



February 2021
**MARKET
REPORT**

seattle / eastside

A MONTHLY REPORT

on single family residential
real estate activity

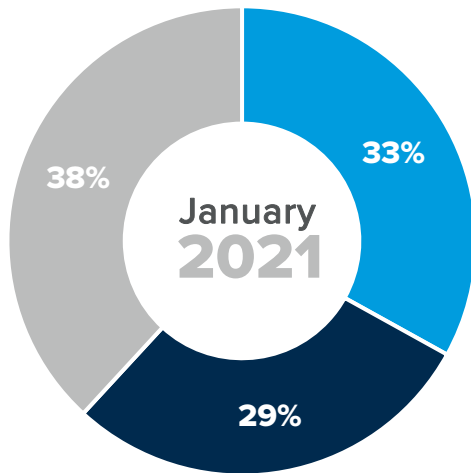
WINDERMERE.MI.COM


Windermere
REAL ESTATE

ALL SEATTLE HOMES

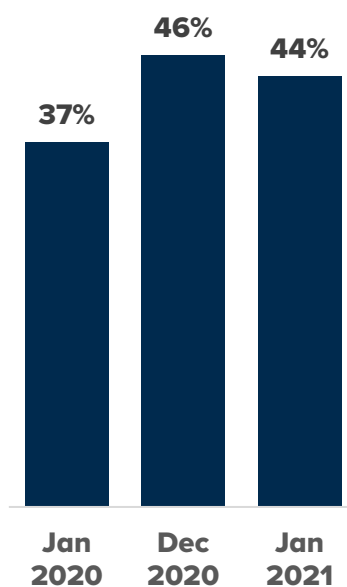
monthly update
February 2021

% of Sales At, Above, or Below List



33% Sold ABOVE list price
29% Sold AT list price
38% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
105%
44% of Sales

11-30 DAYS
99%
18% of Sales

31+ DAYS
98%
34% of Sales

Homes For Sale

586

644 Last Month

506 Last Year

Pending Sales

749

673 Last Month

509 Last Year

Median Sale Price

\$782,500

\$780,000 Last Month

\$720,000 Last Year

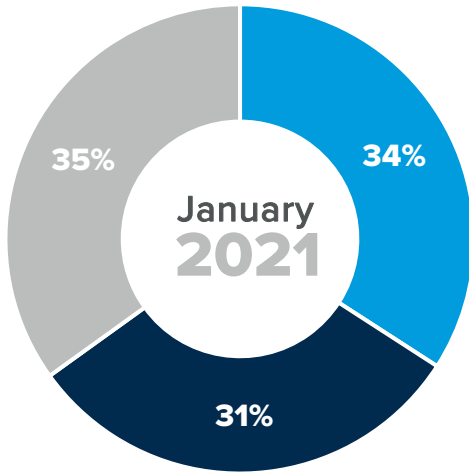
Months of Supply

0.8

1.0 Last Month

1.0 Last Year

% of Sales At, Above, or Below List



34% Sold ABOVE list price
31% Sold AT list price
35% 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
98%
21% of Sales

31+ DAYS
98%
33% of Sales

Homes For Sale

100

95 Last Month

96 Last Year

Pending Sales

155

139 Last Month

107 Last Year

Median Sale Price

\$650,000

\$649,500 Last Month

\$598,500 Last Year

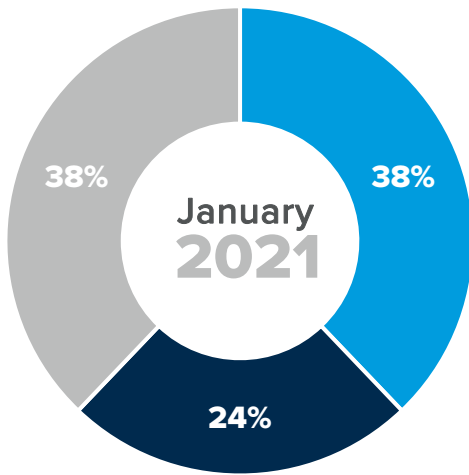
Months of Supply

0.6

0.7 Last Month

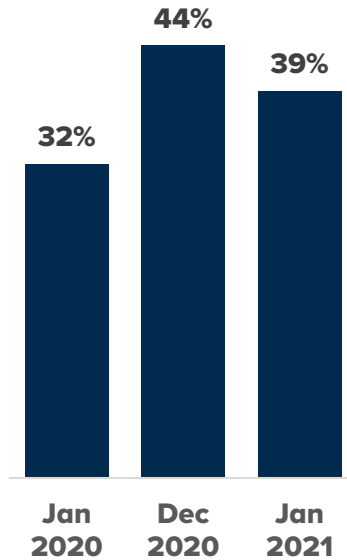
0.9 Last Year

% of Sales At, Above, or Below List



38% Sold ABOVE list price
24% Sold AT list price
38% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
108%
39% of Sales

