

# Condo Report

**SEATTLE / EASTSIDE  
ANNUAL REVIEW**



**PUBLISHED JANUARY 2022**

a review of condominium real  
estate activity in 2021

WINDERMERE REAL ESTATE / MERCER ISLAND

  
**Windermere**  
REAL ESTATE

## SEATTLE CONDOS

community	# sold	avg. \$ per sq ft	% sold at or above list price	% sold in first 10 days	median sale price
West Seattle	284  39%	\$518  9%	63%	49%	\$470,000  5%
South Seattle	134  65%	\$443  9%	75%	42%	\$470,000  15%
Madison Park & Capitol Hill	743  26%	\$647  -3%	53%	42%	\$480,000  0%
Queen Anne & Magnolia	598  41%	\$591  1%	57%	42%	\$490,000  -2%
Downtown-Belltown	848  22%	\$858  -4%	55%	43%	\$659,000  3%
Ballard & Green Lake	585  23%	\$550  5%	66%	51%	\$450,000  5%
North Seattle	292  43%	\$442  5%	61%	50%	\$385,000  3%
Richmond Beach & Shoreline	128  42%	\$410  20%	85%	61%	\$489,000  43%
Lake Forest Park & Kenmore	105  4%	\$361  5%	82%	68%	\$332,000  4%
<b>ALL SEATTLE</b>	<b>3,717  30%</b>	<b>\$614  0%</b>	<b>60%</b>	<b>46%</b>	<b>\$490,000  2%</b>

Percent changes are year-over-year

## EASTSIDE CONDOS

community	# sold	avg. \$ per sq ft	% sold at or above list price	% sold in first 10 days	median sale price
Eastside South (S of I-90)	373  -4%	\$450  15%	82%	71%	\$525,000  9%
Mercer Island	84  50%	\$523  10%	57%	52%	\$595,000  7%
West Bellevue (W of 405)	376  3%	\$851  -11%	62%	55%	\$900,000  -18%
East Bellevue (E of 405)	490  32%	\$491  8%	75%	61%	\$500,000  -1%
East of Lake Sammamish	485  12%	\$442  19%	89%	79%	\$580,000  20%
Redmond	236  33%	\$517  20%	88%	78%	\$630,000  20%
Kirkland	555  23%	\$630  13%	68%	62%	\$590,000  -13%
Woodinville	583  33%	\$414  10%	82%	70%	\$430,000  13%
<b>ALL EASTSIDE</b>	<b>3,182  19%</b>	<b>\$536  6%</b>	<b>77%</b>	<b>67%</b>	<b>\$550,000  5%</b>

Percent changes are year-over-year

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

# Condo Report

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to a median of  
**\$518,000**

**68%** OF  
CONDOS  
SOLD AT OR ABOVE  
THEIR LIST PRICE



the average  
condo sold  
for



# 2021 YEAR IN REVIEW

Seattle condos saw a *Median Sale Price* increase of 2% (to \$490,000) and Eastside condos saw a 5% increase (to \$550,000) in 2021. 46% of Seattle condos and 67% of Eastside condos sold in the first ten days on the market.

60% of Seattle condos and 77% 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.

On the Seattle side, Shoreline condos saw a 43% increase—and on the Eastside, Sammamish and Redmond condos saw a 20% increase—in *Median Sale Price* driven by both new construction and buyer demand. West Bellevue saw an 18% decrease due to the lack of significant new construction following the debut of luxury new construction in 2020.

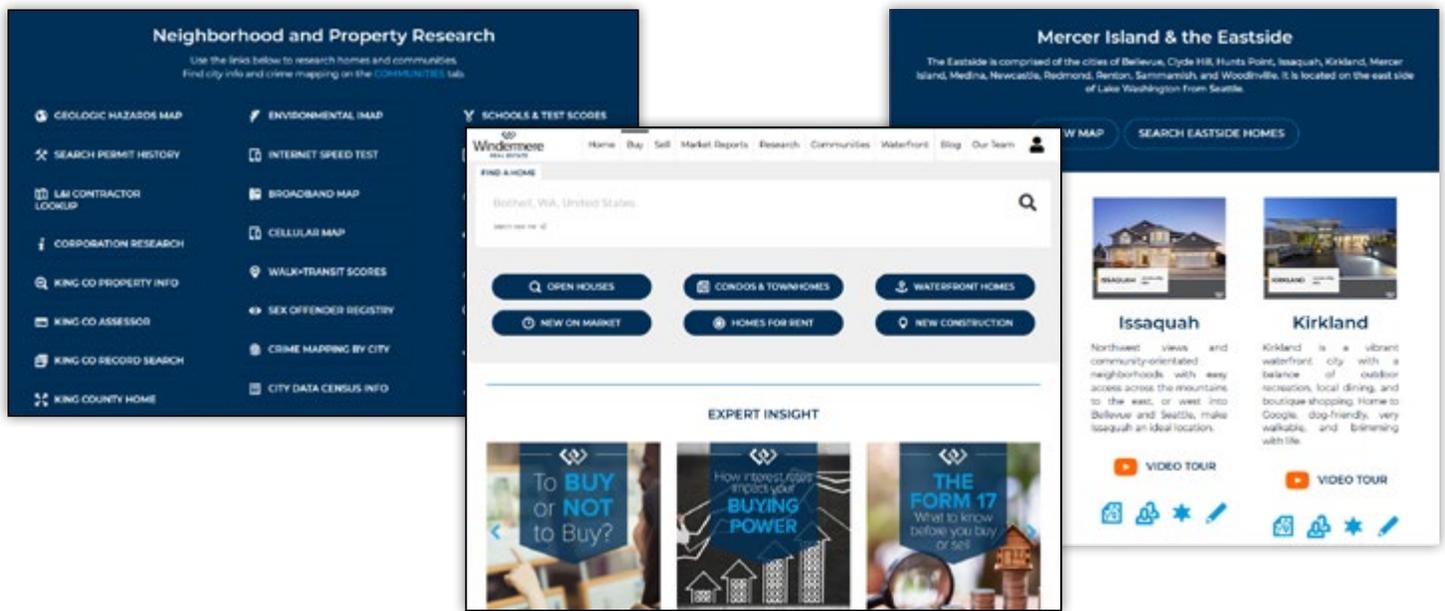


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## Windermere MERCER ISLAND

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.

