



*May 2021*  
**MARKET  
REPORT**

seattle / eastside

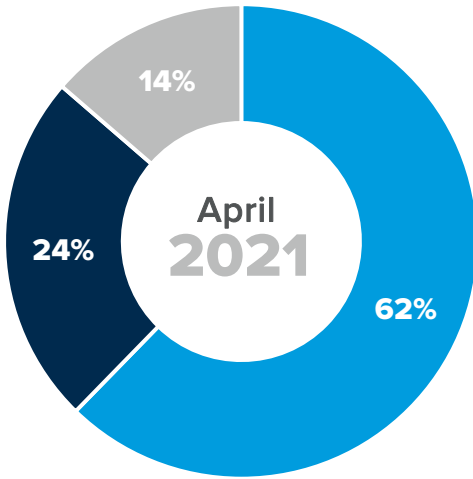
**A MONTHLY REPORT**

on single family residential  
real estate activity

[WINDERMERE.MI.COM](http://WINDERMERE.MI.COM)

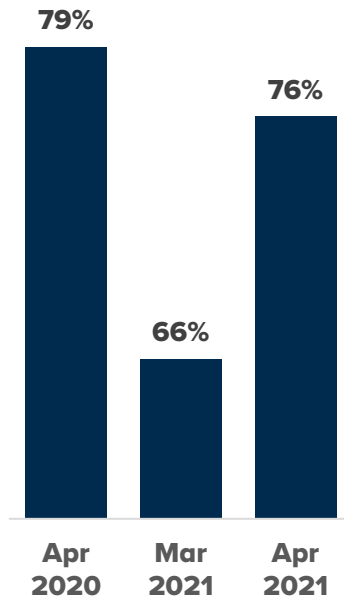
  
**Windermere**  
REAL ESTATE

## % of Sales At, Above, or Below List



62% Sold ABOVE list price  
24% Sold AT list price  
14% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**110%**  
76% of Sales

**11-30 DAYS**  
**99%**  
10% of Sales

**31+ DAYS**  
**99%**  
8% of Sales

## Homes For Sale

**654**

**545** Last Month  
**753** Last Year

## Pending Sales

**1126**

**1097** Last Month  
**539** Last Year

## Median Sale Price

**\$875,000**

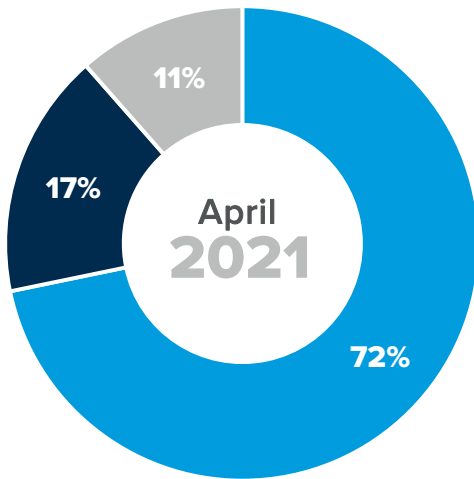
**\$834,975** Last Month  
**\$800,000** Last Year

## Months of Supply

**0.6**

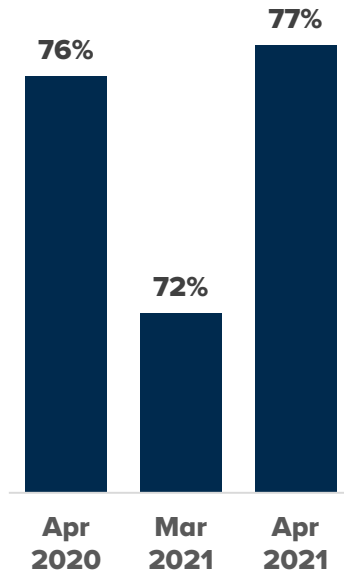
**0.5** Last Month  
**1.4** Last Year

## % of Sales At, Above, or Below List



72% Sold ABOVE list price  
17% Sold AT list price  
11% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**111%**  
77% of Sales

**11-30 DAYS**  
**99%**  
12% of Sales

**31+ DAYS**  
**100%**  
6% of Sales

## Homes For Sale

**110**

**84** Last Month  
**136** Last Year

## Pending Sales

**204**

**215** Last Month  
**94** Last Year

## Median Sale Price

**\$765,000**

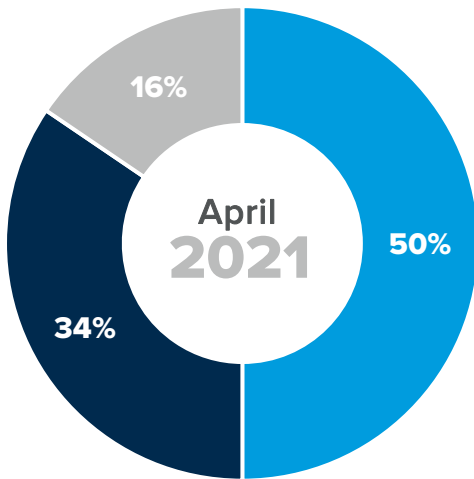
**\$655,000** Last Month  
**\$703,500** Last Year