11-30 DAYS
99%
18% of Sales

31+ DAYS
99%
39% of Sales

Homes For Sale

104

132 Last Month
97 Last Year

Pending Sales

104

82 Last Month
77 Last Year

Median Sale Price

\$707,475

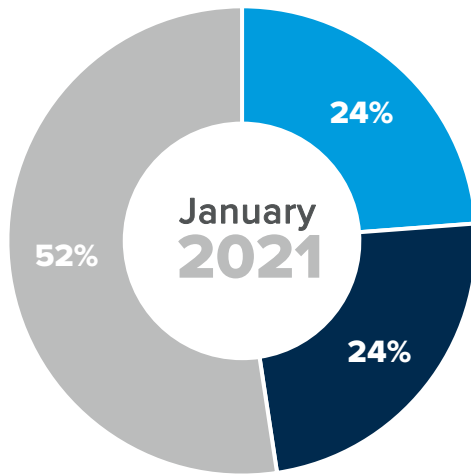
\$665,000 Last Month
\$572,000 Last Year

Months of Supply

1.0

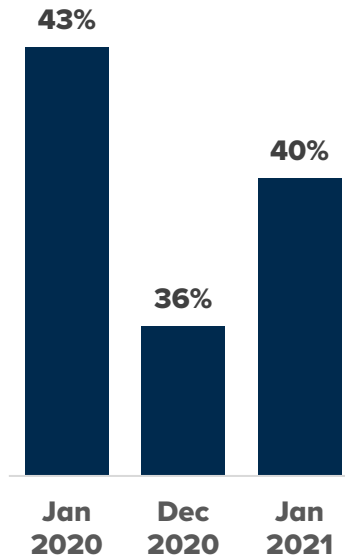
1.6 Last Month
1.3 Last Year

% of Sales At, Above, or Below List



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

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
103%
40% of Sales

11-30 DAYS
97%
14% of Sales

31+ DAYS
98%
43% of Sales

Homes For Sale

116

123 Last Month
81 Last Year

Pending Sales

90

74 Last Month
52 Last Year

Median Sale Price

\$925,000

\$995,000 Last Month
\$839,000 Last Year

Months of Supply

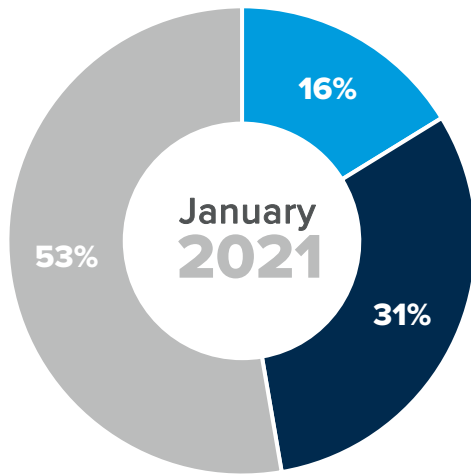
1.3

1.7 Last Month
1.6 Last Year

QUEEN ANNE-MAGNOLIA

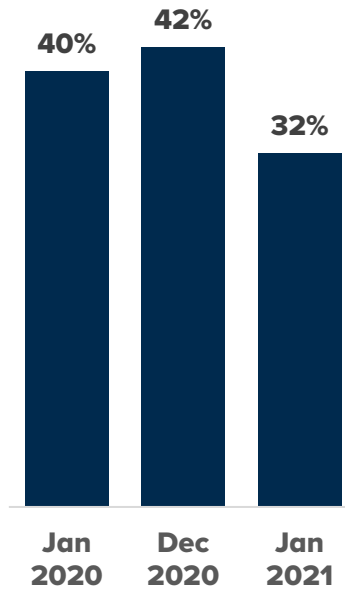
monthly update
February 2021

% of Sales At, Above, or Below List



16% Sold ABOVE list price
31% Sold AT list price
53% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
103%
32% of Sales

11-30 DAYS
98%
16% of Sales

31+ DAYS
98%
49% of Sales

Homes For Sale

70

78 Last Month

41 Last Year

Pending Sales

78

87 Last Month

45 Last Year

Median Sale Price

\$899,500

\$1,046,500 Last Month

\$942,000 Last Year

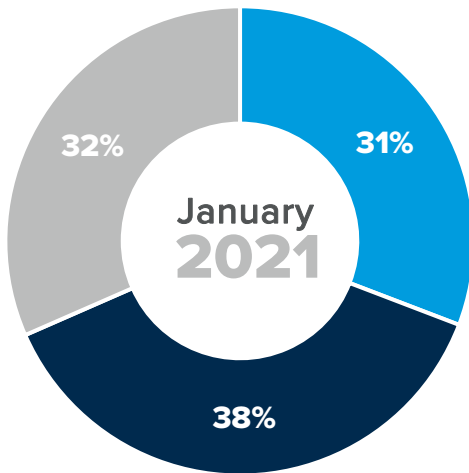
Months of Supply

0.9

0.9 Last Month

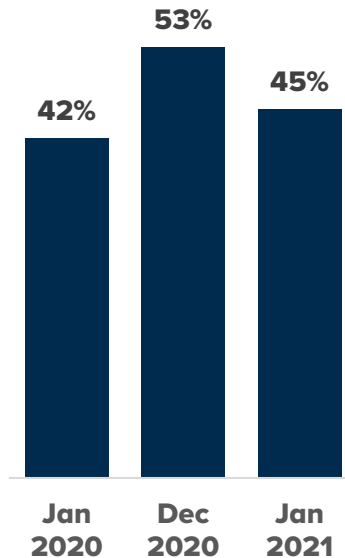
0.9 Last Year

% of Sales At, Above, or Below List



31% Sold ABOVE list price
38% Sold AT list price
32% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
104%
45% of Sales

