

TIM SUNNY & CO

NEW CONSTRUCTION MARKET UPDATE: Q3-2020

Ballard / Green Lake (Area 705)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$680,000	\$550.69	29	92	11	27
2,000 SF & ABOVE	\$1,619,250	\$531.73	22	18	5	7

North Seattle (Area 710)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$736,000	\$531.56	23	35	18	10
2,000 SF & ABOVE	\$2,112,500	\$540.30	53	12	6	6

Queen Anne / Magnolia (Area 700)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$773,000	\$576.82	32	28	11	22
2,000 SF & ABOVE	\$1,760,000	\$578.39	53	10	1	6

Central Seattle (Area 390)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$750,000	\$605.37	18	51	17	36
2,000 SF & ABOVE	\$1,999,998	\$591.23	57	6	3	2

Southeast Seattle (Area 380)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$579,250	\$443.45	33	10	7	14
2,000 SF & ABOVE	\$1,269,944	\$376.49	54	8	2	2

SODO / Beacon Hill (Area 385)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$635,000	\$529.60	29	23	10	23
2,000 SF & ABOVE	\$980,000	\$411.16	30	3	0	8

West Seattle (Area 140)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$689,950	\$439.96	52	23	17	23
2,000 SF & ABOVE	\$997,500	\$374.02	32	7	5	9

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BALLARD/GREEN LAKE (AREA 705) MARKET UPDATE: Q3-2020

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$680,000	\$550.69	29	92	11	27

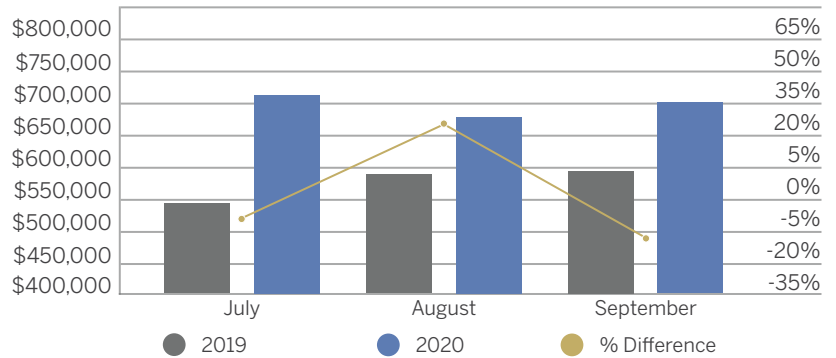
AVERAGE \$/SQ. FT.

Q3-2020 vs. Q3-2019

↑ (14.94%)

2020 **\$550.69**
2019 **\$479.12**

MEDIAN SALES PRICE BY MONTH



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,619,250	\$531.73	22	18	5	7

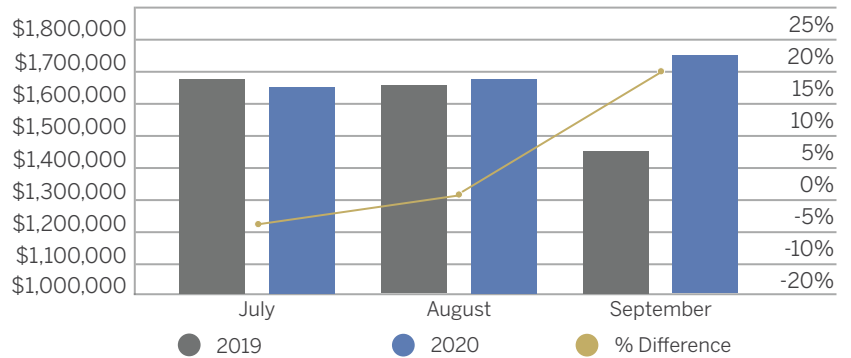
AVERAGE \$/SQ. FT.

Q3-2020 vs. Q3-2019

↑ (10.73%)

2020 **\$531.73**
2019 **\$480.21**

MEDIAN SALES PRICE BY MONTH



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NORTH SEATTLE (AREA 710) MARKET UPDATE: Q3-2020

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$736,000	\$531.56	23	35	18	10

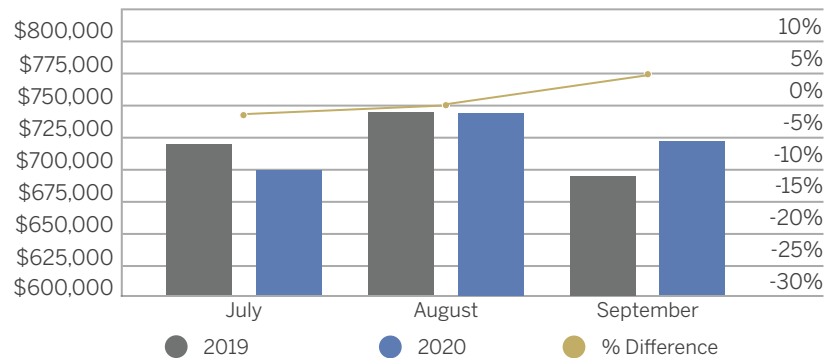
AVERAGE \$/SQ. FT.

