

A photograph of several pumpkins and squash on a windowsill. The pumpkins are in various sizes and colors, including orange and white. The background is a window with a view of green foliage outside. The text is overlaid on the right side of the image.

# October 2021

# MARKET REPORT

seattle / eastside

## A MONTHLY REPORT

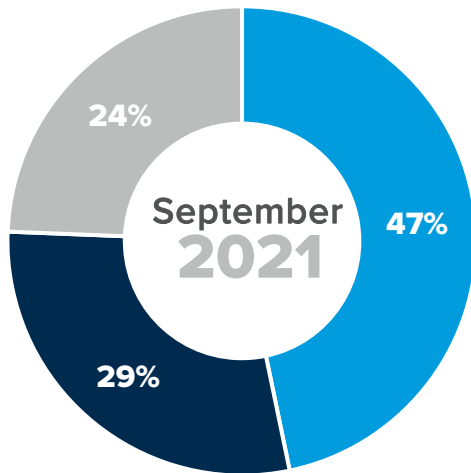
on single family residential  
real estate activity

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



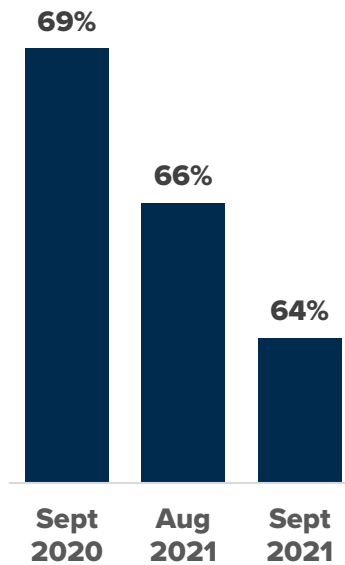
**Windermere**  
REAL ESTATE

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



47% Sold ABOVE list price  
29% 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%**  
64% of Sales

**11-30 DAYS**  
**99%**  
22% of Sales

**31+ DAYS**  
**98%**  
11% of Sales

## Homes For Sale

**702**

699 Last Month  
1228 Last Year

## Pending Sales

**1021**

992 Last Month  
1069 Last Year

## Median Sale Price

**\$845,000**

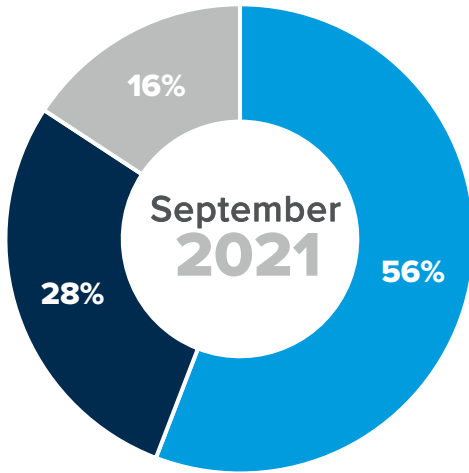
\$875,000 Last Month  
\$800,000 Last Year

## Months of Supply

**0.7**

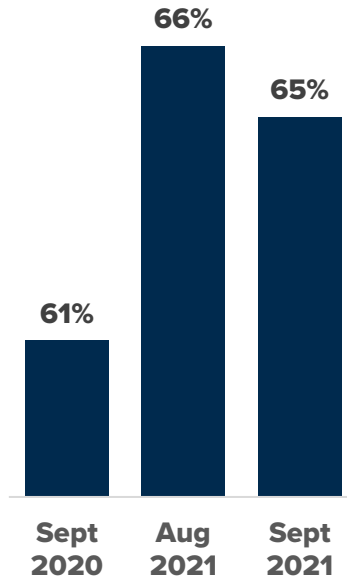
0.7 Last Month  
1.1 Last Year

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



56% Sold ABOVE list price  
28% Sold AT list price  
16% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**106%**  
65% of Sales

**11-30 DAYS**  
**101%**  
22% of Sales

**31+ DAYS**  
**97%**  
10% of Sales

## Homes For Sale

**121**

117 Last Month  
238 Last Year

## Pending Sales

**187**

197 Last Month  
212 Last Year

## Median Sale Price

**\$730,000**

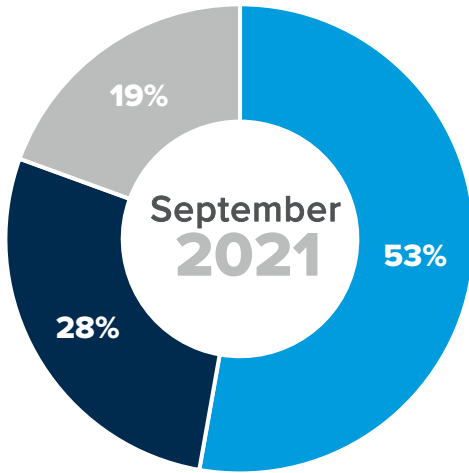
\$775,000 Last Month  
\$690,975 Last Year

