

TIM SUNNY & CO

NEW CONSTRUCTION MARKET UPDATE: Q4-2020

Ballard / Green Lake (Area 705)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$705,000	\$564.36	26	43	36	29
2,000 SF & ABOVE	\$1,672,750	\$537.85	34	18	2	2

North Seattle (Area 710)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$712,380	\$493.08	50	17	10	7
2,000 SF & ABOVE	\$1,387,975	\$496.15	38	12	6	1

Queen Anne / Magnolia (Area 700)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$822,500	\$626.62	40	32	23	14
2,000 SF & ABOVE	\$1,285,000	\$560.17	72	3	1	3

Central Seattle (Area 390)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$760,500	\$564.56	38	38	19	21
2,000 SF & ABOVE	\$1,255,000	\$607.50	40	4	3	1

Southeast Seattle (Area 380)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$645,000	\$425.21	46	23	8	14
2,000 SF & ABOVE	\$782,000	\$366.84	60	3	4	1

SODO / Beacon Hill (Area 385)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$649,950	\$489.40	52	23	6	11
2,000 SF & ABOVE	\$945,000	\$352.10	62	5	3	1

West Seattle (Area 140)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$562,000	\$444.07	37	40	21	12
2,000 SF & ABOVE	\$1,007,000	\$416.10	73	9	6	1

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BALLARD/GREEN LAKE (AREA 705) MARKET UPDATE: Q4-2020

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$705,000	\$564.36	26	43	36	29

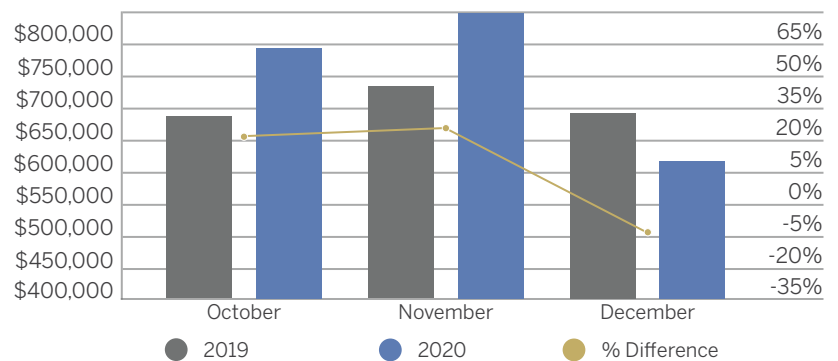
AVERAGE \$/SQ. FT.

Q4-2020 vs. Q4-2019

↑ (2.18%)

2020 **\$564.36**
2019 **\$502.46**

MEDIAN SALES PRICE BY MONTH



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,672,750	\$537.85	34	18	2	2

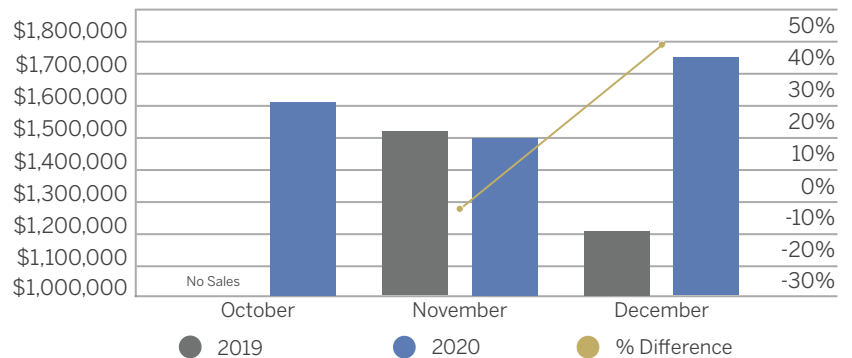
AVERAGE \$/SQ. FT.

Q4-2020 vs. Q4-2019

↑ (12.42%)

2020 **\$537.85**
2019 **\$478.43**

MEDIAN SALES PRICE BY MONTH



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NORTH SEATTLE (AREA 710) MARKET UPDATE: Q4-2020

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$712,380	\$493.08	50	17	10	7

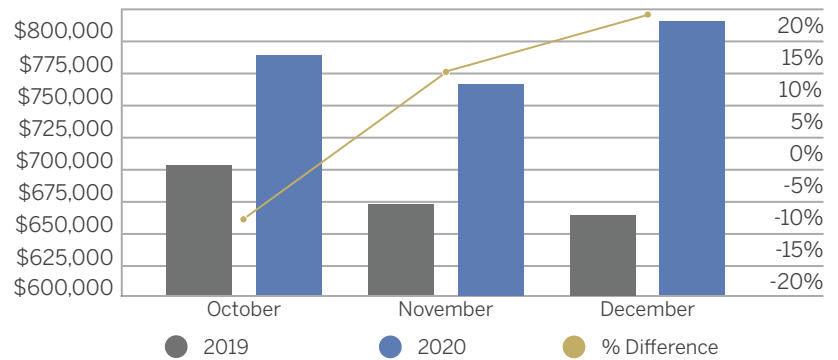
AVERAGE \$/SQ. FT.

