

TIM SUNNY & CO

NEW CONSTRUCTION MARKET UPDATE: Q1-2021

Ballard / Green Lake (Area 705)

	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 / Magnolia (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 (Area 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 (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 Hill (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

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

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

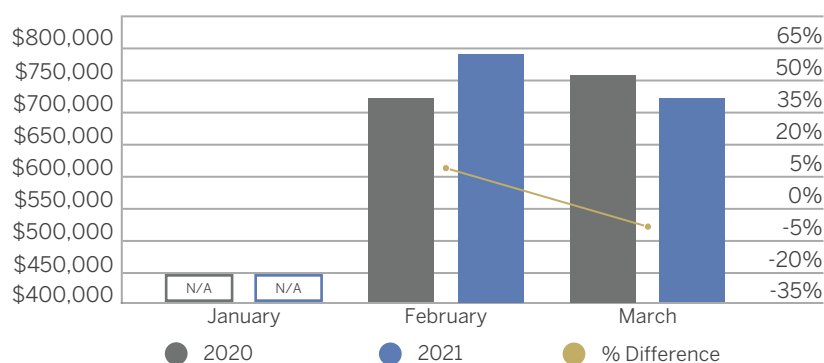
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$759,950	\$561.64	24	19	5	1

AVERAGE \$/SQ. FT.

Q1-2021 vs. Q1-2020
↑ (8.99%)

2021 **\$561.64**
2020 **\$515.29**

MEDIAN SALES PRICE BY MONTH



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

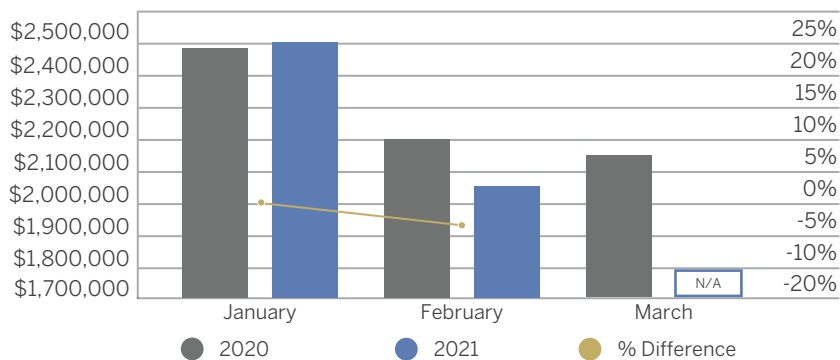
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,272,500	\$646.43	4	2	1	0

AVERAGE \$/SQ. FT.

Q1-2021 vs. Q1-2020
↑ (12.26%)

2021 **\$646.43**
2020 **\$575.81**

MEDIAN SALES PRICE BY MONTH



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

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

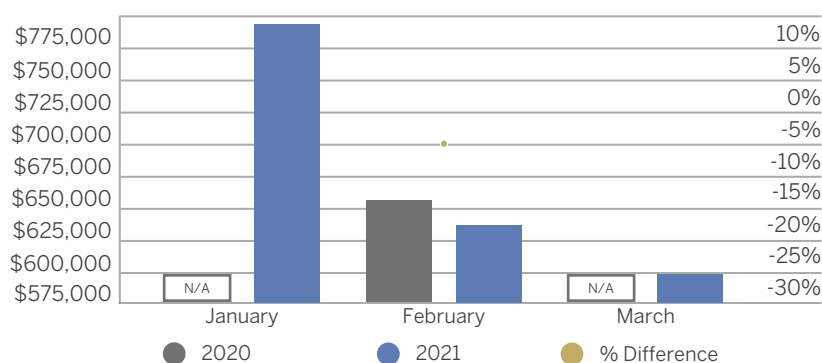
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$674,990	\$488.49	74	11	3	2

AVERAGE \$/SQ. FT.

