



November 2021

MARKET REPORT

seattle / eastside

A MONTHLY REPORT

on single family residential
real estate activity

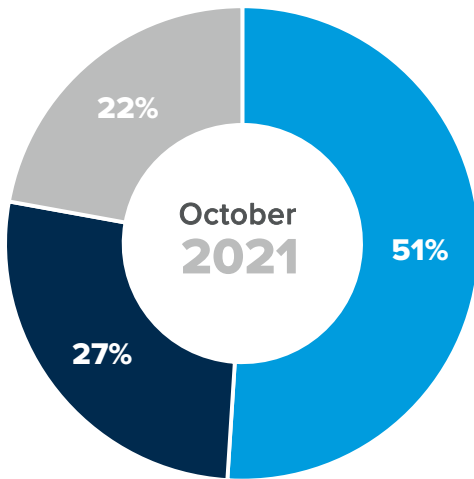
WINDERMERE.MI.COM


Windermere
REAL ESTATE

ALL SEATTLE HOMES

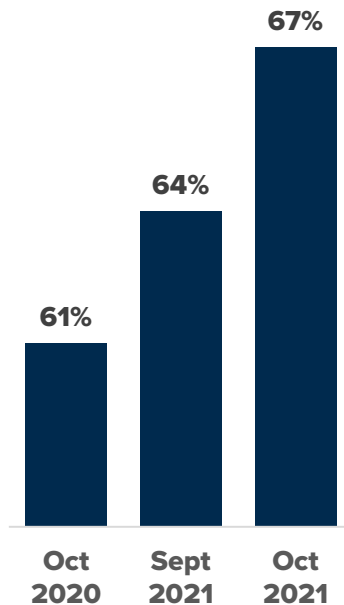
November | 2021

% of Sales At, Above, or Below List



51% Sold ABOVE list price
27% Sold AT list price
22% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
107%
67% of Sales

11-30 DAYS
99%
21% of Sales

31+ DAYS
99%
13% of Sales

New Listings

987

1208 Last Month
1239 Last Year

Pending Sales

966

1021 Last Month
986 Last Year

Median Sale Price

\$850,000

\$845,000 Last Month
\$800,000 Last Year

Months of Supply

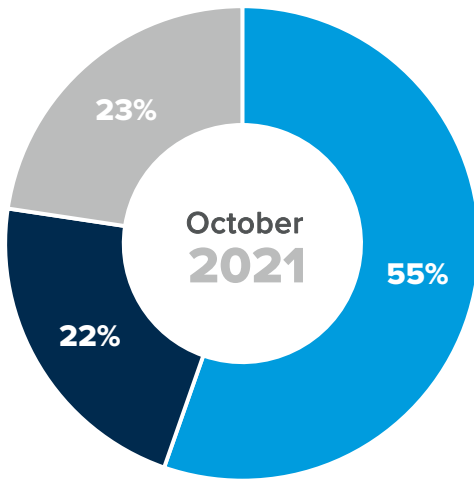
0.7

0.7 Last Month
1.2 Last Year

WEST SEATTLE HOMES

November | 2021

% of Sales At, Above, or Below List



55% Sold ABOVE list price
22% Sold AT list price
23% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS

106%

64% of Sales

11-30 DAYS

99%

21% of Sales

31+ DAYS

98%

14% of Sales

New Listings

172

209 Last Month

213 Last Year

Pending Sales

168

187 Last Month

185 Last Year

Median Sale Price

\$725,000

\$730,000 Last Month

\$685,000 Last Year

Months of Supply

0.7

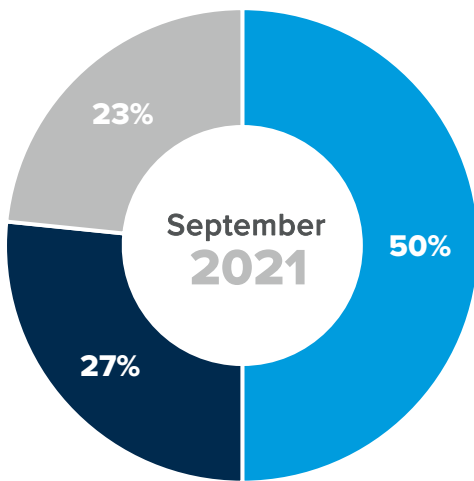
0.6 Last Month

1.2 Last Year

SOUTH SEATTLE HOMES

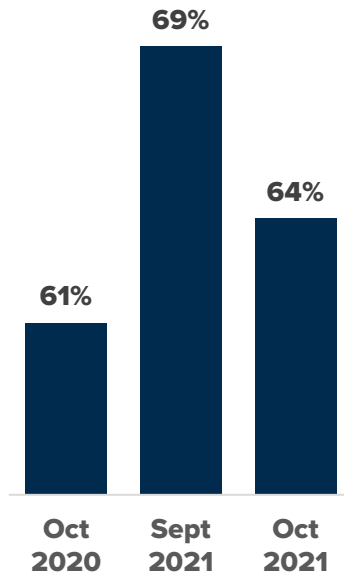
November | 2021

% of Sales At, Above, or Below List



50% Sold ABOVE list price
27% 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%
64% of Sales

