NEW CONSTRUCTION MARKET UPDATE: Q1-2020

	MEDIAN SALES PRICI	E \$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$754,975	\$515.29	18	18	19	21
2,000 SF & ABOVE	\$2,200,000	\$575.81	21	3	4	10

### North Seattle (Area 710)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$659,950	\$601.05	27	1	9	12
2,000 SF & ABOVE	\$1,900,000	\$564.57	28	2	4	7

### Queen Anne / Magnolia (Area 700)

	MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$950,000	\$682.47	42	1	5	9
2,000 SF & ABOVE	\$1,575,000	\$704.08	42	4	2	6

### Central Seattle (Area 390)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$849,950	\$530.13	18	14	10	17
2,000 SF & ABOVE	N/A	N/A	27	0	0	4

### Southeast Seattle (Area 380)

	MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	N/A	N/A	46	0	8	8
2,000 SF & ABOVE	\$669,900	\$334.45	24	1	1	2

### SODO / Beacon Hill (Area 385)

	MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$589,000	\$481.08	19	7	6	12
2,000 SF & ABOVE	N/A	N/A	18	0	7	3

### West Seattle (Area 140)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$572,500	\$442.27	36	16	18	11
2,000 SF & ABOVE	\$1,064,000	\$502.53	57	2	3	4





BALLARD/GREEN LAKE (AREA 705) MARKET UPDATE: Q1-2020

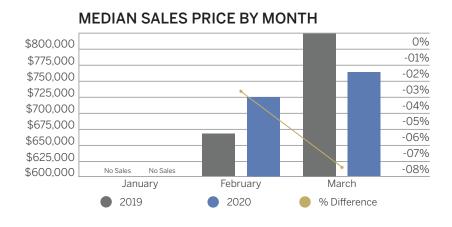
### Townhomes & Urban Single-Family Homes, Below 2,000 Square Feet

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$754,975	\$515.29	18	18	19	21

#### AVERAGE \$/SQ. FT.

Q1-2020 vs. Q1-2019 \$\dagger\$ (-1.89\%)

ຄູ<mark>້ \$515.29</mark> ຄູ**້ \$525.20** 



## Urban Single-Family Homes, 2,000 Square Feet & Above

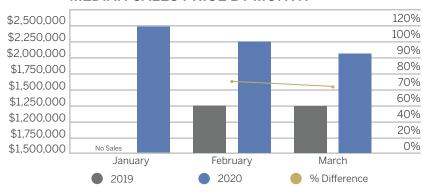
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,200,000	\$575.81	21	3	4	10

#### AVERAGE \$/SQ. FT.

Q1-2020 vs. Q1-2019 ↑ (37.91%)

ຊຶ**\$575.81** ຊຶ**\$417.52** 

#### **MEDIAN SALES PRICE BY MONTH**





Realogics Sotheby's

NORTH SEATTLE (AREA 710) MARKET UPDATE: Q1-2020

### Townhomes & Urban Single-Family Homes, Below 2,000 Square Feet

			SOLD	# PI	ENDING	#	# ACTIVE
\$448.75	39		17		8		3
	N	1EDIAN	SALES	PRICE B	Y MONT	Н	
	\$800.000						
	\$775.000						
	\$750,000						
	\$725,000						
	\$700,000						
	\$675,000						
	\$650,000						
	\$625,000						
	\$600,000 _						No Sales
		_	-		,	ivial	CII
	\$448./5	\$800,000 \$775,000 \$750,000 \$725,000 \$700,000 \$675,000 \$650,000	\$800,000 \$775,000 \$750,000 \$725,000 \$700,000 \$675,000 \$650,000 \$625,000 \$600,000	\$800,000 \$775,000 \$750,000 \$725,000 \$700,000 \$675,000 \$650,000 \$625,000	\$800,000 \$775,000 \$750,000 \$725,000 \$700,000 \$675,000 \$650,000 \$625,000 \$600,000 \$10	\$800,000   \$775,000   \$750,000   \$770,000   \$770,000   \$675,000   \$675,000   \$650,000   \$650,000   \$625,000   \$100,000	\$800,000   \$775,000   \$750,000   \$750,000   \$7675,000   \$650,000   \$650,000   \$650,000   \$650,000   \$600,000   \$100,000

## Urban Single-Family Homes, 2,000 Square Feet & Above

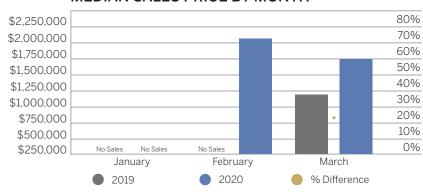
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,900,000	\$564.57	28	2	4	7

#### AVERAGE \$/SQ. FT.

Q1-2020 vs. Q1-2019 ↑ (22.56%)

ร<mark>ี \$564.57</mark> ร**ี \$460.65** 

#### MEDIAN SALES PRICE BY MONTH





Realogics Sotheby's

QUEEN ANNE/MAGNOLIA (AREA 700) MARKET UPDATE: Q1-2020

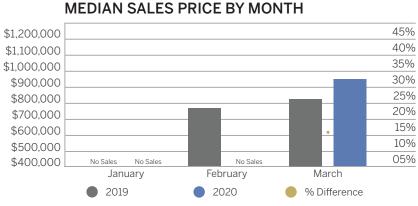
### Townhomes & Urban Single-Family Homes, Below 2,000 Square Feet

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$950,000	\$682.47	41	1	5	9

### AVERAGE \$/SQ. FT.

Q1-2020 vs. Q1-2019 ↑ (12.79%)

