

TIM SUNNY & CO

NEW CONSTRUCTION MARKET UPDATE: Q1-Q2-2022

Ballard / Green Lake (Area 705)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$850,000	\$677.33	5	175	21	19
2,000 SF & ABOVE	\$2,250,000	\$760.31	7	13	2	1

North Seattle (Area 710)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$797,475	\$642.22	9	60	1	4
2,000 SF & ABOVE	\$2,875,000	\$757.55	14	9	1	2

Queen Anne / Magnolia (Area 700)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$799,950	\$698.23	2	9	1	2
2,000 SF & ABOVE	\$2,675,000	\$835.94	48	7	0	2

Central Seattle (Area 390)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$859,950	\$693.36	9	73	4	0
2,000 SF & ABOVE	\$1,650,000	\$743.90	4	7	0	7

Southeast Seattle (Area 380)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$751,500	\$543.56	7	11	1	3
2,000 SF & ABOVE	\$1,975,000	\$652.03	8	3	0	0

SODO / Beacon Hill (Area 385)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$890,950	\$587.79	9	29	0	2
2,000 SF & ABOVE	\$870,000	\$398.15	4	5	0	1

West Seattle (Area 140)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$739,950	\$574.22	7	41	2	4
2,000 SF & ABOVE	\$1,462,500	\$597.10	5	16	0	0

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BALLARD/GREEN LAKE (AREA 705) MARKET UPDATE: Q1-Q2-2022

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

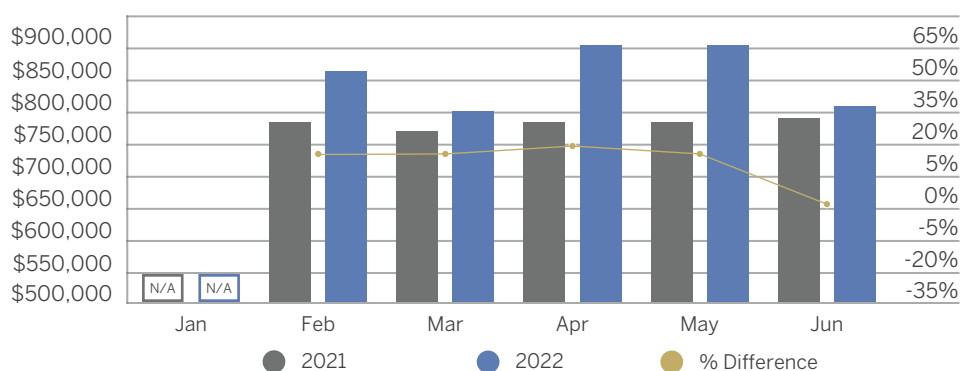
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$850,000	\$677.33	5	175	21	19

AVERAGE \$/SQ. FT.

Q1/2-2021 vs. Q1/2-2022
↑ (18.56%)

2022 **\$677.33**
2021 **\$571.28**

MEDIAN SALES PRICE BY MONTH



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

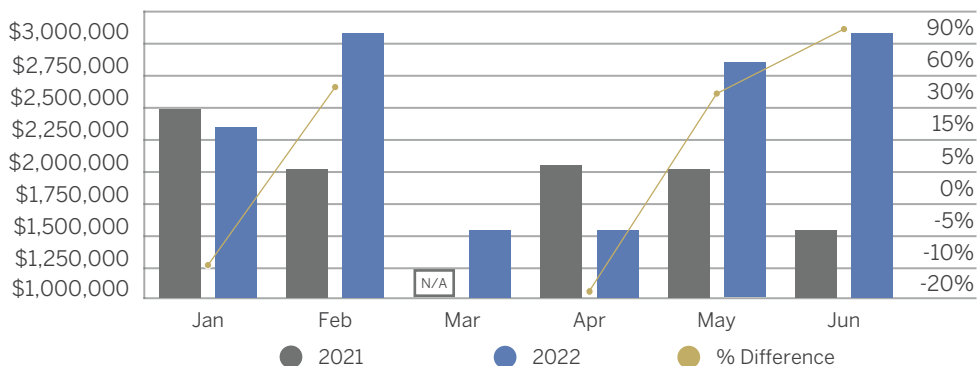
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,250,000	\$760.31	7	13	2	1

AVERAGE \$/SQ. FT.

