NEW CONSTRUCTION MARKET UPDATE: Q3-Q4-2022

	MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$805,250	\$648.73	32	172	35	41
2,000 SF & ABOVE	\$1,625,000	\$665.08	22	29	4	7
		Ψ000.00		23		,
North Seattle (Area						
	MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$730,000	\$601.77	19	62	4	15
2,000 SF & ABOVE	\$1,899,950	\$654.07	51	15	2	9
Queen Anne / Magn	olia (Area 700)					
	MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$894,500	\$664.50	23	32	7	13
2,000 SF & ABOVE	\$2,225,000	\$709.59	48	14	3	8
Central Seattle (Are	a 390)					
	MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$877,450	\$685.33	27	64	9	34
2,000 SF & ABOVE	\$1,740,000	\$720.19	73	15	5	7
Southeast Seattle (	Area 380)					
	MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$674,950	\$533.14	23	42	3	22
2,000 SF & ABOVE	\$1,250,000	\$556.76	35	5	0	7
SODO / Beacon Hil	l (Area 385)					
	MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$677,500	\$593.77	27	44	1	9
2,000 SF & ABOVE	\$1,250,000	\$412.54	45	1	0	1
West Seattle (Area 2	140)					
	MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$647,475	\$596.01	19	32	15	17
2,000 SF & ABOVE	\$1,460,000	\$549.62	40	14	0	6



Realogics | Sotheby's

BALLARD/GREEN LAKE (AREA 705) MARKET UPDATE: Q3-Q4-2022

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# S(	OLD	# PEN	DING	# ACTI	VE
\$805,250	\$648.73	32	17	'2	35	5	41	
AVERAGE \$/SQ. FT.			MEDIAN S	SALES P	RICE BY I	MONTH		
Q3/4-2021 vs. Q3/4-2022	\$900,000							65%
↑ (5.84%)	\$850,000							50%
	\$800,000							35%
8¢619 73	\$750,000							20%
§ \$648.73	\$700,000	-0-						5% 0%
	\$650,000 \$600,000		•					-5%
§\$ <b>612.91</b>	\$550,000							-20%
% <b>4012.91</b>	\$500,000							-35%
		Jul	Aug	Sep	Oct	Nov	Dec	
			<b>2</b> 021		2022	% Diff	ference	

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,625,000	\$665.08	22	29	4	7

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

Q3/4-2021 vs. Q3/4-2022 ↑ (7.65%)

#### MEDIAN SALES PRICE BY MONTH 90% \$3,000,000 60% \$2,750,000 30% \$2,500,000 15% \$2,250,000 5% \$2,000,000 0% \$1.750.000 -5% \$1,500,000 -10% \$1,250,000 -20% \$1,000,000 Jul Aug Nov Dec 2021 2022 % Difference





NORTH SEATTLE (AREA 710) MARKET UPDATE: Q3-Q4-2022

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# S	OLD	# PEN[	DING	# ACTI	VE
\$730,000	\$601.77	19	6	52	4		15	
AVERAGE \$/SQ. FT.			MEDIAN	SALES P	RICE BY N	иоптн		
Q3/4-2021 vs. Q3/4-2022	\$900,000							20%
<b>1</b> (4.05%)	\$850,000							15%
	\$800,000	•						10%
S & C O 1 77	\$750,000							5%
§ \$601.77	\$700,000							0%
	\$650,000							-5% -10%
§\$578.37	\$600,000							-15%
8 <b>ΦΟ/Ο.</b> Ο/	\$550,000 \$500,000							-20%
	Ψ300,000 [	Jul	Aug	Sep	Oct	Nov	Dec	
			2021	•	2022		erence	

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,899,950	\$654.07	51	15	2	9

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

Q3/4-2021 vs. Q3/4-2022 \(\psi\) (-3.89%)

\$654.07 \$680.51

#### MEDIAN SALES PRICE BY MONTH 60% \$3,000,000 45% \$2,750,000 30% \$2,500,000 15% \$2,250,000 0% \$2,000,000 -15% \$1.750.000 -30% \$1,500,000 -45% \$1,250,000 -60% N/A \$1,000,000 Aug Sep Oct Nov Dec 2021 2022 M Difference





QUEEN ANNE/MAGNOLIA (AREA 700) MARKET UPDATE: Q3-Q4-2022

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SC	)LD	# PEN	IDING	# ACTI	VE
\$894,500	\$664.50	23	32	2	7	7	13	
AVERAGE \$/SQ. FT.			MEDIAN S	ALES P	RICE BY	MONTH		
Q3/4-2021 vs. Q3/4-2022	\$1,500,000							40%
↑ (1.49%)	\$1,400,000							30%
	\$1,300,000							20%
SACCA FO	\$1,200,000							10%
§ \$664.50	\$1,000,000							0%
N T	\$900,000							-10%
5 ¢ C F A 7 C	\$800,000	_						-20%
\$\$ <b>654.76</b>	\$700,000							-30%
() + 0 0 111 0	\$600,000							-40%
		Jul	Aug	Sep	Oct	Nov	Dec	
			2021		2022	% Dif	ference	

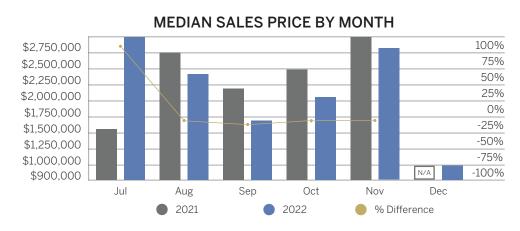
#### Urban Single-Family Homes, 2,000 Square Feet & Above

