

DECEMBER

NEIGHBORHOOD REAL ESTATE TRENDS



Market FLASH

KING COUNTY

	LISTINGS		CLOSED SALES		MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	New DEC	Active	DEC	YTD			
Auburn	56	29	89	1,061	\$444,000	21	14.1%
Ballard Greenlake Wallingford	147	172	271	2,841	\$760,000	19	3.8%
Beltown Downtown Seattle	44	215	33	444	\$650,000	42	1.6%
Black Diamond Maple Valley	99	47	144	1,601	\$557,000	29	13.9%
Capitol Hill Madison Park	96	242	154	1,597	\$800,000	26	5.7%
East Bellevue South Redmond	56	43	103	1,073	\$900,000	17	9.4%
Federal Way	50	21	92	1,059	\$430,000	19	8.6%
Issaquah Sammamish North Bend	81	49	218	2,423	\$898,637	26	8.8%
Kent	103	44	158	1,584	\$475,000	22	10.5%
Kirkland Bridle Trails	68	80	124	1,174	\$1,135,000	24	13.5%
Lake Forest Park Kenmore	33	22	49	589	\$650,000	20	6.6%
Mercer Island	15	20	30	375	\$1,599,000	41	6.2%
Mt. Baker Seward Park	55	80	63	731	\$671,000	23	6.9%
Northeast Renton Highlands	57	27	82	911	\$610,000	22	8.9%
Queen Anne Magnolia Lake Union	85	173	87	1,209	\$895,000	27	7.4%
Redmond Carnation	38	14	68	793	\$840,000	25	5.3%
Richmond Beach Highlands Shoreline	34	18	72	570	\$654,000	23	7.2%
South Bellevue South Issaquah	46	42	130	1,374	\$900,000	24	8.2%
U District Laurelhurst Ravenna Northgate	73	106	134	1,472	\$800,000	21	8.1%
West Bellevue Medina	47	84	61	684	\$1,658,700	28	8.9%
West Seattle	113	115	195	1,945	\$655,000	22	4.1%
Woodinville Juanita Duvall	75	62	181	2,201	\$770,000	22	10.0%

SNOHOMISH COUNTY

	LISTINGS		CLOSED SALES		MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	New DEC	Active	DEC	YTD			
Bothell Maltby Clearview	125	56	178	2,091	\$724,950	23	9.6%
Edmonds Lynnwood	145	56	278	2,834	\$585,000	18	12.1%
Everett Mukilteo Mill Creek	190	72	357	3,887	\$520,000	21	15.6%
Lake Stevens Machias Granite Falls	114	64	189	2,007	\$491,175	26	11.6%
Marysville Stanwood Lakewood	127	59	263	2,721	\$451,900	24	11.0%
Snohomish Monroe Sultan	105	66	148	1,464	\$507,673	28	8.0%

1 This information is based on figures from the Northwest Multiple Listing Service through December 31st, 2020. 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 December 31st, 2020 with the same time period the previous year.

KITSAP COUNTY

	LISTINGS		CLOSED SALES		MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	New DEC	Active	DEC	YTD			
Bainbridge Island	26	18	39	445	\$433,333	30	8.3%
Chico	10	5	33	320	\$440,000	25	16.1%
East Bremerton	21	11	39	399	\$370,000	16	13.8%
East Centrel Kitsap	14	9	14	244	\$375,000	22	12.9%
Finn Hill	9	4	18	159	\$425,000	30	10.4%
Hansville	2	4	5	71	\$515,000	26	26.8%
Indianola	21	12	22	281	\$449,000	25	5.6%
Kingston	42	35	65	560	\$325,000	22	16.1%
Lofall	30	19	36	325	\$361,000	28	11.1%
Port Gamble	24	18	36	440	\$389,750	29	9.8%
Port Orchard	3	3	5	72	\$558,375	50	3.4%
Poulsbo	9	13	16	143	\$515,000	39	14.2%
Retsil/Machester	0	1	4	46	\$377,500	22	-
Silverdale	10	6	17	154	\$500,000	28	8.7%
South Kitsap - East Hwy 16	7	6	20	218	\$475,000	17	6.1%
South Kitsap - West Hwy 16	6	3	5	73	\$389,000	21	19.1%
Suquamish	1	0	2	47	\$376,000	20	8.3%
West Bremerton	20	26	38	537	\$906,000	37	7.0%