Q4-2020 vs. Q4-2019

↑(9.88%)

2020 **\$493.08**
2019 **\$448.75**

MEDIAN SALES PRICE BY MONTH



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,387,975	\$496.15	38	12	6	1

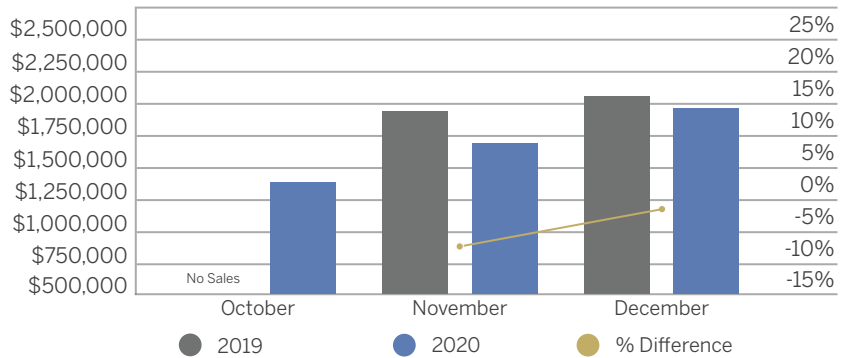
AVERAGE \$/SQ. FT.

Q4-2020 vs. Q4-2019

↓(-6.98%)

2020 **\$496.15**
2019 **\$533.38**

MEDIAN SALES PRICE BY MONTH



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QUEEN ANNE/MAGNOLIA (AREA 700) MARKET UPDATE: Q4-2020

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$822,500	\$626.62	40	28	23	14

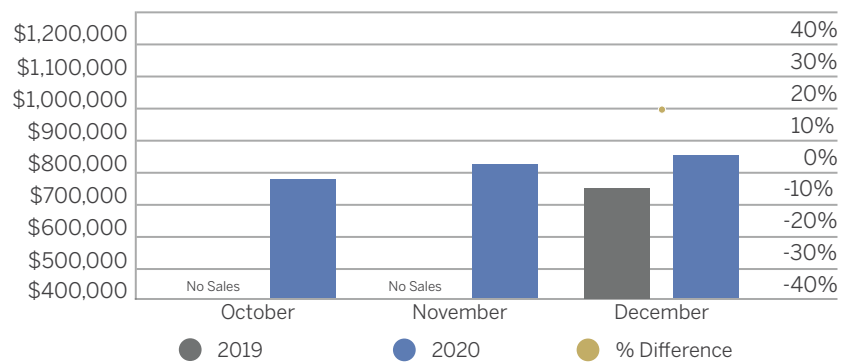
AVERAGE \$/SQ. FT.

Q4-2020 vs. Q3-2019

↑ (14.94%)

2020 **\$626.62**
2019 **\$545.16**

MEDIAN SALES PRICE BY MONTH



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,285,000	\$560.17	72	3	1	3

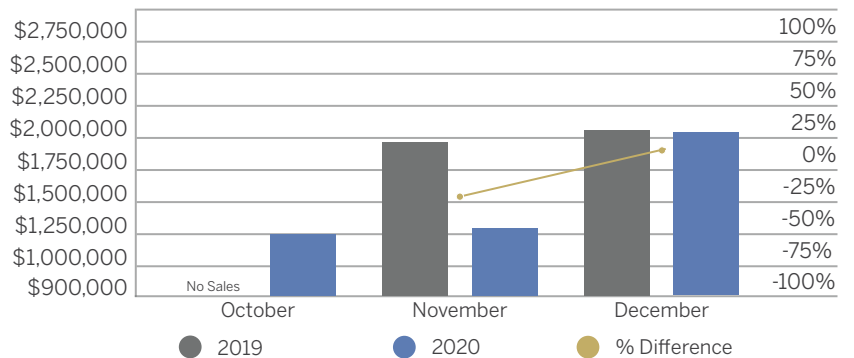
AVERAGE \$/SQ. FT.

