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Home buyers are finding some relief, but Northwest MLS brokers say it is temporary

Competition for homes eased slightly in July across much of Washington state, but brokers from Northwest Multiple Listing Service expect the respite to be short-lived, with inventory still tight and prices still climbing.

“Although the local market is intense, buyers can find some relief because there aren’t as many offers to compete with compared to earlier this year,” observed J. Lennox Scott, chairman and CEO of John L. Scott Real Estate. He noted the number of listings brokers added last month outgained the number of homes going under contract by a small margin in most areas in the report.

Northwest MLS brokers added 12,916 new listings to the database during July. They reported 11,567 pending sales (mutually accepted offers) areawide, which covers 26 counties. At month end, there were 7,948 total listings offered for sale, down 22.5% from the year-ago total of 10,259. That was the highest level since October when inventory totaled 8,623 properties, including single family homes and condominiums.

“While dangerous to compare 2020 lockdown figures to this year, it is interesting to see that new listings volume is starting to rise above 2019 levels,” observed James Young, director of the Washington Center for Real Estate Research at the University of Washington. In July, MLS figures show member-brokers have added 1,723 more new listings of single family homes and condos than during July 2019 (12,916 versus 11,193). Year to date, brokers have added 1,438 more new listings this year compared to 2019.

Prices continue to climb by double digits in all but a few counties. Across all areas, prices for closed sales of single family homes and condominiums (combined) jumped 21.4% during July compared to a year ago, rising from \$484,995 to \$589,000.

Northwest MLS figures show there is 0.73 months of inventory system-wide, with only 12 of the 26 counties in the report having more than one month of supply.

John Deely, a member of the Northwest MLS board of directors, said one plus for buyers is some of the condo numbers. The MLS figures show the volume of new listings (1,702) outgained pending sales (1,549), although total active listings remained below year-ago levels (down 35% areawide).

Condo prices rose more modestly, at 12.6%, than the rate for single family homes (22%). In King County, which accounted for nearly six of every 10 condo sales during July, the year-over-year increase was just under 7%. The median priced condo in King County sold for \$460,000, while overall the median sale price was \$428,000.

and to reduce discrimination in housing, because people of color are disproportionately represented in the criminal justice system. A group of landlords sued in 2018, claiming violations of their property and free-speech rights. U.S. District Judge John C. Coughenour ruled in favor of the city on July 6.

Breakouts! – Residential SOLD Average July 2021 (King/Snohomish County) SOLD Average

Area (Area Code)	Average \$	Average \$	2021 VS
	July 2021	July 2020	2020
Auburn-Federal Way (110-310)	\$ 622,018	\$ 480,666	29.41%
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Shoreline/Richmond Beach (715)	\$ 952,811	\$ 815,497	16.84%
Bellevue Downtown (520)	\$3,720,403	\$3,285,388	13.24%
Mercer Island (510)	\$2,718,832	\$2,026,042	34.19%
Bellevue South-Newcastle (500)	\$1,615,280	\$1,119,790	44.25%
Renton Highlands-Downtown (350)	\$ 921,849	\$ 708,105	30.19%
Microsoft-Bellevue East (530)	\$1,448,000	\$1,298,877	11.48%
Kirkland Downtown (560)	\$2,112,235	\$1,583,435	33.40%
Redmond (550)	\$1,404,423	\$1,038,376	35.25%
Issaquah-Sammamish (540)	\$1,448,065	\$1,027,593	40.92%
Juanita-Bothell-Woodinville (600)	\$1,157,279	\$ 888,752	30.21%
Bothell North-Mill Creek (610)	\$ 985,990	\$ 761,488	29.48%
Edmonds-Lynnwood (730)	\$ 839,936	\$ 710,613	18.20%
Everett-Mukilteo-Snohomish (740)	\$ 725,365	\$ 607,101	19.48%

*Condominium SOLD Average

Home price appreciation shows no sign of slowing down

CoreLogic says home prices nationwide, including distressed sales, increased in June by 17.2 percent on an annual basis. In May the annual change was 15.4 percent, the greatest increase since 2005.

Frank Martell, CoreLogic's president and CEO says, "Home prices have been rising in the mid-single digits for some years now. The recent surge to double-digit price jumps reflect the convergence of exceptional demand and persistent low supply. With plenty of cash on the sidelines, along with very low mortgage rates, prices are heading up and affordability will become a more acute issue for the foreseeable future."

