



with **DAVID PITNEY, BROKER** | 206.643.8310

AUGUST 2022 MarketFLASH

NEIGHBORHOOD REAL ESTATE TRENDS AS OF AUGUST 31, 2022

KING COUNTY

	LISTINGS AUG	ACTIVE	CLOSED SALES AUG	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 AUG	ACTIVE	CLOSED SALES AUG	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%

PIERCE COUNTY

	LISTINGS		CLOSED AUG	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	AUG	ACTIVE					
Anderson Island	5	17	5	20	\$382,500	42	7.1%
Browns Point	33	50	21	216	\$590,092	14	-1.7%
Central Tacoma	37	35	34	271	\$422,500	13	-0.4%
Fife Milton Edgewood Sumner	76	103	52	414	\$531,995	17	-4.1%
Gig Harbor Fox Island Key Peninsula	154	250	135	920	\$645,013	18	-6.0%
Graham Eatonville East Pierce County	45	78	43	326	\$440,000	21	-11.3%
Lake Tapps/Bonney Lake Buckley Orting	234	358	246	1673	\$528,083	17	-4.0%
Lakewood	58	85	50	443	\$422,500	16	-5.9%
North Tacoma	90	95	96	617	\$500,000	30	-11.0%
Parkland	81	112	62	517	\$390,700	14	-7.6%
Port of Tacoma Puyallup Graham	338	534	257	2101	\$447,000	15	-8.8%
Roy McKenna Harts Lake	30	62	15	154	\$400,000	15	-15.8%
South Tacoma	97	95	72	586	\$356,000	11	-8.7%
Southeast Tacoma	74	100	64	478	\$383,000	12	-2.4%
Spanaway	73	139	64	566	\$407,000	12	-7.9%
Tacoma University Place	63	73	55	390	\$539,000	11	-6.6%
Tillicum Dupont Steilacoom	46	44	31	240	\$448,000	15	-8.6%

KITSAP COUNTY

	LISTINGS		CLOSED AUG	SALES YTD	MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	AUG	ACTIVE					
Bainbridge Island	62	81	36	267	\$915,000	16	-16.8%
Chico	10	15	7	65	\$495,500	41	-24.6%
East Bremerton	30	40	26	221	\$367,983	11	-3.2%
East Central Kitsap	41	45	36	259	\$450,000	9	-0.7%
Finn Hill	19	19	11	82	\$476,450	11	-16.6%
Hansville	6	14	6	38	\$765,000	17	17.2%
Kingston	28	36	17	82	\$559,000	13	-10.7%
Lofall	9	11	7	44	\$500,000	17	-4.0%
Port Gamble	3	2	3	21	\$655,000	13	-
Port Orchard	57	78	35	286	\$384,867	12	-5.0%
Poulsbo	27	26	38	195	\$520,000	14	-7.6%
Retsil/Machester	15	34	21	136	\$371,500	20	-15.6%
Seabeck/Holly	19	21	16	126	\$537,000	15	4.0%
Silverdale	35	52	27	217	\$468,000	15	-7.3%
South Kitsap - East Hwy 16	33	50	28	247	\$452,750	29	-20.6%
South Kitsap - West Hwy 16	44	82	65	364	\$425,000	17	-20.6%
Suquamish	6	7	7	39	\$500,000	19	12.0%
West Bremerton	59	70	66	439	\$369,900	27	-7.5%

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