



*August 2021*  
**MARKET  
REPORT**

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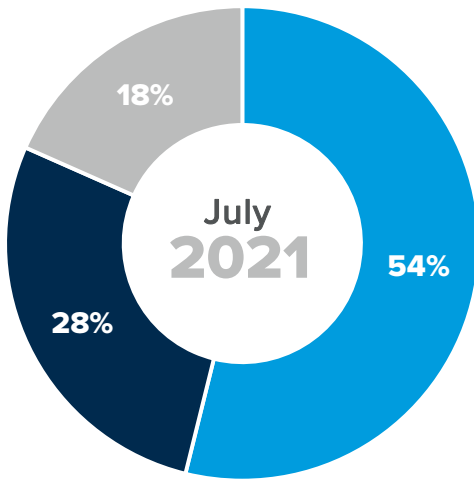
seattle / eastside

**A MONTHLY REPORT**  
on single family residential  
real estate activity

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

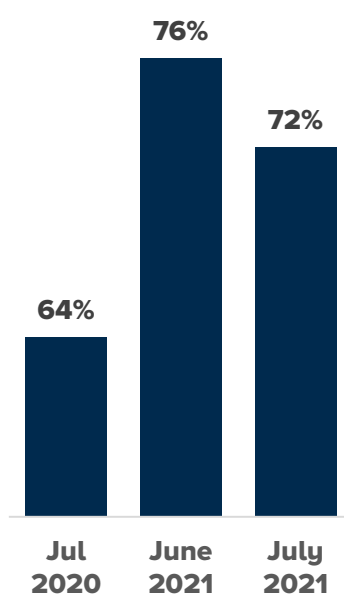
  
**Windermere**  
REAL ESTATE

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



54% Sold ABOVE list price  
28% Sold AT list price  
18% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**107%**  
72% of Sales

**11-30 DAYS**  
**100%**  
19% of Sales

**31+ DAYS**  
**97%**  
5% of Sales

## Homes For Sale

**804**

744 Last Month  
998 Last Year

## Pending Sales

**1008**

1181 Last Month  
1056 Last Year

## Median Sale Price

**\$875,000**

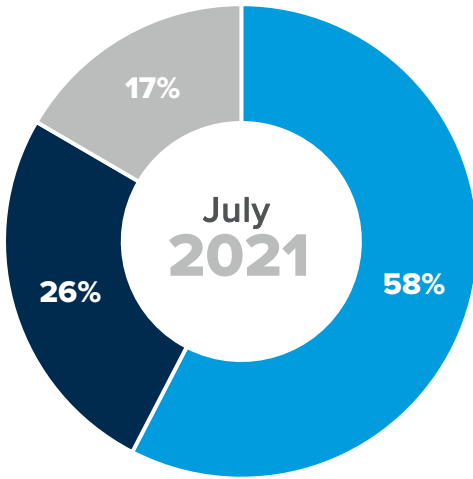
\$896,500 Last Month  
\$791,000 Last Year

## Months of Supply

**0.8**

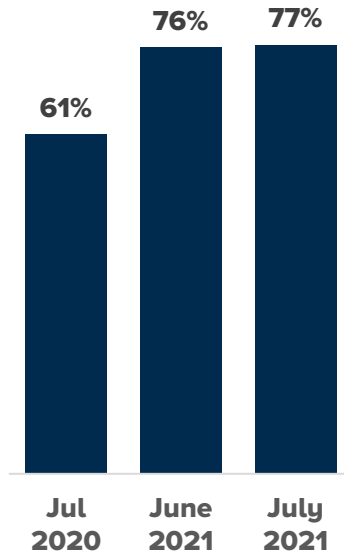
0.6 Last Month  
0.9 Last Year

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



58% Sold ABOVE list price  
26% Sold AT list price  
17% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**106%**  
77% of Sales

**11-30 DAYS**  
**100%**  
18% of Sales

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

## Homes For Sale

**133**

125 Last Month  
235 Last Year

## Pending Sales

**175**

215 Last Month  
191 Last Year

## Median Sale Price

**\$751,000**

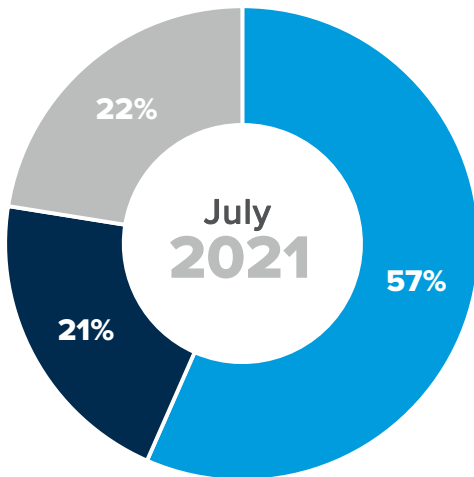
\$721,000 Last Month  
\$673,500 Last Year

## Months of Supply

**0.8**

0.6 Last Month  
1.2 Last Year

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



57% Sold ABOVE list price  
21% Sold AT list price  
22% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**109%**  
60% of Sales

