



September 2021
**MARKET
REPORT**

seattle / eastside

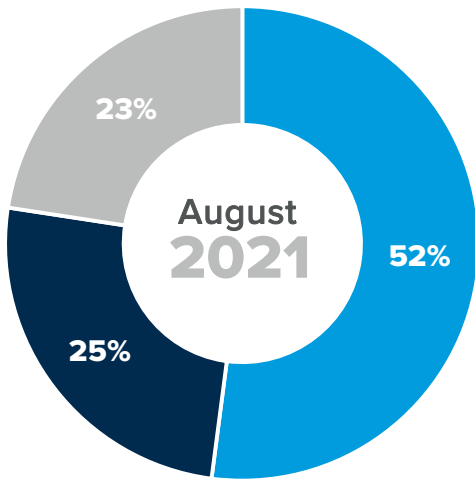
A MONTHLY REPORT

on single family residential
real estate activity

WINDERMERE.MI.COM

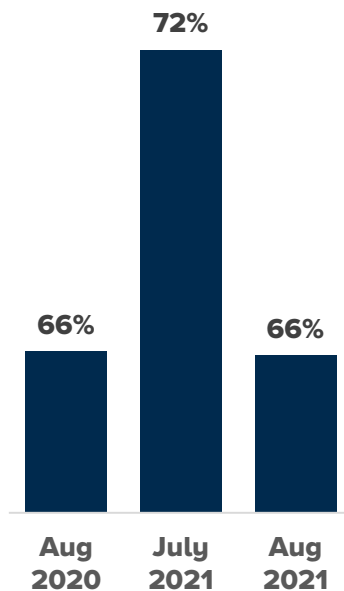

Windermere
REAL ESTATE

% of Sales At, Above, or Below List



52% Sold ABOVE list price
25% Sold AT list price
23% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
107%
66% of Sales

11-30 DAYS
99%
21% of Sales

31+ DAYS
99%
10% of Sales

Homes For Sale

699

804 Last Month
1175 Last Year

Pending Sales

992

1008 Last Month
1092 Last Year

Median Sale Price

\$875,000

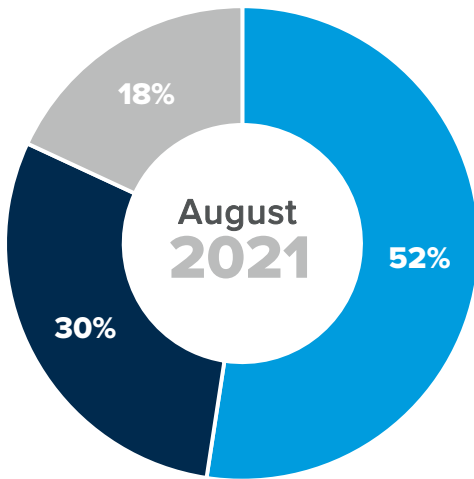
\$875,000 Last Month
\$815,000 Last Year

Months of Supply

0.7

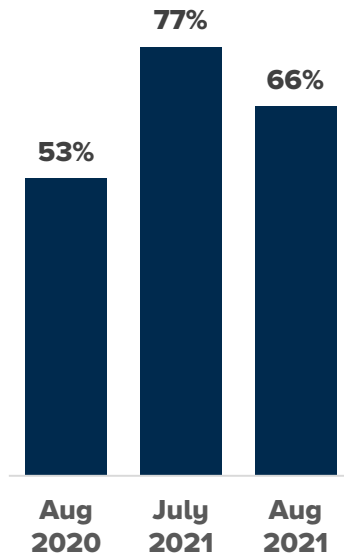
0.8 Last Month
1.1 Last Year

% of Sales At, Above, or Below List



52% Sold ABOVE list price
30% Sold AT list price
18% 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%
26% of Sales

31+ DAYS
99%
5% of Sales

Homes For Sale

117

133 Last Month
262 Last Year

Pending Sales

197

175 Last Month
209 Last Year

Median Sale Price

\$775,000

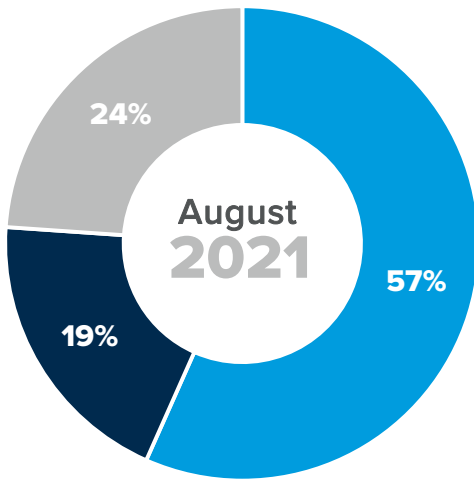
\$751,000 Last Month
\$685,000 Last Year