11-30 DAYS
99%
22% of Sales

31+ DAYS
98%
15% of Sales

New Listings

127

153 Last Month

160 Last Year

Pending Sales

131

134 Last Month

130 Last Year

Median Sale Price

\$727,250

\$717,500 Last Month

\$696,000 Last Year

Months of Supply

0.8

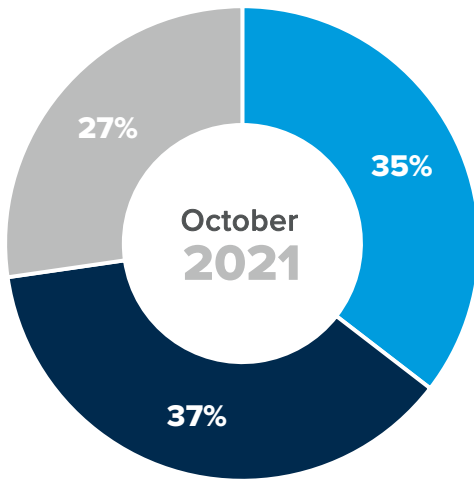
0.9 Last Month

1.3 Last Year

CENTRAL SEATTLE HOMES

November | 2021

% of Sales At, Above, or Below List



35% Sold ABOVE list price
37% Sold AT list price
27% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market



New Listings

122

142 Last Month
135 Last Year

Pending Sales

107

112 Last Month
110 Last Year

Median Sale Price

\$997,975

\$974,000 Last Month
\$965,000 Last Year

Months of Supply

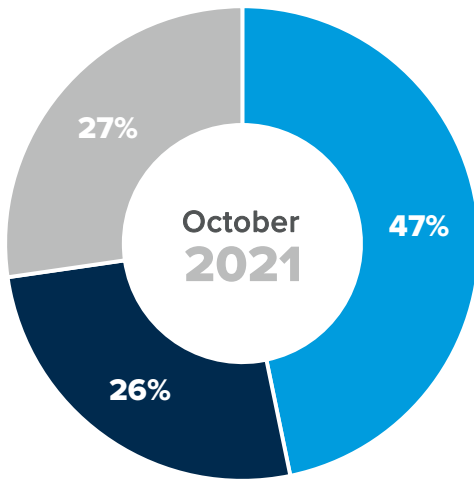
1.0

1.0 Last Month
1.9 Last Year

QUEEN ANNE AND MAGNOLIA HOMES

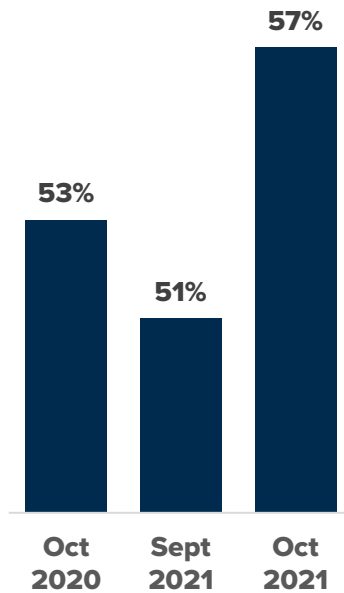
November | 2021

% of Sales At, Above, or Below List



47% Sold ABOVE list price
26% 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%
57% of Sales