## Months of Supply

**0.6**

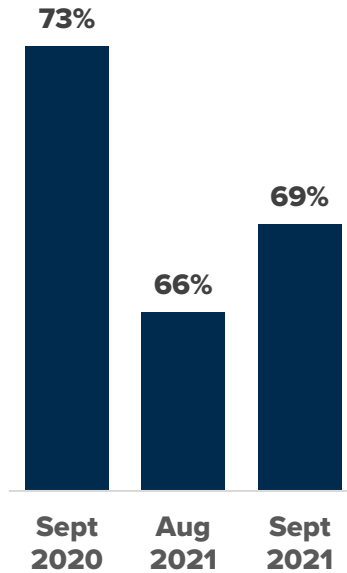
0.6 Last Month  
1.1 Last Year

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



53% Sold ABOVE list price  
28% Sold AT list price  
19% 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%**  
17% of Sales

**31+ DAYS**  
**99%**  
10% of Sales

## Homes For Sale

**115**

120 Last Month  
172 Last Year

## Pending Sales

**134**

119 Last Month  
126 Last Year

## Median Sale Price

**\$717,500**

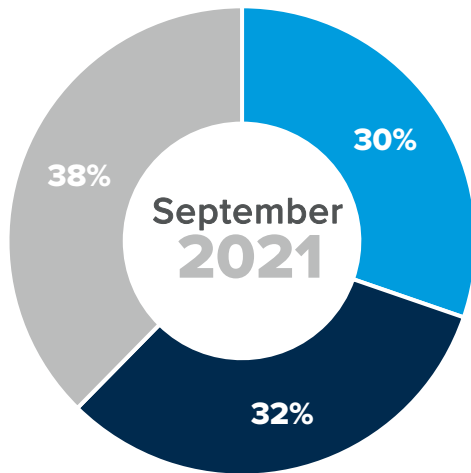
\$731,000 Last Month  
\$699,500 Last Year

## Months of Supply

**0.9**

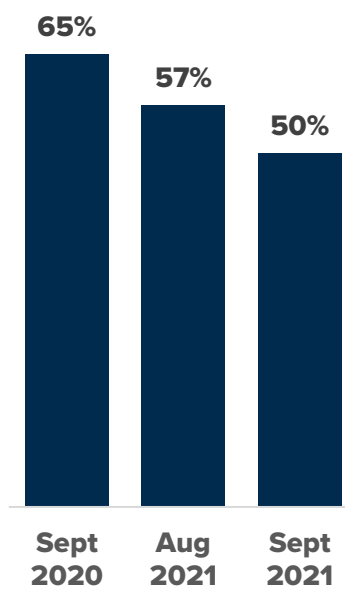
1.0 Last Month  
1.4 Last Year

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



30% Sold ABOVE list price  
32% Sold AT list price  
38% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**104%**  
50% of Sales

**11-30 DAYS**  
**96%**  
29% of Sales

**31+ DAYS**  
**97%**  
18% of Sales

## Homes For Sale

**113**

104 Last Month  
237 Last Year

## Pending Sales

**112**

114 Last Month  
116 Last Year

## Median Sale Price

**\$974,000**

\$980,000 Last Month  
\$960,000 Last Year

## Months of Supply

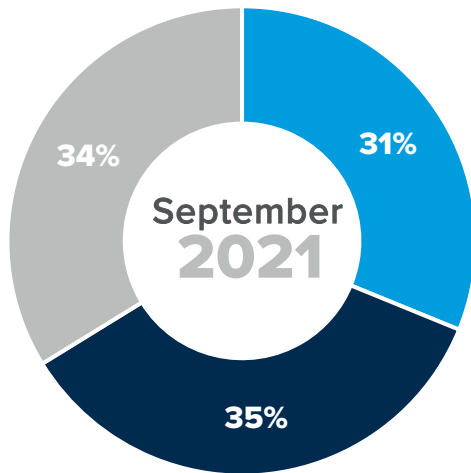
**1.0**

0.9 Last Month  
2.0 Last Year

# QUEEN ANNE-MAGNOLIA

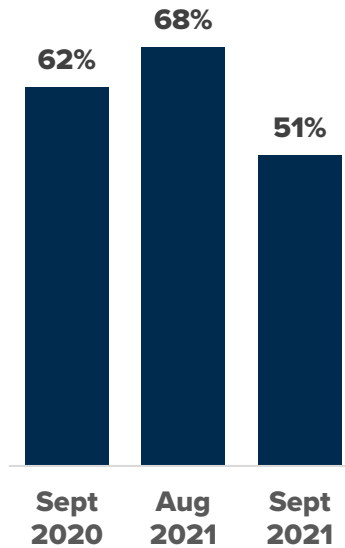
monthly update  
October 2021

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



31% Sold ABOVE list price  
35% Sold AT list price  
34% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**104%**  
51% of Sales

**11-30 DAYS**  
**99%**  
22% of Sales

**31+ DAYS**  
**97%**  
21% of Sales

## Homes For Sale

**58**

**63** Last Month  
**150** Last Year

## Pending Sales

**76**

**79** Last Month  
**91** Last Year

## Median Sale Price

**\$1,000,000**

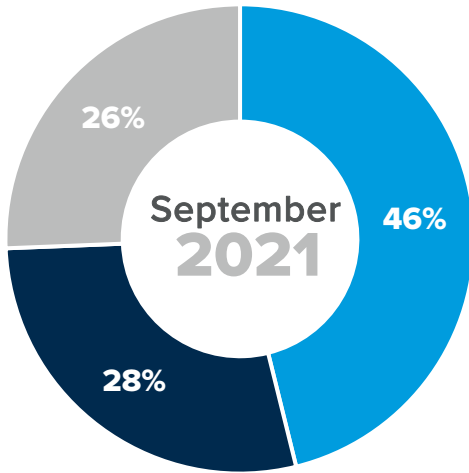
**\$1,250,000** Last Month  
**\$1,148,500** Last Year