11-30 DAYS
99%
22% of Sales

31+ DAYS
98%
26% of Sales

Homes For Sale

118

110 Last Month
98 Last Year

Pending Sales

171

139 Last Month
125 Last Year

Median Sale Price

\$799,000

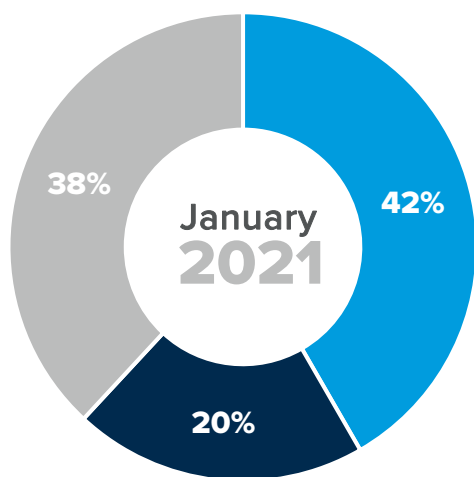
\$800,000 Last Month
\$760,000 Last Year

Months of Supply

0.7

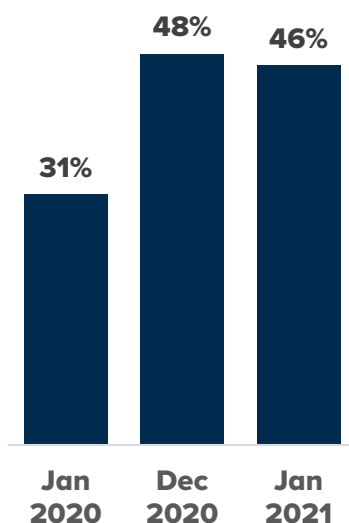
0.8 Last Month
0.8 Last Year

% of Sales At, Above, or Below List



42% Sold ABOVE list price
20% Sold AT list price
38% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
106%
46% of Sales

11-30 DAYS
99%
17% of Sales

31+ DAYS
97%
33% of Sales

Homes For Sale

49

73 Last Month
50 Last Year

Pending Sales

88

81 Last Month
69 Last Year

Median Sale Price

\$817,500

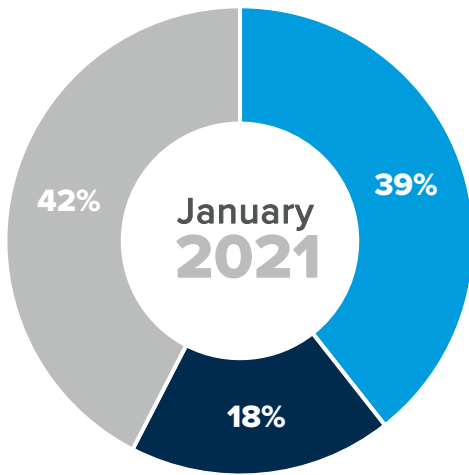
\$850,000 Last Month
\$818,000 Last Year

Months of Supply

0.6

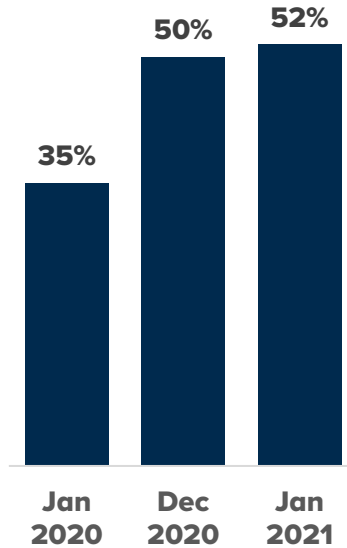
0.9 Last Month
0.7 Last Year

% of Sales At, Above, or Below List



39% Sold ABOVE list price
18% Sold AT list price
42% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
107%
52% of Sales