Q1/2-2021 vs. Q1/2-2022
↑ (27.51%)

2022 **\$760.31**
2021 **\$596.29**

MEDIAN SALES PRICE BY MONTH



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NORTH SEATTLE (AREA 710) MARKET UPDATE: Q1-Q2-2022

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

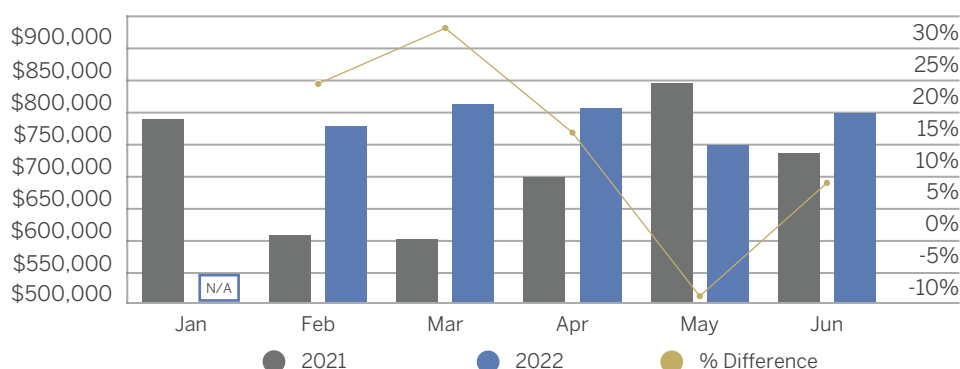
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$797,475	\$642.22	9	60	1	4

AVERAGE \$/SQ. FT.

Q1/2-2021 vs. Q1/2-2022
↑ (17.45%)

2022 **\$642.22**
2021 **\$546.80**

MEDIAN SALES PRICE BY MONTH



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

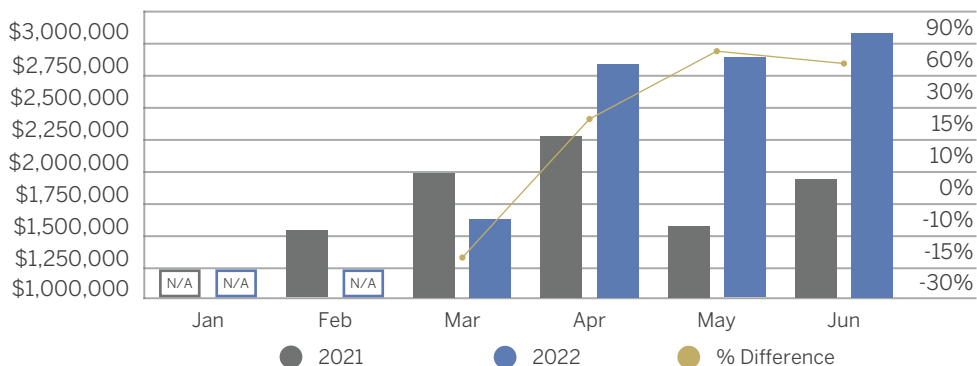
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,875,000	\$757.55	14	9	1	2

AVERAGE \$/SQ. FT.

Q1/2-2021 vs. Q1/2-2022
↑ (28.42%)

2022 **\$757.55**
2021 **\$589.89**

MEDIAN SALES PRICE BY MONTH



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QUEEN ANNE/MAGNOLIA (AREA 700) MARKET UPDATE: Q1-Q2-2022

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

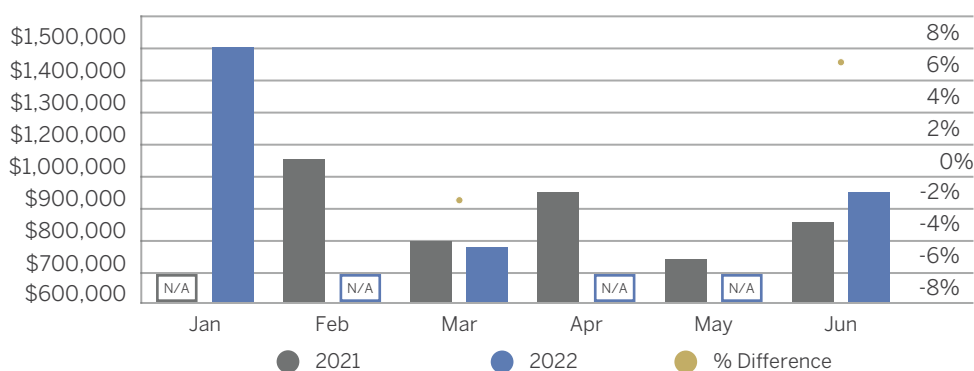
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$799,950	\$698.23	2	9	1	2

AVERAGE \$/SQ. FT.