## Months of Supply

**0.5**

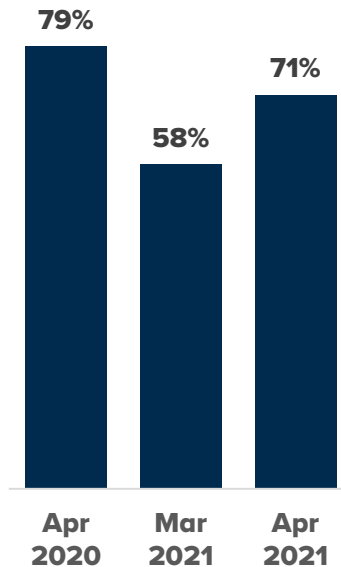
**0.4** Last Month  
**1.4** Last Year

## % of Sales At, Above, or Below List



50% Sold ABOVE list price  
34% Sold AT list price  
16% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market



## Homes For Sale

**93**

102 Last Month  
123 Last Year

## Pending Sales

**127**

139 Last Month  
80 Last Year

## Median Sale Price

**\$707,500**

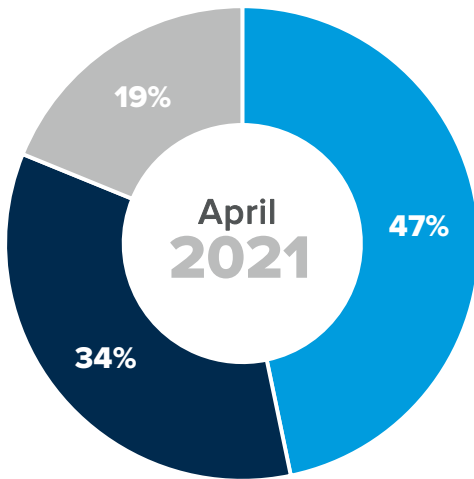
\$699,750 Last Month  
\$724,000 Last Year

## Months of Supply

**0.7**

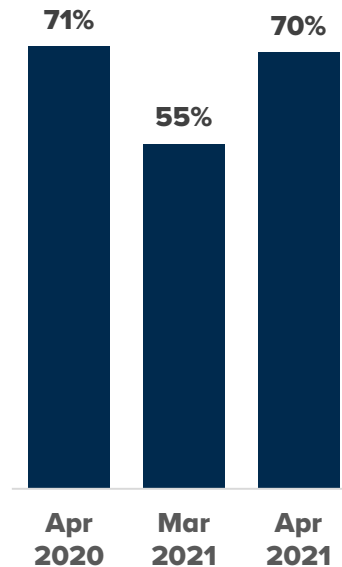
0.7 Last Month  
1.5 Last Year

## % of Sales At, Above, or Below List



47% Sold ABOVE list price  
34% Sold AT list price  
19% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**106%**  
70% of Sales

**11-30 DAYS**  
**100%**  
12% of Sales

**31+ DAYS**  
**98%**  
11% of Sales

## Homes For Sale

**125**

113 Last Month  
106 Last Year

## Pending Sales

**167**

140 Last Month  
67 Last Year

## Median Sale Price

**\$1,187,500**

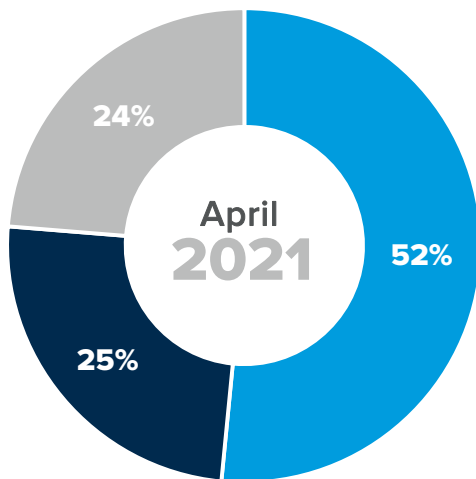
\$986,000 Last Month  
\$990,000 Last Year