## Months of Supply

**0.8**

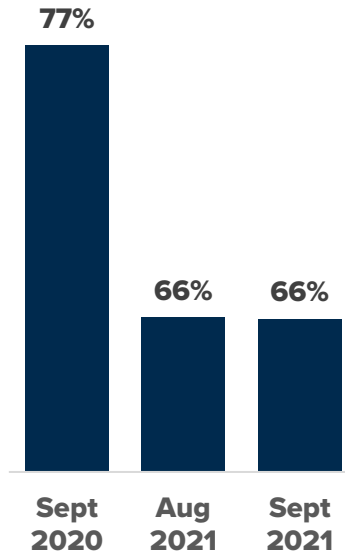
**0.8** Last Month  
**1.6** Last Year

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



46% Sold ABOVE list price  
28% Sold AT list price  
26% 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%**  
20% of Sales

**31+ DAYS**  
**99%**  
10% of Sales

## Homes For Sale

**153**

157 Last Month  
235 Last Year

## Pending Sales

**281**

244 Last Month  
268 Last Year

## Median Sale Price

**\$875,000**

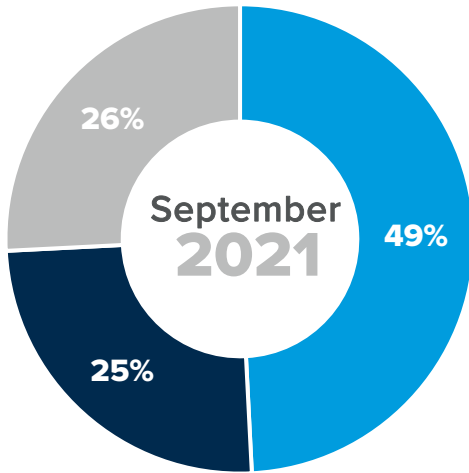
\$880,000 Last Month  
\$831,000 Last Year

## Months of Supply

**0.5**

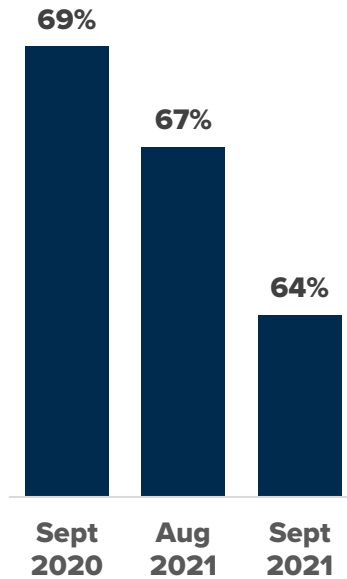
0.6 Last Month  
0.9 Last Year

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



49% Sold ABOVE list price  
25% Sold AT list price  
26% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**110%**  
64% of Sales

**11-30 DAYS**  
**99%**  
27% of Sales

**31+ DAYS**  
**98%**  
7% of Sales

## Homes For Sale

**75**

75 Last Month  
122 Last Year

## Pending Sales

**143**

123 Last Month  
154 Last Year

## Median Sale Price

**\$936,250**

\$995,000 Last Month  
\$843,750 Last Year

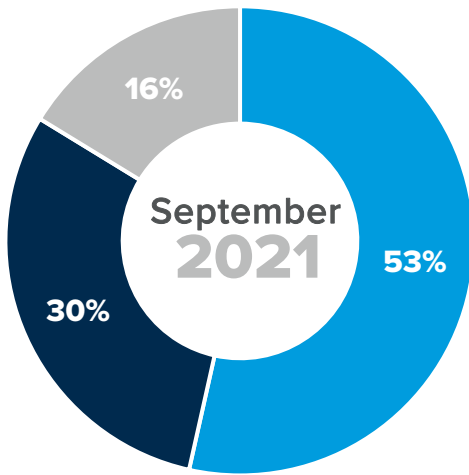
## Months of Supply

**0.5**

0.6 Last Month  
0.8 Last Year

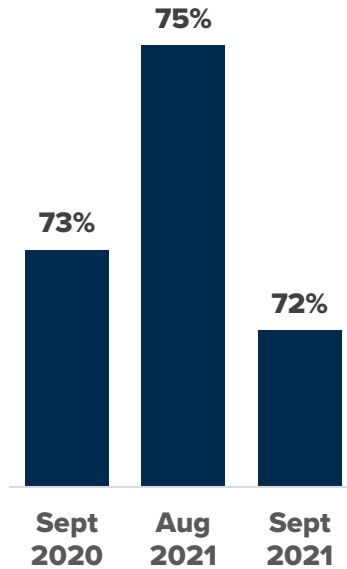


% of Sales At, Above,  
or Below List



53% Sold ABOVE list price  
30% Sold AT list price  
16% 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**  
**98%**  
21% of Sales