11-30 DAYS
98%
25% of Sales

31+ DAYS
98%
18% of Sales

New Listings

66

88 Last Month
118 Last Year

Pending Sales

64

76 Last Month
86 Last Year

Median Sale Price

\$1,410,000

\$1,000,000 Last Month
\$1,047,800 Last Year

Months of Supply

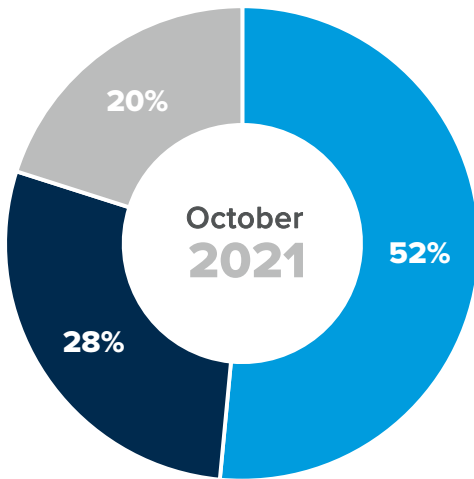
0.8

0.8 Last Month
1.8 Last Year

BALLARD AND GREEN *November* | 2021

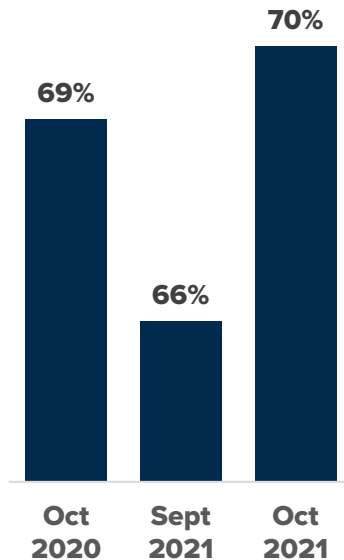
LAKE HOMES

% of Sales At, Above, or Below List



52% Sold ABOVE list price
28% 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%
70% of Sales

11-30 DAYS
99%
19% of Sales

31+ DAYS
99%
11% of Sales

New Listings

267

332 Last Month
322 Last Year

Pending Sales

247

281 Last Month
252 Last Year

Median Sale Price

\$871,000

\$875,000 Last Month
\$835,000 Last Year

Months of Supply

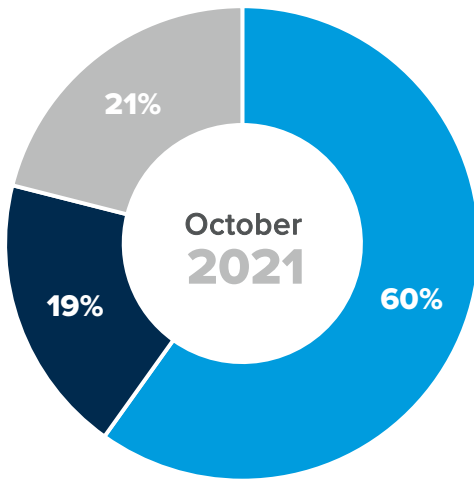
0.6

0.5 Last Month
0.9 Last Year

NORTH SEATTLE HOMES

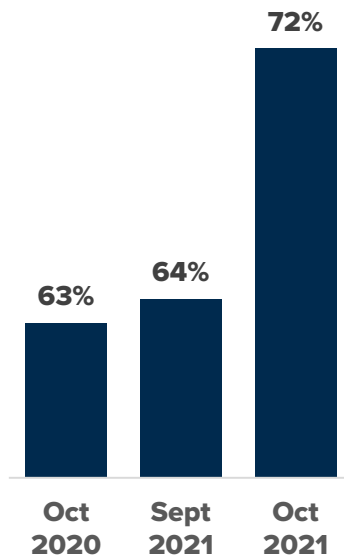
November | 2021

% 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

108%

72% of Sales

11-30 DAYS

99%

18% of Sales

31+ DAYS

98%

11% of Sales

New Listings

118

170 Last Month

171 Last Year

Pending Sales

133

143 Last Month

125 Last Year

Median Sale Price

\$990,000

\$936,250 Last Month

\$849,950 Last Year

Months of Supply

0.5

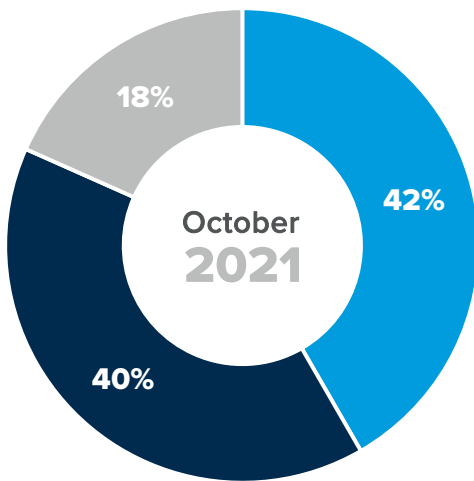
0.5 Last Month

1.1 Last Year

SHORELINE AND RICHMOND BEACH

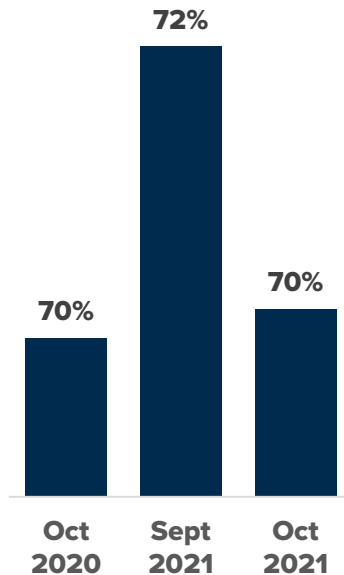
November | 2021

% of Sales At, Above, or Below List



42% Sold ABOVE list price
40% Sold AT list price
18% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
105%
70% of Sales

