



June 2021
**MARKET
REPORT**

seattle / eastside

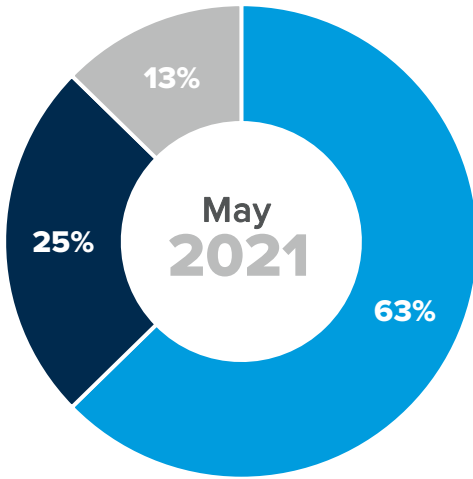
A MONTHLY REPORT

on single family residential
real estate activity

WINDERMERE.MI.COM

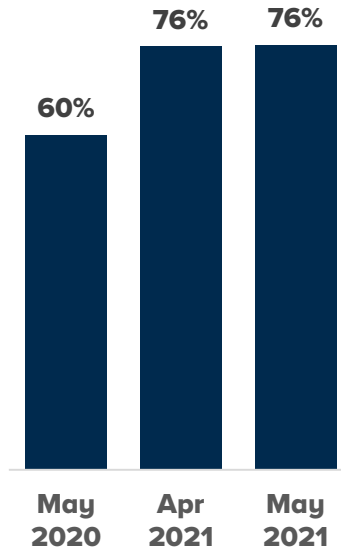

Windermere
REAL ESTATE

% of Sales At, Above, or Below List



63% 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



Homes For Sale

670

654 Last Month
916 Last Year

Pending Sales

1276

1126 Last Month
828 Last Year

Median Sale Price

\$914,000

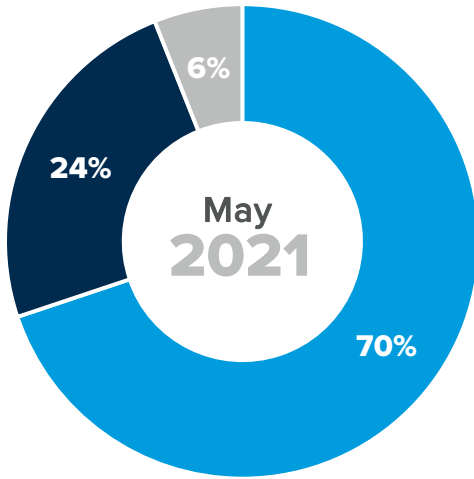
\$875,000 Last Month
\$749,000 Last Year

Months of Supply

0.5

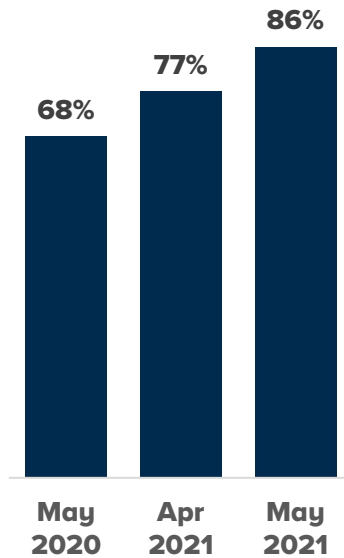
0.6 Last Month
1.1 Last Year

% of Sales At, Above, or Below List



70% Sold ABOVE list price
24% Sold AT list price
6% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

109

110 Last Month
189 Last Year

Pending Sales

231

204 Last Month
138 Last Year

Median Sale Price

\$770,000

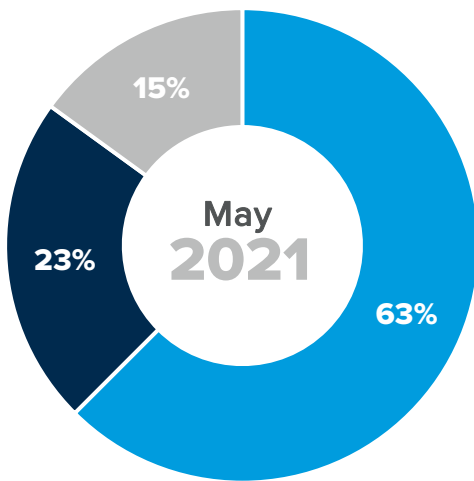
\$765,000 Last Month
\$652,500 Last Year