Q1-2021 vs. Q1-2020
↓ (-18.73%)

2021 **\$488.49**
2020 **\$601.05**

MEDIAN SALES PRICE BY MONTH



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

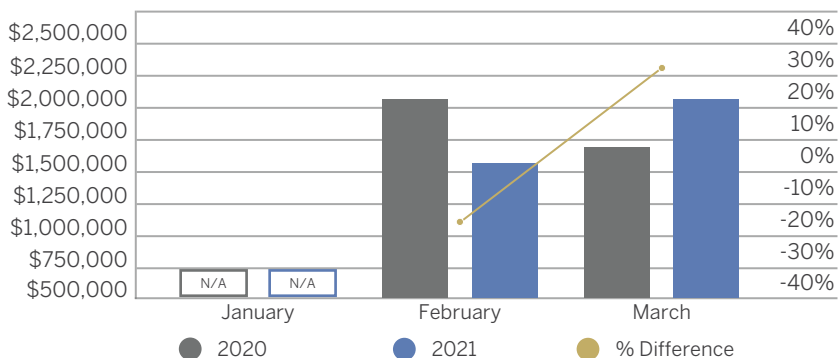
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,022,000	\$627.71	5	7	0	0

AVERAGE \$/SQ. FT.

Q1-2021 vs. Q1-2020
↑ (11.18%)

2021 **\$627.71**
2020 **\$564.57**

MEDIAN SALES PRICE BY MONTH



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

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

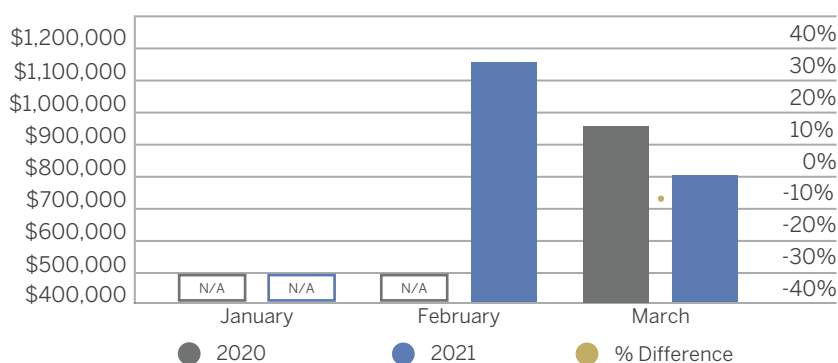
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,099,000	\$677.26	13	4	1	0

AVERAGE \$/SQ. FT.

Q1-2021 vs. Q1-2020
↓ (-0.76%)

2021 **\$677.26**
2020 **\$682.47**

MEDIAN SALES PRICE BY MONTH



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

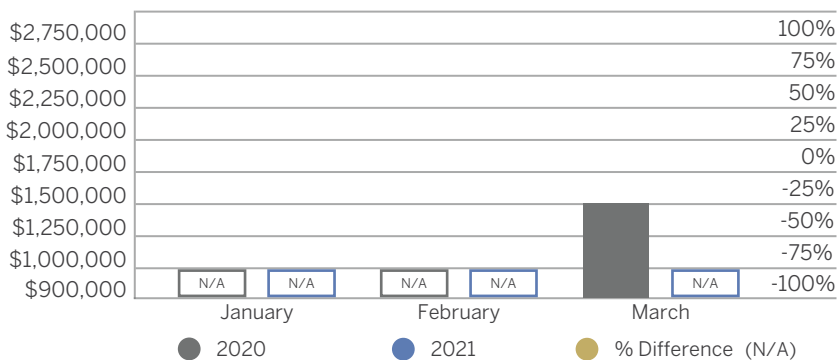
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
N/A	N/A	75	0	2	1

AVERAGE \$/SQ. FT.

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

2021 **N/A**
2020 **\$704.08**

MEDIAN SALES PRICE BY MONTH



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

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

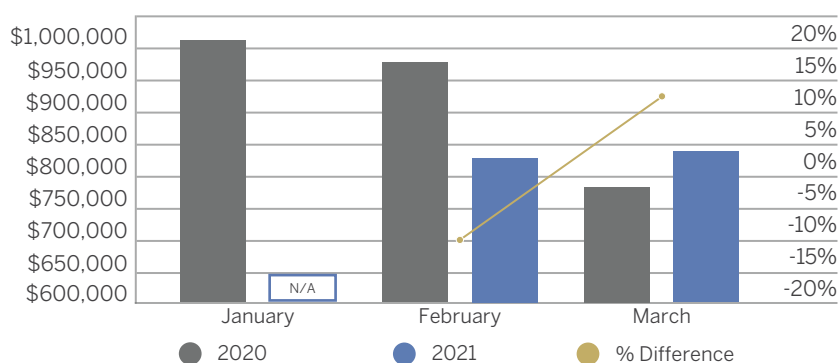
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$839,950	\$660.97	27	19	18	3

AVERAGE \$/SQ. FT.