11-30 DAYS
96%
9% of Sales

31+ DAYS
98%
33% of Sales

Homes For Sale

13

12 Last Month

25 Last Year

Pending Sales

28

36 Last Month

31 Last Year

Median Sale Price

\$715,112

\$694,975 Last Month

\$610,500 Last Year

Months of Supply

0.5

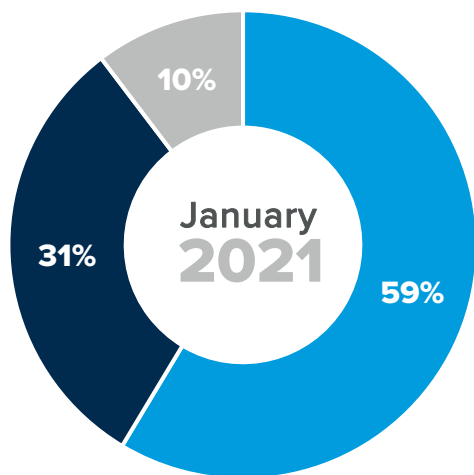
0.3 Last Month

0.8 Last Year

KENMORE-LK FOREST PK

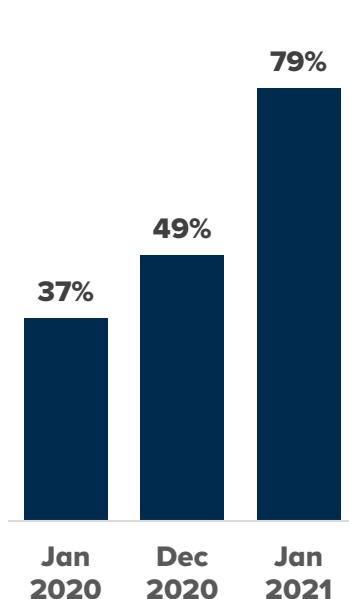
monthly update
February 2021

% of Sales At, Above, or Below List



59% Sold ABOVE list price
31% Sold AT list price
10% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
108%
79% of Sales

11-30 DAYS
97%
14% of Sales

31+ DAYS
100%
3% of Sales

Homes For Sale

15

20 Last Month

18 Last Year

Pending Sales

35

35 Last Month

39 Last Year

Median Sale Price

\$720,000

\$665,000 Last Month

\$669,950 Last Year

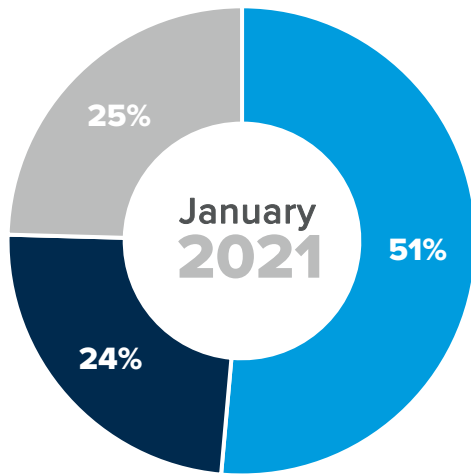
Months of Supply

0.4

0.6 Last Month

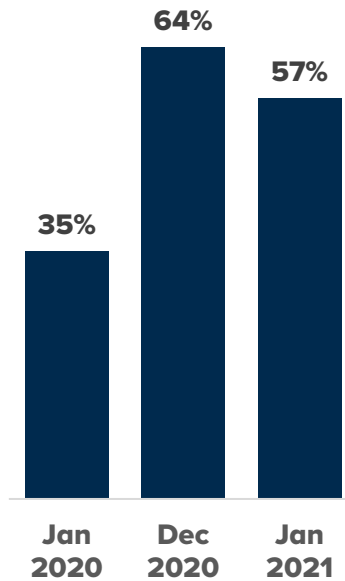
0.5 Last Year

% of Sales At, Above, or Below List



51% Sold ABOVE list price
24% 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%
57% of Sales

11-30 DAYS
95%
11% of Sales

31+ DAYS
97%
23% of Sales

Homes For Sale

231

206 Last Month
528 Last Year

Pending Sales

409

338 Last Month
430 Last Year

Median Sale Price

\$1,155,000

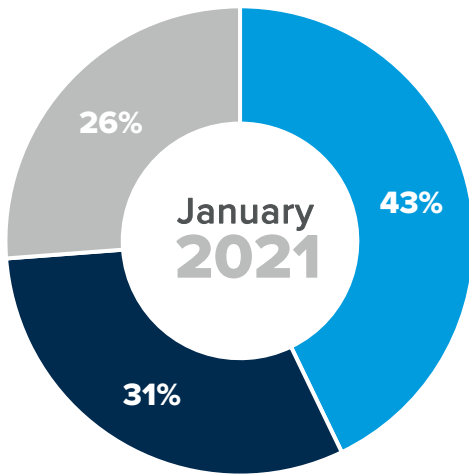
\$1,100,000 Last Month
\$892,003 Last Year

Months of Supply

0.6

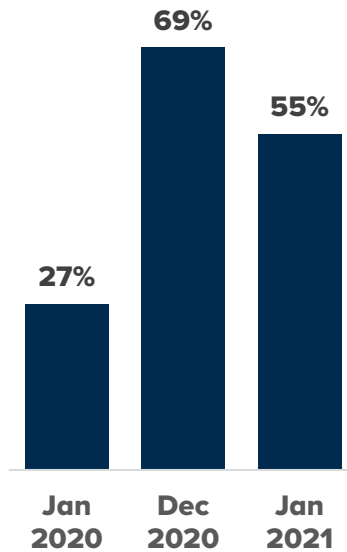
0.6 Last Month
1.2 Last Year

% of Sales At, Above, or Below List



43% Sold ABOVE list price
31% Sold AT list price
26% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
105%
55% of Sales

