



March 2021
**MARKET
REPORT**

seattle / eastside

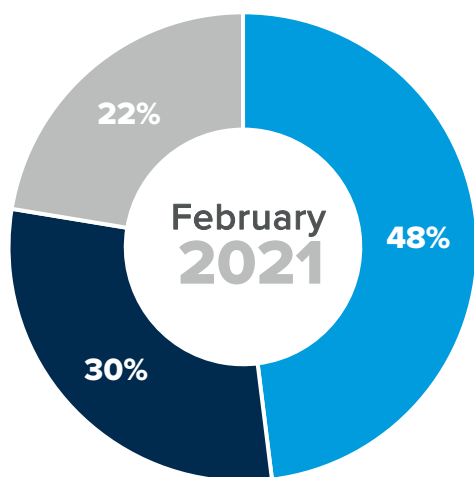
A MONTHLY REPORT

on single family residential
real estate activity

WINDERMERE.MI.COM

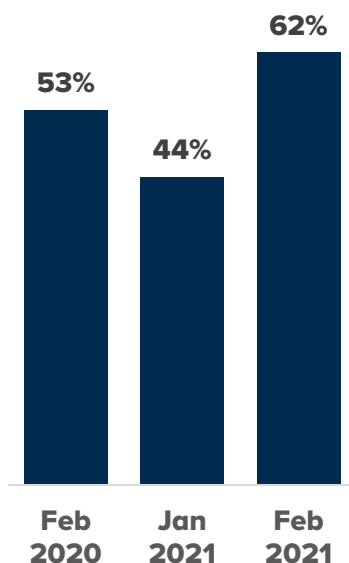

Windermere
REAL ESTATE

% of Sales At, Above, or Below List



48% Sold ABOVE list price
30% Sold AT list price
22% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
107%
62% of Sales

11-30 DAYS
99%
12% of Sales

31+ DAYS
98%
21% of Sales

Homes For Sale

510

586 Last Month

564 Last Year

Pending Sales

809

749 Last Month

642 Last Year

Median Sale Price

\$784,250

\$782,500 Last Month

\$726,900 Last Year

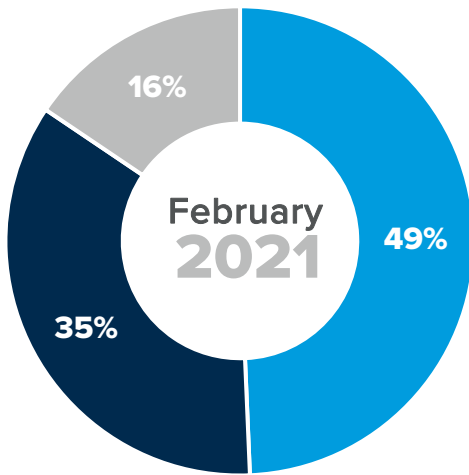
Months of Supply

0.6

0.8 Last Month

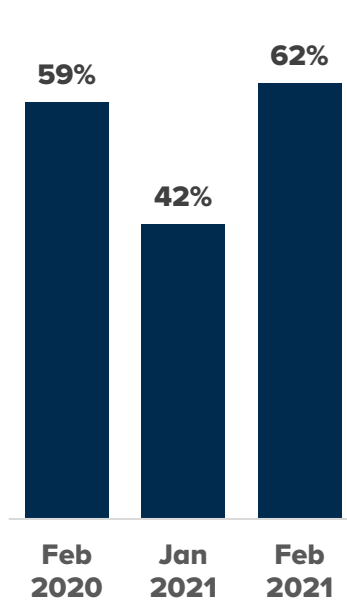
0.9 Last Year

% of Sales At, Above, or Below List



49% Sold ABOVE list price
35% Sold AT list price
16% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
106%
62% of Sales

11-30 DAYS
101%
15% of Sales

31+ DAYS
99%
18% of Sales

Homes For Sale

75

100 Last Month
91 Last Year

Pending Sales

154

155 Last Month
141 Last Year

Median Sale Price

\$670,000

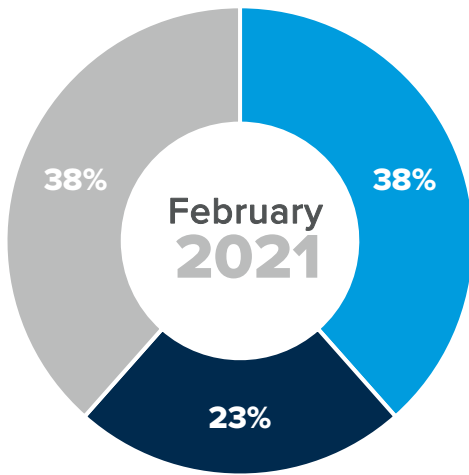
\$650,000 Last Month
\$675,000 Last Year

