

Seattle's average sale price for residential homes actually rose to 101% of the listed price—driven by intense competition and multiple offers throughout much of the market.

The cost per square foot remained relatively unchanged while the average sales price of \$533,972 is up 12.5% from \$474,633 for the same quarter last year. Seattle had 2447 residential homes close in the third quarter as compared to 1855 in the same period last year.

Condominium sales are up—with an average cost per square foot of \$347 for the quarter compared to \$312 during the same quarter a year ago. Average sales prices are up 10.7% to \$331,666 and median prices are up 13.9% to \$279,000 compared with the same quarter last year.



AVERAGES BY QUARTER

Single Family Homes						
Quarter	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Median Sale Price	Average CDOM*
3 rd -2011	1609	\$236	\$493,177	\$477,540	\$391,110	72 Days
4 th -2011	1348	\$217	\$444,071	\$429,334	\$359,250	77 Days
1 st -2012	1197	\$215	\$453,489	\$440,736	\$366,000	89 Days
2 nd -2012	1986	\$224	\$464,049	\$459,820	\$410,000	60 Days
3 rd -2012	1855	\$229	\$481,206	\$474,633	\$407,000	50 Days
4 th -2012	1750	\$234	\$494,023	\$486,432	\$410,000	51 Days
1 st -2013	1333	\$236	\$482,421	\$480,626	\$420,000	50 Days
2 nd -2013	2332	\$261	\$545,543	\$548,011	\$448,000	32 Days
3 rd -2013	2447	\$260	\$530,763	\$533,972	\$455,000	28 Days

Condominiums and Townhomes						
Quarter	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Median Sale Price	Average CDOM*
3 rd -2011	459	\$331	\$344,156	\$325,454	\$235,000	136 Days
4 th -2011	455	\$310	\$317,122	\$302,080	\$230,000	121 Days
1 st -2012	400	\$314	\$317,637	\$302,572	\$208,000	128 Days
2 nd -2012	687	\$352	\$378,362	\$365,371	\$255,000	115 Days
3 rd -2012	612	\$312	\$306,760	\$299,504	\$245,000	93 Days
4 th -2012	551	\$338	\$349,611	\$338,569	\$254,900	80 Days
1 st -2013	527	\$352	\$366,280	\$356,691	\$272,500	101 Days
2 nd -2013	723	\$342	\$325,413	\$323,244	\$275,000	60 Days
3 rd -2013	736	\$347	\$335,294	\$331,666	\$279,000	54 Days

*Cumulative Days on Market (CDOM): Total market time from original listing date, even if cancelled & relisted before selling.

SINGLE FAMILY HOMES BY NEIGHBORHOOD

Area	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Average CDOM*
West Seattle	388	\$230	\$429,261	\$428,789	33 Days
Lecshi, Mt Baker, Seward Park	215	\$213	\$422,105	\$425,506	38 Days
SODO, Beacon Hill	103	\$197	\$342,721	\$345,799	34 Days
Madison Park, Capitol Hill	237	\$341	\$788,357	\$780,805	33 Days
Queen Anne, Magnolia	227	\$324	\$743,433	\$743,630	35 Days
Downtown Seattle/Belltown	-	-	-	-	-
Ballard, Greenlake, Greenwood	621	\$268	\$510,911	\$519,276	19 Days
North Seattle	363	\$263	\$566,873	\$576,849	20 Days
Richmond Beach, Shoreline	143	\$211	\$470,162	\$466,604	36 Days
Lake Forest Park, Kenmore	150	\$193	\$401,916	\$404,754	30 Days
Market Averages		\$260	\$530,763	\$533,972	28 Days

CONDOMINIUMS AND TOWNHOMES

Area	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Average CDOM*
West Seattle	80	\$301	\$329,552	\$325,525	64 Days
Lecshi, Mt Baker, Seward Park	6	\$220	\$252,488	\$249,155	161 Days
SODO, Beacon Hill	3	\$175	\$224,650	\$215,833	61 Days
Madison Park, Capitol Hill	175	\$380	\$328,364	\$326,676	49 Days
Queen Anne, Magnolia	121	\$338	\$328,317	\$323,717	62 Days
Downtown Seattle/Belltown	135	\$488	\$520,321	\$510,016	71 Days
Ballard, Greenlake, Greenwood	110	\$314	\$277,303	\$277,807	33 Days
North Seattle	72	\$214	\$198,743	\$197,925	30 Days
Richmond Beach, Shoreline	15	\$185	\$210,692	\$207,903	39 Days
Lake Forest Park, Kenmore	19	\$150	\$148,236	\$147,573	59 Days
Market Averages		\$347	\$335,294	\$331,666	54 Days