



Q2 2022 GREATER EASTSIDE

market review

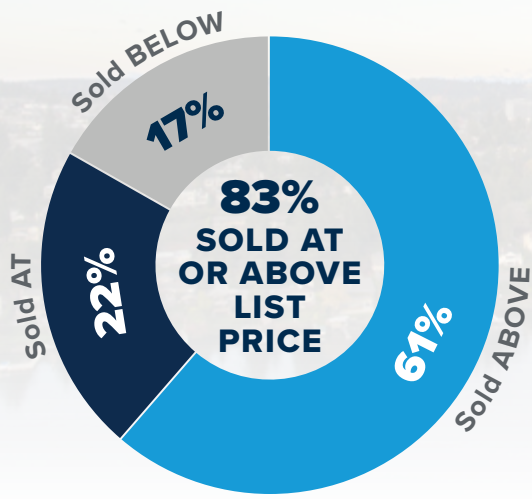
PUBLISHED JULY 2022

a quarterly report on single family
residential real estate activity

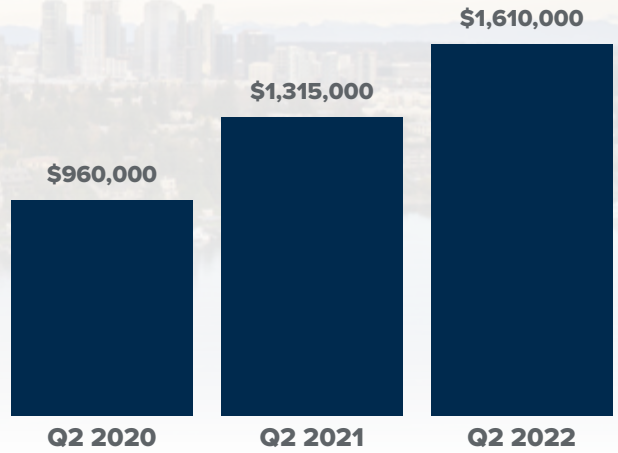
WINDERMERE REAL ESTATE / MERCER ISLAND



Windermere
REAL ESTATE



MEDIAN SALES PRICE



COMMUNITY SNAPSHOT

community	# sold	avg. \$ per sq ft	% sold at or above list price	% sold in first 10 days	median sale price (in thousands)
Eastside South (S of I-90)	271 ↓ -12%	\$638 ↑ 21%	82%	83%	\$1,680 ↑ 17%
Mercer Island	84 ↓ -18%	\$852 ↑ 11%	88%	83%	\$2,710 ↑ 25%
West Bellevue (W of 405)	90 ↓ -22%	\$1,184 ↑ 18%	71%	78%	\$3,765 ↑ 33%
East Bellevue (E of 405)	215 ↓ -10%	\$764 ↑ 23%	83%	90%	\$1,680 ↑ 29%
East of Lake Sammamish	576 ↓ -24%	\$601 ↑ 26%	84%	84%	\$1,535 ↑ 23%
Redmond	225 ↓ -9%	\$608 ↑ 19%	83%	82%	\$1,600 ↑ 25%
Kirkland	179 ↓ -31%	\$860 ↑ 23%	80%	83%	\$2,100 ↑ 16%
Woodinville	537 ↓ -14%	\$590 ↑ 24%	86%	85%	\$1,340 ↑ 28%
ALL EASTSIDE	2,177 ↓ -18%	\$685 ↑ 21%	83%	84%	\$1,610 ↑ 22%

Percent changes are year-over-year

LISTINGS VS. SALES

Q2 2020 - Q2 2022

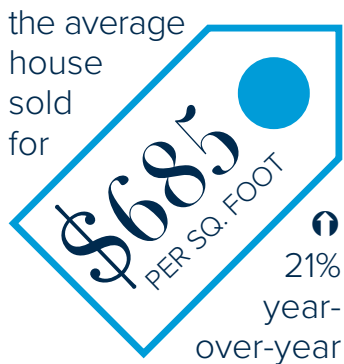


Q2 2022



to a median of
\$1,610,000

83% OF HOMES
SOLD AT OR ABOVE
THEIR LIST PRICE



Q2 2022

market review

Relief has finally come to home shoppers on the Eastside! New listings are up 13% year over year. Further, there has been a slide in total number of sales, down 18% year over year. This means there are more choices for anyone who is in the market to buy a home. Price gains remain steady for now, up 22% over Q2 of 2021. This is likely riding the wave of growth in late 2021 and early 2022, but with the higher supply and lower demand this is may be a trend that tapers off in the near future.

