



# January 2022 MARKET REPORT

seattle / eastside

## A MONTHLY REPORT

on single family residential  
real estate activity

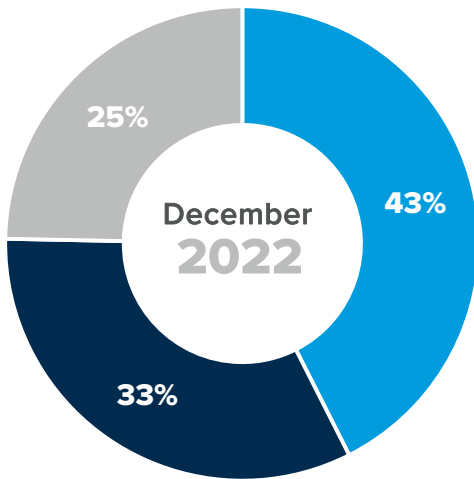
[WINDERMERE.MI.COM](http://WINDERMERE.MI.COM)

  
**Windermere**  
REAL ESTATE

# ALL SEATTLE HOMES

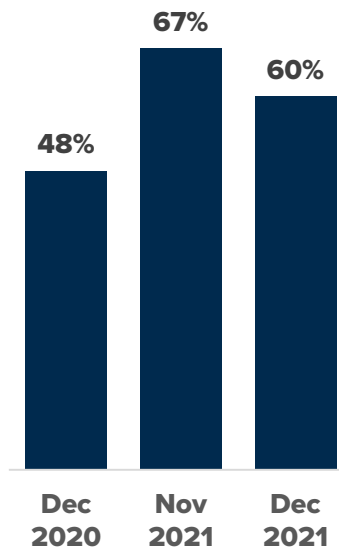
January | 2022

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



43% Sold ABOVE list price  
33% Sold AT list price  
25% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**106%**  
60% of Sales

**11-30 DAYS**  
**99%**  
18% of Sales

**31+ DAYS**  
**99%**  
23% of Sales

## New Listings

**373**

595 Last Month  
559 Last Year

## Pending Sales

**457**

780 Last Month  
673 Last Year

## Median Sale Price

**\$839,500**

\$840,000 Last Month  
\$780,000 Last Year

## Months of Supply

**0.4**

0.4 Last Month  
1.0 Last Year

# WEST SEATTLE HOMES

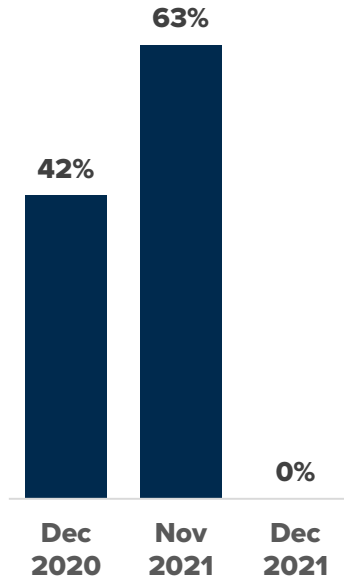
January | 2022

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

December  
2022

#DIV/ Sold ABOVE list price  
#DIV/ Sold AT list price  
#DIV/ Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

#DIV/ of Sales

### 11-30 DAYS

#DIV/ of Sales

### 31+ DAYS

#DIV/ of Sales

## New Listings

**71**

105 Last Month

106 Last Year

## Pending Sales

**89**

141 Last Month

139 Last Year

## Median Sale Price

**#NUM!**

\$700,000 Last Month

\$649,500 Last Year

## Months of Supply

**0.3**

0.4 Last Month

0.7 Last Year

# SOUTH SEATTLE HOMES

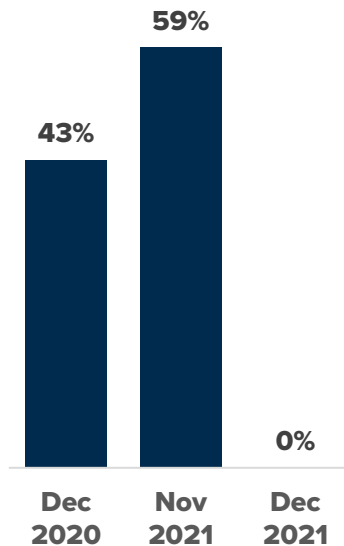
January | 2022

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

September  
2021

#DIV/ Sold ABOVE list price  
#DIV/ Sold AT list price  
#DIV/ Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