Q1-2021 vs. Q1-2020
 ↑ (24.68%)

2021 **\$660.97**
 2020 **\$530.13**

MEDIAN SALES PRICE BY MONTH



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

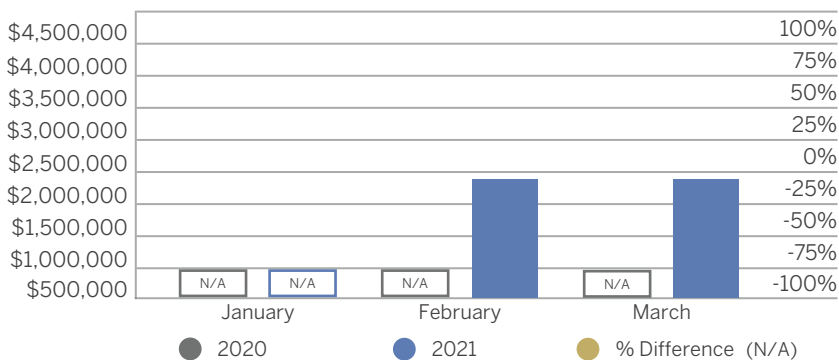
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,399,950	\$583.08	8	2	2	0

AVERAGE \$/SQ. FT.

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

2021 **\$583.08**
 2020 **N/A**

MEDIAN SALES PRICE BY MONTH



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

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

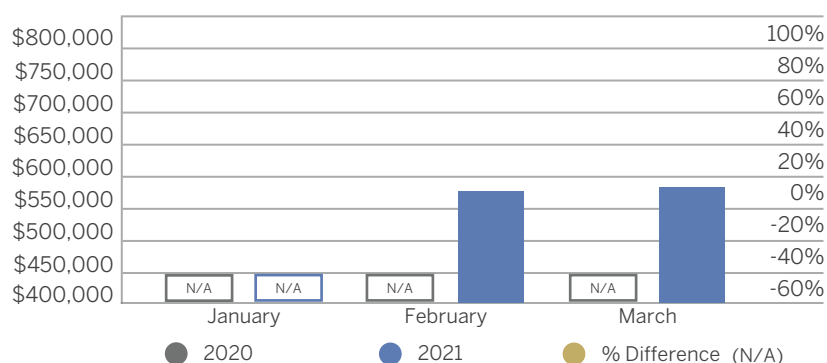
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$569,950	\$372.99	71	7	2	0

AVERAGE \$/SQ. FT.

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

2021 **\$372.99**
2020 **N/A**

MEDIAN SALES PRICE BY MONTH



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

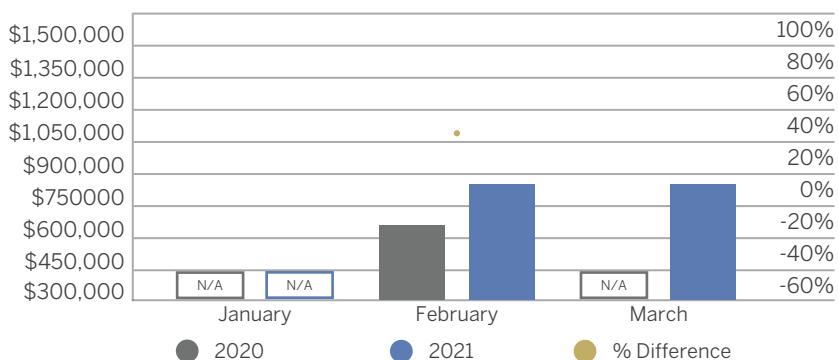
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$849,950	\$338.19	66	3	0	0

AVERAGE \$/SQ. FT.

