

# TIM SUNNY & CO

## NEW CONSTRUCTION MARKET UPDATE: Q3-Q4-2021

### Ballard / Green Lake (Area 705)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$749,000	\$612.91	17	278	3	0
2,000 SF & ABOVE	\$1,630,000	\$617.80	16	27	0	0

### North Seattle (Area 710)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$737,500	\$578.37	31	56	0	0
2,000 SF & ABOVE	\$2,299,950	\$680.51	10	20	0	0

### Queen Anne / Magnolia (Area 700)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$800,000	\$654.76	24	46	0	0
2,000 SF & ABOVE	\$2,585,000	\$694.90	16	8	0	0

### Central Seattle (Area 390)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$757,450	\$639.68	26	166	2	0
2,000 SF & ABOVE	\$1,437,500	\$655.89	14	12	2	0

### Southeast Seattle (Area 380)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$600,000	\$488.31	25	47	0	0
2,000 SF & ABOVE	\$1,049,750	\$414.94	29	10	0	0

### SODO / Beacon Hill (Area 385)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$612,975	\$528.02	23	46	1	0
2,000 SF & ABOVE	\$1,646,250	\$397.44	72	2	0	0

### West Seattle (Area 140)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$610,000	\$501.73	23	141	0	0
2,000 SF & ABOVE	\$1,460,000	\$478.18	20	18	0	0

# TIM SUNNY & CO

BALLARD/GREEN LAKE (AREA 705) MARKET UPDATE: Q3-Q4-2021

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

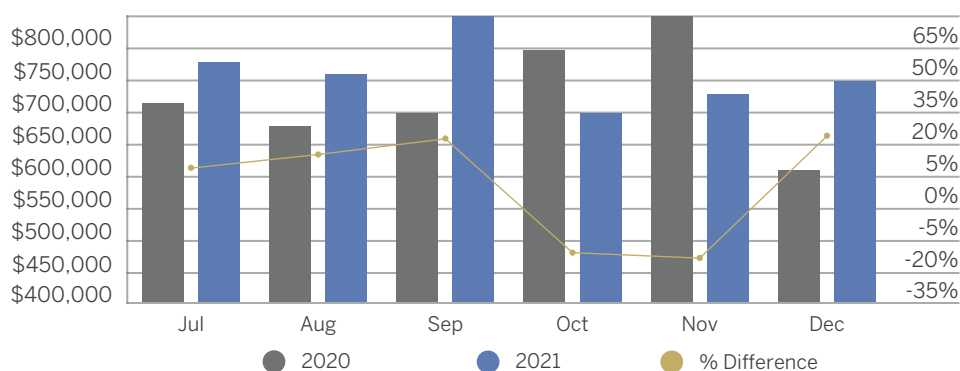
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$749,000	\$612.91	17	278	3	0

### AVERAGE \$/SQ. FT.

Q3/4-2020 vs. Q3/4-2021  
↑ (10.41%)

2021 **\$612.91**  
2020 **\$555.11**

### MEDIAN SALES PRICE BY MONTH



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

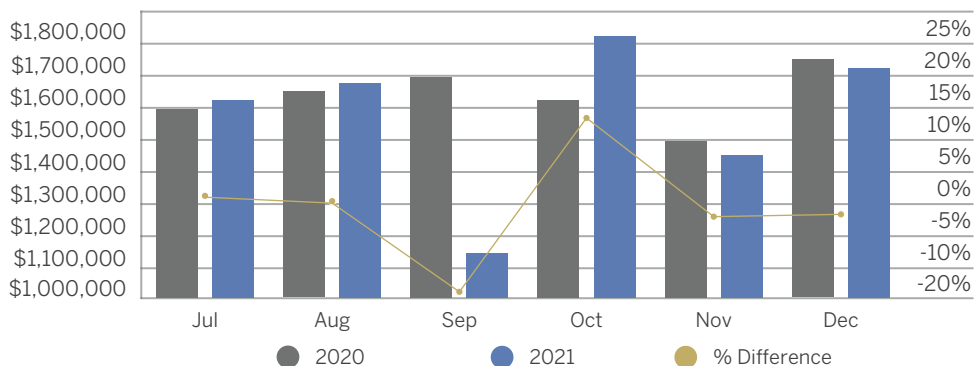
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,630,000	\$617.80	16	27	0	0

### AVERAGE \$/SQ. FT.

Q3/4-2020 vs. Q3/4-2021  
↑ (15.52%)