11-30 DAYS
100%
15% of Sales

31+ DAYS
99%
15% of Sales

New Listings

60

62 Last Month
65 Last Year

Pending Sales

57

54 Last Month
43 Last Year

Median Sale Price

\$790,000

\$789,950 Last Month
\$683,000 Last Year

Months of Supply

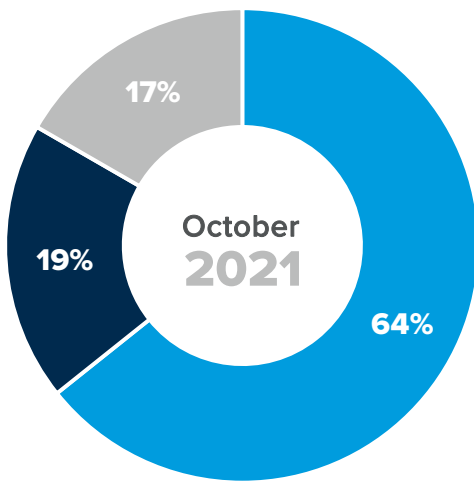
0.4

0.6 Last Month
1.3 Last Year

KENMORE AND LAKE FOREST PARK HOMES

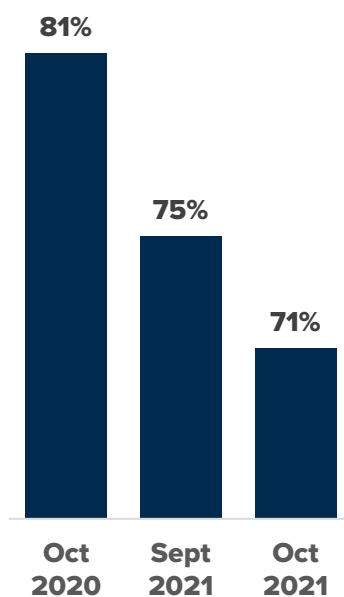
November | 2021

% of Sales At, Above, or Below List



64% Sold ABOVE list price
19% Sold AT list price
17% 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
100%
19% of Sales

31+ DAYS
99%
10% of Sales

New Listings

55

52 Last Month
55 Last Year

Pending Sales

59

34 Last Month
55 Last Year

Median Sale Price

\$860,000

\$800,511 Last Month
\$690,000 Last Year

Months of Supply

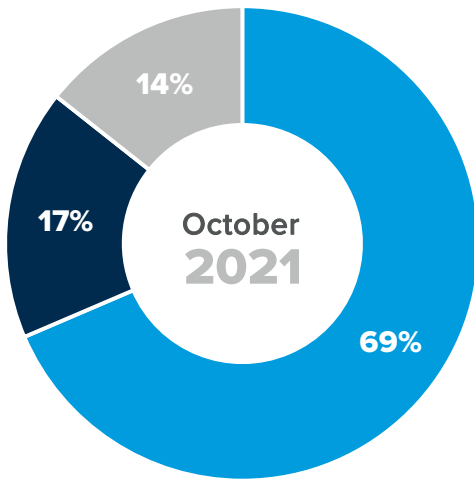
0.6

1.0 Last Month
0.5 Last Year

ALL EASTSIDE HOMES

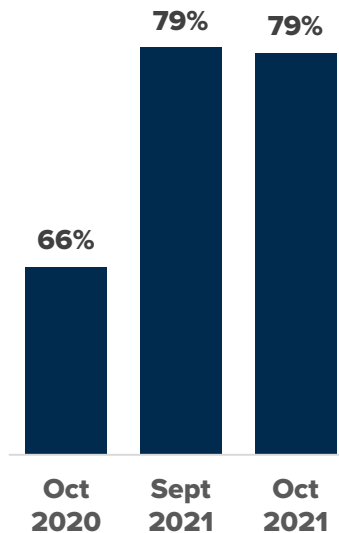
November | 2021

% of Sales At, Above, or Below List



69% 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%
79% of Sales

11-30 DAYS
100%
14% of Sales

31+ DAYS
97%
7% of Sales

New Listings

606

792 Last Month
795 Last Year

Pending Sales

635

716 Last Month
817 Last Year

Median Sale Price

\$1,375,000

\$1,310,000 Last Month
\$1,050,000 Last Year

Months of Supply

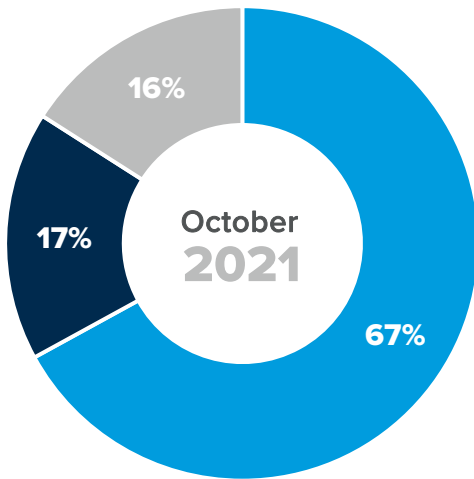
0.3

0.4 Last Month
0.6 Last Year

SOUTH EASTSIDE HOMES

November | 2021

% of Sales At, Above, or Below List



67% Sold ABOVE list price
17% Sold AT list price
16% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
112%
83% of Sales

