

TIM SUNNY & CO

NEW CONSTRUCTION MARKET UPDATE: Q3-Q4-2022

Ballard / Green Lake (Area 705)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$805,250	\$648.73	32	172	35	41
2,000 SF & ABOVE	\$1,625,000	\$665.08	22	29	4	7

North Seattle (Area 710)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$730,000	\$601.77	19	62	4	15
2,000 SF & ABOVE	\$1,899,950	\$654.07	51	15	2	9

Queen Anne / Magnolia (Area 700)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$894,500	\$664.50	23	32	7	13
2,000 SF & ABOVE	\$2,225,000	\$709.59	48	14	3	8

Central Seattle (Area 390)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$877,450	\$685.33	27	64	9	34
2,000 SF & ABOVE	\$1,740,000	\$720.19	73	15	5	7

Southeast Seattle (Area 380)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$674,950	\$533.14	23	42	3	22
2,000 SF & ABOVE	\$1,250,000	\$556.76	35	5	0	7

SODO / Beacon Hill (Area 385)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$677,500	\$593.77	27	44	1	9
2,000 SF & ABOVE	\$1,250,000	\$412.54	45	1	0	1

West Seattle (Area 140)

	MEDIAN SALES PRICE	\$/SQ. FT.	DOM	# SOLD	# PENDING	# ACTIVE
BELOW 2,000 SF	\$647,475	\$596.01	19	32	15	17
2,000 SF & ABOVE	\$1,460,000	\$549.62	40	14	0	6

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BALLARD/GREEN LAKE (AREA 705) MARKET UPDATE: Q3-Q4-2022

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

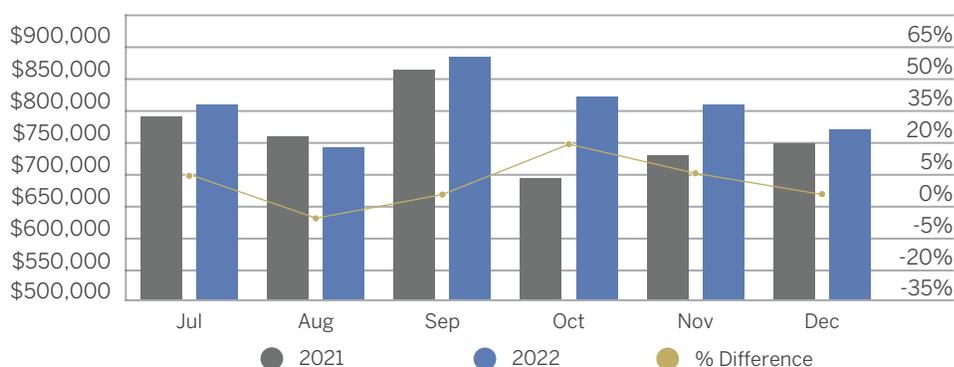
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$805,250	\$648.73	32	172	35	41

AVERAGE \$/SQ. FT.

Q3/4-2021 vs. Q3/4-2022
↑ (5.84%)

2022 **\$648.73**
2021 **\$612.91**

MEDIAN SALES PRICE BY MONTH



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

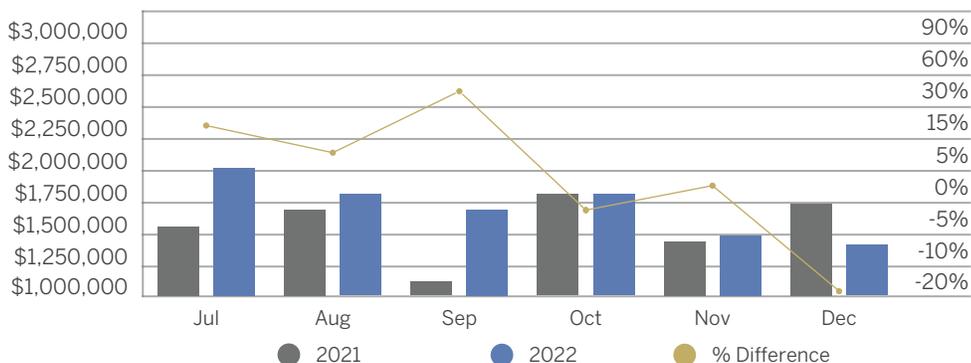
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,625,000	\$665.08	22	29	4	7

AVERAGE \$/SQ. FT.

