



April 2021

MARKET REPORT

seattle / eastside

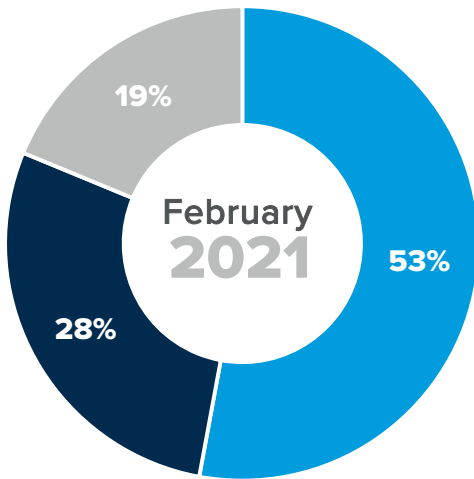
A MONTHLY REPORT

on single family residential
real estate activity

WINDERMERE.MI.COM

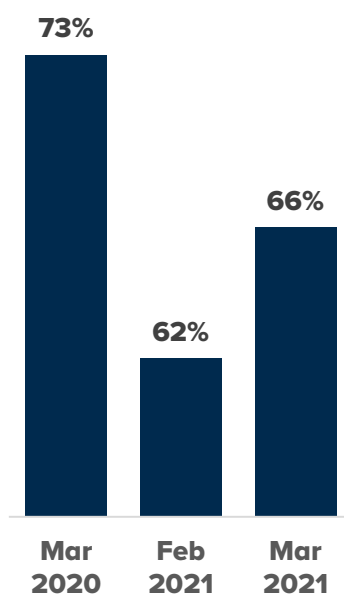

Windermere
REAL ESTATE

% of Sales At, Above, or Below List



53% Sold ABOVE list price
28% Sold AT list price
19% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
109%
66% of Sales

11-30 DAYS
100%
14% of Sales

31+ DAYS
98%
14% of Sales

Homes For Sale

545

510 Last Month
677 Last Year

Pending Sales

1097

809 Last Month
681 Last Year

Median Sale Price

\$834,975

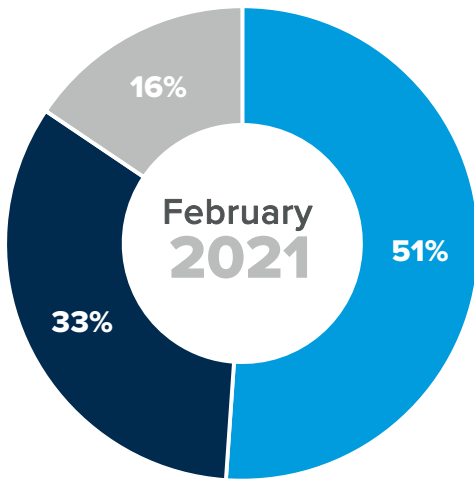
\$784,250 Last Month
\$784,500 Last Year

Months of Supply

0.5

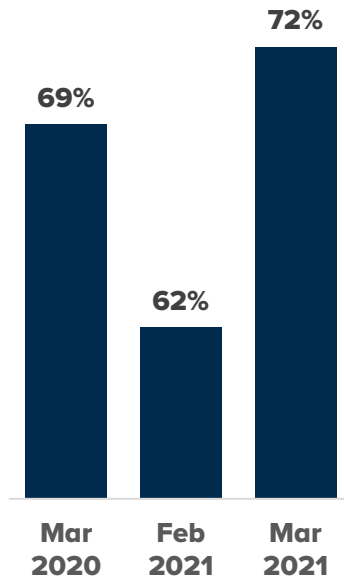
0.6 Last Month
1.0 Last Year

% of Sales At, Above, or Below List



51% Sold ABOVE list price
33% Sold AT list price
16% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
107%
72% of Sales

11-30 DAYS
100%
12% of Sales

31+ DAYS
99%
13% of Sales

Homes For Sale

84

75 Last Month
99 Last Year

Pending Sales

215

154 Last Month
133 Last Year

Median Sale Price

\$655,000

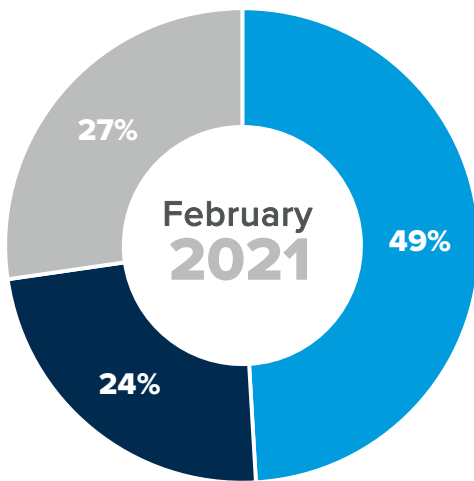
\$670,000 Last Month
\$705,900 Last Year

