

Q2 2021

# CONDO REPORT

seattle / eastside

**PUBLISHED JULY 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	82  156%	\$521  -4%	68%  46%	\$499,500  15%	38%
South Seattle	43  330%	\$453  17%	77%  53%	\$450,000  17%	43%
Madison Park & Capitol Hill	224  109%	\$663  3%	53%  -2%	\$488,250  4%	10%
Queen Anne & Magnolia	171  138%	\$591  5%	63%  16%	\$478,000  6%	29%
Downtown-Belltown	215  153%	\$828  -1%	47%  0%	\$638,000  -6%	0%
Ballard & Green Lake	177  86%	\$555  4%	70%  15%	\$455,000  6%	20%
North Seattle	80  122%	\$440  14%	65%  23%	\$377,500  2%	33%
Richmond Beach & Shoreline	36  157%	\$408  20%	86%  10%	\$446,000  52%	39%
Lake Forest Park & Kenmore	28  65%	\$352  4%	89%  26%	\$324,500  0%	39%
<b>ALL SEATTLE</b>	<b>1,056  126%</b>	<b>\$605  2%</b>	<b>61%  12%</b>	<b>\$488,750  7%</b>	<b> 20%</b>

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)	93  50%	\$447  17%	91%  42%	\$487,000  -8%	50%
Mercer Island	24  118%	\$510  10%	54%  49%	\$581,500  5%	18%
West Bellevue (W of 405)	125  172%	\$864  11%	62%  1%	\$962,000  26%	90%
East Bellevue (E of 405)	138  100%	\$482  5%	86%  18%	\$552,125  -9%	65%
East of Lake Sammamish	143  99%	\$441  19%	93%  49%	\$575,000  22%	36%
Redmond	62  94%	\$519  17%	92%  47%	\$679,000  29%	33%
Kirkland	144  92%	\$604  4%	72%  23%	\$590,012  -5%	79%
Woodinville	186  155%	\$415  10%	80%  3%	\$422,500  10%	42%
<b>ALL EASTSIDE</b>	<b>915  108%</b>	<b>\$537  13%</b>	<b>80%  23%</b>	<b>\$550,000  5%</b>	<b> 54%</b>

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

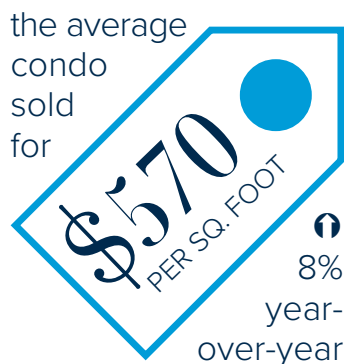
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Windermere Mercer Island.  
Information and statistics  
derived from Northwest  
Multiple Listing Service.





to a median of  
**\$510,000**

**70%** OF  
CONDOS  
SOLD **AT OR ABOVE**  
THEIR **LIST PRICE**



# Q2 2021

market review

Condo demand surged in Q2 as single-family home markets became more competitive, and in some cases, unattainable.

Seattle condos saw a 7% increase (to \$488,750) and Eastside condos saw a 5% increase (to \$550,000) in Median Sale Price compared to Q2 2020. Fueled by new construction development, South Seattle saw a three-fold increase in the number of condos sold, while the number of West Bellevue condos sold was up nearly double.

61% of Seattle condos and 80% of Eastside condos sold at or above their listed price. Those that were sold in the first 10 days (48% of Seattle and 70% of Eastside sales) sold for an average of 2% and 5% above their list price, respectively.



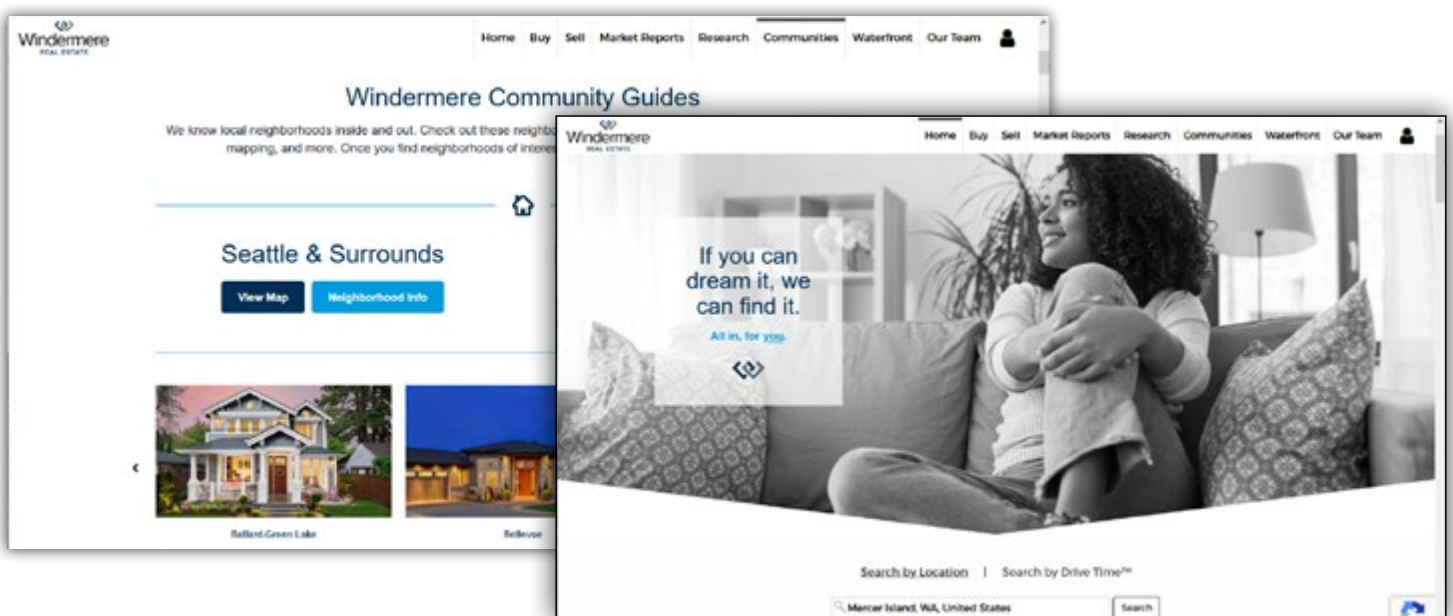
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We publish weekly residential and waterfront reports, along with monthly and quarterly overviews, to [WindermereMI.com/Reports](https://www.windermere.com/reports), providing a summary analysis of what's happening each week in 18 different residential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



How have these latest market trends affected your home's value?

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*Marianne Parks*

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