



January 2022

MARKET REPORT

seattle / eastside

A MONTHLY REPORT

on single family residential
real estate activity

WINDERMERE.MI.COM

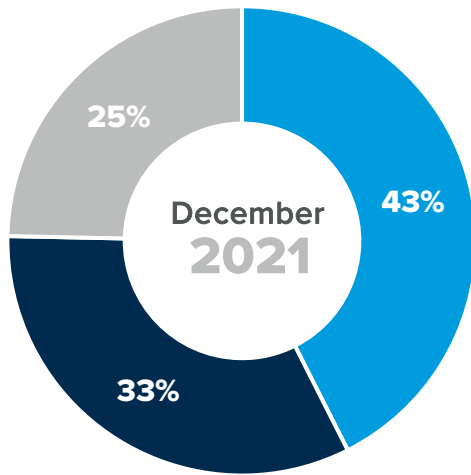


Windermere
REAL ESTATE

ALL SEATTLE HOMES

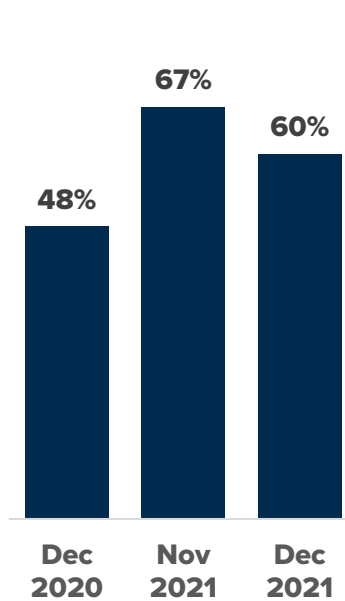
January | 2022

% 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

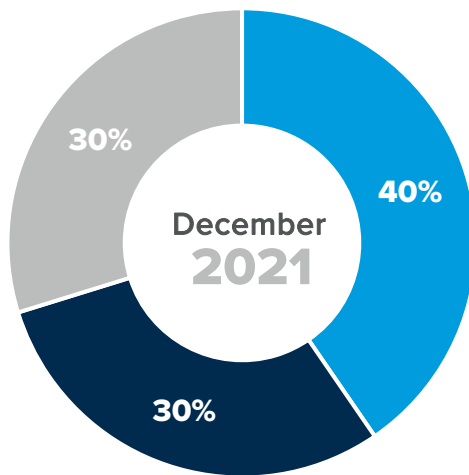
0.4 Last Month

1.0 Last Year

WEST SEATTLE HOMES

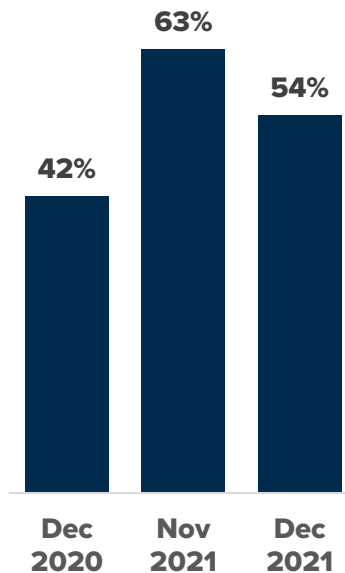
January | 2022

% of Sales At, Above, or Below List



40% Sold ABOVE list price
30% Sold AT list price
30% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
105%
54% of Sales

11-30 DAYS
99%
21% of Sales

31+ DAYS
99%
25% of Sales

New Listings

71

105 Last Month

106 Last Year

Pending Sales

89

141 Last Month

139 Last Year

Median Sale Price

\$707,000

\$700,000 Last Month

\$649,500 Last Year

Months of Supply

0.3

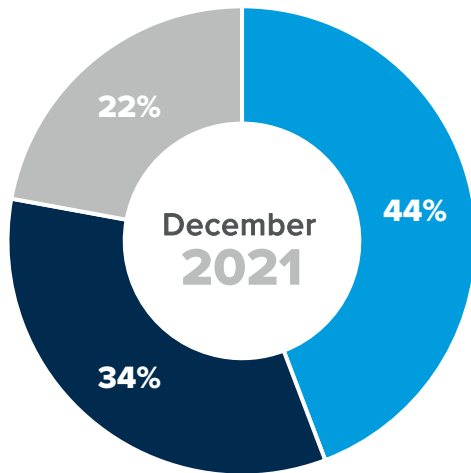
0.4 Last Month

0.7 Last Year

SOUTH SEATTLE HOMES

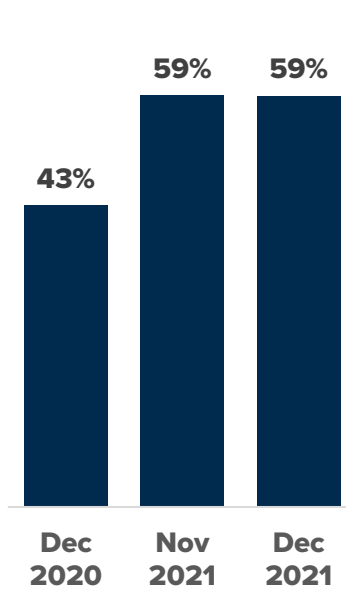
January | 2022

% of Sales At, Above, or Below List



44% Sold ABOVE list price
34% Sold AT list price
22% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
106%
59% of Sales

