



September 2022

MARKET REPORT

seattle / eastside

A MONTHLY REPORT

on single family residential
real estate activity

WINDERMERE.MI.COM

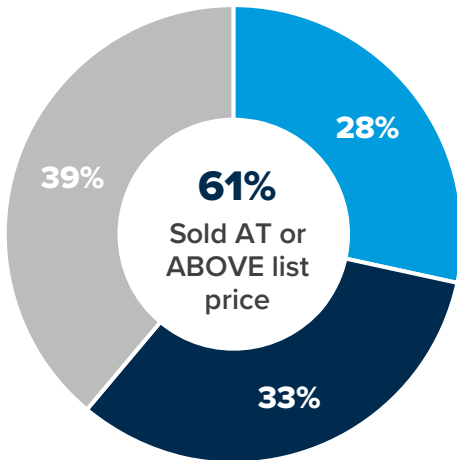


Windermere
REAL ESTATE

ALL SEATTLE HOMES

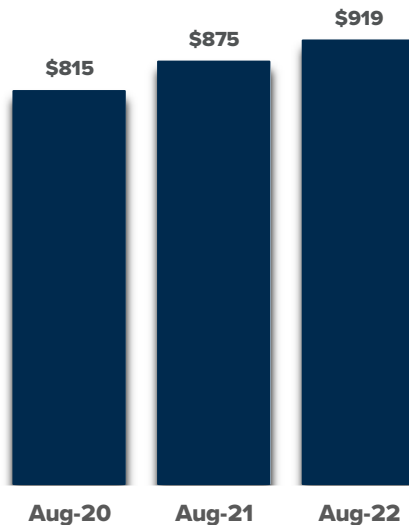
August

% of Sales At, Above, or Below List



28% Sold ABOVE list price
33% Sold AT list price
39% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS
102%
54% of Sales

11-30 DAYS
98%
26% of Sales

31+ DAYS
97%
20% of Sales

New Listings

892

1057 Last Month

1004 Same Month Last Year

Pending Sales

704

620 Last Month

948 Same Month Last Year

Average Cost Per Sq Ft

\$540

\$575 Last Month

\$526 Same Month Last Year

Months of Supply

1.5

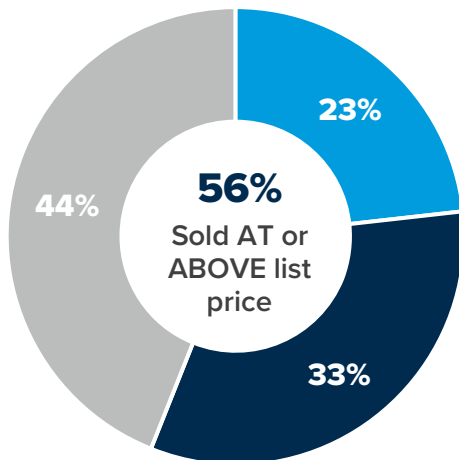
1.8 Last Month

0.7 Same Month Last Year

WEST SEATTLE HOMES

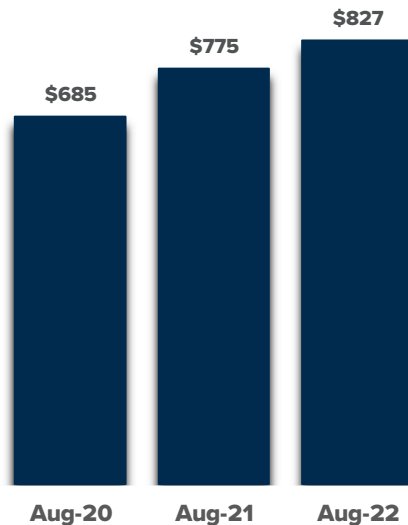
August
2022

% of Sales At, Above, or Below List



23% Sold ABOVE list price
33% Sold AT list price
44% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS
101%
43% of Sales

