

From the Puget Sound Business Journal:

<https://www.bizjournals.com/seattle/news/2021/08/24/seattles-real-estate-market-strength-3rd-best-in.html>

Report: Seattle has one of the nation's strongest big-city housing markets

Aug 24, 2021, 10:17pm PDT

Seattle has the third-strongest residential real estate market in the country, according to WalletHub, and the rest of the Puget Sound area is holding its own as well.

Using 18 metrics, a newly released study from the personal finance website compares Seattle's market with that of other large U.S. cities, defined as having a population of 300,000 or more.

The city ranks 10th overall for the lowest median number of days that homes for sale sat on the market, 12th for the lowest percent of delinquent mortgage holders and 45th for building permit activity. It also came in eighth for population growth rate.

The report also includes data on Tacoma and Everett, which are considered medium and small cities, respectively. Medium cities are defined as having 150,000 to 300,000 residents, and small cities as having fewer than 150,000 residents.



ANTHONY BOLANTE | PSBJ

Seattle ranks 10th among U.S. cities for lowest median number of days that homes for sale sat on the market, WalletHub says.

Home value forecast, based on how high Zillow thinks home prices will increase by May 2022, puts Everett's expected increase at 9.5%, followed by Tacoma with 7.8% and Seattle at 6.7%.

Tacoma's share of delinquent mortgages is 0.61% and Everett's is 0.5%. Among the three cities, Tacoma has the highest foreclosure rate at 0.7%, followed by Everett's 0.5% and Seattle's 0.2%.

The report also looks at economic indicators that aren't directly related to the real estate market but still show the strength of the local economy. For example, Seattle's 4.5% job growth rate puts it at 47th nationwide. Tacoma has a 4.9% rate and Everett's is 1.7%.

Seattle comes in 32nd out of 300 cities for its 4% unemployment rate. Tacoma's 5.7% rate puts it at 139th and Everett's 6.2% leaves it at 176th.

The median credit score, which plays into how much borrowing power residents have, indicates Seattle residents have good credit. Seattle's residents' median credit score is 745, which ranks the city at 17th overall. Tacoma's median credit score is 675 and Everett's is 685. The Consumer Financial Protection Bureau defines prime credit scores as 660 to 719 and super-prime scores as 720 and above.

Pandemic-related job losses and economic disruptions likely impacted credit scores, making it more difficult for residents to borrow money to buy and rent houses.

"Consumer credit reports could carry long-lasting impacts related to this downturn, potentially affecting future homebuyers negatively," Terry Fields, associate professor, University of Alaska Anchorage, said in a statement. "Credit defaults during this time will stay on a credit report for years. Rental evictions during this period could play a role in future loan applications. And, low incomes during this period will be reflected on tax returns that may be used for future loan applications."

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