THE POLARIS PACIFIC REPORT

SEATTLE

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PAC
IFIC

OCTOBER 2026

MARKET OVERVIEW / 01
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SOLD OUT / 23
ABOUT POLARIS PACIFIC / 71

MARKET SNAPSHOT

SEATTLE / OCTOBER 2026



LOW-RISE BUILDING PSF

4-STORIES OR LESS

$624

ANNUAL CHANGE

-11.4%



MID-RISE BUILDING PSF

5-12 STORIES

$700

ANNUAL CHANGE

-6.1%



HIGH-RISE BUILDING PSF

13 STORIES OR MORE

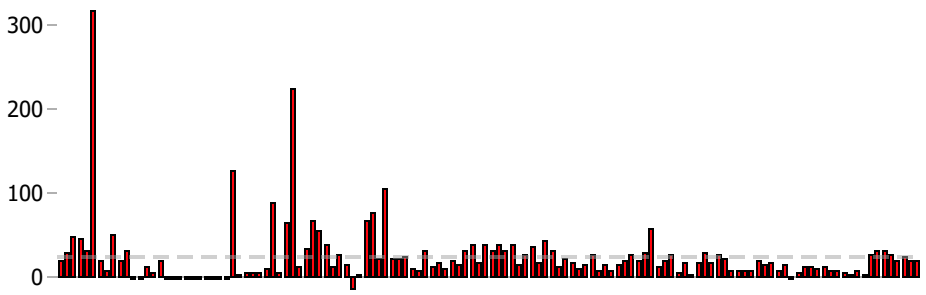
$858

ANNUAL CHANGE

-12.7%

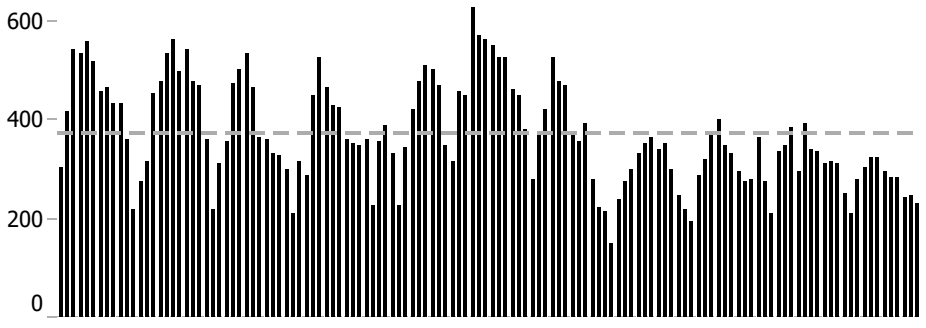
The median condominium price in Seattle during the three months ending September 30th was $649,000, a 1.4 percent decrease from last year. Simultaneously, existing condominium sales decreased 24.7 percent during the same period to 723 sales, and Months of Remaining Inventory (MRI) stood at 6.6 months.

NEW CONSTRUCTION ESCROWS (2016 - 2026)



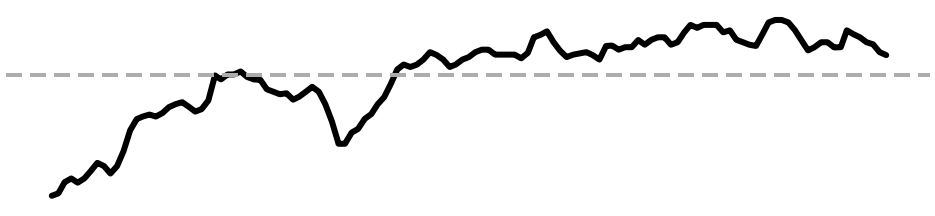
19 New Construction Condo Sales
Avg New Construction Sales (2016 - 2026): **24** Condos

PENDING CONDO RESALES (2016 - 2026)



230 Pending Condo Resales
Avg Pending Condo Sales (2016 - 2026): **396** Condos

MEDIAN RESALE PRICE (2016 - 2026)