## Months of Supply

**0.7**

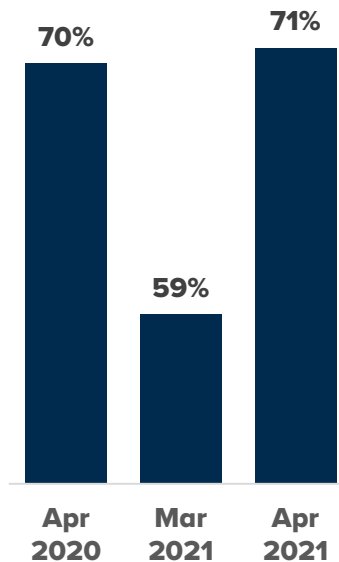
0.8 Last Month  
1.6 Last Year

## % 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



## Homes For Sale

**62**

48 Last Month  
80 Last Year

## Pending Sales

**88**

95 Last Month  
39 Last Year

## Median Sale Price

**\$1,375,000**

\$1,133,900 Last Month  
\$1,050,000 Last Year

## Months of Supply

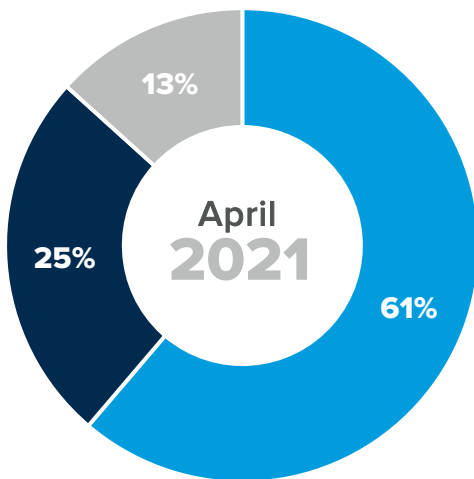
**0.7**

0.5 Last Month  
2.1 Last Year

# BALLARD-GREEN LAKE

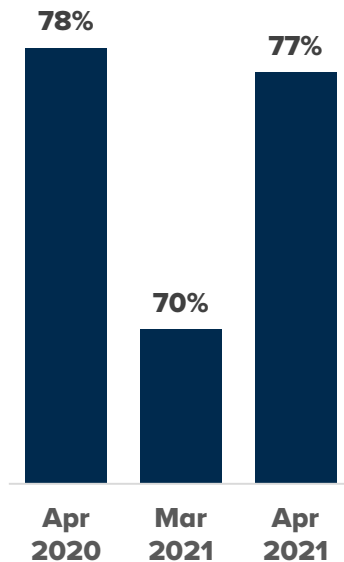
monthly update  
May 2021

## % of Sales At, Above, or Below List



61% Sold ABOVE list price  
25% Sold AT list price  
13% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**110%**  
77% of Sales

**11-30 DAYS**  
**99%**  
10% of Sales

**31+ DAYS**  
**99%**  
6% of Sales

## Homes For Sale

**133**

**106** Last Month  
**155** Last Year

## Pending Sales

**292**

**276** Last Month  
**144** Last Year

## Median Sale Price

**\$875,000**

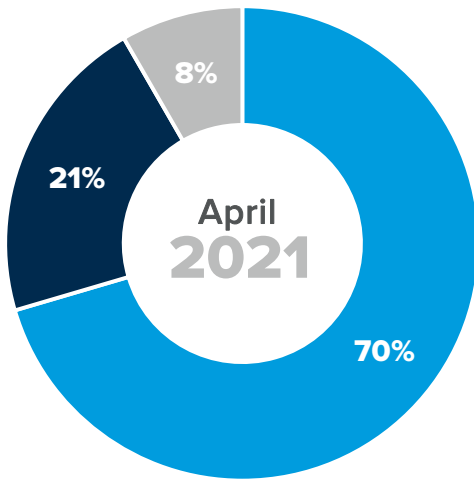
**\$870,249** Last Month  
**\$792,500** Last Year

## Months of Supply

**0.5**

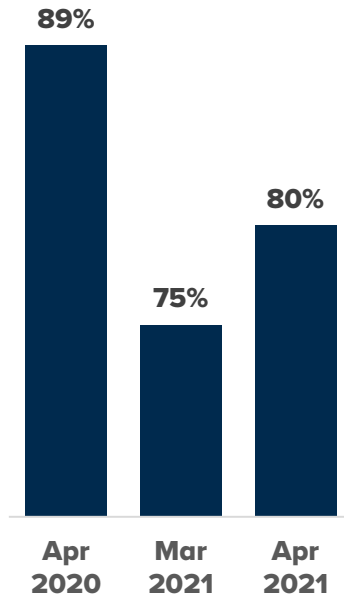
**0.4** Last Month  
**1.1** Last Year

## % of Sales At, Above, or Below List



70% Sold ABOVE list price  
21% Sold AT list price  
8% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**113%**  
80% of Sales

**11-30 DAYS**  
**99%**  
5% of Sales

**31+ DAYS**  
**100%**  
11% of Sales

## Homes For Sale

**74**

**63** Last Month  
**88** Last Year

## Pending Sales

**159**

**140** Last Month  
**81** Last Year

## Median Sale Price

**\$977,500**

**\$935,000** Last Month  
**\$895,000** Last Year

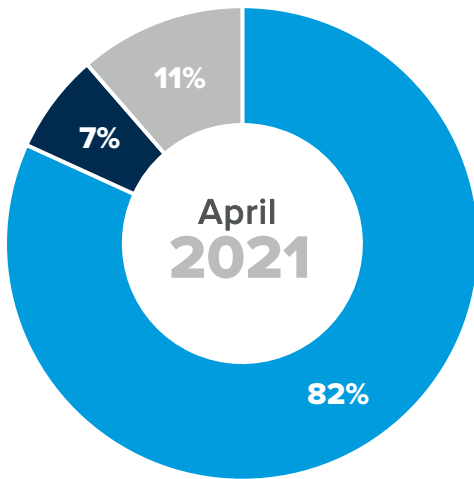
## Months of Supply

**0.5**

**0.5** Last Month  
**1.1** Last Year

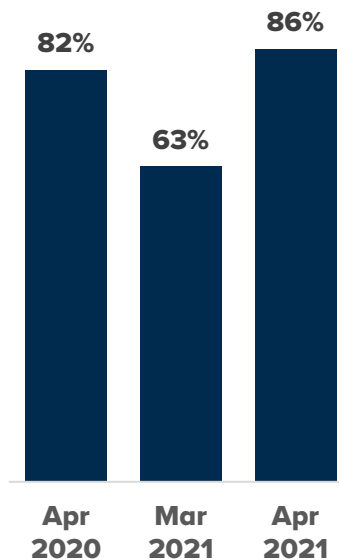


## % of Sales At, Above, or Below List



82% Sold ABOVE list price  
7% Sold AT list price  
11% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market