8 **\$682.47** 8 **\$605.0**6



# Urban Single-Family Homes, 2,000 Square Feet & Above

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,575,000	\$704.08	42	4	2	6

### AVERAGE \$/SQ. FT.

Q1-2020 vs. Q1-2019 N/A



#### MEDIAN SALES PRICE BY MONTH





Realogics | Sotheby's

CENTRAL SEATTLE (AREA 390) MARKET UPDATE: Q1-2020

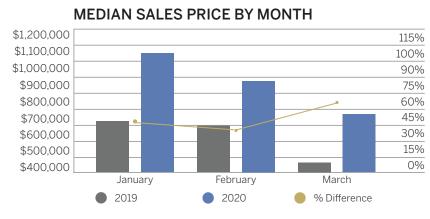
## Townhomes & Urban Single-Family Homes, Below 2,000 Square Feet

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$849,950	\$530.13	17	14	10	17

#### AVERAGE \$/SQ. FT.

Q1-2020 vs. Q1-2019 \$\dagger\$ (-17.22%)

8**530.13** 8**540.37** 



# Urban Single-Family Homes, 2,000 Square Feet & Above

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
N/A	N/A	27	0	0	4
AVERAGE \$/SQ. FT.		N	MEDIAN SALE	S PRICE BY MONT	Н
Q1-2020 vs. Q1-2019		\$2,500,000			
N/A		\$2,250,000			
		\$2,000,000			
0		\$1,750,000			
2020		\$1,500,000			
		\$1,250,000			
<b>\$481.23</b>		\$1,200,000			
ลี\$481.23		\$1,750,000			_
., +		\$1,500,000 \_	No Sales No Sales  January	No Sales No Sales February	No Sales  March
			<ul><li>2019</li></ul>	2020	IVIAI CIT



Realogics | Sotheby's

SOUTHEAST SEATTLE (AREA 380) MARKET UPDATE: Q1-2020

## Townhomes & Urban Single-Family Homes, Below 2,000 Square Feet

MEDIAN	0 N SALES P	8 RICE BY M	ONTH	8
	N SALES P	RICE BY M	ONTH	
00				
000				
000				
00				
000				
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000				No Sales
	J(J()			000

## Urban Single-Family Homes, 2,000 Square Feet & Above

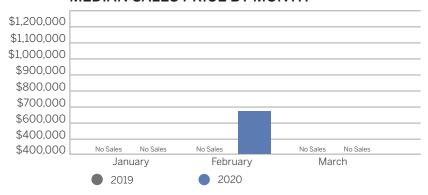
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$669,900	\$334.45	24	1	1	2

### AVERAGE \$/SQ. FT.

Q1-2020 vs. Q1-2019 N/A



#### MEDIAN SALES PRICE BY MONTH





Realogics | Sotheby's

SODO/BEACON HILL (AREA 385) MARKET UPDATE: Q1-2020

# Townhomes & Urban Single-Family Homes, Below 2,000 Square Feet

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDII	NG # A	CTIVE
\$589,000	\$481.08	19	7	6		12
AVERAGE \$/SQ. FT.		M	IEDIAN SALES I	PRICE BY MO	NTH	
Q1-2020 vs. Q1-2019		\$700,000				12%
↓ (-0.27%)		\$650,000				10%
,		\$600,000				8%
S & 401 00		\$550,000 _				6%
§\$ <b>481.08</b>		\$500,000	_			4%
		\$450,000	_			2%
<b>\$482.37</b>		\$400,000	_			0%
<b>85482.3</b> /		\$350,000	_	•		-2%
··· + ·· • = · • · · · · · · · · · · · · · ·		\$300,000 _	No Sales	February	No Sales  March	-4%
			January	_		
			2019	2020	% Differer	nce

# Urban Single-Family Homes, 2,000 Square Feet & Above

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# S	OLD	# F	PENDIN	G i	# ACTIVE
N/A	N/A	18	(	0		7		3
AVERAGE \$/SQ. FT.		M	IEDIAN	SALES	PRICE	BY MON	NTH	
Q1-2020 vs. Q1-2019		\$1,200,000						
N/A		\$1,100,000						
		\$1,000,000						
50		\$900,000						
0		\$800,000						
~		\$700,000						
19		\$600,000						
0		\$400,000						
		\$400,000 _	No Sales					
			Janu	ıary	Febr	uary	Ма	rcn



Realogics | Sotheby's

WEST SEATTLE (AREA 140) MARKET UPDATE: Q1-2020

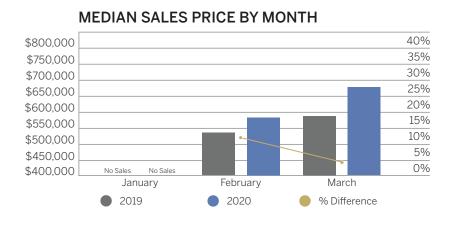
### Townhomes & Urban Single-Family Homes, Below 2,000 Square Feet

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$572,500	\$442.27	36	16	18	11

#### AVERAGE \$/SQ. FT.

Q1-2020 vs. Q1-2019 ↑ (21.98%)

ຄູ<mark>ີ \$442.27</mark> ຄຶ**\$362.57** 



## Urban Single-Family Homes, 2,000 Square Feet & Above

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,064,000	\$502.53	57	2	3	4

#### AVERAGE \$/SQ. FT.

Q1-2020 vs. Q1-2019 ^(27.35%)

\$502.53 \$394.62

#### MEDIAN SALES PRICE BY MONTH