**11-30 DAYS**  
**102%**  
31% of Sales

**31+ DAYS**  
**95%**  
6% of Sales

## Homes For Sale

**122**

110 Last Month

119 Last Year

## Pending Sales

**114**

133 Last Month

137 Last Year

## Median Sale Price

**\$800,000**

\$742,450 Last Month

\$674,970 Last Year

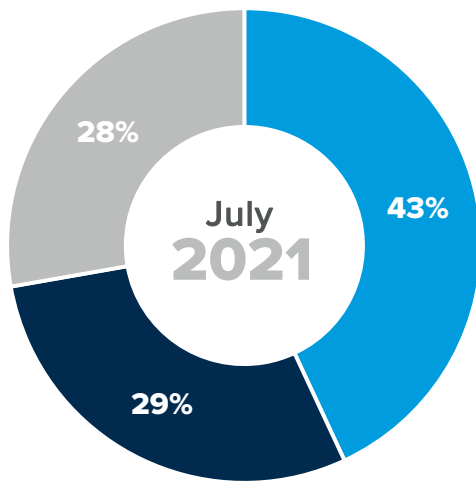
## Months of Supply

**1.1**

0.8 Last Month

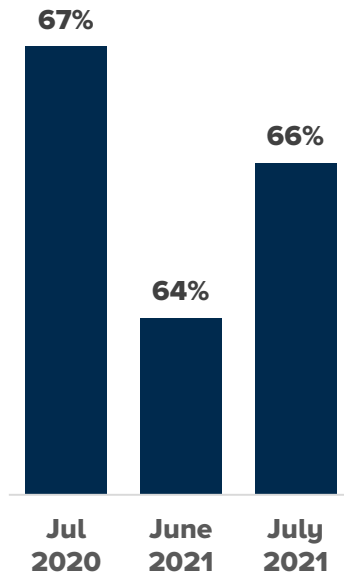
0.9 Last Year

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



43% Sold ABOVE list price  
29% Sold AT list price  
28% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**106%**  
66% of Sales

**11-30 DAYS**  
**99%**  
19% of Sales

**31+ DAYS**  
**96%**  
11% of Sales

## Homes For Sale

**129**

132 Last Month  
166 Last Year

## Pending Sales

**143**

138 Last Month  
109 Last Year

## Median Sale Price

**\$1,015,000**

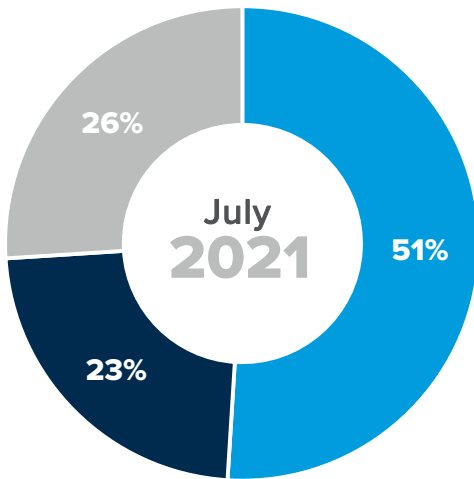
\$1,023,000 Last Month  
\$1,050,000 Last Year

## Months of Supply

**0.9**

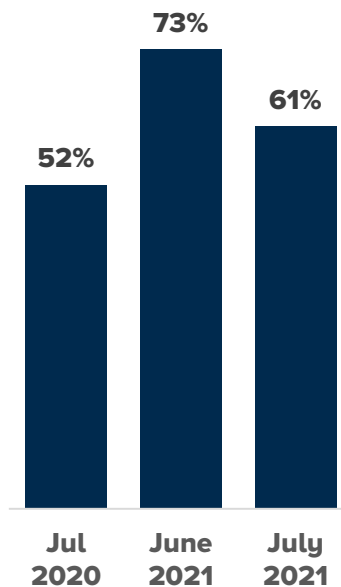
1.0 Last Month  
1.5 Last Year

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



51% Sold ABOVE list price  
23% Sold AT list price  
26% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**108%**  
61% of Sales