## Homes For Sale

**18**

11 Last Month  
37 Last Year

## Pending Sales

**42**

45 Last Month  
33 Last Year

## Median Sale Price

**\$821,000**

\$850,000 Last Month  
\$715,000 Last Year

## Months of Supply

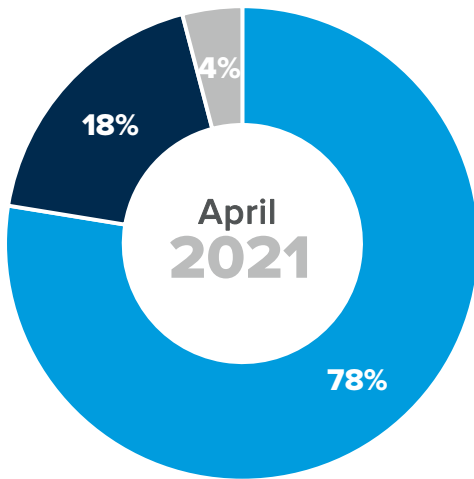
**0.4**

0.2 Last Month  
1.1 Last Year

# KENMORE-LK FOREST PK

monthly update  
May 2021

## % of Sales At, Above, or Below List



78% Sold ABOVE list price  
18% Sold AT list price  
4% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**116%**  
84% of Sales

**11-30 DAYS**  
**95%**  
2% of Sales

**31+ DAYS**  
**97%**  
4% of Sales

## Homes For Sale

**39**

**18** Last Month  
**28** Last Year

## Pending Sales

**47**

**47** Last Month  
**27** Last Year

## Median Sale Price

**\$870,000**

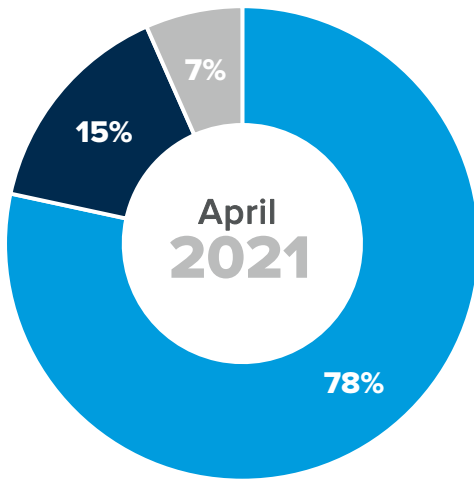
**\$799,950** Last Month  
**\$645,000** Last Year

## Months of Supply

**0.8**

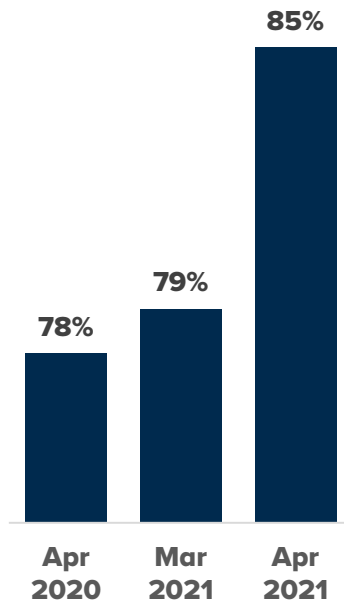
**0.4** Last Month  
**1.0** Last Year

## % of Sales At, Above, or Below List



78% Sold ABOVE list price  
15% Sold AT list price  
7% 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**  
**100%**  
4% of Sales

**31+ DAYS**  
**98%**  
3% of Sales

## Homes For Sale

**300**

**210** Last Month  
**765** Last Year

## Pending Sales

**848**

**871** Last Month  
**415** Last Year

## Median Sale Price

**\$1,300,000**

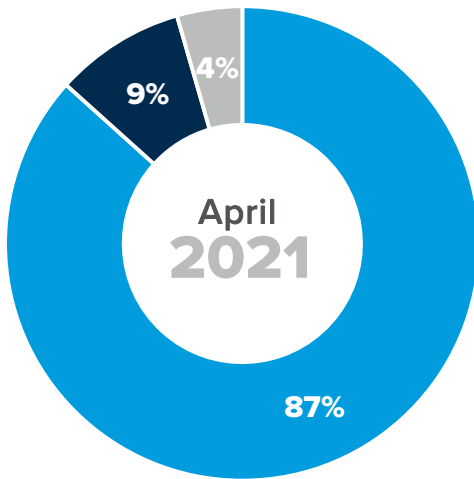
**\$1,355,000** Last Month  
**\$950,000** Last Year