Months of Supply

0.4

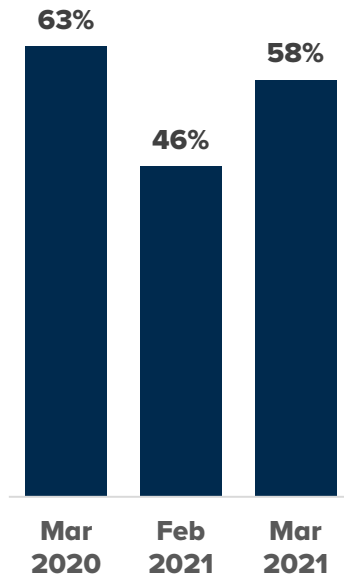
0.5 Last Month
0.7 Last Year

% of Sales At, Above, or Below List



49% Sold ABOVE list price
24% Sold AT list price
27% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
107%
58% of Sales

11-30 DAYS
100%
14% of Sales

31+ DAYS
99%
25% of Sales

Homes For Sale

102

98 Last Month
106 Last Year

Pending Sales

139

92 Last Month
92 Last Year

Median Sale Price

\$699,750

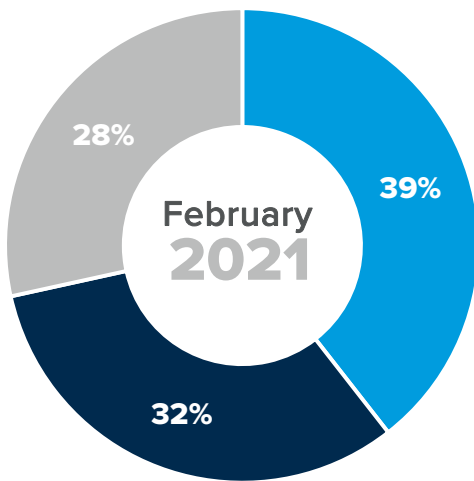
\$645,000 Last Month
\$635,000 Last Year

Months of Supply

0.7

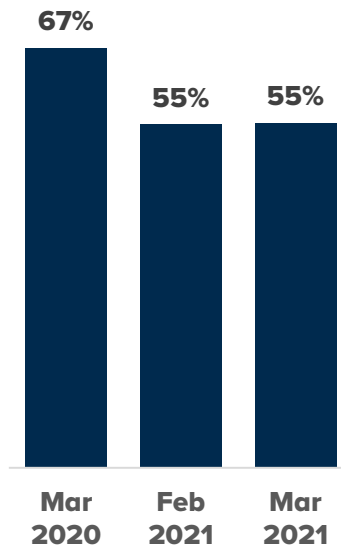
1.1 Last Month
1.2 Last Year

% of Sales At, Above, or Below List



39% Sold ABOVE list price
32% Sold AT list price
28% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

113

102 Last Month
115 Last Year

Pending Sales

140

102 Last Month
59 Last Year

Median Sale Price

\$986,000

\$824,500 Last Month
\$833,800 Last Year

Months of Supply

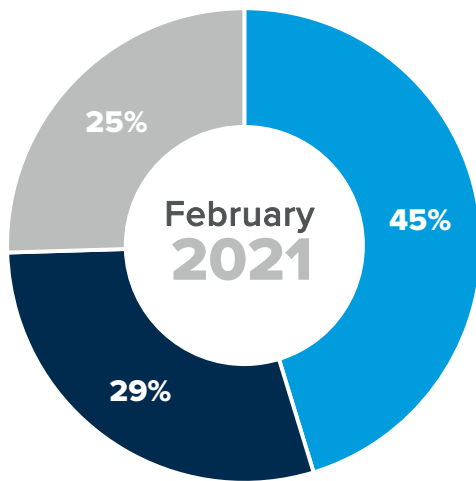
0.8

1.0 Last Month
1.9 Last Year

QUEEN ANNE-MAGNOLIA

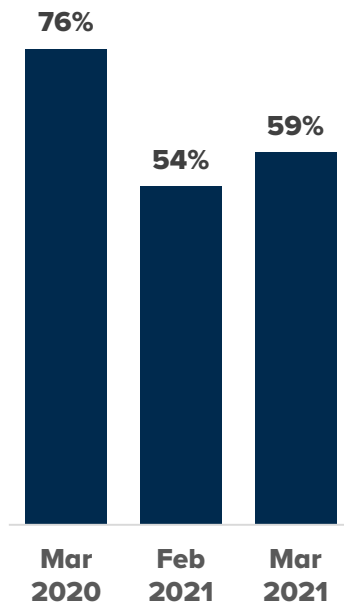
monthly update
March 2021

% of Sales At, Above, or Below List



45% Sold ABOVE list price
29% Sold AT list price
25% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
107%
59% of Sales

