

An American flag is flying from the mast of a boat, set against a background of a large body of water and a distant shoreline under a clear sky. The flag is the primary visual element on the left side of the page.

July 2021 MARKET REPORT

seattle / eastside

A MONTHLY REPORT

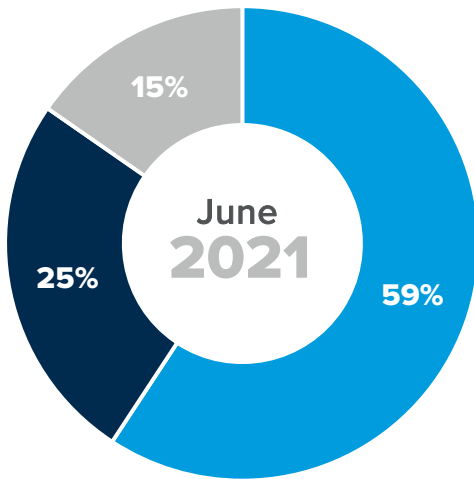
on single family residential
real estate activity

WINDERMERE.MI.COM



Windermere
REAL ESTATE

% of Sales At, Above, or Below List



59% Sold ABOVE list price
25% 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%
76% of Sales

11-30 DAYS
100%
14% of Sales

31+ DAYS
98%
5% of Sales

Homes For Sale

744

670 Last Month
936 Last Year

Pending Sales

1181

1276 Last Month
1012 Last Year

Median Sale Price

\$896,500

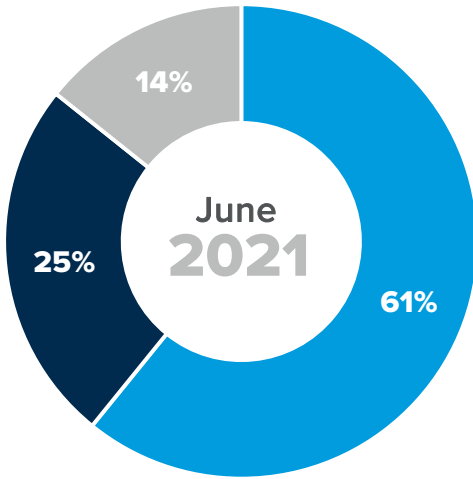
\$914,000 Last Month
\$786,000 Last Year

Months of Supply

0.6

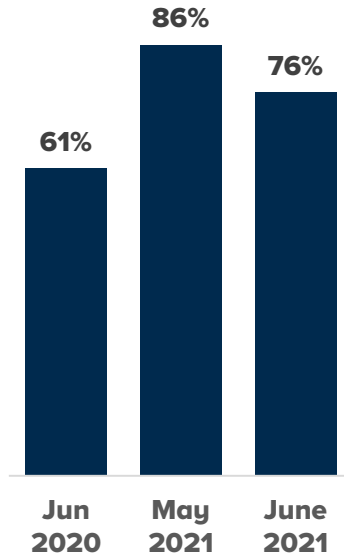
0.5 Last Month
0.9 Last Year

% of Sales At, Above, or Below List



61% Sold ABOVE list price
25% Sold AT list price
14% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

125

109 Last Month
199 Last Year

Pending Sales

215

231 Last Month
196 Last Year

Median Sale Price

\$721,000

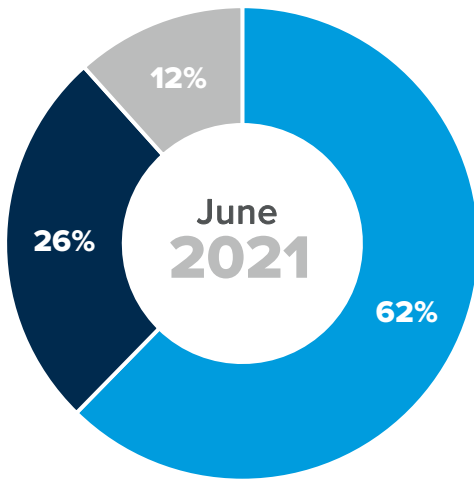
\$770,000 Last Month
\$680,000 Last Year

Months of Supply

0.6

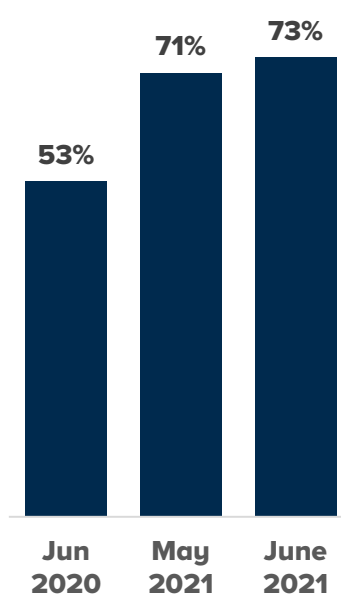
0.5 Last Month
1.0 Last Year

% of Sales At, Above, or Below List



62% Sold ABOVE list price
26% Sold AT list price
12% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
109%
73% of Sales