11-30 DAYS
98%
34% of Sales

31+ DAYS
98%
22% of Sales

New Listings

137

170 Last Month

189 Same Month
Last Year

Pending Sales

108

111 Last Month

189 Same Month
Last Year

Average Cost Per Sq Ft

\$492

\$514 Last Month

\$466 Same Month
Last Year

Months of Supply

1.4

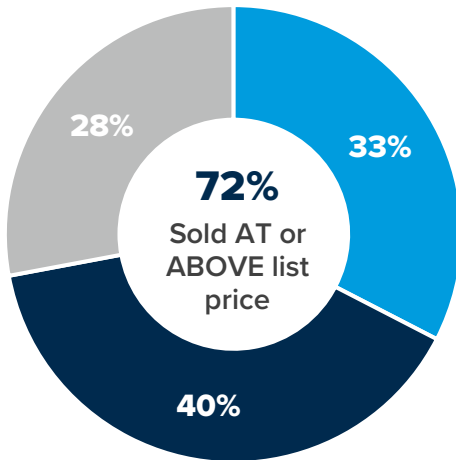
1.5 Last Month

0.6 Same Month
Last Year

SOUTH SEATTLE HOMES

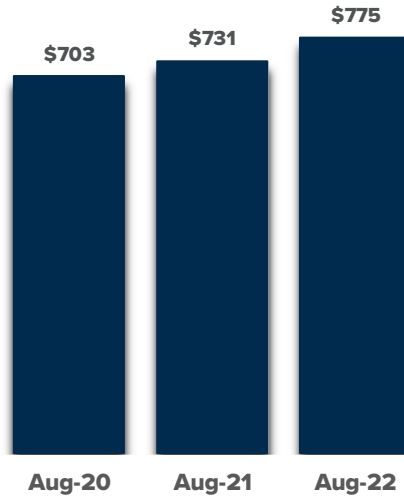
August
2022

% of Sales At, Above, or Below List



33% Sold ABOVE list price
40% Sold AT list price
28% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS
103%
49% of Sales

11-30 DAYS
99%
21% of Sales

31+ DAYS
98%
30% of Sales

New Listings

96

129 Last Month

134 Same Month Last Year

Pending Sales

70

72 Last Month

115 Same Month Last Year

Average Cost Per Sq Ft

\$461

\$466 Last Month

\$441 Same Month Last Year

Months of Supply

2.2

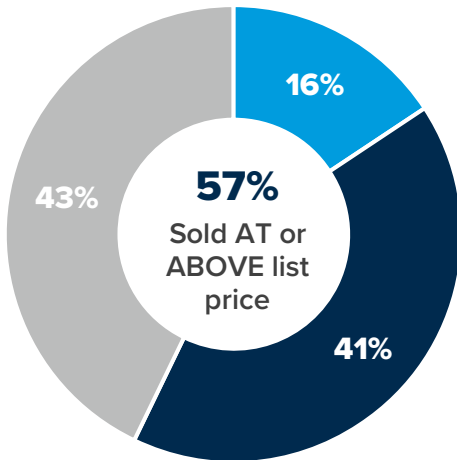
2.3 Last Month

1 Same Month Last Year

CENTRAL SEATTLE HOMES

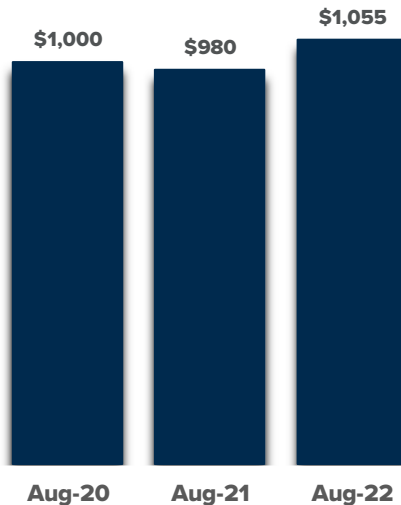
August
2022

% of Sales At, Above, or Below List



16% Sold ABOVE list price
41% Sold AT list price
43% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS
100%
51% of Sales

11-30 DAYS
97%
21% of Sales

31+ DAYS
96%
27% of Sales

New Listings

103

117 Last Month

115 Same Month Last Year

Pending Sales

88

53 Last Month

110 Same Month Last Year

Average Cost Per Sq Ft

\$633

\$665 Last Month

\$620 Same Month Last Year

Months of Supply

1.6

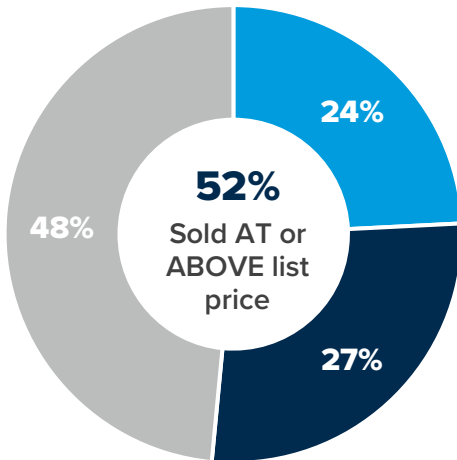
2.9 Last Month

0.9 Same Month Last Year

QUEEN ANNE AND MAGNOLIA HOMES

August 2022

% of Sales At, Above, or Below List



24% Sold ABOVE list price
27% Sold AT list price
48% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS
101%
50% of Sales