Q3-2020 vs. Q3-2019

↑(10.63%)

2020 **\$531.56**
2019 **\$480.50**

MEDIAN SALES PRICE BY MONTH



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,112,500	\$540.30	53	12	6	6

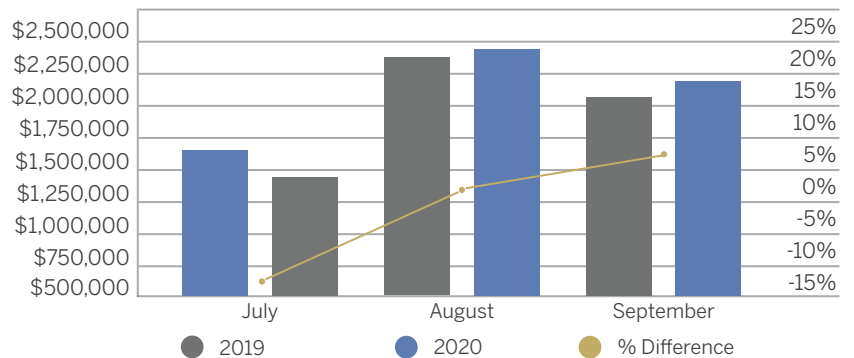
AVERAGE \$/SQ. FT.

Q3-2020 vs. Q3-2019

↓(-1.27%)

2020 **\$540.30**
2019 **\$547.25**

MEDIAN SALES PRICE BY MONTH



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QUEEN ANNE/MAGNOLIA (AREA 700) MARKET UPDATE: Q3-2020

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$773,000	\$576.82	32	28	11	22

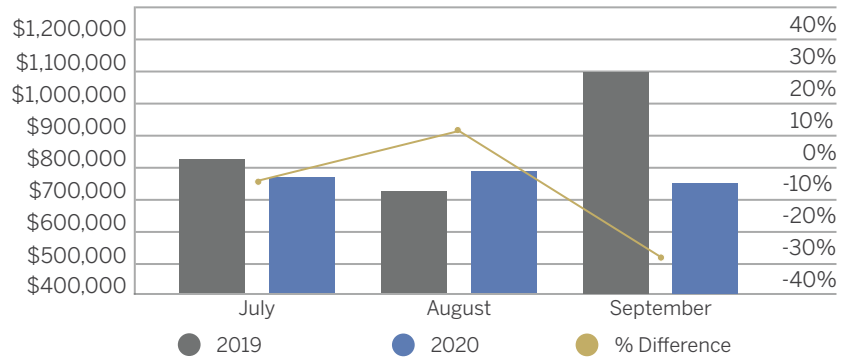
AVERAGE \$/SQ. FT.

Q3-2020 vs. Q3-2019

↓ (-3.24%)

2020 **\$605.37**
2019 **\$594.87**

MEDIAN SALES PRICE BY MONTH



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,760,000	\$578.39	53	10	1	6

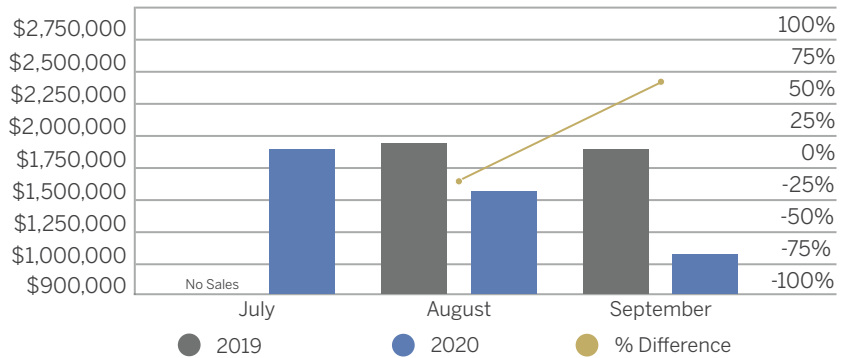
AVERAGE \$/SQ. FT.

