



Q2 2022 GREATER EASTSIDE

market review

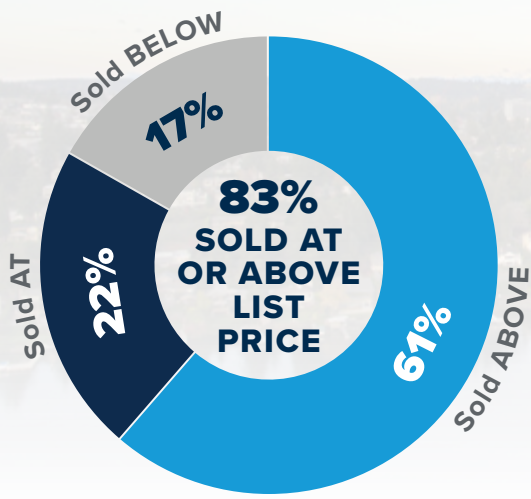
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a quarterly report on single family
residential real estate activity

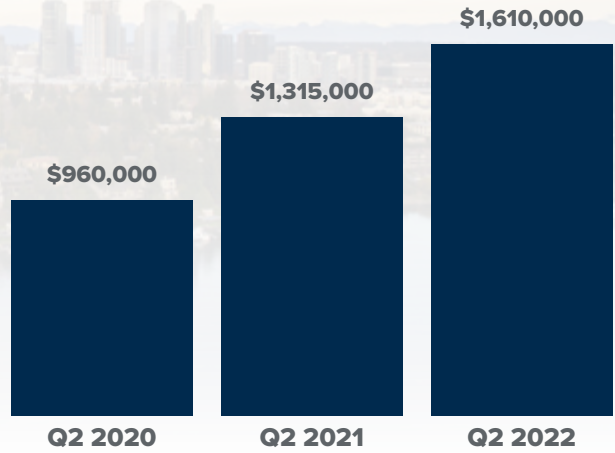
WINDERMERE REAL ESTATE / MERCER ISLAND



Windermere
REAL ESTATE



MEDIAN SALES PRICE



COMMUNITY SNAPSHOT

community	# sold	avg. \$ per sq ft	% sold at or above list price	% sold in first 10 days	median sale price (in thousands)
Eastside South (S of I-90)	271 ↓ -12%	\$638 ↑ 21%	82%	83%	\$1,680 ↑ 17%
Mercer Island	84 ↓ -18%	\$852 ↑ 11%	88%	83%	\$2,710 ↑ 25%
West Bellevue (W of 405)	90 ↓ -22%	\$1,184 ↑ 18%	71%	78%	\$3,765 ↑ 33%
East Bellevue (E of 405)	215 ↓ -10%	\$764 ↑ 23%	83%	90%	\$1,680 ↑ 29%
East of Lake Sammamish	576 ↓ -24%	\$601 ↑ 26%	84%	84%	\$1,535 ↑ 23%
Redmond	225 ↓ -9%	\$608 ↑ 19%	83%	82%	\$1,600 ↑ 25%
Kirkland	179 ↓ -31%	\$860 ↑ 23%	80%	83%	\$2,100 ↑ 16%
Woodinville	537 ↓ -14%	\$590 ↑ 24%	86%	85%	\$1,340 ↑ 28%
ALL EASTSIDE	2,177 ↓ -18%	\$685 ↑ 21%	83%	84%	\$1,610 ↑ 22%

Percent changes are year-over-year

LISTINGS VS. SALES

Q2 2020 - Q2 2022

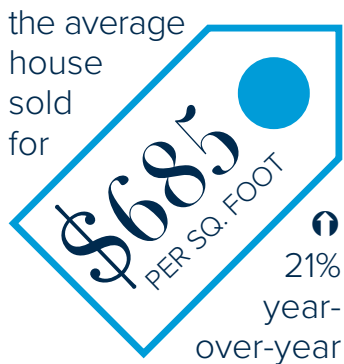


Q2 2022



to a median of
\$1,610,000

83% OF HOMES
SOLD AT OR ABOVE
THEIR LIST PRICE



Q2 2022

market review

Relief has finally come to home shoppers on the Eastside! New listings are up 13% year over year. Further, there has been a slide in total number of sales, down 18% year over year. This means there are more choices for anyone who is in the market to buy a home. Price gains remain steady for now, up 22% over Q2 of 2021. This is likely riding the wave of growth in late 2021 and early 2022, but with the higher supply and lower demand this is may be a trend that tapers off in the near future.