11-30 DAYS
100%
19% of Sales

31+ DAYS
98%
15% of Sales

Homes For Sale

48

102 Last Month
79 Last Year

Pending Sales

95

102 Last Month
56 Last Year

Median Sale Price

\$1,133,900

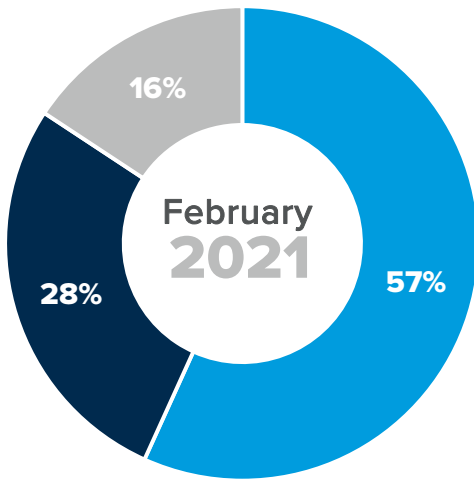
\$1,123,000 Last Month
\$1,249,500 Last Year

Months of Supply

0.5

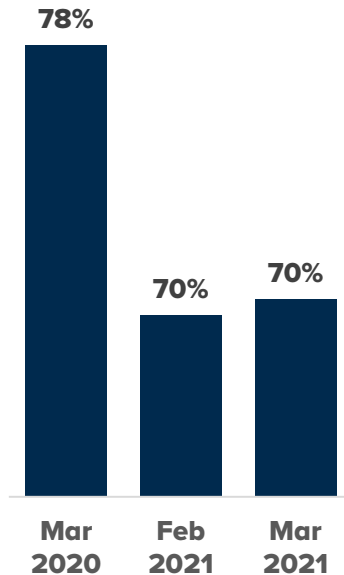
1.0 Last Month
1.4 Last Year

% of Sales At, Above, or Below List



57% Sold ABOVE list price
28% Sold AT list price
16% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
110%
70% of Sales

11-30 DAYS
99%
16% of Sales

31+ DAYS
99%
9% of Sales

Homes For Sale

106

95 Last Month
128 Last Year

Pending Sales

276

212 Last Month
181 Last Year

Median Sale Price

\$870,249

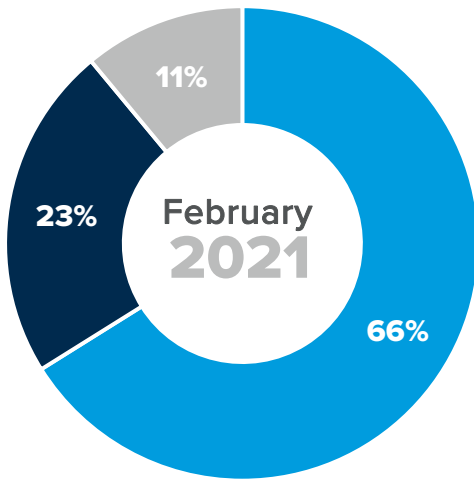
\$809,000 Last Month
\$834,000 Last Year

Months of Supply

0.4

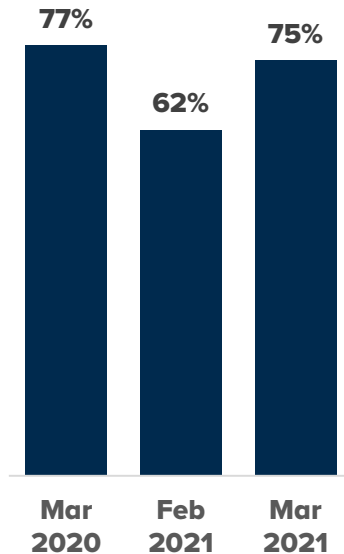
0.4 Last Month
0.7 Last Year

% of Sales At, Above, or Below List



66% Sold ABOVE list price
23% Sold AT list price
11% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

63

55 Last Month
81 Last Year

Pending Sales

140

89 Last Month
119 Last Year

Median Sale Price

\$935,000

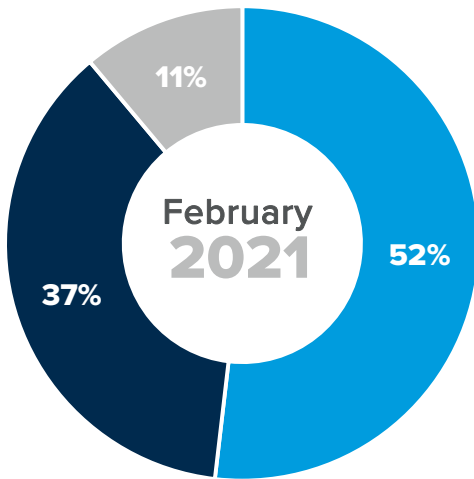
\$835,000 Last Month
\$872,500 Last Year

Months of Supply

0.5

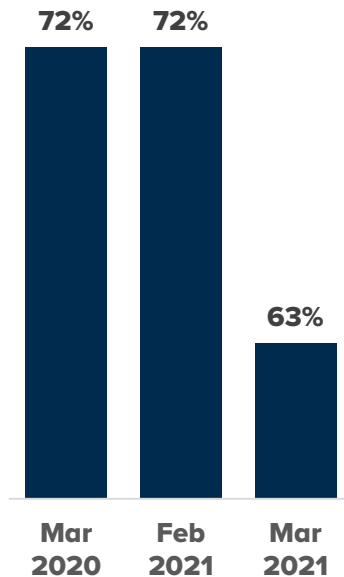
0.6 Last Month
0.7 Last Year

% of Sales At, Above, or Below List



52% Sold ABOVE list price
37% Sold AT list price
11% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
110%
63% of Sales