**11-30 DAYS**  
**99%**  
29% of Sales

**31+ DAYS**  
**97%**  
7% of Sales

## Homes For Sale

**82**

**85** Last Month  
**113** Last Year

## Pending Sales

**99**

**106** Last Month  
**92** Last Year

## Median Sale Price

**\$1,355,500**

**\$1,212,500** Last Month  
**\$1,095,000** Last Year

## Months of Supply

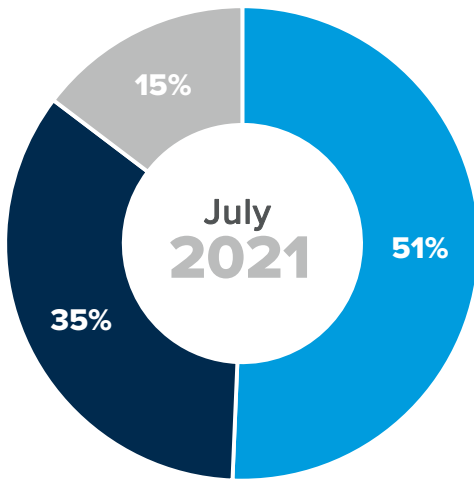
**0.8**

**0.8** Last Month  
**1.2** Last Year

# BALLARD-GREEN LAKE

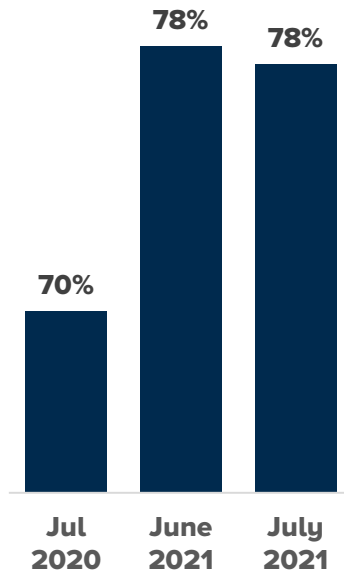
monthly update  
August 2021

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



51% Sold ABOVE list price  
35% Sold AT list price  
15% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**106%**  
78% of Sales

**11-30 DAYS**  
**100%**  
15% of Sales

**31+ DAYS**  
**99%**  
4% of Sales

## Homes For Sale

**184**

**166** Last Month

**188** Last Year

## Pending Sales

**248**

**280** Last Month

**281** Last Year

## Median Sale Price

**\$853,500**

**\$905,000** Last Month

**\$805,000** Last Year

## Months of Supply

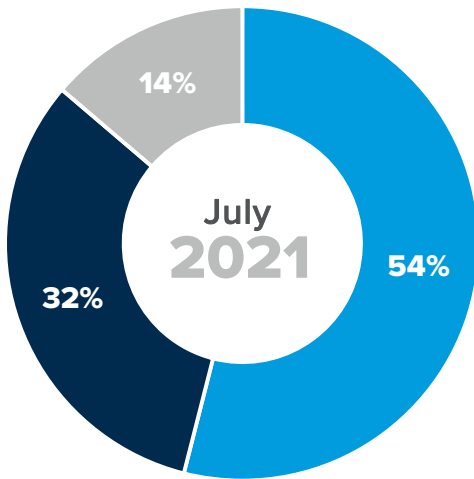
**0.7**

**0.6** Last Month

**0.7** Last Year

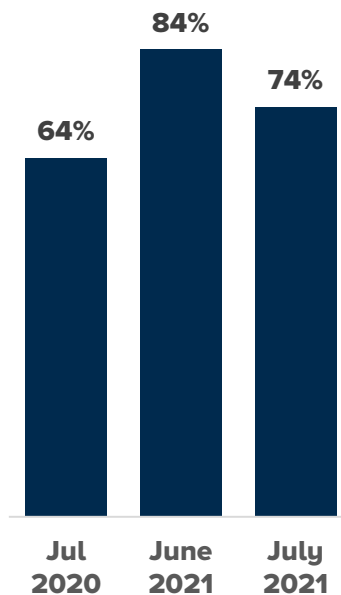


## % of Sales At, Above, or Below List



54% Sold ABOVE list price  
32% 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%**  
74% of Sales

**11-30 DAYS**  
**100%**  
14% of Sales

**31+ DAYS**  
**98%**  
6% of Sales

## Homes For Sale

**86**

**71** Last Month  
**110** Last Year

## Pending Sales

**136**

**188** Last Month  
**141** Last Year

## Median Sale Price

**\$960,000**

**\$950,000** Last Month  
**\$900,000** Last Year

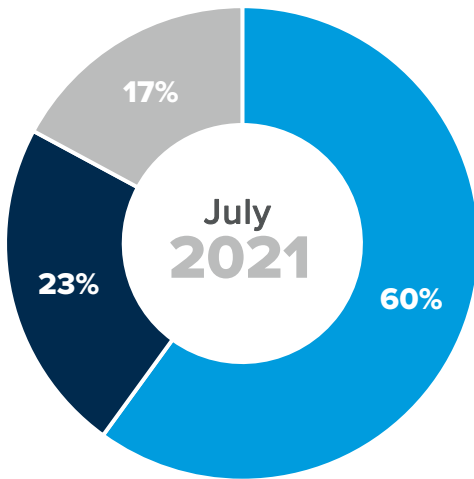
## Months of Supply

**0.6**

**0.4** Last Month  
**0.8** Last Year

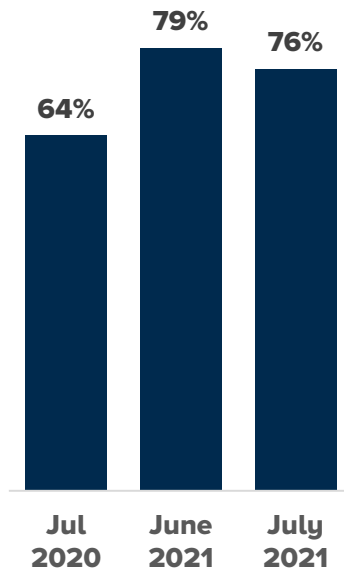


## % of Sales At, Above, or Below List



60% Sold ABOVE list price  
23% Sold AT list price  
17% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**107%**  
76% of Sales

