

Q3 2021

CONDO REPORT

seattle / eastside



PUBLISHED OCTOBER 2021
a quarterly report on condominium
real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE

SEATTLE CONDOS

community	# sold	avg. \$ per sq ft	% sold at or above list price	median sale price	five-year price trend
West Seattle	80 18%	\$514 8%	68% 35%	\$467,500 2%	38%
South Seattle	31 29%	\$446 -6%	74% 19%	\$420,000 -2%	43%
Madison Park & Capitol Hill	208 21%	\$638 -5%	53% -1%	\$474,000 -4%	10%
Queen Anne & Magnolia	183 41%	\$596 4%	58% 8%	\$480,000 -7%	29%
Downtown-Belltown	251 92%	\$905 14%	61% 67%	\$650,000 2%	0%
Ballard & Green Lake	162 14%	\$565 10%	70% 17%	\$462,500 6%	20%
North Seattle	84 31%	\$471 1%	60% -7%	\$396,500 4%	33%
Richmond Beach & Shoreline	32 45%	\$392 2%	88% 38%	\$494,950 24%	39%
Lake Forest Park & Kenmore	27 -13%	\$361 7%	85% 15%	\$349,000 11%	39%
ALL SEATTLE	1,058 35%	\$631 8%	62% 16%	\$492,750 3%	 20%

Percent changes are year-over-year, excepting the five-year price trend

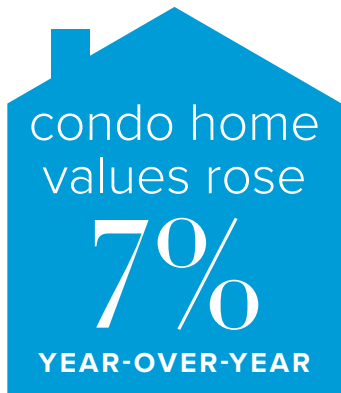
EASTSIDE CONDOS

community	# sold	avg. \$ per sq ft	% sold at or above list price	median sale price	five-year price trend
Eastside South (S of I-90)	98 -22%	\$459 15%	78% 24%	\$544,500 22%	50%
Mercer Island	23 64%	\$537 15%	61% 70%	\$595,000 5%	18%
West Bellevue (W of 405)	107 70%	\$845 10%	66% 39%	\$900,000 6%	90%
East Bellevue (E of 405)	139 42%	\$464 1%	71% 22%	\$475,000 -5%	65%
East of Lake Sammamish	144 12%	\$453 21%	88% 39%	\$597,500 20%	36%
Redmond	87 58%	\$515 21%	92% 53%	\$672,500 28%	33%
Kirkland	154 13%	\$659 13%	68% 24%	\$560,000 -20%	79%
Woodinville	149 11%	\$425 11%	88% 32%	\$435,000 16%	42%
ALL EASTSIDE	901 19%	\$544 16%	78% 31%	\$551,619 10%	 54%

Percent changes are year-over-year, excepting the five-year price trend

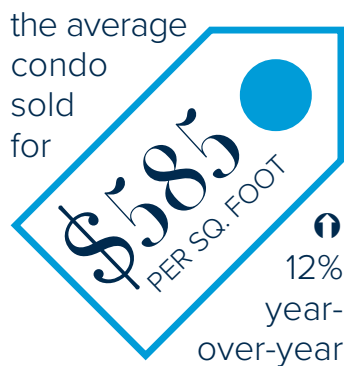
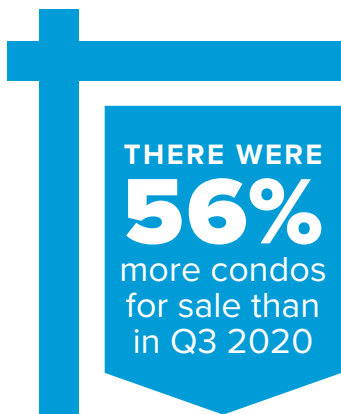
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Windermere Mercer Island.
Information and statistics
derived from Northwest
Multiple Listing Service.





to a median of
\$521,000

70% OF
CONDOS
SOLD AT OR ABOVE
THEIR LIST PRICE



Q3 2021

market review

Condos did quite well overall in the third quarter of 2021 as single-family home markets became more competitive, and in some cases, unattainable.