Months of Supply

0.6

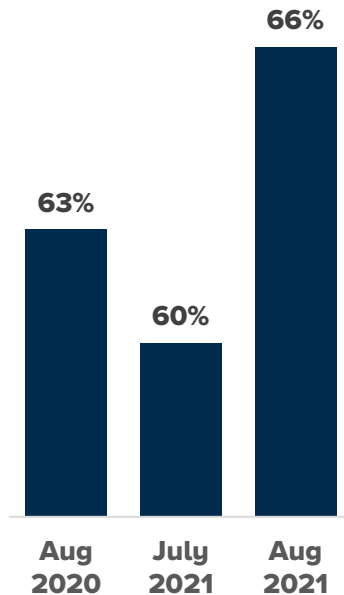
0.8 Last Month
1.3 Last Year

% of Sales At, Above, or Below List



57% Sold ABOVE list price
19% Sold AT list price
24% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
107%
66% of Sales

11-30 DAYS
101%
23% of Sales

31+ DAYS
98%
8% of Sales

Homes For Sale

120

122 Last Month
173 Last Year

Pending Sales

119

114 Last Month
132 Last Year

Median Sale Price

\$731,000

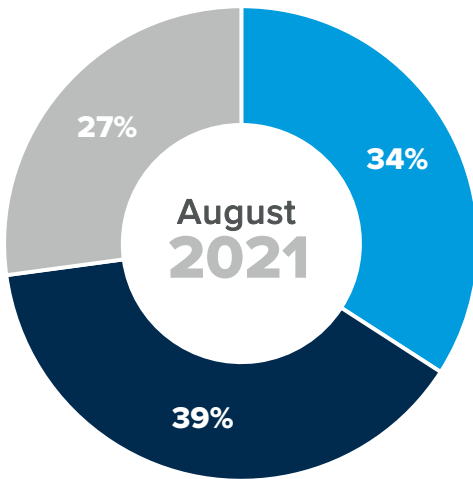
\$800,000 Last Month
\$702,500 Last Year

Months of Supply

1.0

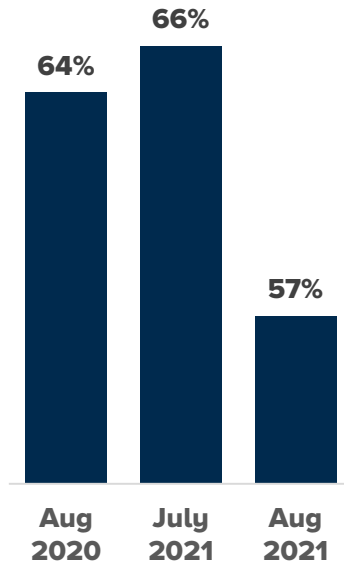
1.1 Last Month
1.3 Last Year

% of Sales At, Above, or Below List



34% Sold ABOVE list price
39% Sold AT list price
27% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

104

129 Last Month
197 Last Year

Pending Sales

114

143 Last Month
125 Last Year

Median Sale Price

\$980,000

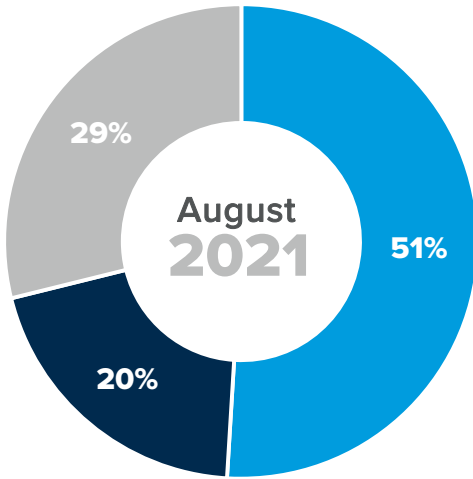
\$1,015,000 Last Month
\$1,000,000 Last Year

Months of Supply

0.9

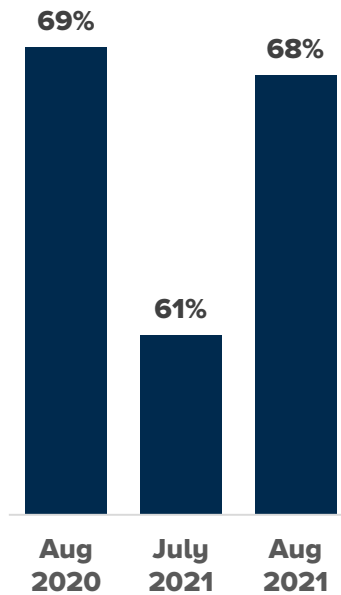
0.9 Last Month
1.6 Last Year

% of Sales At, Above, or Below List



51% Sold ABOVE list price
20% Sold AT list price
29% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
106%
68% of Sales