Months of Supply

0.5

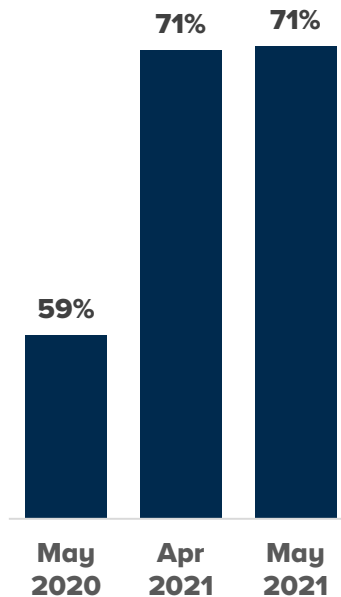
0.5 Last Month
1.4 Last Year

% of Sales At, Above, or Below List



63% Sold ABOVE list price
23% Sold AT list price
15% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
111%
71% of Sales

11-30 DAYS
99%
11% of Sales

31+ DAYS
99%
12% of Sales

Homes For Sale

97

93 Last Month
131 Last Year

Pending Sales

149

127 Last Month
119 Last Year

Median Sale Price

\$702,500

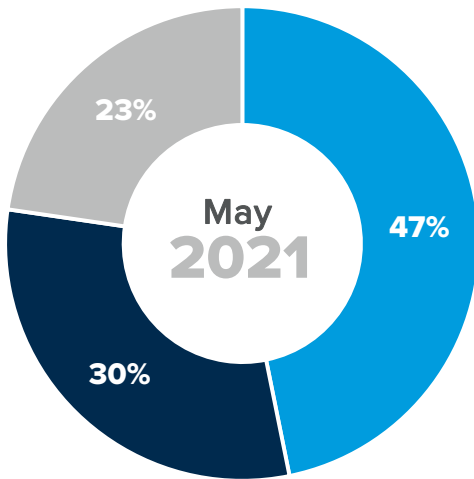
\$707,500 Last Month
\$657,795 Last Year

Months of Supply

0.7

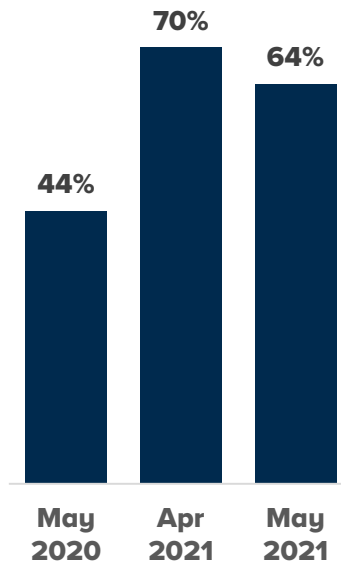
0.7 Last Month
1.1 Last Year

% of Sales At, Above, or Below List



47% Sold ABOVE list price
30% Sold AT list price
23% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
108%
64% of Sales

11-30 DAYS
99%
13% of Sales

31+ DAYS
96%
18% of Sales

Homes For Sale

128

125 Last Month

133 Last Year

Pending Sales

157

167 Last Month

83 Last Year

Median Sale Price

\$1,100,000

\$1,187,500 Last Month

\$935,500 Last Year

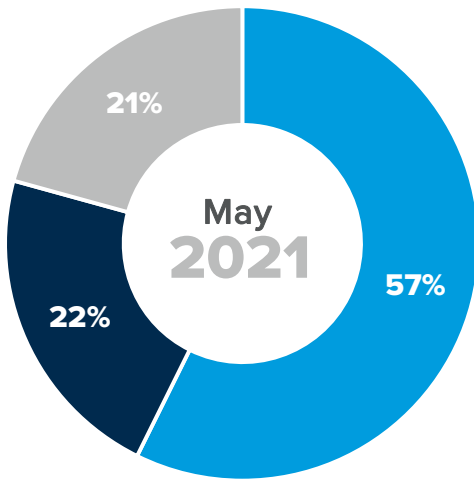
Months of Supply

0.8

0.7 Last Month

1.6 Last Year

% of Sales At, Above, or Below List



57% Sold ABOVE list price
22% Sold AT list price
21% 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
99%
13% of Sales

31+ DAYS
97%
11% of Sales

Homes For Sale

73

62 Last Month
101 Last Year

Pending Sales

117

88 Last Month
79 Last Year

Median Sale Price

\$1,350,000

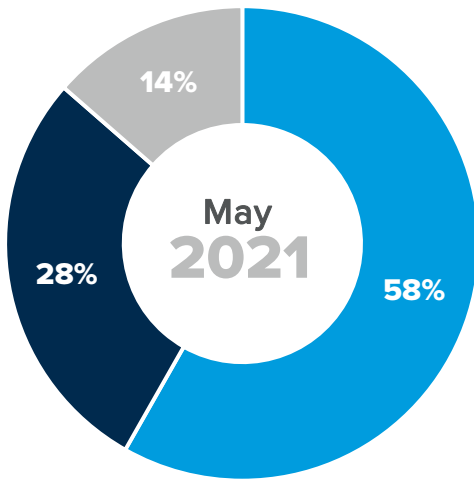
\$1,375,000 Last Month
\$1,214,500 Last Year