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,225,000	\$709.59	48	14	3	8

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

Q3/4-2021 vs. Q3/4-2022 ↑ (2.11%)

\$\frac{8}{2}\$709.59 \$\frac{8}{2}\$694.90







CENTRAL SEATTLE (AREA 390) MARKET UPDATE: Q3-Q4-2022

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$877,450	\$685.33	27	64	9	34
AVERAGE \$/SQ. FT.		ľ	MEDIAN SALE	S PRICE BY MONT	Н
Q3/4-2021 vs. Q3/4-2022	\$1,000,000				60%
↑ (7.14%)	\$950,000				45%
	\$900,000	•-			30%
8 ¢ c ο Ε 22	\$850,000				15%
§ \$685.33	\$800,000				10%
N	\$750,000		_		5%
<sup>7</sup> / <sub>2</sub> \$639.68	\$700,000				-5%
S 4023.00	\$650,000 \$600,000				-10%
* <b>4</b> -	\$000,000	Jul	Aug Sep	Oct Nov	
					= - 3

2021

2022

% Difference

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,740,000	\$720.19	73	15	5	7
AVERAGE \$/SQ. FT.			MEDIAN SALES	PRICE BY MONTH	I
Q3/4-2021 vs. Q3/4-2022	\$4,500,000				200%
↑ (9.80%)	\$4,000,000				150%
	\$3,500,000	•			100%
% <b>¢720 10</b>	\$3,000,000				50%
§ \$720.19	\$2,500,000				0%
N	\$2,000,000		_		-50%
24CEE OO	\$1,500,000				-100% -150%
<sup>7</sup> <sub>2</sub> \$655.89	\$1,000,000 \$500,000		N/A		-200%
		Jul	Aug Sep	Oct Nov	Dec
			2021	<b>2</b> 022 <b>%</b> E	Difference





SOUTHEAST SEATTLE (AREA 380) MARKET UPDATE: Q3-Q4-2022

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# S(	OLD	# PEN	IDING	# ACTI	VE
\$674,950	\$533.14	23	4	2	3	3	22	
AVERAGE \$/SQ. FT.		1	MEDIAN S	SALES P	RICE BY	MONTH		
Q3/4-2021 vs. Q3/4-2022	\$800,000							50%
↑ (9.18%)	\$750,000	•						40%
	\$700,000							30% 20%
<sup>∞</sup> \$533 11	\$650,000							10%
§ \$533.14	\$600,000 \$550,000				•			0%
	\$500,000							-10%
\$ <b>488.31</b>	\$450,000							-20%
10.001	\$400,000							-30%
		Jul	Aug	Sep	Oct	Nov	Dec	
			2021		2022	% Dif	ference	

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,250,000	\$556.76	35	5	0	7

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

Q3/4-2021 vs. Q3/4-2022 ↑ (34.18%)

\$556.76 \$414.94

#### MEDIAN SALES PRICE BY MONTH 100% \$3,000,000 80% \$2,500,000 60% \$2,000,000 40% \$1,500,000 20% \$1,000,000 0% \$950.000 -20% \$900,000 -40% \$850,000 N/A N/A N/A -60% \$800,000 Aug Sep Nov Dec 2021 2022 M Difference





SODO/BEACON HILL (AREA 385) MARKET UPDATE: Q3-Q4-2022

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# S0	OLD	# PEN	DING	# ACTIVE	
\$677,500	\$593.77	27	4	.4	1		9	
AVERAGE \$/SQ. FT.			MEDIAN S	SALES P	RICE BY	MONTH		
Q3/4-2021 vs. Q3/4-2022	\$900,000						70	0%
↑ (12.45%)	\$850,000							0%
	\$800,000							0%
8 ¢502 77	\$750,000							0%
§ \$593.77	\$700,000							0%
	\$650,000 \$600,000						_	0%
\$528.02	\$550,000							0%
8 <b>ΦυΖΟ.02</b>	\$500,000						-10	0%
		Jul	Aug	Sep	Oct	Nov	Dec	
			2021		2022	% Diff	ference	

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,250,000	\$412.54	45	1	0	1

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

Q3/4-2021 vs. Q3/4-2022 1 (3.80)

## MEDIAN SALES PRICE BY MONTH \$1,900,000







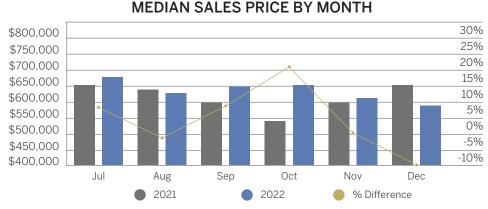
WEST SEATTLE (AREA 140) MARKET UPDATE: Q3-Q4-2022

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE		
\$647,475	\$596.01	19	32	15	17		
<b>AVERAGE \$/SQ. FT.</b> 03/4-2021 vs. 03/4-2022	#200.000 T	MEDIAN SALES PRICE BY MONTH					

\$596.01 \$501.73

↑ (18.79%)



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,460,000	\$549.62	40	14	0	6

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

Q3/4-2021 vs. Q3/4-2022 ↑ (14.94%)

\$549.62 \$478.18

#### MEDIAN SALES PRICE BY MONTH 100% \$2,500,000 75% \$2,250,000 50% \$2,000,000 25% \$1,750,000 0% \$1,500,000 -25% \$1.250.000 -50% \$1,000,000 -75% \$750.000 -100% N/A \$500,000 Aug Sep Oct Dec Nov 2021 2022 M Difference