11-30 DAYS
98%
20% of Sales

31+ DAYS
98%
12% of Sales

Homes For Sale

63

82 Last Month
137 Last Year

Pending Sales

79

99 Last Month
103 Last Year

Median Sale Price

\$1,250,000

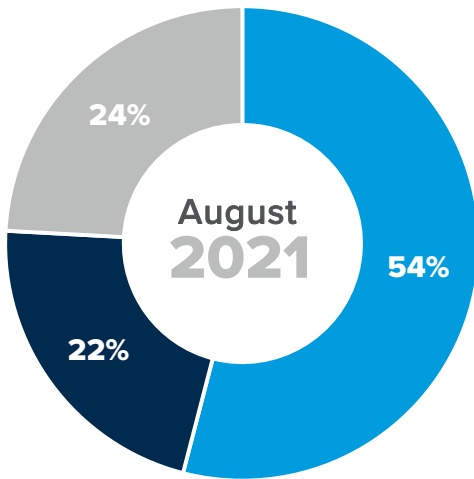
\$1,355,500 Last Month
\$1,149,500 Last Year

Months of Supply

0.8

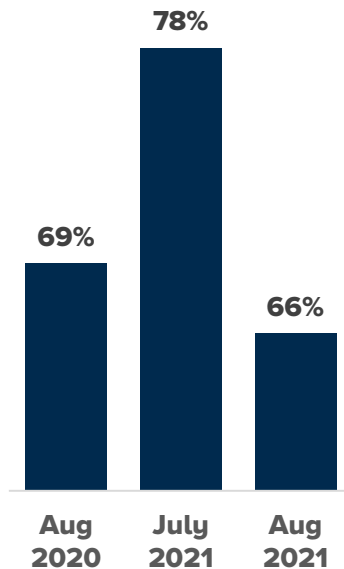
0.8 Last Month
1.3 Last Year

% of Sales At, Above, or Below List



54% Sold ABOVE list price
22% Sold AT list price
24% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
107%
66% of Sales

11-30 DAYS
99%
22% of Sales

31+ DAYS
99%
10% of Sales

Homes For Sale

157

184 Last Month
203 Last Year

Pending Sales

244

248 Last Month
265 Last Year

Median Sale Price

\$880,000

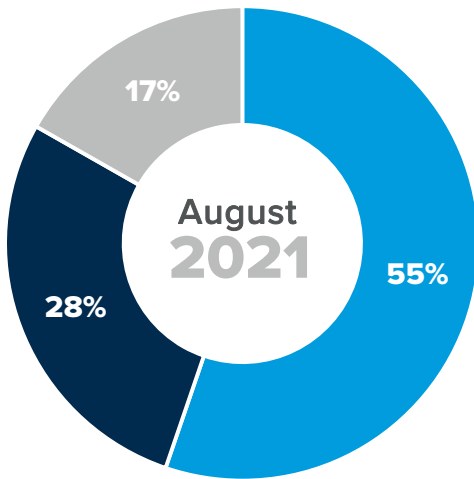
\$853,500 Last Month
\$857,500 Last Year

Months of Supply

0.6

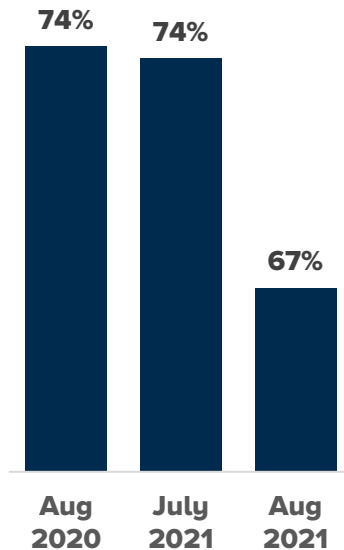
0.7 Last Month
0.8 Last Year

% of Sales At, Above, or Below List



55% Sold ABOVE list price
28% Sold AT list price
17% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
110%
67% of Sales

11-30 DAYS
100%
15% of Sales

31+ DAYS
98%
9% of Sales

Homes For Sale

75

86 Last Month
132 Last Year

Pending Sales

123

136 Last Month
141 Last Year

Median Sale Price

\$995,000

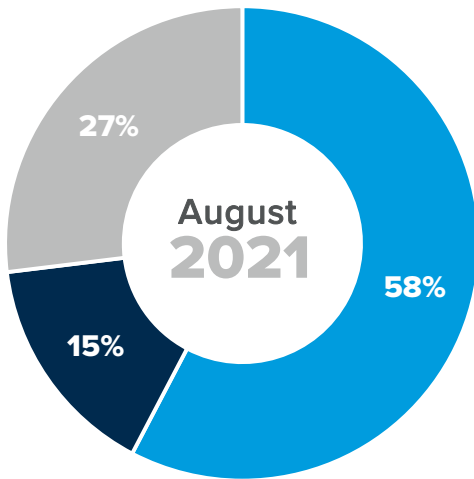
\$960,000 Last Month
\$900,000 Last Year