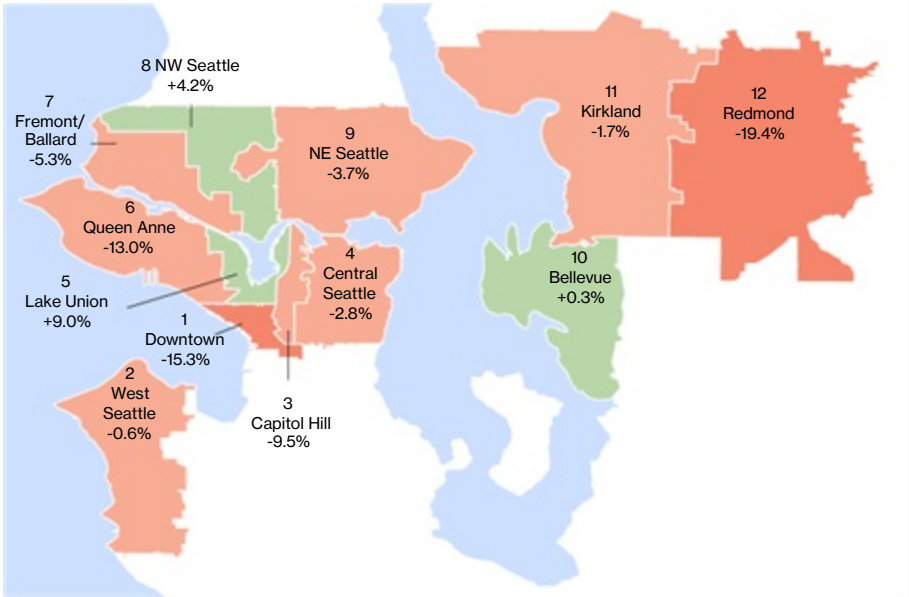
$649,000 Median Resale Price
▼1.4% from September 2025
Avg Median Resale Price (2016 - 2026): **$608,152**

Source: NWMLS, Polaris Pacific. PSF dollar amounts are for buildings built after 2004.

ANNUAL PSF CHANGE AND RESALES BY CITY

The maps below (Figures 1 & 2) show annual percentage changes in median PSF and total sales by district. District 12 (Redmond) experienced the largest decrease in median PSF (-19.4%) and the largest decrease in sales (-40.3%).

FIG 1. ANNUAL PSF CHANGE MAP



MAP OF THE MARKET

Year-over-year change in median PSF
in each district, for Jul 2026 - Sep 2026
(Source: Realquest)

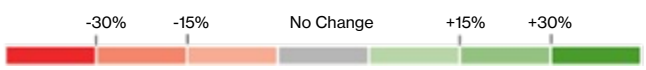
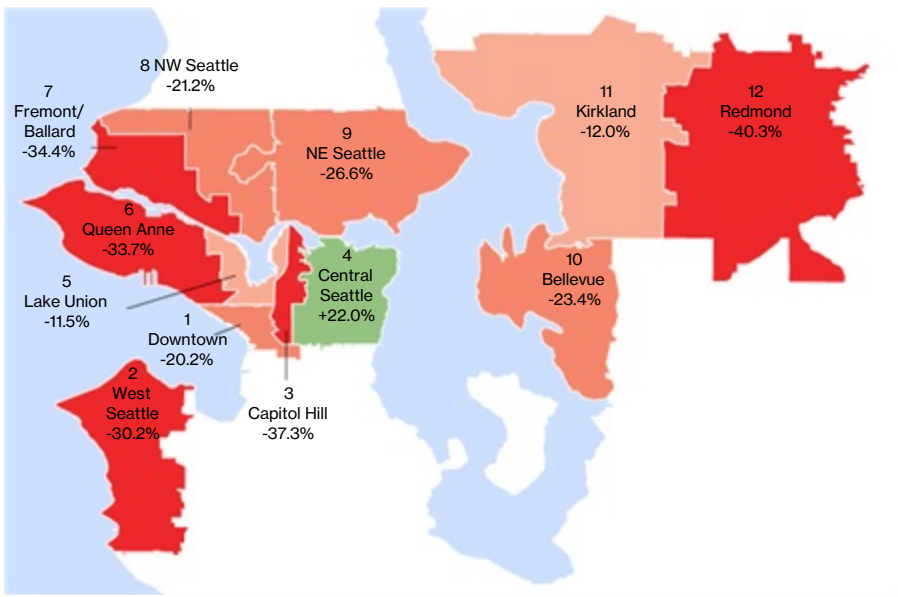
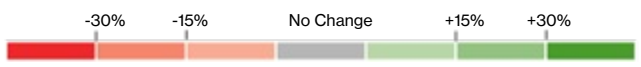


