

# LAKE UNION

## REAL ESTATE REPORTS



with DAVID PITNEY, BROKER | 206.643.8310

# May 2022 MarketFLASH

NEIGHBORHOOD REAL ESTATE TRENDS AS OF MAY 31, 2022

## KING COUNTY

	LISTINGS MAY	ACTIVE	CLOSED MAY	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
Auburn	149	96	109	410	\$605,000	15	23.5%
Ballard   Greenlake   Wallingford	367	163	293	1,196	\$913,000	10	12.7%
Belltown   Downtown Seattle	110	171	81	301	\$679,000	32	6.6%
Black Diamond   Maple Valley	193	139	190	652	\$800,000	11	18.5%
Capitol Hill   Madison Park	240	189	173	720	\$817,950	24	1.5%
East Bellevue   South Redmond	185	104	114	424	\$1,460,000	7	45.4%
Federal Way	133	45	102	437	\$590,000	11	20.4%
Issaquah   Sammamish   North Bend	346	229	217	798	\$1,368,405	6	27.7%
Kent	246	130	181	696	\$675,000	12	21.3%
Kirkland   Bridle Trails	169	112	95	366	\$1,682,500	9	32.0%
Lake Forest Park   Kenmore	62	30	52	193	\$950,000	8	30.1%
Mercer Island	48	24	24	106	\$2,492,500	8	34.5%
Mt. Baker   Seward Park	81	58	67	269	\$742,475	18	4.2%
Northeast Renton   Highlands	126	66	84	324	\$825,000	8	13.8%
Queen Anne   Magnolia   Lake Union	170	121	120	482	\$822,475	24	-7.6%
Redmond   Carnation	142	98	99	308	\$1,235,728	6	26.8%
Richmond Beach   Highlands   Shoreline	85	44	59	224	\$865,000	10	19.7%
South Bellevue   South Issaquah	182	98	116	410	\$1,483,101	7	33.9%
U District   Laurelhurst   Ravenna   Northgate	222	99	173	604	\$912,475	12	6.5%
West Bellevue   Medina	92	70	49	184	\$2,165,000	11	39.7%
West Seattle	225	90	181	772	\$800,000	13	16.0%
Woodinville   Juanita   Duvall	314	166	230	837	\$1,200,000	11	37.1%

## SNOHOMISH COUNTY

	LISTINGS MAY	ACTIVE	CLOSED MAY	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
Bothell   Maltby   Clearview	347	200	211	785	\$1,105,000	9	32.3%
Edmonds   Lynnwood	365	207	261	1,010	\$850,000	7	24.6%
Everett   Mukilteo   Mill Creek	498	279	380	1,391	\$760,000	8	26.7%
Lake Stevens   Machias   Granite Falls	246	173	166	657	\$700,000	12	21.7%
Marysville   Stanwood   Lakewood	325	178	231	914	\$636,000	10	21.1%
Snohomish   Monroe   Sultan	192	145	145	603	\$680,000	16	20.4%

1 This information is based on figures from the Northwest Multiple Listing Service through May 31, 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 May 31, 2022, with the same time period the previous year.

## PIERCE COUNTY

	LISTINGS MAY	ACTIVE	CLOSED MAY	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
Anderson Island	5	7	3	12	\$382,500	52	7.1%
Browns Point	44	21	29	132	\$590,092	15	0.4%
Central Tacoma	56	27	33	167	\$422,500	12	3.0%
Fife   Milton   Edgewood   Sumner	97	57	58	252	\$531,995	15	-1.5%
Gig Harbor   Fox Island   Key Peninsula	227	148	127	489	\$645,013	20	-4.4%
Graham   Eatonville   East Pierce County	72	64	53	195	\$440,000	22	-4.3%
Lake Tapps/Bonney Lake   Buckley   Orting	327	230	250	981	\$528,083	16	-0.9%
Lakewood	83	52	68	274	\$422,500	19	-1.7%
North Tacoma	138	72	77	334	\$500,000	30	-5.5%
Parkland	110	54	67	307	\$390,700	15	-3.5%
Port of Tacoma   Puyallup   Graham	381	238	340	1314	\$447,000	16	-4.9%
Roy   McKenna   Harts Lake	33	29	32	97	\$400,000	17	-12.1%
South Tacoma	106	38	94	369	\$356,000	12	-6.3%
Southeast Tacoma	100	41	83	297	\$383,000	12	-1.8%
Spanaway	112	80	93	341	\$407,000	12	-4.2%
Tacoma   University Place	74	32	65	236	\$539,000	10	-5.4%
Tillicum   Dupont   Steilacoom	53	24	30	126	\$448,000	17	-5.7%

## KITSAP COUNTY

	LISTINGS MAY	ACTIVE	CLOSED MAY	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
Bainbridge Island	59	43	27	136	\$915,000	21	-16.8%
Chico	9	9	5	35	\$495,500	48	-13.8%
East Bremerton	29	19	38	142	\$367,983	10	2.2%
East Central Kitsap	43	15	37	152	\$450,000	8	0.0%
Finn Hill	21	6	15	41	\$476,450	9	-12.8%
Hansville	5	6	2	19	\$765,000	14	18.5%
Kingston	15	9	12	46	\$559,000	12	-6.8%
Lofall	14	8	7	16	\$500,000	26	-5.7%
Port Gamble	2	2	5	15	\$0	16	N/A
Port Orchard	59	32	44	177	\$384,867	10	-1.6%
Poulsbo	44	22	29	109	\$520,000	16	-1.9%
Retsil/Machester	26	24	22	82	\$371,500	21	-8.9%
Seabeck/Holly	19	8	25	79	\$537,000	12	5.3%
Silverdale	39	29	30	133	\$468,000	18	-2.0%
South Kitsap - East Hwy 16	45	25	35	144	\$452,750	35	-18.4%
South Kitsap - West Hwy 16	74	43	42	201	\$425,000	20	-19.7%
Suquamish	9	4	4	24	\$500,000	20	14.9%
West Bremerton	72	43	63	269	\$369,900	36	-0.8%

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