11-30 DAYS
98%
14% of Sales

31+ DAYS
99%
27% of Sales

New Listings

51

85 Last Month
76 Last Year

Pending Sales

62

108 Last Month
82 Last Year

Median Sale Price

\$765,000

\$702,500 Last Month
\$665,000 Last Year

Months of Supply

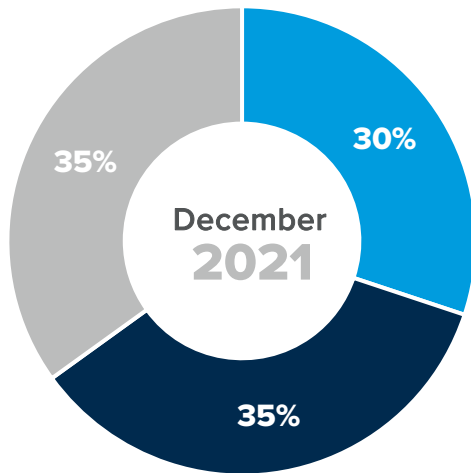
0.7

0.5 Last Month
1.6 Last Year

CENTRAL SEATTLE HOMES

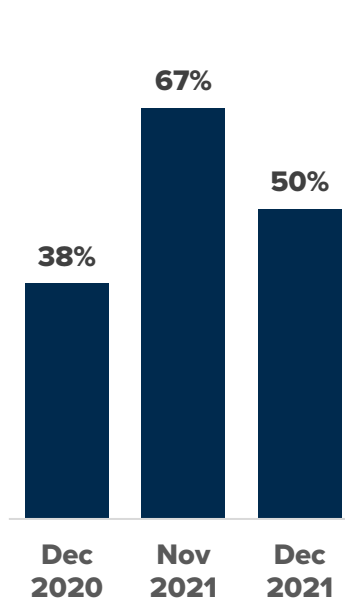
January | 2022

% of Sales At, Above, or Below List



30% Sold ABOVE list price
35% Sold AT list price
35% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
106%
50% of Sales

11-30 DAYS
99%
16% of Sales

31+ DAYS
98%
34% of Sales

New Listings

19

80 Last Month

67 Last Year

Pending Sales

26

111 Last Month

74 Last Year

Median Sale Price

\$975,000

\$964,500 Last Month

\$995,000 Last Year

Months of Supply

0.8

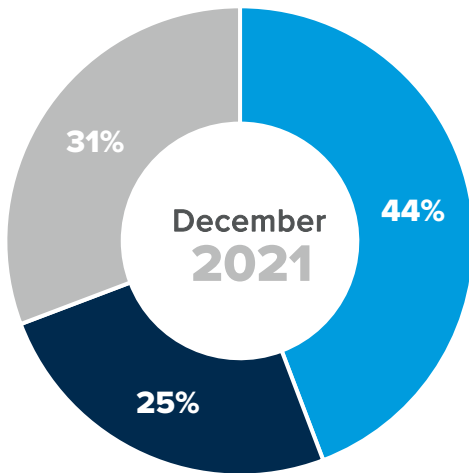
0.6 Last Month

1.7 Last Year

QUEEN ANNE AND MAGNOLIA HOMES

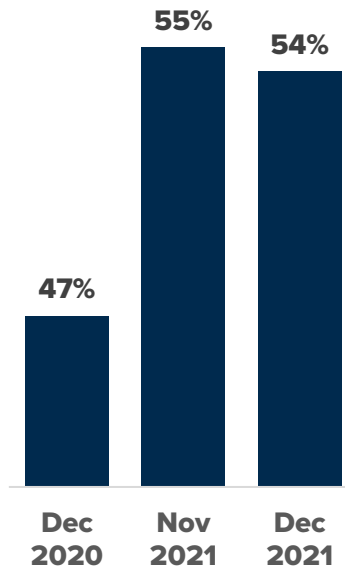
January | 2022

% of Sales At, Above, or Below List



44% Sold ABOVE list price
25% Sold AT list price
31% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
106%
54% of Sales