11-30 DAYS
99%
19% of Sales

31+ DAYS
99%
11% of Sales

Homes For Sale

11

12 Last Month
40 Last Year

Pending Sales

45

29 Last Month
30 Last Year

Median Sale Price

\$850,000

\$700,000 Last Month
\$653,000 Last Year

Months of Supply

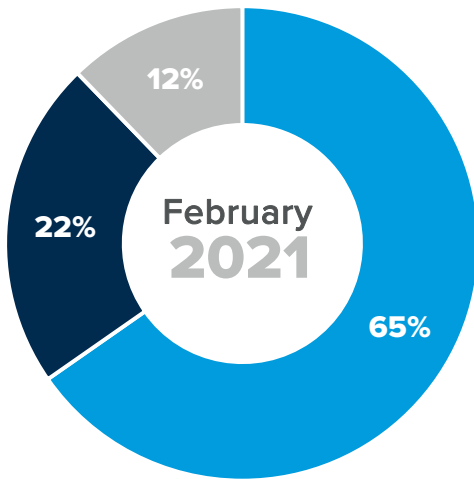
0.2

0.4 Last Month
1.3 Last Year

KENMORE-LK FOREST PK

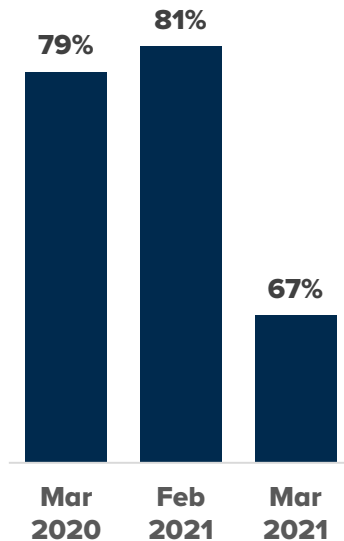
monthly update
March 2021

% of Sales At, Above, or Below List



65% Sold ABOVE list price
22% Sold AT list price
12% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
114%
67% of Sales

11-30 DAYS
100%
12% of Sales

31+ DAYS
97%
16% of Sales

Homes For Sale

18

13 Last Month
29 Last Year

Pending Sales

47

42 Last Month
39 Last Year

Median Sale Price

\$799,950

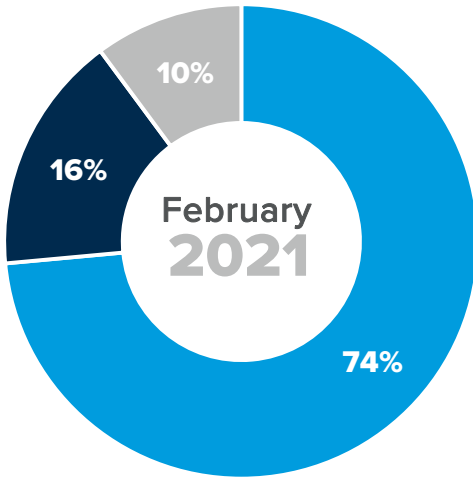
\$706,590 Last Month
\$724,000 Last Year

Months of Supply

0.4

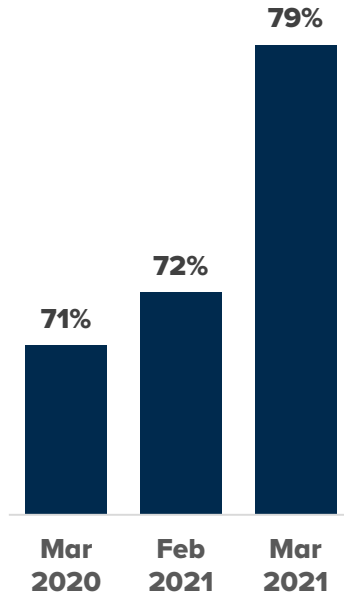
0.3 Last Month
0.7 Last Year

% of Sales At, Above, or Below List



74% Sold ABOVE list price
16% Sold AT list price
10% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
113%
79% of Sales

11-30 DAYS
101%
6% of Sales

31+ DAYS
97%
7% of Sales

Homes For Sale

210

230 Last Month
680 Last Year

Pending Sales

871

523 Last Month
551 Last Year

Median Sale Price

\$1,355,000

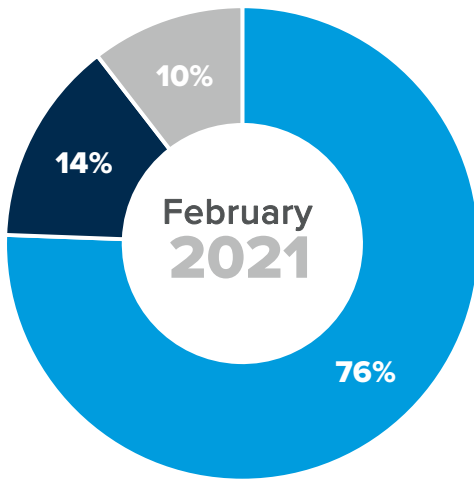
\$1,300,000 Last Month
\$1,035,000 Last Year