11-30 DAYS
98%
32% of Sales

31+ DAYS
95%
18% of Sales

New Listings

79

98 Last Month

71 Same Month Last Year

Pending Sales

40

63 Last Month

76 Same Month Last Year

Average Cost Per Sq Ft

\$645

\$699 Last Month

\$598 Same Month Last Year

Months of Supply

3

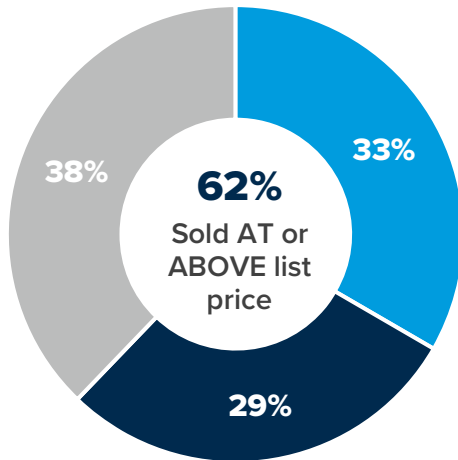
1.8 Last Month

0.8 Same Month Last Year

BALLARD AND GREEN LAKE HOMES

August
2022

% of Sales At, Above, or Below List



33% Sold ABOVE list price
29% Sold AT list price
38% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS
102%
60% of Sales

11-30 DAYS
98%
24% of Sales

31+ DAYS
97%
15% of Sales

New Listings

243

271 Last Month

235 Same Month
Last Year

Pending Sales

197

166 Last Month

231 Same Month
Last Year

Average Cost Per Sq Ft

\$557

\$567 Last Month

\$542 Same Month
Last Year

Months of Supply

1.2

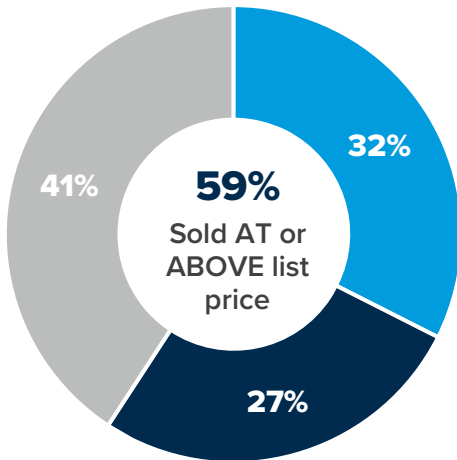
1.6 Last Month

0.7 Same Month
Last Year

NORTH SEATTLE HOMES

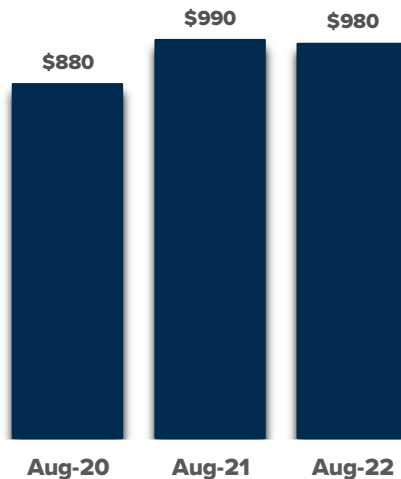
August
2022

% of Sales At, Above, or Below List



32% Sold ABOVE list price
27% Sold AT list price
41% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS
102%
56% of Sales