Months of Supply

0.6

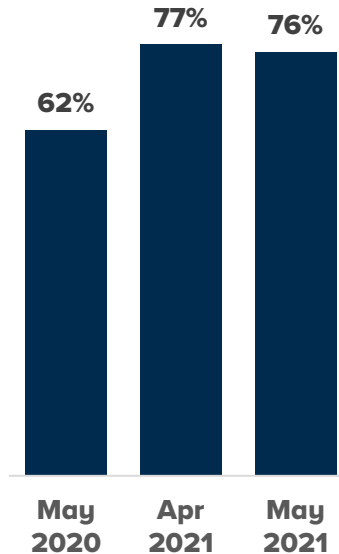
0.7 Last Month
1.3 Last Year

% of Sales At, Above, or Below List



58% 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
110%
76% of Sales

11-30 DAYS
99%
15% of Sales

31+ DAYS
99%
4% of Sales

Homes For Sale

140

133 Last Month

178 Last Year

Pending Sales

332

292 Last Month

220 Last Year

Median Sale Price

\$919,500

\$875,000 Last Month

\$755,000 Last Year

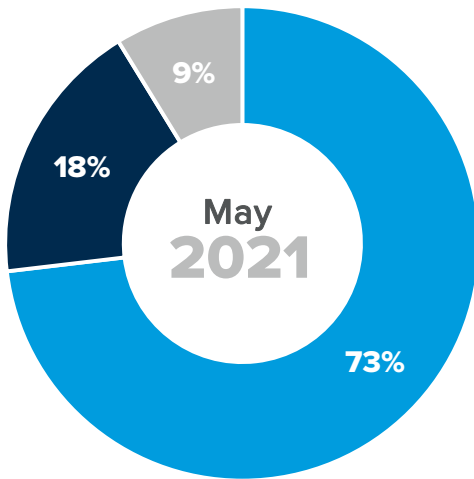
Months of Supply

0.4

0.5 Last Month

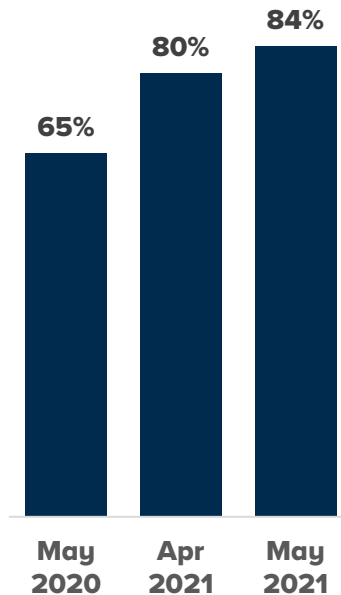
0.8 Last Year

% of Sales At, Above, or Below List



73% Sold ABOVE list price
18% Sold AT list price
9% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
113%
84% of Sales

11-30 DAYS
99%
11% of Sales

31+ DAYS
99%
3% of Sales

Homes For Sale

78

74 Last Month
109 Last Year

Pending Sales

172

159 Last Month
120 Last Year

Median Sale Price

\$1,000,000

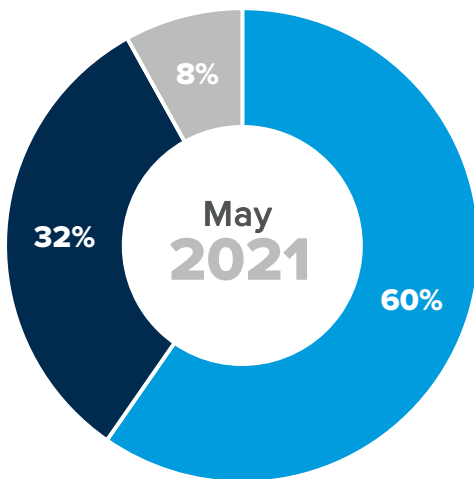
\$977,500 Last Month
\$834,880 Last Year

Months of Supply

0.5

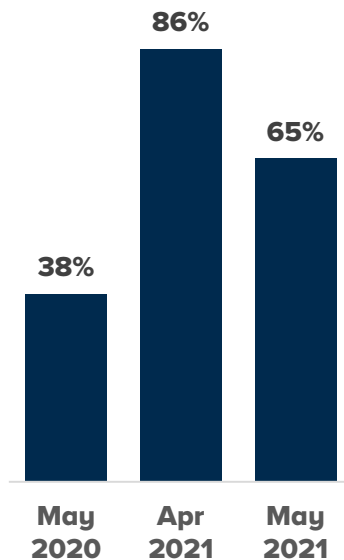
0.5 Last Month
0.9 Last Year

% of Sales At, Above, or Below List



60% Sold ABOVE list price
32% Sold AT list price
8% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