Months of Supply

0.5

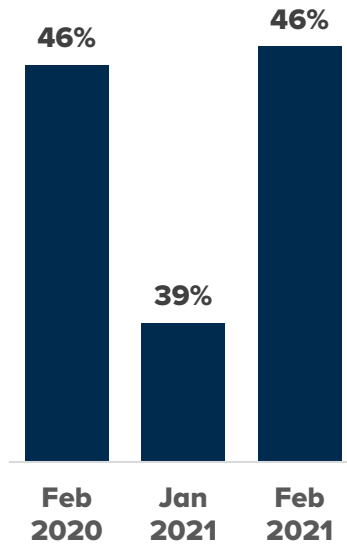
0.6 Last Month
0.6 Last Year

% of Sales At, Above, or Below List



38% Sold ABOVE list price
23% 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%
46% of Sales

11-30 DAYS
98%
15% of Sales

31+ DAYS
98%
36% of Sales

Homes For Sale

98

104 Last Month
86 Last Year

Pending Sales

92

104 Last Month
89 Last Year

Median Sale Price

\$645,000

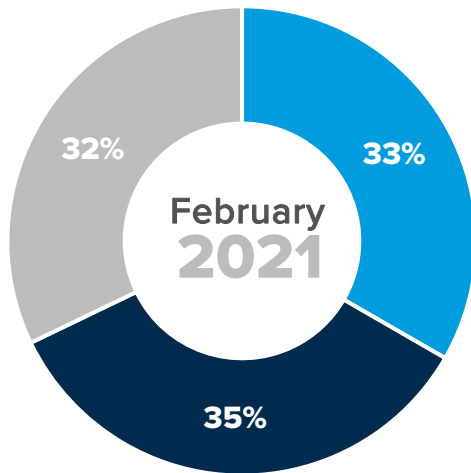
\$707,475 Last Month
\$606,000 Last Year

Months of Supply

1.1

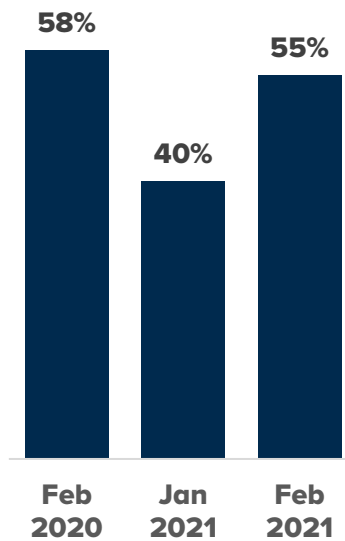
1.0 Last Month
1.0 Last Year

% of Sales At, Above, or Below List



33% Sold ABOVE list price
35% 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%
55% of Sales

11-30 DAYS
100%
11% of Sales

31+ DAYS
97%
31% of Sales

Homes For Sale

102

116 Last Month

101 Last Year

Pending Sales

102

90 Last Month

84 Last Year

Median Sale Price

\$824,500

\$925,000 Last Month

\$975,500 Last Year

Months of Supply

1.0

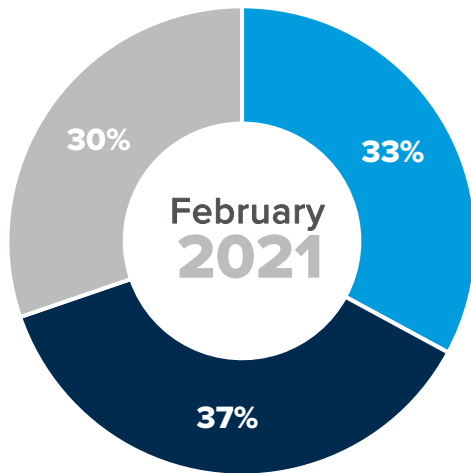
1.3 Last Month

1.2 Last Year

QUEEN ANNE-MAGNOLIA

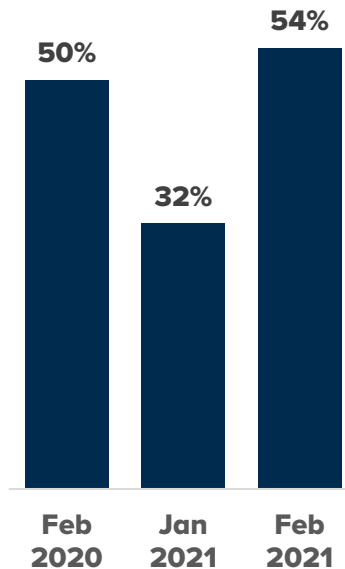
monthly update
March 2021

% of Sales At, Above, or Below List



33% Sold ABOVE list price
37% Sold AT list price
30% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
105%
54% of Sales

11-30 DAYS
99%
12% of Sales

31+ DAYS
97%
29% of Sales

Homes For Sale

102

70 Last Month
55 Last Year

Pending Sales

102

78 Last Month
50 Last Year

Median Sale Price

\$1,123,000

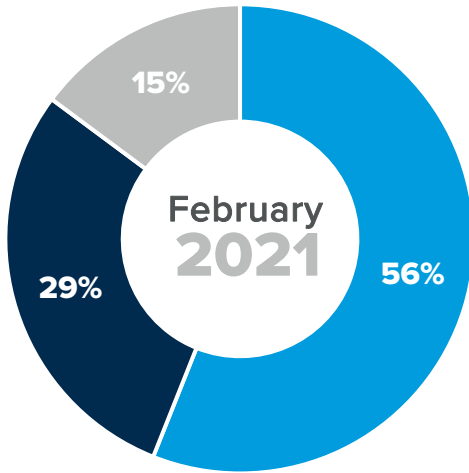
\$899,500 Last Month
\$1,045,000 Last Year

