

Q2 2021

CONDO REPORT

seattle / eastside

PUBLISHED JULY 2021

a quarterly report on condominium
real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE

SEATTLE CONDOS

community	# sold	avg. \$ per sq ft	% sold at or above list price	median sale price	five-year price trend
West Seattle	82 156%	\$521 -4%	68% 46%	\$499,500 15%	38%
South Seattle	43 330%	\$453 17%	77% 53%	\$450,000 17%	43%
Madison Park & Capitol Hill	224 109%	\$663 3%	53% -2%	\$488,250 4%	10%
Queen Anne & Magnolia	171 138%	\$591 5%	63% 16%	\$478,000 6%	29%
Downtown-Belltown	215 153%	\$828 -1%	47% 0%	\$638,000 -6%	0%
Ballard & Green Lake	177 86%	\$555 4%	70% 15%	\$455,000 6%	20%
North Seattle	80 122%	\$440 14%	65% 23%	\$377,500 2%	33%
Richmond Beach & Shoreline	36 157%	\$408 20%	86% 10%	\$446,000 52%	39%
Lake Forest Park & Kenmore	28 65%	\$352 4%	89% 26%	\$324,500 0%	39%
ALL SEATTLE	1,056 126%	\$605 2%	61% 12%	\$488,750 7%	 20%

Percent changes are year-over-year, excepting the five-year price trend

EASTSIDE CONDOS

community	# sold	avg. \$ per sq ft	% sold at or above list price	median sale price	five-year price trend
Eastside South (S of I-90)	93 50%	\$447 17%	91% 42%	\$487,000 -8%	50%
Mercer Island	24 118%	\$510 10%	54% 49%	\$581,500 5%	18%
West Bellevue (W of 405)	125 172%	\$864 11%	62% 1%	\$962,000 26%	90%
East Bellevue (E of 405)	138 100%	\$482 5%	86% 18%	\$552,125 -9%	65%
East of Lake Sammamish	143 99%	\$441 19%	93% 49%	\$575,000 22%	36%
Redmond	62 94%	\$519 17%	92% 47%	\$679,000 29%	33%
Kirkland	144 92%	\$604 4%	72% 23%	\$590,012 -5%	79%
Woodinville	186 155%	\$415 10%	80% 3%	\$422,500 10%	42%
ALL EASTSIDE	915 108%	\$537 13%	80% 23%	\$550,000 5%	 54%

Percent changes are year-over-year, excepting the five-year price trend

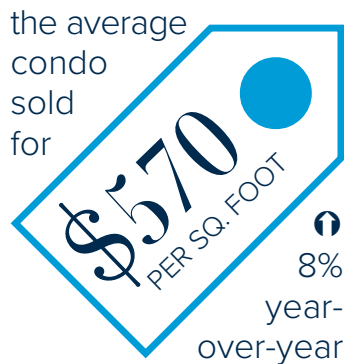
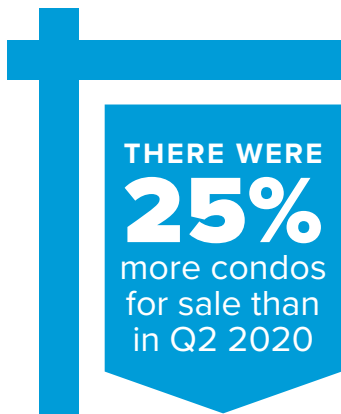
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Windermere Mercer Island.
Information and statistics
derived from Northwest
Multiple Listing Service.





to a median of
\$510,000

70% OF
CONDOS
SOLD **AT OR ABOVE**
THEIR **LIST PRICE**



Q2 2021

market review

Condo demand surged in Q2 as single-family home markets became more competitive, and in some cases, unattainable.

Seattle condos saw a 7% increase (to \$488,750) and Eastside condos saw a 5% increase (to \$550,000) in Median Sale Price compared to Q2 2020. Fueled by new construction development, South Seattle saw a three-fold increase in the number of condos sold, while the number of West Bellevue condos sold was up nearly double.

61% of Seattle condos and 80% of Eastside condos sold at or above their listed price. Those that were sold in the first 10 days (48% of Seattle and 70% of Eastside sales) sold for an average of 2% and 5% above their list price, respectively.