17

18 Last Month
39 Last Year

Pending Sales

50

42 Last Month
50 Last Year

Median Sale Price

\$945,000

\$821,000 Last Month
\$644,900 Last Year

Months of Supply

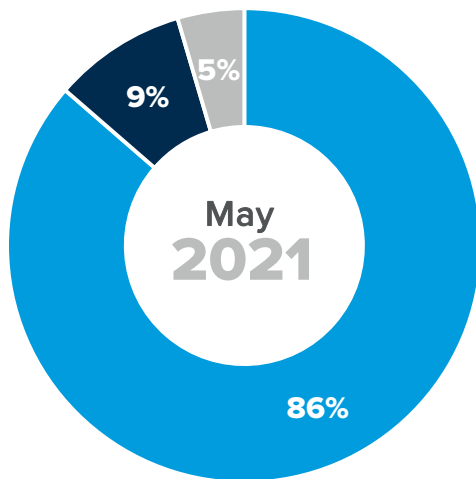
0.3

0.4 Last Month
0.8 Last Year

KENMORE-LK FOREST PK

monthly update
June 2021

% of Sales At, Above, or Below List



86% Sold ABOVE list price
9% Sold AT list price
5% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
115%
89% of Sales

11-30 DAYS
103%
9% of Sales

31+ DAYS
100%
2% of Sales

Homes For Sale

28

39 Last Month

36 Last Year

Pending Sales

68

47 Last Month

42 Last Year

Median Sale Price

\$849,500

\$870,000 Last Month

\$621,750 Last Year

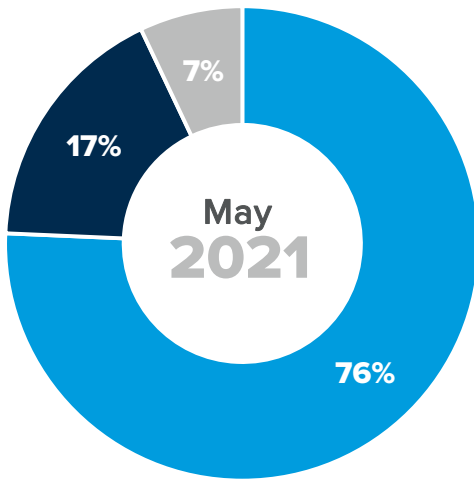
Months of Supply

0.4

0.8 Last Month

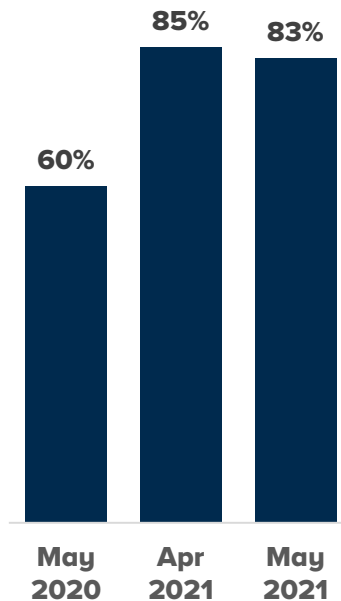
0.9 Last Year

% of Sales At, Above, or Below List



76% Sold ABOVE list price
17% Sold AT list price
7% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

284

300 Last Month
852 Last Year

Pending Sales

914

848 Last Month
700 Last Year

Median Sale Price

\$1,300,000

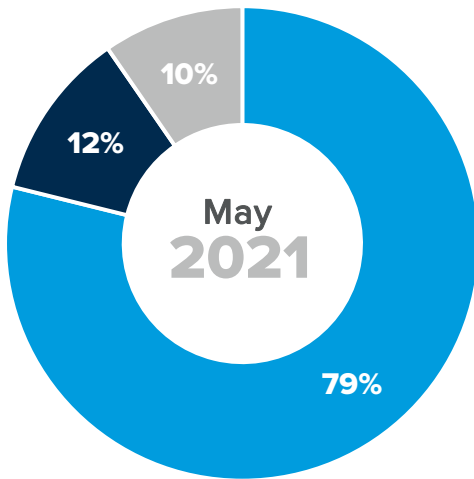
\$1,300,000 Last Month
\$941,250 Last Year

Months of Supply

0.3

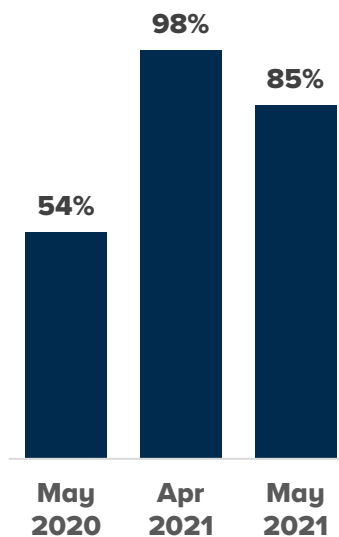
0.4 Last Month
1.2 Last Year

% of Sales At, Above, or Below List



79% Sold ABOVE list price
12% Sold AT list price
10% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