**11-30 DAYS**  
**99%**  
19% of Sales

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

## Homes For Sale

**37**

**28** Last Month

**38** Last Year

## Pending Sales

**54**

**70** Last Month

**55** Last Year

## Median Sale Price

**\$818,450**

**\$889,000** Last Month

**\$727,500** Last Year

## Months of Supply

**0.7**

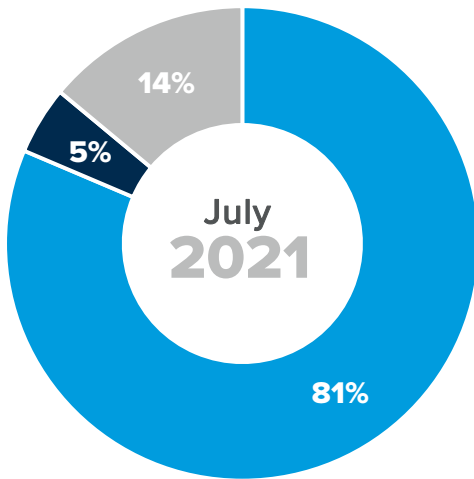
**0.4** Last Month

**0.7** Last Year

# KENMORE-LK FOREST PK

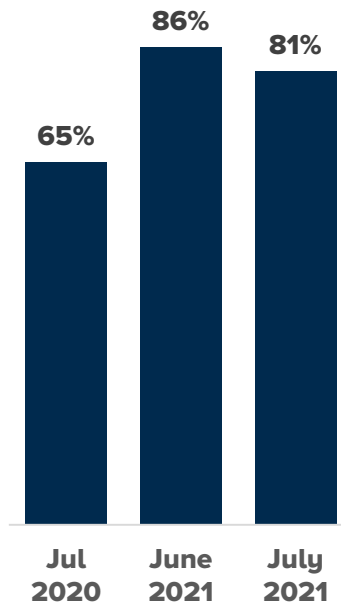
monthly update  
August 2021

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



81% Sold ABOVE list price  
5% Sold AT list price  
14% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market



## Homes For Sale

**31**

27 Last Month  
29 Last Year

## Pending Sales

**39**

51 Last Month  
50 Last Year

## Median Sale Price

**\$860,000**

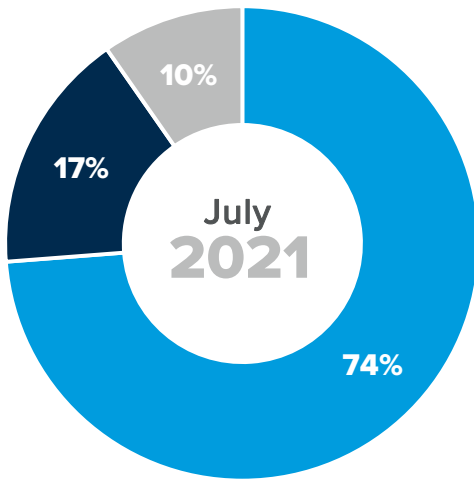
\$910,000 Last Month  
\$645,500 Last Year

## Months of Supply

**0.8**

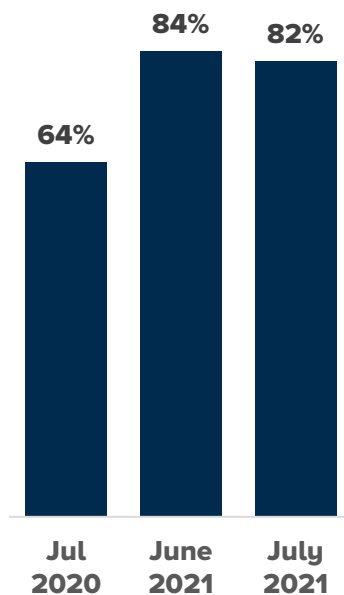
0.5 Last Month  
0.6 Last Year

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



74% Sold ABOVE list price  
17% 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%**  
82% of Sales

**11-30 DAYS**  
**100%**  
10% of Sales

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

## Homes For Sale

**360**

**308** Last Month  
**810** Last Year

## Pending Sales

**767**

**978** Last Month  
**902** Last Year

## Median Sale Price

**\$1,350,000**

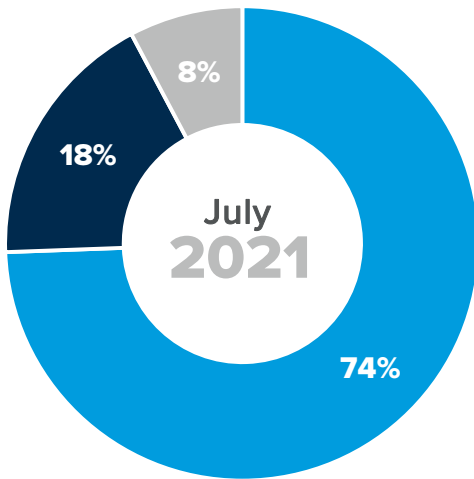
**\$1,365,000** Last Month  
**\$1,005,000** Last Year