**31+ DAYS**  
**100%**  
5% of Sales

## Homes For Sale

**32**

**33** Last Month

**41** Last Year

## Pending Sales

**54**

**56** Last Month

**43** Last Year

## Median Sale Price

**\$789,950**

**\$800,000** Last Month

**\$717,500** Last Year

## Months of Supply

**0.6**

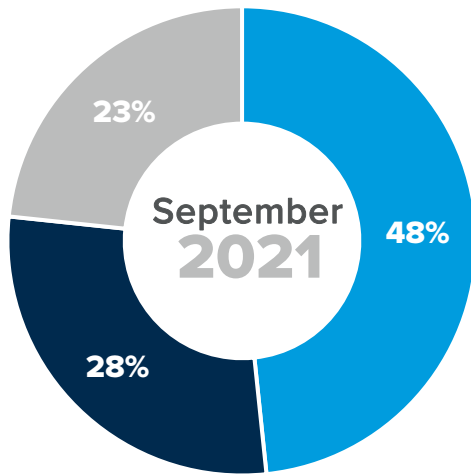
**0.6** Last Month

**1.0** Last Year

# KENMORE-LK FOREST PK

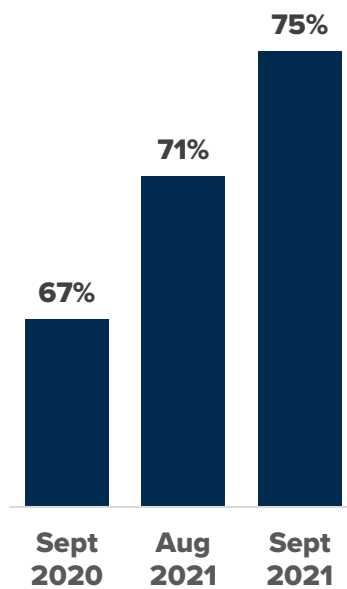
monthly update  
October 2021

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



48% Sold ABOVE list price  
28% Sold AT list price  
23% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**105%**  
75% of Sales

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

**31+ DAYS**  
**94%**  
8% of Sales

## Homes For Sale

**35**

30 Last Month

33 Last Year

## Pending Sales

**34**

60 Last Month

58 Last Year

## Median Sale Price

**\$800,511**

\$850,000 Last Month

\$740,000 Last Year

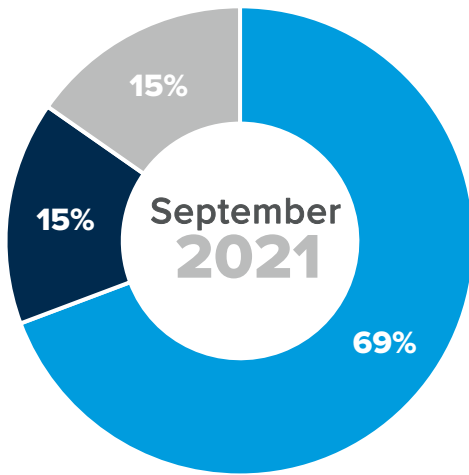
## Months of Supply

**1.0**

0.5 Last Month

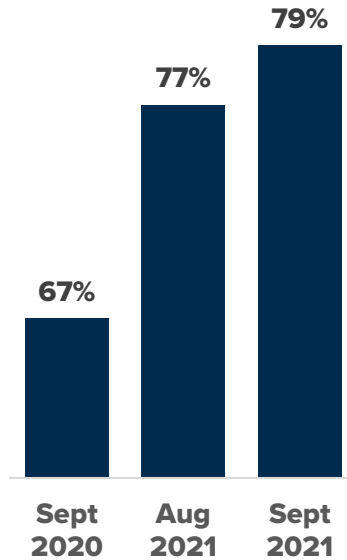
0.6 Last Year

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



69% Sold ABOVE list price  
15% Sold AT list price  
15% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**110%**  
79% of Sales

**11-30 DAYS**  
**99%**  
10% of Sales

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

## Homes For Sale

**268**

317 Last Month  
586 Last Year

## Pending Sales

**716**

861 Last Month  
922 Last Year

## Median Sale Price

**\$1,310,000**

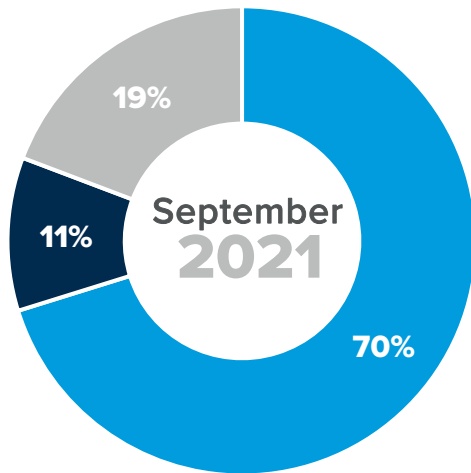
\$1,335,000 Last Month  
\$1,040,000 Last Year

