NEW CONSTRUCTION MARKET UPDATE: Q2-2021

Ballard / Green Lake	e (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 / Magn	olia (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 (Are	a 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 (A	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 1	40)					
	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

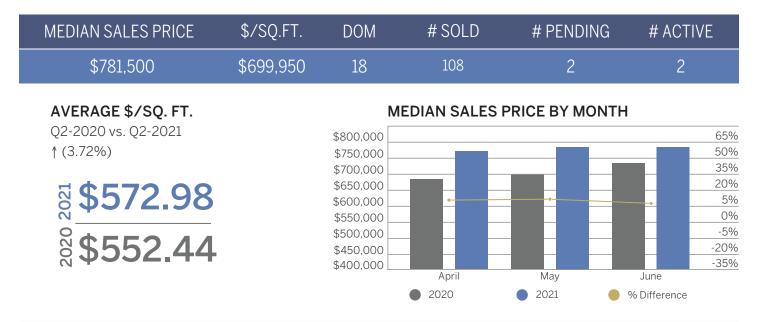


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BALLARD/GREEN LAKE (AREA 705) MARKET UPDATE: Q2-2021

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



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.		N	IEDIAN SALES F	PRICE BY MONTH	
Q2-2020 vs. Q2-2021		\$2,200,000			25%
↑ (10.95%)		\$2,100,000			20%
		\$2,000,000			15%
		\$1,900,000	•		10%
[™] \$589.13		\$1,800,000			5%
		\$1,700,000			0%
		\$1,600,000			-5%
[∞] ₂ \$530.97		\$1,500,000			-10%
		\$1,400,000			-20%

April

2020

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May

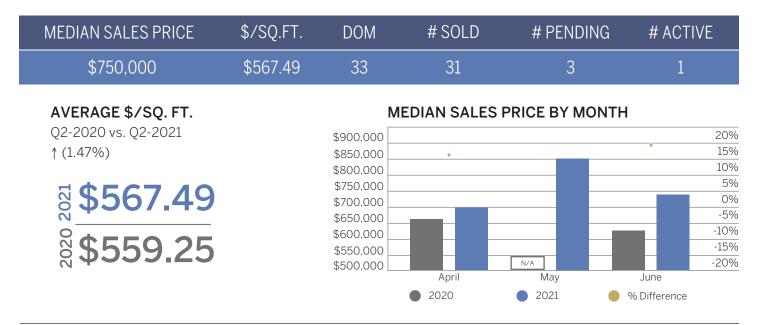
2021

June

% Difference

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

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



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

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MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDIN	G # ACTIVE
\$2,000,000	\$565.82	46	11	0	2
AVERAGE \$/SQ. FT.		Μ	EDIAN SALES	PRICE BY MO	NTH
Q2-2020 vs. Q2-2021		\$2,500,000			40
↑ (2.03%)		\$2,250,000			30
(2.0370)		\$2,000,000			20
		\$1,750,000			10
× \$565 82		\$1,500,000			0
[™] \$565.82		\$1,250,000			-10
		\$1,000,000		•	-20
^ຄ ິສ \$554.54		\$750,000			-30
		\$500,000	N/A		-40
			April	May	June
			2020	2021	% Difference

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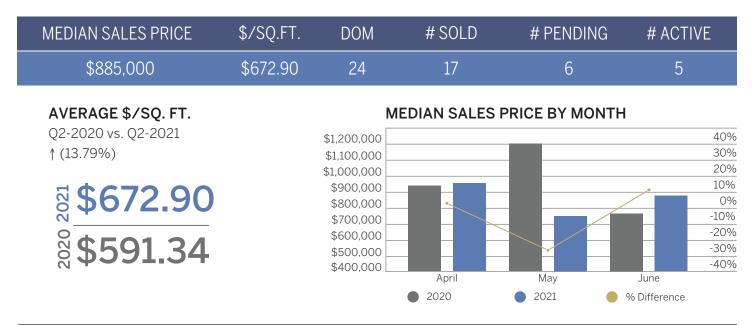
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QUEEN ANNE/MAGNOLIA (AREA 700) MARKET UPDATE: Q2-2021

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



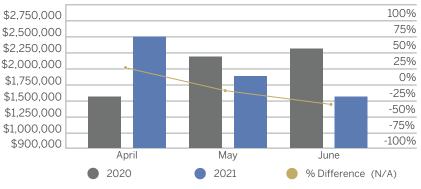
Urban Single-Family Homes, 2,000 Square Feet & Above

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%)

ลี<mark>ชี \$646.51</mark> อีชี **\$618.11**

MEDIAN SALES PRICE BY MONTH



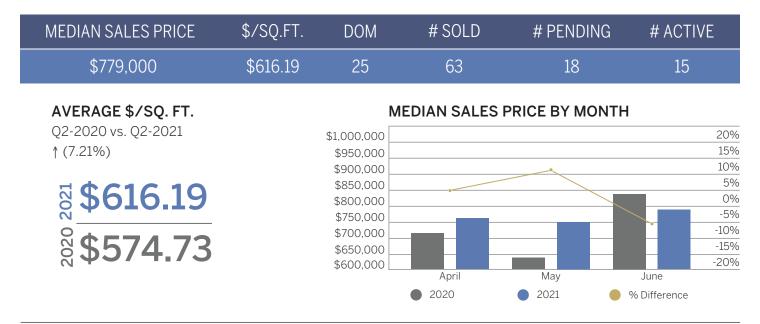
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CENTRAL SEATTLE (AREA 390) MARKET UPDATE: Q2-2021