11-30 DAYS
98%
28% of Sales

31+ DAYS
97%
17% of Sales

New Listings

130

143 Last Month

147 Same Month
Last Year

Pending Sales

124

83 Last Month

121 Same Month
Last Year

Average Cost Per Sq Ft

\$559

\$595 Last Month

\$541 Same Month
Last Year

Months of Supply

1

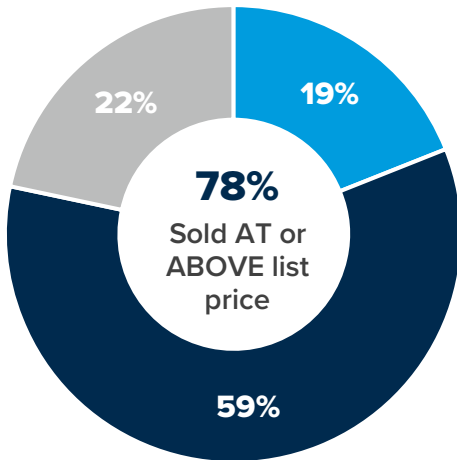
1.7 Last Month

0.6 Same Month
Last Year

SHORELINE AND RICHMOND BEACH HOMES

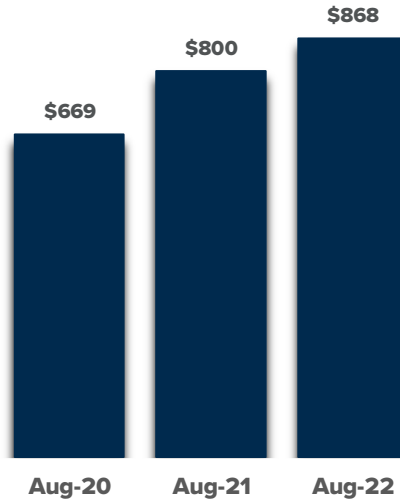
August
2022

% of Sales At, Above, or Below List



19% Sold ABOVE list price
59% Sold AT list price
22% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS
101%
76% of Sales

11-30 DAYS
97%
11% of Sales

31+ DAYS
97%
14% of Sales

New Listings

64

49 Last Month

52 Same Month
Last Year

Pending Sales

35

29 Last Month

48 Same Month
Last Year

Average Cost Per Sq Ft

\$477

\$527 Last Month

\$450 Same Month
Last Year

Months of Supply

1.5

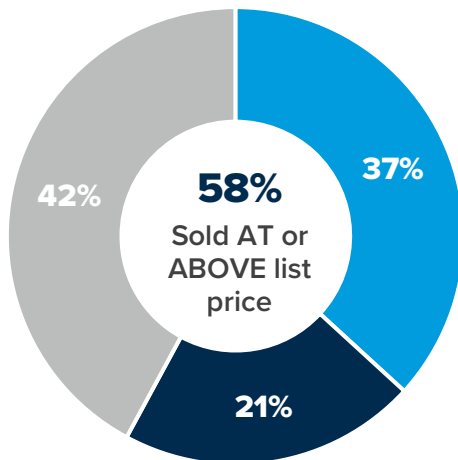
1.8 Last Month

0.7 Same Month
Last Year

KENMORE AND LAKE FOREST PARK HOMES

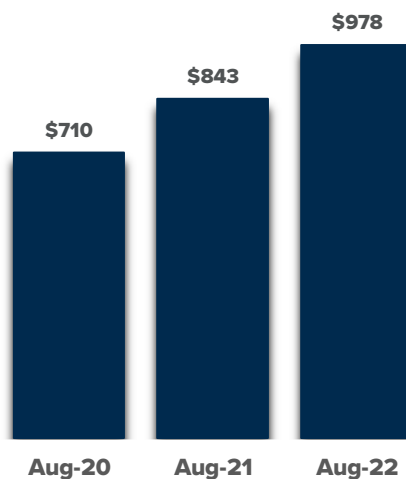
August
2022

% of Sales At, Above, or Below List



37% Sold ABOVE list price
21% Sold AT list price
42% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS
104%
50% of Sales