## Months of Supply

**0.4**

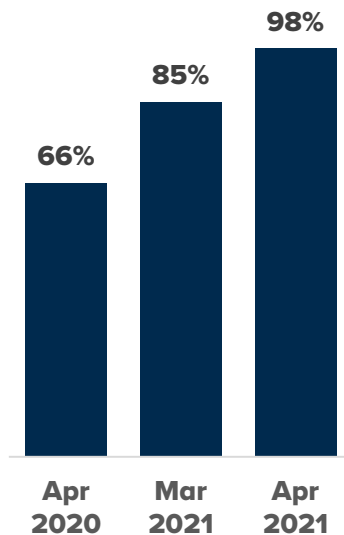
**0.2** Last Month  
**1.8** Last Year

## % of Sales At, Above, or Below List



87% Sold ABOVE list price  
9% Sold AT list price  
4% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market



## Homes For Sale

**38**

24 Last Month  
105 Last Year

## Pending Sales

**115**

107 Last Month  
60 Last Year

## Median Sale Price

**\$1,487,500**

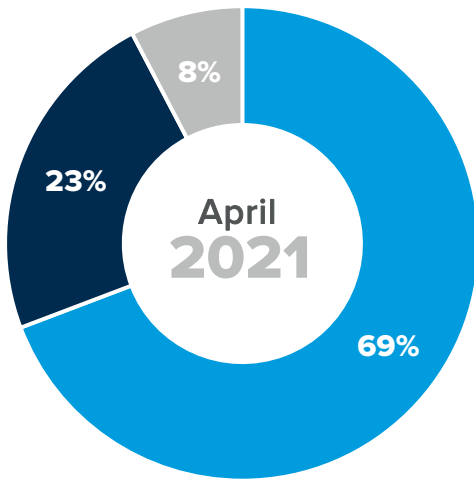
\$1,450,000 Last Month  
\$1,040,000 Last Year

## Months of Supply

**0.3**

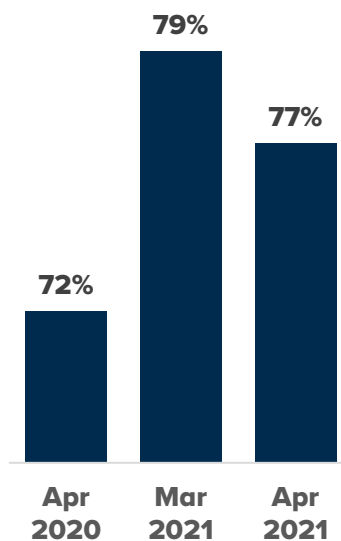
0.2 Last Month  
1.8 Last Year

## % of Sales At, Above, or Below List



69% Sold ABOVE list price  
23% Sold AT list price  
8% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market



## Homes For Sale

**18**

10 Last Month  
50 Last Year

## Pending Sales

**35**

29 Last Month  
11 Last Year

## Median Sale Price

**\$2,422,500**

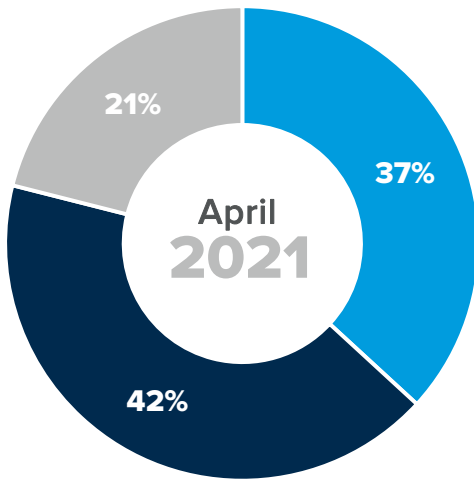
\$1,860,000 Last Month  
\$1,410,000 Last Year

## Months of Supply

**0.5**

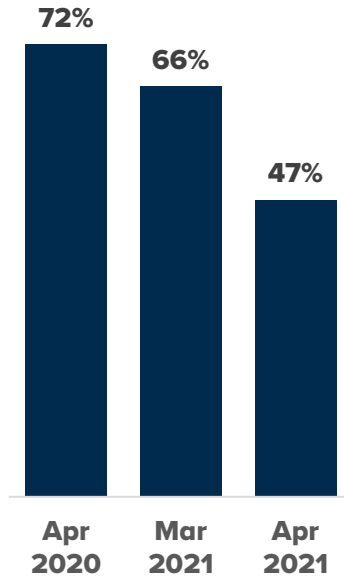
0.3 Last Month  
4.5 Last Year

## % of Sales At, Above, or Below List



37% Sold ABOVE list price  
42% Sold AT list price  
21% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market



## Homes For Sale

**20**

19 Last Month  
69 Last Year

## Pending Sales

**32**

40 Last Month  
7 Last Year

## Median Sale Price

**\$2,737,500**

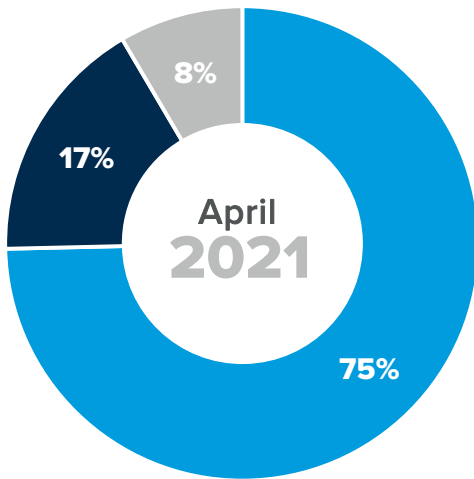
\$3,525,000 Last Month  
\$2,661,000 Last Year