11-30 DAYS
99%
10% of Sales

31+ DAYS
99%
31% of Sales

Homes For Sale

31

31 Last Month
59 Last Year

Pending Sales

51

45 Last Month
65 Last Year

Median Sale Price

\$1,279,000

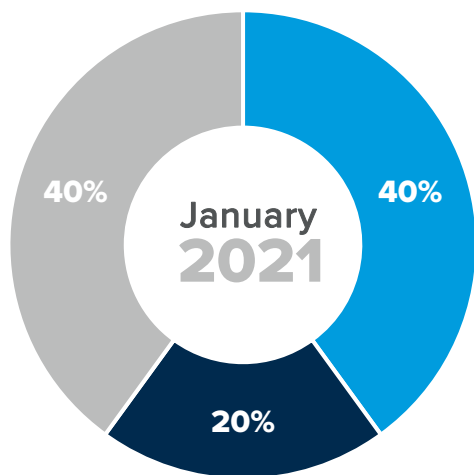
\$1,100,000 Last Month
\$910,000 Last Year

Months of Supply

0.6

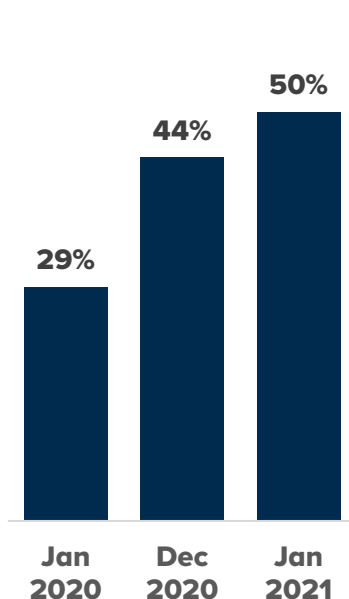
0.7 Last Month
0.9 Last Year

% of Sales At, Above, or Below List



40% Sold ABOVE list price
20% Sold AT list price
40% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
110%
50% of Sales

11-30 DAYS
98%
10% of Sales

31+ DAYS
93%
30% of Sales

Homes For Sale

16

12 Last Month
37 Last Year

Pending Sales

18

10 Last Month
21 Last Year

Median Sale Price

\$2,022,500

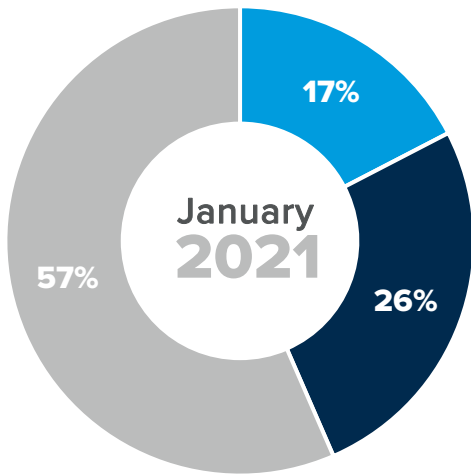
\$2,226,000 Last Month
\$1,450,000 Last Year

Months of Supply

0.9

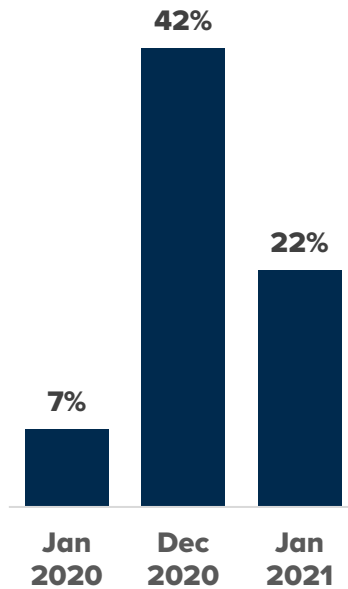
1.2 Last Month
1.8 Last Year

% of Sales At, Above, or Below List



17% Sold ABOVE list price
26% Sold AT list price
57% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
104%
22% of Sales