Months of Supply

1.0

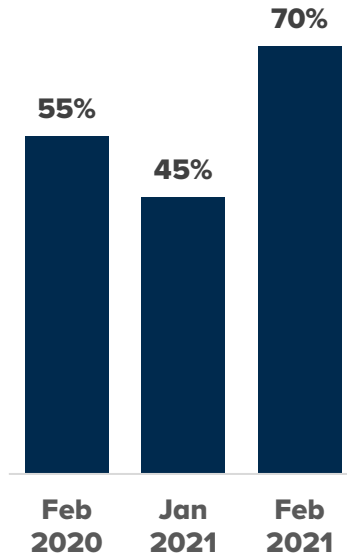
0.9 Last Month
1.1 Last Year

% of Sales At, Above, or Below List



56% Sold ABOVE list price
29% Sold AT list price
15% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
108%
70% of Sales

11-30 DAYS
100%
12% of Sales

31+ DAYS
98%
12% of Sales

Homes For Sale

95

118 Last Month

117 Last Year

Pending Sales

212

171 Last Month

165 Last Year

Median Sale Price

\$809,000

\$799,000 Last Month

\$740,000 Last Year

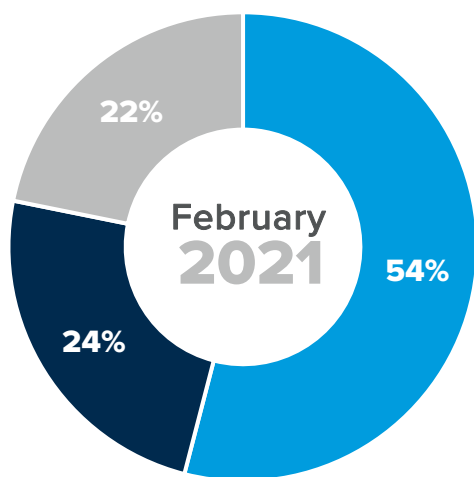
Months of Supply

0.4

0.7 Last Month

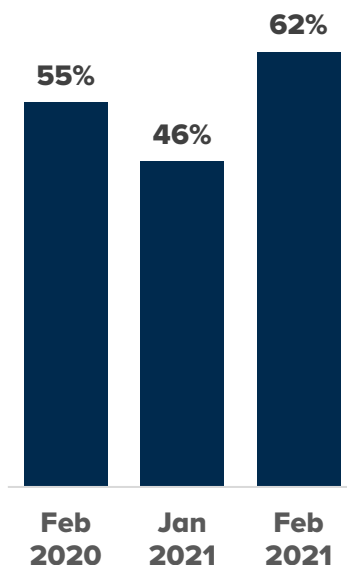
0.7 Last Year

% of Sales At, Above, or Below List



54% Sold ABOVE list price
24% Sold AT list price
22% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
108%
62% of Sales

11-30 DAYS
98%
7% of Sales

31+ DAYS
97%
21% of Sales

Homes For Sale

55

49 Last Month

66 Last Year

Pending Sales

89

88 Last Month

87 Last Year

Median Sale Price

\$835,000

\$817,500 Last Month

\$787,475 Last Year

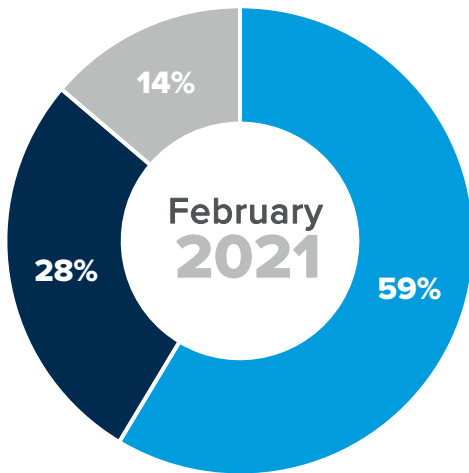
Months of Supply

0.6

0.6 Last Month

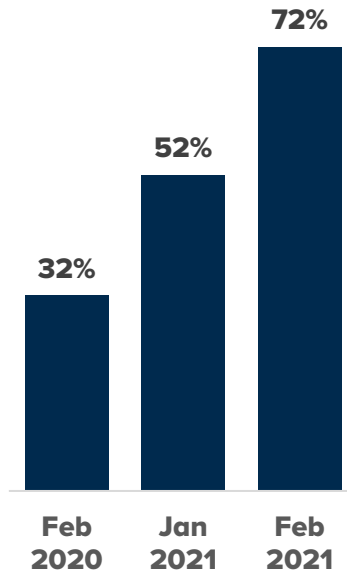
0.8 Last Year

% of Sales At, Above, or Below List



59% Sold ABOVE list price
28% Sold AT list price
14% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
108%
72% of Sales