11-30 DAYS
100%
21% of Sales

31+ DAYS
99%
25% of Sales

New Listings

19

32 Last Month

61 Last Year

Pending Sales

26

38 Last Month

87 Last Year

Median Sale Price

\$965,000

\$1,275,000 Last Month

\$1,046,500 Last Year

Months of Supply

0.8

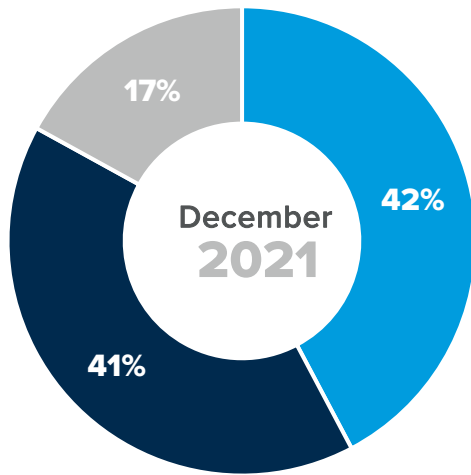
0.9 Last Month

0.9 Last Year

BALLARD AND GREEN LAKE HOMES

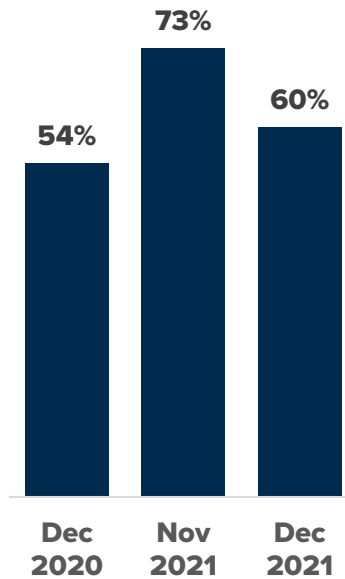
January | 2022

% of Sales At, Above, or Below List



42% Sold ABOVE list price
41% Sold AT list price
17% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
105%
60% of Sales

11-30 DAYS
99%
20% of Sales

31+ DAYS
99%
20% of Sales

New Listings

109

147 Last Month
130 Last Year

Pending Sales

128

208 Last Month
139 Last Year

Median Sale Price

\$897,475

\$865,000 Last Month
\$800,000 Last Year

Months of Supply

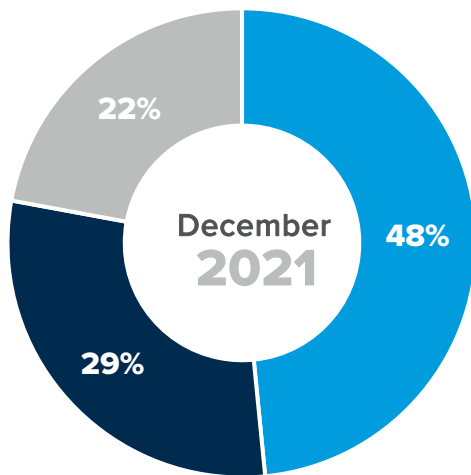
0.3

0.3 Last Month
0.8 Last Year

NORTH SEATTLE HOMES

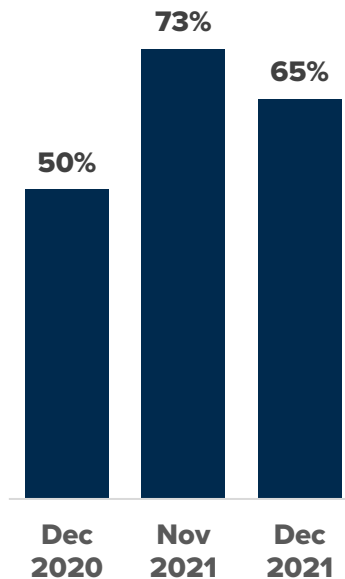
January | 2022

% of Sales At, Above, or Below List



48% Sold ABOVE list price
29% Sold AT list price
22% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
107%
65% of Sales

