

# 2020 LAKE UNION REAL ESTATE REPORT



with DAVID PITNEY, BROKER | 206.643.8310

## NEIGHBORHOOD REAL ESTATE TRENDS AS OF JULY 31

### KING COUNTY

	LISTINGS		CLOSED SALES		MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	JULY	ACTIVE	JULY	YTD			
Auburn	147	79	113	682	\$505,000	10	20.2%
Ballard   Greenlake   Wallingford	363	232	374	2,009	\$819,000	15	10.1%
Belltown   Downtown Seattle	99	172	67	433	\$630,000	56	-6.7%
Black Diamond   Maple Valley	168	89	180	968	\$694,950	12	28.7%
Capitol Hill   Madison Park	236	257	215	1,233	\$814,000	26	7.8%
East Bellevue   South Redmond	153	56	139	714	\$1,050,000	13	16.7%
Federal Way	151	64	118	688	\$505,000	9	20.2%
Issaquah   Sammamish   North Bend	303	101	295	1,605	\$1,100,000	10	27.9%
Kent	242	128	202	1,061	\$560,000	13	20.4%
Kirkland   Bridle Trails	156	77	138	800	\$1,331,500	18	24.1%
Lake Forest Park   Kenmore	58	35	52	362	\$775,000	13	22.0%
Mercer Island	41	15	44	235	\$1,880,000	18	25.8%
Mt. Baker   Seward Park	99	80	86	458	\$671,500	21	1.7%
Northeast Renton   Highlands	132	57	117	625	\$740,000	15	26.0%
Queen Anne   Magnolia   Lake Union	195	179	149	967	\$925,000	26	3.2%
Redmond   Carnation	137	51	132	591	\$1,025,000	11	24.8%
Richmond Beach   Highlands   Shoreline	89	54	70	342	\$750,000	14	17.2%
South Bellevue   South Issaquah	152	70	161	799	\$1,160,000	12	32.6%
U District   Laurelhurst   Ravenna   Northgate	208	123	207	1,053	\$875,000	19	9.5%
West Bellevue   Medina	82	54	66	423	\$1,650,000	31	10.0%
West Seattle	239	174	245	1,444	\$700,000	18	7.0%
Woodinville   Juanita   Duvall	286	123	280	1,449	\$902,500	11	20.3%

### SNOHOMISH COUNTY

	LISTINGS		CLOSED SALES		MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	JULY	ACTIVE	JULY	YTD			
Bothell   Maltby   Clearview	329	139	263	1,390	\$849,000	12	19.6%
Edmonds   Lynnwood	365	154	333	1,761	\$710,000	10	25.7%
Everett   Mukilteo   Mill Creek	508	215	413	2,346	\$615,000	10	22.3%
Lake Stevens   Machias   Granite Falls	226	120	228	1,260	\$600,000	15	25.0%
Marysville   Stanwood   Lakewood	357	168	255	1,442	\$535,000	12	20.2%
Snohomish   Monroe   Sultan	178	89	172	880	\$589,500	15	16.7%

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

## PIERCE COUNTY

	LISTINGS		CLOSED JULY	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	JULY	ACTIVE					
Anderson Island	8	9	3	22	\$382,500	14	9.8%
Browns Point	54	37	40	233	\$590,092	19	17.7%
Central Tacoma	59	30	58	296	\$422,500	14	17.4%
Fife   Milton   Edgewood   Sumner	77	40	88	518	\$531,995	26	21.8%
Gig Harbor   Fox Island   Key Peninsula	167	80	156	822	\$645,013	18	16.2%
Graham   Eatonville   East Pierce County	91	67	67	332	\$440,000	16	12.7%
Lake Tapps/Bonney Lake   Buckley   Orting	328	149	310	1658	\$528,083	16	16.1%
Lakewood	82	66	63	395	\$422,500	18	19.4%
North Tacoma	126	89	87	536	\$500,000	13	11.1%
Parkland	108	66	86	447	\$390,700	11	15.5%
Port of Tacoma   Puyallup   Graham	440	244	380	1906	\$447,000	12	11.8%
Roy   McKenna   Harts Lake	28	18	23	143	\$400,000	8	-4.8%
South Tacoma	139	82	84	547	\$356,000	10	12.8%
Southeast Tacoma	89	43	68	478	\$383,000	13	17.8%
Spanaway	118	50	79	561	\$407,000	8	11.5%
Tacoma   University Place	86	38	69	417	\$539,000	15	13.5%
Tillicum   Dupont   Steilacoom	48	18	55	281	\$448,000	11	15.0%

## KITSAP COUNTY

	LISTINGS		CLOSED JULY	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	JULY	ACTIVE					
Bainbridge Island	65	43	54	271	\$915,000	23	6.4%
Chico	10	7	7	48	\$495,500	47	-0.9%
East Bremerton	43	24	39	220	\$367,983	24	0.8%
East Centrel Kitsap	79	36	42	229	\$450,000	11	18.4%
Finn Hill	17	9	12	82	\$476,450	12	-4.7%
Hansville	11	8	6	47	\$765,000	12	36.6%
Kingston	27	20	12	77	\$559,000	9	16.5%
Lofall	10	7	10	37	\$500,000	10	17.4%
Port Gamble	7	3	6	24	\$0	13	-100.0%
Port Orchard	60	29	49	263	\$384,867	15	10.0%
Poulsbo	28	14	15	125	\$520,000	8	14.3%
Retsil/Machester	35	21	30	142	\$371,500	15	0.4%
Seabeck/Hilly	28	12	13	90	\$537,000	13	32.4%
Silverdale	43	20	32	174	\$468,000	21	5.2%
South Kitsap - East Hwy 16	38	21	28	156	\$452,750	13	7.8%
South Kitsap - West Hwy 16	77	41	46	281	\$425,000	19	1.8%
Suquamish	5	4	7	39	\$500,000	13	41.0%
West Bremerton	107	98	76	368	\$369,900	19	23.3%

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