NEW CONSTRUCTION MARKET UPDATE: Q1-2021

	MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$759,950	\$561.64	24	19	5	1
2,000 SF & ABOVE	\$2,272,500	\$646.43	4	2	1	0
North Seattle (Area	710)					
	MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$674,990	\$488.49	74	11	3	2
2,000 SF & ABOVE	\$2,022,000	\$627.71	5	7	0	0
Queen Anne / Magn	olia (Area 700)					
	MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$1,099,000	\$677.26	13	4	1	0
2,000 SF & ABOVE	N/A	N/A	75	0	2	1
Central Seattle (Are	a 390)					
	MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$839,950	\$660.97	27	19	18	3
2,000 SF & ABOVE	\$2,399,950	\$583.08	8	2	2	0
Southeast Seattle (A	Area 380)					
	MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$569,950	\$372.99	71	7	2	0
2,000 SF & ABOVE	\$849,950	\$338.19	66	3	0	0
SODO / Beacon Hil	l (Area 385)					
	MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$585,000	\$495.59	26	5	2	1
2,000 SF & ABOVE	\$1,210,000	\$455.57	581	1	0	0
West Seattle (Area	140)					
	MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$650,000	\$488.08	6	10	0	0
2,000 SF & ABOVE	N/A	N/A	N/A	0	0	0



Realogics | Sotheby's

BALLARD/GREEN LAKE (AREA 705) MARKET UPDATE: Q1-2021

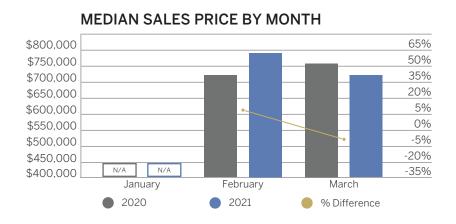
#### Townhomes & Urban Single-Family Homes, Below 2,000 Square Feet

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$759,950	\$561.64	24	19	5	1

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

Q1-2021 vs. Q1-2020 ↑ (8.99%)

รี<mark> \$561.64</mark> รี **\$515.29** 



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

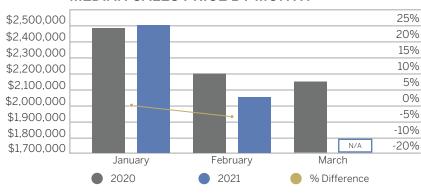
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,272,500	\$646.43	4	2	1	0

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

Q1-2021 vs. Q1-2020 ↑ (12.26%)

\$646.43 \$575.81

#### MEDIAN SALES PRICE BY MONTH







NORTH SEATTLE (AREA 710) MARKET UPDATE: Q1-2021

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

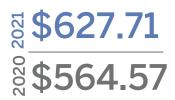
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$674,990	\$488.49	74	11	3	2
AVERAGE \$/SQ. FT.		M	IEDIAN SALES	S PRICE BY MONTH	
Q1-2021 vs. Q1-2020		\$775,000			10%
↓ (-18.73%)		\$750,000			5%
		\$725,000			0%
5 th 400 40		\$700,000		•	-5%
§ \$488.49		\$675,000			-10%
N		\$650,000			-15%
° 4 6 0 1 0 E		\$625,000			-20%
§\$601.05		\$600,000			-25%
N TOOLIOO		\$575,000	N/A	N.	<sup>′</sup> A -30%

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,022,000	\$627.71	5	7	0	0

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

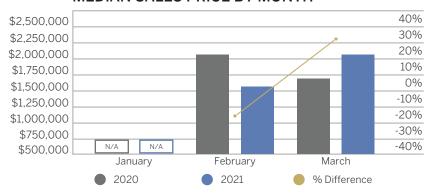
Q1-2021 vs. Q1-2020 ↑ (11.18%)



#### MEDIAN SALES PRICE BY MONTH

January

2020



February

2021

March

% Difference





QUEEN ANNE/MAGNOLIA (AREA 700) MARKET UPDATE: Q1-2021

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	G # ACTIVE
\$1,099,000	\$677.26	13	4	1	0
AVERAGE \$/SQ. FT.		M	IEDIAN SALES	PRICE BY MON	ITH
Q1-2021 vs. Q1-2020		\$1,200,000			409
↓ (-0.76%)		\$1,100,000			309
		\$1,000,000			209
せんこう つく		\$900,000			10%
§ \$677.26		\$800,000			09
N		\$700,000 _			-10%
S. A.C.O.O. 47		\$600,000 _			-209
§\$682.47		\$500,000			-309
7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		\$400,000 _	N/A N/A	N/A Separate	-409
			January	February	March

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
N/A	N/A	75	0	2	1

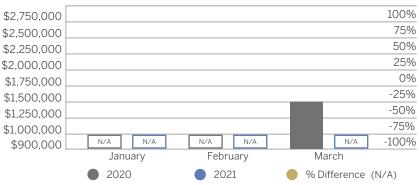
2020

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

Q1-2021 vs. Q1-2020 (N/A)