11-30 DAYS
99%
14% of Sales

31+ DAYS
98%
10% of Sales

Homes For Sale

12

13 Last Month

23 Last Year

Pending Sales

29

28 Last Month

31 Last Year

Median Sale Price

\$700,000

\$715,112 Last Month

\$664,700 Last Year

Months of Supply

0.4

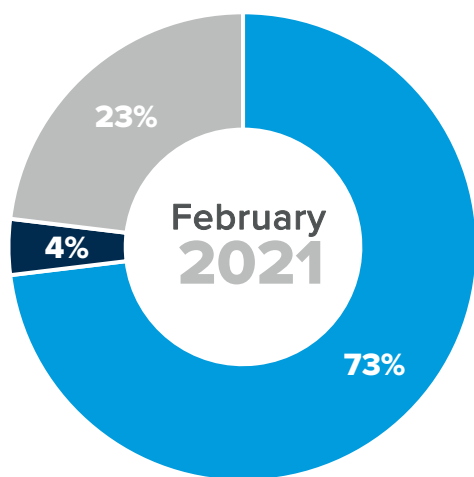
0.5 Last Month

0.7 Last Year

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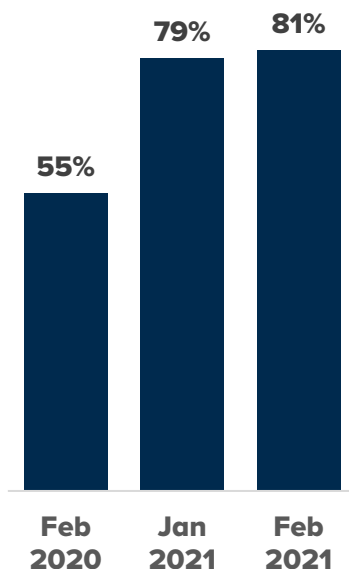
monthly update
March 2021

% of Sales At, Above, or Below List



73% Sold ABOVE list price
4% Sold AT list price
23% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
112%
81% of Sales

11-30 DAYS
90%
12% of Sales

31+ DAYS
96%
8% of Sales

Homes For Sale

13

15 Last Month

24 Last Year

Pending Sales

42

35 Last Month

35 Last Year

Median Sale Price

\$706,590

\$720,000 Last Month

\$670,000 Last Year

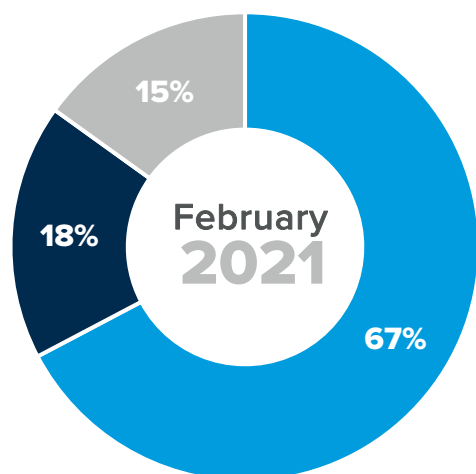
Months of Supply

0.3

0.4 Last Month

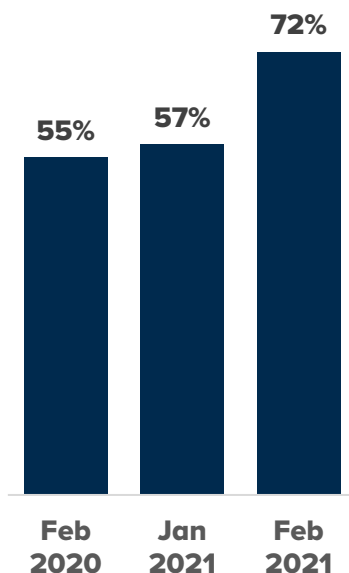
0.7 Last Year

% of Sales At, Above, or Below List



67% Sold ABOVE list price
18% Sold AT list price
15% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
112%
72% of Sales

11-30 DAYS
99%
7% of Sales

31+ DAYS
98%
13% of Sales

Homes For Sale

230

231 Last Month
541 Last Year

Pending Sales

523

409 Last Month
522 Last Year

Median Sale Price

\$1,300,000

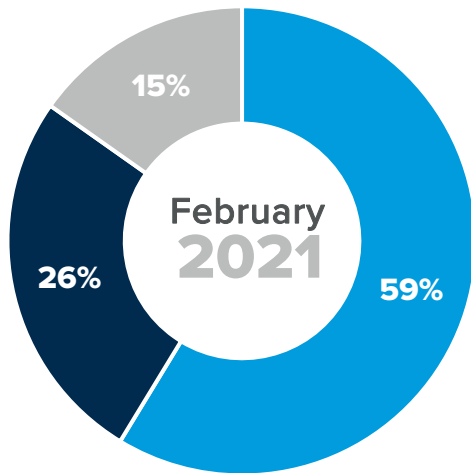
\$1,155,000 Last Month
\$985,000 Last Year