Q3-2020 vs. Q3-2019

↑ (4.14%)

2020 **\$578.39**
2019 **\$555.41**

MEDIAN SALES PRICE BY MONTH



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CENTRAL SEATTLE (AREA 390) MARKET UPDATE: Q3-2020

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$750,000	\$605.37	18	51	17	36

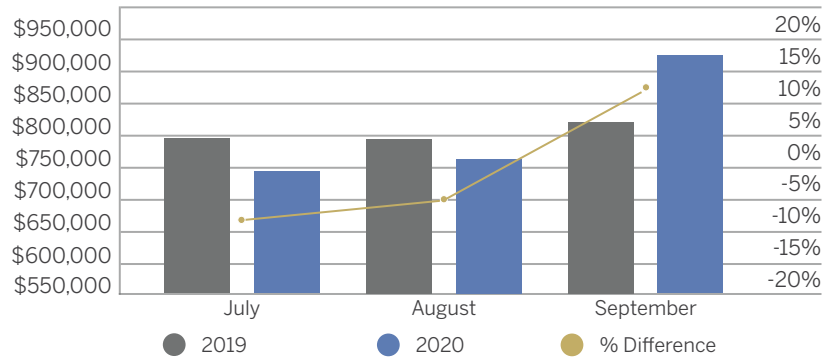
AVERAGE \$/SQ. FT.

Q3-2020 vs. Q3-2019

↑ (1.77%)

2020 **\$605.37**
2019 **\$594.87**

MEDIAN SALES PRICE BY MONTH



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,999,998	\$591.23	57	6	3	2

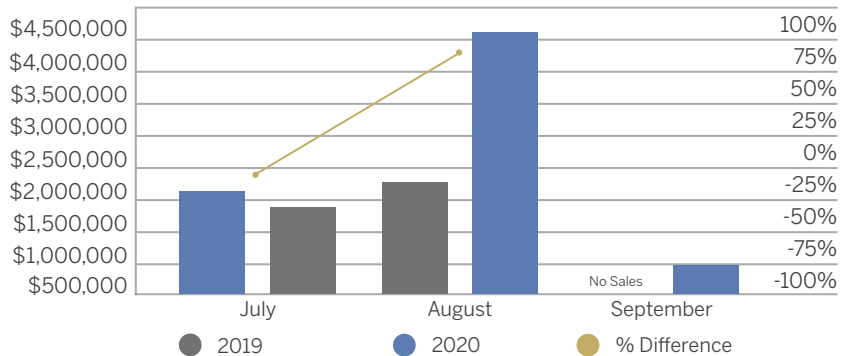
AVERAGE \$/SQ. FT.

Q3-2020 vs. Q3-2019

↑ (8.89%)

2020 **\$591.23**
2019 **\$542.94**

MEDIAN SALES PRICE BY MONTH



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SOUTHEAST SEATTLE (AREA 380) MARKET UPDATE: Q3-2020

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$579,250	\$443.45	33	10	7	14

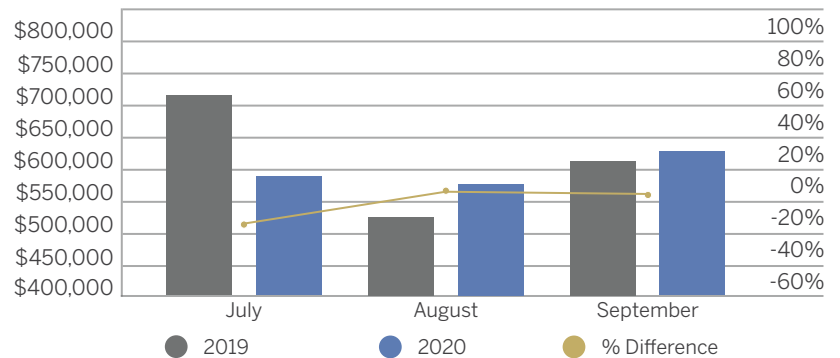
AVERAGE \$/SQ. FT.

Q3-2020 vs. Q3-2019

↓ (-3.89%)

2020 **\$443.45**
2019 **\$461.39**

MEDIAN SALES PRICE BY MONTH



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,269,944	\$376.49	54	8	2	2

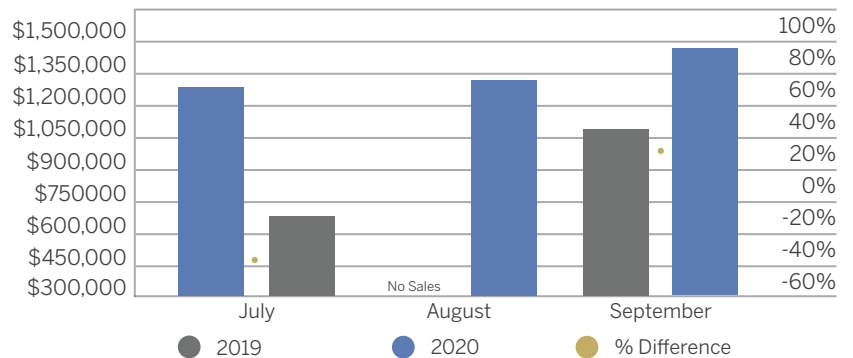
AVERAGE \$/SQ. FT.