11-30 DAYS
100%
14% of Sales

31+ DAYS
100%
8% of Sales

Homes For Sale

110

97 Last Month
133 Last Year

Pending Sales

133

149 Last Month
124 Last Year

Median Sale Price

\$742,450

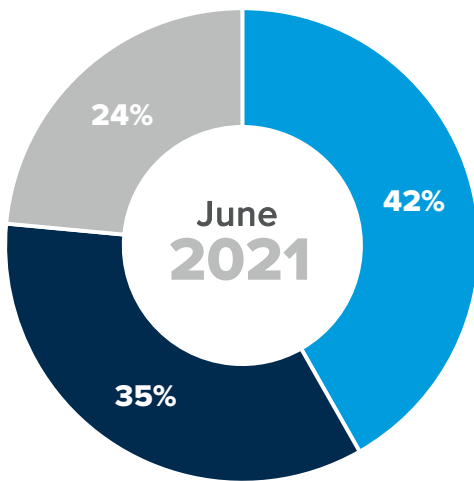
\$702,500 Last Month
\$660,000 Last Year

Months of Supply

0.8

0.7 Last Month
1.1 Last Year

% of Sales At, Above, or Below List



42% Sold ABOVE list price
35% Sold AT list price
24% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
105%
64% of Sales

11-30 DAYS
100%
22% of Sales

31+ DAYS
97%
8% of Sales

Homes For Sale

132

128 Last Month

138 Last Year

Pending Sales

138

157 Last Month

119 Last Year

Median Sale Price

\$1,023,000

\$1,100,000 Last Month

\$1,015,000 Last Year

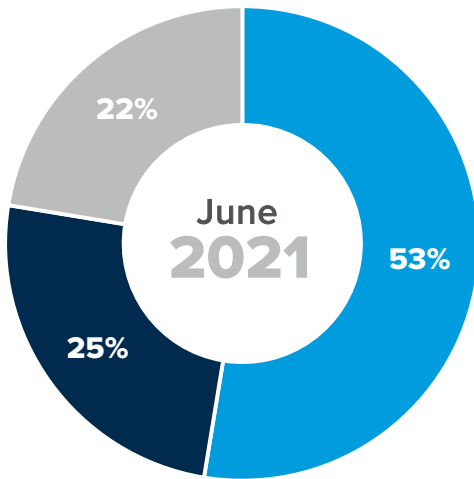
Months of Supply

1.0

0.8 Last Month

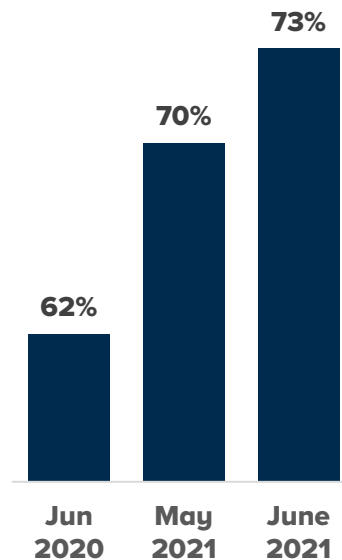
1.2 Last Year

% of Sales At, Above, or Below List



53% Sold ABOVE list price
25% Sold AT list price
22% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

85

73 Last Month
102 Last Year

Pending Sales

106

117 Last Month
95 Last Year

Median Sale Price

\$1,212,500

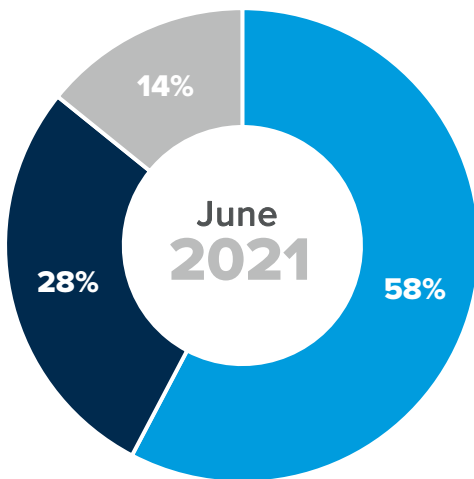
\$1,350,000 Last Month
\$1,187,500 Last Year