48

38 Last Month
120 Last Year

Pending Sales

105

115 Last Month
82 Last Year

Median Sale Price

\$1,450,000

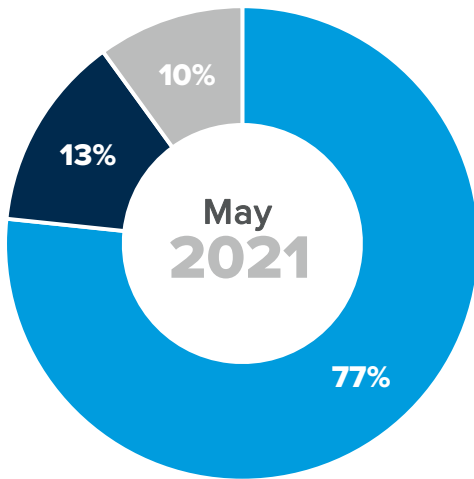
\$1,487,500 Last Month
\$1,025,000 Last Year

Months of Supply

0.5

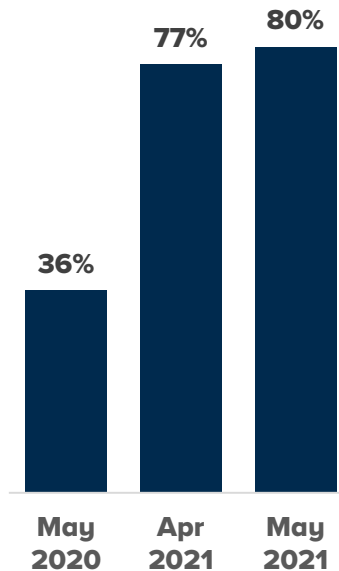
0.3 Last Month
1.5 Last Year

% of Sales At, Above, or Below List



77% Sold ABOVE list price
13% Sold AT list price
10% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
110%
80% of Sales

11-30 DAYS
102%
3% of Sales

31+ DAYS
95%
13% of Sales

Homes For Sale

14

18 Last Month
51 Last Year

Pending Sales

37

35 Last Month
28 Last Year

Median Sale Price

\$2,060,000

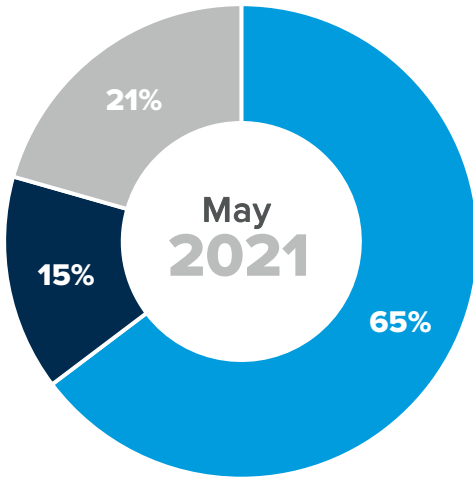
\$2,422,500 Last Month
\$1,600,000 Last Year

Months of Supply

0.4

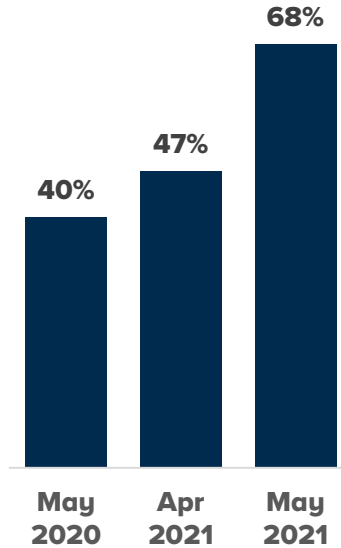
0.5 Last Month
1.8 Last Year

% of Sales At, Above, or Below List



65% Sold ABOVE list price
15% Sold AT list price
21% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

28

20 Last Month
80 Last Year

Pending Sales

48

32 Last Month
32 Last Year

Median Sale Price

\$2,918,750

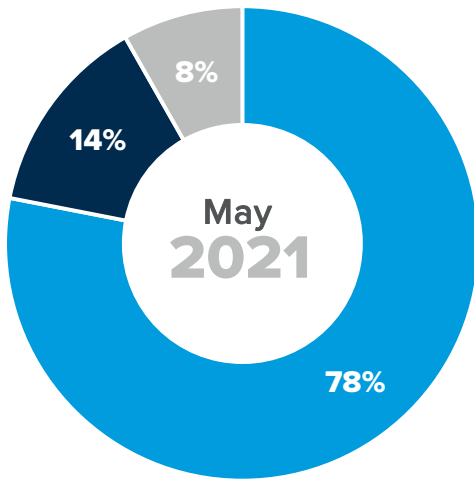
\$2,737,500 Last Month
\$2,349,500 Last Year

