



January 2021 MARKET REPORT

seattle / eastside

A MONTHLY REPORT

on single family residential
real estate activity

WINDERMERE.MI.COM

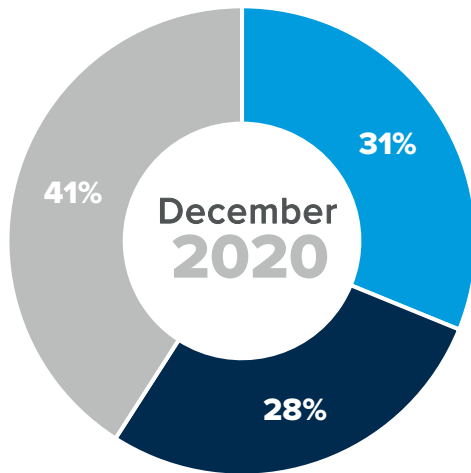


Windermere
REAL ESTATE

ALL SEATTLE HOMES

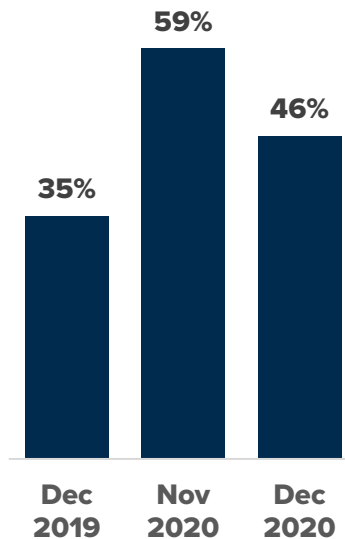
monthly update
January 2021

% of Sales At, Above, or Below List



31% Sold ABOVE list price
28% Sold AT list price
41% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
103%
46% of Sales

11-30 DAYS
99%
25% of Sales

31+ DAYS
98%
25% of Sales

Homes For Sale

644

924 Last Month

605 Last Year

Pending Sales

673

787 Last Month

444 Last Year

Median Sale Price

\$780,000

\$800,500 Last Month

\$719,950 Last Year

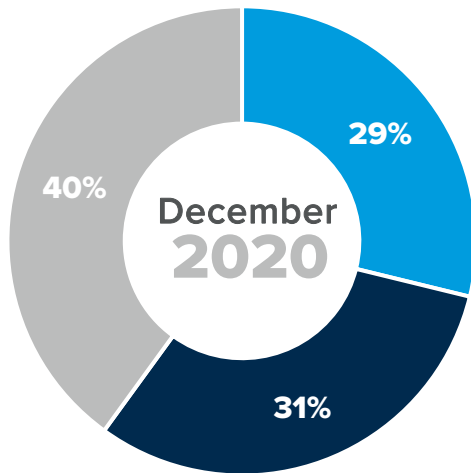
Months of Supply

1.0

1.2 Last Month

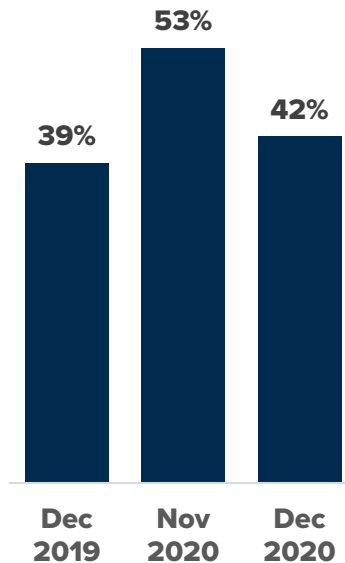
1.4 Last Year

% of Sales At, Above, or Below List



29% Sold ABOVE list price
31% Sold AT list price
40% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
103%
42% of Sales

11-30 DAYS
99%
28% of Sales

31+ DAYS
98%
26% of Sales

Homes For Sale

95

165 Last Month
120 Last Year

Pending Sales

139

162 Last Month
82 Last Year

Median Sale Price

\$649,500

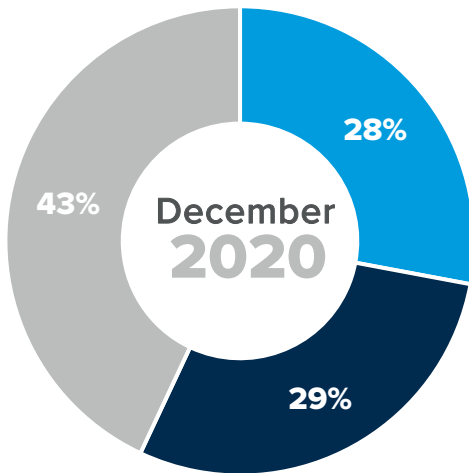
\$649,950 Last Month
\$650,000 Last Year