Q3/4-2021 vs. Q3/4-2022
↑ (7.65%)

2022 **\$665.08**
2021 **\$617.80**

MEDIAN SALES PRICE BY MONTH



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NORTH SEATTLE (AREA 710) MARKET UPDATE: Q3-Q4-2022

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

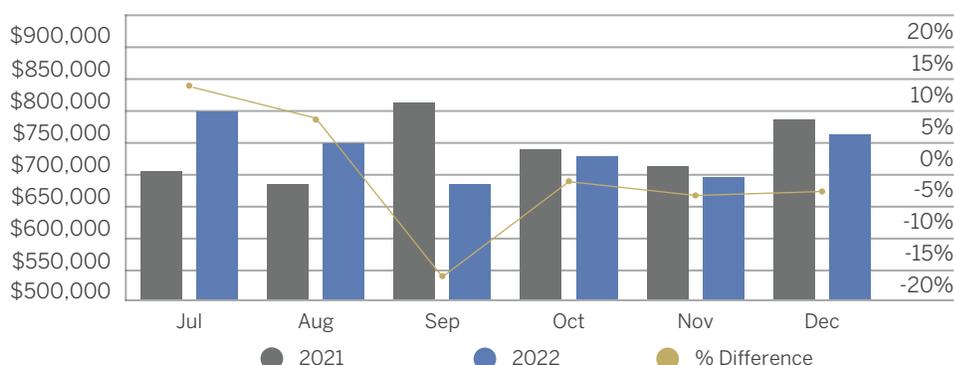
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$730,000	\$601.77	19	62	4	15

AVERAGE \$/SQ. FT.

Q3/4-2021 vs. Q3/4-2022
↑ (4.05%)

2022 **\$601.77**
2021 **\$578.37**

MEDIAN SALES PRICE BY MONTH



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

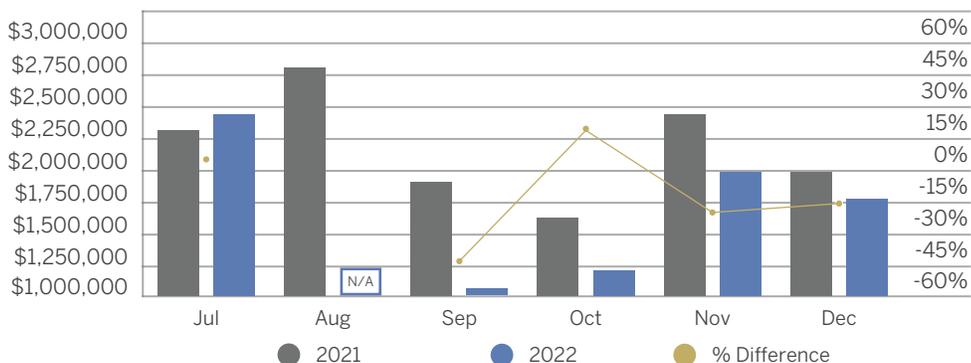
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,899,950	\$654.07	51	15	2	9

AVERAGE \$/SQ. FT.

Q3/4-2021 vs. Q3/4-2022
↓ (-3.89%)

2022 **\$654.07**
2021 **\$680.51**

MEDIAN SALES PRICE BY MONTH



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QUEEN ANNE/MAGNOLIA (AREA 700) MARKET UPDATE: Q3-Q4-2022

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

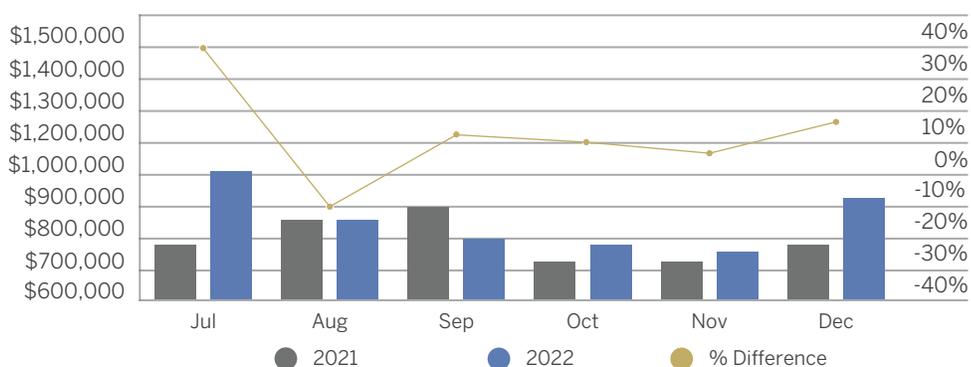
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$894,500	\$664.50	23	32	7	13

AVERAGE \$/SQ. FT.