Months of Supply

0.6

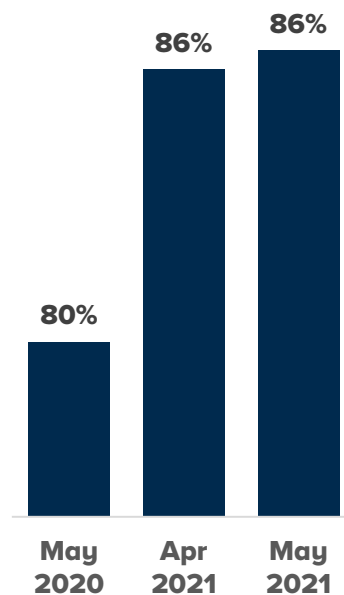
0.6 Last Month
2.5 Last Year

% of Sales At, Above, or Below List



78% Sold ABOVE list price
14% Sold AT list price
8% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

20

30 Last Month

58 Last Year

Pending Sales

88

79 Last Month

63 Last Year

Median Sale Price

\$1,260,000

\$1,300,000 Last Month

\$975,000 Last Year

Months of Supply

0.2

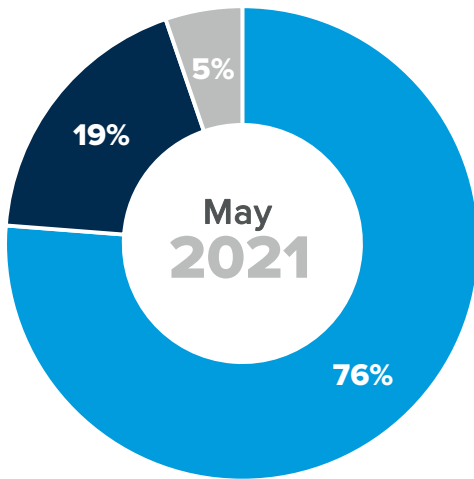
0.4 Last Month

0.9 Last Year

EAST LAKE SAMMAMISH

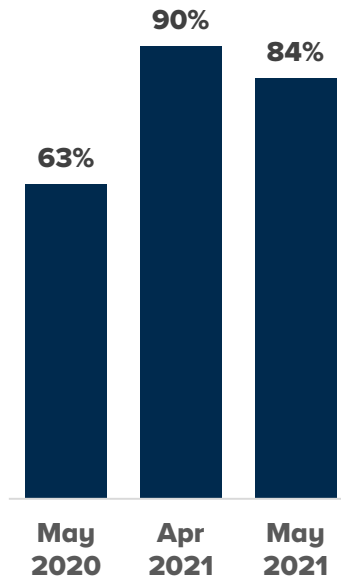
monthly update
June 2021

% of Sales At, Above, or Below List



76% Sold ABOVE list price
19% Sold AT list price
5% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
113%
84% of Sales

11-30 DAYS
100%
7% of Sales

31+ DAYS
99%
4% of Sales

Homes For Sale

53

73 Last Month
191 Last Year

Pending Sales

244

249 Last Month
206 Last Year

Median Sale Price

\$1,250,000

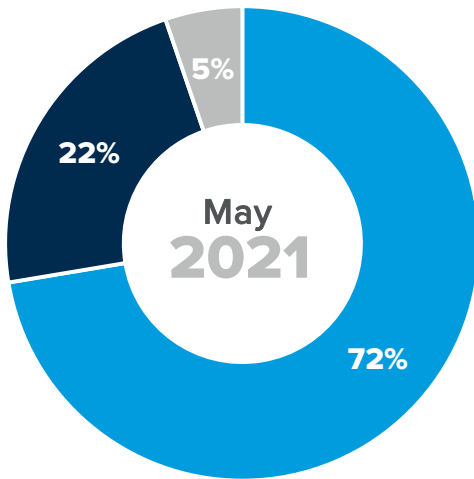
\$1,230,000 Last Month
\$870,000 Last Year

Months of Supply

0.2

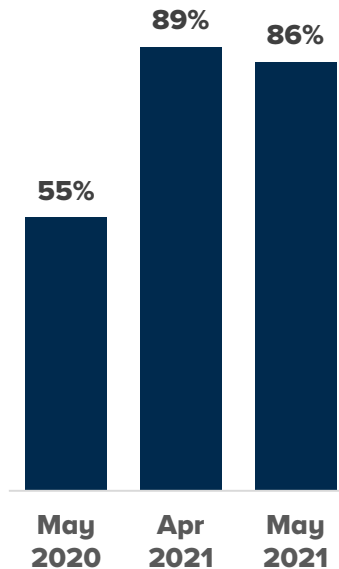
0.3 Last Month
0.9 Last Year

% of Sales At, Above, or Below List



72% Sold ABOVE list price
22% Sold AT list price
5% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

