

# LAKE UNION

## REAL ESTATE REPORTS



COLDWELL BANKER  
BAIN



with DAVID PITNEY, BROKER | 206.643.8310

# July 2022 MarketFLASH

NEIGHBORHOOD REAL ESTATE TRENDS AS OF JULY 31, 2022

## KING COUNTY

	LISTINGS JULY	ACTIVE	CLOSED SALES JULY	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
Auburn	147	182	76	581	\$605,000	13	19.8%
Ballard   Greenlake   Wallingford	333	332	248	1,710	\$913,500	9	11.5%
Belltown   Downtown Seattle	104	221	38	389	\$665,000	29	5.6%
Black Diamond   Maple Valley	146	233	149	956	\$805,000	12	15.8%
Capitol Hill   Madison Park	203	278	140	1,013	\$815,000	20	0.1%
East Bellevue   South Redmond	130	161	83	603	\$1,400,000	7	33.3%
Federal Way	106	111	101	635	\$590,000	10	16.8%
Issaquah   Sammamish   North Bend	286	357	178	1,207	\$1,322,000	7	20.2%
Kent	180	225	145	999	\$674,900	12	20.5%
Kirkland   Bridle Trails	132	146	60	504	\$1,599,950	9	20.2%
Lake Forest Park   Kenmore	90	73	32	277	\$885,000	8	14.2%
Mercer Island	38	41	21	162	\$2,420,000	9	28.7%
Mt. Baker   Seward Park	89	103	51	380	\$750,000	15	2.0%
Northeast Renton   Highlands	135	144	55	482	\$816,500	9	10.3%
Queen Anne   Magnolia   Lake Union	159	197	87	679	\$917,500	20	-0.8%
Redmond   Carnation	150	157	64	456	\$1,224,501	7	19.5%
Richmond Beach   Highlands   Shoreline	61	63	52	334	\$875,000	10	16.7%
South Bellevue   South Issaquah	170	189	80	598	\$1,477,500	8	27.4%
U District   Laurelhurst   Ravenna   Northgate	181	184	142	931	\$929,990	11	6.3%
West Bellevue   Medina	88	122	35	258	\$2,265,750	10	37.3%
West Seattle	215	201	144	1,112	\$800,000	11	14.3%
Woodinville   Juanita   Duvall	279	320	135	1,193	\$1,150,000	10	27.4%

## SNOHOMISH COUNTY

	LISTINGS JULY	ACTIVE	CLOSED SALES JULY	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
Bothell   Maltby   Clearview	319	332	191	1,196	\$1,100,000	11	29.6%
Edmonds   Lynnwood	399	396	204	1,464	\$830,000	8	16.9%
Everett   Mukilteo   Mill Creek	454	534	290	2,023	\$750,000	8	22.0%
Lake Stevens   Machias   Granite Falls	224	286	147	974	\$700,000	13	16.7%
Marysville   Stanwood   Lakewood	278	359	201	1,368	\$634,950	10	18.7%
Snohomish   Monroe   Sultan	169	253	116	850	\$682,500	14	15.8%

1 This information is based on figures from the Northwest Multiple Listing Service through July 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 July 31, 2022, 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	15	19	1	15	\$382,500	43	7.1%
Browns Point	41	56	23	195	\$590,092	13	-1.7%
Central Tacoma	39	49	32	237	\$422,500	12	-0.1%
Fife   Milton   Edgewood   Sumner	68	86	55	362	\$531,995	17	-4.1%
Gig Harbor   Fox Island   Key Peninsula	190	246	136	785	\$645,013	18	-5.1%
Graham   Eatonville   East Pierce County	77	103	43	283	\$440,000	21	-11.1%
Lake Tapps/Bonney Lake   Buckley   Orting	266	366	220	1427	\$528,083	15	-3.1%
Lakewood	85	95	58	393	\$422,500	16	-4.2%
North Tacoma	101	101	86	521	\$500,000	30	-10.3%
Parkland	73	102	66	455	\$390,700	14	-7.0%
Port of Tacoma   Puyallup   Graham	362	555	249	1844	\$447,000	14	-7.8%
Roy   McKenna   Harts Lake	36	60	13	139	\$400,000	15	-14.9%
South Tacoma	122	111	58	514	\$356,000	11	-8.7%
Southeast Tacoma	95	114	53	414	\$383,000	10	-2.1%
Spanaway	111	154	73	502	\$407,000	12	-7.5%
Tacoma   University Place	75	75	55	335	\$539,000	10	-7.9%
Tillicum   Dupont   Steilacoom	51	48	40	209	\$448,000	15	-8.6%

## KITSAP COUNTY

	LISTINGS		CLOSED JULY	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	JULY	ACTIVE					
Bainbridge Island	68	72	40	231	\$915,000	16	-16.8%
Chico	9	18	15	58	\$495,500	43	-22.3%
East Bremerton	33	39	27	195	\$367,983	10	-2.4%
East Central Kitsap	53	54	38	223	\$450,000	8	-0.6%
Finn Hill	20	21	10	71	\$476,450	11	-15.8%
Hansville	6	14	9	32	\$765,000	12	17.5%
Kingston	25	32	6	65	\$559,000	10	-12.0%
Lofall	6	9	13	37	\$500,000	16	-5.1%
Port Gamble	3	3	0	18	\$0	14	-
Port Orchard	48	70	34	251	\$384,867	11	-4.2%
Poulsbo	39	41	23	157	\$520,000	13	-10.7%
Retsil/Machester	25	39	19	115	\$371,500	19	-15.1%
Seabeck/Holly	18	26	11	110	\$537,000	13	3.2%
Silverdale	35	46	22	190	\$468,000	15	-6.9%
South Kitsap - East Hwy 16	39	49	28	219	\$452,750	29	-19.9%
South Kitsap - West Hwy 16	69	98	36	299	\$425,000	17	-20.6%
Suquamish	4	8	2	32	\$500,000	17	12.9%
West Bremerton	58	61	53	373	\$369,900	28	-6.7%

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