## Months of Supply

**0.4**

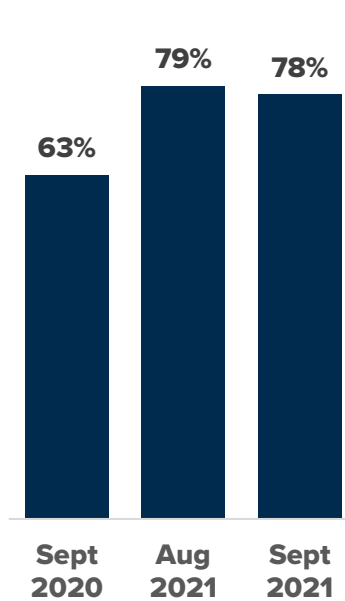
0.4 Last Month  
0.6 Last Year

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



70% Sold ABOVE list price  
11% Sold AT list price  
19% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**111%**  
78% of Sales

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

**31+ DAYS**  
**96%**  
7% of Sales

## Homes For Sale

**37**

40 Last Month  
97 Last Year

## Pending Sales

**104**

119 Last Month  
126 Last Year

## Median Sale Price

**\$1,410,500**

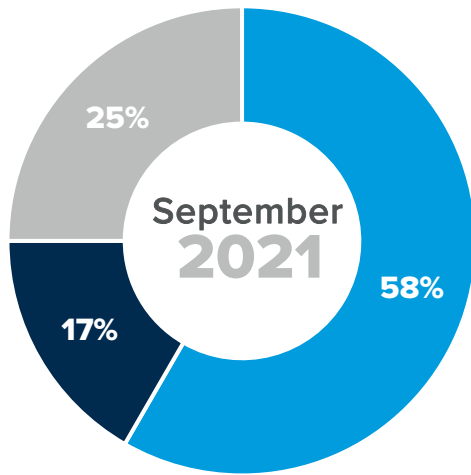
\$1,350,000 Last Month  
\$1,045,000 Last Year

## Months of Supply

**0.4**

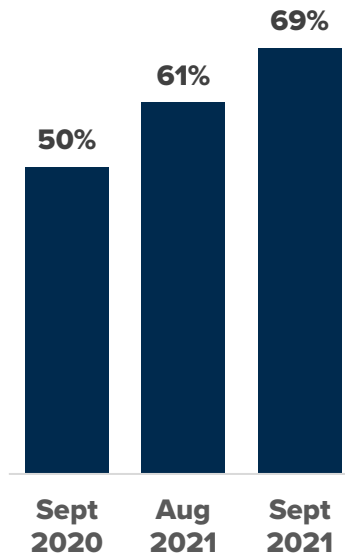
0.3 Last Month  
0.8 Last Year

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



58% Sold ABOVE list price  
17% Sold AT list price  
25% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**109%**  
69% of Sales

**11-30 DAYS**  
**96%**  
11% of Sales

**31+ DAYS**  
**92%**  
14% of Sales

## Homes For Sale

**17**

17 Last Month

34 Last Year

## Pending Sales

**28**

36 Last Month

36 Last Year

## Median Sale Price

**\$2,672,500**

\$2,990,000 Last Month

\$1,622,500 Last Year

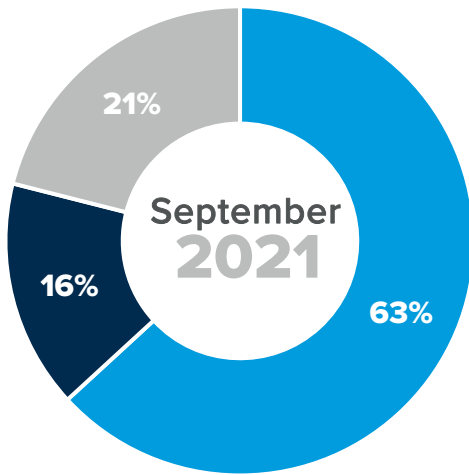
## Months of Supply

**0.6**

0.5 Last Month

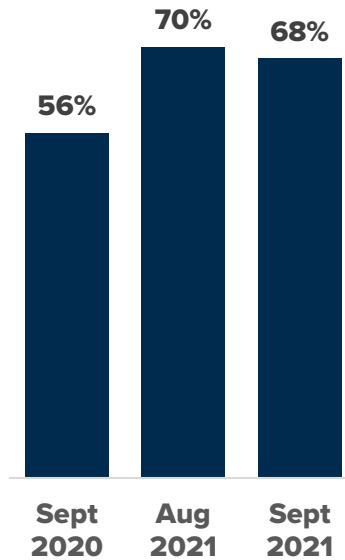
0.9 Last Year

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



63% Sold ABOVE list price  
16% Sold AT list price  
21% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**110%**  
68% of Sales