Months of Supply

0.7

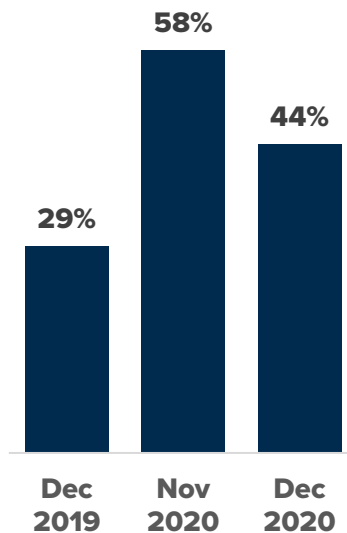
1.0 Last Month
1.5 Last Year

% of Sales At, Above, or Below List



28% Sold ABOVE list price
29% Sold AT list price
43% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
103%
44% of Sales

11-30 DAYS
99%
31% of Sales

31+ DAYS
98%
24% of Sales

Homes For Sale

132

163 Last Month
123 Last Year

Pending Sales

82

87 Last Month
56 Last Year

Median Sale Price

\$665,000

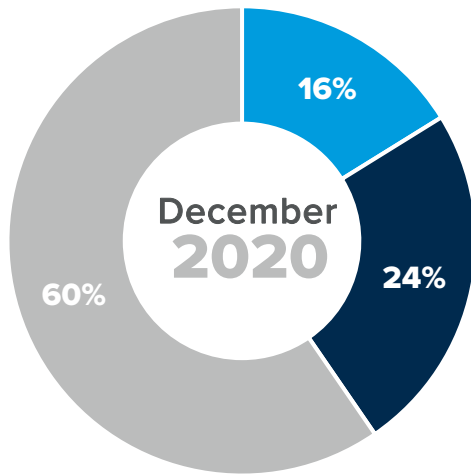
\$652,500 Last Month
\$590,000 Last Year

Months of Supply

1.6

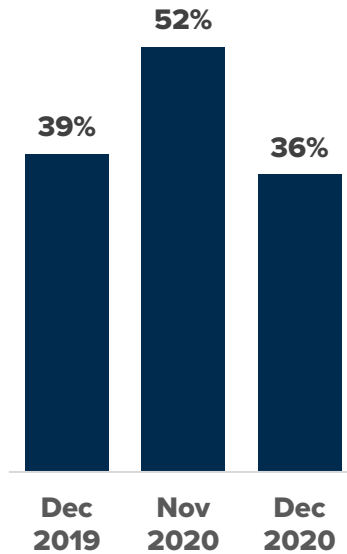
1.9 Last Month
2.2 Last Year

% of Sales At, Above, or Below List



16% Sold ABOVE list price
24% Sold AT list price
60% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
101%
36% of Sales

11-30 DAYS
97%
20% of Sales

31+ DAYS
97%
38% of Sales

Homes For Sale

123

156 Last Month
82 Last Year

Pending Sales

74

94 Last Month
54 Last Year

Median Sale Price

\$995,000

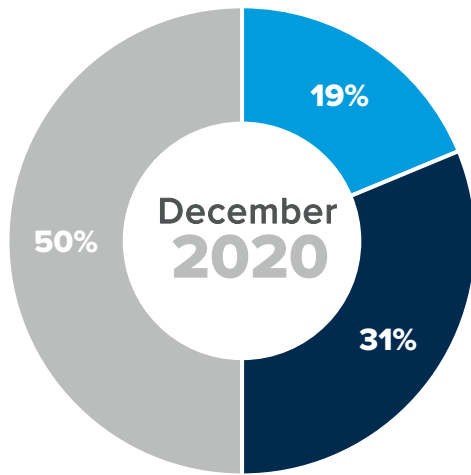
\$1,037,475 Last Month
\$905,000 Last Year

Months of Supply

1.7

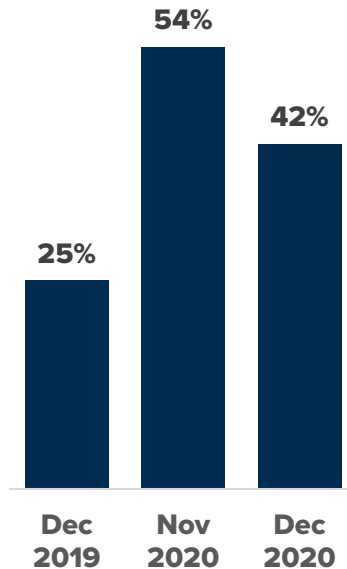
1.7 Last Month
1.5 Last Year

% of Sales At, Above, or Below List



19% Sold ABOVE list price
31% Sold AT list price
50% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
101%
42% of Sales

11-30 DAYS
96%
17% of Sales

31+ DAYS
97%
33% of Sales

Homes For Sale

78

131 Last Month
44 Last Year

Pending Sales

87

53 Last Month
32 Last Year

Median Sale Price

\$1,046,500

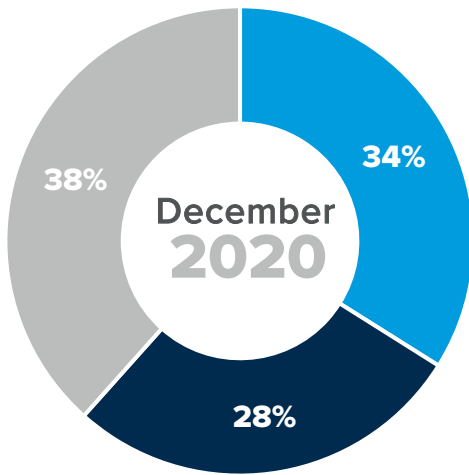
\$1,050,000 Last Month
\$1,020,000 Last Year