## Months of Supply

**0.5**

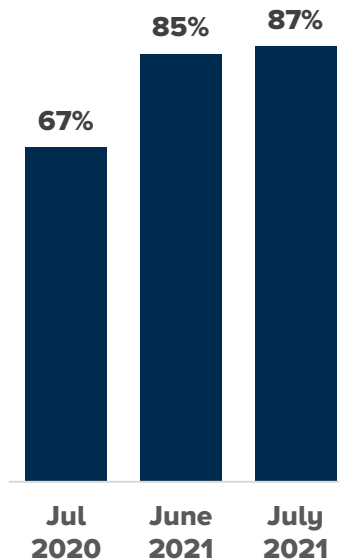
**0.3** Last Month  
**0.9** Last Year

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



74% Sold ABOVE list price  
18% Sold AT list price  
8% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market



## Homes For Sale

**49**

**39** Last Month  
**127** Last Year

## Pending Sales

**94**

**140** Last Month  
**118** Last Year

## Median Sale Price

**\$1,540,000**

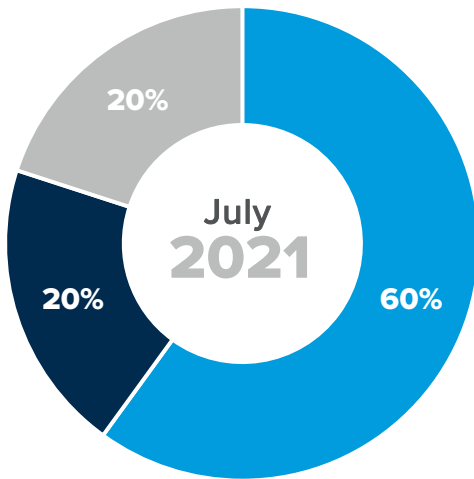
**\$1,430,000** Last Month  
**\$1,000,000** Last Year

## Months of Supply

**0.5**

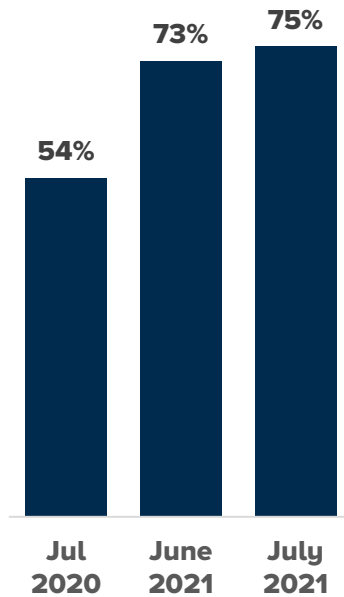
**0.3** Last Month  
**1.1** Last Year

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



60% Sold ABOVE list price  
20% Sold AT list price  
20% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**113%**  
75% of Sales

**11-30 DAYS**  
**99%**  
15% of Sales

**31+ DAYS**  
**-**  
0% of Sales

## Homes For Sale

**15**

**15** Last Month  
**56** Last Year

## Pending Sales

**31**

**38** Last Month  
**43** Last Year

## Median Sale Price

**\$1,991,385**

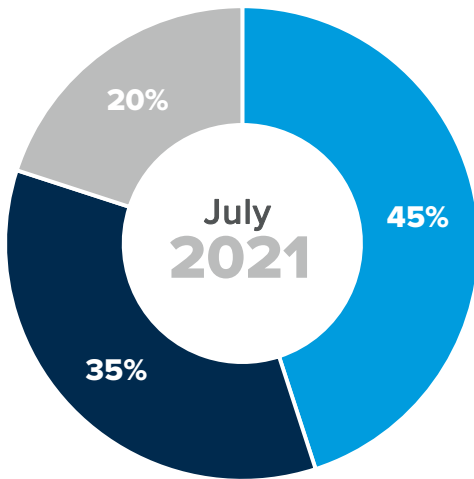
**\$2,065,000** Last Month  
**\$1,649,000** Last Year

## Months of Supply

**0.5**

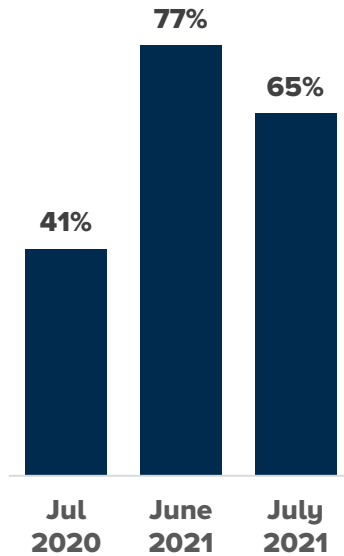
**0.4** Last Month  
**1.3** Last Year

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



45% Sold ABOVE list price  
35% Sold AT list price  
20% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**107%**  
65% of Sales

**11-30 DAYS**  
**99%**  
13% of Sales

**31+ DAYS**  
**100%**  
10% of Sales

## Homes For Sale

**30**

**24** Last Month  
**80** Last Year

## Pending Sales

**27**

**30** Last Month  
**40** Last Year

## Median Sale Price

**\$3,100,000**

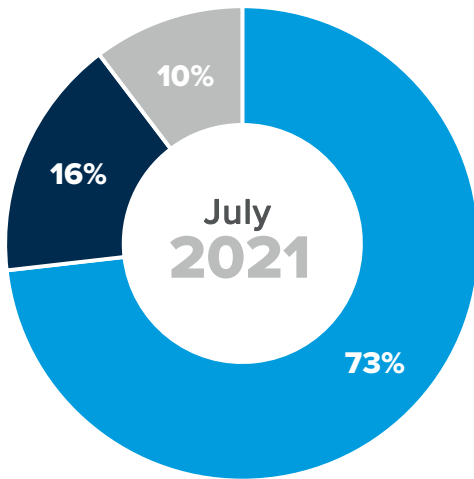
**\$2,875,000** Last Month  
**\$2,850,000** Last Year