## Months of Supply

**0.6**

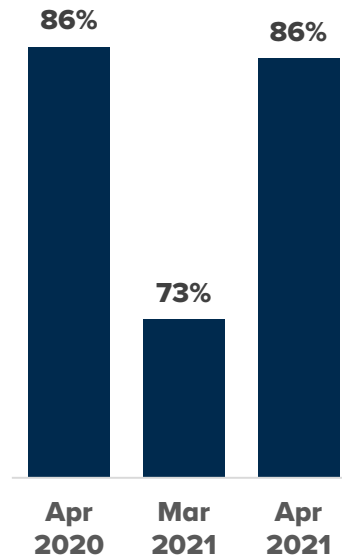
0.5 Last Month  
9.9 Last Year

## % of Sales At, Above, or Below List



75% Sold ABOVE list price  
17% Sold AT list price  
8% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market



## Homes For Sale

**30**

20 Last Month  
42 Last Year

## Pending Sales

**79**

67 Last Month  
44 Last Year

## Median Sale Price

**\$1,300,000**

\$1,300,000 Last Month  
\$962,000 Last Year

## Months of Supply

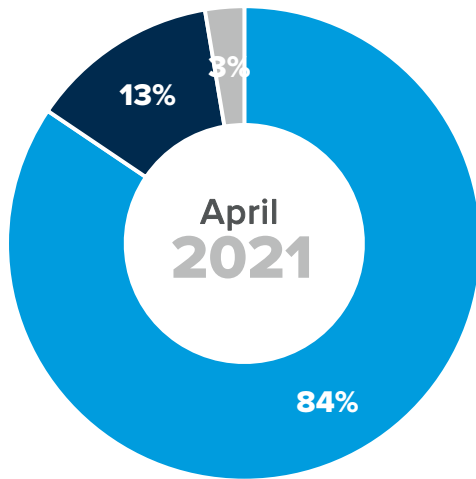
**0.4**

0.3 Last Month  
1.0 Last Year

# EAST LAKE SAMMAMISH

monthly update  
May 2021

## % of Sales At, Above, or Below List



84% Sold ABOVE list price  
13% Sold AT list price  
3% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**114%**  
90% of Sales

**11-30 DAYS**  
**103%**  
1% of Sales

**31+ DAYS**  
**99%**  
3% of Sales

## Homes For Sale

**73**

**57** Last Month  
**189** Last Year

## Pending Sales

**249**

**259** Last Month  
**127** Last Year

## Median Sale Price

**\$1,230,000**

**\$1,290,000** Last Month  
**\$903,000** Last Year

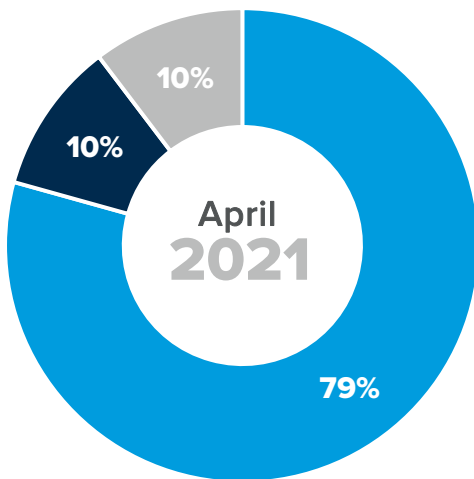
## Months of Supply

**0.3**

**0.2** Last Month  
**1.5** Last Year

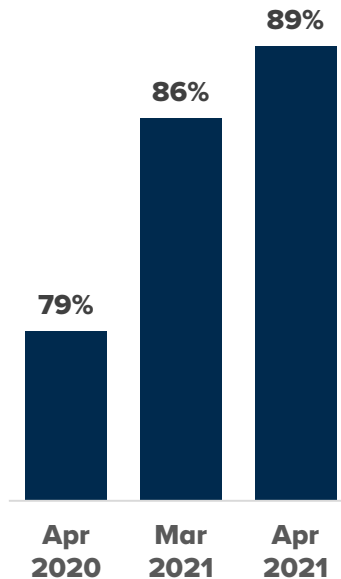


## % of Sales At, Above, or Below List



79% Sold ABOVE list price  
10% 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%**  
89% of Sales

**11-30 DAYS**  
**97%**  
6% of Sales

**31+ DAYS**  
**100%**  
2% of Sales

## Homes For Sale

**29**

**17** Last Month  
**66** Last Year

## Pending Sales

**78**

**98** Last Month  
**39** Last Year

## Median Sale Price

**\$1,055,100**

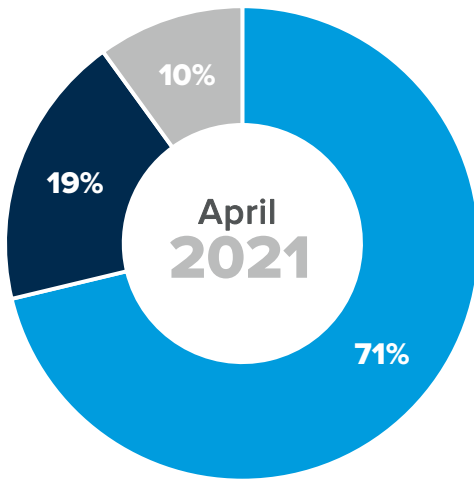
**\$1,255,500** Last Month  
**\$875,000** Last Year

