

2020 LAKE UNION REAL ESTATE REPORT



with DAVID PITNEY, BROKER | 206.643.8310

NEIGHBORHOOD REAL ESTATE TRENDS AS OF FEBRUARY 28, 2021

KING COUNTY

	LISTINGS NEW FEB	ACTIVE	CLOSED FEB	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
Auburn	99	39	67	131	\$456,500	24	9.3%
Ballard Greenlake Wallingford	254	153	206	364	\$769,950	26	8.4%
Belltown Downtown Seattle	73	195	50	97	\$641,000	75	0.3%
Black Diamond Maple Valley	157	47	87	174	\$634,950	18	20.8%
Capitol Hill Madison Park	183	251	130	229	\$745,000	43	10.8%
East Bellevue South Redmond	85	44	73	138	\$900,000	28	10.2%
Federal Way	94	27	62	124	\$465,000	16	16.0%
Issaquah Sammamish North Bend	200	64	149	259	\$961,000	24	20.3%
Kent	138	48	100	207	\$520,000	24	13.0%
Kirkland Bridle Trails	117	57	82	164	\$1,206,250	39	9.8%
Lake Forest Park Kenmore	47	18	38	74	\$645,000	19	0.0%
Mercer Island	46	22	19	29	\$1,800,000	34	33.3%
Mt. Baker Seward Park	58	63	40	81	\$636,750	30	6.5%
Northeast Renton Highlands	67	16	69	132	\$611,589	38	-2.1%
Queen Anne Magnolia Lake Union	140	141	108	208	\$860,000	44	4.9%
Redmond Carnation	65	30	35	82	861,250	32	12.3%
Richmond Beach Highlands Shoreline	41	17	36	77	\$680,000	22	13.8%
South Bellevue South Issaquah	112	42	73	137	\$888,500	31	11.1%
U District Laurelhurst Ravenna Northgate	123	79	98	190	\$790,000	34	12.1%
West Bellevue Medina	67	84	41	80	\$1,202,000	49	-31.3%
West Seattle	180	107	156	295	\$630,000	35	1.4%
Woodinville Juanita Duvall	166	79	104	211	\$806,100	28	21.8%

SNOHOMISH COUNTY

	LISTINGS NEW FEB	ACTIVE	CLOSED FEB	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
Bothell Maltby Clearview	163	52	123	239	\$763,000	18	10.8%
Edmonds Lynnwood	208	76	155	312	\$670,000	21	19.4%
Everett Mukilteo Mill Creek	271	80	219	458	\$529,128	20	12.6%
Lake Stevens Machias Granite Falls	144	52	121	256	\$543,237	28	17.5%
Marysville Stanwood Lakewood	172	51	137	310	\$494,998	22	15.9%
Snohomish Monroe Sultan	97	24	80	147	\$528,510	28	6.0%

1 This information is based on figures from the Northwest Multiple Listing Service through February 28, 2021. Statistics are for single-family residences and condominiums only. These statistics are not compiled or published by the NWMLS. If your home is currently listed with a broker, this is not a solicitation of that listing. 2 Appreciation percentages compare median sales price year-to-date through February 28, 2021 with the same time period the previous year.

KITSAP COUNTY

	LISTINGS		CLOSED FEB	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	NEW FEB	ACTIVE					
Bainbridge Island	34	12	19	52	\$450,000	26	10.4%
Chico	16	7	8	23	\$510,000	33	36.0%
East Bremerton	28	10	25	64	\$380,500	31	12.1%
East Centrel Kitsap	20	7	13	27	\$385,000	10	4.1%
Finn Hill	7	1	14	21	\$550,000	29	47.7%
Hansville	7	5	4	8	\$428,000	75	-3.8%
Indianola	22	14	10	31	\$483,845	46	12.5%
Kingston	43	15	45	80	\$364,500	34	22.5%
Lofall	20	7	30	59	\$340,000	25	0.0%
Port Gamble	26	8	18	36	\$429,250	10	22.5%
Port Orchard	6	4	5	8	\$695,000	31	20.6%
Poulsbo	13	7	10	18	\$610,000	13	42.0%
Retsil/Machester	2	0	0	3	\$440,500	52	-
Silverdale	4	5	6	13	\$525,000	31	6.8%
South Kitsap - East Hwy 16	17	6	14	24	\$512,250	14	17.8%
South Kitsap - West Hwy 16	2	3	5	9	\$500,000	22	25.0%
Suquamish	0	0	0	2	\$328,250	22	N/A
West Bremerton	40	23	22	49	\$849,900	40	18.0%

