

2020 LAKE UNION REAL ESTATE REPORT

COLDWELL
BANKER
BAIN



with DAVID PITNEY, BROKER | 206.643.8310

NEIGHBORHOOD REAL ESTATE TRENDS AS OF MAY 31, 2021

KING COUNTY

| | LISTINGS | | CLOSED SALES MAY | SALES YTD | MEDIAN SALES PRICE YTD | DOM YTD | APPRECIATION YTD |
|--|----------|--------|---------------------|--------------|---------------------------|------------|---------------------|
| | NEW MAY | ACTIVE | | | | | |
| Auburn | 138 | 32 | 107 | 439 | \$490,000 | 12 | 18.5% |
| Ballard Greenlake Wallingford | 410 | 161 | 338 | 1,281 | \$810,000 | 18 | 11.0% |
| Belltown Downtown Seattle | 94 | 161 | 62 | 292 | \$636,748 | 60 | -4.2% |
| Black Diamond Maple Valley | 187 | 74 | 154 | 611 | \$675,000 | 13 | 27.4% |
| Capitol Hill Madison Park | 265 | 266 | 205 | 778 | \$805,500 | 31 | 13.3% |
| East Bellevue South Redmond | 146 | 49 | 116 | 444 | \$1,004,000 | 16 | 18.1% |
| Federal Way | 150 | 41 | 106 | 430 | \$490,000 | 11 | 18.4% |
| Issaquah Sammamish North Bend | 281 | 65 | 296 | 1,013 | \$1,071,281 | 13 | 29.1% |
| Kent | 217 | 49 | 177 | 663 | \$556,574 | 16 | 20.7% |
| Kirkland Bridle Trails | 151 | 71 | 107 | 505 | \$1,275,000 | 22 | 21.4% |
| Lake Forest Park Kenmore | 65 | 28 | 59 | 239 | \$730,000 | 17 | 15.0% |
| Mercer Island | 38 | 20 | 35 | 141 | \$1,853,000 | 22 | 32.4% |
| Mt. Baker Seward Park | 112 | 66 | 70 | 290 | \$650,000 | 24 | 0.3% |
| Northeast Renton Highlands | 123 | 37 | 105 | 398 | \$725,000 | 18 | 23.9% |
| Queen Anne Magnolia Lake Union | 197 | 151 | 137 | 643 | \$890,000 | 32 | 3.9% |
| Redmond Carnation | 106 | 29 | 102 | 353 | \$974,922 | 13 | 20.2% |
| Richmond Beach Highlands Shoreline | 77 | 21 | 64 | 224 | \$722,500 | 16 | 16.2% |
| South Bellevue South Issaquah | 136 | 47 | 127 | 500 | \$1,107,500 | 16 | 26.9% |
| U District Laurelhurst Ravenna Northgate | 205 | 91 | 196 | 664 | \$856,750 | 23 | 9.4% |
| West Bellevue Medina | 92 | 52 | 70 | 284 | \$1,550,000 | 39 | 4.6% |
| West Seattle | 259 | 137 | 220 | 950 | \$689,750 | 22 | 6.1% |
| Woodinville Juanita Duvall | 292 | 83 | 249 | 890 | \$875,000 | 15 | 19.9% |

SNOHOMISH COUNTY

| | LISTINGS | | CLOSED SALES MAY | SALES YTD | MEDIAN SALES PRICE YTD | DOM YTD | APPRECIATION YTD |
|--|----------|--------|---------------------|--------------|---------------------------|------------|---------------------|
| | NEW MAY | ACTIVE | | | | | |
| Bothell Maltby Clearview | 307 | 81 | 214 | 839 | \$835,000 | 12 | 20.5% |
| Edmonds Lynnwood | 361 | 103 | 320 | 1,092 | \$682,000 | 12 | 22.4% |
| Everett Mukilteo Mill Creek | 456 | 119 | 375 | 1,458 | \$600,000 | 12 | 22.5% |
| Lake Stevens Machias Granite Falls | 226 | 93 | 184 | 792 | \$575,000 | 18 | 22.3% |
| Marysville Stanwood Lakewood | 272 | 61 | 241 | 954 | \$525,000 | 13 | 19.3% |
| Snohomish Monroe Sultan | 135 | 43 | 135 | 553 | \$565,000 | 20 | 17.2% |

1 This information is based on figures from the Northwest Multiple Listing Service through May 31, 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 May 31, 2021 with the same time period the previous year.