Months of Supply

0.9

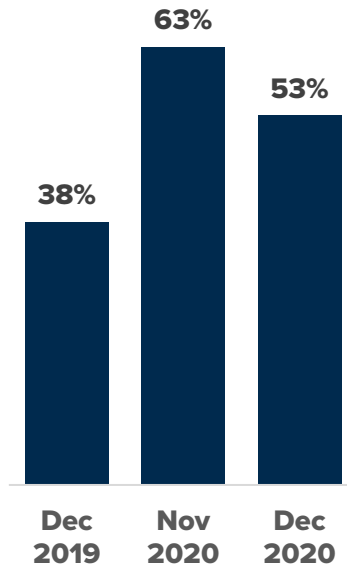
2.5 Last Month
1.4 Last Year

% of Sales At, Above, or Below List



34% Sold ABOVE list price
28% Sold AT list price
38% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
103%
53% of Sales

11-30 DAYS
99%
24% of Sales

31+ DAYS
98%
20% of Sales

Homes For Sale

110

157 Last Month

104 Last Year

Pending Sales

139

206 Last Month

115 Last Year

Median Sale Price

\$800,000

\$849,500 Last Month

\$725,000 Last Year

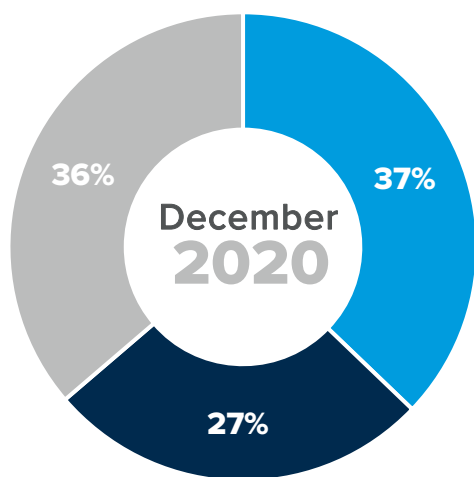
Months of Supply

0.8

0.8 Last Month

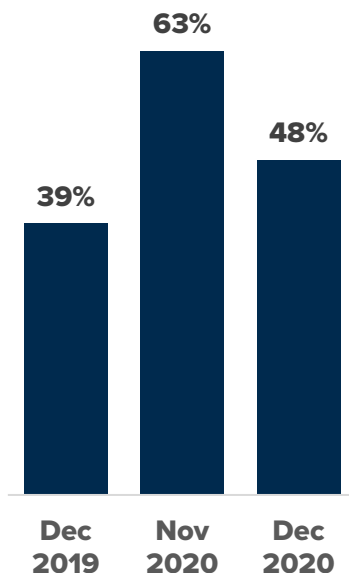
0.9 Last Year

% of Sales At, Above, or Below List



37% Sold ABOVE list price
27% Sold AT list price
36% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
105%
48% of Sales

11-30 DAYS
98%
29% of Sales

31+ DAYS
98%
19% of Sales

Homes For Sale

73

99 Last Month
63 Last Year

Pending Sales

81

108 Last Month
56 Last Year

Median Sale Price

\$850,000

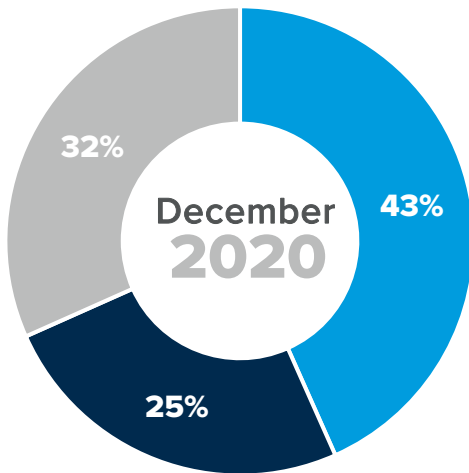
\$872,500 Last Month
\$775,000 Last Year

Months of Supply

0.9

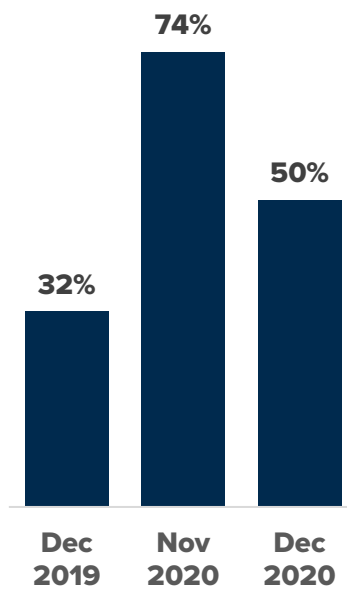
0.9 Last Month
1.1 Last Year

% of Sales At, Above, or Below List



43% Sold ABOVE list price
25% Sold AT list price
32% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
105%
50% of Sales