11-30 DAYS
99%
17% of Sales

31+ DAYS
99%
18% of Sales

New Listings

40

79 Last Month

63 Last Year

Pending Sales

48

91 Last Month

81 Last Year

Median Sale Price

\$851,000

\$937,000 Last Month

\$850,000 Last Year

Months of Supply

0.4

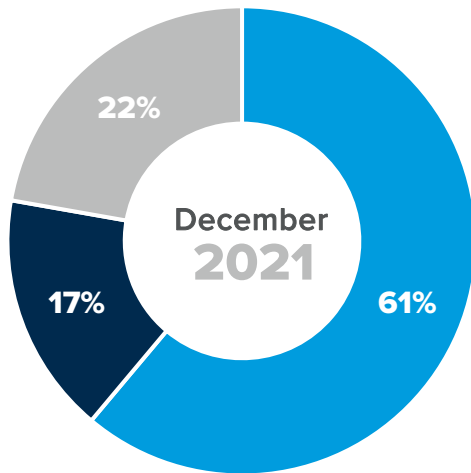
0.4 Last Month

0.9 Last Year

SHORELINE AND RICHMOND BEACH

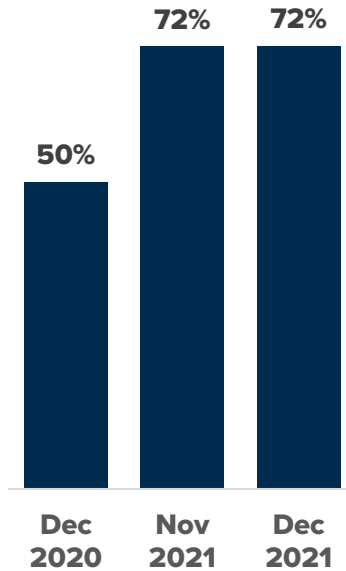
January | 2022

% of Sales At, Above, or Below List



61% Sold ABOVE list price
17% Sold AT list price
22% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
108%
72% of Sales

11-30 DAYS
100%
14% of Sales

31+ DAYS
93%
14% of Sales

New Listings

25

38 Last Month

27 Last Year

Pending Sales

29

46 Last Month

36 Last Year

Median Sale Price

\$790,000

\$765,000 Last Month

\$694,975 Last Year

Months of Supply

0.1

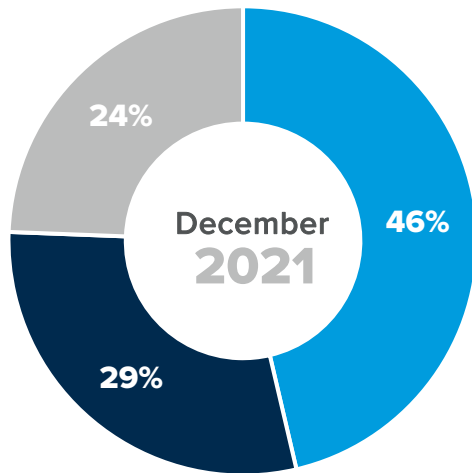
0.2 Last Month

0.3 Last Year

KENMORE AND LAKE FOREST PARK HOMES

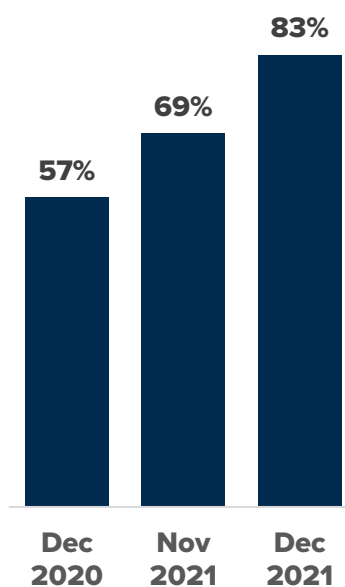
January | 2022

% of Sales At, Above, or Below List



46% Sold ABOVE list price
29% Sold AT list price
24% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS

106%

83% of Sales

11-30 DAYS

101%

12% of Sales

31+ DAYS

96%

5% of Sales

New Listings

19

28 Last Month

29 Last Year

Pending Sales

17

36 Last Month

35 Last Year

Median Sale Price

\$880,000

\$824,500 Last Month

\$665,000 Last Year

Months of Supply

0.5

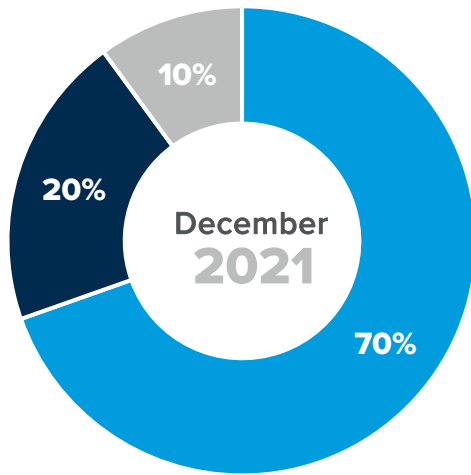
0.4 Last Month

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

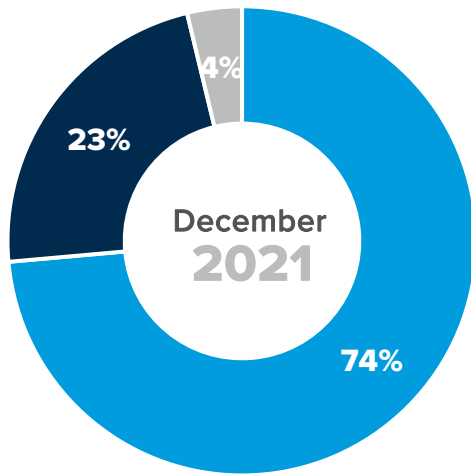
0.2 Last Month

0.6 Last Year

SOUTH EASTSIDE HOMES

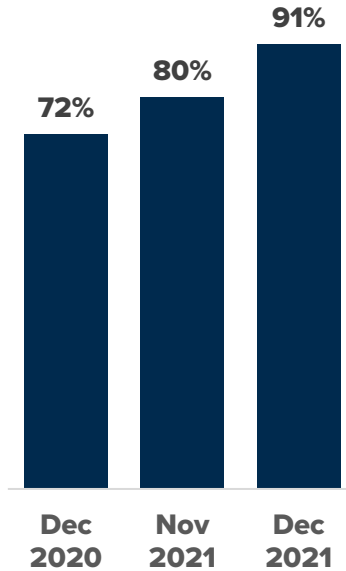
January | 2022

% of Sales At, Above, or Below List



74% Sold ABOVE list price
23% Sold AT list price
4% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
118%
91% of Sales

11-30 DAYS
99%
6% of Sales

31+ DAYS
100%
4% of Sales

New Listings

21

48 Last Month
31 Last Year

Pending Sales

17

54 Last Month
45 Last Year

Median Sale Price

\$1,510,000

\$1,430,000 Last Month
\$1,100,000 Last Year

Months of Supply

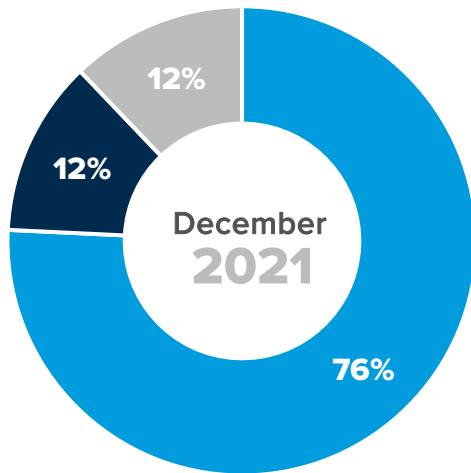
0.5

0.2 Last Month
0.7 Last Year

MERCER ISLAND HOMES

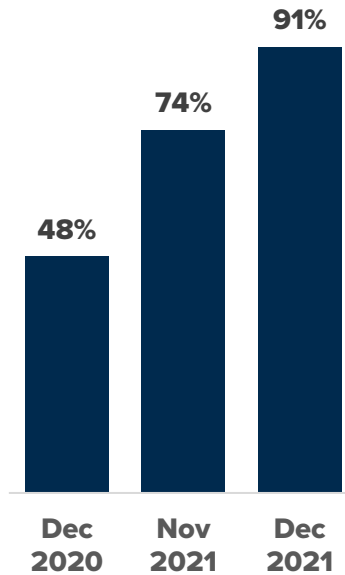
January | 2022

% of Sales At, Above, or Below List



76% Sold ABOVE list price
12% Sold AT list price
12% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS

113%

91% of Sales

11-30 DAYS

98%

6% of Sales

31+ DAYS

102%

3% of Sales

New Listings

12

23 Last Month

12 Last Year

Pending Sales

9

26 Last Month

10 Last Year

Median Sale Price

\$2,000,000

\$2,500,000 Last Month

\$2,226,000 Last Year

Months of Supply

0.1

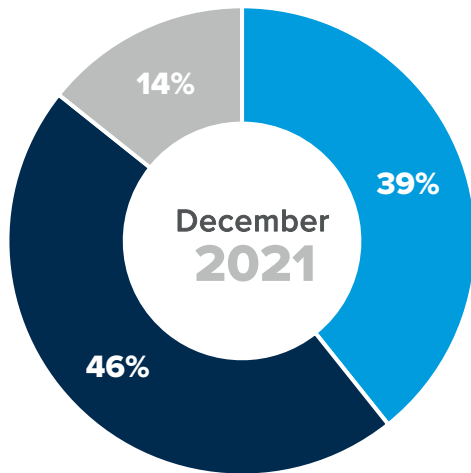
0.2 Last Month

1.2 Last Year

WEST BELLEVUE HOMES

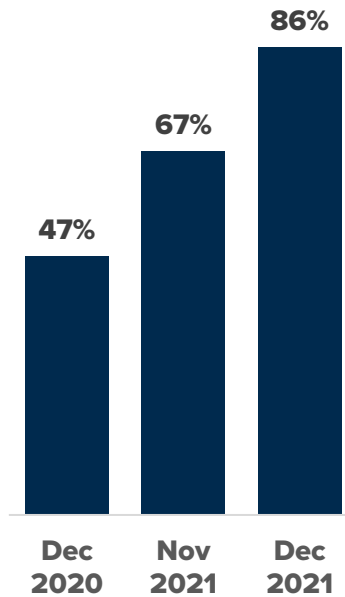
January | 2022

% of Sales At, Above, or Below List



39% Sold ABOVE list price
46% Sold AT list price
14% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
105%
86% of Sales