11-30 DAYS
92%
26% of Sales

31+ DAYS
91%
35% of Sales

Homes For Sale

29

30 Last Month

55 Last Year

Pending Sales

14

30 Last Month

31 Last Year

Median Sale Price

\$2,375,000

\$2,950,000 Last Month

\$2,132,500 Last Year

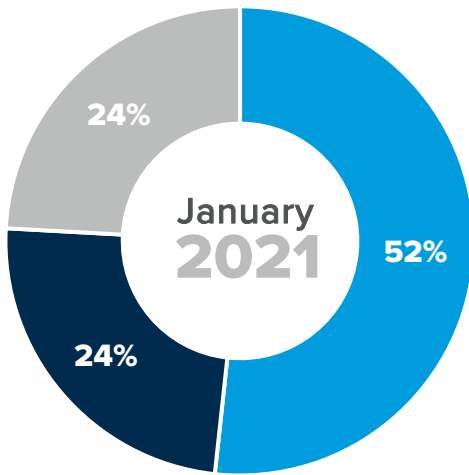
Months of Supply

2.1

1.0 Last Month

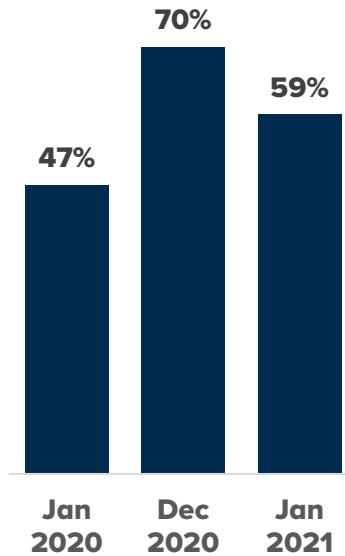
1.8 Last Year

% of Sales At, Above, or Below List



52% Sold ABOVE list price
24% Sold AT list price
24% 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%
10% of Sales

31+ DAYS
99%
28% of Sales

Homes For Sale

23

18 Last Month

23 Last Year

Pending Sales

43

37 Last Month

40 Last Year

Median Sale Price

\$1,050,000

\$1,050,000 Last Month

\$920,000 Last Year

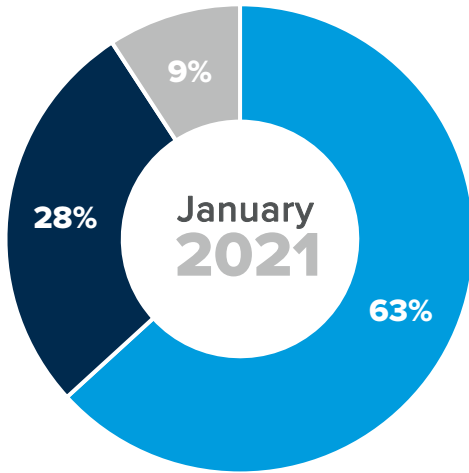
Months of Supply

0.5

0.5 Last Month

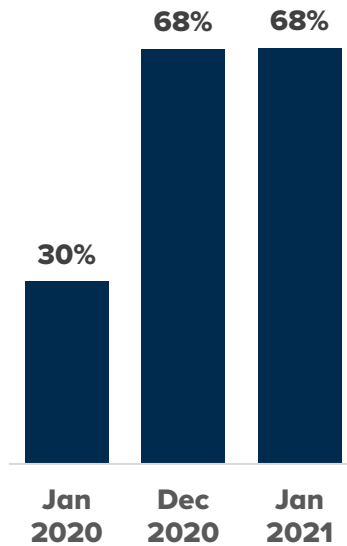
0.6 Last Year

% of Sales At, Above, or Below List



63% Sold ABOVE list price
28% Sold AT list price
9% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
108%
68% of Sales

11-30 DAYS
100%
6% of Sales

31+ DAYS
100%
18% of Sales

Homes For Sale

43

38 Last Month
138 Last Year

Pending Sales

124

67 Last Month
134 Last Year

Median Sale Price

\$1,005,000

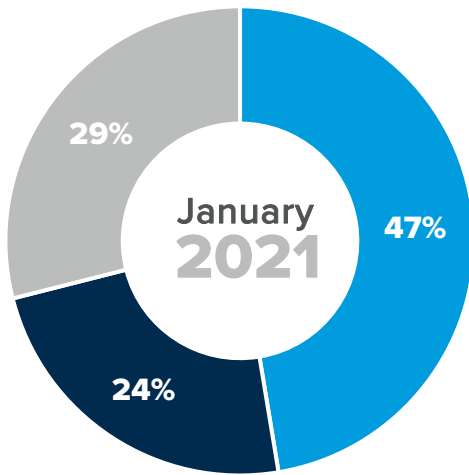
\$998,944 Last Month
\$872,495 Last Year

Months of Supply

0.3

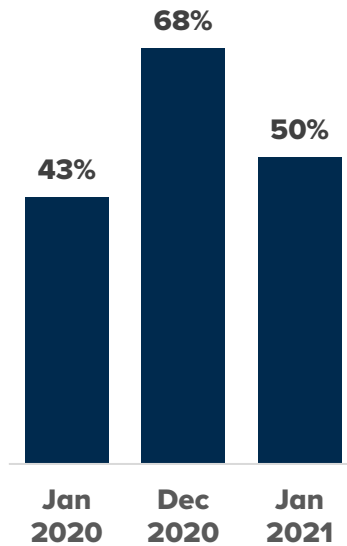
0.6 Last Month
1.0 Last Year

% of Sales At, Above, or Below List



47% Sold ABOVE list price
24% Sold AT list price
29% 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
104%
11% of Sales