11-30 DAYS
98%
26% of Sales

31+ DAYS
97%
24% of Sales

New Listings

40

80 Last Month

61 Same Month
Last Year

Pending Sales

42

43 Last Month

58 Same Month
Last Year

Average Cost Per Sq Ft

\$426

\$457 Last Month

\$426 Same Month
Last Year

Months of Supply

1.3

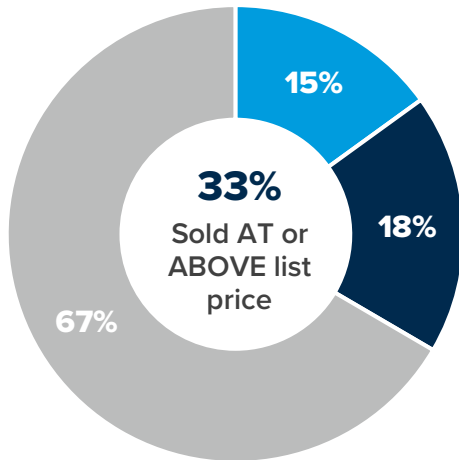
1.6 Last Month

0.5 Same Month
Last Year

ALL EASTSIDE HOMES

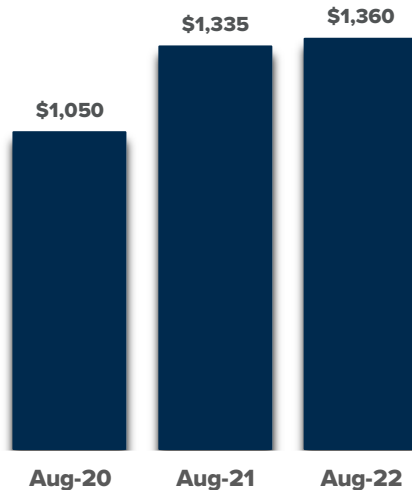
August 2022

% of Sales At, Above, or Below List



15% Sold ABOVE list price
18% Sold AT list price
67% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS
100%
36% of Sales

11-30 DAYS
96%
32% of Sales

31+ DAYS
95%
32% of Sales

New Listings

683

967 Last Month

831 Same Month Last Year

Pending Sales

596

521 Last Month

820 Same Month Last Year

Average Cost Per Sq Ft

\$605

\$673 Last Month

\$599 Same Month Last Year

Months of Supply

1.8

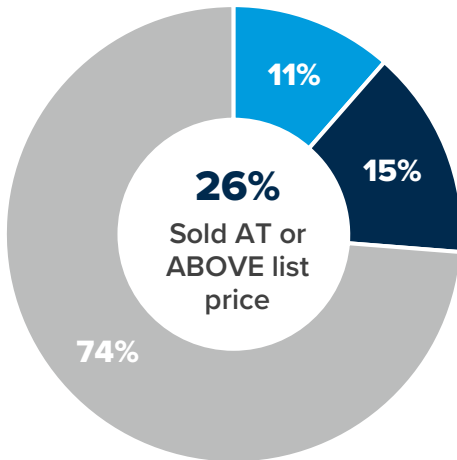
2.4 Last Month

0.4 Same Month Last Year

SOUTH EASTSIDE HOMES

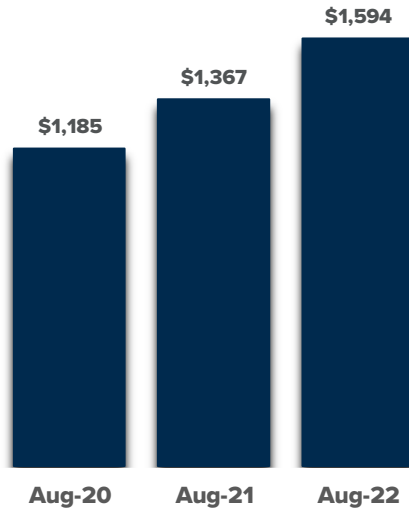
August
2022

% of Sales At, Above, or Below List



11% Sold ABOVE list price
15% Sold AT list price
74% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS
99%
30% of Sales

11-30 DAYS
94%
38% of Sales

31+ DAYS
95%
33% of Sales

New Listings

109

126 Last Month

108 Same Month
Last Year

Pending Sales

78

58 Last Month

109 Same Month
Last Year

Average Cost Per Sq Ft

\$543

\$604 Last Month

\$583 Same Month
Last Year

Months of Supply

2

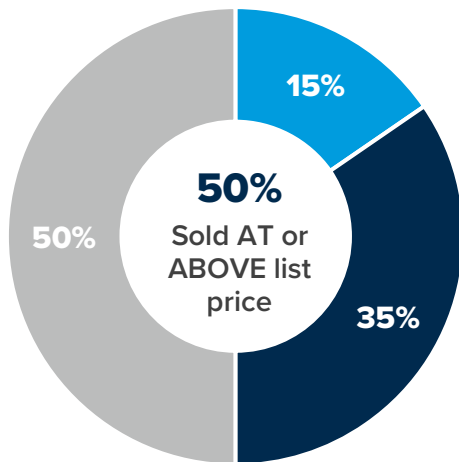
2.7 Last Month

0.4 Same Month
Last Year

MERCER ISLAND HOMES

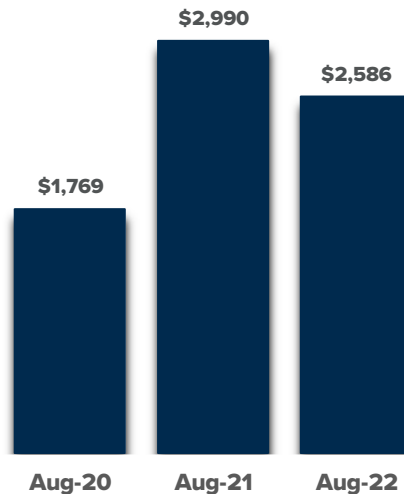
August
2022

% of Sales At, Above, or Below List



15% Sold ABOVE list price
35% Sold AT list price
50% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS
100%
46% of Sales

