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May marked a month of new records for some Northwest MLS market indicators

May was a month of record-setting highs and lows for some key housing market indicators tracked by Northwest Multiple Listing Service.

Northwest MLS director Robb Wasser, branch manager at Windermere Real Estate/East in Bellevue, noted the number of active listings for single family homes dropped from April to May for the first time in at least 20 years. The month-to-month decline was small (only 83 listings), but compared to 12 months ago, May's inventory plummeted by 4,824 listings (down 46.6%).

Months of inventory of homes and condominiums fell to just over two weeks (0.59 months) system-wide, which encompasses 26 of Washington's 39 counties. Only March 2021 and December 2020 have been lower when both months ended with only 0.53 months of supply.

Year-over-year price increases measured by percentages appeared to hit a new high with the median price on last month's 9,374 closed sales soaring 30% from a year ago.

A check of Northwest MLS data shows prices on the 8,011 single family home sales (excluding condos) that closed last month sold for 107.3% of the asking price. In the 4-county Puget Sound region (King, Snohomish, Pierce and Kitsap), the figure was 108.6%, while in King County it was 109.5%.

"Everything is about breaking records this past year with record-breaking housing prices, record-breaking low inventory, and record-breaking consumer savings rates during the pandemic," remarked Meredith Hansen, owner/designated broker at Keller Williams Greater Seattle. "All this equals a very strong, chaotic market that may not slow down for the next year," added Hansen, who is also a member of the NWMLS board of directors.

Brokers added 11,922 new listings of single family homes and condos during May, slightly fewer than April's total of 12,043. Compared to a year ago, as brokers, sellers, and buyers were adjusting to pandemic related restrictions on the real estate industry, the volume of new listings rose 20.8%.

Pending sales edged above the volume of new listings, with brokers reporting 11,969 mutually accepted offers. That number also outgained the year-ago total of 10,389 (a gain of 15.2%), and was the highest number since September when MLS members logged 12,053 pending sales.

High demand kept supply depleted. At month end, there were 5,533 active listings in the NWMLS database, nearly half the inventory of a year ago when buyers could choose from 10,357 listings.

J. Lennox Scott, chairman and CEO at John L. Scott Real Estate, is confident the robust activity will continue. "We are in a prime position to see a good number of resale listings and a proportional number of homes going under contract. Frenzy-level buyer demand has not waned. The local market is still virtually sold out in the more affordable and mid-price ranges, as well as into the luxury ranges in some areas."

Market Activity Summary for May 2021						
	Listings		Pending	Closing Sales		
	New	Total		# of	Average	Median
Single Family	Listings	Active	Closings	Price	Price	
Homes & Condos						
King	4,372	1,995	4,379	3,643	\$962,712	\$775,000
Snohomish	1,757	500	1,886	1,469	\$701,278	\$655,000
Pierce	1,865	737	1,878	1,451	\$553,533	\$500,000
Total	7,994	3,232	8,143	6,563	\$739,174	\$643,333

Seattle is No.1 for growth in 2020

New data from the U.S. Census Bureau shows that between July 1, 2019, and July 1, 2020, Seattle had a net gain of about 16,400 residents, hitting a total population of 769,700. That pencils out to a growth rate of 2.2% last year. And that means that among the 50 biggest U.S. cities, Seattle

is - No. 1 for growth in 2020. What about all those Sunbelt cities that everyone has been flocking to during the pandemic? Sure, they're growing fast, but they were behind Seattle. Fort Worth, Texas, ranks No. 2, followed by Mesa, Arizona; Austin; and Tampa. Seattle's 2020 growth was actually pretty much in line with the numbers we saw back in the 2010s - and Seattle was also the fastest-growing city of the past decade.

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

Area (Area Code)	Average \$		2021 VS 2020
	May 2021	May 2020	
Auburn-Federal Way (110-310)	\$ 612,342	\$ 488,088	25.46%
Kent-Maple Valley (320-340)	\$ 704,851	\$ 544,999	29.33%
West Seattle (140)	\$ 926,363	\$ 678,368	36.56%
SODO-Beacon Hill (380-385)	\$ 827,217	\$ 745,073	11.02%
E.lake-Madison-Capital Hill (390)	\$1,497,194	\$1,205,782	24.17%
Queen Anne-Magnolia (700)	\$1,444,037	\$1,256,320	14.94%
*Belltown-Downtown Seattle(701)	\$ 755,549	\$ 812,333	-6.99%
Ballard-Greenlake (705)	\$ 999,400	\$ 801,902	24.63%
North Seattle (710)	\$1,184,027	\$ 980,429	20.77%
Shoreline/Richmond Beach (715)	\$ 937,707	\$ 832,458	12.64%
Bellevue Downtown (520)	\$3,741,789	\$2,449,444	52.76%
Mercer Island (510)	\$2,381,675	\$1,687,500	41.14%
Bellevue South-Newcastle (500)	\$1,593,565	\$1,079,318	47.65%
Renton Highlands-Downtown (350)	\$ 920,266	\$ 653,002	40.93%
Microsoft-Bellevue East (530)	\$1,522,872	\$1,092,518	39.39%
Kirkland Downtown (560)	\$2,283,643	\$1,317,711	73.30%
Redmond (550)	\$1,458,529	\$ 976,047	49.43%
Issaquah-Sammamish (540)	\$1,271,001	\$ 982,290	29.39%
Juanita-Bothell-Woodinville (600)	\$1,142,526	\$ 895,763	27.55%
Bothell North-Mill Creek (610)	\$ 995,985	\$ 731,919	36.08%
Edmonds-Lynnwood (730)	\$ 842,247	\$ 645,952	30.39%
Everett-Mukilteo-Snohomish (740)	\$ 746,516	\$ 553,366	34.90%

*Condominium SOLD Average

New home sales challenges

Record-high building material prices and a continued lack of labor brought down new home sales in April to a seasonally adjusted annual rate of 863,000 — roughly 5.9% lower than the revised March rate, according to a joint analysis from the U.S. Census Bureau and the Department of HUD.