31+ DAYS
97%
29% of Sales

Homes For Sale

13

12 Last Month

43 Last Year

Pending Sales

30

39 Last Month

36 Last Year

Median Sale Price

\$962,500

\$927,703 Last Month

\$910,000 Last Year

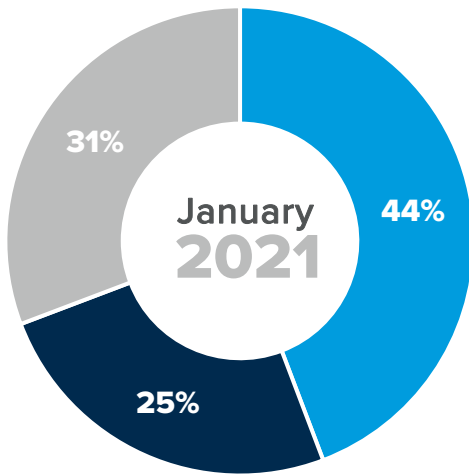
Months of Supply

0.4

0.3 Last Month

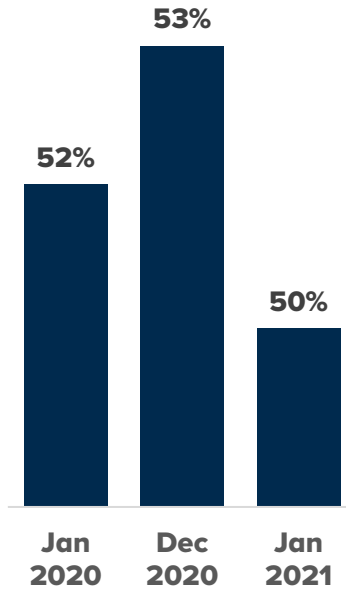
1.2 Last Year

% of Sales At, Above, or Below List



44% Sold ABOVE list price
25% Sold AT list price
31% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
106%
50% of Sales

11-30 DAYS
94%
15% of Sales

31+ DAYS
97%
21% of Sales

Homes For Sale

39

36 Last Month
73 Last Year

Pending Sales

51

44 Last Month
39 Last Year

Median Sale Price

\$1,515,000

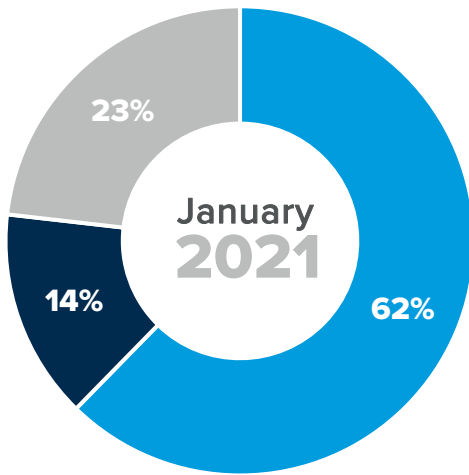
\$1,670,000 Last Month
\$1,436,100 Last Year

Months of Supply

0.8

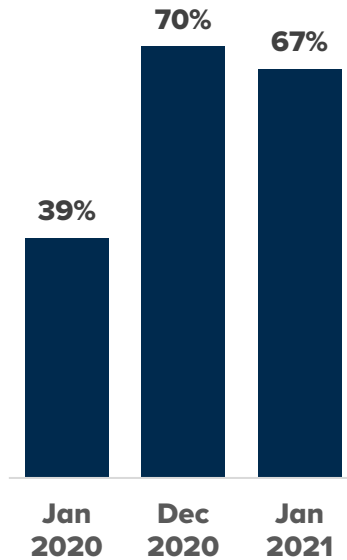
0.8 Last Month
1.9 Last Year

% of Sales At, Above, or Below List



62% Sold ABOVE list price
14% Sold AT list price
23% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
109%
67% of Sales

11-30 DAYS
88%
12% of Sales

31+ DAYS
97%
16% of Sales

Homes For Sale

37

29 Last Month
100 Last Year

Pending Sales

78

66 Last Month
99 Last Year

Median Sale Price

\$986,000

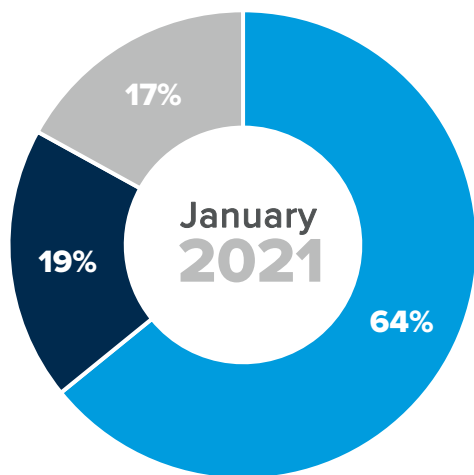
\$920,000 Last Month
\$738,888 Last Year