Months of Supply

0.8

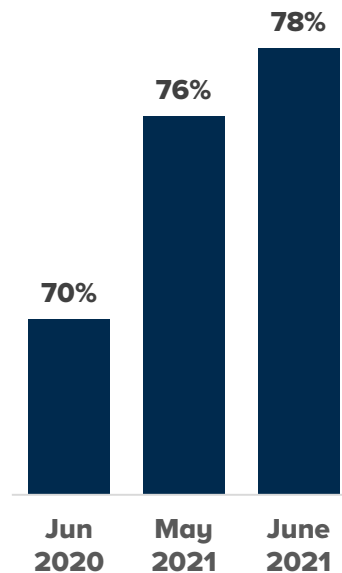
0.6 Last Month
1.1 Last Year

% 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
109%
78% of Sales

11-30 DAYS
99%
13% of Sales

31+ DAYS
97%
3% of Sales

Homes For Sale

166

140 Last Month
196 Last Year

Pending Sales

280

332 Last Month
237 Last Year

Median Sale Price

\$905,000

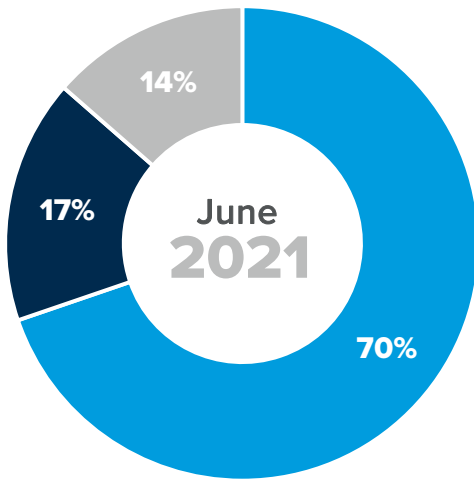
\$919,500 Last Month
\$790,000 Last Year

Months of Supply

0.6

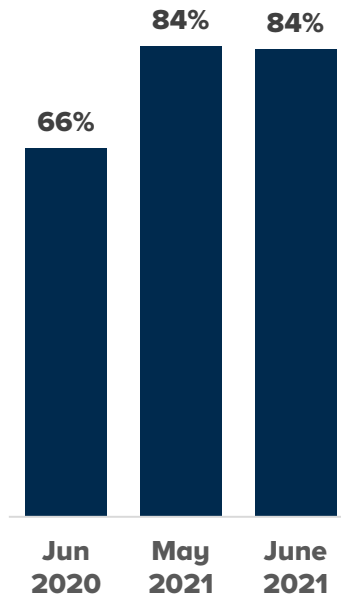
0.4 Last Month
0.8 Last Year

% of Sales At, Above, or Below List



70% Sold ABOVE list price
17% Sold AT list price
14% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
111%
84% of Sales

11-30 DAYS
99%
10% of Sales

31+ DAYS
97%
3% of Sales

Homes For Sale

71

78 Last Month
103 Last Year

Pending Sales

188

172 Last Month
137 Last Year

Median Sale Price

\$950,000

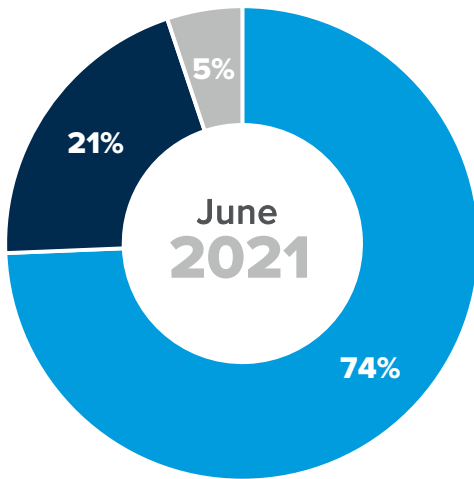
\$1,000,000 Last Month
\$835,150 Last Year

Months of Supply

0.4

0.5 Last Month
0.8 Last Year

% of Sales At, Above, or Below List



74% Sold ABOVE list price
21% Sold AT list price
5% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