11-30 DAYS
99%
17% of Sales

31+ DAYS
99%
32% of Sales

Homes For Sale

12

22 Last Month

43 Last Year

Pending Sales

36

52 Last Month

22 Last Year

Median Sale Price

\$694,975

\$720,000 Last Month

\$663,500 Last Year

Months of Supply

0.3

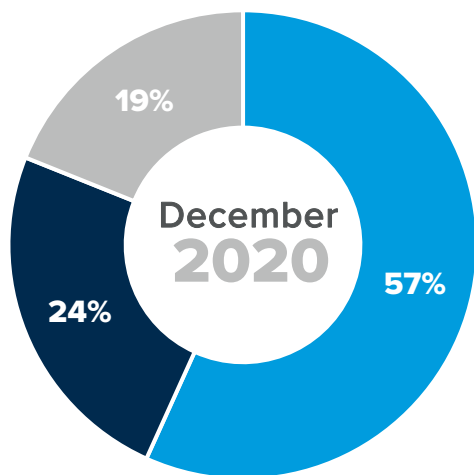
0.4 Last Month

2.0 Last Year

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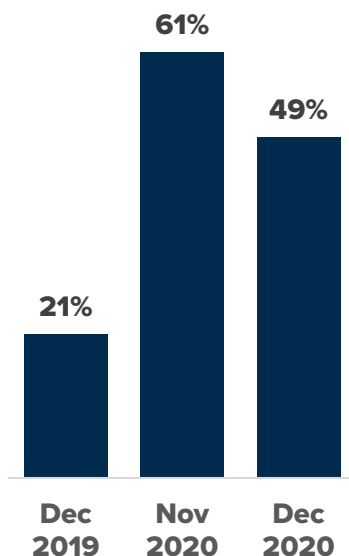
monthly update
January 2021

% of Sales At, Above, or Below List



57% Sold ABOVE list price
24% Sold AT list price
19% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
108%
49% of Sales

11-30 DAYS
101%
22% of Sales

31+ DAYS
98%
19% of Sales

Homes For Sale

20

31 Last Month

26 Last Year

Pending Sales

35

25 Last Month

31 Last Year

Median Sale Price

\$665,000

\$737,000 Last Month

\$655,000 Last Year

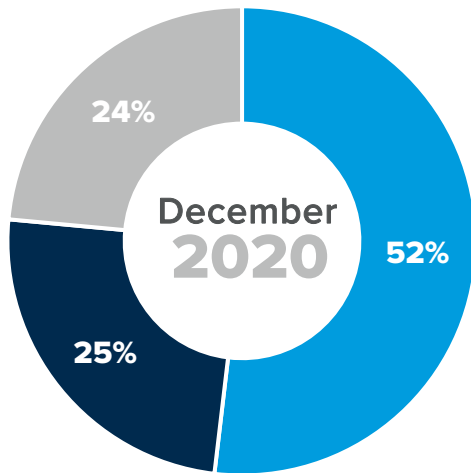
Months of Supply

0.6

1.2 Last Month

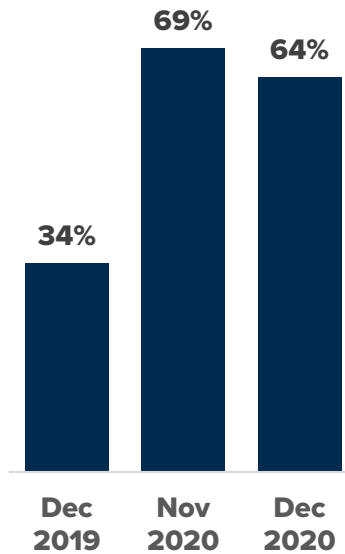
0.8 Last Year

% of Sales At, Above, or Below List



52% Sold ABOVE list price
25% Sold AT list price
24% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
106%
64% of Sales

11-30 DAYS
99%
13% of Sales

31+ DAYS
104%
18% of Sales

Homes For Sale

206

317 Last Month
532 Last Year

Pending Sales

338

514 Last Month
309 Last Year

Median Sale Price

\$1,100,000

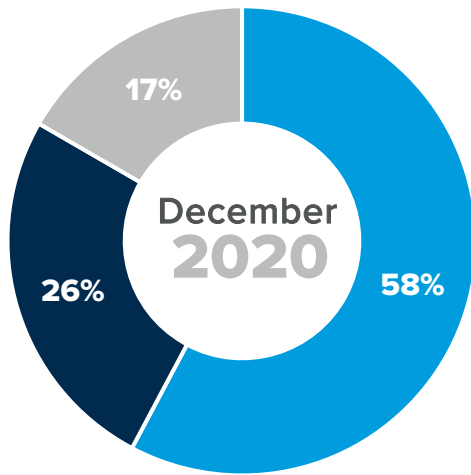
\$1,077,000 Last Month
\$950,000 Last Year