Months of Supply

0.2

0.4 Last Month
1.2 Last Year

% of Sales At, Above, or Below List



76% Sold ABOVE list price
14% Sold AT list price
10% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
114%
85% of Sales

11-30 DAYS
99%
3% of Sales

31+ DAYS
94%
6% of Sales

Homes For Sale

24

27 Last Month
99 Last Year

Pending Sales

107

64 Last Month
73 Last Year

Median Sale Price

\$1,450,000

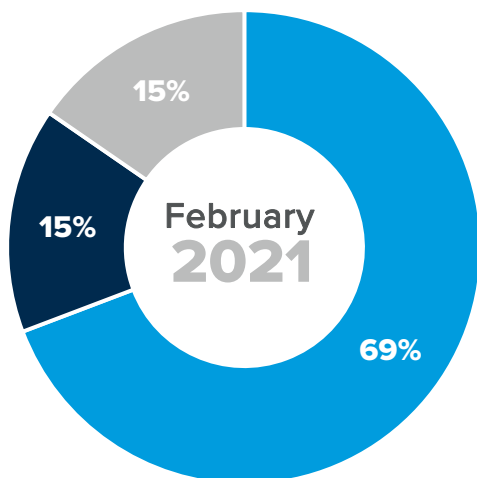
\$1,312,500 Last Month
\$1,092,500 Last Year

Months of Supply

0.2

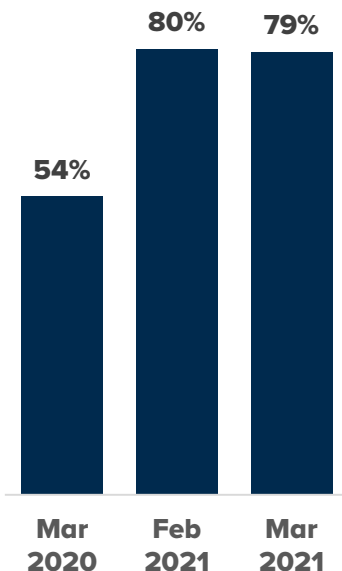
0.4 Last Month
1.4 Last Year

% of Sales At, Above, or Below List



69% Sold ABOVE list price
15% Sold AT list price
15% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS

110%
79% of Sales

11-30 DAYS

96%
3% of Sales

31+ DAYS

94%
8% of Sales

Homes For Sale

17

17 Last Month
43 Last Year

Pending Sales

29

29 Last Month
24 Last Year

Median Sale Price

\$1,860,000

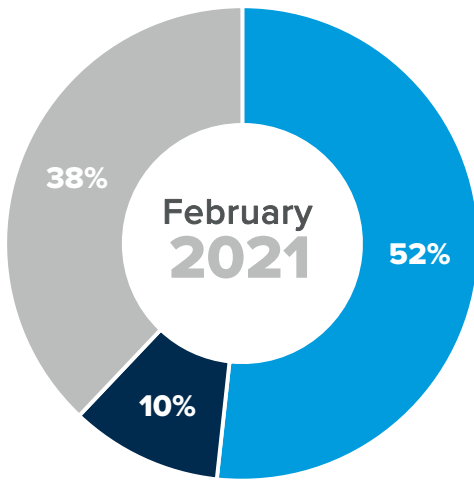
\$2,100,000 Last Month
\$1,748,000 Last Year

Months of Supply

0.6

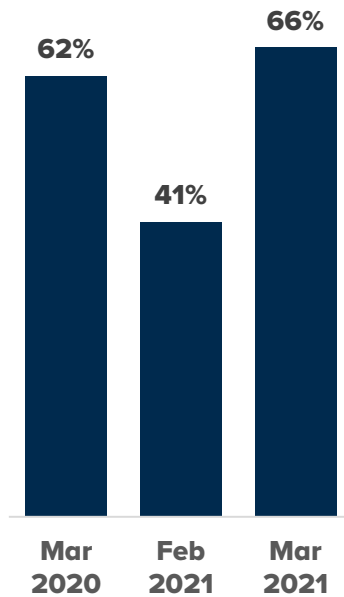
0.6 Last Month
1.8 Last Year

% of Sales At, Above, or Below List



52% Sold ABOVE list price
10% Sold AT list price
38% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
107%
66% of Sales