Q1/2-2021 vs. Q1/2-2022
↑ (3.64%)

2022 **\$698.23**
2021 **\$673.73**

MEDIAN SALES PRICE BY MONTH



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

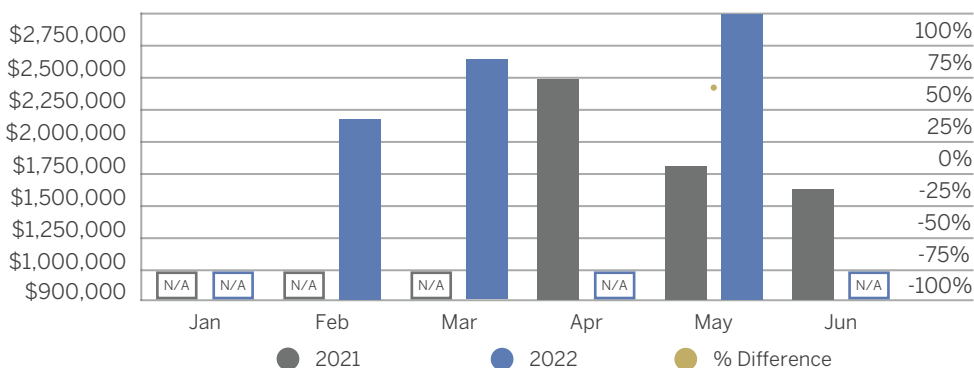
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,675,000	\$835.94	48	7	0	2

AVERAGE \$/SQ. FT.

Q1/2-2021 vs. Q1/2-2022
↑ (29.30%)

2022 **\$835.94**
2021 **\$646.51**

MEDIAN SALES PRICE BY MONTH



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CENTRAL SEATTLE (AREA 390) MARKET UPDATE: Q1-Q2-2022

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

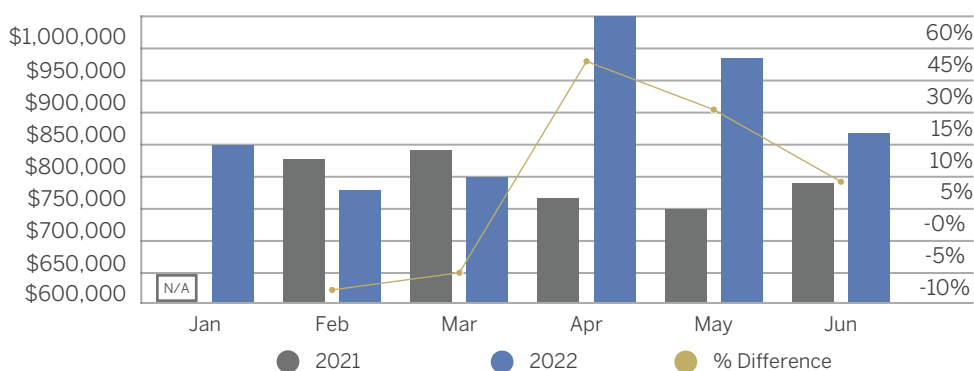
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$859,950	\$693.36	9	73	4	7

AVERAGE \$/SQ. FT.

Q1/2-2021 vs. Q1/2-2022
↑ (10.66%)

2022 **\$693.36**
2021 **\$626.57**

MEDIAN SALES PRICE BY MONTH



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

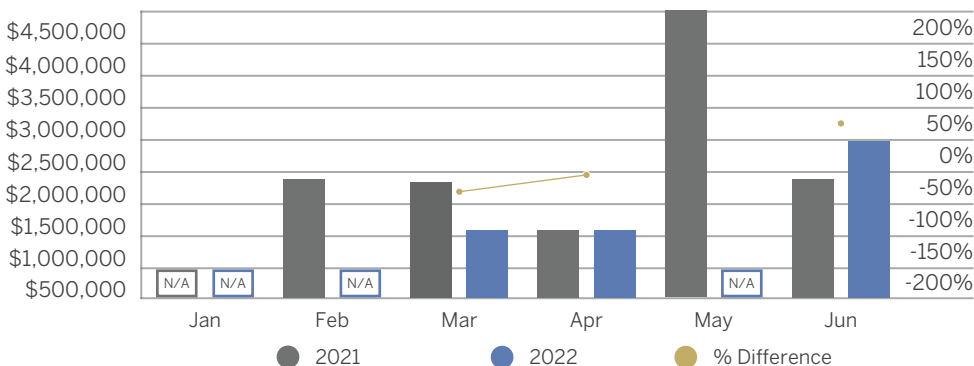
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,650,000	\$743.90	4	7	0	1

AVERAGE \$/SQ. FT.