Months of Supply

0.6

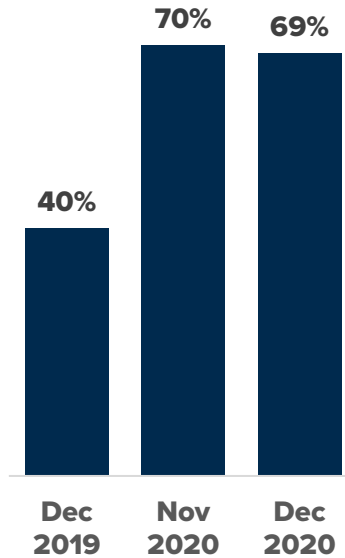
0.6 Last Month
1.7 Last Year

% of Sales At, Above, or Below List



58% Sold ABOVE list price
26% Sold AT list price
17% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
107%
69% of Sales

11-30 DAYS
100%
8% of Sales

31+ DAYS
98%
18% of Sales

Homes For Sale

31

54 Last Month
74 Last Year

Pending Sales

45

68 Last Month
30 Last Year

Median Sale Price

\$1,100,000

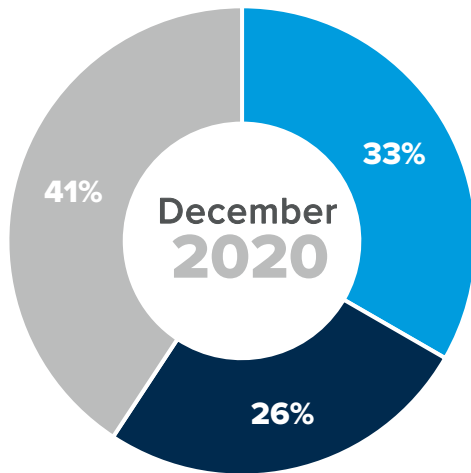
\$1,200,000 Last Month
\$948,000 Last Year

Months of Supply

0.7

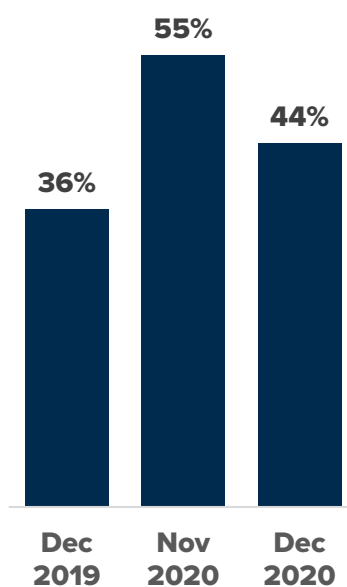
0.8 Last Month
2.5 Last Year

% of Sales At, Above, or Below List



33% Sold ABOVE list price
26% Sold AT list price
41% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
104%
44% of Sales

11-30 DAYS
98%
19% of Sales

31+ DAYS
98%
30% of Sales

Homes For Sale

12

17 Last Month

45 Last Year

Pending Sales

10

20 Last Month

8 Last Year

Median Sale Price

\$2,226,000

\$1,960,000 Last Month

\$1,462,500 Last Year

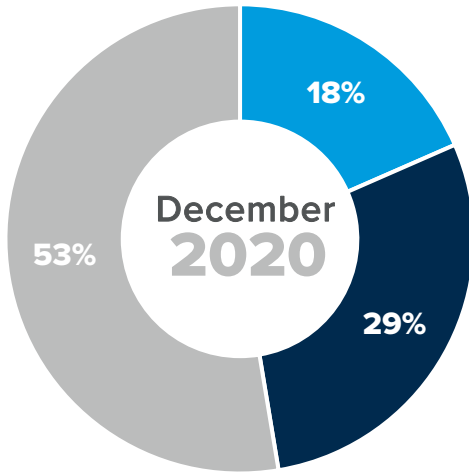
Months of Supply

1.2

0.9 Last Month

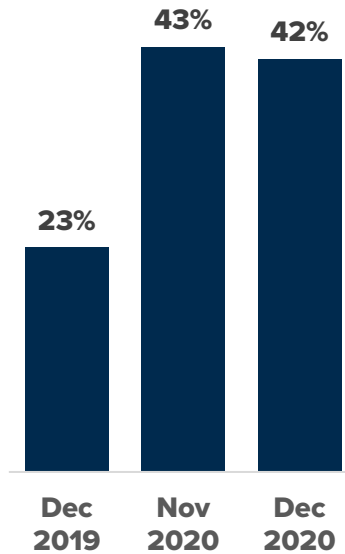
5.6 Last Year

% of Sales At, Above, or Below List



18% Sold ABOVE list price
29% Sold AT list price
53% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
101%
42% of Sales

11-30 DAYS
102%
11% of Sales

31+ DAYS
96%
39% of Sales

Homes For Sale

30

45 Last Month
55 Last Year

Pending Sales

30

28 Last Month
17 Last Year

Median Sale Price

\$2,950,000

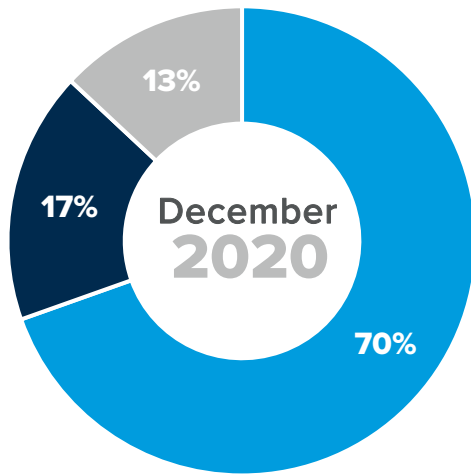
\$3,018,000 Last Month
\$2,730,000 Last Year