28

17 Last Month
35 Last Year

Pending Sales

70

50 Last Month
54 Last Year

Median Sale Price

\$889,000

\$945,000 Last Month
\$707,000 Last Year

Months of Supply

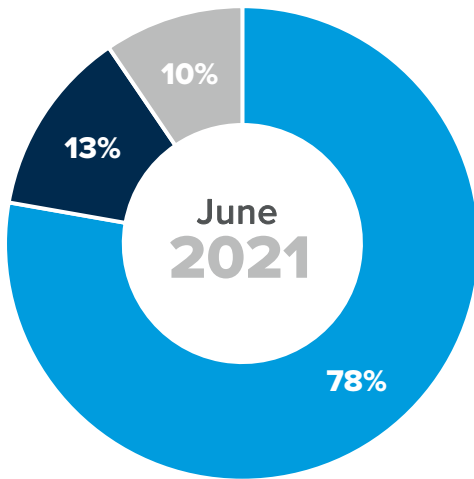
0.4

0.3 Last Month
0.6 Last Year

KENMORE-LK FOREST PK

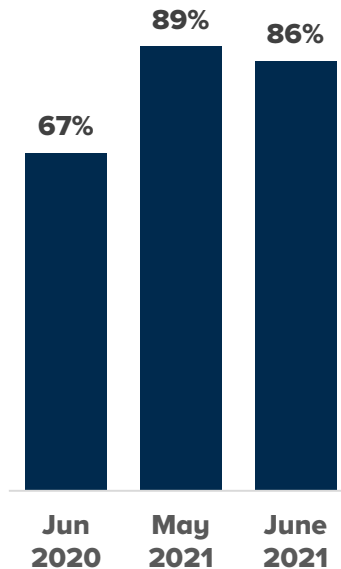
monthly update
July 2021

% of Sales At, Above, or Below List



78% 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
113%
86% of Sales

11-30 DAYS
100%
5% of Sales

31+ DAYS
96%
5% of Sales

Homes For Sale

27

28 Last Month
30 Last Year

Pending Sales

51

68 Last Month
50 Last Year

Median Sale Price

\$910,000

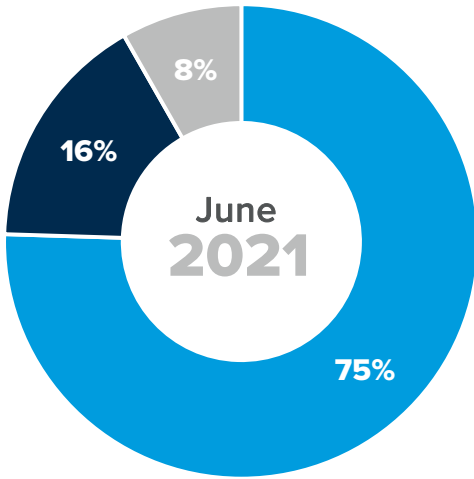
\$849,500 Last Month
\$649,950 Last Year

Months of Supply

0.5

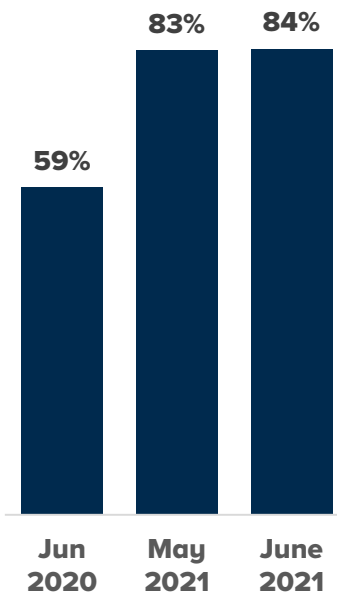
0.4 Last Month
0.6 Last Year

% of Sales At, Above, or Below List



75% Sold ABOVE list price
16% 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%
84% of Sales

11-30 DAYS
99%
7% of Sales

31+ DAYS
100%
3% of Sales

Homes For Sale

308

284 Last Month
834 Last Year

Pending Sales

978

914 Last Month
873 Last Year

Median Sale Price

\$1,365,000

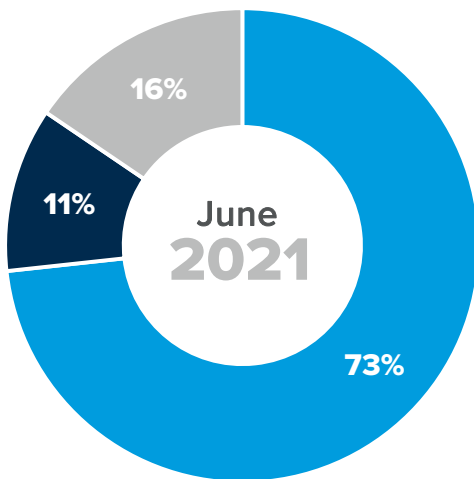
\$1,300,000 Last Month
\$1,029,950 Last Year

Months of Supply

0.3

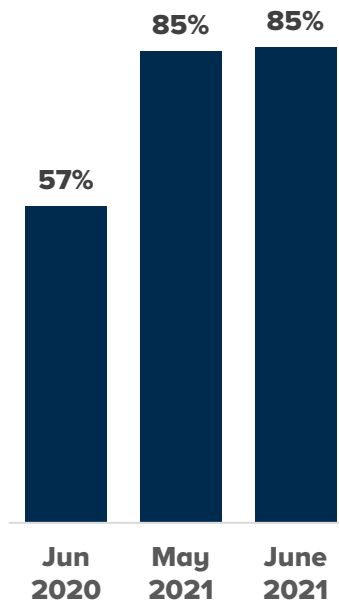
0.3 Last Month
1.0 Last Year

% of Sales At, Above, or Below List



73% Sold ABOVE list price
11% Sold AT list price
16% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