11-30 DAYS
97%
3% of Sales

31+ DAYS
95%
28% of Sales

Homes For Sale

19

22 Last Month
60 Last Year

Pending Sales

40

27 Last Month
24 Last Year

Median Sale Price

\$3,525,000

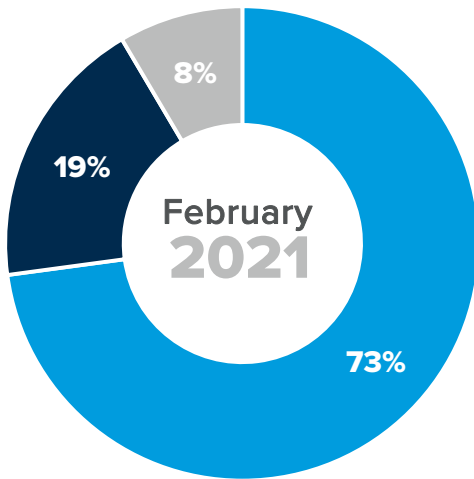
\$2,900,000 Last Month
\$2,498,500 Last Year

Months of Supply

0.5

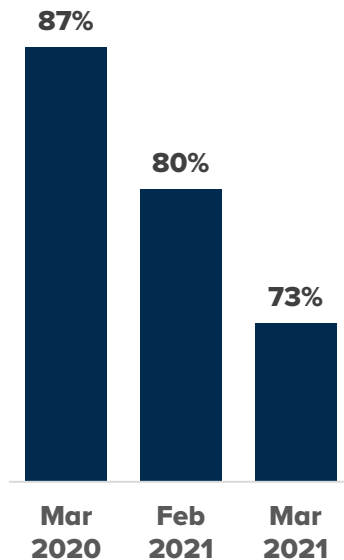
0.8 Last Month
2.5 Last Year

% of Sales At, Above, or Below List



73% Sold ABOVE list price
19% Sold AT list price
8% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

20

21 Last Month
28 Last Year

Pending Sales

67

45 Last Month
54 Last Year

Median Sale Price

\$1,300,000

\$1,265,000 Last Month
\$1,103,000 Last Year

Months of Supply

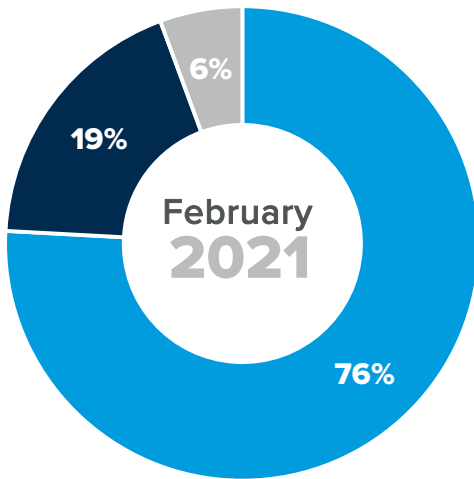
0.3

0.5 Last Month
0.5 Last Year

EAST LAKE SAMMAMISH

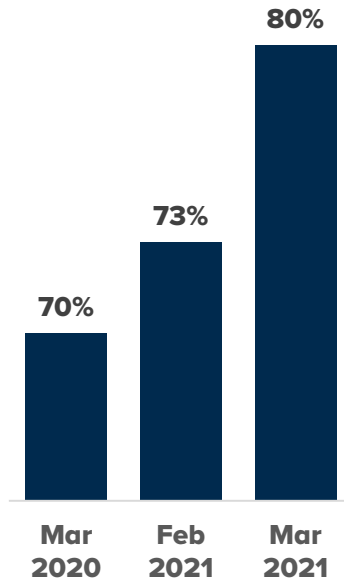
monthly update
March 2021

% of Sales At, Above, or Below List



76% Sold ABOVE list price
19% Sold AT list price
6% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
114%
80% of Sales

11-30 DAYS
101%
5% of Sales

31+ DAYS
100%
4% of Sales

Homes For Sale

57

51 Last Month
159 Last Year

Pending Sales

259

143 Last Month
173 Last Year

Median Sale Price

\$1,290,000

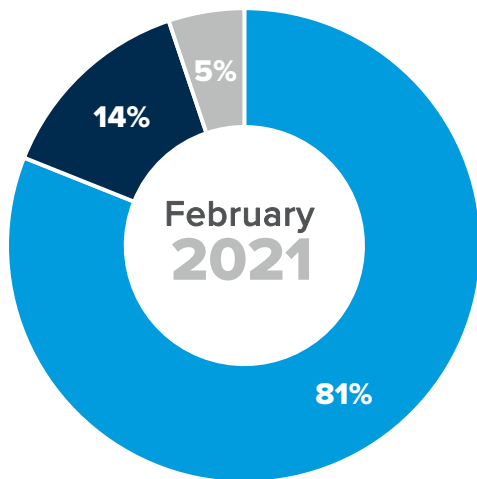
\$1,115,699 Last Month
\$945,004 Last Year