**11-30 DAYS**  
**97%**  
8% of Sales

**31+ DAYS**  
**92%**  
16% of Sales

## Homes For Sale

**23**

27 Last Month

64 Last Year

## Pending Sales

**28**

36 Last Month

68 Last Year

## Median Sale Price

**\$3,604,000**

\$3,652,000 Last Month

\$2,719,500 Last Year

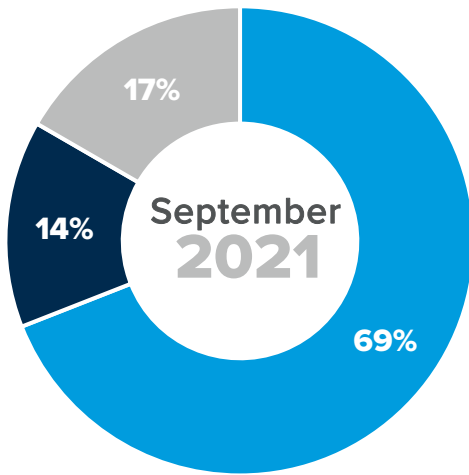
## Months of Supply

**0.8**

0.8 Last Month

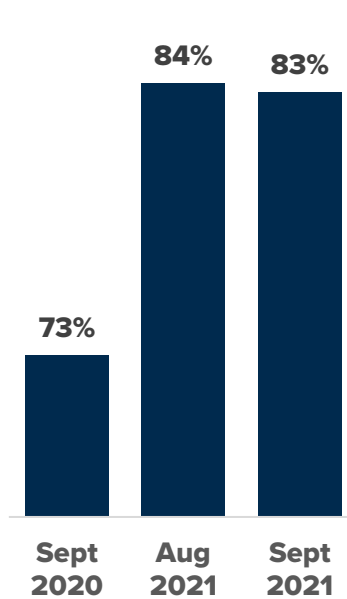
0.9 Last Year

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



69% Sold ABOVE list price  
14% 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%**  
83% of Sales

**11-30 DAYS**  
**104%**  
12% of Sales

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

## Homes For Sale

**17**

**38** Last Month  
**66** Last Year

## Pending Sales

**68**

**97** Last Month  
**104** Last Year

## Median Sale Price

**\$1,310,000**

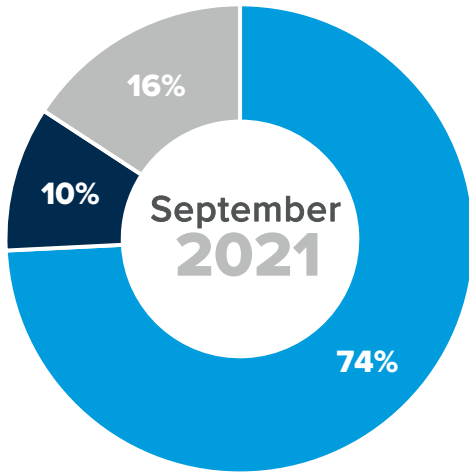
**\$1,373,000** Last Month  
**\$1,030,000** Last Year

## Months of Supply

**0.3**

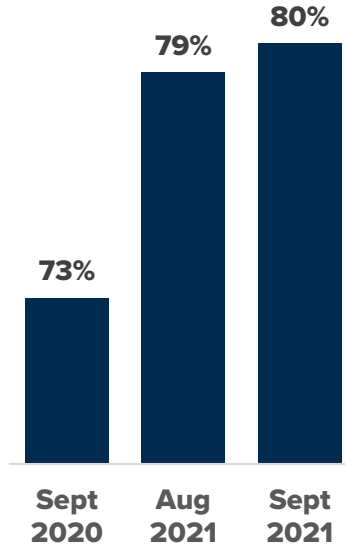
**0.4** Last Month  
**0.6** Last Year

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



**74%** Sold ABOVE list price  
**10%** 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%**  
80% of Sales

**11-30 DAYS**  
**99%**  
9% of Sales

**31+ DAYS**  
**98%**  
8% of Sales

## Homes For Sale

**44**

**66** Last Month  
**96** Last Year

## Pending Sales

**191**

**207** Last Month  
**209** Last Year

## Median Sale Price

**\$1,310,000**

**\$1,300,000** Last Month  
**\$999,975** Last Year

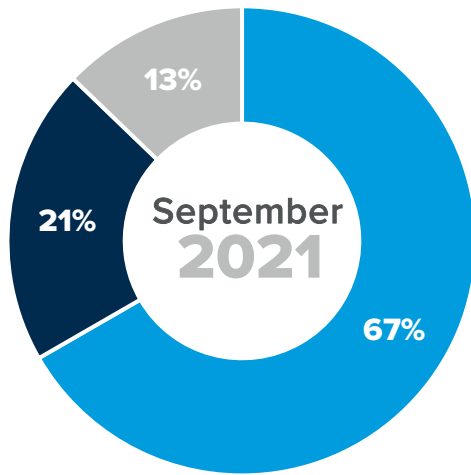
## Months of Supply

**0.2**

**0.3** Last Month  
**0.5** Last Year

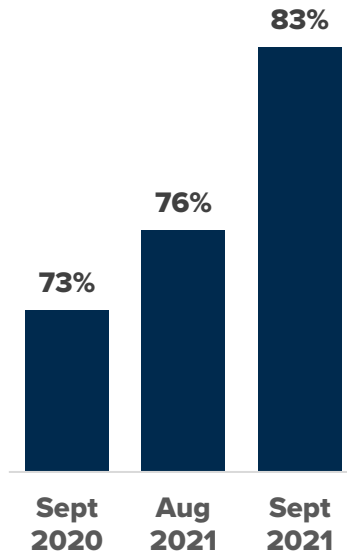


## % of Sales At, Above, or Below List



67% Sold ABOVE list price  
21% Sold AT list price  
13% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**108%**  
83% of Sales