#DIV/ of Sales

### 11-30 DAYS

#DIV/ of Sales

### 31+ DAYS

#DIV/ of Sales

## New Listings

**51**

85 Last Month

76 Last Year

## Pending Sales

**62**

108 Last Month

82 Last Year

## Median Sale Price

**#NUM!**

\$702,500 Last Month

\$665,000 Last Year

## Months of Supply

**0.7**

0.5 Last Month

1.6 Last Year

# CENTRAL SEATTLE HOMES

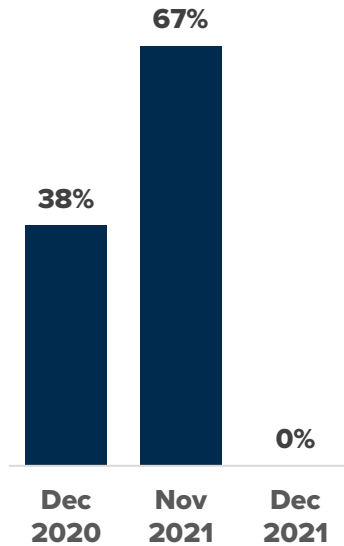
January | 2022

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

December  
2022

#DIV/ Sold ABOVE list price  
#DIV/ Sold AT list price  
#DIV/ Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

#DIV/ of Sales

### 11-30 DAYS

#DIV/ of Sales

### 31+ DAYS

#DIV/ of Sales

## New Listings

**19**

80 Last Month

67 Last Year

## Pending Sales

**26**

111 Last Month

74 Last Year

## Median Sale Price

**#NUM!**

\$964,500 Last Month

\$995,000 Last Year

## Months of Supply

**0.8**

0.6 Last Month

1.7 Last Year

# QUEEN ANNE AND MAGNOLIA HOMES

January | 2022

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

December  
2022

#DIV/ Sold ABOVE list price  
#DIV/ Sold AT list price  
#DIV/ Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

#DIV/ of Sales

### 11-30 DAYS

#DIV/ of Sales

### 31+ DAYS

#DIV/ of Sales

## New Listings

**19**

**32** Last Month

**61** Last Year

## Pending Sales

**26**

**38** Last Month

**87** Last Year

## Median Sale Price

**#NUM!**

**\$1,275,000** Last Month

**\$1,046,500** Last Year

## Months of Supply

**0.8**

**0.9** Last Month

**0.9** Last Year

# BALLARD AND GREEN LAKE HOMES

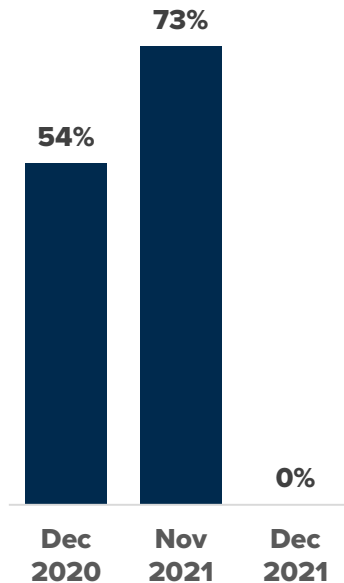
January | 2022

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

December  
2022

#DIV/ Sold ABOVE list price  
#DIV/ Sold AT list price  
#DIV/ Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

#DIV/ of Sales

### 11-30 DAYS

#DIV/ of Sales

### 31+ DAYS

#DIV/ of Sales

## New Listings

**109**

147 Last Month

130 Last Year

## Pending Sales

**128**

208 Last Month

139 Last Year

## Median Sale Price

**#NUM!**

\$865,000 Last Month

\$800,000 Last Year

## Months of Supply

**0.3**

0.3 Last Month

0.8 Last Year

# NORTH SEATTLE HOMES

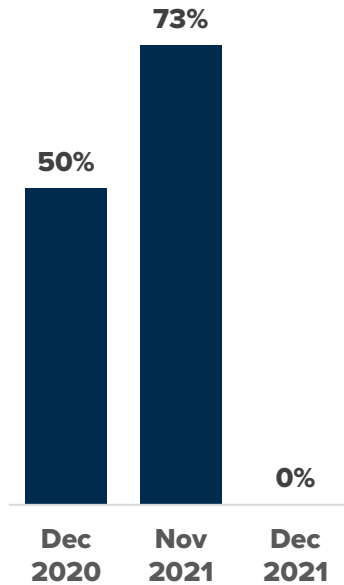
January | 2022

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

December  
2022

#DIV/ Sold ABOVE list price  
#DIV/ Sold AT list price  
#DIV/ Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