Q3/4-2021 vs. Q3/4-2022
↑ (1.49%)

2022 **\$664.50**
2021 **\$654.76**

MEDIAN SALES PRICE BY MONTH



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

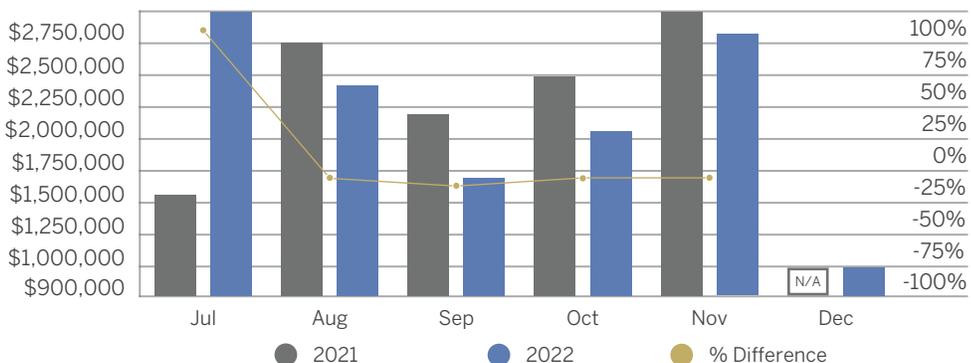
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$2,225,000	\$709.59	48	14	3	8

AVERAGE \$/SQ. FT.

Q3/4-2021 vs. Q3/4-2022
↑ (2.11%)

2022 **\$709.59**
2021 **\$694.90**

MEDIAN SALES PRICE BY MONTH



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CENTRAL SEATTLE (AREA 390) MARKET UPDATE: Q3-Q4-2022

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

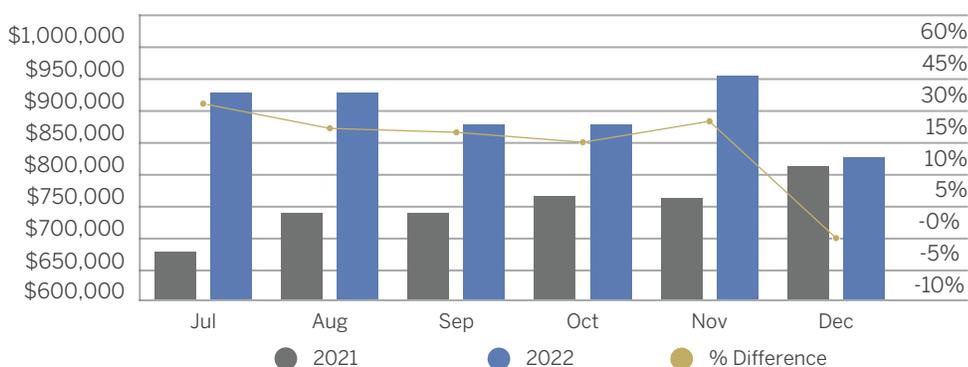
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$877,450	\$685.33	27	64	9	34

AVERAGE \$/SQ. FT.

Q3/4-2021 vs. Q3/4-2022
↑ (7.14%)

2022 **\$685.33**
2021 **\$639.68**

MEDIAN SALES PRICE BY MONTH



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

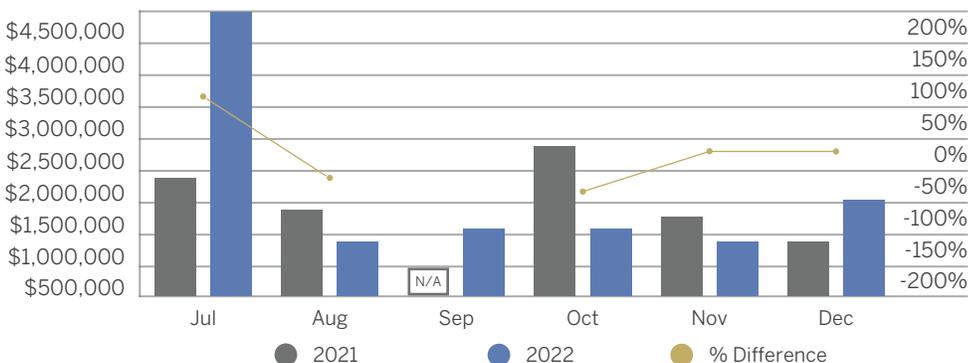
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,740,000	\$720.19	73	15	5	7

AVERAGE \$/SQ. FT.