Months of Supply

0.6

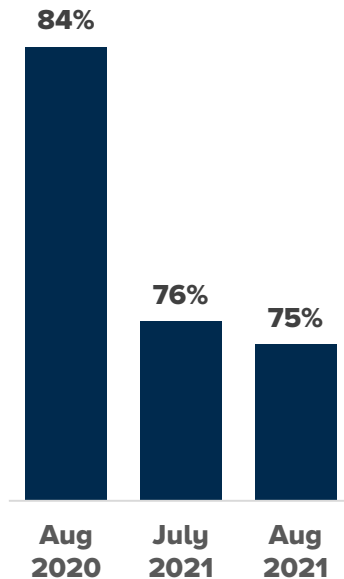
0.6 Last Month
0.9 Last Year

% of Sales At, Above, or Below List



58% Sold ABOVE list price
15% Sold AT list price
27% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
107%
75% of Sales

11-30 DAYS
98%
15% of Sales

31+ DAYS
100%
10% of Sales

Homes For Sale

33

37 Last Month

38 Last Year

Pending Sales

56

54 Last Month

63 Last Year

Median Sale Price

\$800,000

\$818,450 Last Month

\$664,500 Last Year

Months of Supply

0.6

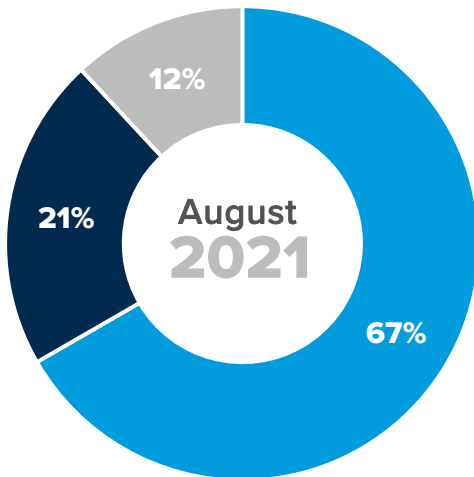
0.7 Last Month

0.6 Last Year

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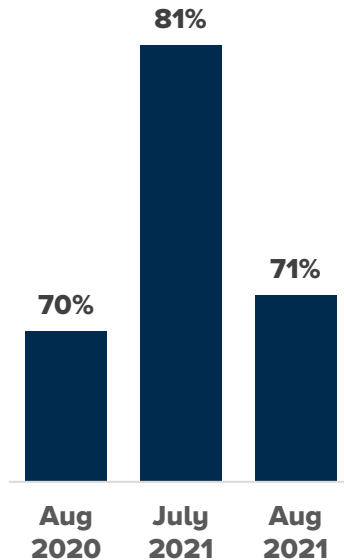
monthly update
September 2021

% of Sales At, Above, or Below List



67% Sold ABOVE list price
21% Sold AT list price
12% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
107%
71% of Sales

11-30 DAYS
101%
10% of Sales

31+ DAYS
101%
12% of Sales

Homes For Sale

30

31 Last Month
32 Last Year

Pending Sales

60

39 Last Month
54 Last Year

Median Sale Price

\$850,000

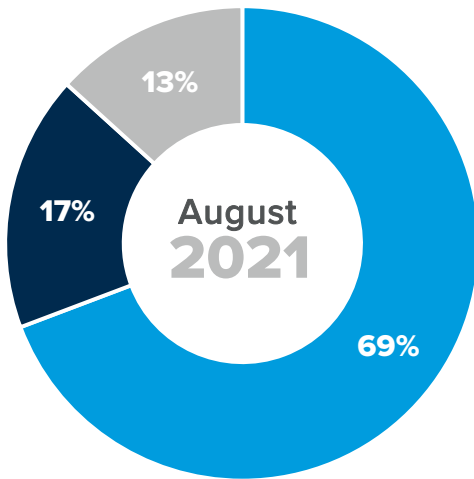
\$860,000 Last Month
\$710,000 Last Year

Months of Supply

0.5

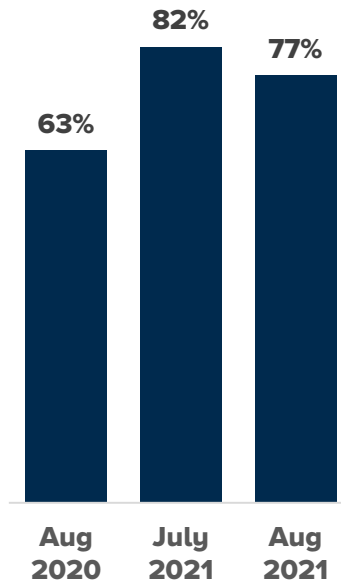
0.8 Last Month
0.6 Last Year

% of Sales At, Above, or Below List



69% Sold ABOVE list price
17% 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%
14% of Sales