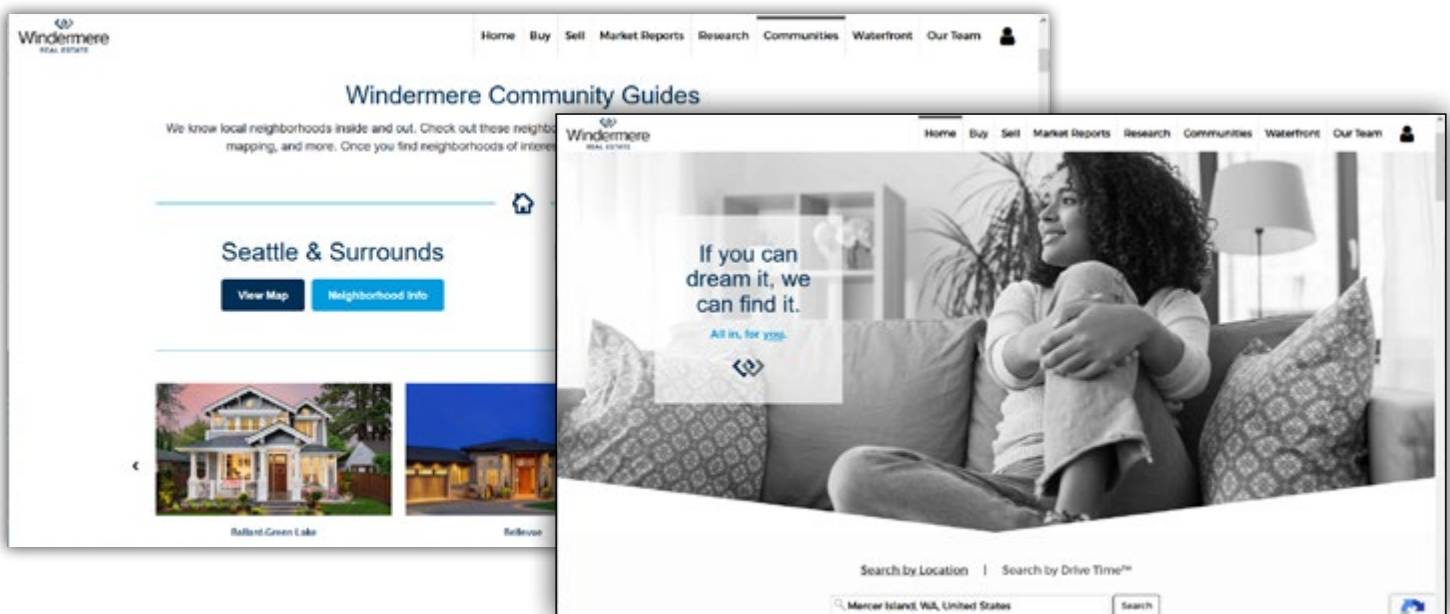
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Looking for real-time information on today's real estate market? If so, your search is over!

We publish weekly residential and waterfront reports, along with monthly and quarterly overviews, to [WindermereMI.com/Reports](https://www.windermere.com/reports), providing a summary analysis of what's happening each week in 18 different residential and condo micro-markets throughout Seattle, Mercer Island and the Eastside.

In addition to statistical data, you'll find resources for researching homes and neighborhoods, community profiles, maps, links and school data at [WindermereMI.com/Research](https://www.windermere.com/research). And, you can search for every property listed for sale—by any real estate company on [WindermereMI.com](https://www.windermere.com).



Windermere MERCER ISLAND

We earn the trust and loyalty of our brokers and clients by doing real estate exceptionally well. The leader in our market, we deliver client-focused service in an authentic, collaborative and transparent manner and with the unmatched knowledge and expertise that comes from decades of experience.

Centrally located on Mercer Island, our team of Realtors® serve Seattle, Mercer Island, and greater Eastside. Our neighborhood and community engagement goes beyond being avid supporters of Island and regional organizations and events—we are active neighbors and volunteers who enjoy making a difference in our world.