## Months of Supply

**1.1**

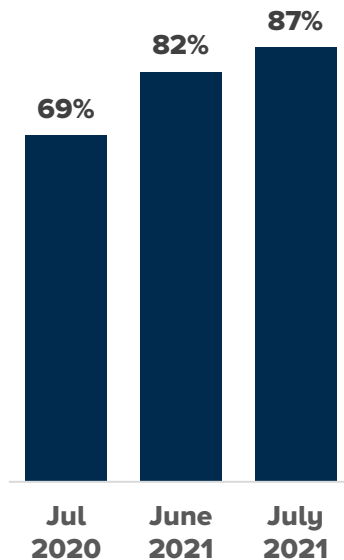
**0.8** Last Month  
**2.0** Last Year

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



73% Sold ABOVE list price  
16% Sold AT list price  
10% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market



## Homes For Sale

**23**

22 Last Month

84 Last Year

## Pending Sales

**83**

97 Last Month

83 Last Year

## Median Sale Price

**\$1,300,000**

\$1,328,000 Last Month

\$1,060,000 Last Year

## Months of Supply

**0.3**

0.2 Last Month

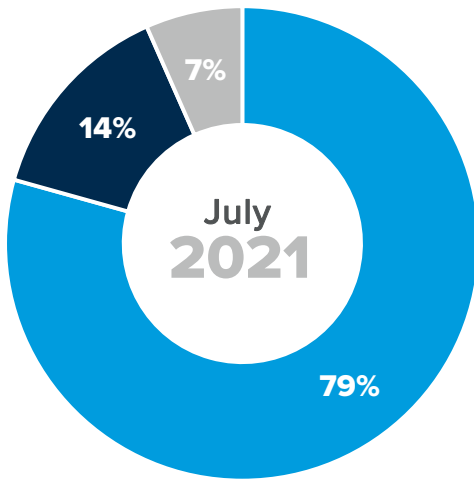
1.0 Last Year



# EAST LAKE SAMMAMISH

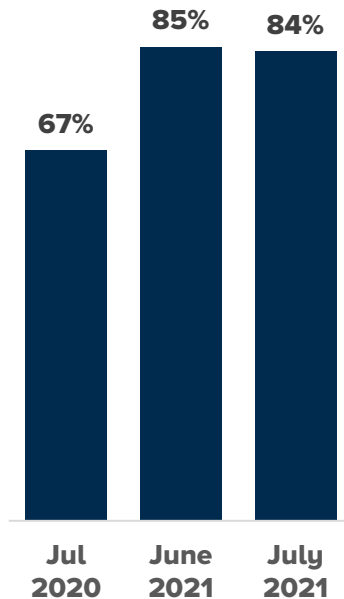
monthly update  
August 2021

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



79% Sold ABOVE list price  
14% Sold AT list price  
7% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**112%**  
84% of Sales

**11-30 DAYS**  
**99%**  
8% of Sales

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

## Homes For Sale

**87**

**72** Last Month  
**158** Last Year

## Pending Sales

**198**

**235** Last Month  
**246** Last Year

## Median Sale Price

**\$1,310,000**

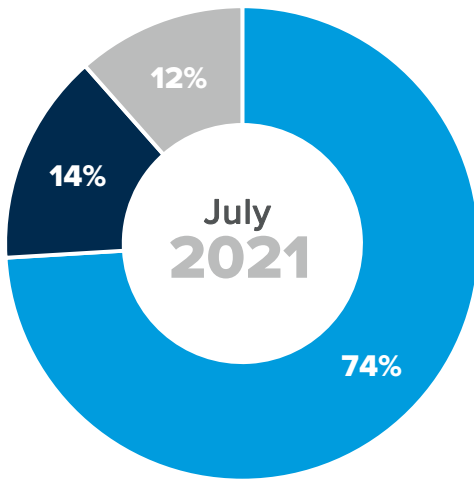
**\$1,270,000** Last Month  
**\$977,500** Last Year

## Months of Supply

**0.4**

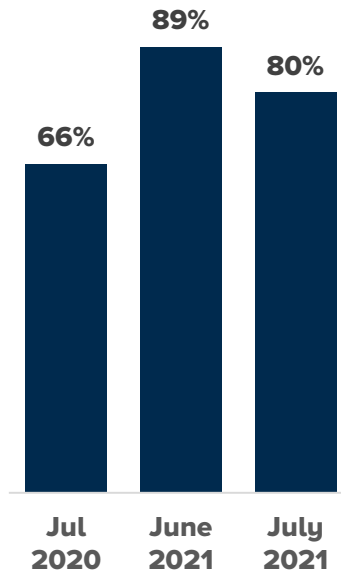
**0.3** Last Month  
**0.6** Last Year

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



74% Sold ABOVE list price  
14% Sold AT list price  
12% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**112%**  
80% of Sales