Q1/2-2021 vs. Q1/2-2022
↑ (12.54%)

2022 **\$743.90**
2021 **\$661.01**

MEDIAN SALES PRICE BY MONTH



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SOUTHEAST SEATTLE (AREA 380) MARKET UPDATE: Q1-Q2-2022

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

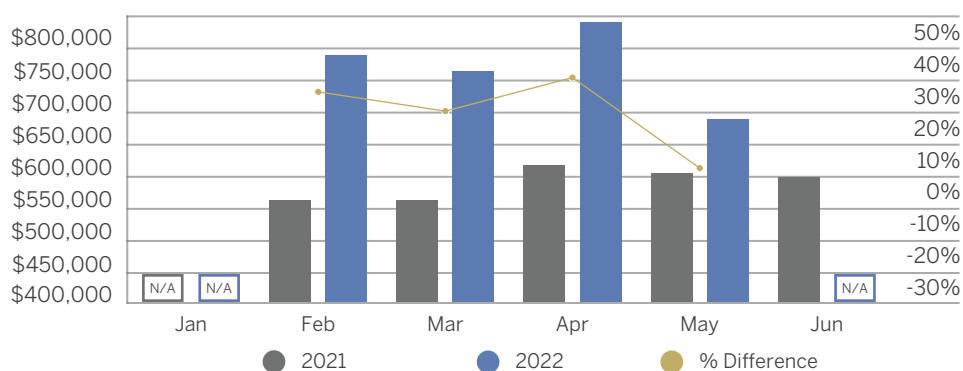
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$751,500	\$543.56	7	11	1	3

AVERAGE \$/SQ. FT.

Q1/2-2021 vs. Q1/2-2022
↑ (20.46%)

2022 **\$543.56**
2021 **\$451.24**

MEDIAN SALES PRICE BY MONTH



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

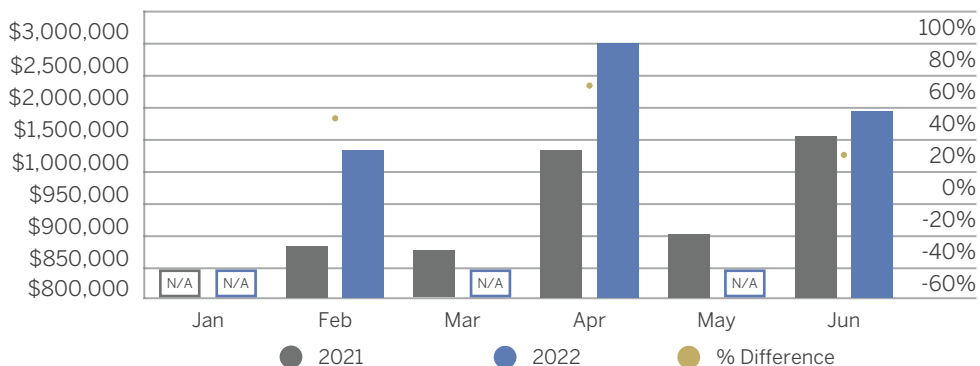
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,975,000	\$652.03	8	3	0	0

AVERAGE \$/SQ. FT.

Q1/2-2021 vs. Q1/2-2022
↑ (53.73%)

2022 **\$652.03**
2021 **\$424.14**

MEDIAN SALES PRICE BY MONTH



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SODO/BEACON HILL (AREA 385) MARKET UPDATE: Q1-Q2-2022

