

Q3 2021

CONDO REPORT

seattle / eastside



PUBLISHED OCTOBER 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	80 18%	\$514 8%	68% 35%	\$467,500 2%	38%
South Seattle	31 29%	\$446 -6%	74% 19%	\$420,000 -2%	43%
Madison Park & Capitol Hill	208 21%	\$638 -5%	53% -1%	\$474,000 -4%	10%
Queen Anne & Magnolia	183 41%	\$596 4%	58% 8%	\$480,000 -7%	29%
Downtown-Belltown	251 92%	\$905 14%	61% 67%	\$650,000 2%	0%
Ballard & Green Lake	162 14%	\$565 10%	70% 17%	\$462,500 6%	20%
North Seattle	84 31%	\$471 1%	60% -7%	\$396,500 4%	33%
Richmond Beach & Shoreline	32 45%	\$392 2%	88% 38%	\$494,950 24%	39%
Lake Forest Park & Kenmore	27 -13%	\$361 7%	85% 15%	\$349,000 11%	39%
ALL SEATTLE	1,058 35%	\$631 8%	62% 16%	\$492,750 3%	 20%

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

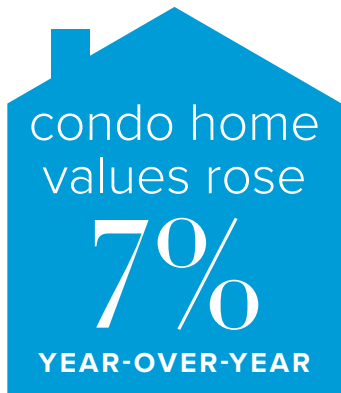
EASTSIDE CONDOS

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)	98 -22%	\$459 15%	78% 24%	\$544,500 22%	50%
Mercer Island	23 64%	\$537 15%	61% 70%	\$595,000 5%	18%
West Bellevue (W of 405)	107 70%	\$845 10%	66% 39%	\$900,000 6%	90%
East Bellevue (E of 405)	139 42%	\$464 1%	71% 22%	\$475,000 -5%	65%
East of Lake Sammamish	144 12%	\$453 21%	88% 39%	\$597,500 20%	36%
Redmond	87 58%	\$515 21%	92% 53%	\$672,500 28%	33%
Kirkland	154 13%	\$659 13%	68% 24%	\$560,000 -20%	79%
Woodinville	149 11%	\$425 11%	88% 32%	\$435,000 16%	42%
ALL EASTSIDE	901 19%	\$544 16%	78% 31%	\$551,619 10%	 54%

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

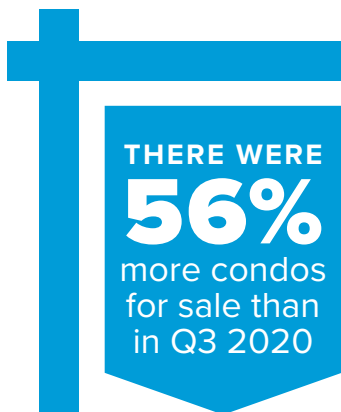
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Windermere Mercer Island.
Information and statistics
derived from Northwest
Multiple Listing Service.





to a median of
\$521,000

70% OF
CONDOS
SOLD AT OR ABOVE
THEIR LIST PRICE



the average
condo
sold
for



Q3 2021

market review

Condos did quite well overall in the third quarter of 2021 as single-family home markets became more competitive, and in some cases, unattainable.

Seattle condos saw a 3% increase (to \$492,750) and Eastside condos saw a 10% increase (to \$551,619) in Median Sale Price compared to Q3 2020.

62% of Seattle condos and 78% of Eastside condos sold at or above their listed price. Those sold in the first 10 days on the market went for an average of 2% and 5% above their list price, respectively.



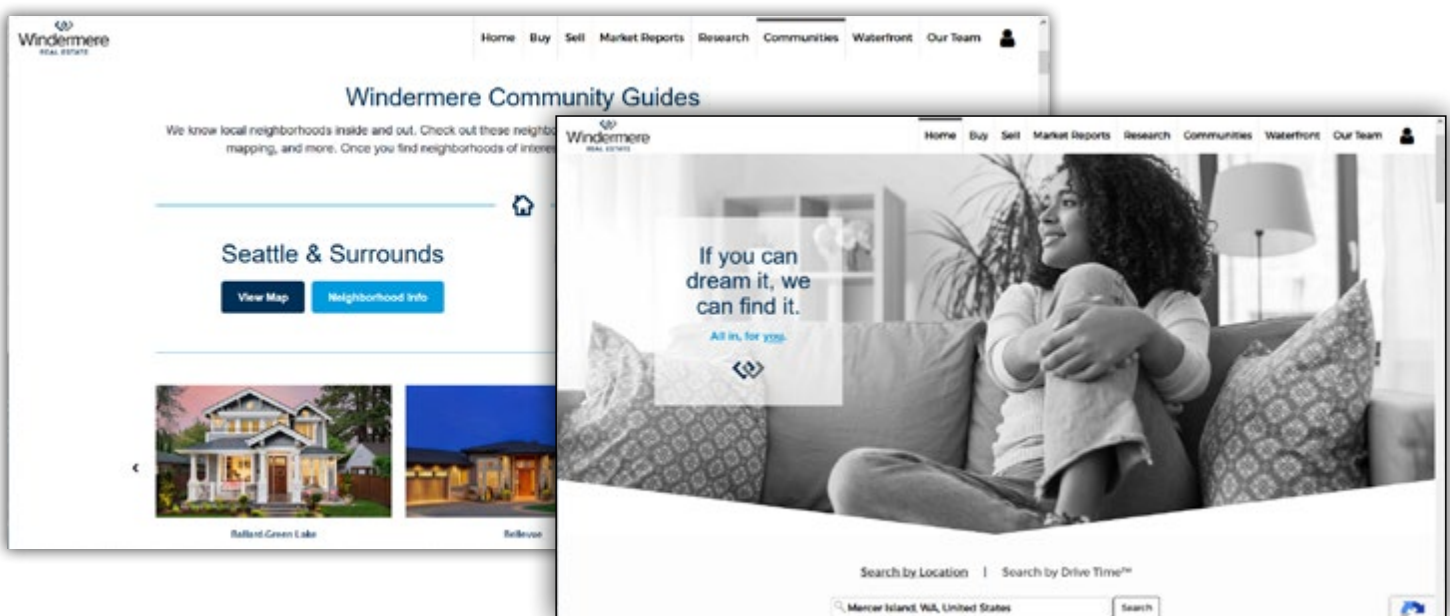
A savvy way to search HOMES & STATS ONLINE



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.