Q3/4-2021 vs. Q3/4-2022
↑ (9.80%)

2022 **\$720.19**
2021 **\$655.89**

MEDIAN SALES PRICE BY MONTH



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SOUTHEAST SEATTLE (AREA 380) MARKET UPDATE: Q3-Q4-2022

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

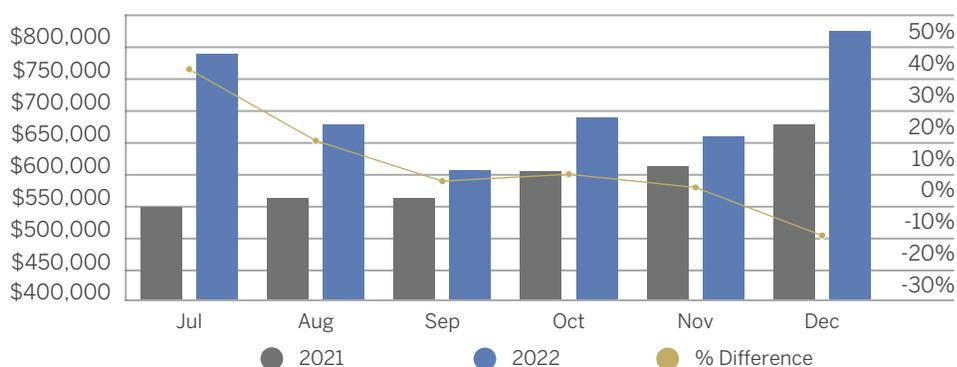
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$674,950	\$533.14	23	42	3	22

AVERAGE \$/SQ. FT.

Q3/4-2021 vs. Q3/4-2022
↑ (9.18%)

2022 **\$533.14**
2021 **\$488.31**

MEDIAN SALES PRICE BY MONTH



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

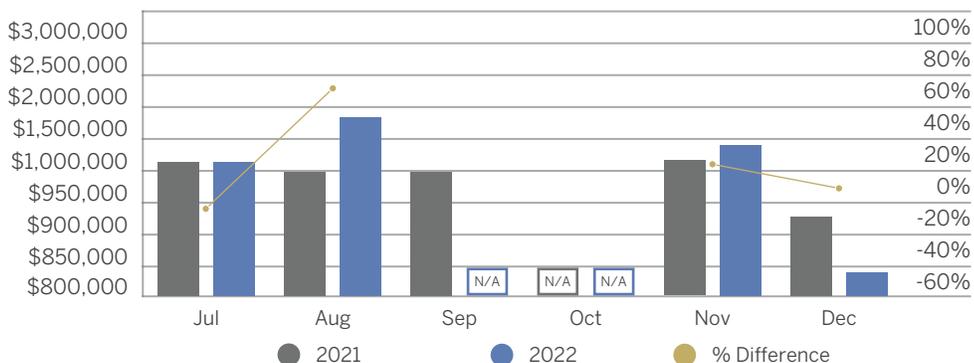
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,250,000	\$556.76	35	5	0	7

AVERAGE \$/SQ. FT.

Q3/4-2021 vs. Q3/4-2022
↑ (34.18%)

2022 **\$556.76**
2021 **\$414.94**

MEDIAN SALES PRICE BY MONTH



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SODO/BEACON HILL (AREA 385) MARKET UPDATE: Q3-Q4-2022