FIG 2. ANNUAL SALES CHANGE MAP



MAP OF THE MARKET

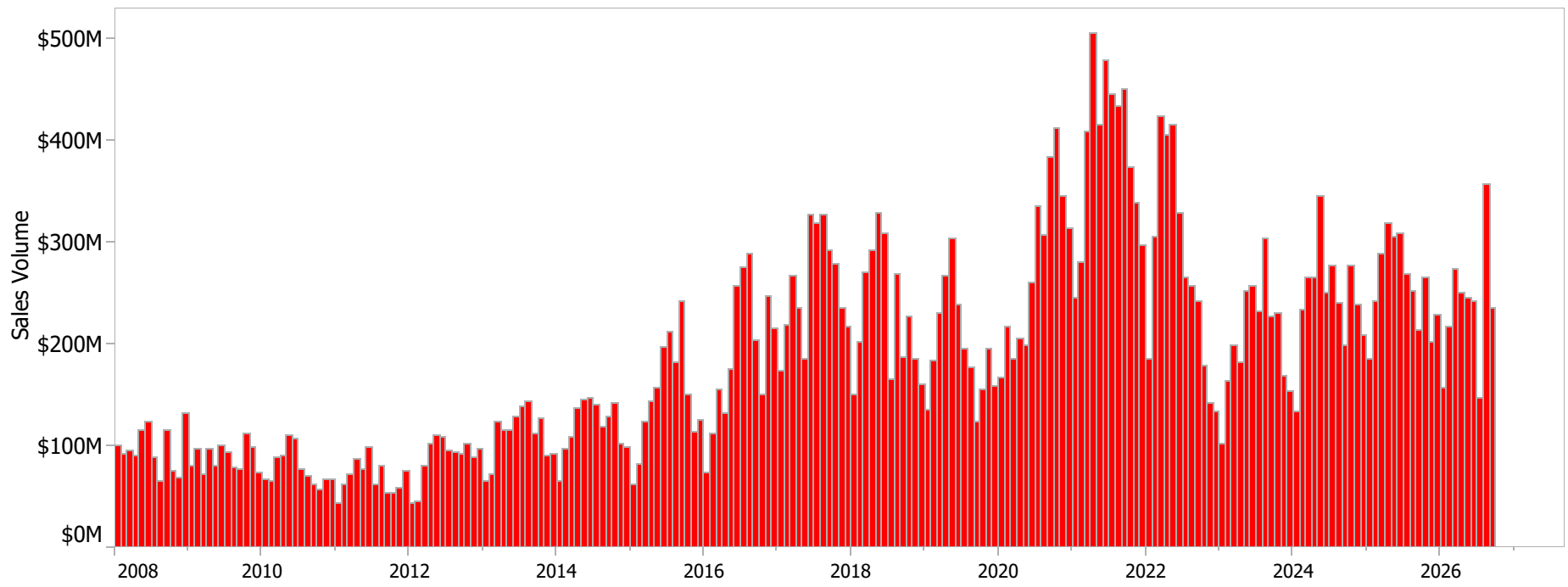
Year-over-year change in resales
in each district, for Jul 2026 - Sep 2026
(Source: Realquest)



SALES VOLUME

Figure 3 shows the total monthly volume of condo sales in Seattle. Sales volume has decreased since reaching a peak of $504 million in April 2021. In September 2026, condominium transactions totaled $234 million, a 10.0 percent increase from the prior year.