39

48 Last Month
115 Last Year

Pending Sales

140

105 Last Month
122 Last Year

Median Sale Price

\$1,430,000

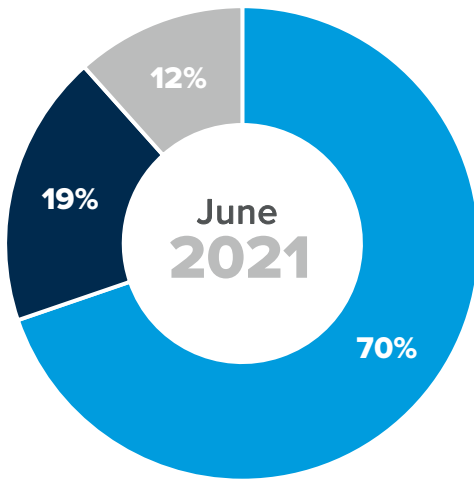
\$1,450,000 Last Month
\$922,495 Last Year

Months of Supply

0.3

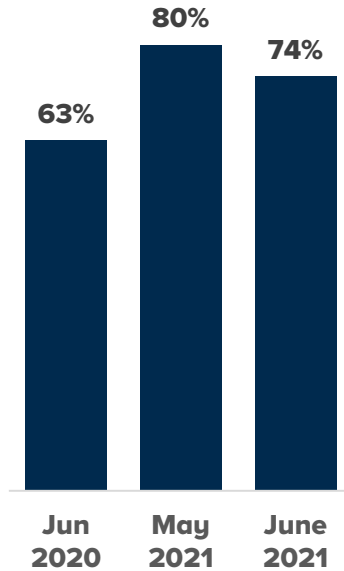
0.5 Last Month
0.9 Last Year

% of Sales At, Above, or Below List



70% Sold ABOVE list price
19% Sold AT list price
12% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
115%
74% of Sales

11-30 DAYS
101%
7% of Sales

31+ DAYS
96%
7% of Sales

Homes For Sale

15

14 Last Month

63 Last Year

Pending Sales

38

37 Last Month

35 Last Year

Median Sale Price

\$2,060,000

\$2,060,000 Last Month

\$1,600,000 Last Year

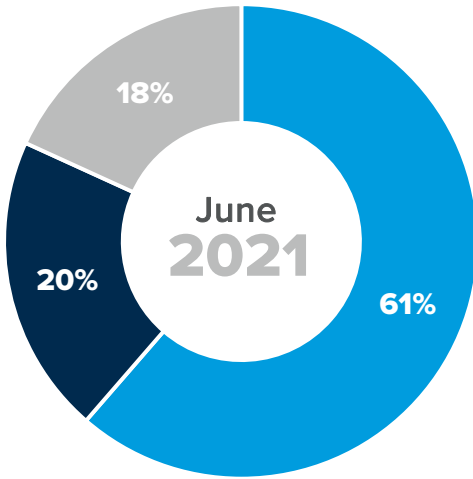
Months of Supply

0.4

0.4 Last Month

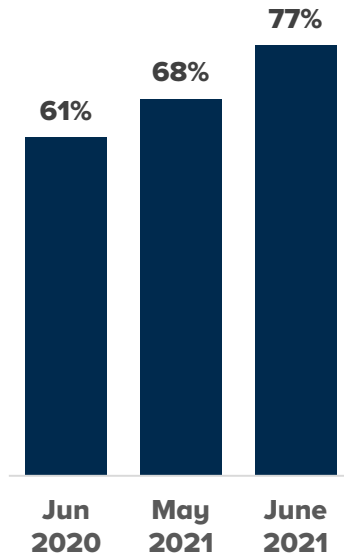
1.8 Last Year

% of Sales At, Above, or Below List



61% Sold ABOVE list price
20% Sold AT list price
18% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

24

28 Last Month
88 Last Year

Pending Sales

30

48 Last Month
24 Last Year

Median Sale Price

\$2,875,000

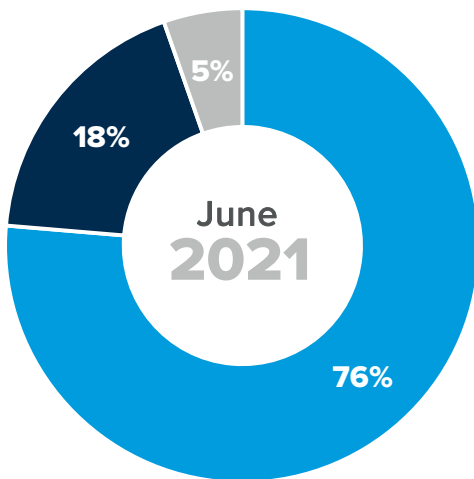
\$2,918,750 Last Month
\$2,640,000 Last Year