11-30 DAYS
95%
14% of Sales

31+ DAYS
-
0% of Sales

New Listings

15

22 Last Month
21 Last Year

Pending Sales

7

27 Last Month
30 Last Year

Median Sale Price

\$4,296,500

\$3,510,000 Last Month
\$2,950,000 Last Year

Months of Supply

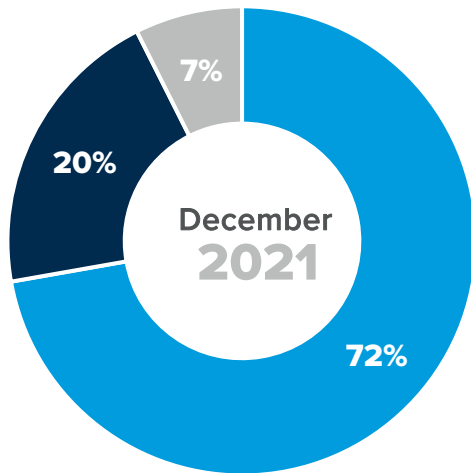
0.7

0.1 Last Month
1.0 Last Year

EAST BELLEVUE HOMES

January | 2022

% of Sales At, Above, or Below List



72% Sold ABOVE list price
20% Sold AT list price
7% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS

118%

91% of Sales

11-30 DAYS

96%

4% of Sales

31+ DAYS

96%

6% of Sales

New Listings

37

45 Last Month

34 Last Year

Pending Sales

34

48 Last Month

37 Last Year

Median Sale Price

\$1,547,475

\$1,500,000 Last Month

\$1,050,000 Last Year

Months of Supply

0.2

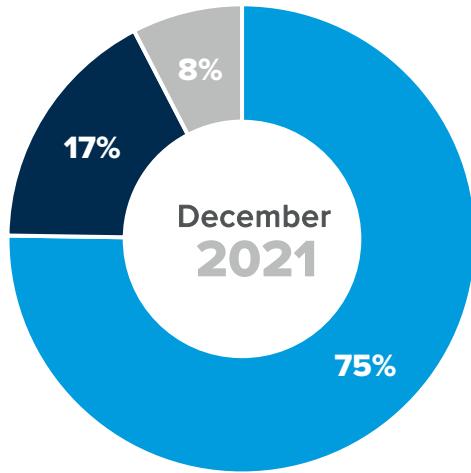
0.2 Last Month

0.5 Last Year

EAST OF LAKE SAMMAMISH HOMES

January | 2022

% of Sales At, Above, or Below List



75% Sold ABOVE list price
17% Sold AT list price
8% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
112%
87% of Sales

11-30 DAYS
99%
10% of Sales

31+ DAYS
95%
4% of Sales

New Listings

55

93 Last Month
70 Last Year

Pending Sales

56

96 Last Month
67 Last Year

Median Sale Price

\$1,426,000

\$1,352,332 Last Month
\$998,944 Last Year

Months of Supply

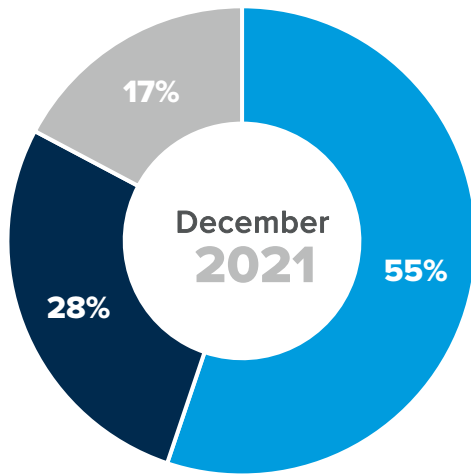
0.2

0.2 Last Month
0.6 Last Year

REDMOND AND CARNATION HOMES

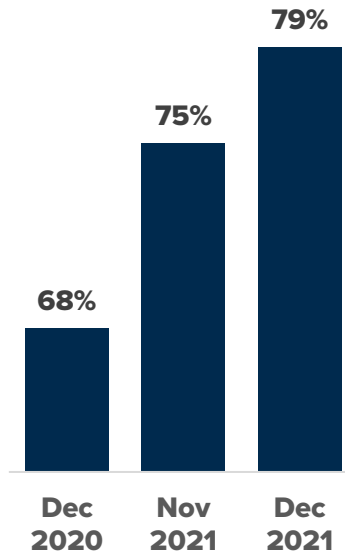
January | 2022

% of Sales At, Above, or Below List



55% Sold ABOVE list price
28% Sold AT list price
17% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
111%
79% of Sales