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



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDI	NG # ACTIVE
\$2,387,450	\$686.98	39	6	4	1
AVERAGE \$/SQ. FT.		Ν	EDIAN SALES		ONTH
Q2-2020 vs. Q2-2021		\$8,500,000			400
↑ (25.41%)		\$7,500,000		٠	300
		\$6,500,000			200
		\$5,500,000			100
⁷ _N \$686.98		\$4,500,000			0
лана (1976) Лана (1976) Лана (1976)		\$3,500,000			-100
		\$2,500,000			-200
ິສ \$547.79		\$1,500,000			-300
		\$500,000	N/A		N/A -400
			April	May	June
			2020	2021	% Difference (N/A)

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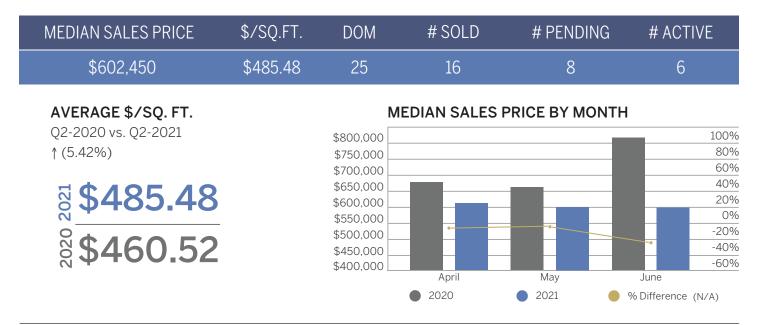
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SOUTHEAST SEATTLE (AREA 380) MARKET UPDATE: Q2-2021

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



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. MEDIAN SALES PRICE BY MONTH Q2-2020 vs. Q2-2021 100% \$1.500.000 ↑ (12.45%) 80% \$1,350,000 60% \$1,200,000 40% \$1,050,000 ^ฐ **\$456.37** 20% \$900,000 0% \$750000 §\$405.83 -20% \$600,000 -40% \$450,000 N/A N/A -60% \$300,000 April May June 2020 2021 Ø Difference

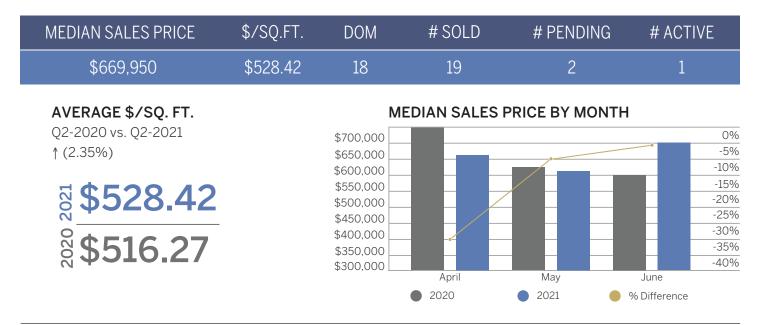
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SODO/BEACON HILL (AREA 385) MARKET UPDATE: Q2-2021

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



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.		N	IEDIAN SALES	PRICE BY MONT	н
Q2-2020 vs. Q2-2021		\$1,200,000			169
(N/A)		\$1,100,000			129
		\$1,000,000			89
		\$900,000			49
N/A		\$800,000	_		09
		\$700,000	_	_	-49
		\$600,000	_	-	-89
^ຄ ິ \$336.05		\$400,000	N/A		-129 N/A N/A -169
(1 -		\$400,000	April	May	June
			2020	2021	% Difference (N/A)

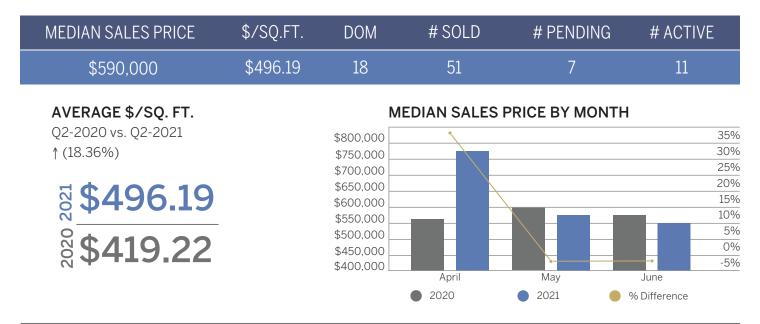
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WEST SEATTLE (AREA 140) MARKET UPDATE: Q2-2021

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



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDII	NG # ACTIVE
\$1,450,000	\$584.49	6	8	0	0
AVERAGE \$/SQ. FT.		N	1EDIAN SALES	S PRICE BY MO	ONTH
Q2-2020 vs. Q2-2021		\$2,100,000			100
↑ (32.58%)		\$2,000,000	•		75
1 ()		\$1,900,000			50
		\$1,800,000			25
§ \$584.49		\$1,700,000			• 0
		\$1,600,000			-25
		\$1,500,000			-50
_{ຄິ} \$440.86		\$1,400,000			-75
		\$1,300,000	April	May	100' June
				5	-
			2020	2021	% Difference (N/A)

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