#DIV/ of Sales

### 11-30 DAYS

#DIV/ of Sales

### 31+ DAYS

#DIV/ of Sales

## New Listings

**40**

79 Last Month

63 Last Year

## Pending Sales

**48**

91 Last Month

81 Last Year

## Median Sale Price

**#NUM!**

\$937,000 Last Month

\$850,000 Last Year

## Months of Supply

**0.4**

0.4 Last Month

0.9 Last Year



# SHORELINE AND RICHMOND BEACH

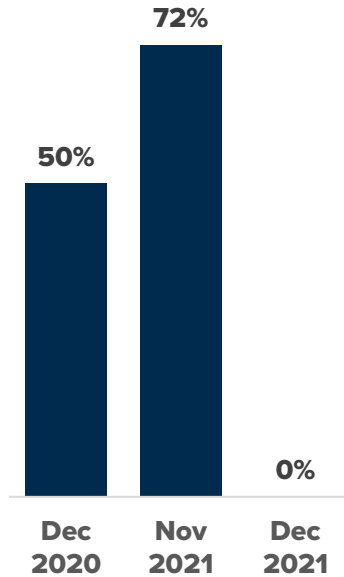
January | 2022

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

December 2022

#DIV/ Sold ABOVE list price  
 #DIV/ Sold AT list price  
 #DIV/ Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

#DIV/ of Sales

### 11-30 DAYS

#DIV/ of Sales

### 31+ DAYS

#DIV/ of Sales

## New Listings

**25**

**38** Last Month

**27** Last Year

## Pending Sales

**29**

**46** Last Month

**36** Last Year

## Median Sale Price

**#NUM!**

**\$765,000** Last Month

**\$694,975** Last Year

## Months of Supply

**0.1**

**0.2** Last Month

**0.3** Last Year

# KENMORE AND LAKE FOREST PARK HOMES

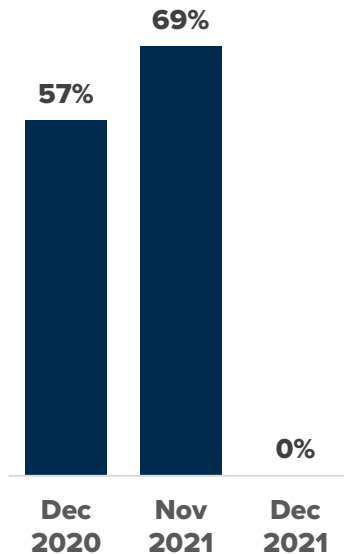
January | 2022

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

December  
2022

#DIV/ Sold ABOVE list price  
#DIV/ Sold AT list price  
#DIV/ Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

#DIV/ of Sales

### 11-30 DAYS

#DIV/ of Sales

### 31+ DAYS

#DIV/ of Sales

## New Listings

19

28 Last Month

29 Last Year

## Pending Sales

17

36 Last Month

35 Last Year

## Median Sale Price

#NUM!

\$824,500 Last Month

\$665,000 Last Year

## Months of Supply

0.5

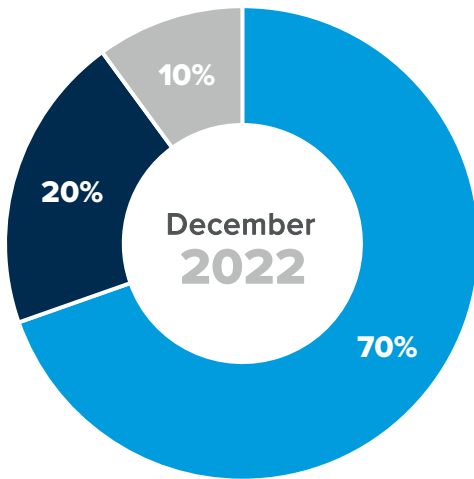
0.4 Last Month

0.6 Last Year

# ALL EASTSIDE HOMES

January | 2022

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



70% Sold ABOVE list price  
20% Sold AT list price  
10% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