23

29 Last Month

74 Last Year

Pending Sales

80

78 Last Month

76 Last Year

Median Sale Price

\$1,313,000

\$1,055,100 Last Month

\$970,000 Last Year

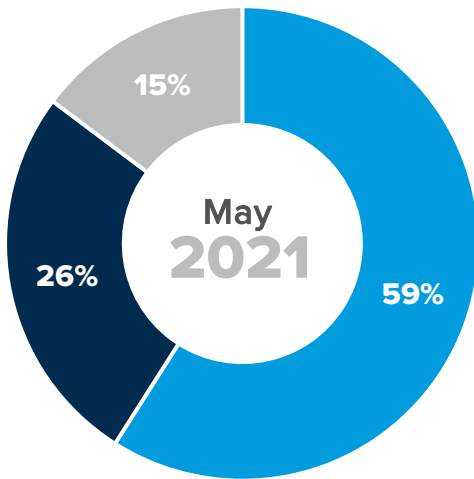
Months of Supply

0.3

0.4 Last Month

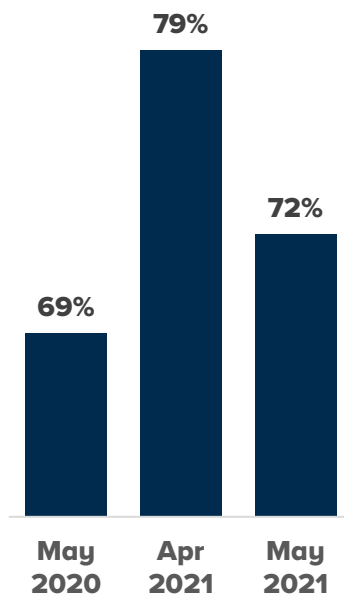
1.0 Last Year

% 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
109%
72% of Sales

11-30 DAYS
102%
16% of Sales

31+ DAYS
84%
7% of Sales

Homes For Sale

31

35 Last Month
108 Last Year

Pending Sales

91

70 Last Month
76 Last Year

Median Sale Price

\$1,800,000

\$1,705,000 Last Month
\$1,260,000 Last Year

Months of Supply

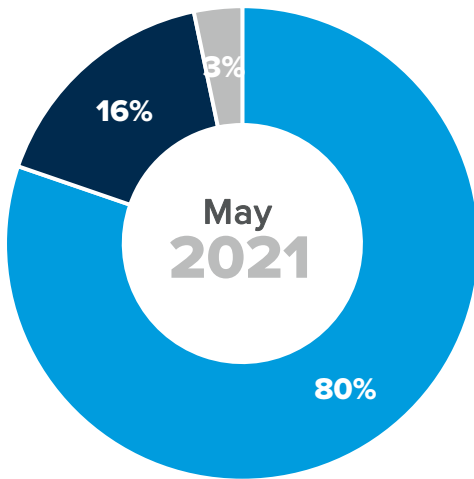
0.3

0.5 Last Month
1.4 Last Year

JUANITA-WOODINVILLE

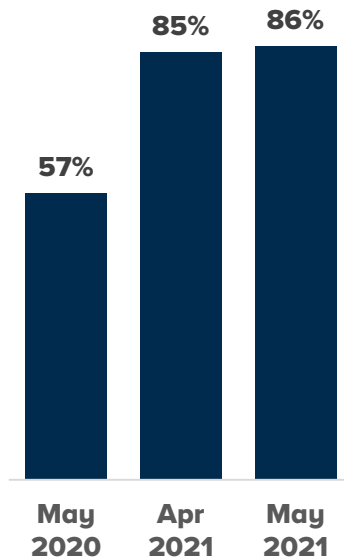
monthly update
June 2021

% of Sales At, Above, or Below List



80% Sold ABOVE list price
16% Sold AT list price
3% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

67

57 Last Month
170 Last Year

Pending Sales

221

190 Last Month
167 Last Year

Median Sale Price

\$1,042,000

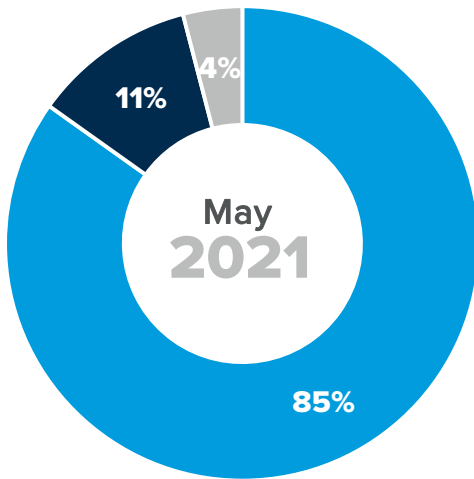
\$1,050,000 Last Month
\$830,000 Last Year

Months of Supply

0.3

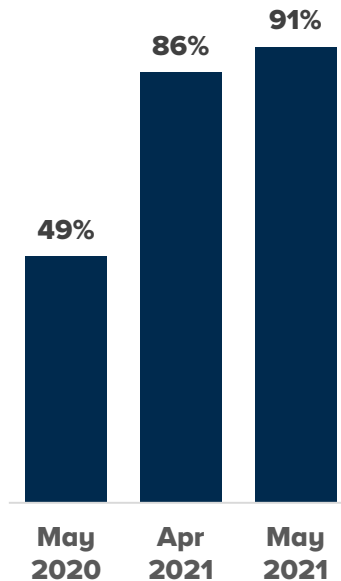
0.3 Last Month
1.0 Last Year

% of Sales At, Above, or Below List



85% Sold ABOVE list price
11% Sold AT list price
4% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
113%
91% of Sales