2021 **\$617.80**  
2020 **\$534.79**

### MEDIAN SALES PRICE BY MONTH



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NORTH SEATTLE (AREA 710) MARKET UPDATE: Q3-Q4-2021

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

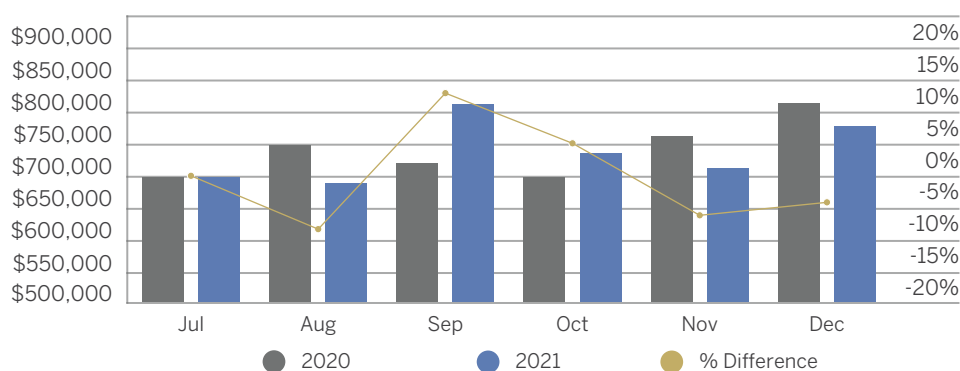
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$737,500	\$578.37	31	56	0	0

### AVERAGE \$/SQ. FT.

Q3/4-2020 vs. Q3/4-2021  
↑ (11.45%)

2021 **\$578.37**  
2020 **\$518.97**

### MEDIAN SALES PRICE BY MONTH



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

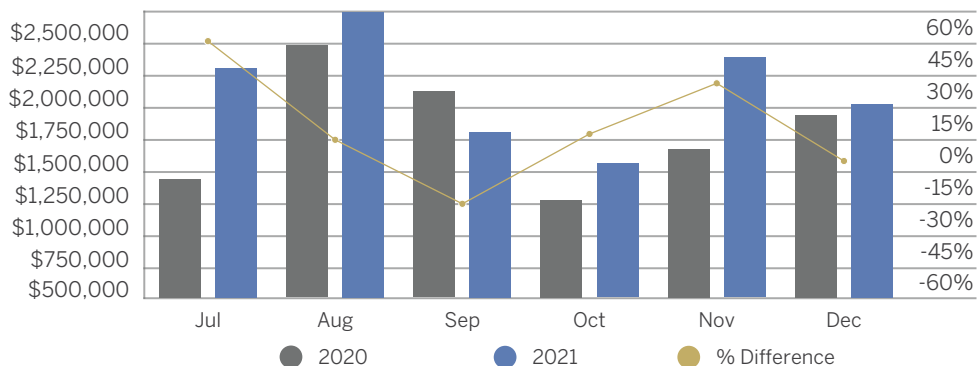
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,299,950	\$680.51	10	20	0	0

### AVERAGE \$/SQ. FT.

Q3/4-2020 vs. Q3/4-2021  
↑ (31.31%)

2021 **\$680.51**  
2020 **\$518.23**

### MEDIAN SALES PRICE BY MONTH



# TIM SUNNY & CO

QUEEN ANNE/MAGNOLIA (AREA 700) MARKET UPDATE: Q3-Q4-2021

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

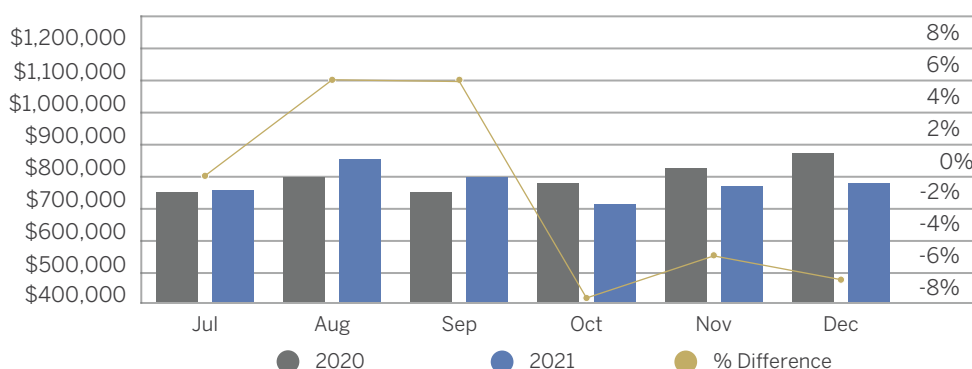
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$800,000	\$654.76	24	46	0	0