THURSTON COUNTY

	LISTINGS		CLOSED FEB	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	NEW FEB	ACTIVE					
Black Hills	2	3	10	16	\$502,500	28	82.6%
Boston Harbor	1	3	6	11	555,000	37	26.1%
East Olympia	6	2	8	16	372,500	11	-16.3%
Hawks Prairie	55	26	32	54	402,500	13	17.0%
Lacey	54	11	40	80	377,250	9	14.3%
Olympia North	20	13	10	20	448,625	41	31.9%
Olympia South	18	6	12	30	419,000	12	7.4%
Olympia Westside	19	9	24	49	422,000	17	17.5%
Rochester	15	8	13	27	382,000	39	15.6%
Thurston NE	42	15	38	83	490,180	21	15.8%
Thurston NW	3	3	5	11	540,000	9 4	62.4%
Thurston SE	11	4	5	15	405,000	20	17.1%
Thurston South	15	8	19	35	360,000	16	28.6%
Tumwater	48	10	37	73	403,000	17	11.3%
Yelm/Rainier	48	23	40	78	385,000	13	21.3%

PIERCE COUNTY

	LISTINGS		CLOSED SALES		MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	NEW FEB	ACTIVE	FEB	YTD			
Anderson Island	3	2	2	4	\$382,500	19	22.1%
Browns Point	32	14	21	36	\$590,092	44	28.9%
Central Tacoma	38	11	21	44	\$395,475	26	22.4%
Fife Milton Edgewood Sumner	80	38	69	131	\$524,515	36	21.9%
Gig Harbor Fox Island Key Peninsula	101	63	76	158	\$639,430	29	25.9%
Graham Eatonville East Pierce County	37	19	30	67	\$440,000	39	20.5%
Lake Tapps/Bonney Lake Buckley Orting	197	86	160	319	\$514,995	32	12.8%
Lakewood	56	28	40	86	\$413,625	32	27.3%
North Tacoma	77	59	55	98	\$480,000	22	22.8%
Parkland	53	24	53	107	\$385,000	15	20.3%
Port of Tacoma Puyallup Graham	242	65	174	364	\$440,695	22	15.4%
Roy McKenna Harts Lake	22	9	15	31	\$400,000	12	1.3%
South Tacoma	71	22	66	131	\$355,000	20	17.0%
Southeast Tacoma	57	25	57	116	\$384,000	22	24.9%
Spanaway	84	23	53	118	\$406,000	12	15.7%
Tacoma University Place	51	19	46	91	\$519,000	23	3.8%
Tillamook Dupont Steilacoom	28	12	22	50	\$412,075	17	26.2%

SKAGIT COUNTY

	LISTINGS		CLOSED SALES		MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	NEW FEB	ACTIVE	FEB	YTD			
Anacortes	33	24	26	50	\$604,995	24	12.9%
Burlington	23	10	18	33	\$426,000	25	21.7%
Concrete & Up River	9	14	7	12	\$346,250	14	37.9%
Sedro Woolley	22	9	22	45	\$410,000	22	22.4%
Guemes Island	0	1	0	2	\$536,750	181	N/A
La Conner	7	6	4	6	\$394,500	20	14.7%
Lyman/Hamilton	2	0	1	2	\$357,500	4	23.7%
Mount Vernon	51	25	54	106	\$449,500	31	13.5%

ISLAND COUNTY

	LISTINGS		CLOSED SALES		MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	NEW FEB	ACTIVE	FEB	YTD			
Camano Island	22	11	22	46	\$500,000	26	14.3%
Central Whidbey Island	14	8	9	10	\$447,500	32	28.8%
North Whidbey Island	47	20	50	93	\$395,000	17	17.9%
South Whidbey Island	24	26	15	35	\$542,000	38	27.5%

WHATCOM COUNTY

	LISTINGS		CLOSED SALES		MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	NEW FEB	ACTIVE	FEB	YTD			
Bellingham	87	57	56	123	\$525,000	24	16.7%
Blaine Birch Bay	44	38	41	51	\$425,000	41	18.1%
Ferndale Custer	41	24	41	80	\$498,782	58	14.7%
Lynden	27	13	21	41	\$410,000	75	3.8%
Meridian	12	6	13	19	\$402,000	32	-2.9%
Mt. Baker Deming	32	51	25	43	\$309,000	66	70.5%
Nooksack Valley	19	12	12	23	\$410,000	16	16.8%
South Bay Glenhaven	7	4	6	8	\$502,000	39	45.5%
Sudden Valley	20	5	12	24	\$463,500	38	41.5%