Months of Supply

0.2

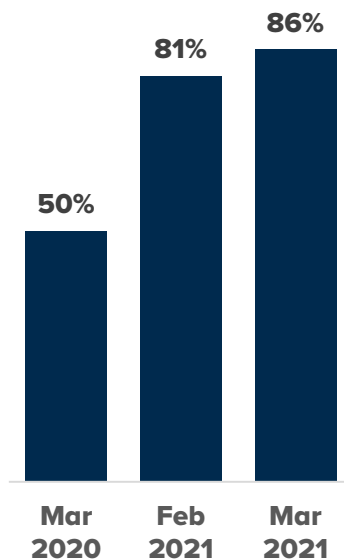
0.4 Last Month
0.9 Last Year

% of Sales At, Above, or Below List



81% Sold ABOVE list price
14% Sold AT list price
5% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

17

22 Last Month
70 Last Year

Pending Sales

98

43 Last Month
57 Last Year

Median Sale Price

\$1,255,500

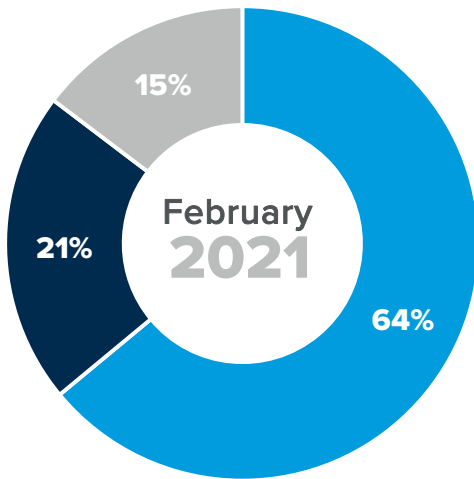
\$1,260,000 Last Month
\$892,500 Last Year

Months of Supply

0.2

0.5 Last Month
1.2 Last Year

% of Sales At, Above, or Below List



64% Sold ABOVE list price
21% Sold AT list price
15% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

34

27 Last Month
90 Last Year

Pending Sales

74

69 Last Month
54 Last Year

Median Sale Price

\$1,800,000

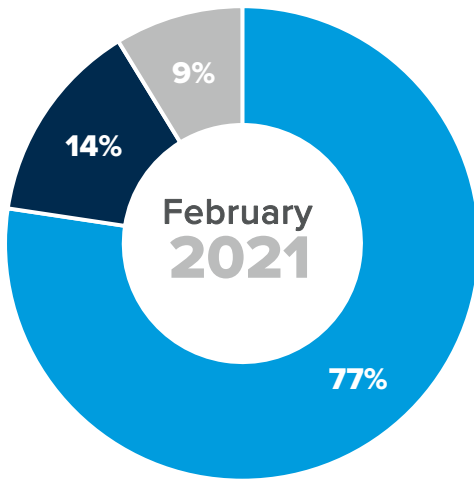
\$1,865,000 Last Month
\$1,589,000 Last Year

Months of Supply

0.5

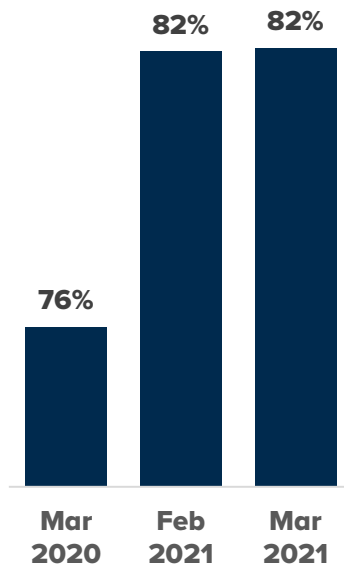
0.4 Last Month
1.7 Last Year

% of Sales At, Above, or Below List



77% Sold ABOVE list price
14% Sold AT list price
9% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
114%
82% of Sales

11-30 DAYS
101%
7% of Sales

31+ DAYS
98%
7% of Sales

Homes For Sale

29

43 Last Month
131 Last Year

Pending Sales

197

103 Last Month
138 Last Year

Median Sale Price

\$1,008,000

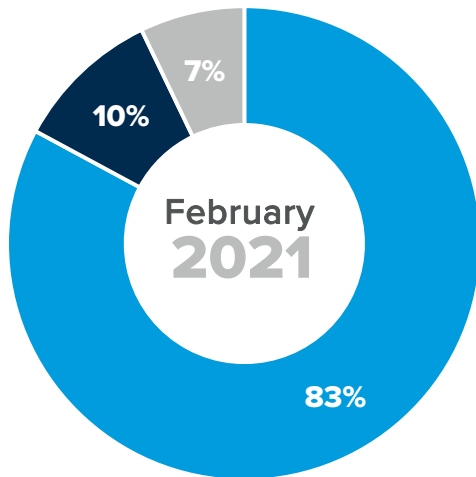
\$1,015,000 Last Month
\$791,000 Last Year

Months of Supply

0.1

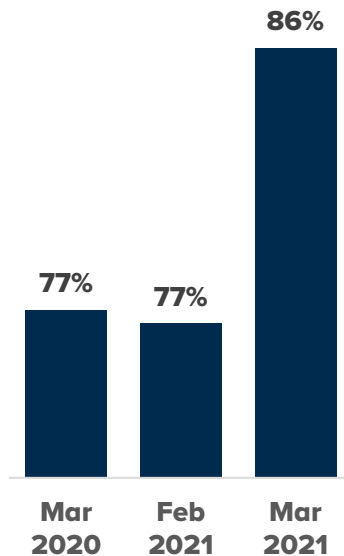
0.4 Last Month
0.9 Last Year

% of Sales At, Above, or Below List



83% Sold ABOVE list price
10% Sold AT list price
7% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