### AVERAGE \$/SQ. FT.

Q3/4-2020 vs. Q3/4-2021  
↑ (8.52%)

2021 **\$654.76**  
2020 **\$603.38**

### MEDIAN SALES PRICE BY MONTH



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

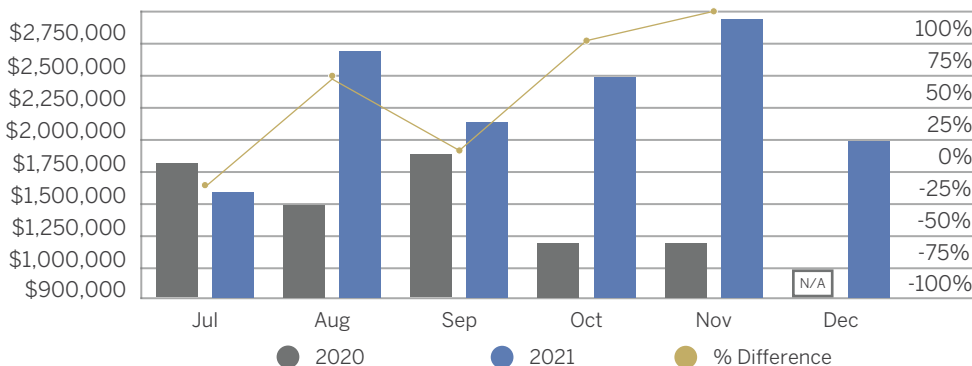
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,585,000	\$694.90	16	8	0	0

### AVERAGE \$/SQ. FT.

Q3/4-2020 vs. Q3/4-2021  
↑ (21.02%)

2021 **\$694.90**  
2020 **\$574.18**

### MEDIAN SALES PRICE BY MONTH



# TIM SUNNY & CO

CENTRAL SEATTLE (AREA 390) MARKET UPDATE: Q3-Q4-2021

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

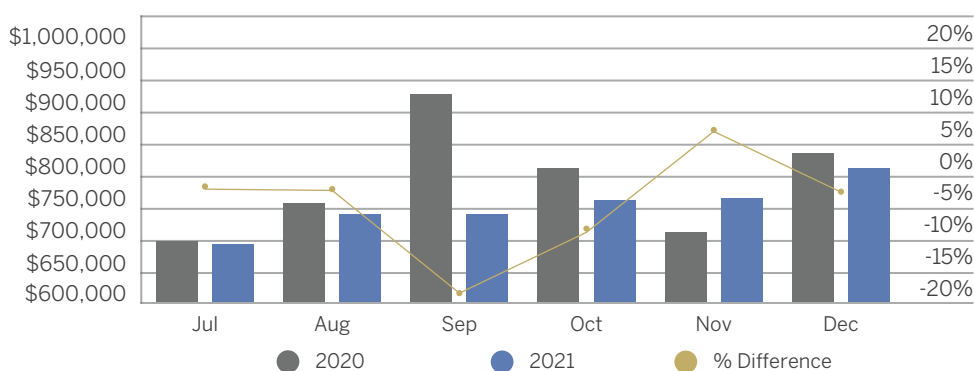
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$757,450	\$639.68	26	166	2	0

### AVERAGE \$/SQ. FT.

Q3/4-2020 vs. Q3/4-2021  
↑ (8.80%)

2021 **\$639.68**  
2020 **\$587.94**

### MEDIAN SALES PRICE BY MONTH



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

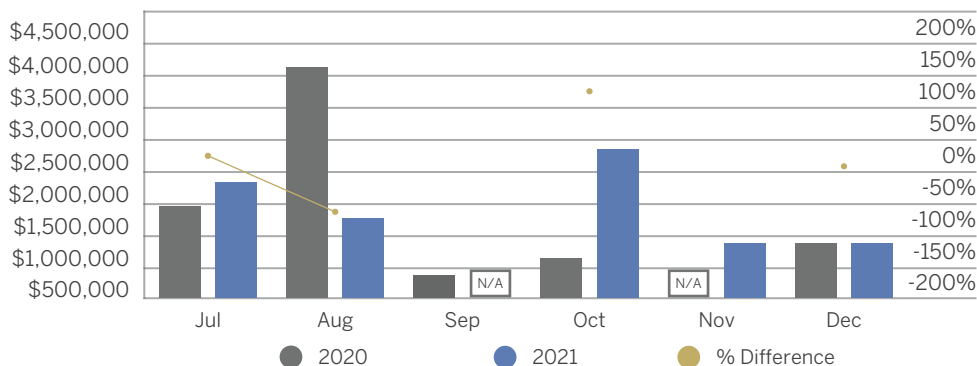
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,437,500	\$655.89	14	12	2	0