Average price per square foot saw its first quarterly drop since Q2 of 2019, down from \$713 in Q1 to \$685. The overall median price fell from a high of \$1,625,000 in Q1 to \$1,610,000 in Q2. Even more exciting for home buyers is that (when in competition) the list to sales price ratio is 109%—down from 119% in Q1.

If you've thought about selling your home, it's still a great time. When a home is prepared well and priced right shoppers pay attention. Of the 2177 homes sold in Q2, 84% of those sold in the first 10 days. This isn't far off of the 90% that was posted in Q1. It is harder to get noticed today than in recent memory—this is where choosing a true professional to partner with is so important! Windermere brokers have their fingers on the pulse and know how to make you stand out in a crowd!

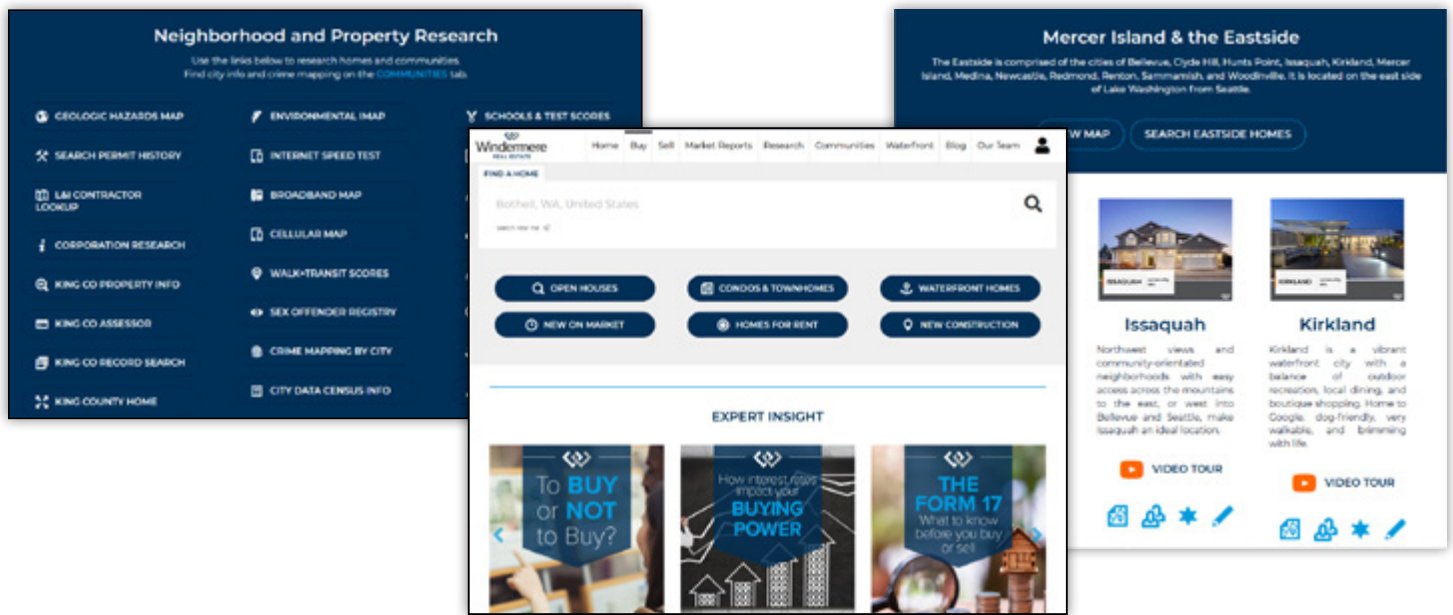


A savvy way to search HOMES & STATS ONLINE



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- **Market Reports.** Closely track market trends as they emerge in your neighborhood. Reports are available for 21 market areas in the Seattle and Eastside region.
- **Home Buying and Selling Advice.** Search for homes, find useful buying tips, and discover how to best position your home for sale.
- **Property and Neighborhoods Research.** Find community profiles, video tours, and crime info plus research homes, neighborhoods, schools, maps, and county records.



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.