31+ DAYS
99%
5% of Sales

Homes For Sale

317

360 Last Month
766 Last Year

Pending Sales

861

767 Last Month
966 Last Year

Median Sale Price

\$1,335,000

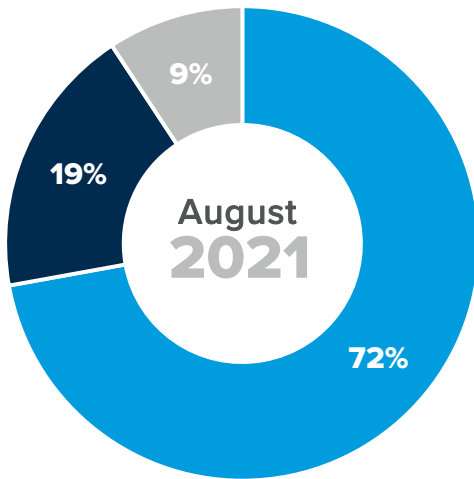
\$1,350,000 Last Month
\$1,050,000 Last Year

Months of Supply

0.4

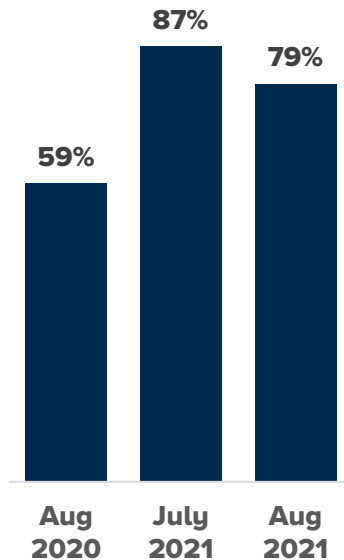
0.5 Last Month
0.8 Last Year

% of Sales At, Above, or Below List



72% Sold ABOVE list price
19% Sold AT list price
9% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



Homes For Sale

40

49 Last Month
123 Last Year

Pending Sales

119

94 Last Month
129 Last Year

Median Sale Price

\$1,350,000

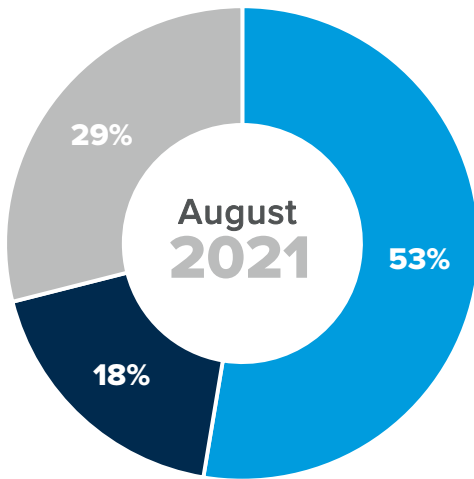
\$1,540,000 Last Month
\$1,180,000 Last Year

Months of Supply

0.3

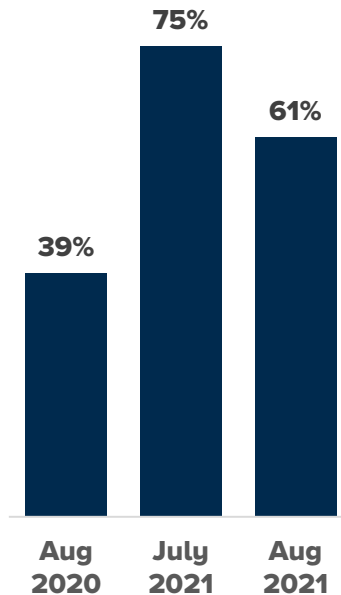
0.5 Last Month
1.0 Last Year

% of Sales At, Above, or Below List



53% Sold ABOVE list price
18% Sold AT list price
29% 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
95%
21% of Sales

31+ DAYS
98%
11% of Sales

Homes For Sale

17

15 Last Month
40 Last Year

Pending Sales

36

31 Last Month
44 Last Year

Median Sale Price

\$2,990,000

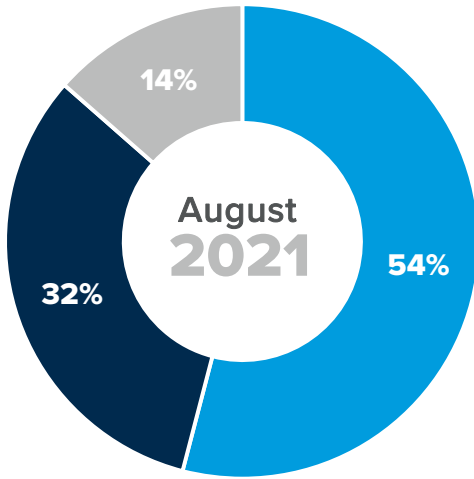
\$1,991,385 Last Month
\$1,759,500 Last Year