### AVERAGE \$/SQ. FT.

Q3/4-2020 vs. Q3/4-2021  
↑ (9.73%)

2021 **\$655.89**  
2020 **\$597.74**

### MEDIAN SALES PRICE BY MONTH



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SOUTHEAST SEATTLE (AREA 380) MARKET UPDATE: Q3-Q4-2021

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

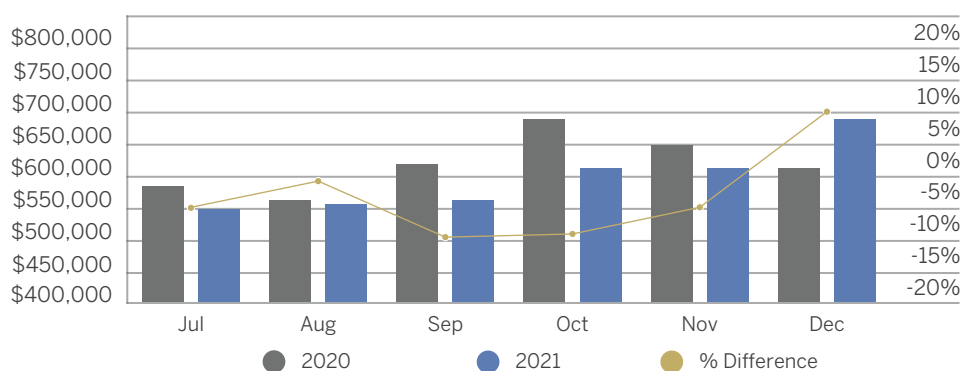
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$600,000	\$488.31	25	47	0	0

### AVERAGE \$/SQ. FT.

Q3/4-2020 vs. Q3/4-2021  
↑ (13.37%)

2021 **\$488.31**  
2020 **\$430.73**

### MEDIAN SALES PRICE BY MONTH



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

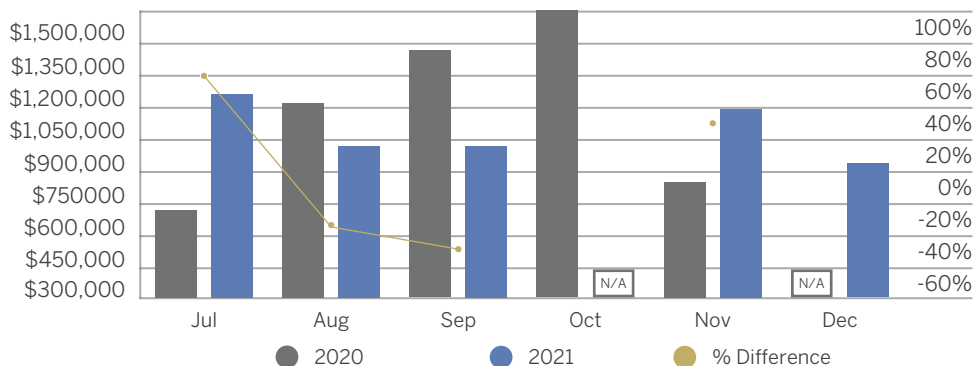
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,049,750	\$414.94	29	10	0	0

### AVERAGE \$/SQ. FT.

Q3/4-2020 vs. Q3/4-2021  
↑ (11.64%)