Q4-2020 vs. Q4-2019

↓ (-3.31%)

2020 **\$560.17**
2019 **\$579.36**

MEDIAN SALES PRICE BY MONTH



TIM SUNNY & CO

CENTRAL SEATTLE (AREA 390) MARKET UPDATE: Q4-2020

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$760,500	\$564.56	38	38	19	21

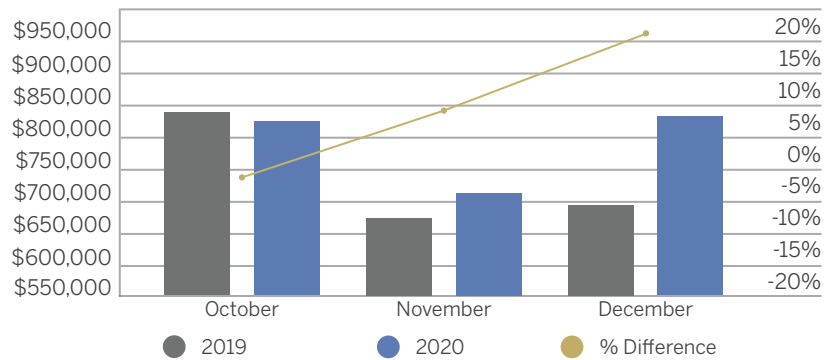
AVERAGE \$/SQ. FT.

Q4-2020 vs. Q4-2019

↓ (-8.55%)

2020 **\$564.56**
2019 **\$617.33**

MEDIAN SALES PRICE BY MONTH



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,255,000	\$607.50	40	4	3	1

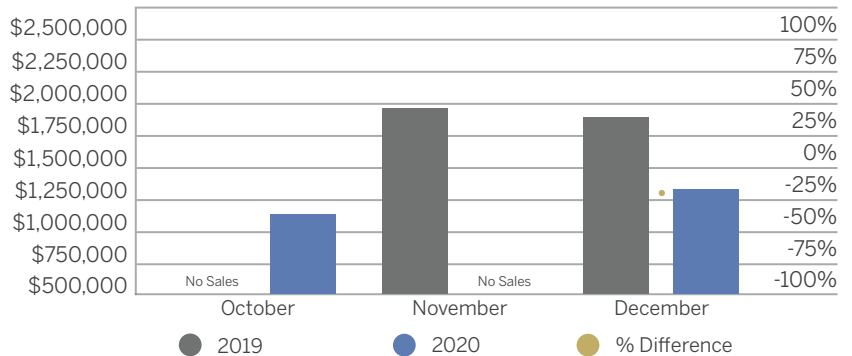
AVERAGE \$/SQ. FT.

Q4-2020 vs. Q4-2019

↓ (-0.67%)

2020 **\$607.50**
2019 **\$611.60**

MEDIAN SALES PRICE BY MONTH



TIM SUNNY & CO

SOUTHEAST SEATTLE (AREA 380) MARKET UPDATE: Q4-2020

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$645,000	\$425.21	46	23	8	14

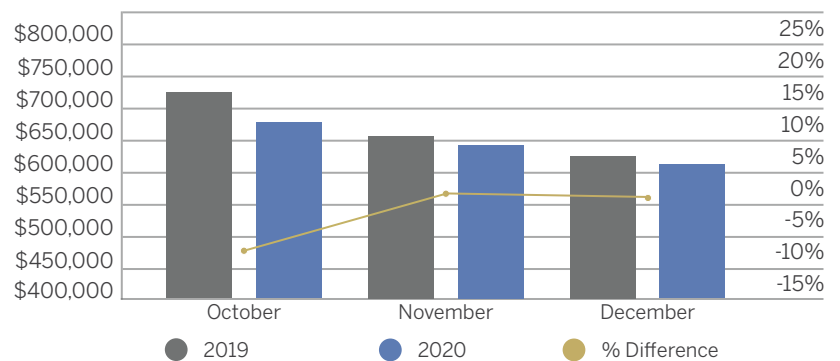
AVERAGE \$/SQ. FT.

Q4-2020 vs. Q4-2019

↓ (-31.12%)

2020 **\$425.21**
2019 **\$617.33**

MEDIAN SALES PRICE BY MONTH



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$782,500	\$366.84	60	3	4	1

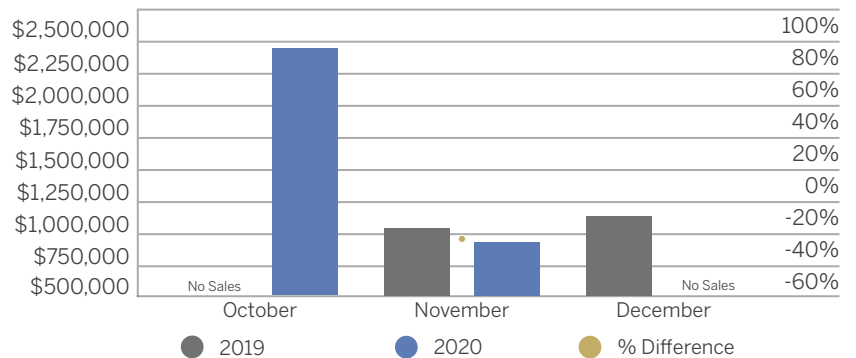
AVERAGE \$/SQ. FT.