11-30 DAYS
103%
4% of Sales

31+ DAYS
101%
1% of Sales

Homes For Sale

32

33 Last Month
75 Last Year

Pending Sales

112

97 Last Month
87 Last Year

Median Sale Price

\$770,000

\$750,000 Last Month
\$555,000 Last Year

Months of Supply

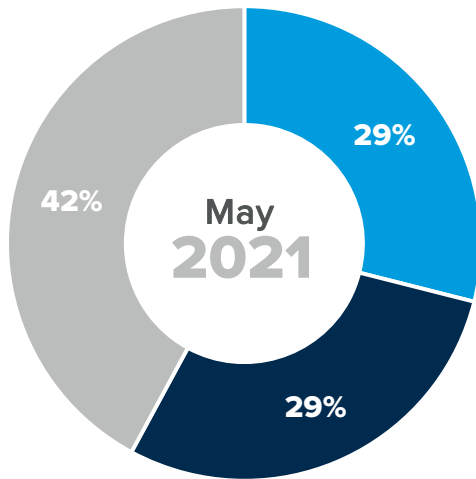
0.3

0.3 Last Month
0.9 Last Year

DOWNTOWN BELLEVUE CONDOS

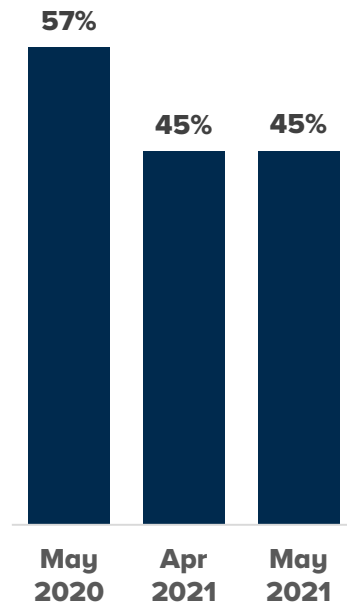
monthly update
June 2021

% of Sales At, Above,
or Below List



29% Sold ABOVE list price
29% Sold AT list price
42% Sold BELOW list price

Sold in
First 10 Days



% of List Price by
Time on Market

0-10 DAYS
103%
45% of Sales

11-30 DAYS
97%
16% of Sales

31+ DAYS
98%
34% of Sales

Homes For Sale

36

38 Last Month

34 Last Year

Pending Sales

42

33 Last Month

17 Last Year

Median Sale Price

\$1,029,250

\$919,000 Last Month

\$992,500 Last Year

Months of Supply

0.9

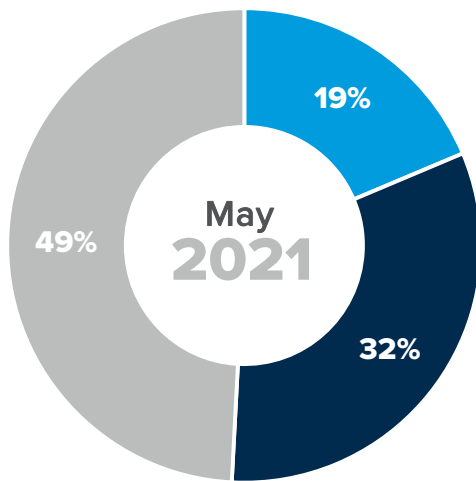
1.2 Last Month

2.0 Last Year

DOWNTOWN SEATTLE CONDOS

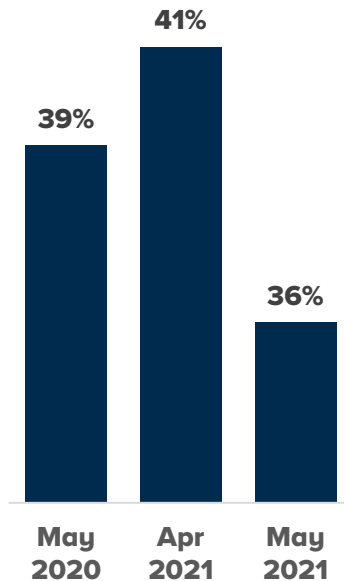
monthly update
June 2021

% of Sales At, Above,
or Below List



19% Sold ABOVE list price
32% Sold AT list price
49% 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
99%
25% of Sales

31+ DAYS
97%
32% of Sales

Homes For Sale

168

186 Last Month

170 Last Year

Pending Sales

82

82 Last Month

32 Last Year

Median Sale Price

\$635,000

\$659,000 Last Month

\$750,000 Last Year

Months of Supply

2.0

2.3 Last Month

5.3 Last Year