THURSTON COUNTY

	LISTINGS		CLOSED SALES		MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	New DEC	Active	DEC	YTD			
Black Hills	7	5	16	109	\$475,000	18	25.8%
Boston Harbor	7	6	3	69	507,500	32	1.8%
East Olympia	11	5	12	147	455,000	23	4.6%
Hawks Prairie	29	17	44	486	368,000	22	15.4%
Lacey	36	11	57	702	348,375	10	11.3%
Olympia North	8	8	24	217	360,000	23	9.5%
Olympia South	15	4	29	284	400,000	16	8.1%
Olympia Westside	27	8	27	378	400,000	18	12.4%
Rochester	8	9	18	212	365,750	27	12.2%
Thurston NE	41	22	74	731	445,000	21	11.3%
Thurston NW	4	4	6	106	467,000	45	19.4%
Thurston SE	7	5	18	166	370,000	18	8.0%
Thurston South	20	12	25	245	349,900	31	15.5%
Tumwater	39	10	60	566	379,099	17	9.9%
Yelm/Rainier	41	18	68	800	346,750	20	12.7%

PIERCE COUNTY

	LISTINGS		CLOSED SALES		MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	New DEC	Active	DEC	YTD			
Anderson Island	4	2	7	52	\$349,975	75	18.6%
Browns Point	15	11	39	396	\$535,000	26	24.7%
Central Tacoma	21	19	49	461	\$363,000	16	11.7%
Fife Milton Edgewood Sumner	58	49	70	720	\$450,000	31	9.8%
Gig Harbor Fox Island Key Peninsula	84	64	139	1,487	\$590,000	41	12.4%
Graham Eatonville East Pierce County	33	29	61	522	\$399,750	25	12.9%
Lake Tapps/Bonney Lake Buckley Orting	145	89	235	2,521	\$467,800	32	12.7%
Lakewood	48	28	60	634	\$370,000	22	12.1%
North Tacoma	39	46	86	816	\$461,500	21	10.7%
Parkland	50	21	67	701	\$350,000	18	14.8%
Port of Tacoma Puyallup Graham	155	73	335	3,362	\$415,000	22	12.2%
Roy McKenna Harts Lake	15	5	34	297	\$425,000	29	11.5%
South Tacoma	64	12	92	891	\$329,600	13	17.7%
Southeast Tacoma	44	16	81	768	\$335,000	18	16.6%
Spanaway	58	15	79	938	\$375,000	19	17.2%
Tacoma University Place	46	22	66	705	\$481,000	25	14.5%
Tillicum Dupont Steilacoom	19	14	38	391	\$400,000	19	9.9%

SKAGIT COUNTY

	New DEC	Active	CLOSED SALES		MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
			DEC	YTD			
Anacortes	32	33	32	444	\$550,000	44	13.5%
Burlington	16	8	35	321	\$410,000	43	11.2%
Concrete & Up River	5	13	12	111	\$248,000	72	22.8%
Sedro Woolley	27	15	28	335	\$375,000	41	21.0%
Guemes Island	1	1	2	17	\$716,500	79	30.9%
La Conner	3	3	7	105	\$370,000	57	2.8%
Lyman/Hamilton	1	0	5	40	\$336,750	40	13.3%
Mount Vernon	47	36	67	779	\$418,000	35	14.8%

ISLAND COUNTY

	LISTINGS		CLOSED SALES		MEDIAN SALES PRICE YTD	DOM YTD	APPRECIATION YTD
	New DEC	Active	DEC	YTD			
Camano Island	19	16	40	2,020	\$509,300	36	16.8%
Central Whidbey Island	11	6	14	403	\$425,000	42	13.5%
North Whidbey Island	52	15	72	149	\$369,000	27	12.8%
South Whidbey Island	27	28	29	447	\$540,000	54	15.5%

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