Q4-2020 vs. Q4-2019

↓ (-8.12%)

2020 **\$366.84**
2019 **\$399.27**

MEDIAN SALES PRICE BY MONTH



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SODO/BEACON HILL (AREA 385) MARKET UPDATE: Q4-2020

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$649,950	\$489.40	52	23	6	1

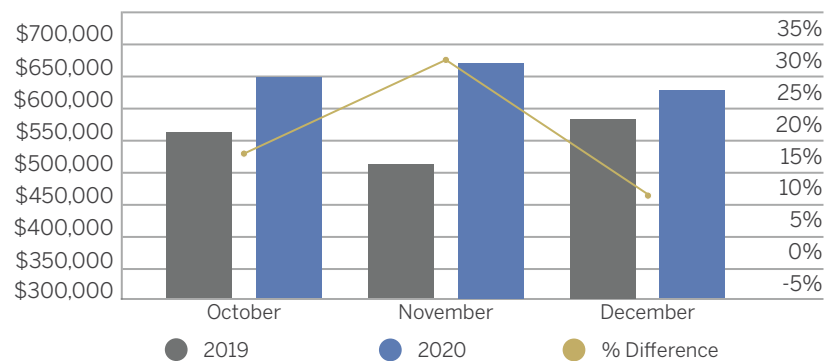
AVERAGE \$/SQ. FT.

Q4-2020 vs. Q4-2019

↑ (5.46%)

2020 **\$489.40**
2019 **\$464.05**

MEDIAN SALES PRICE BY MONTH



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$945,000	\$352.10	62	5	3	1

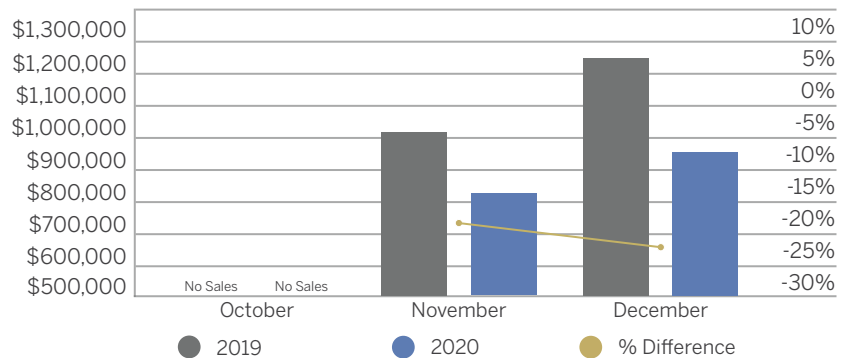
AVERAGE \$/SQ. FT.

Q4-2020 vs. Q4-2019

↓ (-6.20%)

2020 **\$411.16**
2019 **\$362.67**

MEDIAN SALES PRICE BY MONTH



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WEST SEATTLE (AREA 140) MARKET UPDATE: Q4-2020

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

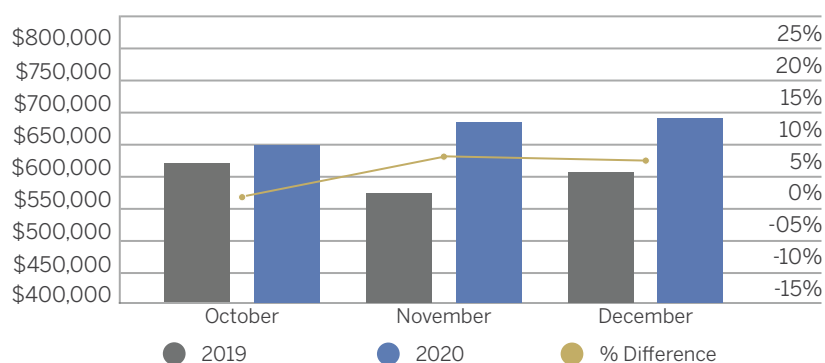
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$562,000	\$444.07	37	40	21	12

AVERAGE \$/SQ. FT.

Q4-2020 vs. Q4-2019
↓ (-0.32%)

2020 **\$444.07**
2019 **\$445.48**

MEDIAN SALES PRICE BY MONTH



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,007,000	\$416.10	73	9	6	1

AVERAGE \$/SQ. FT.

Q4-2020 vs. Q4-2019
↑ (28.97%)

2020 **\$416.10**
2019 **\$322.63**

MEDIAN SALES PRICE BY MONTH