Months of Supply

0.8

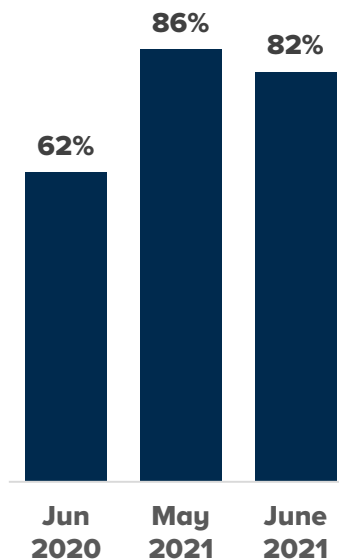
0.6 Last Month
3.7 Last Year

% of Sales At, Above, or Below List



76% Sold ABOVE list price
18% Sold AT list price
5% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

22

20 Last Month
72 Last Year

Pending Sales

97

88 Last Month
81 Last Year

Median Sale Price

\$1,328,000

\$1,260,000 Last Month
\$1,035,000 Last Year

Months of Supply

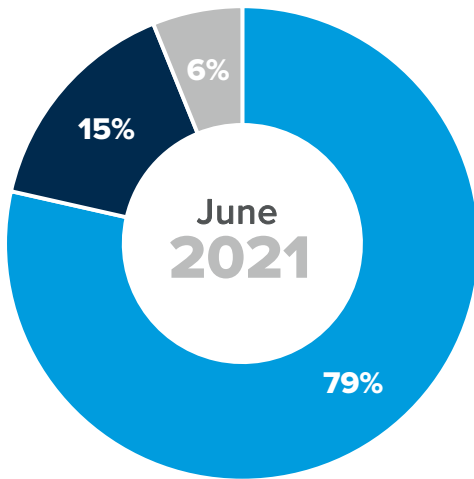
0.2

0.2 Last Month
0.9 Last Year

EAST LAKE SAMMAMISH

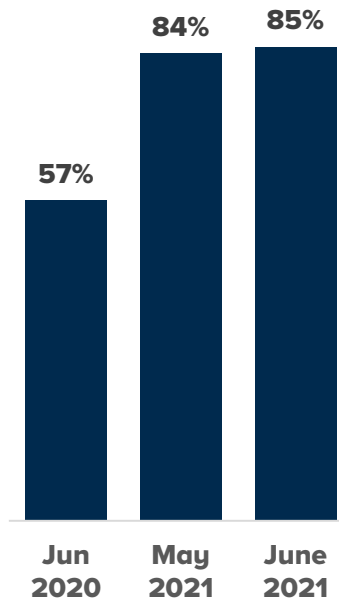
monthly update
July 2021

% of Sales At, Above, or Below List



79% Sold ABOVE list price
15% Sold AT list price
6% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
113%
85% of Sales

11-30 DAYS
98%
6% of Sales

31+ DAYS
101%
3% of Sales

Homes For Sale

72

53 Last Month
176 Last Year

Pending Sales

235

244 Last Month
236 Last Year

Median Sale Price

\$1,270,000

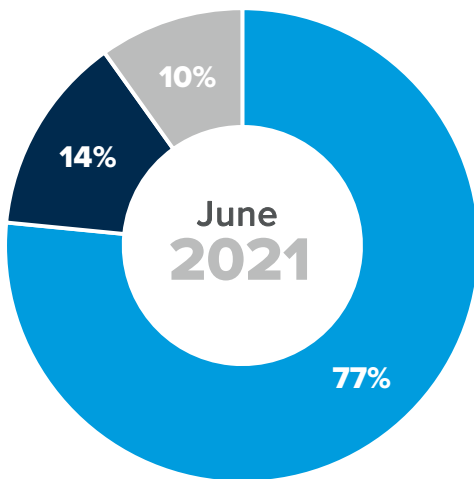
\$1,250,000 Last Month
\$925,000 Last Year