**11-30 DAYS**  
**100%**  
13% of Sales

**31+ DAYS**  
**85%**  
4% of Sales

## Homes For Sale

**38**

**33** Last Month  
**56** Last Year

## Pending Sales

**87**

**111** Last Month  
**73** Last Year

## Median Sale Price

**\$1,340,000**

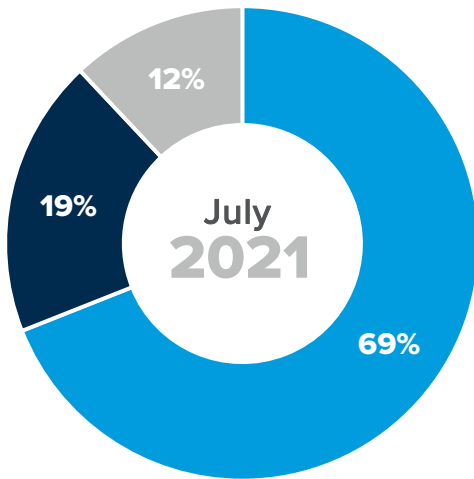
**\$1,365,000** Last Month  
**\$945,000** Last Year

## Months of Supply

**0.4**

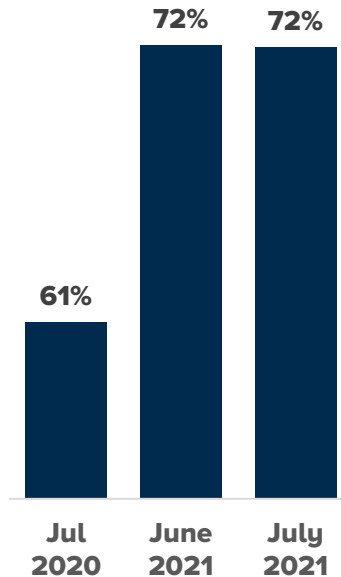
**0.3** Last Month  
**0.8** Last Year

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



69% 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**  
**112%**  
72% of Sales

**11-30 DAYS**  
**99%**  
13% of Sales

**31+ DAYS**  
**103%**  
6% of Sales

## Homes For Sale

**34**

**35** Last Month  
**103** Last Year

## Pending Sales

**59**

**94** Last Month  
**69** Last Year

## Median Sale Price

**\$1,715,000**

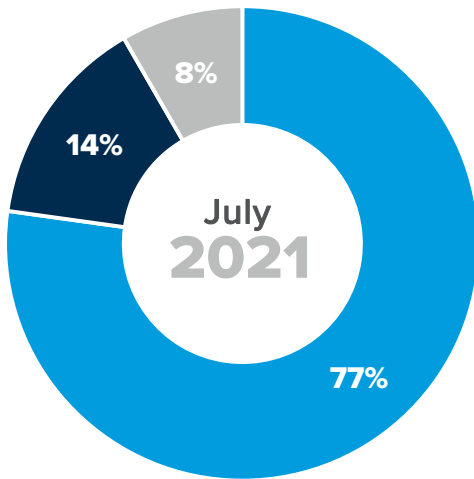
**\$1,900,000** Last Month  
**\$1,400,000** Last Year

## Months of Supply

**0.6**

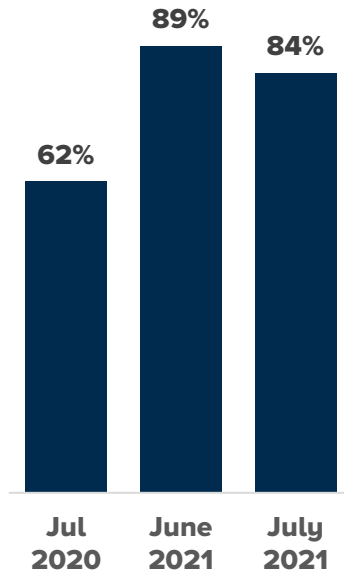
**0.4** Last Month  
**1.5** Last Year

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



77% 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

**0-10 DAYS**  
**111%**  
84% of Sales

**11-30 DAYS**  
**101%**  
11% of Sales

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

## Homes For Sale

**84**  
68 Last Month  
146 Last Year

## Pending Sales

**188**  
233 Last Month  
230 Last Year

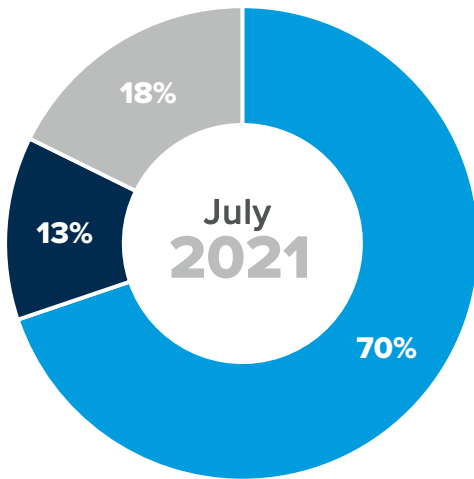
## Median Sale Price

**\$1,000,000**  
\$1,039,000 Last Month  
\$815,000 Last Year

## Months of Supply

**0.4**  
0.3 Last Month  
0.6 Last Year

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



70% Sold ABOVE list price  
13% Sold AT list price  
18% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**108%**  
80% of Sales

