

# TIM SUNNY & CO

## NEW CONSTRUCTION MARKET UPDATE: Q2-2021

### Ballard / Green Lake (Area 705)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$781,500	\$572.98	18	108	2	2
2,000 SF & ABOVE	\$1,840,000	\$589.13	14	14	0	0

### North Seattle (Area 710)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$750,000	\$567.49	33	31	3	1
2,000 SF & ABOVE	\$2,000,000	\$565.82	46	11	0	2

### Queen Anne / Magnolia (Area 700)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$885,000	\$672.90	24	17	6	5
2,000 SF & ABOVE	\$2,450,000	\$646.51	5	6	2	0

### Central Seattle (Area 390)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$779,000	\$616.19	25	63	18	15
2,000 SF & ABOVE	\$2,387,450	\$686.98	39	6	4	1

### Southeast Seattle (Area 380)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$602,450	\$485.48	25	16	8	6
2,000 SF & ABOVE	\$1,262,500	\$456.37	44	8	1	2

### SODO / Beacon Hill (Area 385)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$669,950	\$528.42	18	19	2	1
2,000 SF & ABOVE	N/A	N/A	43	0	1	1

### West Seattle (Area 140)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$590,000	\$496.19	18	51	7	11
2,000 SF & ABOVE	\$1,450,000	\$584.49	6	8	0	0

# TIM SUNNY & CO

BALLARD/GREEN LAKE (AREA 705) MARKET UPDATE: Q2-2021

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

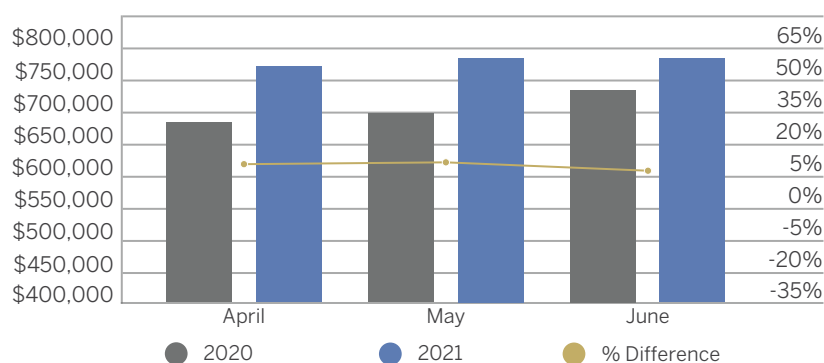
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$781,500	\$699,950	18	108	2	2

### AVERAGE \$/SQ. FT.

Q2-2020 vs. Q2-2021  
↑ (3.72%)

2021 **\$572.98**  
2020 **\$552.44**

### MEDIAN SALES PRICE BY MONTH



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

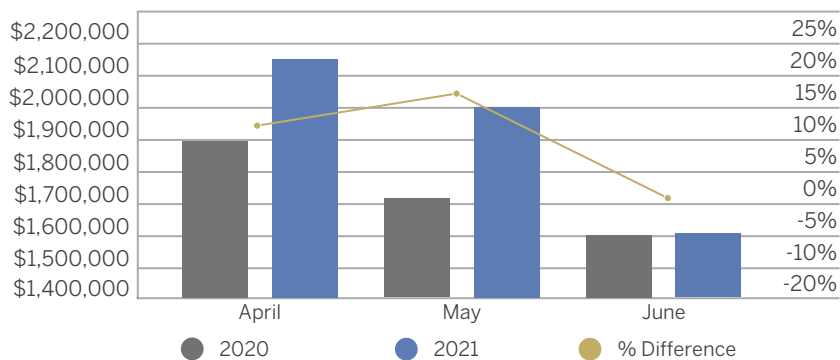
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,840,000	\$589.13	14	14	0	0

### AVERAGE \$/SQ. FT.

Q2-2020 vs. Q2-2021  
↑ (10.95%)

2021 **\$589.13**  
2020 **\$530.97**

### MEDIAN SALES PRICE BY MONTH



# TIM SUNNY & CO

NORTH SEATTLE (AREA 710) MARKET UPDATE: Q2-2021

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

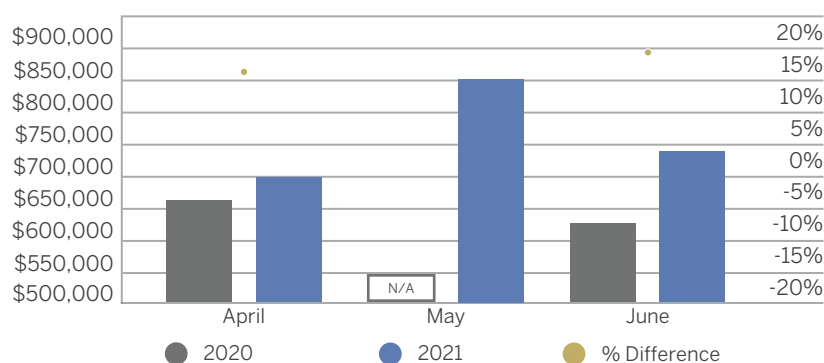
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$750,000	\$567.49	33	31	3	1