Months of Supply

0.3

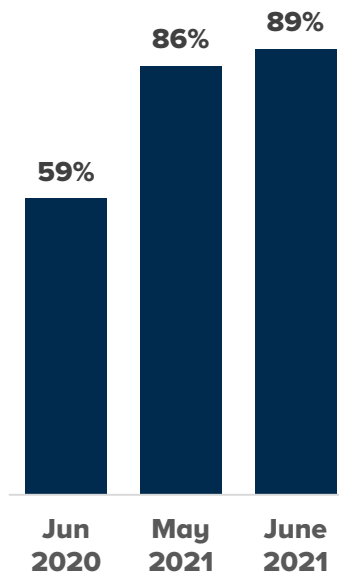
0.2 Last Month
0.7 Last Year

% of Sales At, Above, or Below List



77% Sold ABOVE list price
14% Sold AT list price
10% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

33

23 Last Month
60 Last Year

Pending Sales

111

80 Last Month
79 Last Year

Median Sale Price

\$1,365,000

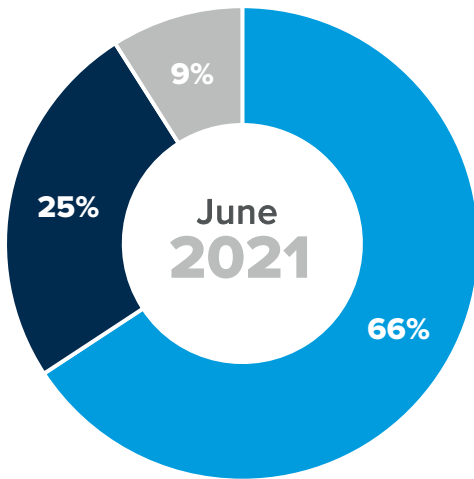
\$1,313,000 Last Month
\$850,000 Last Year

Months of Supply

0.3

0.3 Last Month
0.8 Last Year

% of Sales At, Above, or Below List



66% Sold ABOVE list price
25% Sold AT list price
9% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
110%
72% of Sales

11-30 DAYS
98%
11% of Sales

31+ DAYS
103%
5% of Sales

Homes For Sale

35

31 Last Month
106 Last Year

Pending Sales

94

91 Last Month
92 Last Year

Median Sale Price

\$1,900,000

\$1,800,000 Last Month
\$1,455,500 Last Year

Months of Supply

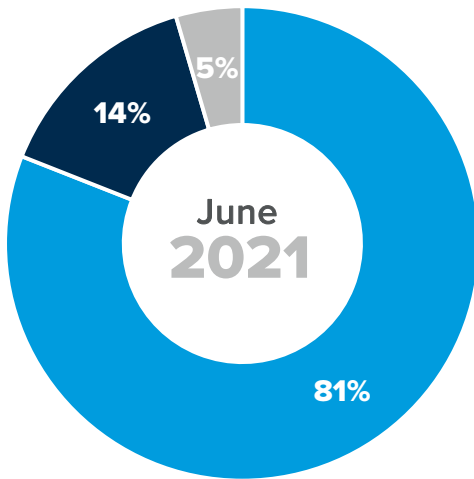
0.4

0.3 Last Month
1.2 Last Year

JUANITA-WOODINVILLE

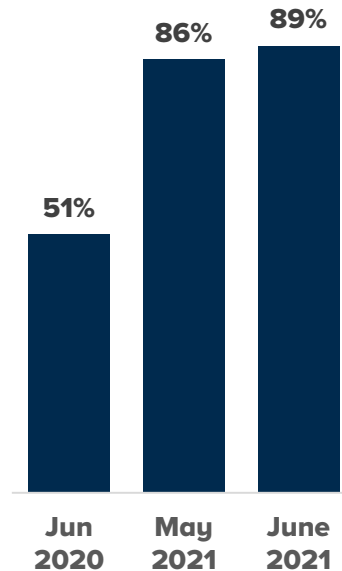
monthly update
July 2021

% 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
112%
89% of Sales

11-30 DAYS
101%
6% of Sales

31+ DAYS
98%
2% of Sales

Homes For Sale

68

67 Last Month
154 Last Year

Pending Sales

233

221 Last Month
204 Last Year

Median Sale Price

\$1,039,000

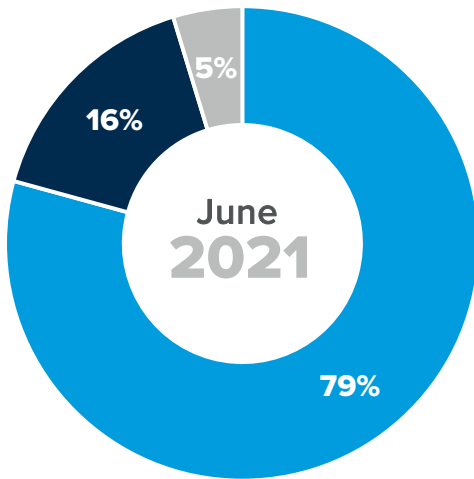
\$1,042,000 Last Month
\$825,000 Last Year