April's new home sales are nearly double that of April 2020's estimate of 582,000.

"New home sales volume remains well above pre-pandemic levels, but it's become very clear that the high and volatile price of lumber and other key building materials is introducing challenges to the new home building and sale process," said Matthew Speakman, economist at Zillow.

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Weekly Primary Mortgage Market Survey® (PMMS®)				
June 11, 2021	30-Yr	30-Yr	15-Yr	5/1
Regional Breakdown	FNMA	FHA	FNMA	ARM
Average Rates	2.625%	2.250%	2.00%	-
Fees & Points	*All loans are with a one point origination fee.			
APR	2.761%	3.103%	2.244%	-

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** Owner Occupied / Single Family Residence
740 credit score and 20% down payment for conventional



NWMLS市場指標、5月は新記録の月

5月は、NWMLSが追跡する住宅市場の主要指標のいくつかで、最高記録と最低記録を達成する月となった。

NWMLS理事でBellevueのWindermere Real Estate/East支社長のRobb Wasser氏は、少なくとも過去20年間で初めて、戸建住宅の売り出し中物件数が4月から5月にかけて減少したと述べた。対前月比の減少幅はわずかだが（83戸のみ）、2020年5月と比べると、5月の在庫は4,824戸減（46.6%減）と大きく落ち込んだ。

戸建て住宅とコンドミニアムの在庫月数は、システム全体でわずか2週間分（0.59ヶ月）にまで減少し、これにはワシントン州の39郡のうち26郡が含まれる。これを下回るのは2021年3月と2020年12月のみで、両月ともわずか0.53ヶ月分の供給だった。

前年比ベースの価格上昇率は、5月の販売件数9,374の価格中央値が2020年5月から30%も高騰したことで、過去最高を記録した模様。

NWMLSデータを確認すると、5月に販売された戸建て住宅 8,011戸（コンドミニウムを除く）の価格は、提示価格の107.3%で販売された。Puget Sound地域4郡（King郡、Snohomish郡、Pierce郡、Kitsap郡）ではこの数字は108.6%、またKing郡は109.5%だった。

「コロナ禍では記録破りの住宅価格、記録破りの在庫不足、記録破りの消費者貯蓄率と、過去1年はすべてが記録破りだった」と語るのにはKeller Williams Greater Seattleオーナー兼指定ブローカーのMeredith Hansen氏。「これらはすべて、来年も減速しない可能性のある非常に強力で混沌とした市場をもたらすに等しい」と、NWMLS理事会の一員でもあるHansen氏は付け加えた。

ブローカーが5月に追加した戸建て住宅およびコンドミニアムの新規登録物件は11,922戸で、4月の12,043戸をわずかに下回った。ブローカー、売り手、買い手が不動産業界に対するコロナ関連の行動制限に適切に反応した2020年5月と比べると、新規登録物件数は20.8%増加した。

販売契約件数は新規登録物件を僅差で上回り、ブローカーは11,969戸の双方合意済み契約を報告した。この数字は2020年5月の10,389戸を上回り（15.2%増）、MLSブローカーが契約件数12,053戸を記録した9月以来最高の数字となった。

高い需要により在庫は枯渇が続く。月末時点のNWMLSデータベースの売り出し中物件は5,533戸で、買い手が10,357戸の物件から選ぶことができた2020年5月の在庫のほぼ半分だった。

John L. Scott Real Estate会長兼CEOのJ. Lennox Scott氏は、堅調な販売が今後も続くことを確信する。「我々は、相当数の中古物件と、それに比例した数の住宅が契約を見込める絶好のポジションにある。買い手需要の熱狂ぶりは衰えていない。地域の市場では、より手頃な中価格帯は今も実質的な完売状態で、一部地域ではそれが高価格帯にも及んでいる」と同氏は述べた。

には及ばなかった。テキサス州フォートワースが第2位、それにアリゾナ州メサ、テキサス州オースティン、フロリダ州タンパが続いた。シアトルの2020年の人口増加率は、実は2010年代に見られた数字とほぼ一致する。またシアトルは、過去10年間で人口増加率が最も高い都市でもある。

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新築住宅販売への課題

米国国勢調査局および米国住宅都市開発省の共同分析によると、建築資材価格の記録的な高騰と継続的な労働力不足により、4月の新築住宅販売（季節調整済み・年率換算）は863,000戸に減少し、3月の改定値を約5.9%下回った。

4月の新築住宅販売は、2020年4月の速報値582,000戸からほぼ倍増した。

「新築住宅販売戸数は引き続きコロナ前の水準を大きく上回るが、木材ほか主要な建築資材価格の高騰や変動が新築住宅の建設と販売プロセスに課題をもたらしていることは明白だ」とZillowのエコノミストMatthew Speakman氏は述べた。

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シアトル、人口増加率で全米第一位

米国国勢調査局の新たなデータによると、2019年7月1日から2020年7月1日までの間に、シアトルの人口は約1万6400人の純増となり、総人口は76万9700人に達した。これは昨年の人口増加率2.2%の計算になる。また全米の大都市上位50都市で、シアトルの人口増加率は第1位であったことを意味する。それではコロナ禍の間にだれもが押し寄せたサンベルト（北緯37度以南の温暖な地域）の都市はどうだったか？たしかに人口はハイペースで増えているが、シアトル

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