## Months of Supply

**0.4**

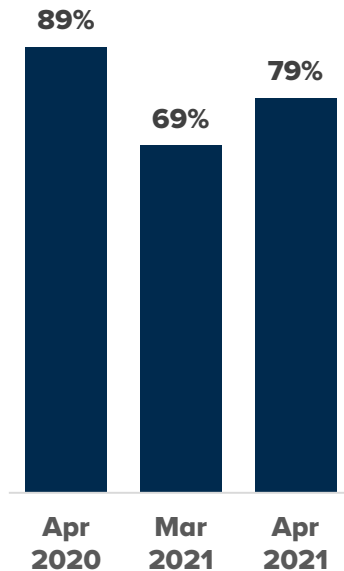
**0.2** Last Month  
**1.7** Last Year

## % of Sales At, Above, or Below List



71% Sold ABOVE list price  
19% Sold AT list price  
10% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**112%**  
79% of Sales

**11-30 DAYS**  
**97%**  
5% of Sales

**31+ DAYS**  
**90%**  
4% of Sales

## Homes For Sale

**35**

**34** Last Month  
**95** Last Year

## Pending Sales

**70**

**74** Last Month  
**42** Last Year

## Median Sale Price

**\$1,705,000**

**\$1,800,000** Last Month  
**\$1,070,167** Last Year

## Months of Supply

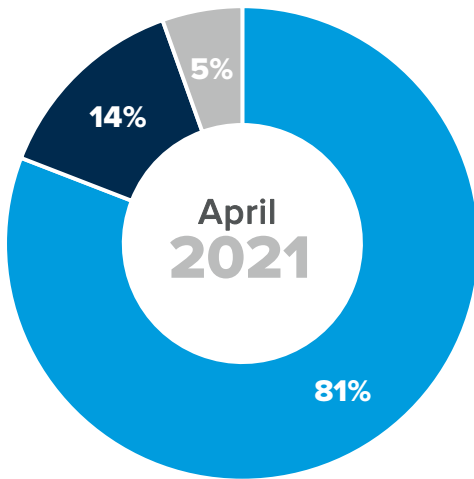
**0.5**

**0.5** Last Month  
**2.3** Last Year

# JUANITA-WOODINVILLE

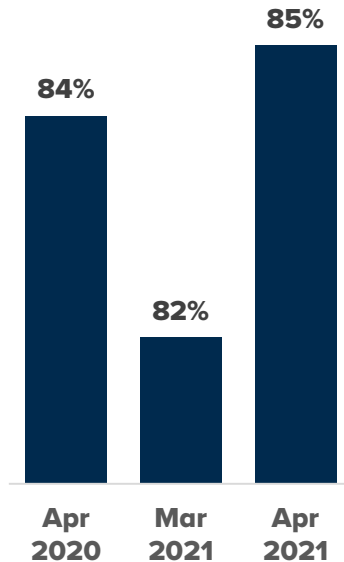
monthly update  
May 2021

## % 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

**0-10 DAYS**  
**114%**  
85% of Sales

**11-30 DAYS**  
**100%**  
4% of Sales

**31+ DAYS**  
**100%**  
3% of Sales

## Homes For Sale

**57**

29 Last Month  
149 Last Year

## Pending Sales

**190**

197 Last Month  
116 Last Year

## Median Sale Price

**\$1,050,000**

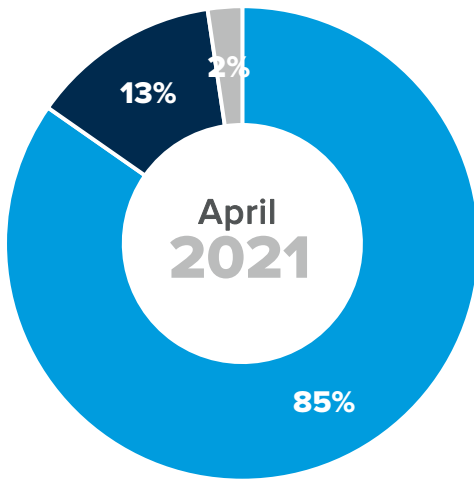
\$1,008,000 Last Month  
\$799,999 Last Year

## Months of Supply

**0.3**

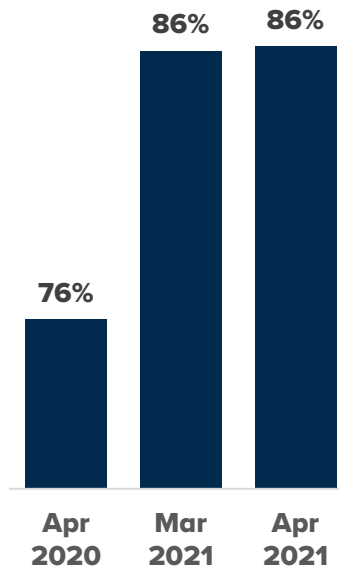
0.1 Last Month  
1.3 Last Year

## % of Sales At, Above, or Below List



85% Sold ABOVE list price  
13% Sold AT list price  
2% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**112%**  
86% of Sales