Q1-2021 vs. Q1-2020
↑ (1.12%)

2021 **\$338.19**
2020 **\$334.45**

MEDIAN SALES PRICE BY MONTH



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

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

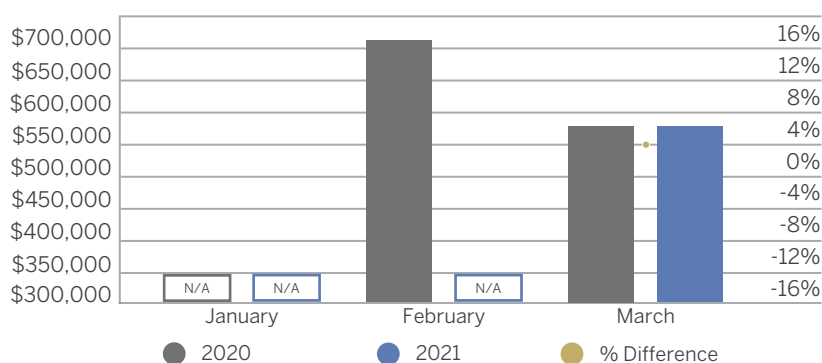
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$585,000	\$495.59	26	5	2	1

AVERAGE \$/SQ. FT.

Q1-2021 vs. Q1-2020
↑ (3.02%)

2021 **\$495.59**
2020 **\$481.08**

MEDIAN SALES PRICE BY MONTH



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

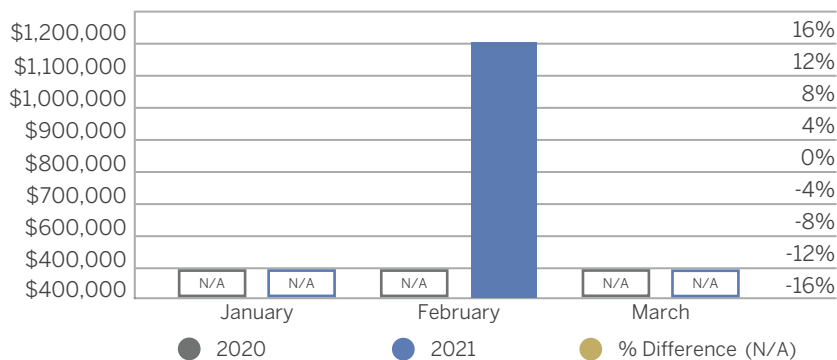
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,210,000	\$455.57	581	1	0	0

AVERAGE \$/SQ. FT.

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

2021 **\$455.57**
2020 **N/A**

MEDIAN SALES PRICE BY MONTH



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

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

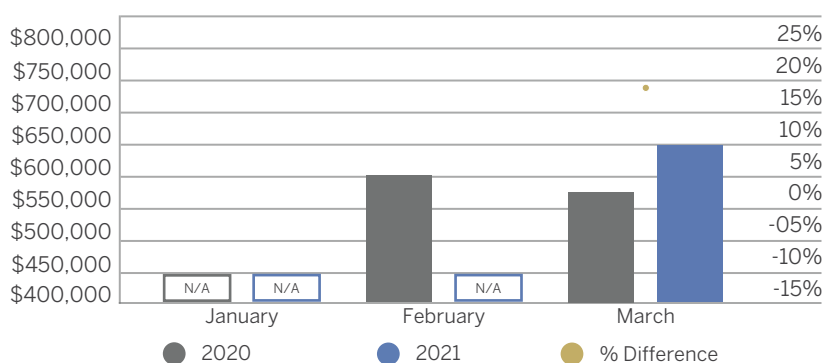
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$650,000	\$488.08	6	10	0	0

AVERAGE \$/SQ. FT.

Q1-2021 vs. Q1-2020
↑ (10.36%)

2021 **\$488.08**
2020 **\$442.27**

MEDIAN SALES PRICE BY MONTH



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.

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

2021 **N/A**
2020 **\$502.53**

MEDIAN SALES PRICE BY MONTH