Seattle condos saw a 3% increase (to \$492,750) and Eastside condos saw a 10% increase (to \$551,619) in Median Sale Price compared to Q3 2020.

62% of Seattle condos and 78% of Eastside condos sold at or above their listed price. Those sold in the first 10 days on the market went for an average of 2% and 5% above their list price, respectively.



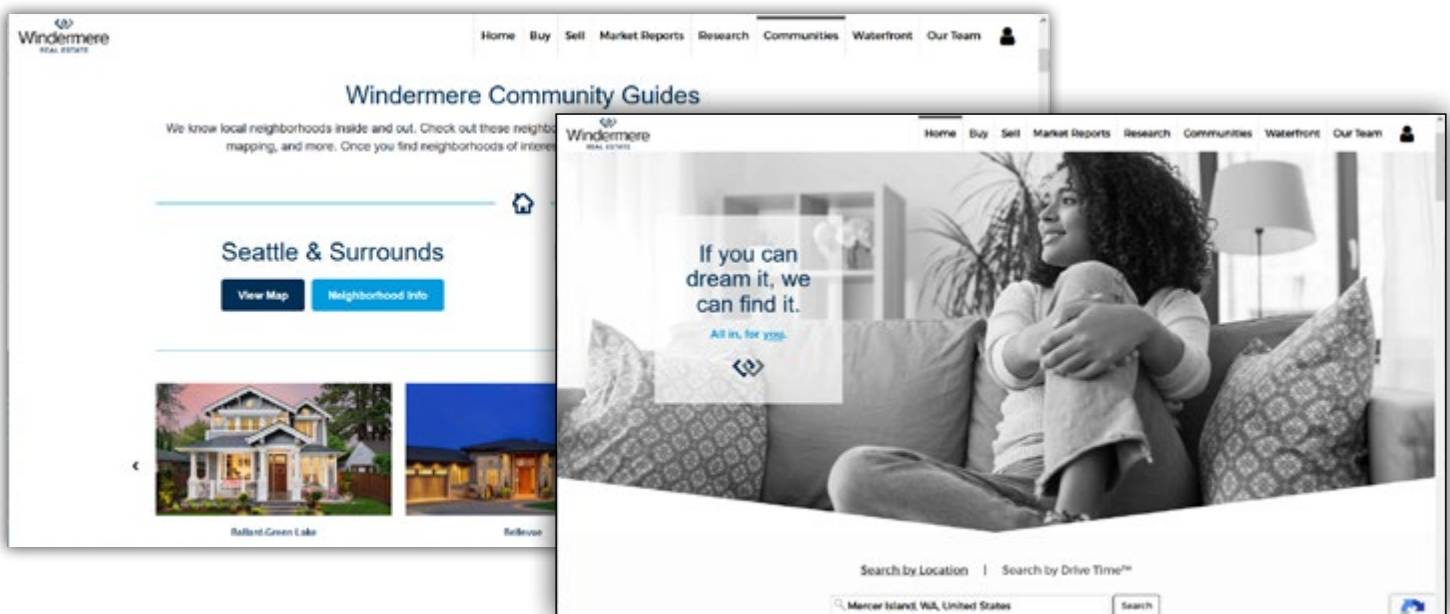
A savvy way to search HOMES & STATS ONLINE



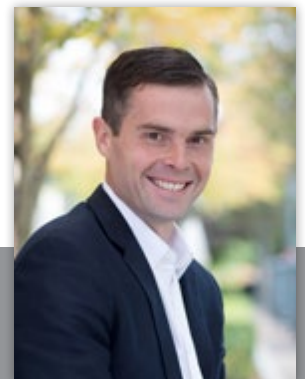
Looking for real-time information on today's real estate market? If so, your search is over!

We publish weekly residential and waterfront reports, along with monthly and quarterly overviews, to [WindermereMI.com/Reports](https://www.windermere.com/reports), providing a summary analysis of what's happening each week in 18 different residential and condo micro-markets throughout Seattle, Mercer Island and the Eastside.

In addition to statistical data, you'll find resources for researching homes and neighborhoods, community profiles, maps, links and school data at [WindermereMI.com/Research](https://www.windermere.com/research). And, you can search for every property listed for sale—by any real estate company on [WindermereMI.com](https://www.windermere.com).



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