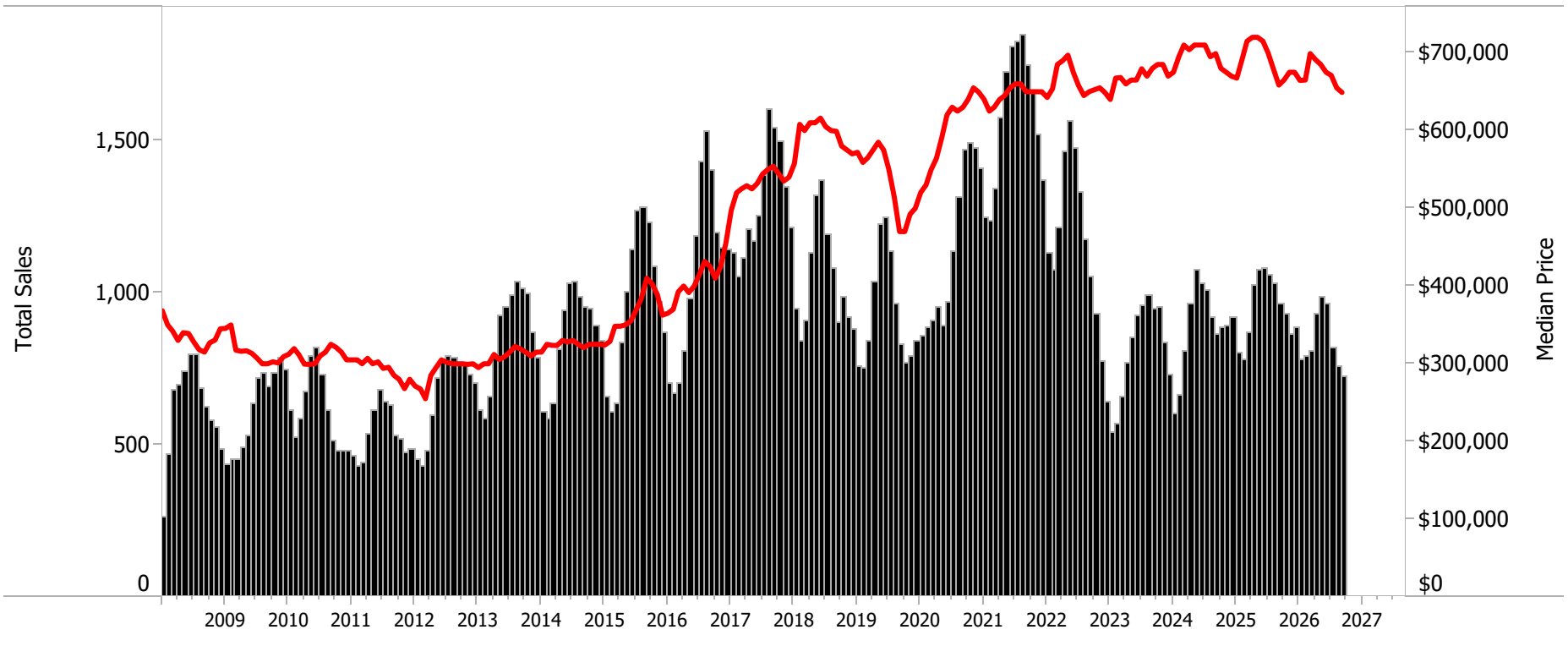
FIG 3. TOTAL SALES VOLUME



HISTORICAL PRICES AND SALES

During the three months ending September 30th, the median price decreased 1.4 percent from last year to $649,000. Simultaneously, the number of resales decreased 24.7 percent from the prior year to 723 transactions. In October, there were 327 sales of existing condominiums, a 31.0 percent decrease from last year.