**11-30 DAYS**  
**100%**  
8% of Sales

**31+ DAYS**  
**110%**  
1% of Sales

## Homes For Sale

**33**

17 Last Month  
79 Last Year

## Pending Sales

**97**

93 Last Month  
61 Last Year

## Median Sale Price

**\$750,000**

\$864,500 Last Month  
\$664,000 Last Year

## Months of Supply

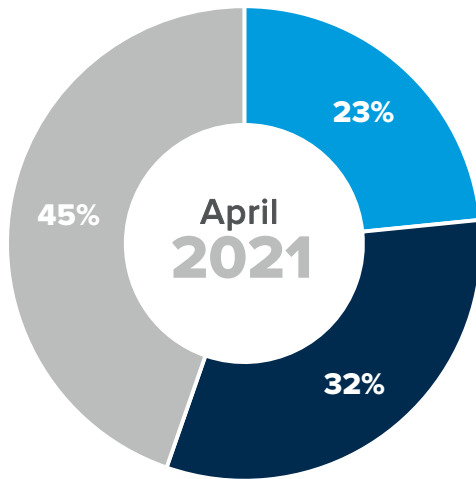
**0.3**

0.2 Last Month  
1.3 Last Year

# DOWNTOWN BELLEVUE CONDOS

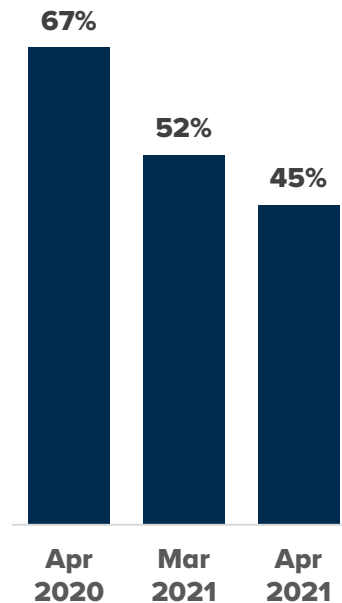
monthly update  
May 2021

% of Sales At, Above,  
or Below List



23% Sold ABOVE list price  
32% Sold AT list price  
45% Sold BELOW list price

Sold in  
First 10 Days



% of List Price by  
Time on Market

**0-10 DAYS**  
**102%**  
45% of Sales

**11-30 DAYS**  
**98%**  
17% of Sales

**31+ DAYS**  
**98%**  
36% of Sales

Homes For Sale

**38**

**44** Last Month

**33** Last Year

Pending Sales

**33**

**48** Last Month

**11** Last Year

Median Sale Price

**\$919,000**

**\$903,000** Last Month

**\$691,000** Last Year

Months of Supply

**1.2**

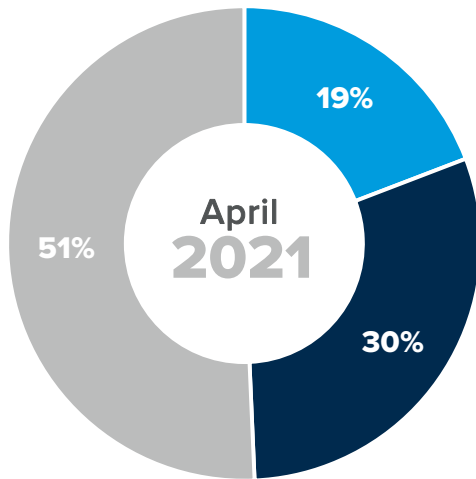
**0.9** Last Month

**3.0** Last Year

# DOWNTOWN SEATTLE CONDOS

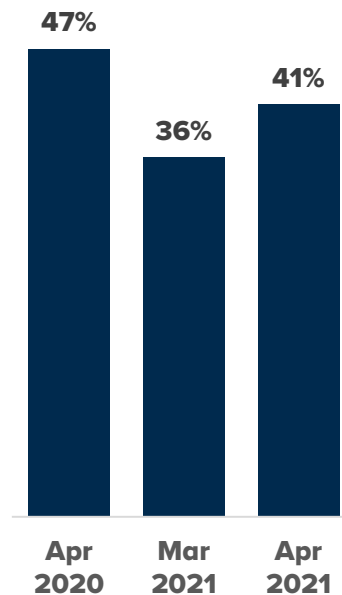
monthly update  
May 2021

% of Sales At, Above,  
or Below List



19% Sold ABOVE list price  
30% Sold AT list price  
51% Sold BELOW list price

Sold in  
First 10 Days



% of List Price by  
Time on Market

**0-10 DAYS**  
**101%**  
41% of Sales

**11-30 DAYS**  
**98%**  
14% of Sales

**31+ DAYS**  
**98%**  
38% of Sales

Homes For Sale

**186**

195 Last Month  
155 Last Year

Pending Sales

**82**

85 Last Month  
23 Last Year

Median Sale Price

**\$659,000**

\$615,000 Last Month  
\$677,705 Last Year

Months of Supply

**2.3**

2.3 Last Month  
6.7 Last Year