**11-30 DAYS**  
**101%**  
12% of Sales

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

## Homes For Sale

**29**

**28** Last Month

**43** Last Year

## Pending Sales

**52**

**91** Last Month

**71** Last Year

## Median Sale Price

**\$1,120,000**

**\$1,265,000** Last Month

**\$895,000** Last Year

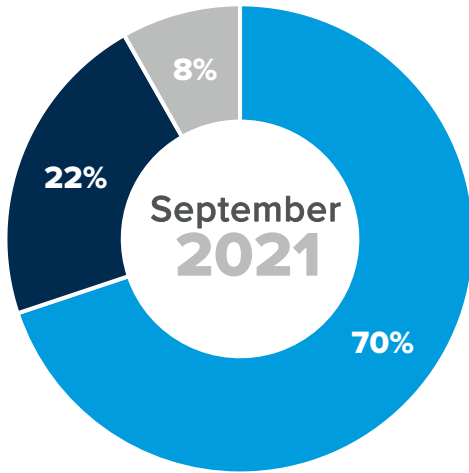
## Months of Supply

**0.6**

**0.3** Last Month

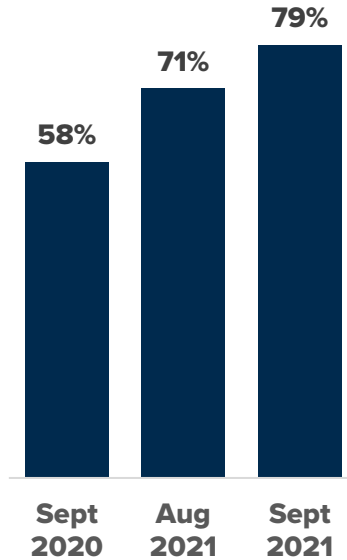
**0.6** Last Year

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



70% Sold ABOVE list price  
22% Sold AT list price  
8% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**110%**  
79% of Sales

**11-30 DAYS**  
**103%**  
4% of Sales

**31+ DAYS**  
**98%**  
8% of Sales

## Homes For Sale

**31**

30 Last Month  
87 Last Year

## Pending Sales

**64**

75 Last Month  
83 Last Year

## Median Sale Price

**\$1,700,000**

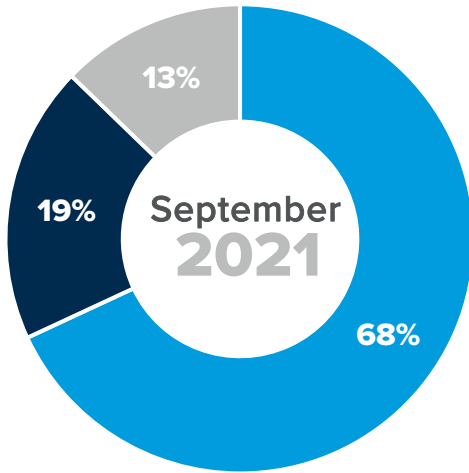
\$2,025,000 Last Month  
\$1,502,500 Last Year

## Months of Supply

**0.5**

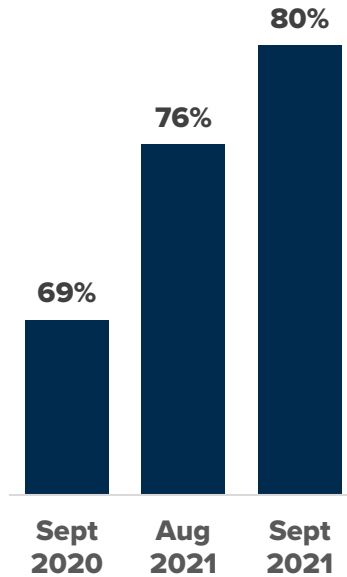
0.4 Last Month  
1.0 Last Year

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



68% Sold ABOVE list price  
19% 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%**  
80% of Sales

**11-30 DAYS**  
**97%**  
12% of Sales

**31+ DAYS**  
**100%**  
5% of Sales

## Homes For Sale

**70**

**71** Last Month  
**99** Last Year

## Pending Sales

**181**

**200** Last Month  
**225** Last Year

## Median Sale Price

**\$1,112,500**

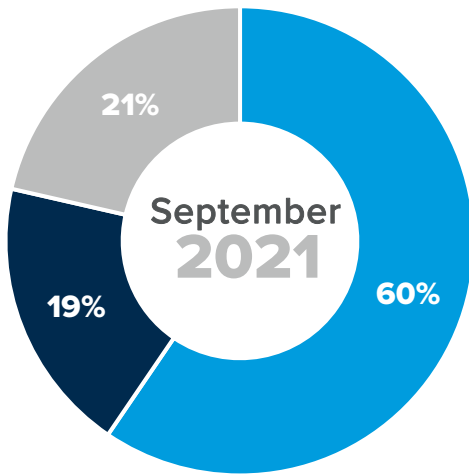
**\$1,005,000** Last Month  
**\$871,250** Last Year