Months of Supply

1.0

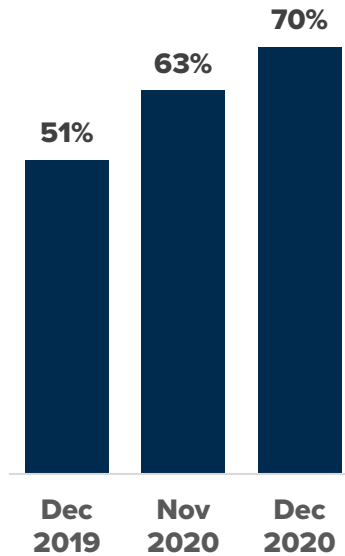
1.6 Last Month
3.2 Last Year

% of Sales At, Above, or Below List



70% Sold ABOVE list price
17% Sold AT list price
13% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
109%
70% of Sales

11-30 DAYS
100%
16% of Sales

31+ DAYS
98%
10% of Sales

Homes For Sale

18

32 Last Month

26 Last Year

Pending Sales

37

50 Last Month

20 Last Year

Median Sale Price

\$1,050,000

\$1,130,500 Last Month

\$1,070,000 Last Year

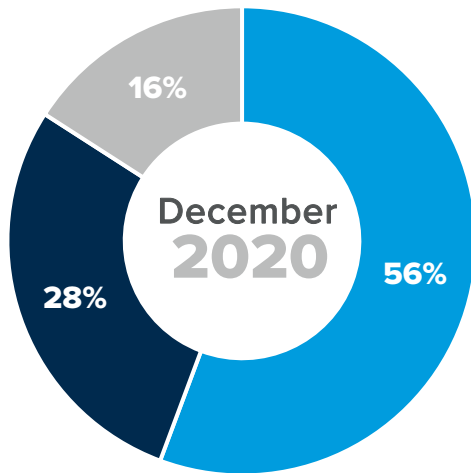
Months of Supply

0.5

0.6 Last Month

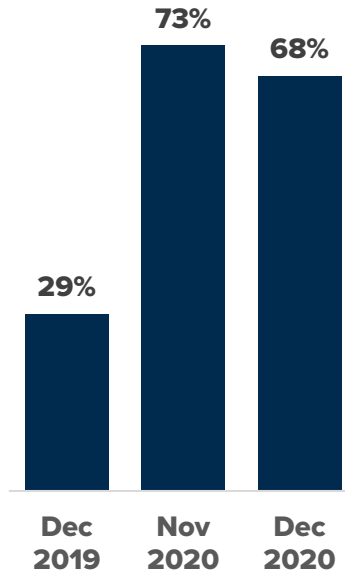
1.3 Last Year

% of Sales At, Above, or Below List



56% 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
105%
68% of Sales

11-30 DAYS
100%
14% of Sales

31+ DAYS
98%
13% of Sales

Homes For Sale

38

44 Last Month
134 Last Year

Pending Sales

67

133 Last Month
90 Last Year

Median Sale Price

\$998,944

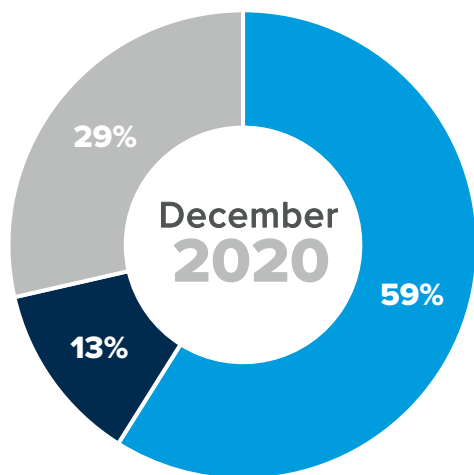
\$1,005,000 Last Month
\$897,475 Last Year

Months of Supply

0.6

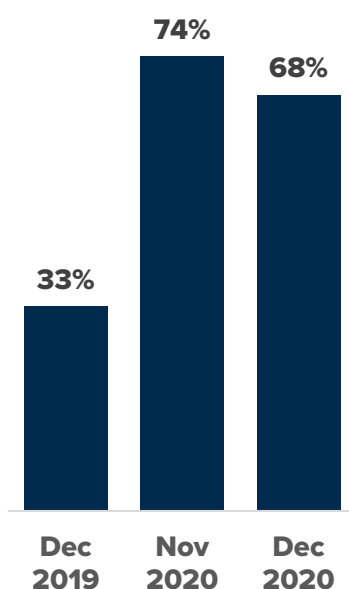
0.3 Last Month
1.5 Last Year

% of Sales At, Above, or Below List



59% Sold ABOVE list price
13% Sold AT list price
29% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
106%
68% of Sales