Months of Supply

0.5

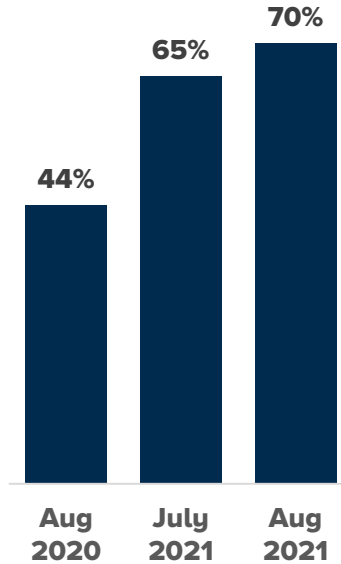
0.5 Last Month
0.9 Last Year

% 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%
70% of Sales

11-30 DAYS
103%
11% of Sales

31+ DAYS
98%
8% of Sales

Homes For Sale

27

30 Last Month

88 Last Year

Pending Sales

36

27 Last Month

33 Last Year

Median Sale Price

\$3,652,000

\$3,100,000 Last Month

\$2,566,500 Last Year

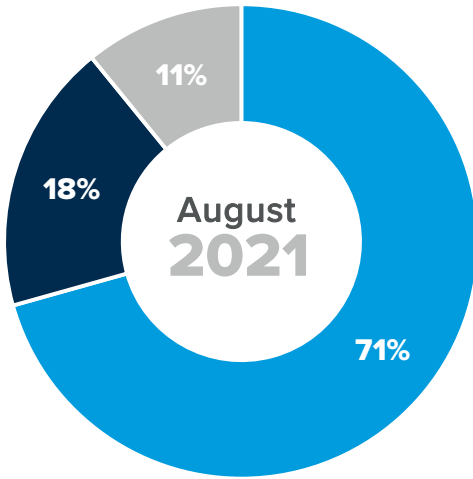
Months of Supply

0.8

1.1 Last Month

2.7 Last Year

% of Sales At, Above, or Below List



71% Sold ABOVE list price
18% Sold AT list price
11% 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%
9% of Sales

31+ DAYS
94%
1% of Sales

Homes For Sale

38

23 Last Month

86 Last Year

Pending Sales

97

83 Last Month

83 Last Year

Median Sale Price

\$1,373,000

\$1,300,000 Last Month

\$1,008,000 Last Year

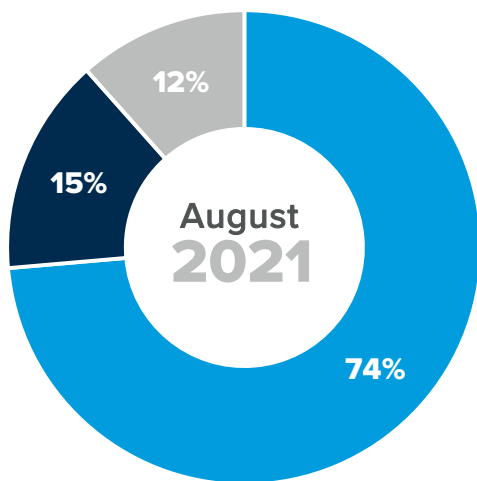
Months of Supply

0.4

0.3 Last Month

1.0 Last Year

% of Sales At, Above, or Below List



74% Sold ABOVE list price
15% Sold AT list price
12% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
111%
79% of Sales

11-30 DAYS
102%
11% of Sales

31+ DAYS
101%
6% of Sales

Homes For Sale

66

87 Last Month
144 Last Year

Pending Sales

207

198 Last Month
256 Last Year

Median Sale Price

\$1,300,000

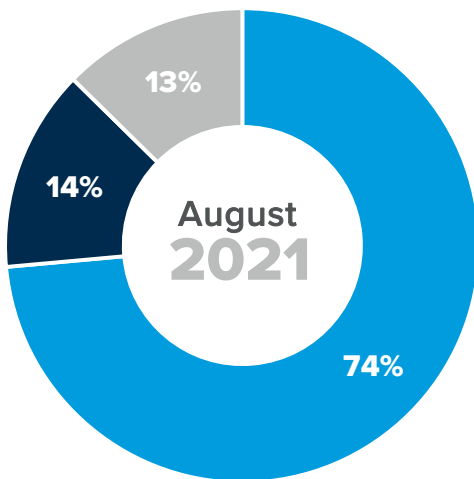
\$1,310,000 Last Month
\$990,000 Last Year