**114%**

85% of Sales

### 11-30 DAYS

**99%**

9% of Sales

### 31+ DAYS

**98%**

6% of Sales

## New Listings

**260**

406 Last Month

296 Last Year

## Pending Sales

**238**

442 Last Month

338 Last Year

## Median Sale Price

**\$1,568,000**

\$1,415,000 Last Month

\$1,100,000 Last Year

## Months of Supply

**0.2**

0.2 Last Month

0.6 Last Year

# SOUTH EASTSIDE HOMES

January | 2022

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

December  
2022

#DIV/ Sold ABOVE list price  
#DIV/ Sold AT list price  
#DIV/ Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

#DIV/ of Sales

### 11-30 DAYS

#DIV/ of Sales

### 31+ DAYS

#DIV/ of Sales

## New Listings

**21**

**48** Last Month

**31** Last Year

## Pending Sales

**17**

**54** Last Month

**45** Last Year

## Median Sale Price

**#NUM!**

**\$1,430,000** Last Month

**\$1,100,000** Last Year

## Months of Supply

**0.5**

**0.2** Last Month

**0.7** Last Year

# MERCER ISLAND HOMES

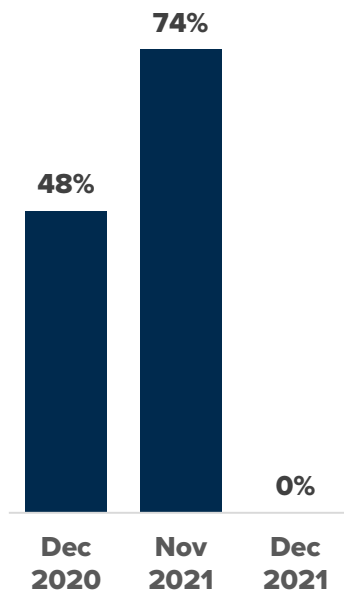
January | 2022

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

December  
2022

#DIV/ Sold ABOVE list price  
#DIV/ Sold AT list price  
#DIV/ Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

#DIV/ of Sales

### 11-30 DAYS

#DIV/ of Sales

### 31+ DAYS

#DIV/ of Sales

## New Listings

12

23 Last Month

12 Last Year

## Pending Sales

9

26 Last Month

10 Last Year

## Median Sale Price

#NUM!

\$2,500,000 Last Month

\$2,226,000 Last Year

## Months of Supply

0.1

0.2 Last Month

1.2 Last Year

# WEST BELLEVUE HOMES

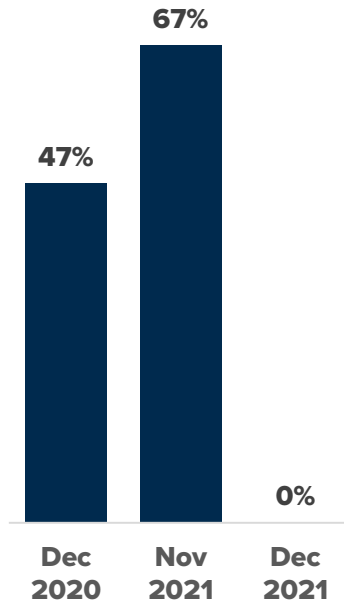
January | 2022

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

December  
2022

#DIV/ Sold ABOVE list price  
#DIV/ Sold AT list price  
#DIV/ Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

#DIV/ of Sales

### 11-30 DAYS

#DIV/ of Sales

### 31+ DAYS

#DIV/ of Sales

## New Listings

**15**

22 Last Month

21 Last Year

## Pending Sales

**7**

27 Last Month

30 Last Year

## Median Sale Price

**#NUM!**

\$3,510,000 Last Month

\$2,950,000 Last Year

## Months of Supply

**0.7**

0.1 Last Month

1.0 Last Year

# EAST BELLEVUE HOMES

January | 2022

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

December  
2022

#DIV/ Sold ABOVE list price  
#DIV/ Sold AT list price  
#DIV/ Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

#DIV/ of Sales

### 11-30 DAYS

#DIV/ of Sales

### 31+ DAYS

#DIV/ of Sales

## New Listings

**37**

**45** Last Month

**34** Last Year

## Pending Sales

**34**

**48** Last Month

**37** Last Year

## Median Sale Price

**#NUM!**

**\$1,500,000** Last Month

**\$1,050,000** Last Year

## Months of Supply

**0.2**

**0.2** Last Month

**0.5** Last Year

# EAST OF LAKE SAMMAMISH HOMES

January | 2022

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

December  
2022

#DIV/ Sold ABOVE list price  
#DIV/ Sold AT list price  
#DIV/ Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