Average price per square foot saw its first quarterly drop since Q2 of 2019, down from \$713 in Q1 to \$685. The overall median price fell from a high of \$1,625,000 in Q1 to \$1,610,000 in Q2. Even more exciting for home buyers is that (when in competition) the list to sales price ratio is 109%—down from 119% in Q1.

If you've thought about selling your home, it's still a great time. When a home is prepared well and priced right shoppers pay attention. Of the 2177 homes sold in Q2, 84% of those sold in the first 10 days. This isn't far off of the 90% that was posted in Q1. It is harder to get noticed today than in recent memory—this is where choosing a true professional to partner with is so important! Windermere brokers have their fingers on the pulse and know how to make you stand out in a crowd!

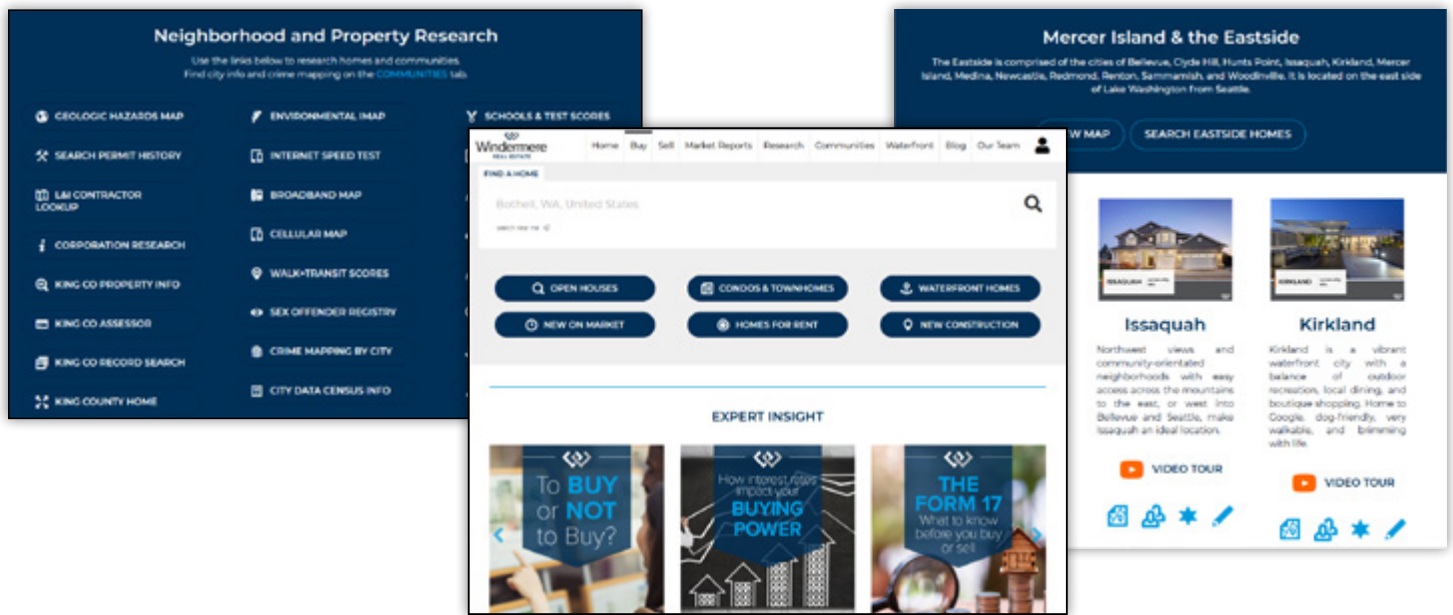


A savvy way to search HOMES & STATS ONLINE



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- **Market Reports.** Closely track market trends as they emerge in your neighborhood. Reports are available for 21 market areas in the Seattle and Eastside region.
- **Home Buying and Selling Advice.** Search for homes, find useful buying tips, and discover how to best position your home for sale.
- **Property and Neighborhoods Research.** Find community profiles, video tours, and crime info plus research homes, neighborhoods, schools, maps, and county records.



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Need a strategy for your next move? Reach out to me any time for a complimentary consultation. I would love to help you take full advantage of our current market.



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