Months of Supply

0.3

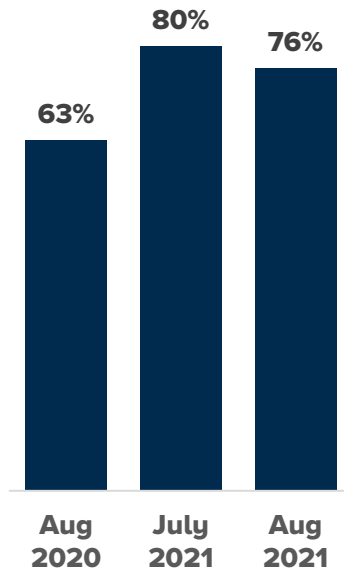
0.4 Last Month
0.6 Last Year

% of Sales At, Above, or Below List



74% Sold ABOVE list price
14% 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%
76% of Sales

11-30 DAYS
101%
20% of Sales

31+ DAYS
104%
3% of Sales

Homes For Sale

28

38 Last Month
50 Last Year

Pending Sales

91

87 Last Month
95 Last Year

Median Sale Price

\$1,265,000

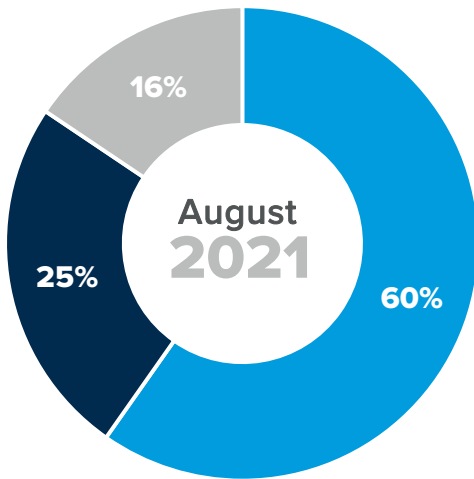
\$1,340,000 Last Month
\$1,039,975 Last Year

Months of Supply

0.3

0.4 Last Month
0.5 Last Year

% of Sales At, Above, or Below List



60% Sold ABOVE list price
25% Sold AT list price
16% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
109%
71% of Sales

11-30 DAYS
91%
13% of Sales

31+ DAYS
96%
6% of Sales

Homes For Sale

30

34 Last Month
96 Last Year

Pending Sales

75

59 Last Month
106 Last Year

Median Sale Price

\$2,025,000

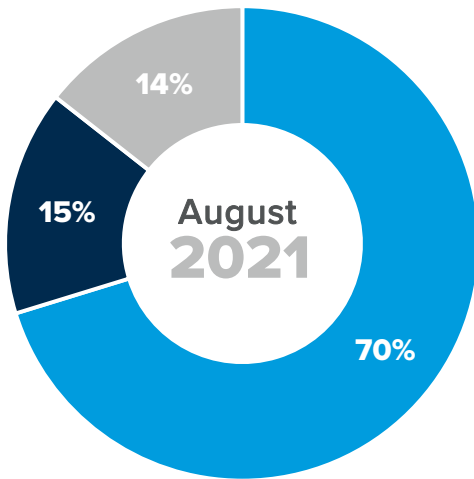
\$1,715,000 Last Month
\$1,350,000 Last Year

Months of Supply

0.4

0.6 Last Month
0.9 Last Year

% of Sales At, Above, or Below List



70% Sold ABOVE list price
15% 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%
76% of Sales

11-30 DAYS
99%
19% of Sales

31+ DAYS
98%
4% of Sales

Homes For Sale

71

84 Last Month
139 Last Year

Pending Sales

200

188 Last Month
220 Last Year

Median Sale Price

\$1,005,000

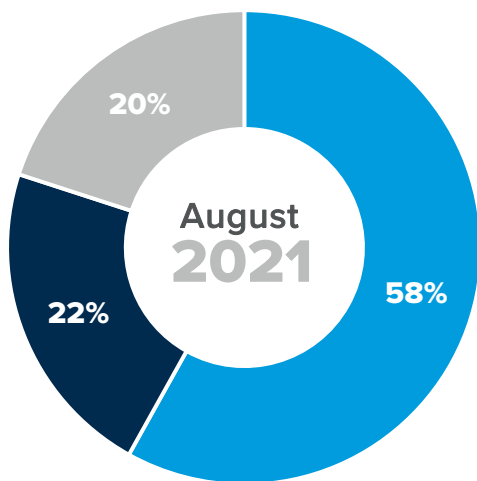
\$1,000,000 Last Month
\$820,000 Last Year

Months of Supply

0.4

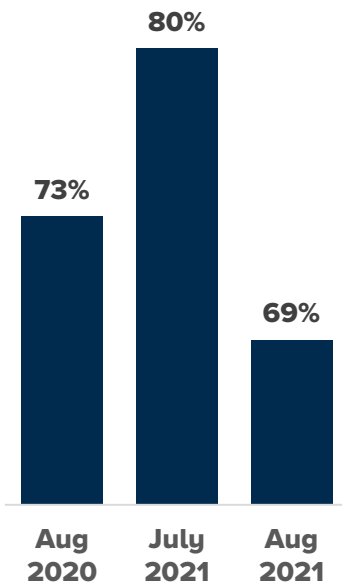
0.4 Last Month
0.6 Last Year

% of Sales At, Above, or Below List



58% Sold ABOVE list price
22% Sold AT list price
20% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
106%
69% of Sales