### AVERAGE \$/SQ. FT.

Q2-2020 vs. Q2-2021  
↑ (1.47%)

2021 **\$567.49**  
2020 **\$559.25**

### MEDIAN SALES PRICE BY MONTH



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

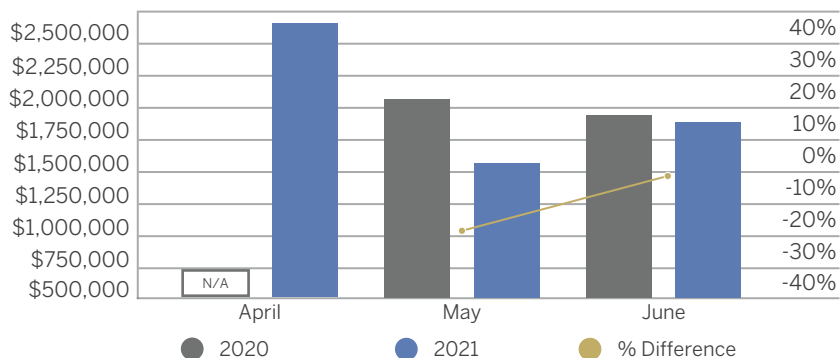
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,000,000	\$565.82	46	11	0	2

### AVERAGE \$/SQ. FT.

Q2-2020 vs. Q2-2021  
↑ (2.03%)

2021 **\$565.82**  
2020 **\$554.54**

### MEDIAN SALES PRICE BY MONTH



# TIM SUNNY & CO

QUEEN ANNE/MAGNOLIA (AREA 700) MARKET UPDATE: Q2-2021

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

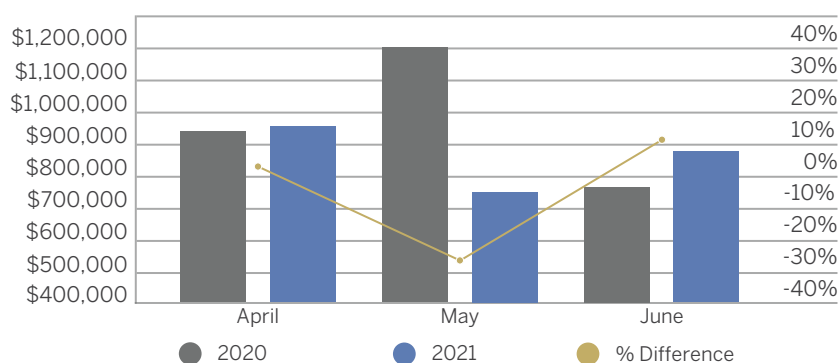
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$885,000	\$672.90	24	17	6	5

### AVERAGE \$/SQ. FT.

Q2-2020 vs. Q2-2021  
↑ (13.79%)

2021 **\$672.90**  
2020 **\$591.34**

### MEDIAN SALES PRICE BY MONTH



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

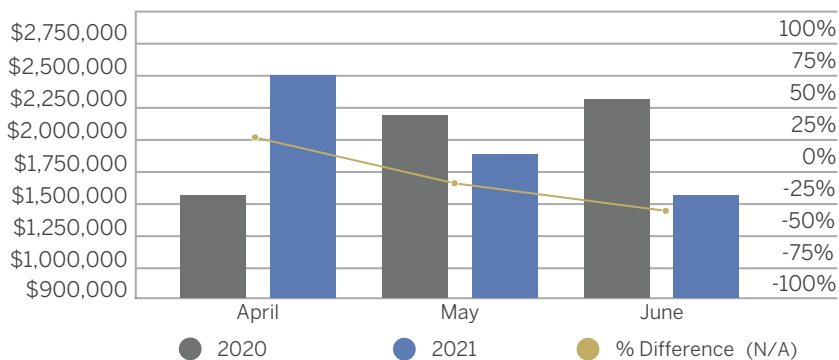
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,450,000	\$646.51	5	6	2	0

### AVERAGE \$/SQ. FT.

Q2-2020 vs. Q2-2021  
↑ (4.60%)