#DIV/ of Sales

### 11-30 DAYS

#DIV/ of Sales

### 31+ DAYS

#DIV/ of Sales

## New Listings

**55**

93 Last Month

70 Last Year

## Pending Sales

**56**

96 Last Month

67 Last Year

## Median Sale Price

**#NUM!**

\$1,352,332 Last Month

\$998,944 Last Year

## Months of Supply

**0.2**

0.2 Last Month

0.6 Last Year



# REDMOND AND CARNATION HOMES

January | 2022

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

December 2022

#DIV/ Sold ABOVE list price  
 #DIV/ Sold AT list price  
 #DIV/ Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

#DIV/ of Sales

### 11-30 DAYS

#DIV/ of Sales

### 31+ DAYS

#DIV/ of Sales

## New Listings

**23**

28 Last Month  
 28 Last Year

## Pending Sales

**22**

29 Last Month  
 39 Last Year

## Median Sale Price

**#NUM!**

\$1,355,000 Last Month  
 \$927,703 Last Year

## Months of Supply

**0.3**

0.3 Last Month  
 0.3 Last Year

# KIRKLAND AND BRIDLE TRAILS HOMES

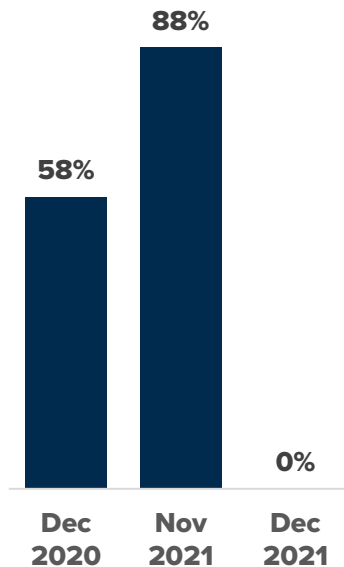
January | 2022

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

December  
2022

#DIV/ Sold ABOVE list price  
#DIV/ Sold AT list price  
#DIV/ Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

#DIV/ of Sales

### 11-30 DAYS

#DIV/ of Sales

### 31+ DAYS

#DIV/ of Sales

## New Listings

**36**

46 Last Month

43 Last Year

## Pending Sales

**33**

44 Last Month

44 Last Year

## Median Sale Price

**#NUM!**

\$1,925,000 Last Month

\$1,670,000 Last Year

## Months of Supply

**0.1**

0.4 Last Month

0.8 Last Year

# WOODINVILLE-DUVALL AND JUANITA HOMES

January | 2022

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

December  
2022

#DIV/ Sold ABOVE list price  
#DIV/ Sold AT list price  
#DIV/ Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

#DIV/ of Sales

### 11-30 DAYS

#DIV/ of Sales

### 31+ DAYS

#DIV/ of Sales

## New Listings

**61**

**101** Last Month  
**57** Last Year

## Pending Sales

**60**

**118** Last Month  
**66** Last Year

## Median Sale Price

**#NUM!**

**\$1,137,500** Last Month  
**\$920,000** Last Year

## Months of Supply

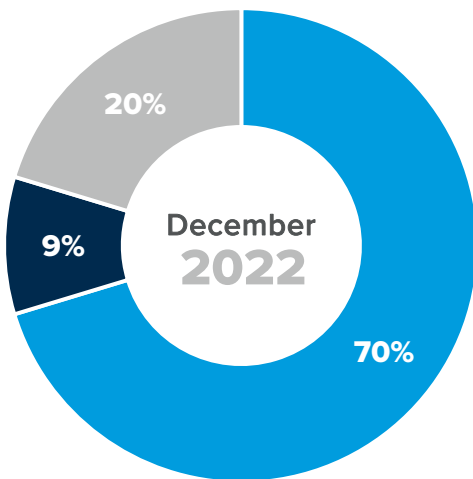
**0.3**

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

# RENTON HIGHLANDS HOMES

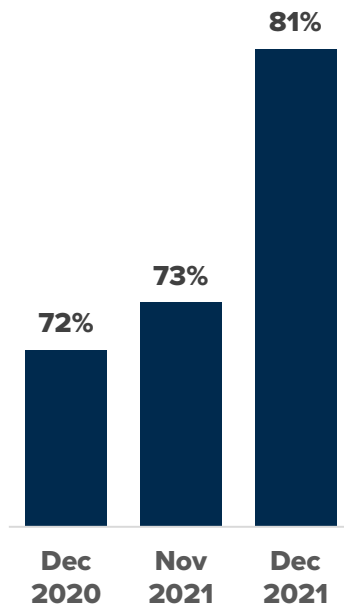
January | 2022

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



70% Sold ABOVE list price  
9% Sold AT list price  
20% 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**  
**98%**  
9% of Sales