11-30 DAYS
100%
20% of Sales

31+ DAYS
98%
9% of Sales

Homes For Sale

47

45 Last Month

58 Last Year

Pending Sales

102

100 Last Month

113 Last Year

Median Sale Price

\$840,000

\$796,500 Last Month

\$640,000 Last Year

Months of Supply

0.5

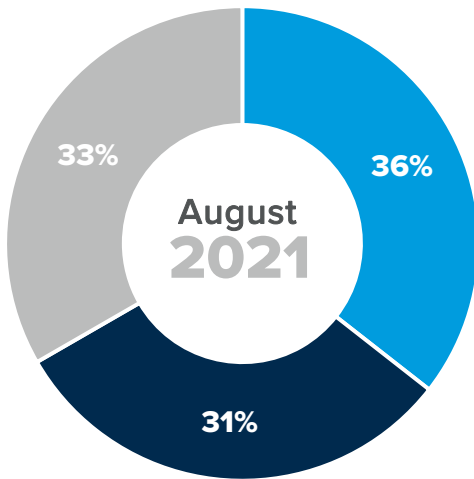
0.5 Last Month

0.5 Last Year

DOWNTOWN BELLEVUE CONDOS

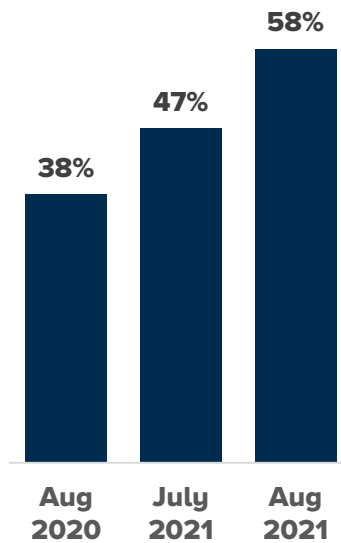
monthly update
September 2021

% of Sales At, Above,
or Below List



36% Sold ABOVE list price
31% Sold AT list price
33% Sold BELOW list price

Sold in
First 10 Days



% of List Price by
Time on Market

0-10 DAYS
103%
58% of Sales

11-30 DAYS
99%
13% of Sales

31+ DAYS
95%
24% of Sales

Homes For Sale

31

24 Last Month

64 Last Year

Pending Sales

37

39 Last Month

20 Last Year

Median Sale Price

\$799,000

\$974,500 Last Month

\$812,500 Last Year

Months of Supply

0.8

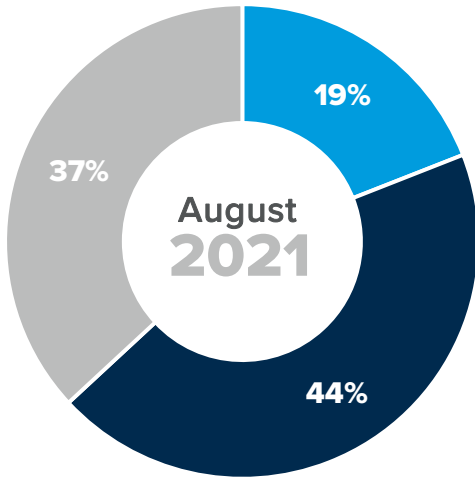
0.6 Last Month

3.2 Last Year

DOWNTOWN SEATTLE CONDOS

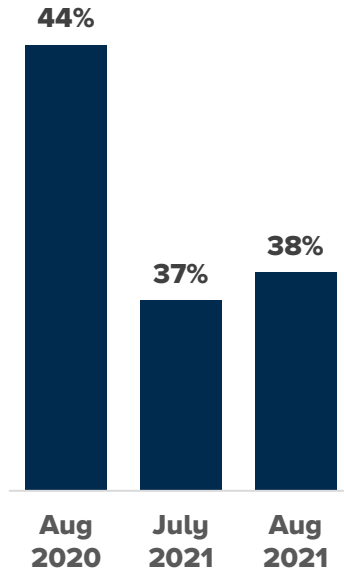
monthly update
September 2021

% of Sales At, Above,
or Below List



19% Sold ABOVE list price
44% Sold AT list price
37% Sold BELOW list price

Sold in
First 10 Days



% of List Price by
Time on Market

0-10 DAYS
101%
38% of Sales

11-30 DAYS
98%
21% of Sales

31+ DAYS
98%
30% of Sales

Homes For Sale

161

176 Last Month
343 Last Year

Pending Sales

66

66 Last Month
48 Last Year

Median Sale Price

\$729,975

\$599,000 Last Month
\$582,500 Last Year

Months of Supply

2.4

2.7 Last Month
7.1 Last Year