

Condo Report

**SEATTLE / EASTSIDE
ANNUAL REVIEW**



PUBLISHED JANUARY 2022

a review of condominium real
estate activity in 2021

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE

SEATTLE CONDOS

community	# sold	avg. \$ per sq ft	% sold at or above list price	% sold in first 10 days	median sale price
West Seattle	284 39%	\$518 9%	63%	49%	\$470,000 5%
South Seattle	134 65%	\$443 9%	75%	42%	\$470,000 15%
Madison Park & Capitol Hill	743 26%	\$647 -3%	53%	42%	\$480,000 0%
Queen Anne & Magnolia	598 41%	\$591 1%	57%	42%	\$490,000 -2%
Downtown-Belltown	848 22%	\$858 -4%	55%	43%	\$659,000 3%
Ballard & Green Lake	585 23%	\$550 5%	66%	51%	\$450,000 5%
North Seattle	292 43%	\$442 5%	61%	50%	\$385,000 3%
Richmond Beach & Shoreline	128 42%	\$410 20%	85%	61%	\$489,000 43%
Lake Forest Park & Kenmore	105 4%	\$361 5%	82%	68%	\$332,000 4%
ALL SEATTLE	3,717 30%	\$614 0%	60%	46%	\$490,000 2%

Percent changes are year-over-year

EASTSIDE CONDOS

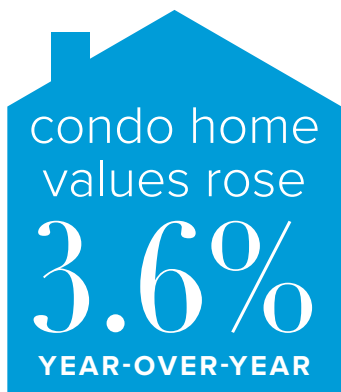
community	# sold	avg. \$ per sq ft	% sold at or above list price	% sold in first 10 days	median sale price
Eastside South (S of I-90)	373 -4%	\$450 15%	82%	71%	\$525,000 9%
Mercer Island	84 50%	\$523 10%	57%	52%	\$595,000 7%
West Bellevue (W of 405)	376 3%	\$851 -11%	62%	55%	\$900,000 -18%
East Bellevue (E of 405)	490 32%	\$491 8%	75%	61%	\$500,000 -1%
East of Lake Sammamish	485 12%	\$442 19%	89%	79%	\$580,000 20%
Redmond	236 33%	\$517 20%	88%	78%	\$630,000 20%
Kirkland	555 23%	\$630 13%	68%	62%	\$590,000 -13%
Woodinville	583 33%	\$414 10%	82%	70%	\$430,000 13%
ALL EASTSIDE	3,182 19%	\$536 6%	77%	67%	\$550,000 5%

Percent changes are year-over-year

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

Condo Report

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to a median of
\$518,000

68% OF
CONDOS
SOLD AT OR ABOVE
THEIR LIST PRICE



the average
condo
sold
for



2021 YEAR IN REVIEW

Seattle condos saw a *Median Sale Price* increase of 2% (to \$490,000) and Eastside condos saw a 5% increase (to \$550,000) in 2021. 46% of Seattle condos and 67% of Eastside condos sold in the first ten days on the market.

60% of Seattle condos and 77% 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.

On the Seattle side, Shoreline condos saw a 43% increase—and on the Eastside, Sammamish and Redmond condos saw a 20% increase—in *Median Sale Price* driven by both new construction and buyer demand. West Bellevue saw an 18% decrease due to the lack of significant new construction following the debut of luxury new construction in 2020.

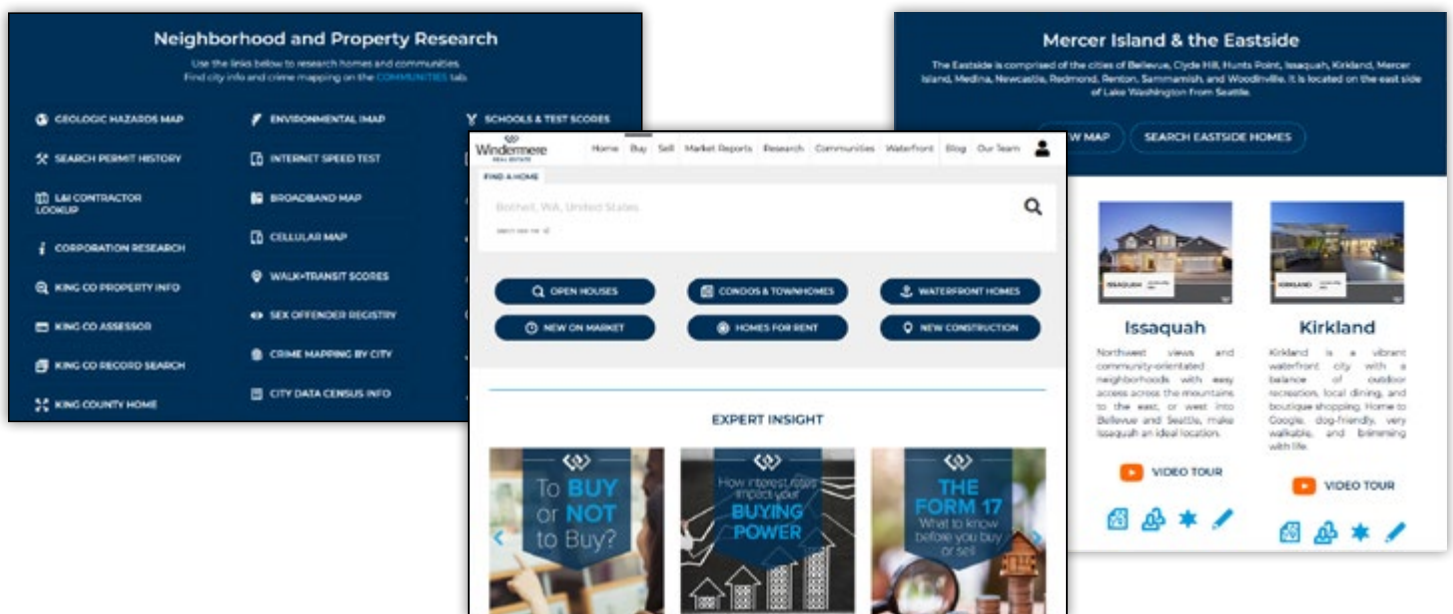


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