11-30 DAYS
101%
10% of Sales

31+ DAYS
97%
7% of Sales

New Listings

67

117 Last Month
123 Last Year

Pending Sales

75

104 Last Month
131 Last Year

Median Sale Price

\$1,392,000

\$1,410,500 Last Month
\$1,000,000 Last Year

Months of Supply

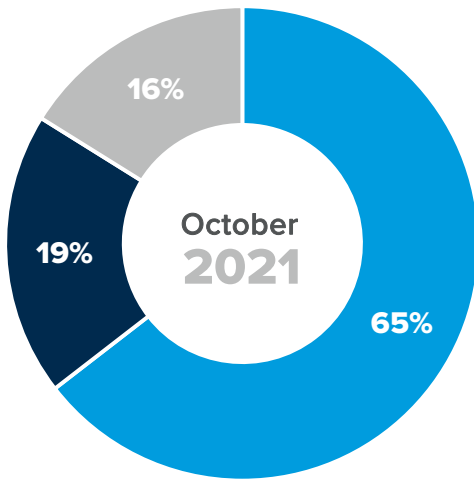
0.3

0.4 Last Month
0.6 Last Year

MERCER ISLAND HOMES

November | 2021

% of Sales At, Above, or Below List



65% Sold ABOVE list price
19% 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%
81% of Sales

11-30 DAYS
101%
13% of Sales

31+ DAYS
97%
6% of Sales

New Listings

25

34 Last Month
37 Last Year

Pending Sales

29

28 Last Month
32 Last Year

Median Sale Price

\$2,275,080

\$2,672,500 Last Month
\$1,589,500 Last Year

Months of Supply

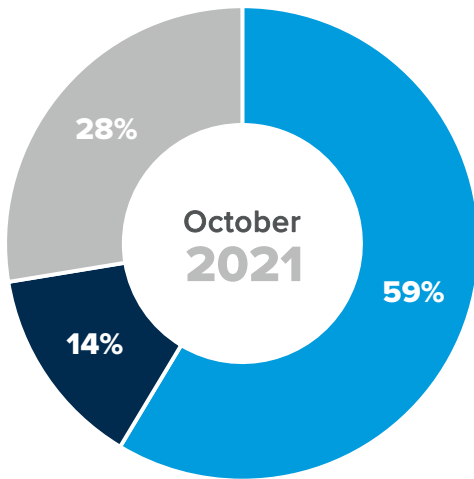
0.5

0.6 Last Month
0.9 Last Year

WEST BELLEVUE HOMES

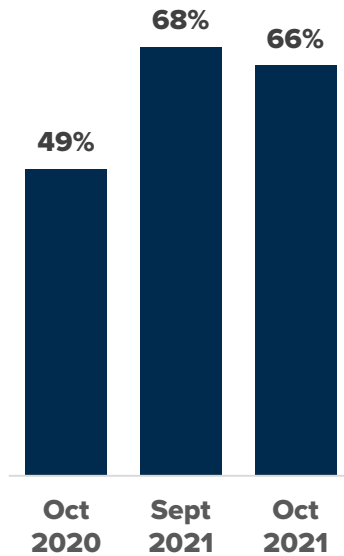
November | 2021

% of Sales At, Above, or Below List



59% Sold ABOVE list price
14% Sold AT list price
28% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
112%
66% of Sales

11-30 DAYS
100%
17% of Sales

31+ DAYS
97%
17% of Sales

New Listings

27

35 Last Month
39 Last Year

Pending Sales

29

28 Last Month
29 Last Year

Median Sale Price

\$3,200,000

\$3,604,000 Last Month
\$2,350,000 Last Year

Months of Supply

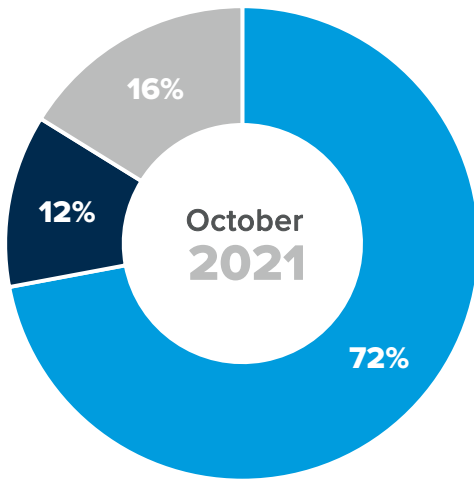
0.6

0.8 Last Month
2.1 Last Year

EAST BELLEVUE HOMES

November | 2021

% of Sales At, Above, or Below List



72% Sold ABOVE list price
12% Sold AT list price
16% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS

115%

82% of Sales

11-30 DAYS

97%

15% of Sales

31+ DAYS

96%

3% of Sales

New Listings

77

60 Last Month

74 Last Year

Pending Sales

67

68 Last Month

77 Last Year

Median Sale Price

\$1,446,000

\$1,310,000 Last Month

\$1,022,500 Last Year

Months of Supply

0.3

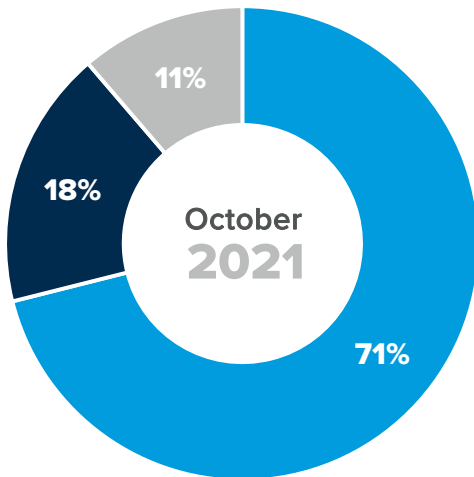
0.3 Last Month

0.6 Last Year

EAST OF LAKE SAMMAMISH HOMES

November | 2021

% 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

110%

77% of Sales

11-30 DAYS

100%

14% of Sales

31+ DAYS

99%

9% of Sales

New Listings

127

197 Last Month

186 Last Year

Pending Sales

133

191 Last Month

207 Last Year

Median Sale Price

\$1,350,000

\$1,310,000 Last Month

\$1,027,988 Last Year

Months of Supply

0.3

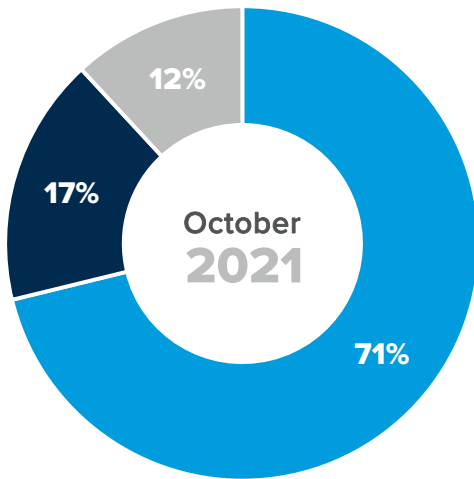
0.2 Last Month

0.4 Last Year

REDMOND AND CARNATION HOMES

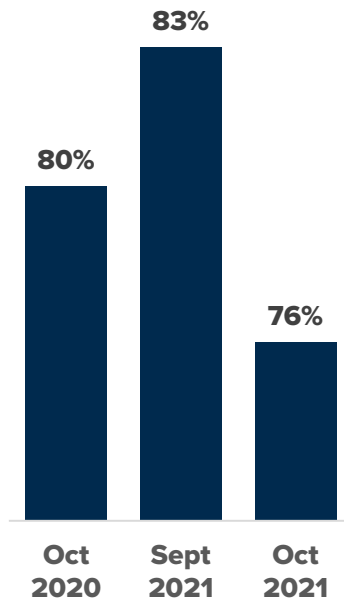
November | 2021

% of Sales At, Above, or Below List



71% Sold ABOVE list price
17% Sold AT list price
12% 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
102%
19% of Sales