2021 **\$414.94**  
2020 **\$371.67**

### MEDIAN SALES PRICE BY MONTH



# TIM SUNNY & CO

SODO/BEACON HILL (AREA 385) MARKET UPDATE: Q3-Q4-2021

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

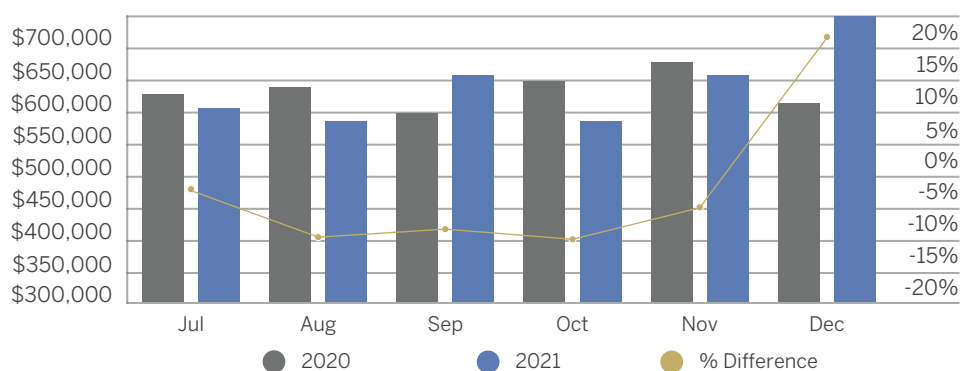
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$612,975	\$528.02	23	46	1	0

### AVERAGE \$/SQ. FT.

Q3/4-2020 vs. Q3/4-2021  
↑ (3.63%)

2021 **\$528.02**  
2020 **\$509.50**

### MEDIAN SALES PRICE BY MONTH



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

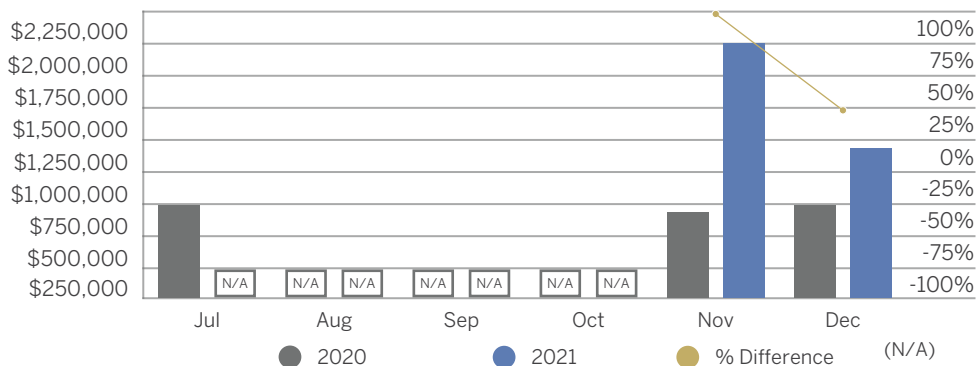
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,646,250	\$397.44	72	2	0	0

### AVERAGE \$/SQ. FT.

Q3/4-2020 vs. Q3/4-2021  
↑ (6.20%)

2021 **\$397.44**  
2020 **\$374.25**

### MEDIAN SALES PRICE BY MONTH



# TIM SUNNY & CO

WEST SEATTLE (AREA 140) MARKET UPDATE: Q3-Q4-2021

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

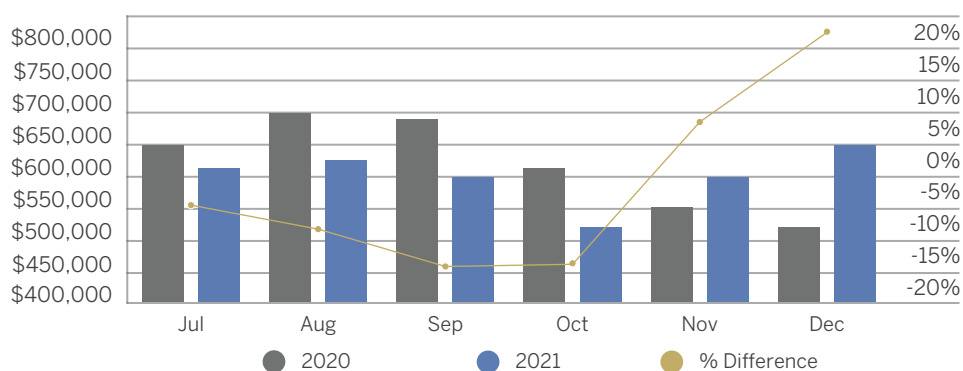
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$610,000	\$501.73	23	141	0	0

### AVERAGE \$/SQ. FT.

Q3/4-2020 vs. Q3/4-2021  
↑ (13.37%)

2021 **\$501.73**  
2020 **\$442.57**

### MEDIAN SALES PRICE BY MONTH



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,460,000	\$478.18	20	18	0	0

### AVERAGE \$/SQ. FT.

Q3/4-2020 vs. Q3/4-2021  
↑ (20.24%)

2021 **\$478.18**  
2020 **\$397.69**

### MEDIAN SALES PRICE BY MONTH

