

Q2
2022

SEATTLE METRO

market review

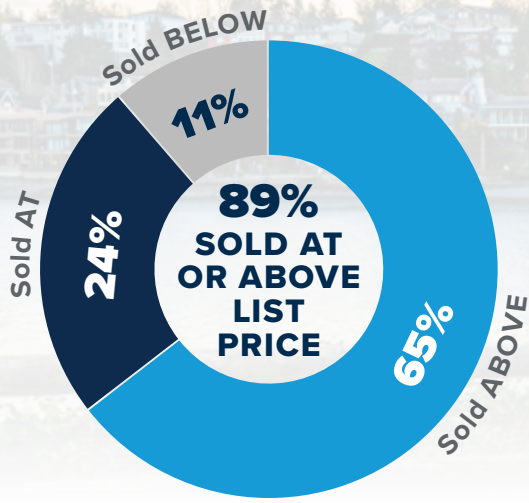


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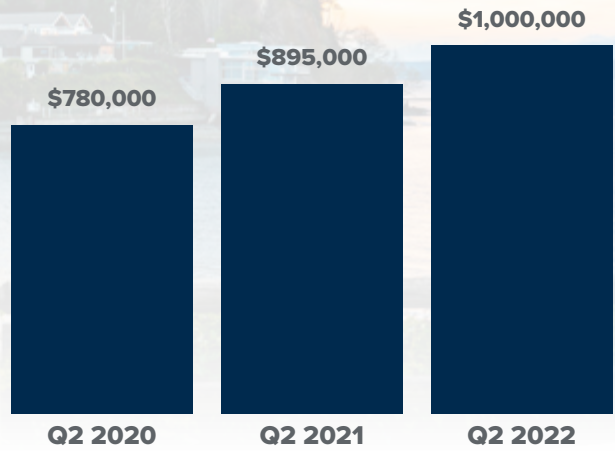
a quarterly report on single family
residential real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE



MEDIAN SALES PRICE



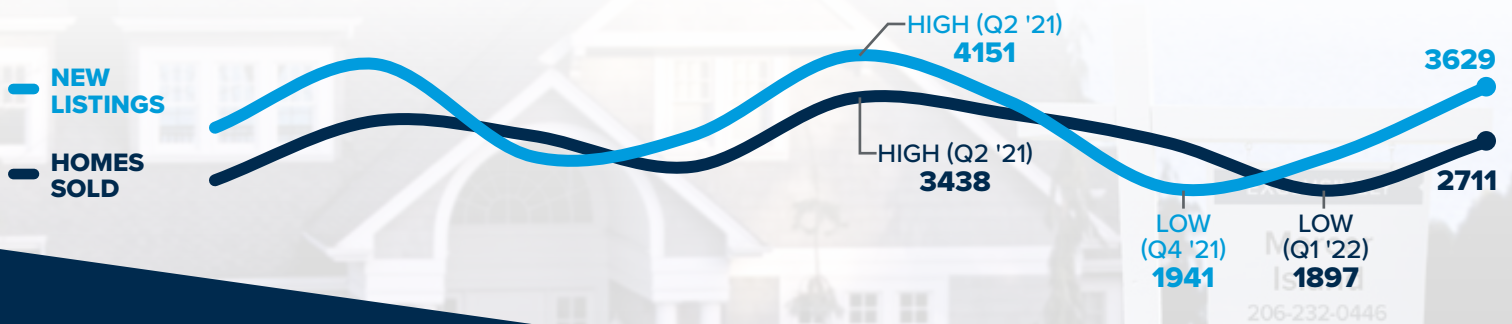
NEIGHBORHOOD SNAPSHOT

community	# sold	avg. \$ per sq ft	% sold at or above list price	% sold in first 10 days	median sale price (in thousands)
West Seattle	516 ↓ -18%	\$534 ↑ 11%	89%	86%	\$881 ↑ 17%
South Seattle	312 ↓ -21%	\$513 ↑ 14%	90%	85%	\$860 ↑ 18%
Madison Park & Capitol Hill	252 ↓ -43%	\$704 ↑ 7%	86%	81%	\$1,220 ↑ 11%
Queen Anne & Magnolia	209 ↓ -30%	\$692 ↑ 15%	89%	82%	\$1,500 ↑ 14%
Ballard & Green Lake	713 ↓ -21%	\$619 ↑ 15%	89%	89%	\$1,025 ↑ 14%
North Seattle	418 ↓ -10%	\$630 ↑ 16%	89%	87%	\$1,058 ↑ 8%
Richmond Beach & Shoreline	156 ↑ 7%	\$520 ↑ 6%	90%	86%	\$875 ↓ -2%
Lake Forest Park & Kenmore	135 ↓ -16%	\$512 ↑ 16%	90%	86%	\$1,020 ↑ 17%
ALL SEATTLE	2,711 ↓ -21%	\$598 ↑ 12%	89%	86%	\$1,000 ↑ 12%