11-30 DAYS
99%
13% of Sales

31+ DAYS
98%
20% of Sales

Homes For Sale

12

26 Last Month
38 Last Year

Pending Sales

39

48 Last Month
32 Last Year

Median Sale Price

\$927,703

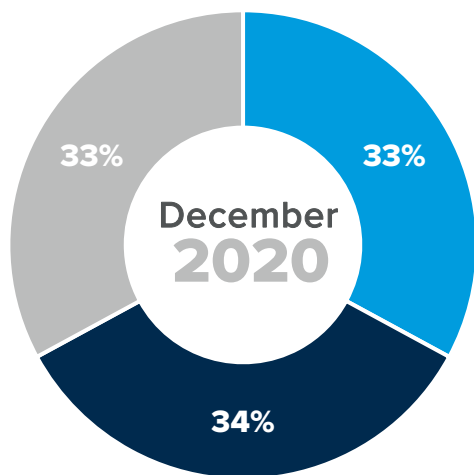
\$909,950 Last Month
\$921,200 Last Year

Months of Supply

0.3

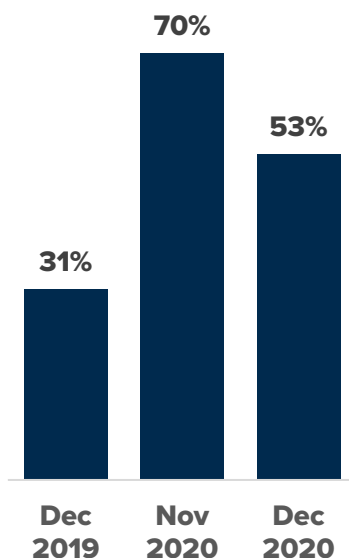
0.5 Last Month
1.2 Last Year

% of Sales At, Above, or Below List



33% Sold ABOVE list price
34% Sold AT list price
33% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
104%
53% of Sales

11-30 DAYS
99%
16% of Sales

31+ DAYS
96%
23% of Sales

Homes For Sale

36

54 Last Month
55 Last Year

Pending Sales

44

68 Last Month
30 Last Year

Median Sale Price

\$1,670,000

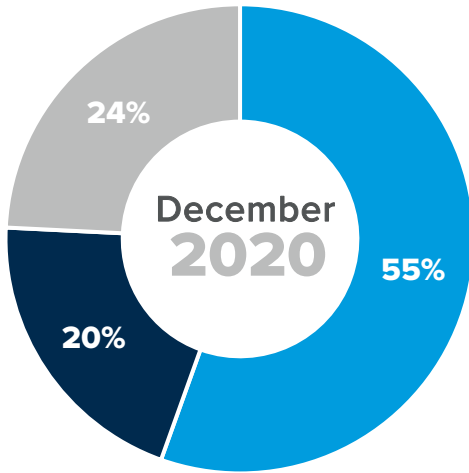
\$1,350,000 Last Month
\$1,269,000 Last Year

Months of Supply

0.8

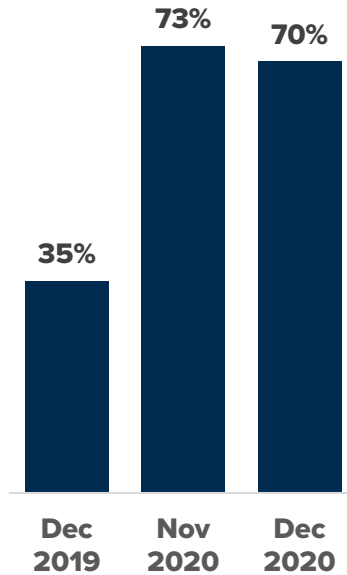
0.8 Last Month
1.8 Last Year

% of Sales At, Above, or Below List



55% Sold ABOVE list price
20% Sold AT list price
24% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
105%
70% of Sales

11-30 DAYS
99%
12% of Sales

31+ DAYS
135%
17% of Sales

Homes For Sale

29

45 Last Month
105 Last Year

Pending Sales

66

99 Last Month
92 Last Year

Median Sale Price

\$920,000

\$850,000 Last Month
\$769,252 Last Year

Months of Supply

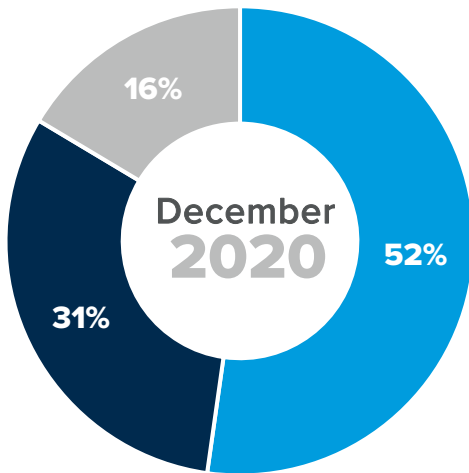
0.4

0.5 Last Month
1.1 Last Year

RENTON HIGHLANDS

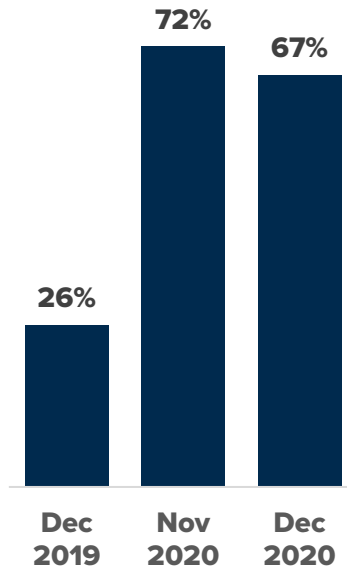
monthly update
January 2021

% of Sales At, Above, or Below List



52% Sold ABOVE list price
31% Sold AT list price
16% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
104%
67% of Sales