PIERCE COUNTY

| | LISTINGS NEW MAY | ACTIVE | CLOSED MAY | SALES YTD | MEDIAN SALES PRICE YTD | DOM YTD | APPRECIATION YTD |
|---|---------------------|--------|---------------|--------------|---------------------------|------------|---------------------|
| Anderson Island | 6 | 6 | 2 | 14 | \$382,500 | 17 | 16.8% |
| Browns Point | 49 | 20 | 40 | 146 | \$590,092 | 23 | 22.2% |
| Central Tacoma | 56 | 20 | 61 | 190 | \$422,500 | 18 | 22.5% |
| Fife Milton Edgewood Sumner | 72 | 35 | 75 | 353 | \$531,995 | 30 | 20.9% |
| Gig Harbor Fox Island Key Peninsula | 164 | 83 | 141 | 528 | \$645,013 | 21 | 21.7% |
| Graham Eatonville East Pierce County | 75 | 34 | 47 | 203 | \$440,000 | 19 | 14.4% |
| Lake Tapps/Bonney Lake Buckley Orting | 295 | 100 | 250 | 1071 | \$528,083 | 20 | 16.1% |
| Lakewood | 82 | 49 | 66 | 272 | \$422,500 | 19 | 24.3% |
| North Tacoma | 119 | 74 | 83 | 339 | \$500,000 | 15 | 15.7% |
| Parkland | 78 | 34 | 65 | 281 | \$390,700 | 13 | 17.4% |
| Port of Tacoma Puyallup Graham | 401 | 144 | 250 | 1148 | \$447,000 | 15 | 13.2% |
| Roy McKenna Harts Lake | 28 | 11 | 18 | 91 | \$400,000 | 10 | -3.8% |
| South Tacoma | 116 | 31 | 76 | 358 | \$356,000 | 12 | 13.0% |
| Southeast Tacoma | 85 | 27 | 73 | 332 | \$383,000 | 14 | 18.6% |
| Spanaway | 95 | 23 | 95 | 379 | \$407,000 | 10 | 13.1% |
| Tacoma University Place | 78 | 28 | 60 | 271 | \$539,000 | 17 | 14.7% |
| Tillicum Dupont Steilacoom | 66 | 18 | 49 | 167 | \$448,000 | 15 | 20.1% |

KITSAP COUNTY

| | LISTINGS NEW MAY | ACTIVE | CLOSED MAY | SALES YTD | MEDIAN SALES PRICE YTD | DOM YTD | APPRECIATION YTD |
|----------------------------|---------------------|--------|---------------|--------------|---------------------------|------------|---------------------|
| Bainbridge Island | 66 | 36 | 37 | 156 | \$915,000 | 30 | 14.4% |
| Chico | 8 | 8 | 10 | 29 | \$495,500 | 35 | 3.2% |
| East Bremerton | 39 | 14 | 28 | 145 | \$367,983 | 29 | 8.2% |
| East Centrel Kitsap | 47 | 10 | 35 | 134 | \$450,000 | 14 | 20.1% |
| Finn Hill | 12 | 2 | 17 | 50 | \$476,450 | 14 | -4.5% |
| Hansville | 9 | 4 | 10 | 32 | \$765,000 | 17 | 35.4% |
| Kingston | 18 | 9 | 12 | 51 | \$559,000 | 10 | 21.3% |
| Lofall | 10 | 5 | 6 | 20 | \$500,000 | 10 | 17.4% |
| Port Gamble | 7 | 4 | 2 | 13 | \$0 | 18 | -100.0% |
| Port Orchard | 55 | 17 | 40 | 175 | \$384,867 | 21 | 10.6% |
| Poulsbo | 27 | 11 | 27 | 83 | \$520,000 | 9 | 20.9% |
| Retsil/Machester | 28 | 12 | 18 | 83 | \$371,500 | 12 | 0.4% |
| Seabeck/Hilly | 17 | 2 | 16 | 55 | \$537,000 | 17 | 37.7% |
| Silverdale | 26 | 12 | 22 | 110 | \$468,000 | 28 | 8.6% |
| South Kitsap - East Hwy 16 | 39 | 21 | 31 | 98 | \$452,750 | 13 | 13.2% |
| South Kitsap - West Hwy 16 | 42 | 19 | 32 | 180 | \$425,000 | 26 | 3.4% |
| Suquamish | 11 | 5 | 4 | 22 | \$500,000 | 13 | 48.6% |
| West Bremerton | 82 | 59 | 62 | 228 | \$369,900 | 23 | 29.3% |