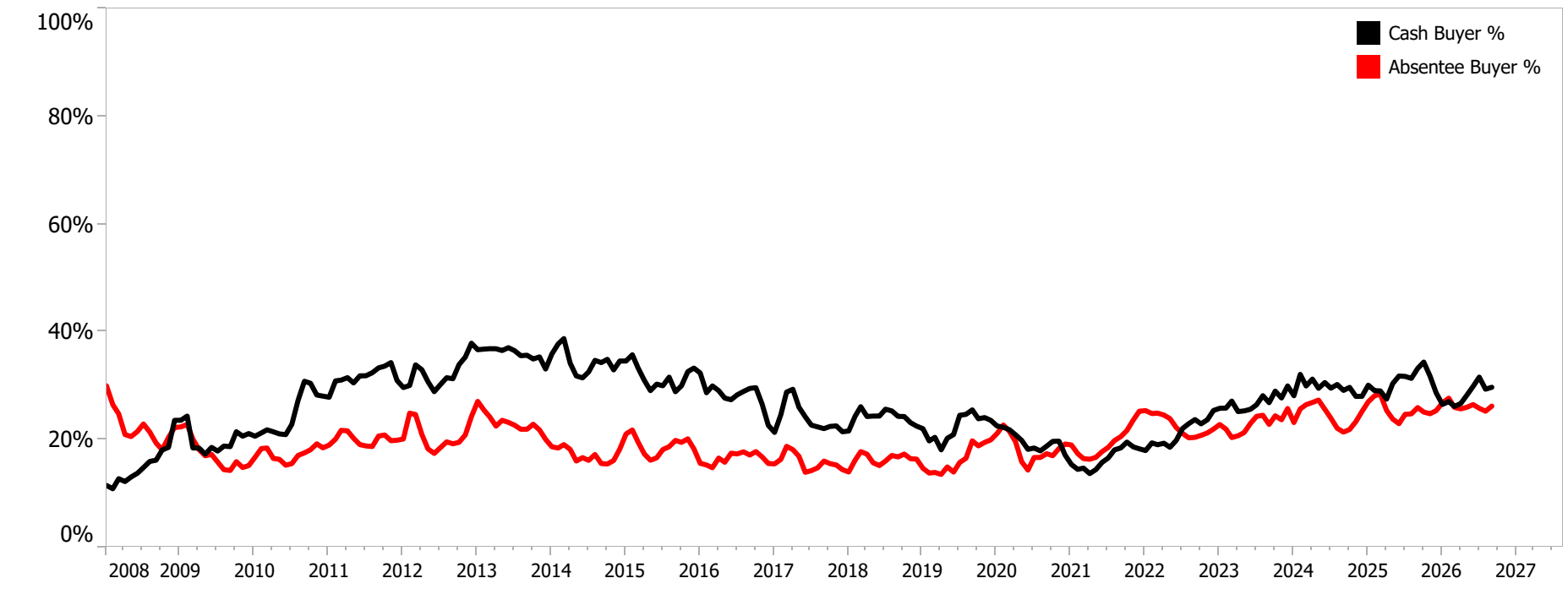
FIG 4. MEDIAN PRICE AND RESALES



CASH AND INVESTOR BUYERS

Figure 5 provides a historical trend of all-cash and investor buyers in Seattle since 2008. For the three months ending September 30th, all-cash transactions represented 29.7 percent of sales, a decrease from 33.2 percent the same time last year; investors represented 26.2 percent of buyers, an increase from 26.0 percent a year ago.

