

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%
<b>ALL SEATTLE</b>	<b>1,058  35%</b>	<b>\$631  8%</b>	<b>62%  16%</b>	<b>\$492,750  3%</b>	<b> 20%</b>

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

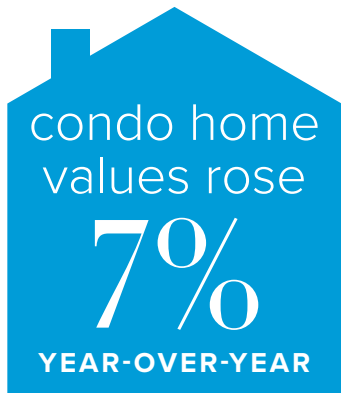
## EASTSIDE CONDOS

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)	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%
<b>ALL EASTSIDE</b>	<b>901  19%</b>	<b>\$544  16%</b>	<b>78%  31%</b>	<b>\$551,619  10%</b>	<b> 54%</b>

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

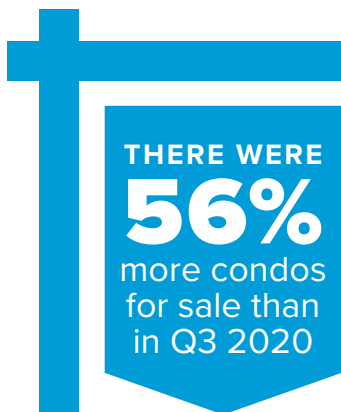
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Windermere Mercer Island.  
Information and statistics  
derived from Northwest  
Multiple Listing Service.





to a median of  
**\$521,000**

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



the average  
condo  
sold  
for



# 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.



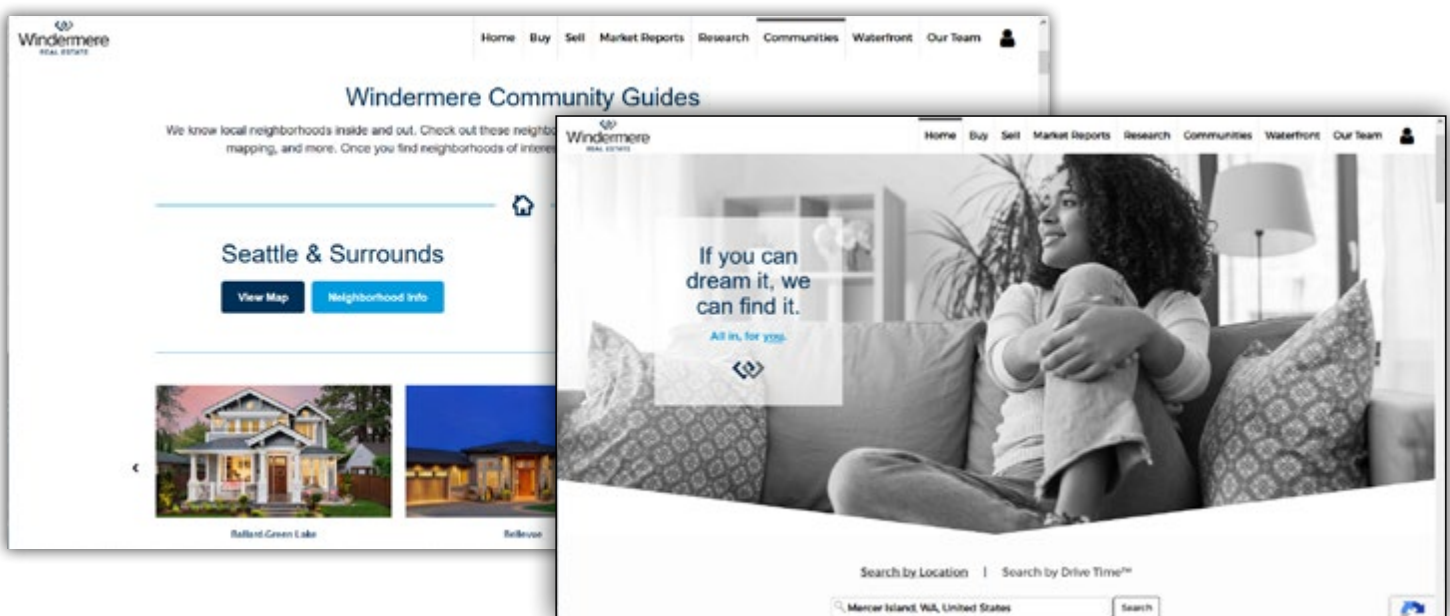
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We publish weekly residential and waterfront reports, along with monthly and quarterly overviews, to [WindermereMI.com/Reports](https://www.windermere.com/reports), providing a summary analysis of what's happening each week in 18 different residential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



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REAL ESTATE BROKER, SRES  
206.854.9911 | [INABAHNER@WINDERMERE.COM](mailto:INABAHNER@WINDERMERE.COM)  
[WWW.INABAHNER.COM](http://WWW.INABAHNER.COM)