31+ DAYS
97%
5% of Sales

New Listings

52

67 Last Month

56 Last Year

Pending Sales

63

52 Last Month

59 Last Year

Median Sale Price

\$1,421,000

\$1,120,000 Last Month

\$980,000 Last Year

Months of Supply

0.3

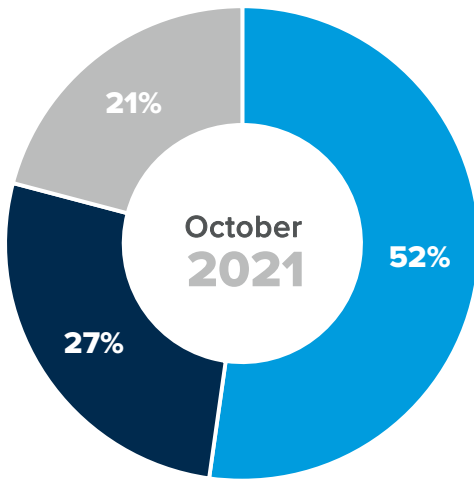
0.6 Last Month

0.7 Last Year

KIRKLAND AND BRIDLE *November* | 2021

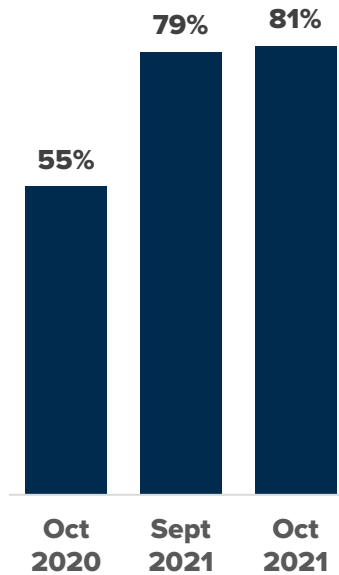
TRAILS HOMES

% of Sales At, Above, or Below List



52% Sold ABOVE list price
27% Sold AT list price
21% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
108%
81% of Sales

11-30 DAYS
97%
12% of Sales

31+ DAYS
86%
7% of Sales

New Listings

73

83 Last Month
90 Last Year

Pending Sales

71

64 Last Month
81 Last Year

Median Sale Price

\$1,720,000

\$1,700,000 Last Month
\$1,548,138 Last Year

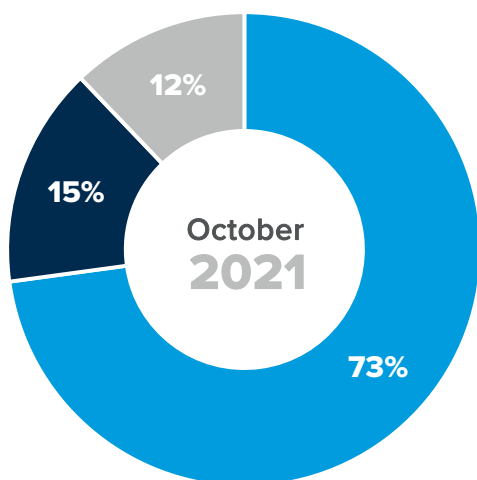
Months of Supply

0.4

0.5 Last Month
0.9 Last Year

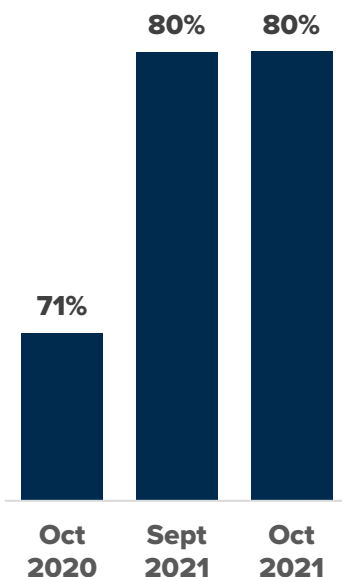
WOODINVILLE-DUVALL *November* | 2021 AND JUANITA HOMES

% of Sales At, Above, or Below List



73% 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
110%
80% of Sales

11-30 DAYS
99%
13% of Sales

31+ DAYS
98%
6% of Sales

New Listings

158

199 Last Month

190 Last Year

Pending Sales

168

181 Last Month

201 Last Year

Median Sale Price

\$1,070,000

\$1,112,500 Last Month

\$825,000 Last Year

Months of Supply

0.3

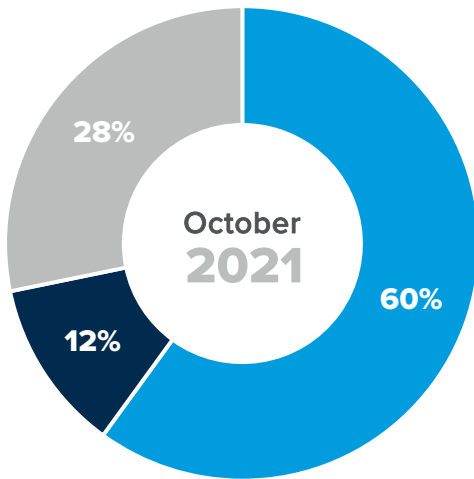
0.4 Last Month

0.4 Last Year

RENTON HIGHLANDS HOMES

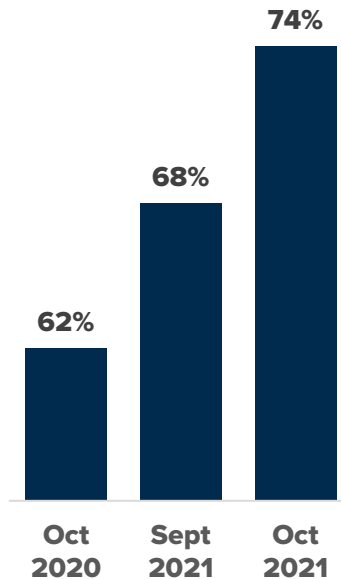
November | 2021

% of Sales At, Above, or Below List



60% Sold ABOVE list price
12% Sold AT list price
28% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
107%
74% of Sales