11-30 DAYS
96%
27% of Sales

31+ DAYS
95%
27% of Sales

New Listings

20

29 Last Month

40 Same Month
Last Year

Pending Sales

19

26 Last Month

36 Same Month
Last Year

Average Cost Per Sq Ft

\$880

\$876 Last Month

\$965 Same Month
Last Year

Months of Supply

1.6

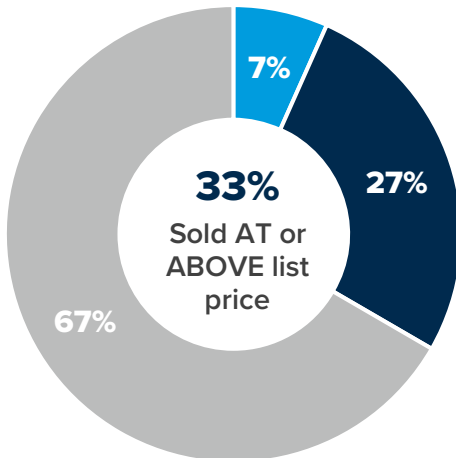
1.2 Last Month

0.5 Same Month
Last Year

WEST BELLEVUE HOMES

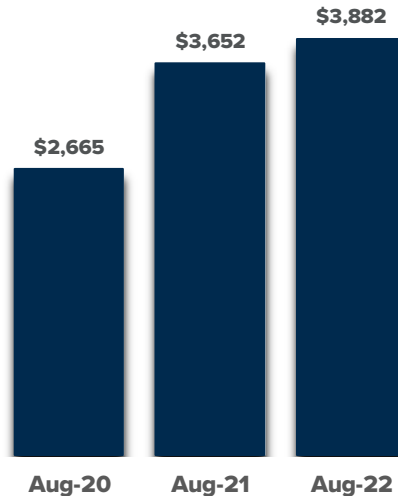
August
2022

% of Sales At, Above, or Below List



7% Sold ABOVE list price
27% Sold AT list price
67% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS
100%
27% of Sales

11-30 DAYS
90%
20% of Sales

31+ DAYS
95%
53% of Sales

New Listings

32

44 Last Month

37 Same Month
Last Year

Pending Sales

19

15 Last Month

34 Same Month
Last Year

Average Cost Per Sq Ft

\$1,207

\$1,496 Last Month

\$979 Same Month
Last Year

Months of Supply

4

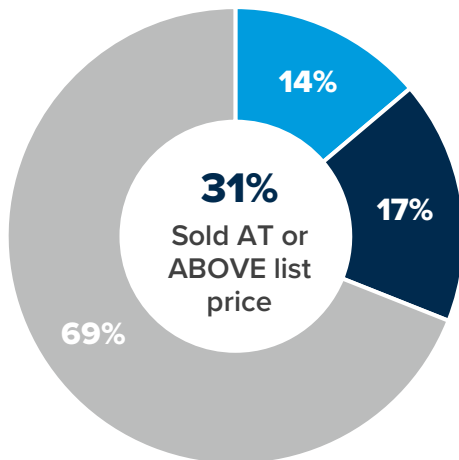
4.7 Last Month

0.8 Same Month
Last Year

EAST BELLEVUE HOMES

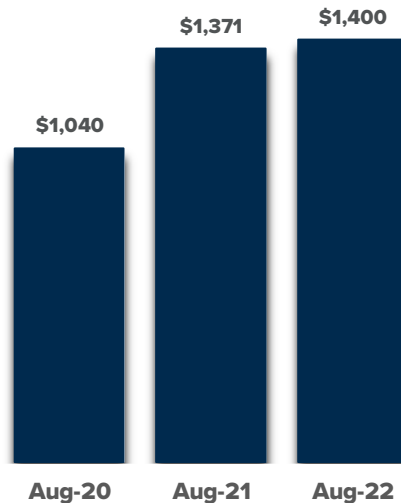
August
2022

% of Sales At, Above, or Below List



14% Sold ABOVE list price
17% Sold AT list price
69% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS
100%
38% of Sales

