## TIM SUNNY \& CO

NEW CONSTRUCTION MARKETUPDATE: 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 | $\$ / S Q$. 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 | $\$ / S Q . F T$. | 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 | $\$ / S Q$. 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 | $\$ / S Q$. 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 | $\$ / S Q$. 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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## TIM SUNNY \& CO

BALLARD/GREENLAKE (AREA 705) MARKETUPDATE: 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 $\uparrow$ (18.56\%)


MEDIAN SALES PRICE BY MONTH


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



[^0]
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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
$\uparrow$ (17.45\%)
\%

MEDIAN SALES PRICE BY MONTH


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



[^1]
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QUEEN ANNE/MAGNOLIA (AREA 700) MARKETUPDATE: 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
$\uparrow$ (3.64\%)
ฐั̃̃ㅇ $\$ 698.23$
̃̉̃ \$673.73

MEDIAN SALES PRICE BY MONTH


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



## TIM SUNNY \& CO

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
$\uparrow$ (10.66\%)


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 $\uparrow$ (12.54\%) | MEDIAN SALES PRICE BY MONTH |  |  |  |  |
|  | $\begin{aligned} & \$ 4,500,000 \\ & \$ 4,000,000 \end{aligned}$ |  |  |  | 200\% |
|  |  |  |  |  | 150\% |
|  | $\begin{aligned} & \$ 4,000,000 \\ & \$ 3,500,000 \end{aligned}$ |  |  |  | 100\% |
| $\underset{\sim}{N} \underset{\sim}{N} \$ 743.90$ | $\begin{aligned} & \$ 3,000,000 \\ & \$ 2,500,000 \end{aligned}$ |  |  |  | 50\% |
|  |  |  |  |  | 0\% |
|  | \$2,000,000 |  |  |  | -50\% |
| 처N\$661.01 | $\begin{array}{r} \$ 1,500,000 \\ \$ 1,000,000 \\ \$ 500,000 \end{array}$ |  |  |  | -100\% |
|  |  |  |  |  | -150\% |
|  |  | N/ NA | NA |  | - $-200 \%$ |
|  |  | Jan | M | Apr May | Jun |
|  |  |  |  | 22 - |  |

## TIM SUNNY \& CO

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
$\uparrow$ (20.46\%)


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. | MEDIAN SALES PRICE BY MONTH |  |  |  |  |
| Q1/2-2021 vs. Q1/2-2022 | $\$ 3,000,000$$\$ 2,500,000$$\$ 2,000,000$$\$ 1,500000$$\$ \$, 000,000$$\$ 950,000$$\$ 900,000$$\$ 850,000$$\$ 800,000$ |  |  |  | 100\% |
| $\uparrow$ (53.73\%) |  |  |  |  | 80\% |
| N్N \$652.03 |  |  |  |  | 60\% |
|  |  |  |  |  | 20\% |
|  |  |  |  |  | 0\% |
|  |  |  |  |  | -20\% |
| \% $\$ 424.14$ |  | (NA NA |  |  | - $-60 \%$ |
|  |  |  | ${ }^{\text {Mar }} 2022{ }^{\text {Apr }}$ |  | Jun |

[^2][^3]
## TIM SUNNY \& CO

SODO/BEACONHILL (AREA 385) MARKETUPDATE: 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 $\uparrow$ (12.76\%)


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
$\downarrow$ (-12.60\%)
発 $\begin{gathered}\text { In } \\ \text { \$398.15 } \\ \$ 455.57\end{gathered}$

MEDIAN SALES PRICE BY MONTH


## TIM SUNNY \& CO

$$
\text { WEST SEATTLE (AREA } 140) \text { MARKETUPDATE: Q1-Q2-2022 }
$$

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
$\uparrow$ (16.04\%)


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. <br> Q1/2-2021 vs. Q1/2-2022 $\uparrow(2.16 \%)$ $\begin{aligned} & \text { ã̃ } \\ & \stackrel{\sim}{\tilde{a}} \end{aligned} \$ 597.10$ | MEDIAN SALES PRICE BY MONTH |  |  |  |  |
|  | $\begin{array}{r} \$ 2,500,000 \\ \$ 2,250,000 \\ \$ 2,000,000 \\ \$ 1,750,000 \\ \$ 1,500,000 \\ \$ 1,250,000 \\ \$ 1,000,000 \\ \$ 750,000 \\ \$ 500,000 \end{array}$ |  |  |  | 100\% |
|  |  |  |  |  | 75\% |
|  |  |  |  |  | 50\% |
|  |  |  |  |  | 25\% |
|  |  |  |  |  | 0\% |
|  |  |  |  |  | -25\% |
|  |  |  |  |  | -50\% |
|  |  |  |  |  | -75\% |
|  |  | [ $/$ / ${ }^{\text {N/A] }}$ | N/ |  | -100\% |
|  |  | Jan | Ma | Apr May | Jun |
|  |  |  |  | - |  |

[^4]
[^0]:    Each office is independently owned and operated. All reports presented are based on data supplied by the Northwest Multiple Listing Service (NWMLS). Neither the Associations nor their MLSs guarantee or are in any way responsible for its accuracy. Data maintained by the Associations or their MLSs may not reflect all real estate activities in the market. Information deemed reliable but cannot be guaranteed.

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[^2]:    TIM SUNNY\&CO

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