

Q2  
2022

# SEATTLE METRO

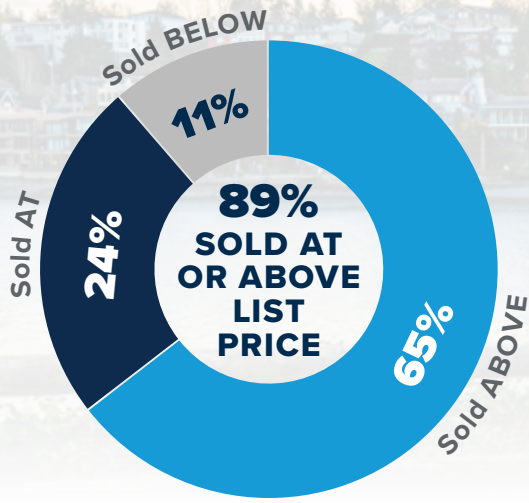
market review

**PUBLISHED JULY 2022**

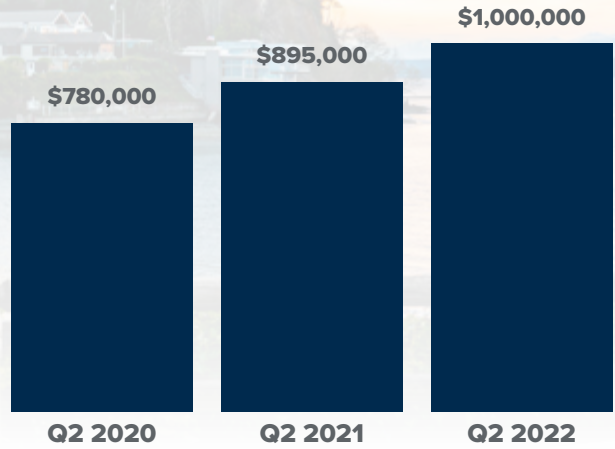
a quarterly report on single family  
residential real estate activity

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**Windermere**  
REAL ESTATE



## MEDIAN SALES PRICE



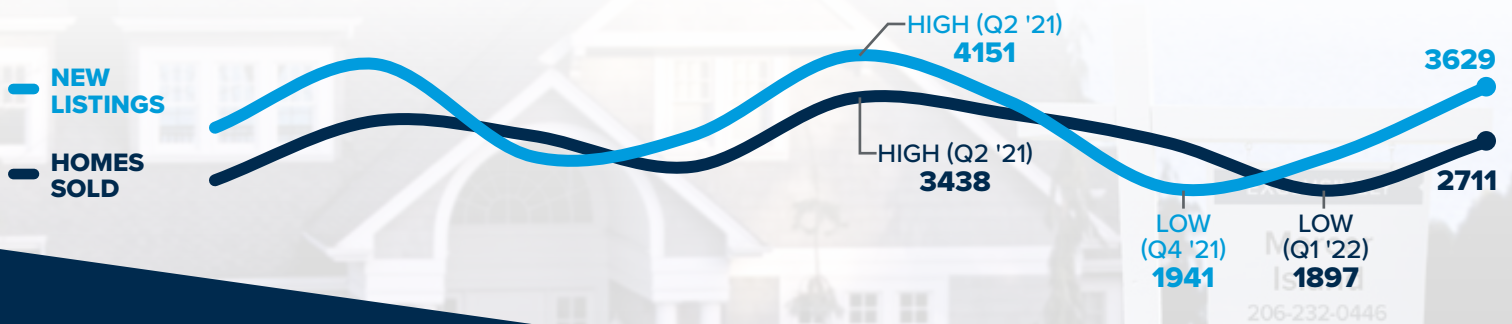
## NEIGHBORHOOD SNAPSHOT

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%
<b>ALL SEATTLE</b>	<b>2,711 ↓ -21%</b>	<b>\$598 ↑ 12%</b>	<b>89%</b>	<b>86%</b>	<b>\$1,000 ↑ 12%</b>

Percent changes are year-over-year

## LISTINGS VS. SALES

Q2 2020 - Q2 2022

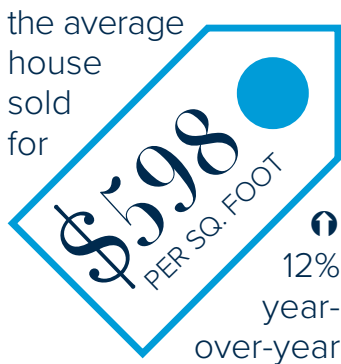


**Q2 2022**



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.

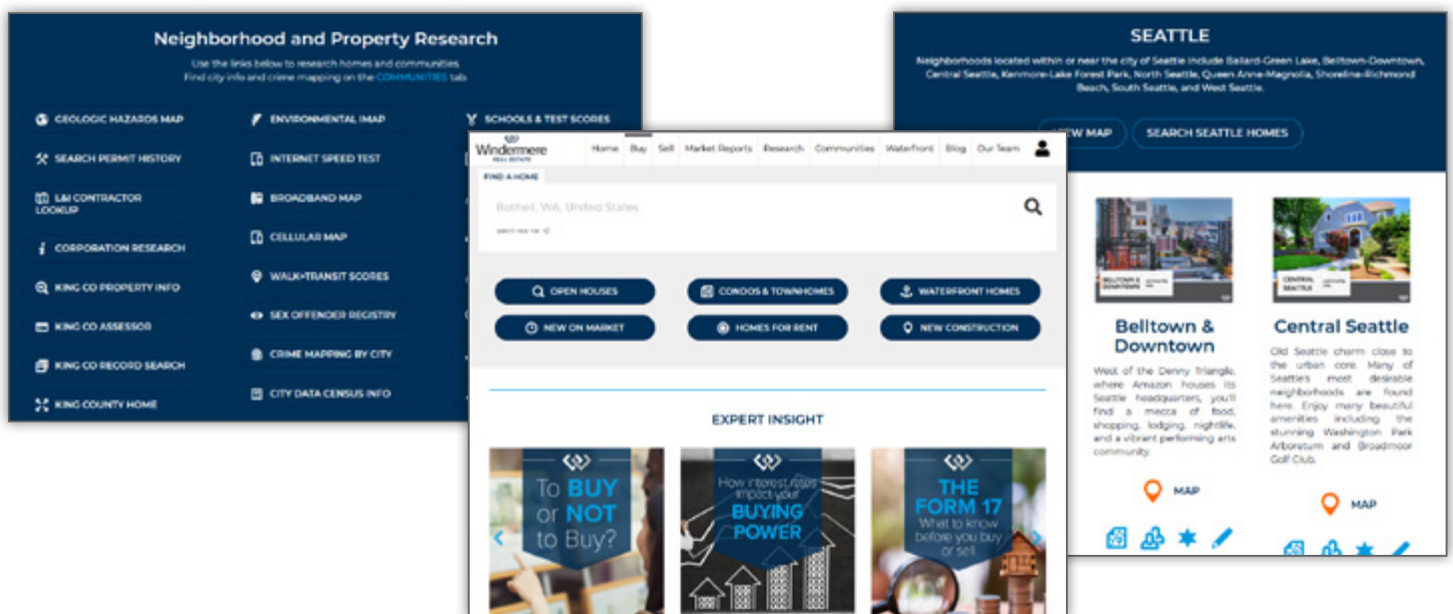


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