11-30 DAYS
98%
7% of Sales

31+ DAYS
95%
14% of Sales

New Listings

23

28 Last Month
28 Last Year

Pending Sales

22

29 Last Month
39 Last Year

Median Sale Price

\$1,420,000

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

Months of Supply

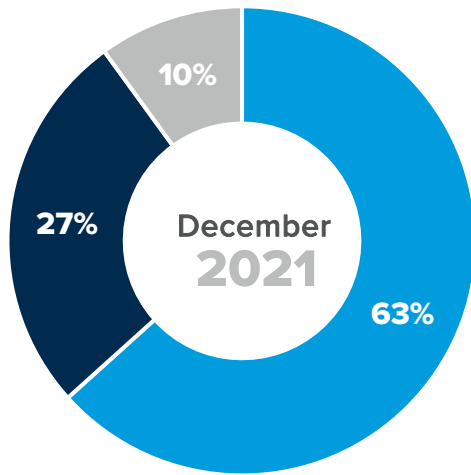
0.3

0.3 Last Month
0.3 Last Year

KIRKLAND AND BRIDLE TRAILS HOMES

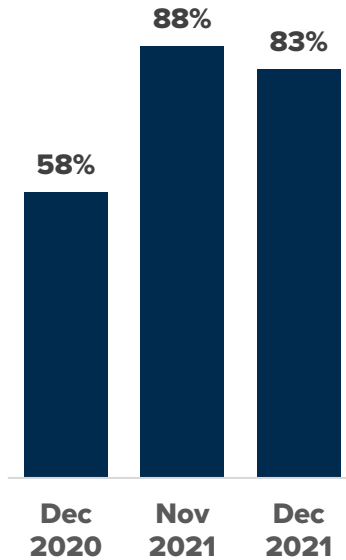
January | 2022

% of Sales At, Above, or Below List



63% Sold ABOVE list price
27% Sold AT list price
10% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS
113%
83% of Sales