Months of Supply

0.5

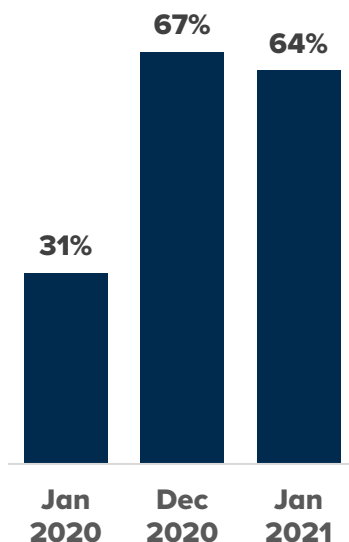
0.4 Last Month
1.0 Last Year

% of Sales At, Above, or Below List



64% Sold ABOVE list price
19% 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%
64% of Sales

11-30 DAYS
98%
17% of Sales

31+ DAYS
98%
9% of Sales

Homes For Sale

21

21 Last Month
48 Last Year

Pending Sales

59

59 Last Month
55 Last Year

Median Sale Price

\$655,000

\$730,000 Last Month
\$625,000 Last Year

Months of Supply

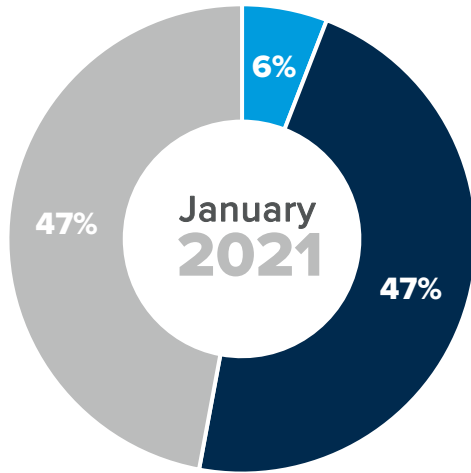
0.4

0.4 Last Month
0.9 Last Year

DOWNTOWN BELLEVUE CONDOS

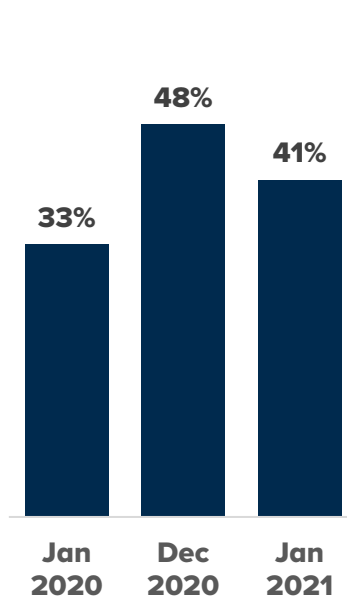
monthly update
February 2021

% of Sales At, Above,
or Below List



6% Sold ABOVE list price
47% Sold AT list price
47% Sold BELOW list price

Sold in
First 10 Days



% of List Price by
Time on Market

0-10 DAYS
100%
41% of Sales

11-30 DAYS
95%
12% of Sales

31+ DAYS
98%
35% of Sales

Homes For Sale

57

64 Last Month
20 Last Year

Pending Sales

32

24 Last Month
19 Last Year

Median Sale Price

\$590,000

\$905,000 Last Month
\$835,000 Last Year

Months of Supply

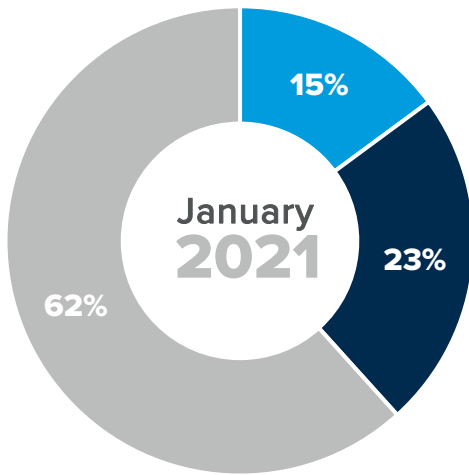
1.8

2.7 Last Month
1.1 Last Year

DOWNTOWN SEATTLE CONDOS

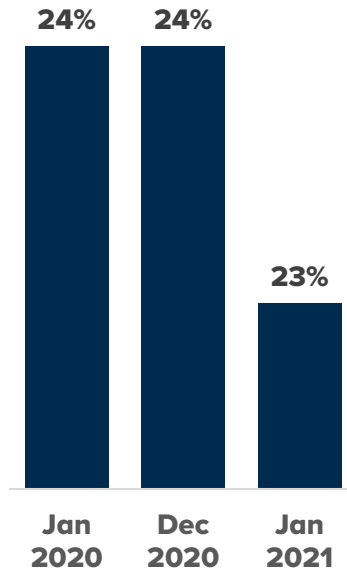
monthly update
February 2021

% of Sales At, Above, or Below List



15% Sold ABOVE list price
23% Sold AT list price
62% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
100%
23% of Sales

11-30 DAYS
99%
15% of Sales

31+ DAYS
97%
57% of Sales

Homes For Sale

213

234 Last Month
102 Last Year

Pending Sales

72

41 Last Month
37 Last Year

Median Sale Price

\$759,000

\$635,000 Last Month
\$618,000 Last Year

Months of Supply

3.0

5.7 Last Month
2.8 Last Year