**31+ DAYS**  
**101%**  
9% of Sales

## New Listings

**42**

45 Last Month  
50 Last Year

## Pending Sales

**42**

66 Last Month  
59 Last Year

## Median Sale Price

**\$805,500**

\$835,000 Last Month  
\$730,000 Last Year

## Months of Supply

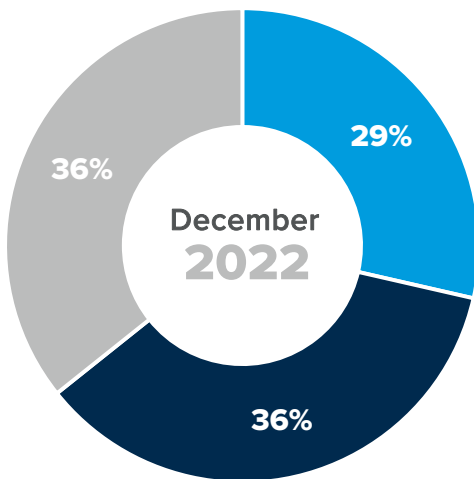
**0.2**

0.2 Last Month  
0.4 Last Year

# DOWNTOWN BELLEVUE CONDOS

January | 2022

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



29% Sold ABOVE list price  
36% Sold AT list price  
36% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

### 0-10 DAYS

**102%**

57% of Sales

### 11-30 DAYS

**97%**

14% of Sales

### 31+ DAYS

**99%**

29% of Sales

## New Listings

**4**

7 Last Month  
26 Last Year

## Pending Sales

**6**

9 Last Month  
24 Last Year

## Median Sale Price

**\$849,500**

\$849,500 Last Month  
\$905,000 Last Year

## Months of Supply

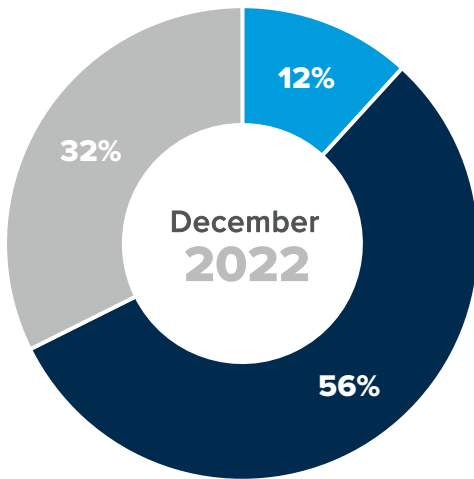
**0.5**

0.4 Last Month  
2.7 Last Year

# DOWNTOWN SEATTLE CONDOS

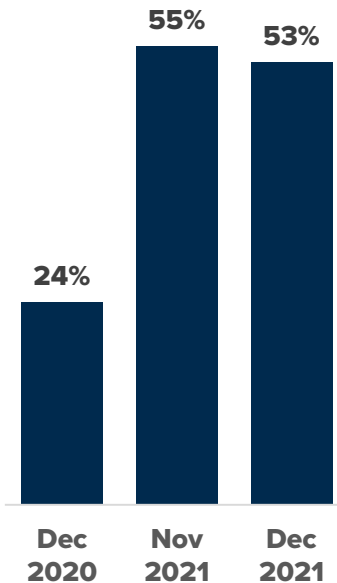
January | 2022

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



12% Sold ABOVE list price  
56% Sold AT list price  
32% Sold BELOW list price

## Sold in First 10 Days



## % of List Price by Time on Market

**0-10 DAYS**  
**100%**  
53% of Sales

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

**31+ DAYS**  
**99%**  
37% of Sales

## New Listings

**38**

**65** Last Month  
**46** Last Year

## Pending Sales

**48**

**66** Last Month  
**41** Last Year

## Median Sale Price

**\$703,500**

**\$695,000** Last Month  
**\$635,000** Last Year

## Months of Supply

**2.5**

**2.3** Last Month  
**5.7** Last Year