11-30 DAYS
97%
13% of Sales

31+ DAYS
99%
10% of Sales

Homes For Sale

21

33 Last Month

45 Last Year

Pending Sales

59

52 Last Month

42 Last Year

Median Sale Price

\$730,000

\$640,000 Last Month

\$616,500 Last Year

Months of Supply

0.4

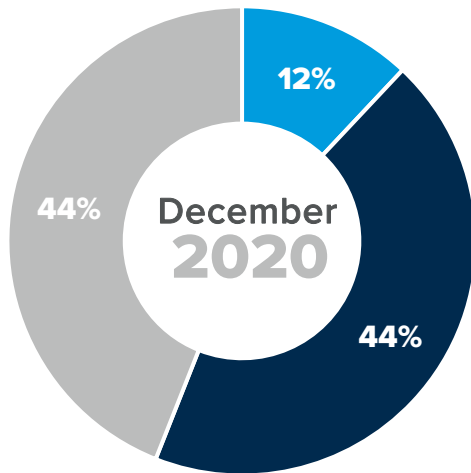
0.6 Last Month

1.1 Last Year

DOWNTOWN BELLEVUE CONDOS

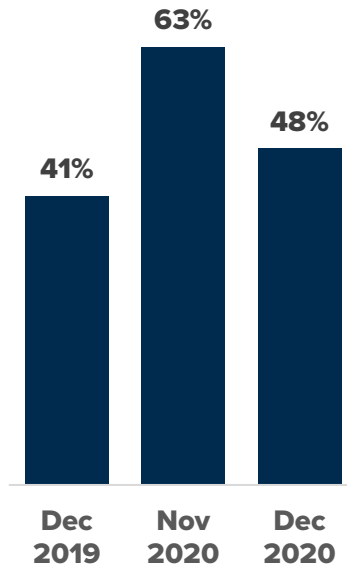
monthly update
January 2021

% of Sales At, Above,
or Below List



12% Sold ABOVE list price
44% Sold AT list price
44% Sold BELOW list price

Sold in
First 10 Days



% of List Price by
Time on Market

0-10 DAYS
101%
48% of Sales

11-30 DAYS
98%
8% of Sales

31+ DAYS
95%
44% of Sales

Homes For Sale

64

71 Last Month

18 Last Year

Pending Sales

24

50 Last Month

9 Last Year

Median Sale Price

\$905,000

\$1,333,725 Last Month

\$838,000 Last Year

Months of Supply

2.7

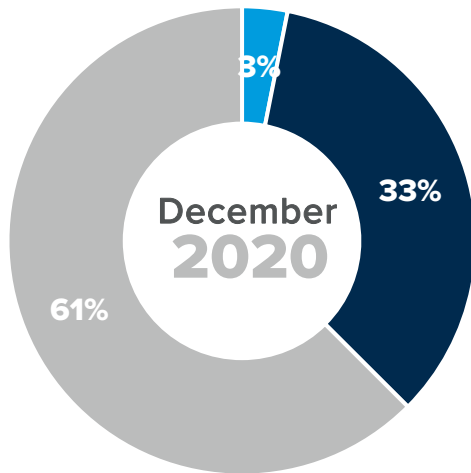
1.4 Last Month

2.0 Last Year

DOWNTOWN SEATTLE CONDOS

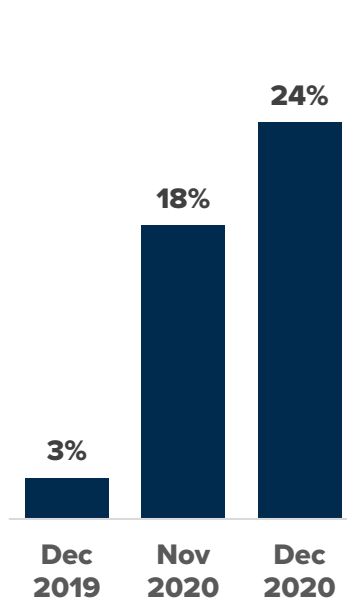
monthly update
January 2021

% of Sales At, Above,
or Below List



3% Sold ABOVE list price
33% Sold AT list price
61% Sold BELOW list price

Sold in
First 10 Days



% of List Price by
Time on Market

0-10 DAYS

99%
24% of Sales

11-30 DAYS

97%
21% of Sales

31+ DAYS

97%
52% of Sales

Homes For Sale

234

286 Last Month

119 Last Year

Pending Sales

41

29 Last Month

30 Last Year

Median Sale Price

\$635,000

\$590,000 Last Month

\$652,500 Last Year

Months of Supply

5.7

9.9 Last Month

4.0 Last Year