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

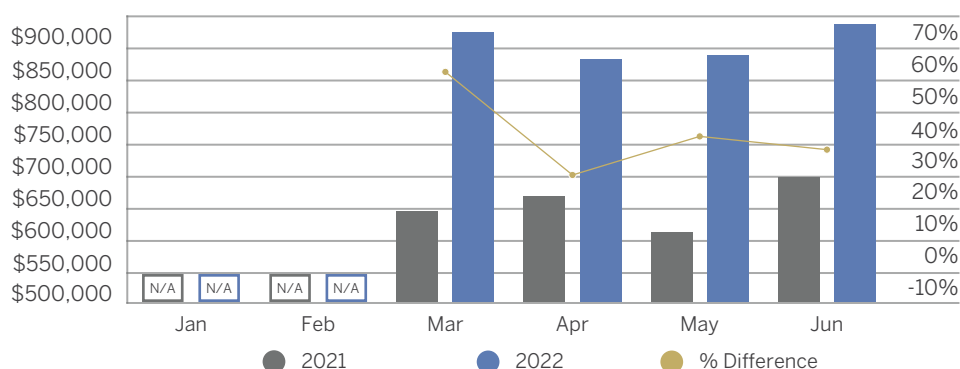
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$890,950	\$587.79	9	29	0	2

AVERAGE \$/SQ. FT.

Q1/2-2021 vs. Q1/2-2022
↑ (12.76%)

2022 **\$587.79**
2021 **\$521.28**

MEDIAN SALES PRICE BY MONTH



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

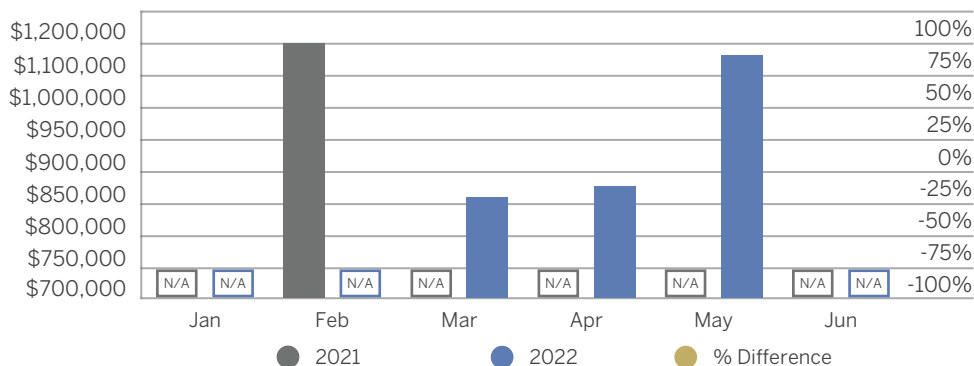
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$870,000	\$398.15	4	5	0	1

AVERAGE \$/SQ. FT.

Q1/2-2021 vs. Q1/2-2022
↓ (-12.60%)

2022 **\$398.15**
2021 **\$455.57**

MEDIAN SALES PRICE BY MONTH



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WEST SEATTLE (AREA 140) MARKET UPDATE: Q1-Q2-2022

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

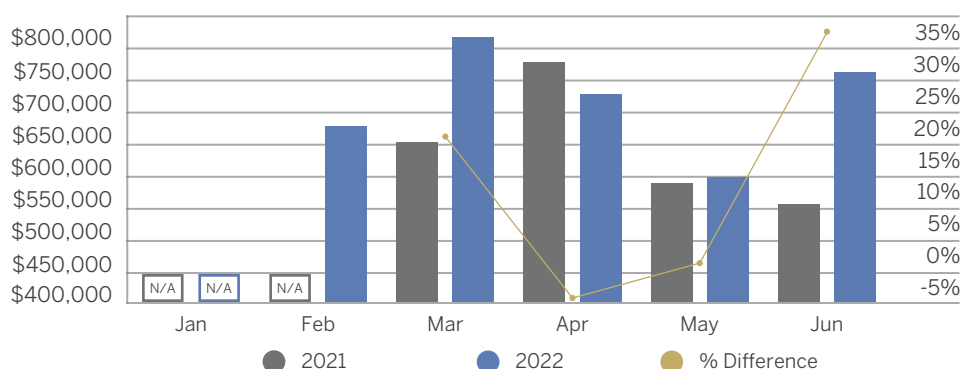
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$739,950	\$574.22	7	41	2	4

AVERAGE \$/SQ. FT.

Q1/2-2021 vs. Q1/2-2022
↑ (16.04%)

2022 **\$574.22**
2021 **\$494.86**

MEDIAN SALES PRICE BY MONTH



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,462,500	\$597.10	5	16	0	0

AVERAGE \$/SQ. FT.

Q1/2-2021 vs. Q1/2-2022
↑ (2.16%)

2022 **\$597.10**
2021 **\$584.49**

MEDIAN SALES PRICE BY MONTH