Months of Supply

0.4

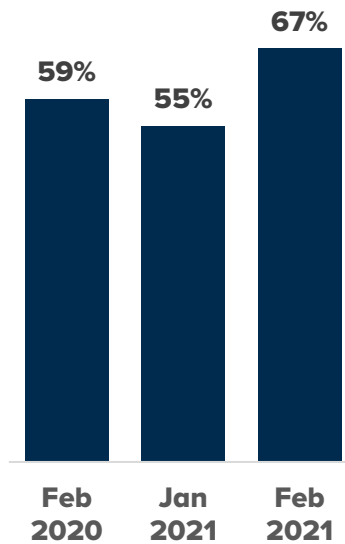
0.6 Last Month
1.0 Last Year

% of Sales At, Above, or Below List



59% Sold ABOVE list price
26% Sold AT list price
15% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
112%
67% of Sales

11-30 DAYS
98%
7% of Sales

31+ DAYS
96%
11% of Sales

Homes For Sale

27

31 Last Month
66 Last Year

Pending Sales

64

51 Last Month
67 Last Year

Median Sale Price

\$1,312,500

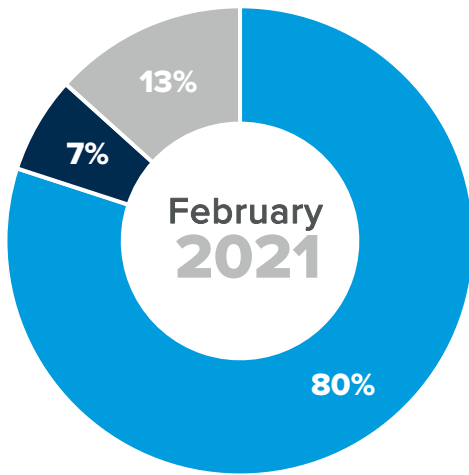
\$1,279,000 Last Month
\$1,020,000 Last Year

Months of Supply

0.4

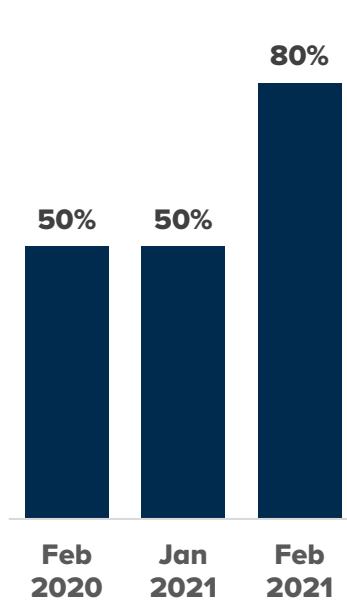
0.6 Last Month
1.0 Last Year

% of Sales At, Above, or Below List



80% Sold ABOVE list price
7% 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%
80% of Sales

11-30 DAYS
#DIV/
0% of Sales

31+ DAYS
98%
13% of Sales

Homes For Sale

17

16 Last Month
39 Last Year

Pending Sales

29

18 Last Month
30 Last Year

Median Sale Price

\$2,100,000

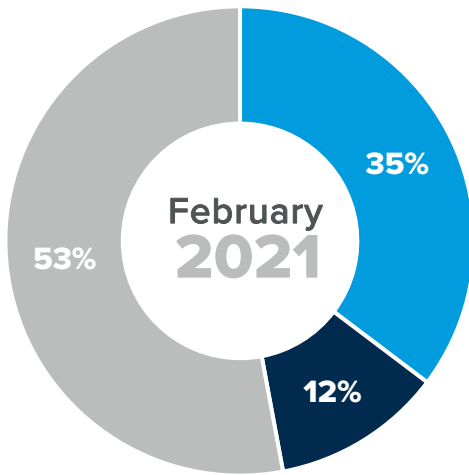
\$2,022,500 Last Month
\$1,755,000 Last Year

Months of Supply

0.6

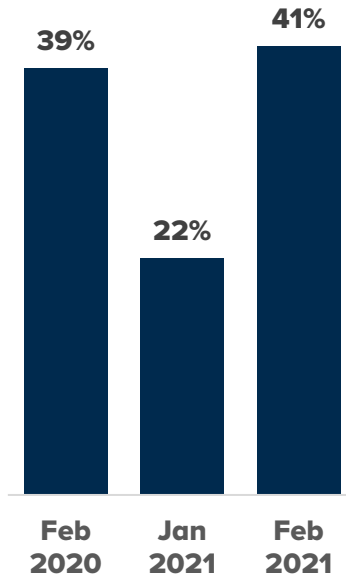
0.9 Last Month
1.3 Last Year

% of Sales At, Above, or Below List



35% Sold ABOVE list price
12% Sold AT list price
53% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
110%
41% of Sales

11-30 DAYS
98%
18% of Sales

31+ DAYS
96%
35% of Sales

Homes For Sale

22

29 Last Month
58 Last Year

Pending Sales

27

14 Last Month
27 Last Year

Median Sale Price

\$2,900,000

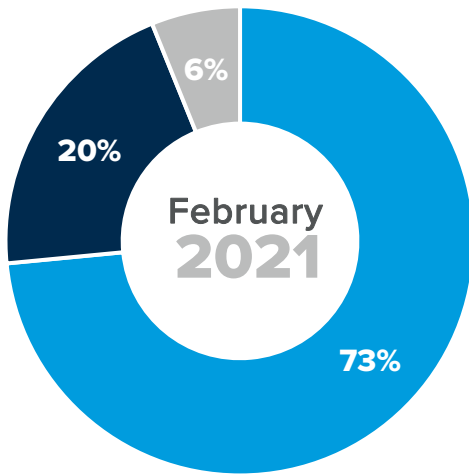
\$2,375,000 Last Month
\$2,660,000 Last Year