17

16 Last Month
80 Last Year

Pending Sales

93

58 Last Month
60 Last Year

Median Sale Price

\$864,500

\$747,500 Last Month
\$610,000 Last Year

Months of Supply

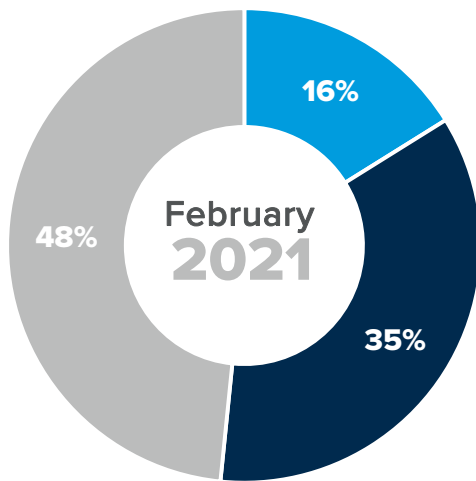
0.2

0.3 Last Month
1.3 Last Year

DOWNTOWN BELLEVUE CONDOS

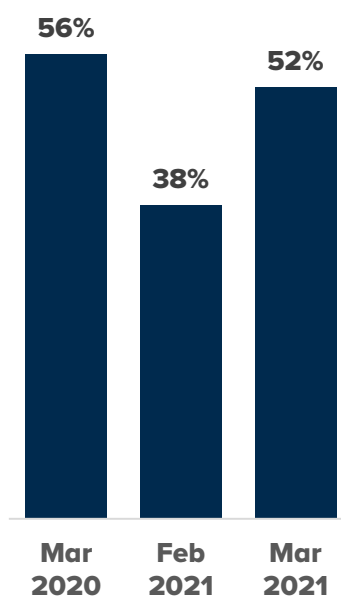
monthly update
March 2021

% of Sales At, Above,
or Below List



16% Sold ABOVE list price
35% Sold AT list price
48% Sold BELOW list price

Sold in
First 10 Days



% of List Price by
Time on Market

0-10 DAYS
101%
52% of Sales

11-30 DAYS
99%
13% of Sales

31+ DAYS
97%
35% of Sales

Homes For Sale

44

61 Last Month
27 Last Year

Pending Sales

48

27 Last Month
11 Last Year

Median Sale Price

\$903,000

\$641,500 Last Month
\$565,000 Last Year

Months of Supply

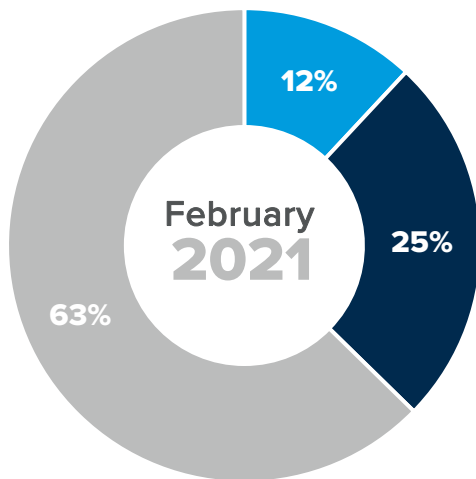
0.9

2.3 Last Month
2.5 Last Year

DOWNTOWN SEATTLE CONDOS

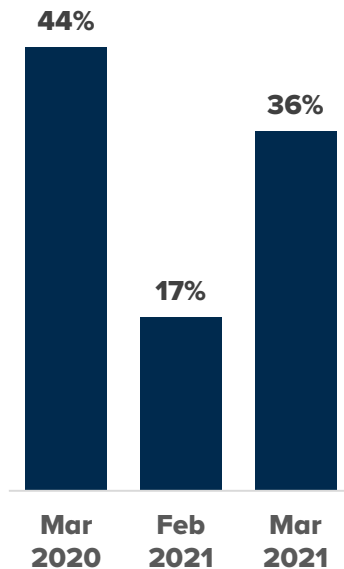
monthly update
March 2021

% of Sales At, Above,
or Below List



12% Sold ABOVE list price
25% Sold AT list price
63% Sold BELOW list price

Sold in
First 10 Days



% of List Price by
Time on Market

0-10 DAYS
99%
36% of Sales

11-30 DAYS
98%
15% of Sales

31+ DAYS
97%
45% of Sales

Homes For Sale

195

196 Last Month
139 Last Year

Pending Sales

85

59 Last Month
36 Last Year

Median Sale Price

\$615,000

\$617,450 Last Month
\$649,975 Last Year

Months of Supply

2.3

3.3 Last Month
3.9 Last Year