11-30 DAYS
98%
10% of Sales

31+ DAYS
97%
7% of Sales

New Listings

36

46 Last Month
43 Last Year

Pending Sales

33

44 Last Month
44 Last Year

Median Sale Price

\$2,073,500

\$1,925,000 Last Month
\$1,670,000 Last Year

Months of Supply

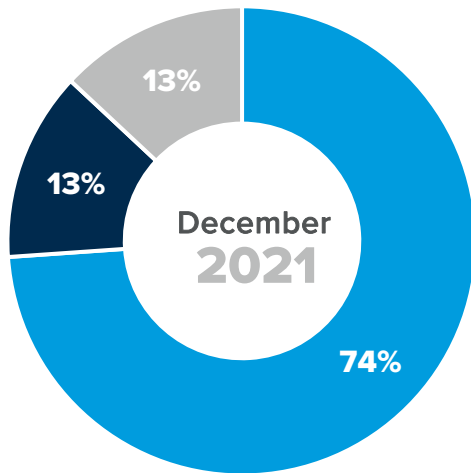
0.1

0.4 Last Month
0.8 Last Year

WOODINVILLE-DUVALL AND JUANITA HOMES

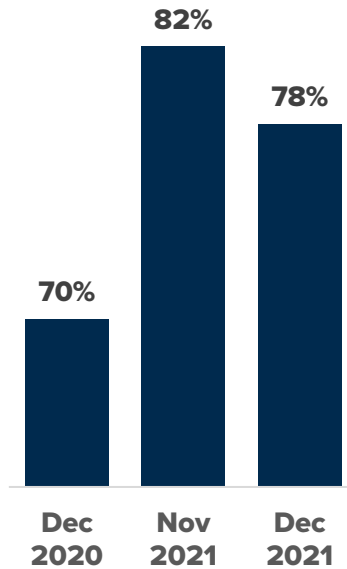
January | 2022

% of Sales At, Above, or Below List



74% Sold ABOVE list price
13% Sold AT list price
13% Sold BELOW list price

Sold in First 10 Days



% of List Price by Time on Market

0-10 DAYS

117%

78% of Sales

11-30 DAYS

101%

12% of Sales

31+ DAYS

101%

10% of Sales

New Listings

61

101 Last Month

57 Last Year

Pending Sales

60

118 Last Month

66 Last Year

Median Sale Price

\$1,185,000

\$1,137,500 Last Month

\$920,000 Last Year

Months of Supply

0.3

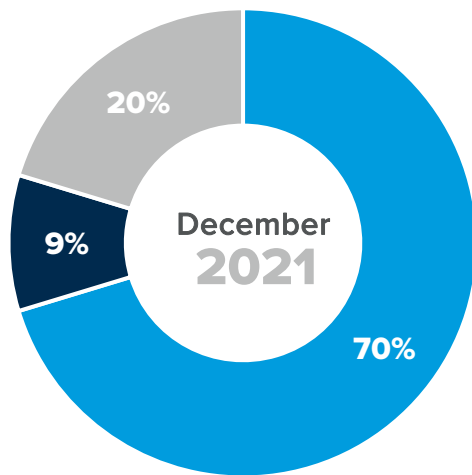
0.2 Last Month

0.4 Last Year

RENTON HIGHLANDS HOMES

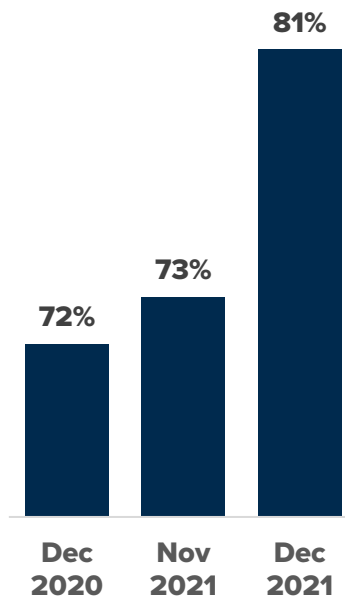
January | 2022

% 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

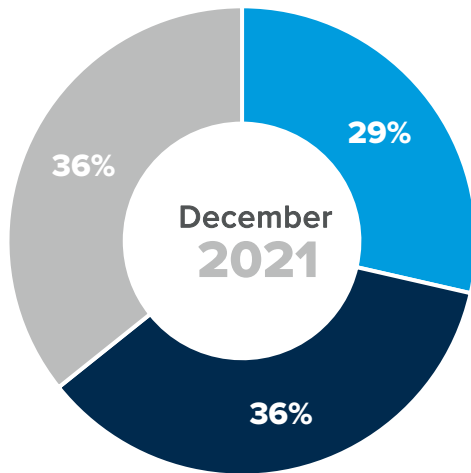
0.2

0.2 Last Month
0.4 Last Year

DOWNTOWN BELLEVUE CONDOS

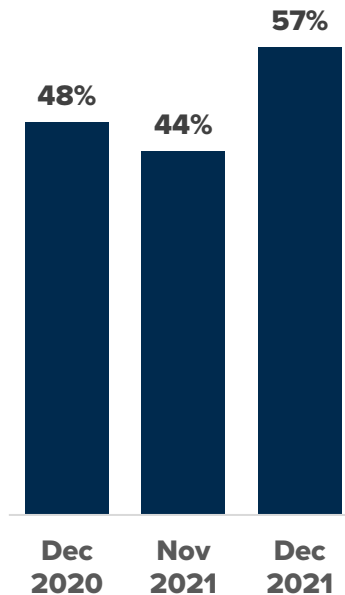
January | 2022

% 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

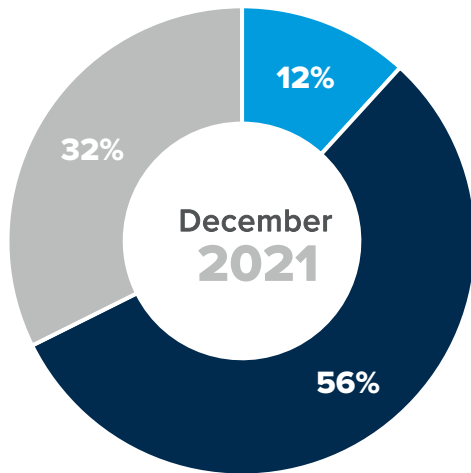
0.5

0.4 Last Month
2.7 Last Year

DOWNTOWN SEATTLE CONDOS

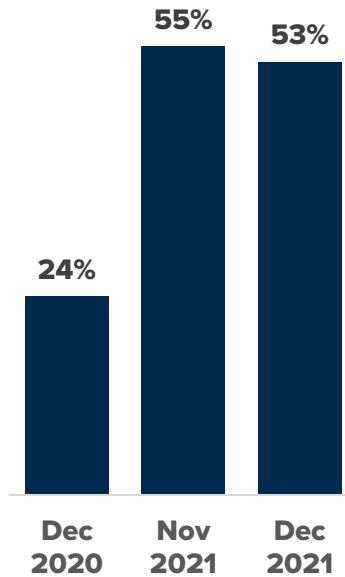
January | 2022

% 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