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

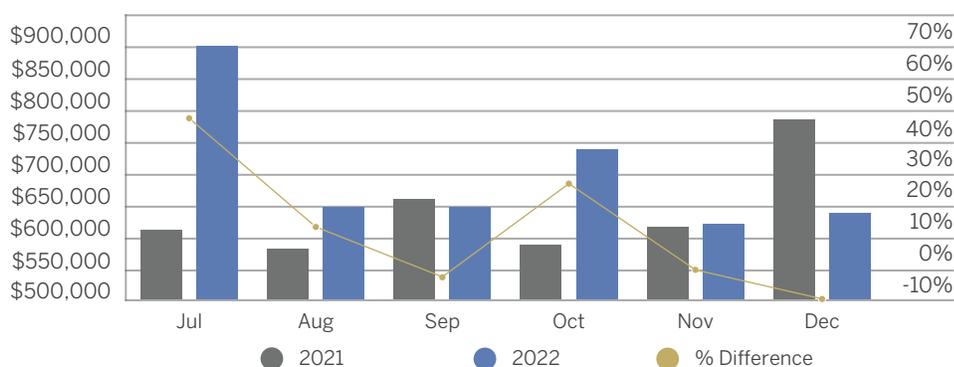
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$677,500	\$593.77	27	44	1	9

AVERAGE \$/SQ. FT.

Q3/4-2021 vs. Q3/4-2022
↑ (12.45%)

2022 **\$593.77**
2021 **\$528.02**

MEDIAN SALES PRICE BY MONTH



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

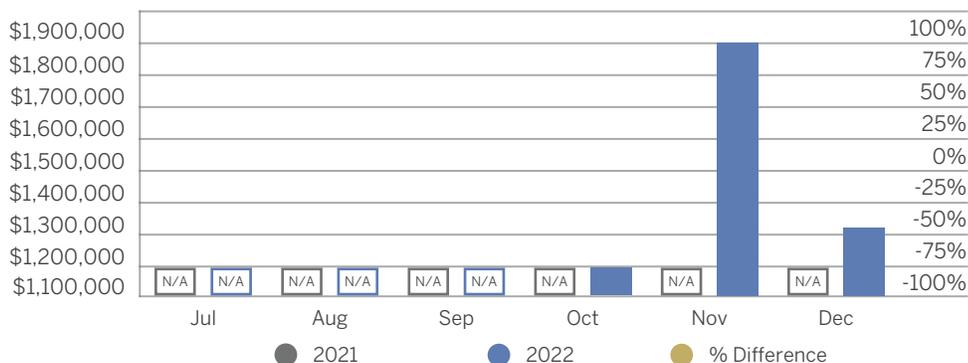
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,250,000	\$412.54	45	1	0	1

AVERAGE \$/SQ. FT.

Q3/4-2021 vs. Q3/4-2022
↑ (3.80)

2022 **\$412.54**
2021 **\$397.44**

MEDIAN SALES PRICE BY MONTH



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WEST SEATTLE (AREA 140) MARKET UPDATE: Q3-Q4-2022

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

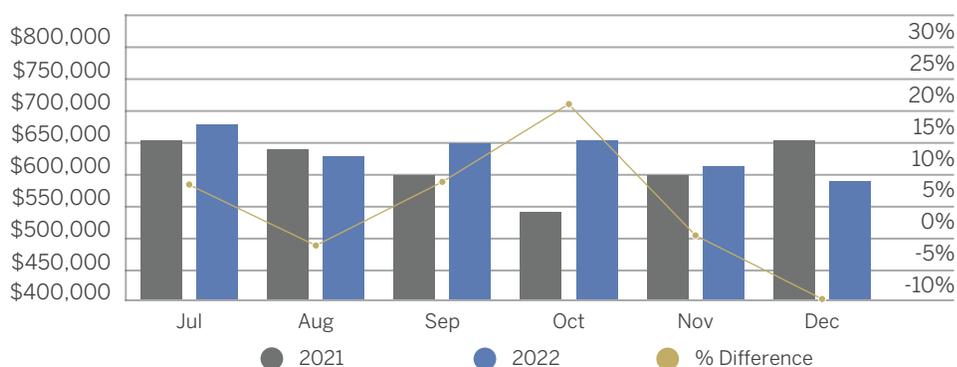
MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$647,475	\$596.01	19	32	15	17

AVERAGE \$/SQ. FT.

Q3/4-2021 vs. Q3/4-2022
↑ (18.79%)

2022 **\$596.01**
2021 **\$501.73**

MEDIAN SALES PRICE BY MONTH



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

MEDIAN SALES PRICE	\$/SQ.FT.	DOM	# SOLD	# PENDING	# ACTIVE
\$1,460,000	\$549.62	40	14	0	6

AVERAGE \$/SQ. FT.

Q3/4-2021 vs. Q3/4-2022
↑ (14.94%)

2022 **\$549.62**
2021 **\$478.18**

MEDIAN SALES PRICE BY MONTH