2021 **\$646.51**  
2020 **\$618.11**

### MEDIAN SALES PRICE BY MONTH



# TIM SUNNY & CO

CENTRAL SEATTLE (AREA 390) MARKET UPDATE: Q2-2021

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

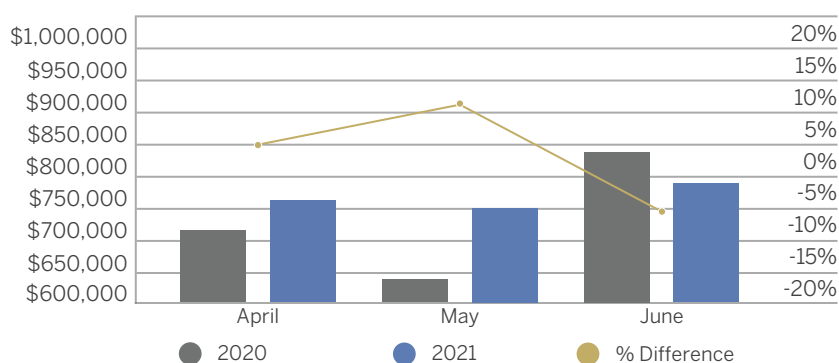
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$779,000	\$616.19	25	63	18	15

### AVERAGE \$/SQ. FT.

Q2-2020 vs. Q2-2021  
↑ (7.21%)

2021 **\$616.19**  
2020 **\$574.73**

### MEDIAN SALES PRICE BY MONTH



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

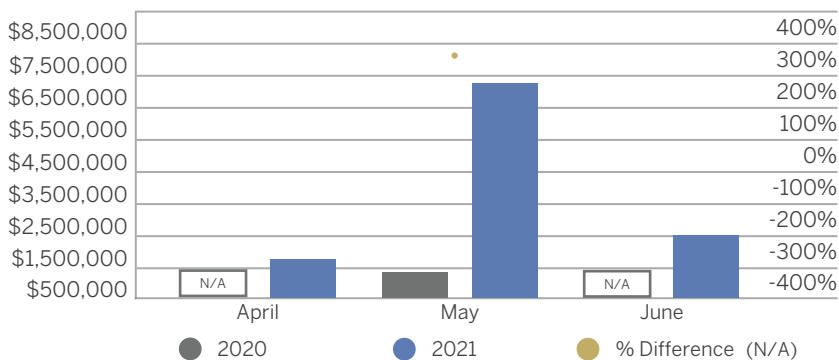
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,387,450	\$686.98	39	6	4	1

### AVERAGE \$/SQ. FT.

Q2-2020 vs. Q2-2021  
↑ (25.41%)

2021 **\$686.98**  
2020 **\$547.79**

### MEDIAN SALES PRICE BY MONTH



# TIM SUNNY & CO

SOUTHEAST SEATTLE (AREA 380) MARKET UPDATE: Q2-2021

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

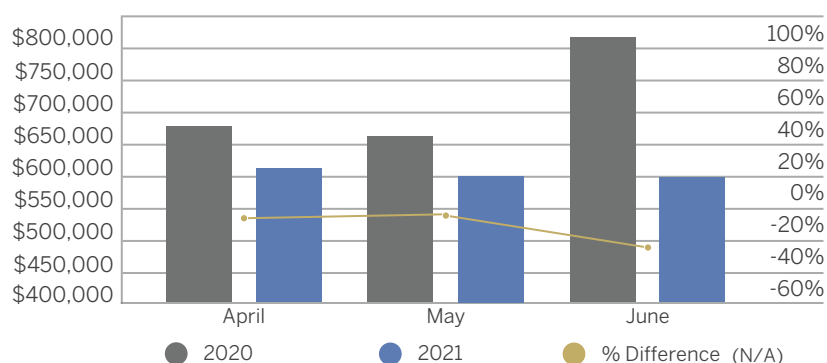
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$602,450	\$485.48	25	16	8	6

### AVERAGE \$/SQ. FT.

Q2-2020 vs. Q2-2021  
↑ (5.42%)

2021 **\$485.48**  
2020 **\$460.52**

### MEDIAN SALES PRICE BY MONTH



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

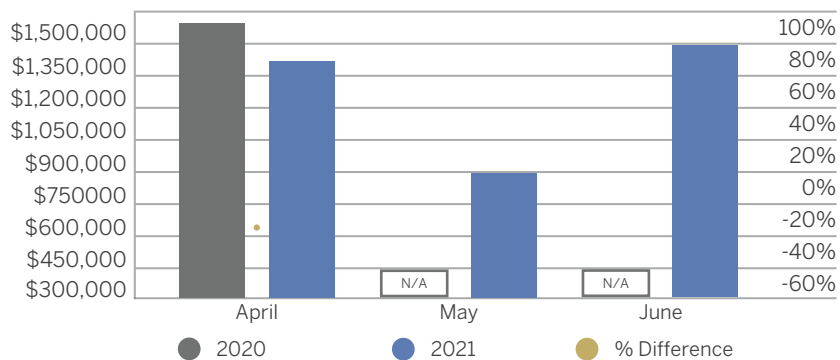
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,262,500	\$456.37	44	8	1	2