	Listings		Pending	Closing Sales		
	New	Total		# of Closings	Average Price	Median Price
Single Family						
Homes & Condos	Listings	Active				
King	4,428	2,679	3,860	4,048	\$989,126	\$789,000
Snohomish	1,963	885	1,733	1,664	\$710,004	\$675,000
Pierce	2,048	1,126	1,876	1,716	\$558,553	\$501,500
Total	8,439	4,690	7,469	7,428	\$752,561	\$655,167

Renter protections upheld by a federal judge

A federal judge has upheld renter protections passed by the Seattle City Council in 2017, finding they are a reasonable approach for reducing housing discrimination. The protections, enshrined in the Fair Chance Housing Ordinance, prohibit most landlords from inquiring about the criminal history of renters or prospective renters. The city said it was trying to reduce barriers to housing for people with criminal records

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August 6, 2021	30-Yr	30-Yr	15-Yr	5/1
Regional Breakdown	FNMA	FHA	FNMA	ARM
Average Rates	2.875%	2.250%	2.25%	-
Fees & Points	*All loans are with a one point origination fee.			
APR	2.986%	3.103%	2.325%	-

**** 5/1 ARM's are not pricing right now due to liquidity issues with the Forbearance due to COVID 19

** Owner Occupied / Single Family Residence

740 credit score and 20% down payment for conventional



三井まりこ オスタバーク 真理子

住宅購入者にやや安堵感も、NWMLSブローカーは一時的との見方

住宅購入をめぐる競争は、ワシントン州の大半の地域で7月に若干緩和したが、NWMLSのブローカーは、在庫は依然として逼迫しており、価格も上昇し続けていることから、この緩和は長続きしないと予測している。

「地域の市場は熾烈だが、今年初めに比べて競合するオファーが少ないので、買い手は多少安心できるだろう」とJohn L. Scott Real Estate 会長兼CEOのJ. Lennox Scott氏は語った。同氏はレポートで報告された大半の地域で、先月ブローカーが追加した登録物件数が販売契約に入った住宅数を僅差で上回ったことを指摘した。

ブローカーが7月にデータベースに追加した新規登録物件は12,916戸。26郡を対象とする地域全体の販売契約件数（双方合意済み契約）は11,567戸だった。月末時点の売り出し中物件は7,948戸で、2020年7月の10,259戸から22.5%減少した。これは、戸建て住宅とコンドミニウムを含む在庫が8,623戸だった10月以来の高水準となる。

「2020年のロックダウン中の数字を今年と比較するのは危険だが、新規登録物件が2019年の水準を超えて増え始めているのは興味深い」と語るのは、University of WashingtonのWashington Center for Real Estate ResearchのディレクターであるJames Young氏。MLSのデータによると、7月にブローカーが追加した戸建て住宅およびコンドミニウムの新規登録物件は、2019年7月を1,723戸上回った（11,193戸に対し12,916戸）。今年初めから今日現在まで、ブローカーは2019年に比べて1,438戸多い新規登録物件を追加している。

一部の郡を除いて、価格は二桁上昇が続く。地域全体では、7月の戸建て住宅およびコンドミニウムの販売価格は2020年7月から21.4%上昇し、\$484,995から\$589,000になった。

NWMLSのデータによると、システム全体の在庫月数は約0.73ヶ月分で、26郡のうち1ヶ月分を超える在庫があるのは12郡にすぎない。

NWMLS理事メンバーのJohn Deely氏は、買い手にとってのプラス要素として、コンドミニウムに関するデータがあると述べた。MLSデータによると、新規登録物件（1,702戸）は販売契約件数（1,549戸）を上回ったが、全体的な売り出し中物件は2020年7月の水準未満に留まった（地域全体で35%減）。

コンドミニウム価格の伸び幅は12.6%で、戸建て住宅（22%）よりも緩やかだ。7月のコンドミニウム販売10件中の6件近くを占めるキング郡では、前年比伸び率はわずかに7%弱だった。キング郡のコンドミニウムの価格中央値は\$460,000、全体的な販売価格中央値は\$428,000だった。

Market Activity Summary for July 2021						
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Single Family				Closings	Price	Price
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賃借人保護策、連邦地方裁判所判事が支持

連邦地方裁判所判事は、2017年にシアトル市議会で可決された賃借人保護策を支持し、住宅差別を減らすための合理的な取り組みであると判断した。「Fair Chance Housing Ordinance（参考訳：機会公正住宅取引条例）」に規定されているこの保護制度では、ほとんどの家主に対して賃借人または賃借人候補に犯罪歴を尋ねることを禁じている。同市は、刑事司法制度における有色人種の扱いが不均衡であることから、犯罪歴のある人の住宅への障壁を

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Weekly Primary Mortgage Market Survey® (PMMS®)				
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減らし、住宅における差別を減らす試みをしていると述べた。家主団体は2018年に訴訟を起こし、財産権と言論の自由の侵害を主張した。米国連邦地方裁判所のJohn C. Coughenour判事は、7月6日に市を支持する判決を下した。

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住宅価格の上昇、一向に衰える気配なし

CoreLogicによると、精算売却を含めた全米の住宅価格は7月に年率17.2%上昇した。5月の年間変動率は15.4%で、2005年以降最大の上昇幅となった。

CoreLogic社長兼CEOのFrank Martell氏は「住宅価格はここ数年一桁代半ばで上昇してきた。最近の二桁台の急騰ぶりは、並外れた需要と長引く供給不足が集中していることを反映している。潤沢な余裕資金と超低金利の住宅ローンにより、価格は上昇が続き、当面は値ごろ感がより深刻な問題になるだろう」と述べた。