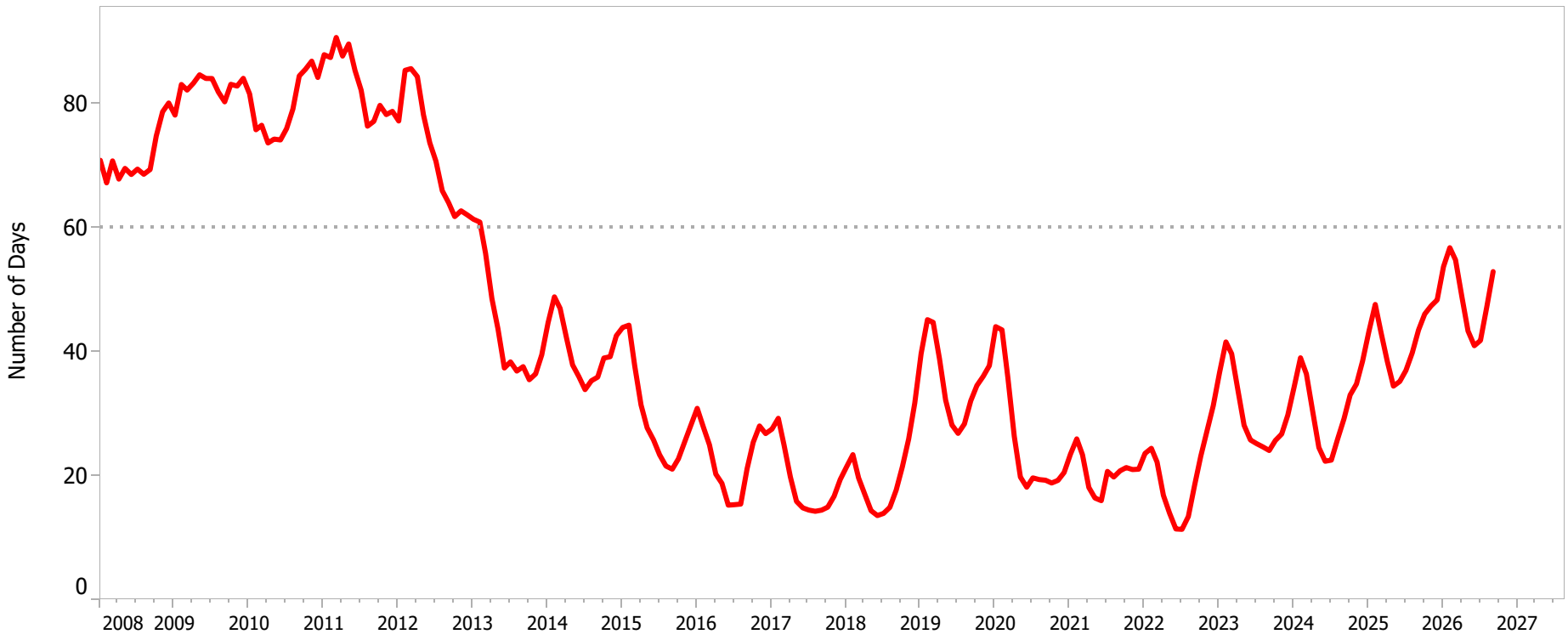
FIG 5. PERCENT OF CASH AND INVESTOR BUYERS



HISTORICAL AVERAGE MARKET TIME (MONTHLY TREND)

The Average Days On Market (DOM) figure is calculated as the amount of time between the date a home is listed for sale and the date it goes into escrow. The 60-day benchmark signifies a balanced market (the dotted line in Figure 6). As shown in Figure 6, the average DOM figure was 53 days in the three months ending September 30th; it has been below 60 days since 2013.

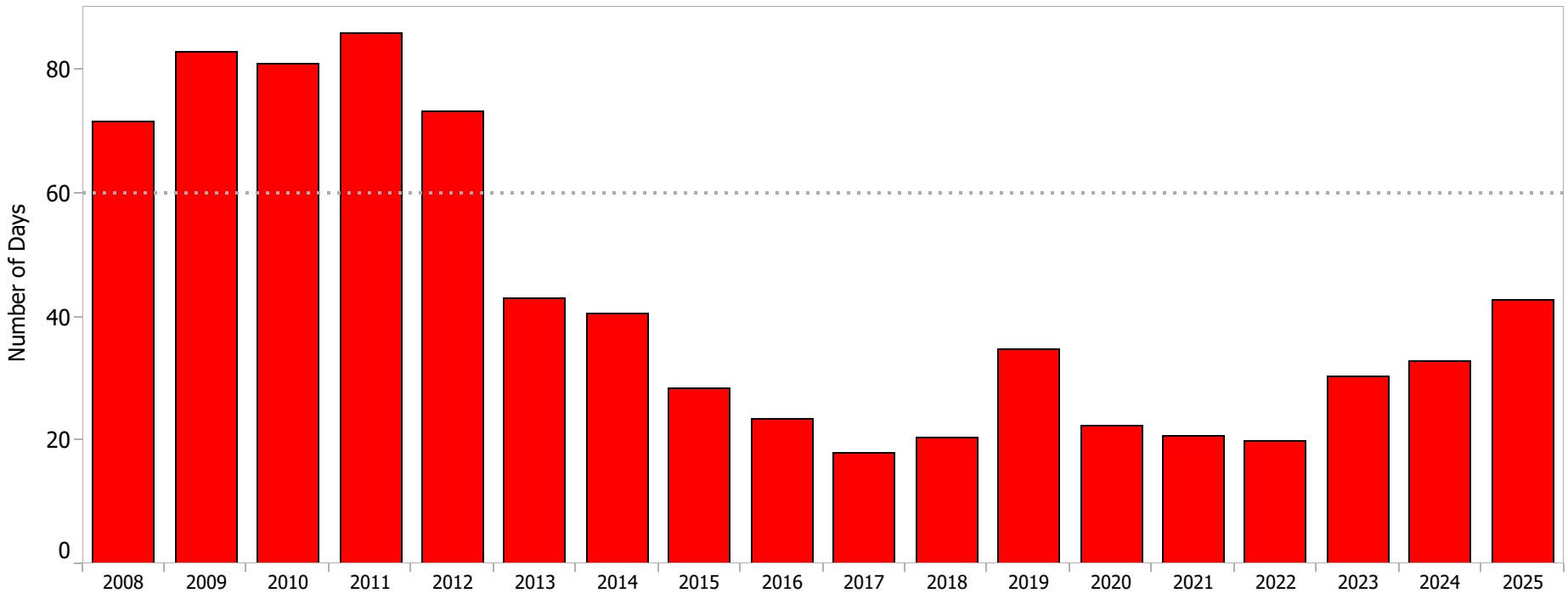
FIG 6. AVERAGE SOLD MARKET TIME (MONTHLY)