Months of Supply

0.8

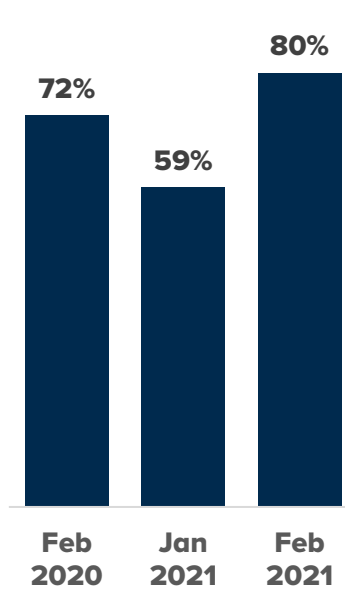
2.1 Last Month
2.1 Last Year

% of Sales At, Above, or Below List



73% Sold ABOVE list price
20% Sold AT list price
6% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
115%
80% of Sales

11-30 DAYS
98%
4% of Sales

31+ DAYS
94%
4% of Sales

Homes For Sale

21

23 Last Month
30 Last Year

Pending Sales

45

43 Last Month
42 Last Year

Median Sale Price

\$1,265,000

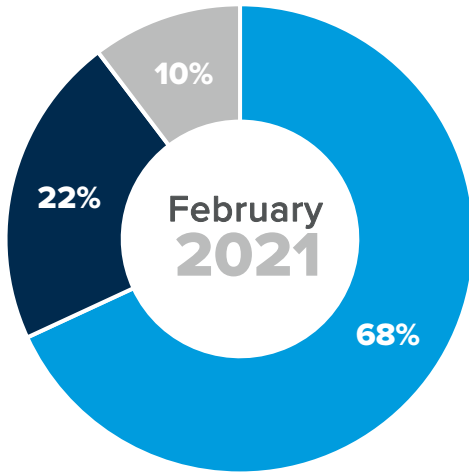
\$1,050,000 Last Month
\$980,000 Last Year

Months of Supply

0.5

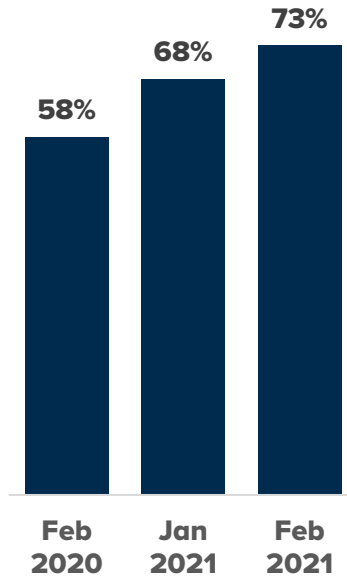
0.5 Last Month
0.7 Last Year

% of Sales At, Above, or Below List



68% Sold ABOVE list price
22% Sold AT list price
10% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
111%
73% of Sales

11-30 DAYS
98%
8% of Sales

31+ DAYS
100%
13% of Sales

Homes For Sale

51

43 Last Month
137 Last Year

Pending Sales

143

124 Last Month
199 Last Year

Median Sale Price

\$1,115,699

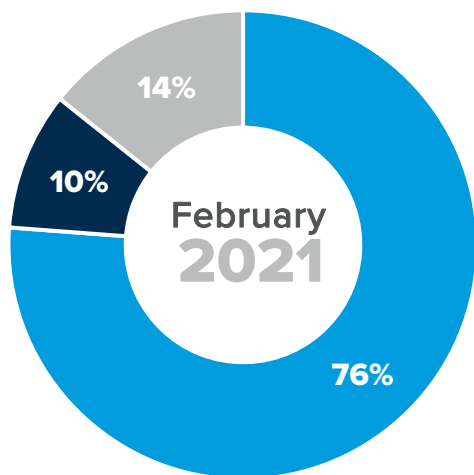
\$1,005,000 Last Month
\$959,922 Last Year