### AVERAGE \$/SQ. FT.

Q2-2020 vs. Q2-2021  
↑ (12.45%)

2021 **\$456.37**  
2020 **\$405.83**

### MEDIAN SALES PRICE BY MONTH



# TIM SUNNY & CO

SODO/BEACON HILL (AREA 385) MARKET UPDATE: Q2-2021

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

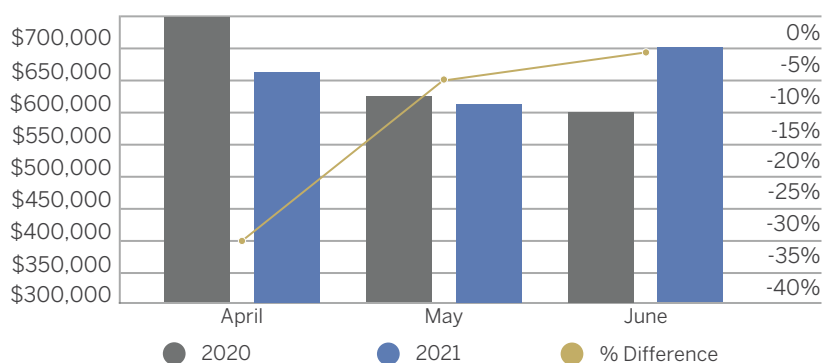
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$669,950	\$528.42	18	19	2	1

### AVERAGE \$/SQ. FT.

Q2-2020 vs. Q2-2021  
 ↑ (2.35%)

2021 **\$528.42**  
 2020 **\$516.27**

### MEDIAN SALES PRICE BY MONTH



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

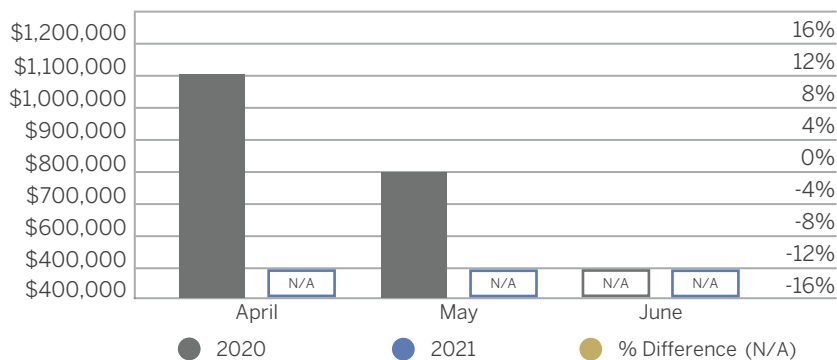
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
N/A	N/A	43	0	1	1

### AVERAGE \$/SQ. FT.

Q2-2020 vs. Q2-2021  
 (N/A)

2021 **N/A**  
 2020 **\$336.05**

### MEDIAN SALES PRICE BY MONTH



# TIM SUNNY & CO

WEST SEATTLE (AREA 140) MARKET UPDATE: Q2-2021

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

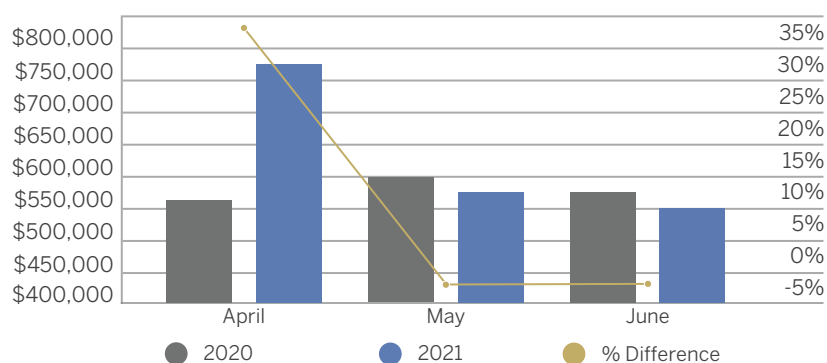
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$590,000	\$496.19	18	51	7	11

### AVERAGE \$/SQ. FT.

Q2-2020 vs. Q2-2021  
↑ (18.36%)

2021 **\$496.19**  
2020 **\$419.22**

### MEDIAN SALES PRICE BY MONTH



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,450,000	\$584.49	6	8	0	0

### AVERAGE \$/SQ. FT.

Q2-2020 vs. Q2-2021  
↑ (32.58%)

2021 **\$584.49**  
2020 **\$440.86**

### MEDIAN SALES PRICE BY MONTH

