

# 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%
<b>ALL SEATTLE</b>	<b>3,717  30%</b>	<b>\$614  0%</b>	<b>60%</b>	<b>46%</b>	<b>\$490,000  2%</b>

Percent changes are year-over-year

## EASTSIDE CONDOS

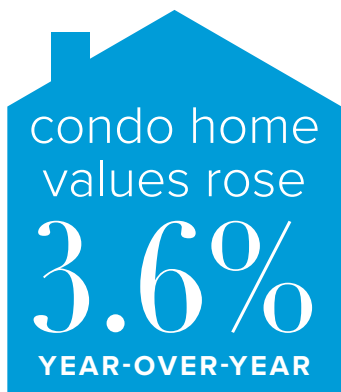
community	# sold	avg. \$ per sq ft	% sold at or above list price	% sold in first 10 days	median sale price
Eastside South (S of I-90)	373  -4%	\$450  15%	82%	71%	\$525,000  9%
Mercer Island	84  50%	\$523  10%	57%	52%	\$595,000  7%
West Bellevue (W of 405)	376  3%	\$851  -11%	62%	55%	\$900,000  -18%
East 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%
<b>ALL EASTSIDE</b>	<b>3,182  19%</b>	<b>\$536  6%</b>	<b>77%</b>	<b>67%</b>	<b>\$550,000  5%</b>

Percent changes are year-over-year

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

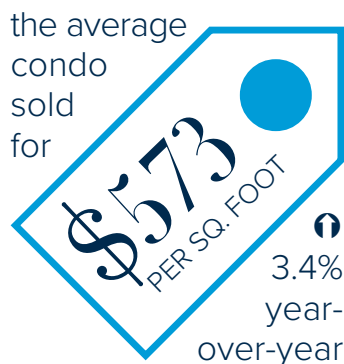
# Condo Report

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to a median of  
**\$518,000**

**68%** OF  
CONDOS  
SOLD AT OR ABOVE  
THEIR LIST PRICE



# 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.



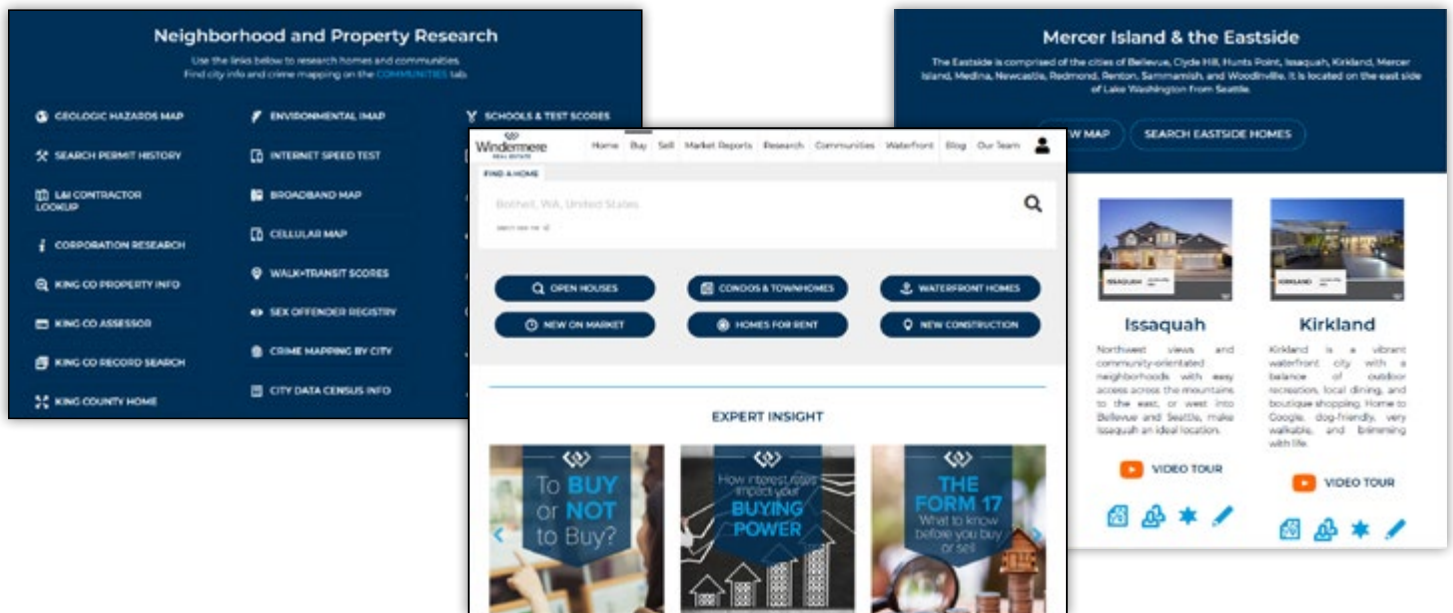


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*Marianne Parks*

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