## Months of Supply

**0.4**

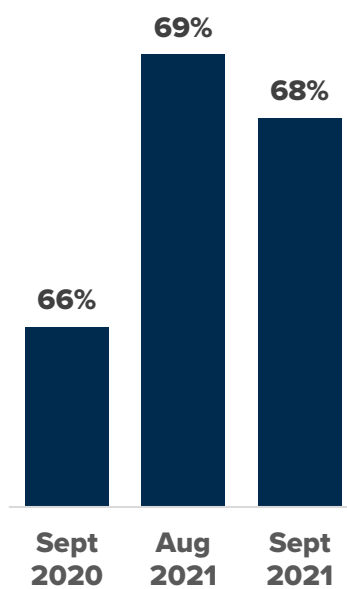
**0.4** Last Month  
**0.4** Last Year

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



60% Sold ABOVE list price  
19% Sold AT list price  
21% 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**  
**96%**  
7% of Sales

## Homes For Sale

**43**

47 Last Month

44 Last Year

## Pending Sales

**78**

102 Last Month

85 Last Year

## Median Sale Price

**\$693,750**

\$840,000 Last Month

\$675,000 Last Year

## Months of Supply

**0.6**

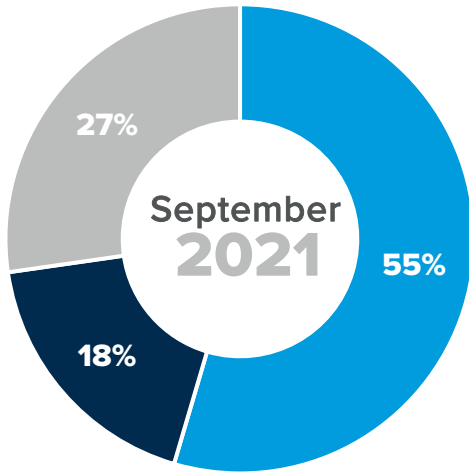
0.5 Last Month

0.5 Last Year

# DOWNTOWN BELLEVUE CONDOS

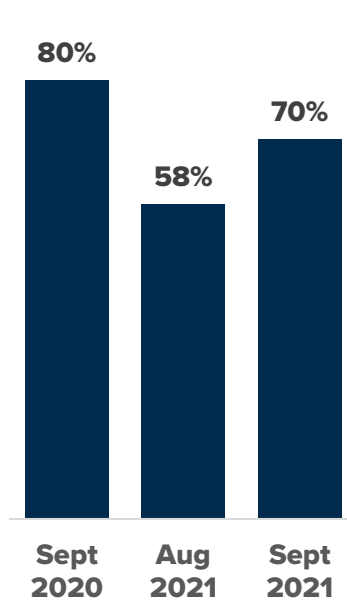
monthly update  
October 2021

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



55% Sold ABOVE list price  
18% Sold AT list price  
27% Sold BELOW list price

### Sold in First 10 Days



### % of List Price by Time on Market

**0-10 DAYS**  
**102%**  
70% of Sales

**11-30 DAYS**  
**98%**  
24% of Sales

**31+ DAYS**  
**89%**  
3% of Sales

## Homes For Sale

**23**

31 Last Month

81 Last Year

## Pending Sales

**27**

37 Last Month

20 Last Year

## Median Sale Price

**\$935,000**

\$799,000 Last Month

\$1,096,100 Last Year

## Months of Supply

**0.9**

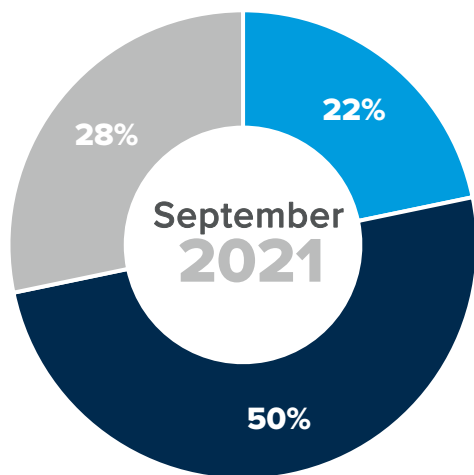
0.8 Last Month

4.1 Last Year

# DOWNTOWN SEATTLE CONDOS

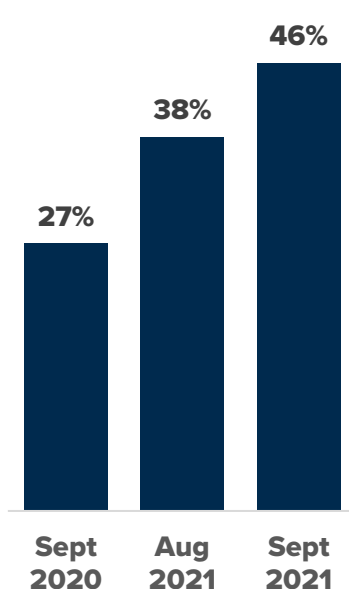
monthly update  
October 2021

% of Sales At, Above,  
or Below List



22% Sold ABOVE list price  
50% Sold AT list price  
28% Sold BELOW list price

Sold in  
First 10 Days



% of List Price by  
Time on Market

**0-10 DAYS**  
**100%**  
46% of Sales

**11-30 DAYS**  
**99%**  
17% of Sales

**31+ DAYS**  
**99%**  
30% of Sales

## Homes For Sale

**165**

161 Last Month  
367 Last Year

## Pending Sales

**65**

66 Last Month  
44 Last Year

## Median Sale Price

**\$645,500**

\$729,975 Last Month  
\$650,000 Last Year

## Months of Supply

**2.5**

2.4 Last Month  
8.3 Last Year