**11-30 DAYS**  
**101%**  
17% of Sales

**31+ DAYS**  
**107%**  
2% of Sales

## Homes For Sale

**45**

**48** Last Month  
**77** Last Year

## Pending Sales

**100**

**106** Last Month  
**66** Last Year

## Median Sale Price

**\$796,500**

**\$820,000** Last Month  
**\$645,000** Last Year

## Months of Supply

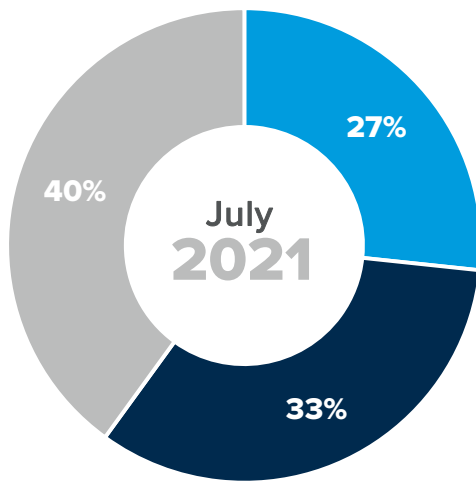
**0.5**

**0.5** Last Month  
**1.2** Last Year

# DOWNTOWN BELLEVUE CONDOS

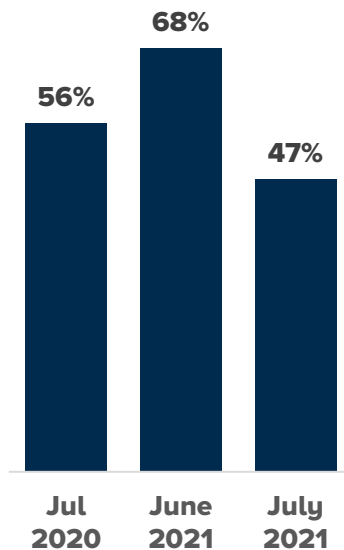
monthly update  
August 2021

% of Sales At, Above,  
or Below List



27% Sold ABOVE list price  
33% Sold AT list price  
40% Sold BELOW list price

Sold in  
First 10 Days



% of List Price by  
Time on Market

**0-10 DAYS**  
**105%**  
47% of Sales

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

**31+ DAYS**  
**98%**  
30% of Sales

Homes For Sale

**24**

**30** Last Month  
**52** Last Year

Pending Sales

**39**

**29** Last Month  
**28** Last Year

Median Sale Price

**\$974,500**

**\$995,000** Last Month  
**\$740,000** Last Year

Months of Supply

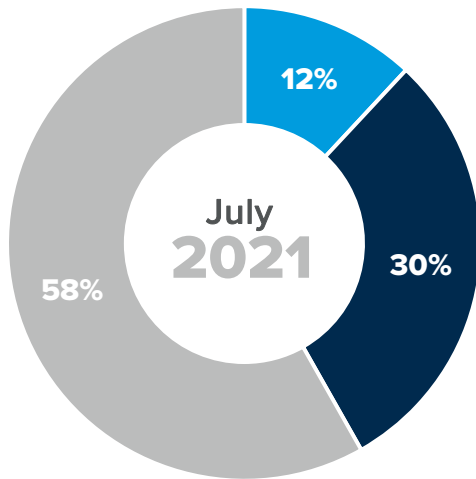
**0.6**

**1.0** Last Month  
**1.9** Last Year

# DOWNTOWN SEATTLE CONDOS

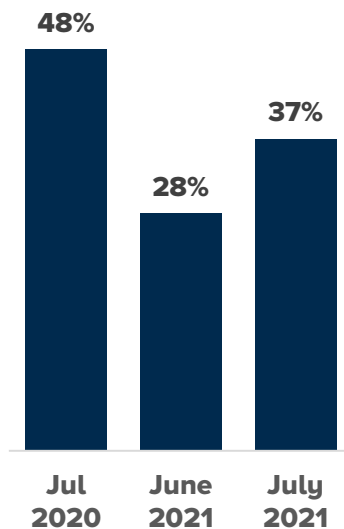
monthly update  
August 2021

% of Sales At, Above,  
or Below List



12% Sold ABOVE list price  
30% Sold AT list price  
58% Sold BELOW list price

Sold in  
First 10 Days



% of List Price by  
Time on Market

**0-10 DAYS**  
**101%**  
37% of Sales

**11-30 DAYS**  
**98%**  
15% of Sales

**31+ DAYS**  
**98%**  
39% of Sales

Homes For Sale

**176**

**160** Last Month  
**279** Last Year

Pending Sales

**66**

**80** Last Month  
**54** Last Year

Median Sale Price

**\$599,000**

**\$630,000** Last Month  
**\$650,000** Last Year

Months of Supply

**2.7**

**2.0** Last Month  
**5.2** Last Year