Months of Supply

0.3

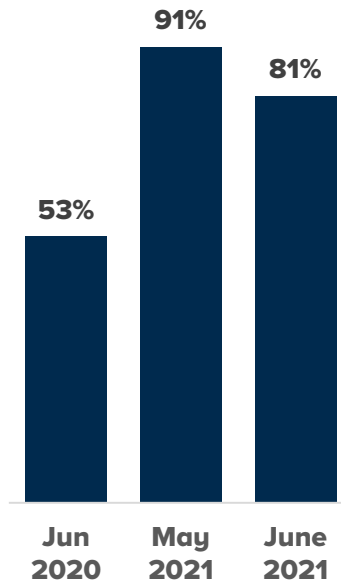
0.3 Last Month
0.8 Last Year

% of Sales At, Above, or Below List



79% Sold ABOVE list price
16% Sold AT list price
5% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

48

32 Last Month
59 Last Year

Pending Sales

106

112 Last Month
107 Last Year

Median Sale Price

\$820,000

\$770,000 Last Month
\$591,000 Last Year

Months of Supply

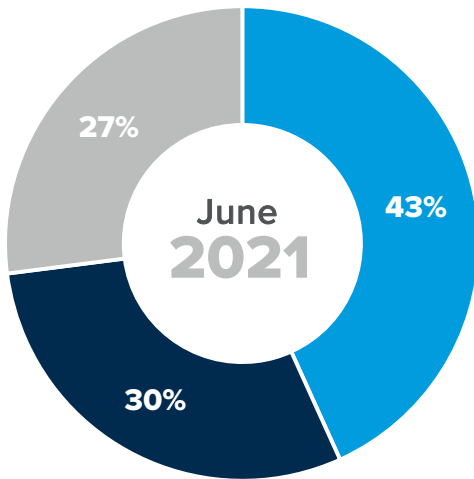
0.5

0.3 Last Month
0.6 Last Year

DOWNTOWN BELLEVUE CONDOS

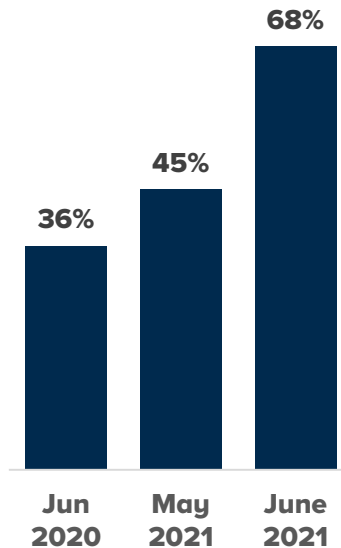
monthly update
July 2021

% of Sales At, Above,
or Below List



43% Sold ABOVE list price
30% Sold AT list price
27% Sold BELOW list price

Sold in
First 10 Days



% of List Price by
Time on Market

0-10 DAYS
104%
68% of Sales

11-30 DAYS
97%
8% of Sales

31+ DAYS
97%
22% of Sales

Homes For Sale

30

36 Last Month
47 Last Year

Pending Sales

29

42 Last Month
19 Last Year

Median Sale Price

\$995,000

\$1,029,250 Last Month
\$792,500 Last Year

Months of Supply

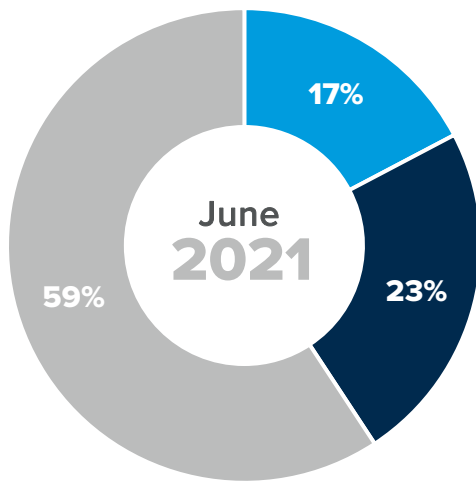
1.0

0.9 Last Month
2.5 Last Year

DOWNTOWN SEATTLE CONDOS

monthly update
July 2021

% of Sales At, Above,
or Below List



17% Sold ABOVE list price
23% Sold AT list price
59% Sold BELOW list price

Sold in
First 10 Days



% of List Price by
Time on Market

0-10 DAYS
100%
28% of Sales

11-30 DAYS
98%
20% of Sales

31+ DAYS
98%
44% of Sales

Homes For Sale

160

168 Last Month
232 Last Year

Pending Sales

80

82 Last Month
46 Last Year

Median Sale Price

\$630,000

\$635,000 Last Month
\$678,750 Last Year

Months of Supply

2.0

2.0 Last Month
5.0 Last Year