Months of Supply

0.4

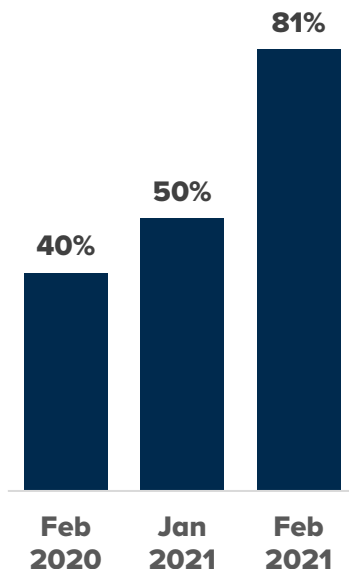
0.3 Last Month
0.7 Last Year

% of Sales At, Above, or Below List



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

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
112%
81% of Sales

11-30 DAYS
#DIV/
0% of Sales

31+ DAYS
99%
19% of Sales

Homes For Sale

22

13 Last Month

45 Last Year

Pending Sales

43

30 Last Month

47 Last Year

Median Sale Price

\$1,260,000

\$962,500 Last Month

\$907,500 Last Year

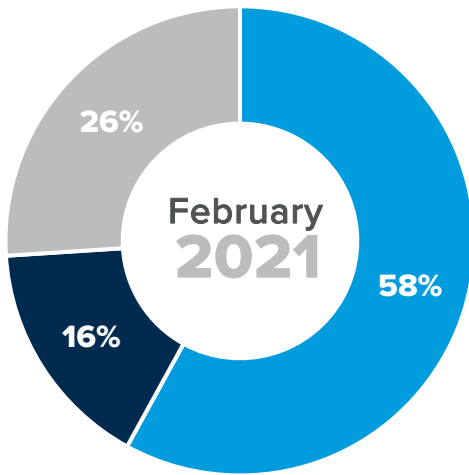
Months of Supply

0.5

0.4 Last Month

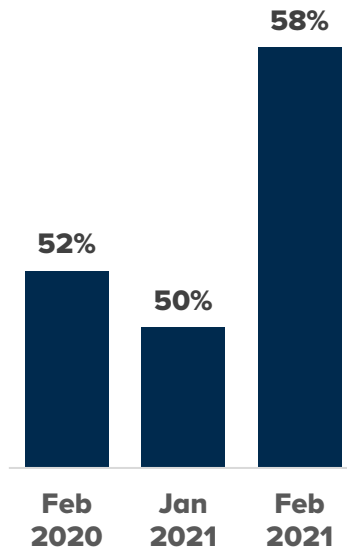
1.0 Last Year

% of Sales At, Above, or Below List



58% Sold ABOVE list price
16% Sold AT list price
26% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
112%
58% of Sales

11-30 DAYS
101%
14% of Sales

31+ DAYS
98%
20% of Sales

Homes For Sale

27

39 Last Month
166 Last Year

Pending Sales

69

51 Last Month
175 Last Year

Median Sale Price

\$1,865,000

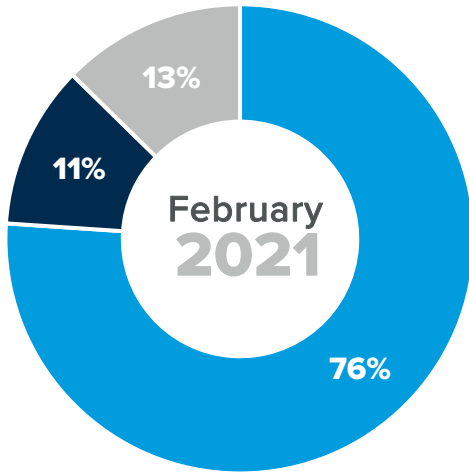
\$1,515,000 Last Month
\$1,415,000 Last Year

Months of Supply

0.4

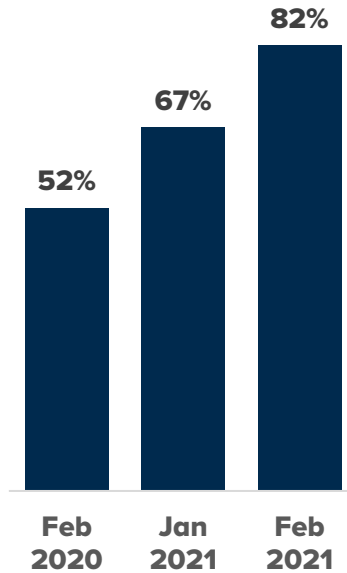
0.8 Last Month
0.9 Last Year

% of Sales At, Above, or Below List



76% Sold ABOVE list price
11% Sold AT list price
13% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
111%
82% of Sales

11-30 DAYS
97%
6% of Sales

31+ DAYS
98%
10% of Sales

Homes For Sale

43

37 Last Month
100 Last Year

Pending Sales

103

78 Last Month
116 Last Year

Median Sale Price

\$1,015,000

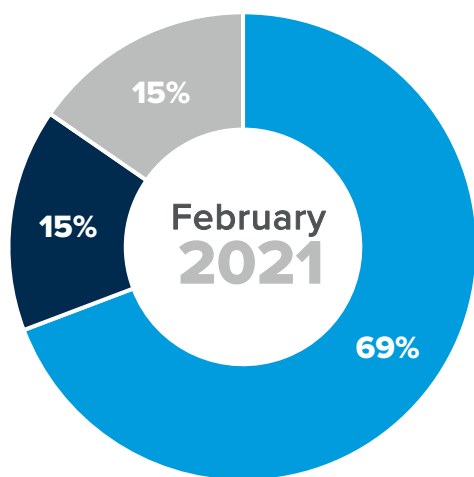
\$986,000 Last Month
\$802,000 Last Year

