

LAKE UNION

REAL ESTATE REPORTS



COLDWELL BANKER
BAIN



with DAVID PITNEY, BROKER | 206.643.8310

April 2022 MarketFLASH

NEIGHBORHOOD REAL ESTATE TRENDS AS OF APRIL 30, 2022

KING COUNTY

	LISTINGS APR	ACTIVE	CLOSED SALES APR	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
Auburn	132	65	96	301	\$600,000	17	26.3%
Ballard Greenlake Wallingford	370	146	279	903	\$905,000	11	13.1%
Belltown Downtown Seattle	102	149	55	220	\$663,500	34	4.2%
Black Diamond Maple Valley	200	93	162	462	\$781,975	13	17.6%
Capitol Hill Madison Park	254	159	152	547	\$805,000	28	1.3%
East Bellevue South Redmond	156	72	99	310	\$1,467,500	8	48.5%
Federal Way	112	47	118	335	\$596,000	12	22.9%
Issaquah Sammamish North Bend	330	156	222	581	\$1,350,000	6	29.9%
Kent	182	82	152	515	\$669,200	13	22.9%
Kirkland Bridle Trails	131	69	86	271	\$1,787,000	9	35.0%
Lake Forest Park Kenmore	60	29	53	141	\$875,000	10	20.3%
Mercer Island	42	21	35	82	\$2,487,500	9	36.2%
Mt. Baker Seward Park	87	43	64	202	\$725,000	20	2.1%
Northeast Renton Highlands	130	61	82	240	\$825,000	9	16.2%
Queen Anne Magnolia Lake Union	163	94	122	362	\$792,500	29	-10.8%
Redmond Carnation	144	71	87	209	\$1,200,000	6	27.0%
Richmond Beach Highlands Shoreline	81	31	56	165	\$875,000	11	21.5%
South Bellevue South Issaquah	143	71	101	294	\$1,455,000	8	43.5%
U District Laurelhurst Ravenna Northgate	195	85	144	431	\$885,000	12	7.3%
West Bellevue Medina	75	46	53	135	\$2,179,000	12	63.9%
West Seattle	221	94	205	591	\$775,825	14	17.9%
Woodinville Juanita Duvall	297	143	215	607	\$1,200,000	11	40.4%

SNOHOMISH COUNTY

	LISTINGS APR	ACTIVE	CLOSED SALES APR	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
Bothell Maltby Clearview	269	128	195	574	\$1,115,000	9	36.0%
Edmonds Lynnwood	328	129	263	749	\$850,000	8	27.2%
Everett Mukilteo Mill Creek	484	209	335	1,011	\$751,250	8	30.7%
Lake Stevens Machias Granite Falls	229	113	138	491	\$700,000	12	23.9%
Marysville Stanwood Lakewood	296	152	213	683	\$640,000	12	23.1%
Snohomish Monroe Sultan	198	91	140	458	\$670,000	19	20.5%

1 This information is based on figures from the Northwest Multiple Listing Service through April 30, 2022. 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 April 30, 2022 with the same time period the previous year.

PIERCE COUNTY

	LISTINGS APR	ACTIVE	CLOSED APR	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
Anderson Island	2	3	3	9	\$382,500	34	2.1%
Browns Point	45	17	38	103	\$590,092	17	0.4%
Central Tacoma	37	18	47	134	\$422,500	15	4.3%
Fife Milton Edgewood Sumner	67	31	61	194	\$531,995	17	0.3%
Gig Harbor Fox Island Key Peninsula	158	99	114	362	\$645,013	23	-2.8%
Graham Eatonville East Pierce County	59	35	46	142	\$440,000	24	-2.2%
Lake Tapps/Bonney Lake Buckley Orting	275	137	226	731	\$528,083	18	1.0%
Lakewood	80	38	51	206	\$422,500	20	-0.6%
North Tacoma	101	55	87	257	\$500,000	29	-3.8%
Parkland	72	41	77	240	\$390,700	14	-2.3%
Port of Tacoma Puyallup Graham	409	190	318	974	\$447,000	18	-2.8%
Roy McKenna Harts Lake	41	28	20	65	\$400,000	16	-10.5%
South Tacoma	99	30	88	275	\$356,000	14	-5.1%
Southeast Tacoma	88	31	74	214	\$383,000	13	-0.5%
Spanaway	122	70	79	248	\$407,000	13	-3.1%
Tacoma University Place	69	30	53	171	\$539,000	12	-3.8%
Tillicum Dupont Steilacoom	49	18	31	96	\$448,000	21	-2.6%

KITSAP COUNTY

	LISTINGS APR	ACTIVE	CLOSED APR	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
Bainbridge Island	47	31	40	109	\$915,000	20	-6.2%
Chico	11	7	9	30	\$495,500	56	-13.8%
East Bremerton	42	19	39	104	\$367,983	11	2.2%
East Central Kitsap	50	18	39	115	\$450,000	8	1.1%
Finn Hill	19	7	6	26	\$476,450	12	-9.2%
Hansville	7	4	6	17	\$765,000	13	18.5%
Kingston	17	10	10	34	\$559,000	11	-9.8%
Lofall	6	4	5	9	\$500,000	35	-8.8%
Port Gamble	6	2	2	10	\$0	20	N/A
Port Orchard	52	20	38	133	\$384,867	11	-0.7%
Poulsbo	34	15	28	80	\$520,000	20	1.5%
Retsil/Machester	27	21	19	60	\$371,500	24	-9.4%
Seabeck/Holly	24	12	24	54	\$537,000	13	2.5%
Silverdale	34	22	29	103	\$468,000	19	-0.3%
South Kitsap - East Hwy 16	47	31	21	109	\$452,750	43	-13.8%
South Kitsap - West Hwy 16	62	37	53	159	\$425,000	21	-19.7%
Suquamish	7	4	9	20	\$500,000	23	26.6%
West Bremerton	68	34	46	206	\$369,900	44	0.6%

1 This information is based on figures from the Northwest Multiple Listing Service through April 30, 2022. 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 April 30, 2022 with the same time period the previous year.