HISTORICAL AVERAGE MARKET TIME (ANNUAL TREND)

Figure 7 shows the average DOM figure at the end of each year going back to 2008. The average DOM for 2025 was 43 days.

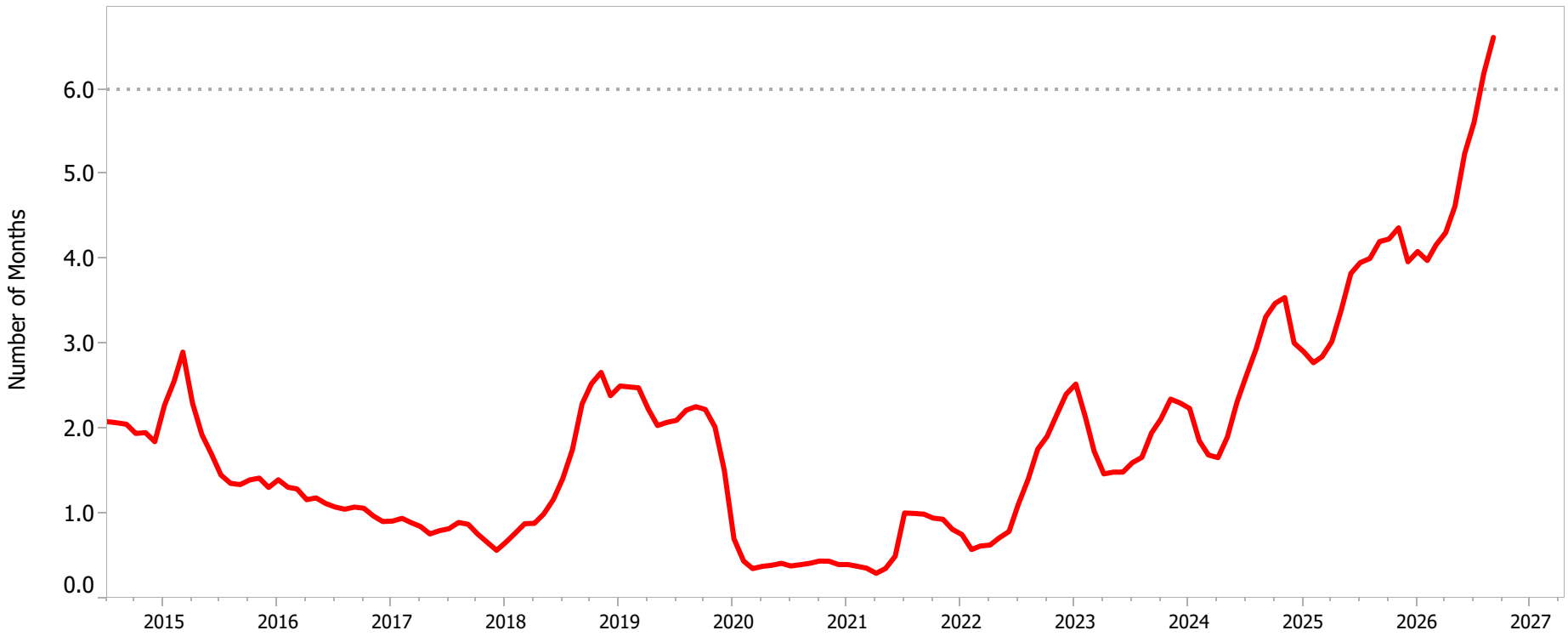
FIG 7. AVERAGE SOLD MARKET TIME (ANNUAL)