11-30 DAYS
97%
16% of Sales

31+ DAYS
97%
9% of Sales

New Listings

83

96 Last Month
83 Last Year

Pending Sales

86

78 Last Month
79 Last Year

Median Sale Price

\$765,000

\$693,750 Last Month
\$710,000 Last Year

Months of Supply

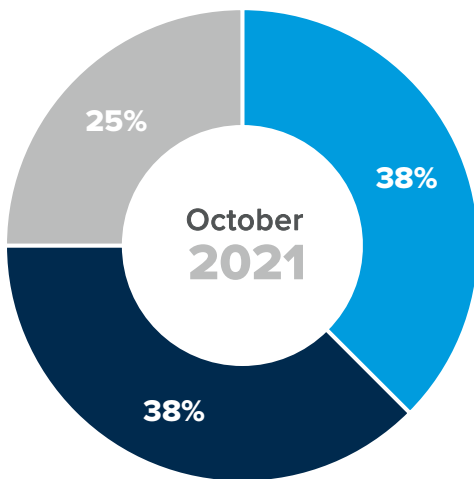
0.5

0.6 Last Month
0.6 Last Year

DOWNTOWN BELLEVUE CONDOS

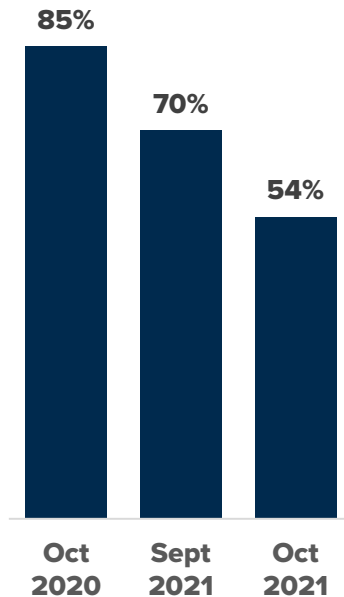
November | 2021

% of Sales At, Above, or Below List



38% Sold ABOVE list price
38% Sold AT list price
25% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
102%
54% of Sales

11-30 DAYS
100%
25% of Sales

31+ DAYS
96%
21% of Sales

New Listings

21

26 Last Month
100 Last Year

Pending Sales

31

27 Last Month
86 Last Year

Median Sale Price

\$992,000

\$935,000 Last Month
\$1,696,550 Last Year

Months of Supply

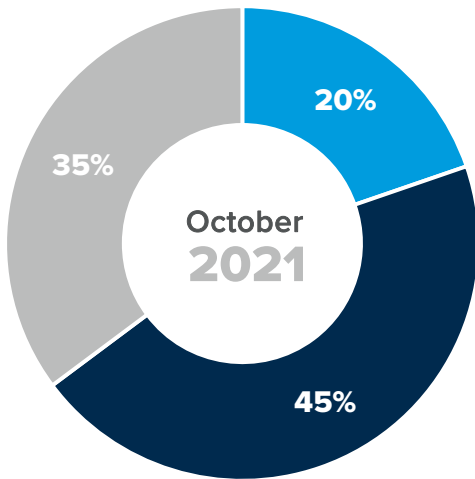
0.4

0.9 Last Month
1.0 Last Year

DOWNTOWN SEATTLE *November* | 2021

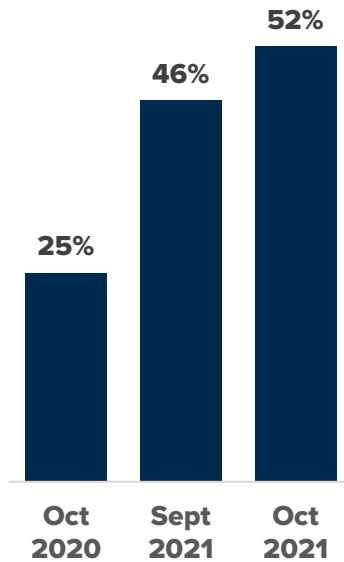
CONDOS

% of Sales At, Above, or Below List



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

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
100%
52% of Sales

11-30 DAYS
99%
17% of Sales

31+ DAYS
98%
31% of Sales

New Listings

87

97 Last Month
90 Last Year

Pending Sales

54

65 Last Month
48 Last Year

Median Sale Price

\$670,000

\$645,500 Last Month
\$622,450 Last Year

Months of Supply

3.1

2.5 Last Month
7.2 Last Year