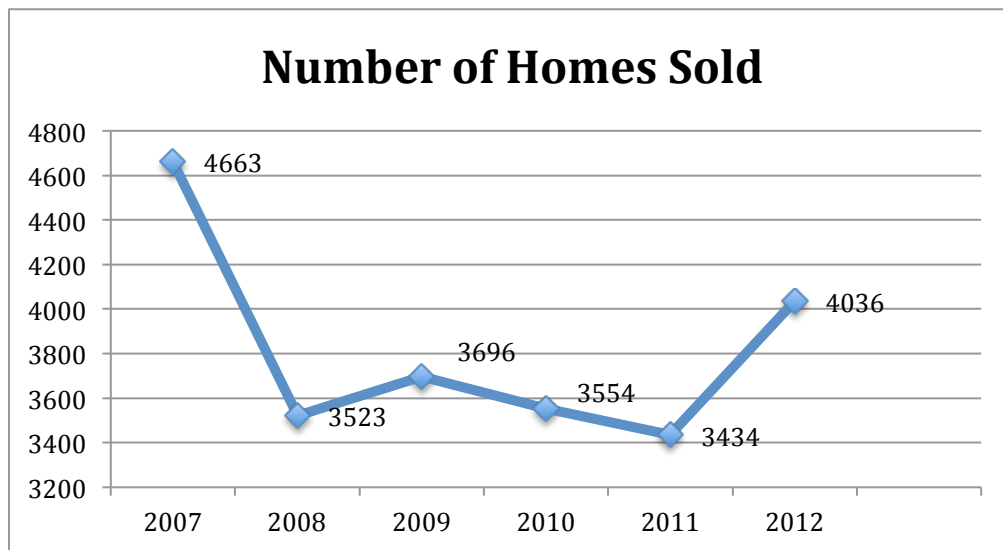
Number of Homes Sold	2011	2012
Area 390	684	692
Area 700	464	616
Area 705	1348	1644
Area 710	938	1084
<b>Total</b>	<b>3434</b>	<b>4036</b>

Average List Price	2011	2012
Area 390	\$736,591	\$757,675
Area 700	\$655,497	\$668,132
Area 705	\$442,546	\$459,387
Area 710	\$498,047	509,343

Average Sold Price	2011	Percent of List	2012	Percent of List
Area 390	\$695,798	96.76%	\$733,523	98.34%
Area 700	\$628,530	96.76%	\$652,164	98.51%
Area 705	\$432,256	98.02%	\$458,467	99.97%
Area 710	\$484,615	97.81%	\$504,428	99.39%

Average Days on Market	2011	2012
Area 390	64	51
Area 700	63	43
Area 705	42	33
Area 710	46	35

By all accounts 2012 was a good year compared with 2011, but here is the rest of the story. In these same Seattle Neighborhoods here are the total number of homes sold by year:



2011 saw the lowest number of sales since 2007. In 2012 there were 4036 homes sold that was about 15% more sales than in 2011 but still 15% below what the total sales were in 2007, the year the bubble hit Seattle.

**If you'd like to know more about where the Seattle Real Estate Market is going in 2013, give me a call or send an email: (206) 283-9100 or [david@seattlesbestrealestate.com](mailto:david@seattlesbestrealestate.com)**