Months of Supply

0.4

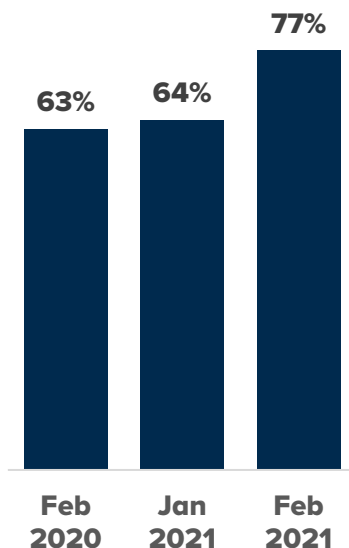
0.5 Last Month
0.9 Last Year

% 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
109%
77% of Sales

11-30 DAYS
98%
4% of Sales

31+ DAYS
96%
15% of Sales

Homes For Sale

16

21 Last Month

56 Last Year

Pending Sales

58

59 Last Month

47 Last Year

Median Sale Price

\$747,500

\$655,000 Last Month

\$717,000 Last Year

Months of Supply

0.3

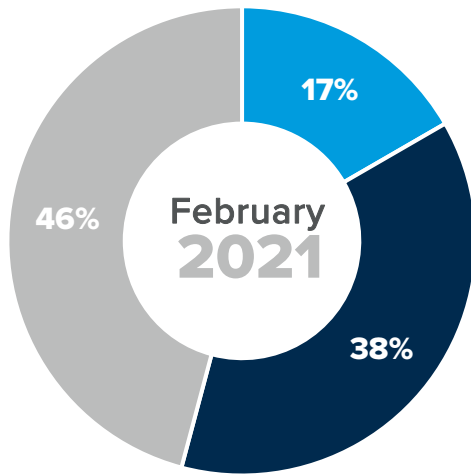
0.4 Last Month

1.2 Last Year

DOWNTOWN BELLEVUE CONDOS

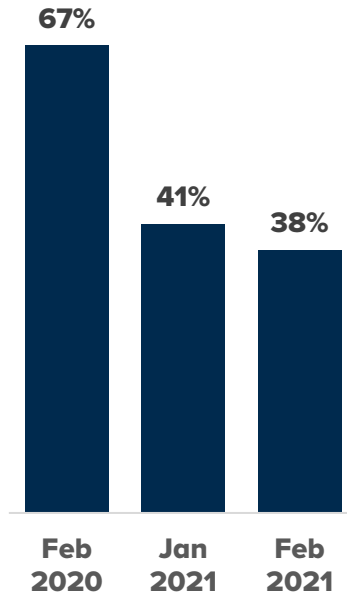
monthly update
March 2021

% of Sales At, Above,
or Below List



17% Sold ABOVE list price
38% Sold AT list price
46% Sold BELOW list price

Sold in
First 10 Days



% of List Price by
Time on Market

0-10 DAYS
101%
38% of Sales

11-30 DAYS
99%
21% of Sales

31+ DAYS
98%
42% of Sales

Homes For Sale

61

57 Last Month

27 Last Year

Pending Sales

27

32 Last Month

36 Last Year

Median Sale Price

\$641,500

\$590,000 Last Month

\$640,000 Last Year

Months of Supply

2.3

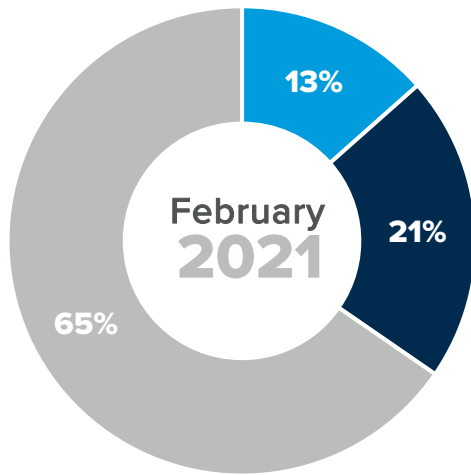
1.8 Last Month

0.8 Last Year

DOWNTOWN SEATTLE CONDOS

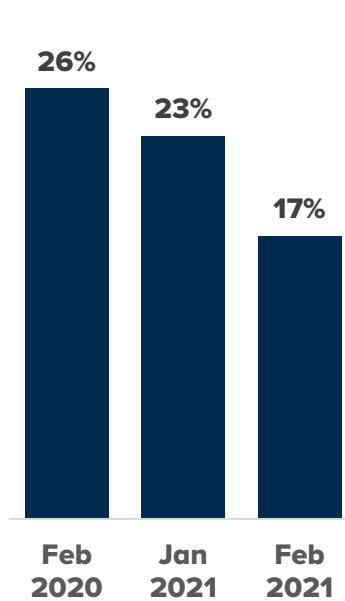
monthly update
March 2021

% of Sales At, Above, or Below List



13% Sold ABOVE list price
21% Sold AT list price
65% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
101%
17% of Sales

11-30 DAYS
99%
13% of Sales

31+ DAYS
97%
67% of Sales

Homes For Sale

196

213 Last Month

114 Last Year

Pending Sales

59

72 Last Month

56 Last Year

Median Sale Price

\$617,450

\$759,000 Last Month

\$695,000 Last Year

Months of Supply

3.3

3.0 Last Month

2.0 Last Year