Percent changes are year-over-year

LISTINGS VS. SALES

Q2 2020 - Q2 2022

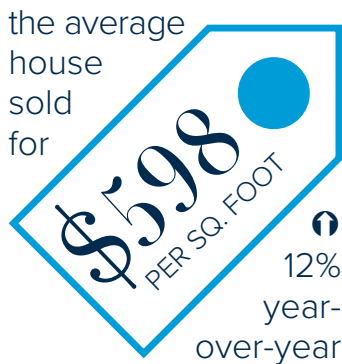


Q2 2022



to a median of
\$1,000,000

89% OF HOMES
SOLD AT OR ABOVE
THEIR LIST PRICE



Q2 2022

market review

The Seattle real estate market for single family homes is holding steady despite rising interest rates and slowdowns elsewhere in King County! The median sale price is up 9% since the end of 2021 (from \$910,000 to \$1,000,000). Year over year, the median price rose from \$895,000 in Q2 2021 to \$1,000,000 in Q2 2022 (also roughly 12%).

Anecdotally, we believe that Seattle continues to gain ground because it remains affordable when compared to the cities and neighborhoods to the east. Eastside median prices rose so sharply over the last two years that it left Seattle “in the dust” as the market leader of the region. As we know, slow and steady wins the race, though there is no way to know yet if this particular race is a marathon or a sprint.

Interest rates nearly doubled in Q2, though that seems to leave Seattle home shoppers undeterred. 86% of the sales in Q2 sold in the first 10 days at an average of 110% of list price.

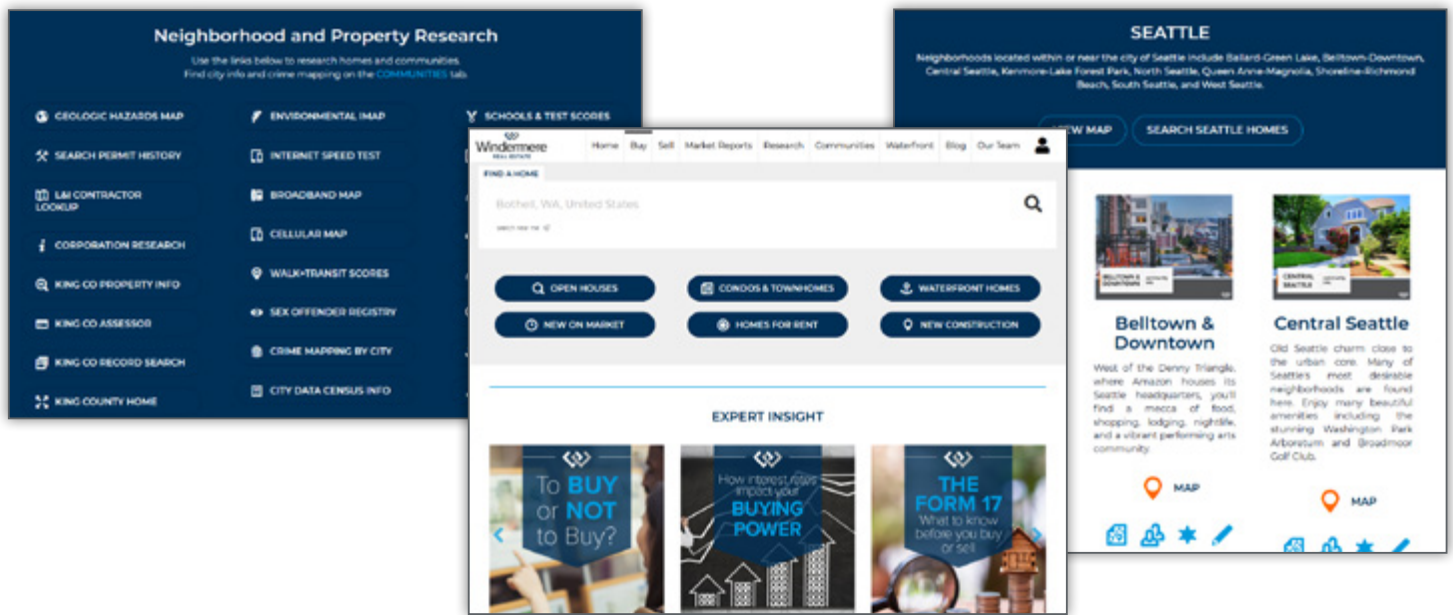


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Windermere MERCER ISLAND

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.