11-30 DAYS
94%
36% of Sales

31+ DAYS
93%
26% of Sales

New Listings

81

82 Last Month

104 Same Month
Last Year

Pending Sales

71

46 Last Month

90 Same Month
Last Year

Average Cost Per Sq Ft

\$620

\$685 Last Month

\$640 Same Month
Last Year

Months of Supply

1.4

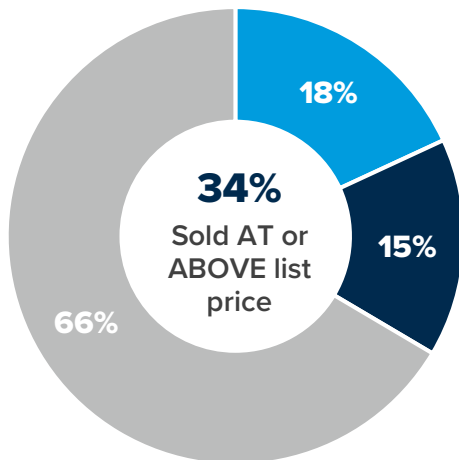
2.5 Last Month

0.4 Same Month
Last Year

EAST OF LAKE SAMMAMISH HOMES

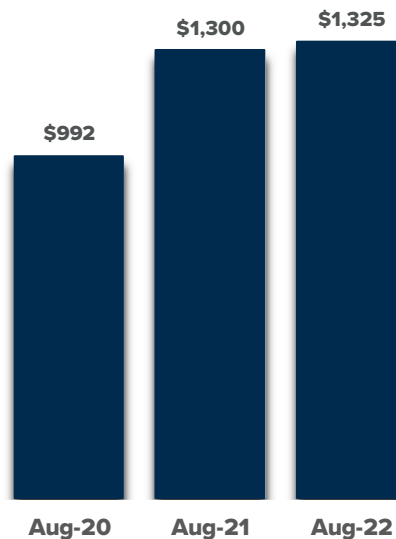
August
2022

% of Sales At, Above, or Below List



18% Sold ABOVE list price
15% Sold AT list price
66% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS
100%
36% of Sales

11-30 DAYS
97%
31% of Sales

31+ DAYS
95%
33% of Sales

New Listings

142

243 Last Month

194 Same Month
Last Year

Pending Sales

146

135 Last Month

199 Same Month
Last Year

Average Cost Per Sq Ft

\$525

\$569 Last Month

\$501 Same Month
Last Year

Months of Supply

1.7

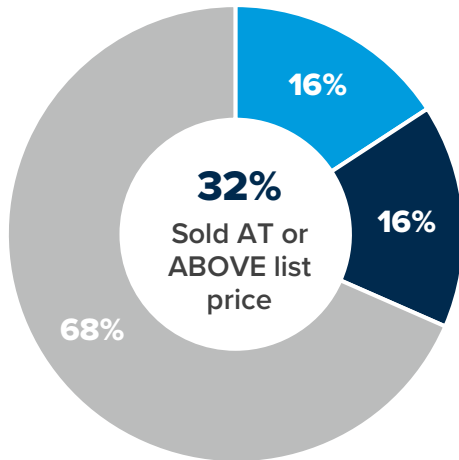
2.3 Last Month

0.3 Same Month
Last Year

REDMOND AND CARNATION HOMES

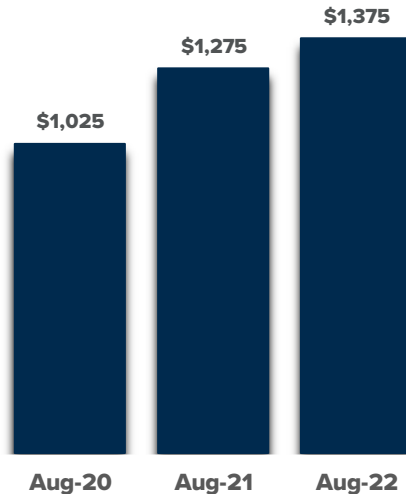
August
2022

% of Sales At, Above, or Below List



16% Sold ABOVE list price
16% Sold AT list price
68% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS

98%

37% of Sales

11-30 DAYS

95%

37% of Sales

31+ DAYS

97%

26% of Sales

New Listings

76

116 Last Month

88 Same Month
Last Year

Pending Sales

62

70 Last Month

85 Same Month
Last Year

Average Cost Per Sq Ft

\$542

\$576 Last Month

\$521 Same Month
Last Year

Months of Supply

1.9

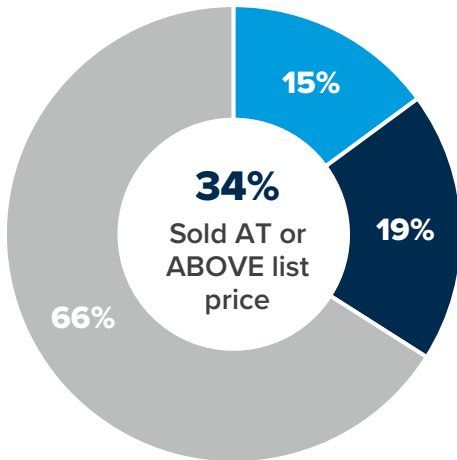
2 Last Month

0.3 Same Month
Last Year

KIRKLAND AND BRIDLE TRAILS

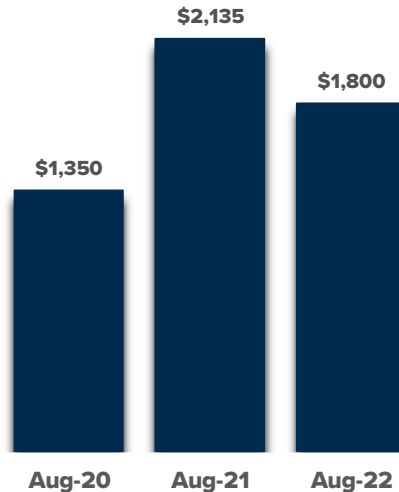
August
2022

% of Sales At, Above, or Below List



15% Sold ABOVE list price
19% Sold AT list price
66% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS
101%
47% of Sales

11-30 DAYS
94%
21% of Sales

31+ DAYS
95%
32% of Sales

New Listings

68

95 Last Month

75 Same Month
Last Year

Pending Sales

59

34 Last Month

70 Same Month
Last Year

Average Cost Per Sq Ft

\$818

\$923 Last Month

\$726 Same Month
Last Year

Months of Supply

1.6

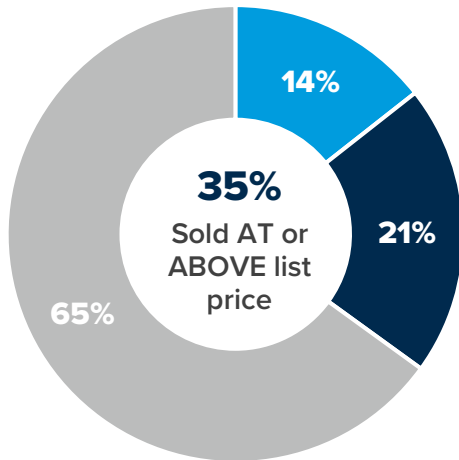
3.5 Last Month

0.4 Same Month
Last Year

WOODINVILLE, DUVALL AND JUANITA HOMES

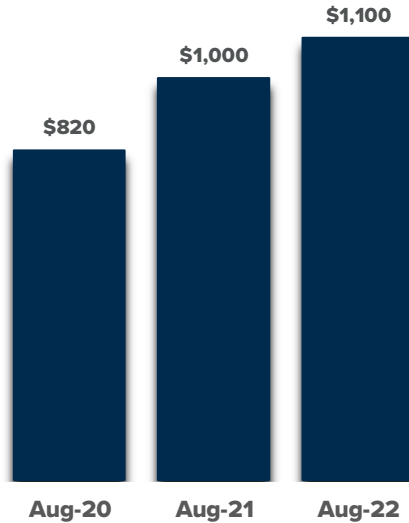
August
2022

% of Sales At, Above, or Below List



14% Sold ABOVE list price
21% Sold AT list price
65% Sold BELOW list price

Median Sale Price (000's)



% of List Price By Time on Market

0-10 DAYS
101%
32% of Sales

11-30 DAYS
97%
33% of Sales

31+ DAYS
96%
35% of Sales

New Listings

155

232 Last Month

185 Same Month
Last Year

Pending Sales

142

137 Last Month

197 Same Month
Last Year

Average Cost Per Sq Ft

\$505

\$525 Last Month

\$471 Same Month
Last Year

Months of Supply

1.7

2 Last Month

0.4 Same Month
Last Year