Q3-2020 vs. Q3-2019

↓ (-10.58%)

2020 **\$376.49**
2019 **\$421.03**

MEDIAN SALES PRICE BY MONTH



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SODO/BEACON HILL (AREA 385) MARKET UPDATE: Q3-2020

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

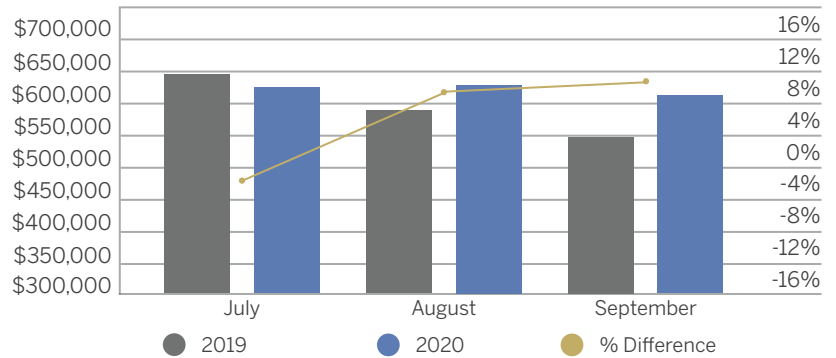
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$635,000	\$529.60	29	23	10	23

AVERAGE \$/SQ. FT.

Q3-2020 vs. Q3-2019
↑ (12.49%)

2020 **\$529.60**
2019 **\$470.80**

MEDIAN SALES PRICE BY MONTH



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

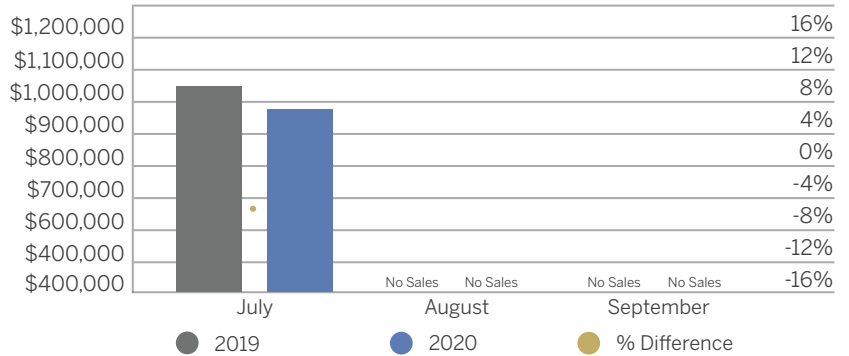
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$980,000	\$411.16	30	3	0	8

AVERAGE \$/SQ. FT.

Q3-2020 vs. Q3-2019
↑ (13.37%)

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

MEDIAN SALES PRICE BY MONTH



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WEST SEATTLE (AREA 140) MARKET UPDATE: Q3-2020

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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$689,950	\$439.96	52	23	17	23

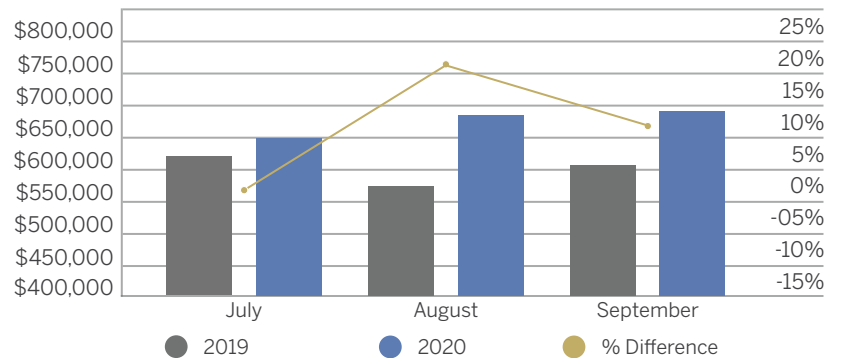
AVERAGE \$/SQ. FT.

Q3-2020 vs. Q3-2019

↓ (-1.76%)

2020 **\$439.96**
2019 **\$447.82**

MEDIAN SALES PRICE BY MONTH



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$997,500	\$374.02	32	7	5	9

AVERAGE \$/SQ. FT.

Q3-2020 vs. Q3-2019

↓ (-0.33%)

2020 **\$374.02**
2019 **\$375.25**

MEDIAN SALES PRICE BY MONTH