#### MEDIAN SALES PRICE BY MONTH



2021

% Difference





CENTRAL SEATTLE (AREA 390) MARKET UPDATE: Q1-2021

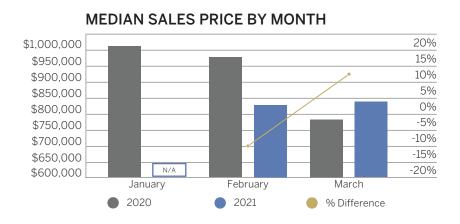
#### Townhomes & Urban Single-Family Homes, Below 2,000 Square Feet

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$839,950	\$660.97	27	19	18	3

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

Q1-2021 vs. Q1-2020 ↑ (24.68%)

รี **\$660.97** รี **\$530.13** 



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

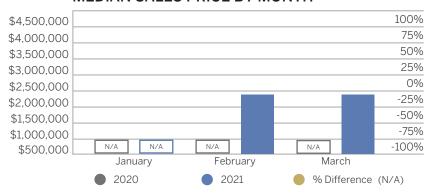
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,399,950	\$583.08	8	2	2	0

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

Q1-2021 vs. Q1-2020 (N/A)



#### MEDIAN SALES PRICE BY MONTH







SOUTHEAST SEATTLE (AREA 380) MARKET UPDATE: Q1-2021

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDIN	IG # ACTIVE
\$569,950	\$372.99	71	7	2	0
AVERAGE \$/SQ. FT.		М	EDIAN SALES	PRICE BY MO	NTH
Q1-2021 vs. Q1-2020		\$800,000			100%
(N/A)		\$750,000			80%
		\$700,000			60%
また272 00		\$650,000			40%
N \$372.99		\$600,000			20%
ν <u>'</u>		\$550,000			0%
N/A		\$500,000			-20%
SN/A		\$450,000			-40%
N 2 2		\$400,000	N/A N/A January	N/A February	N/A -60% March
			2020	2021	% Difference (N/A)

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

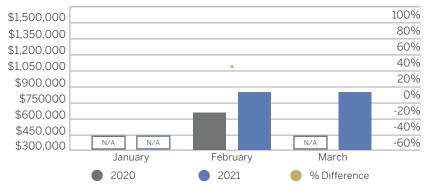
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$849,950	\$338.19	66	3	0	0

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

Q1-2021 vs. Q1-2020 ↑ (1.12%)

\$338.19 \$334.45

#### MEDIAN SALES PRICE BY MONTH







SODO/BEACON HILL (AREA 385) MARKET UPDATE: Q1-2021

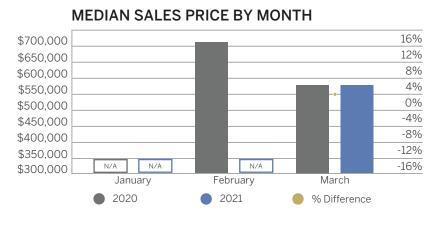
## Townhomes & Urban Single-Family Homes, Below 2,000 Square Feet

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$585,000	\$495.59	26	5	2	1

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

Q1-2021 vs. Q1-2020 ↑ (3.02%)

5 **\$495.59 \$481.08** 



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

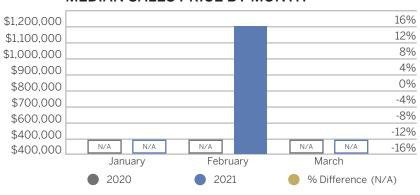
MEDIAN SALES PRI	CE \$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,210,000	\$455.57	581	1	0	0

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

Q1-2021 vs. Q1-2020 (N/A)



#### MEDIAN SALES PRICE BY MONTH







WEST SEATTLE (AREA 140) MARKET UPDATE: Q1-2021

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$650,000	\$488.08	6	10	0	0
AVERAGE \$/SQ. FT.		M	EDIAN SALES	PRICE BY MONT	Н
Q1-2021 vs. Q1-2020		\$800,000			25%
↑ (10.36%)		\$750,000			20%
		\$700,000			15%
5 ¢ 400 00		\$650,000			10%
\bar{8} \$488.08		\$600,000		_	5%
		\$550,000			0%
§\$442.27		\$500,000			-05%
§ <b>\$442.27</b>		\$450,000	N/A N/A	N/A	-10%
(4 +		\$400,000	January	N/A February	March
			2020	2021	% Difference

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE	
N/A	N/A	N/A	0	0	0	
AVERAGE \$/SQ. FT.	MEDIAN SALES PRICE BY MONTH					
Q1-2021 vs. Q1-2020		\$1,500,000			50%	
(N/A)		\$1,350,000			35%	
•		\$1,100,000			20%	
E NI / A		\$950,000			5%	
N/A		\$800,000			0%	
		\$650,000			-05%	
§\$502.53		\$500,000			-20%	
§\$502.53		\$350,000			-35%	
NTODIO		\$200,000 \	N/A N/A January	N/A N/A February	N/A -50% March	
			2020	2021	% Difference (N/A)	