MONTHS OF REMAINING INVENTORY (MONTHLY TREND)

The Months of Remaining Inventory (MRI) figure indicates how many months it would take to absorb current supply. Six months is considered a balanced market, while nine months or more is considered an oversupplied market. Figure 8 shows a three-month moving average of the figure going back to 2014. As shown, the MRI figure has remained below the six-month benchmark since 2014. The most recent figure was 6.6 months.

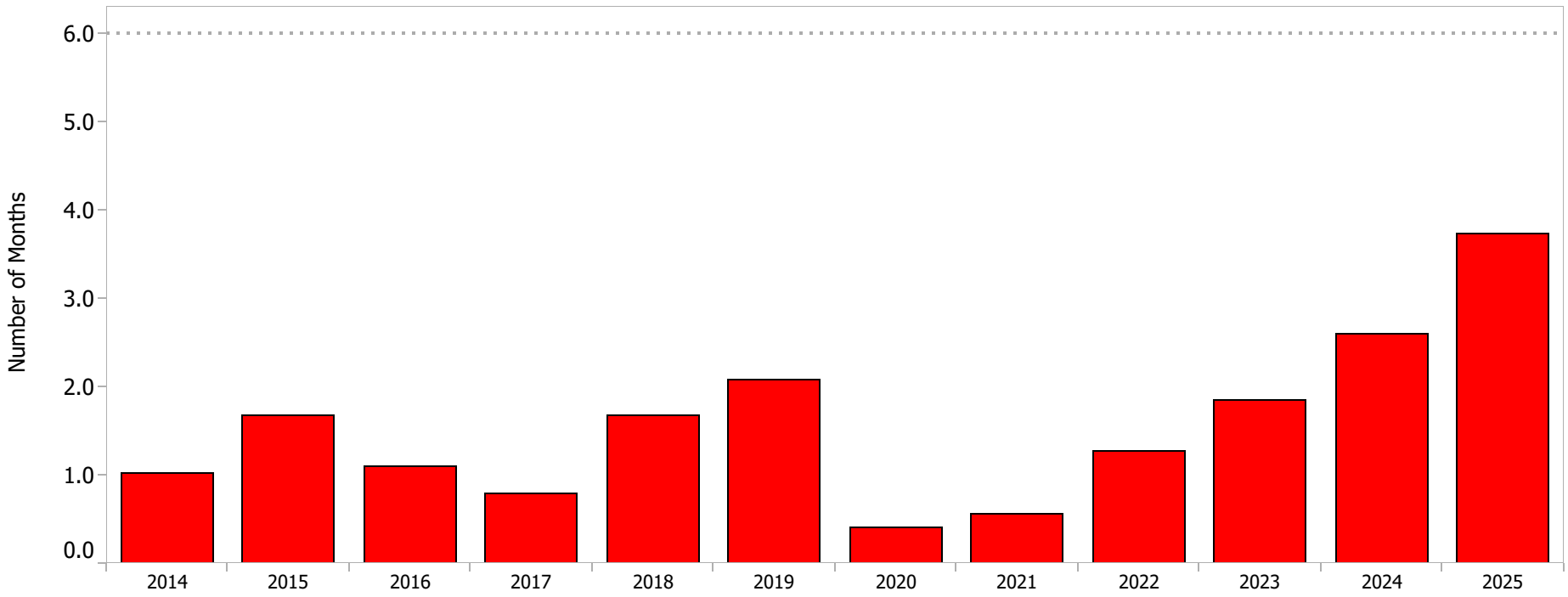
FIG 8. AVERAGE MONTHS OF REMAINING INVENTORY (MONTHLY)



MONTHS OF REMAINING INVENTORY (ANNUAL TREND)

Figure 9 shows the MRI figure at the end of each year. Average MRI has increased every year since 2020. In 2025, it was 3.7 months.

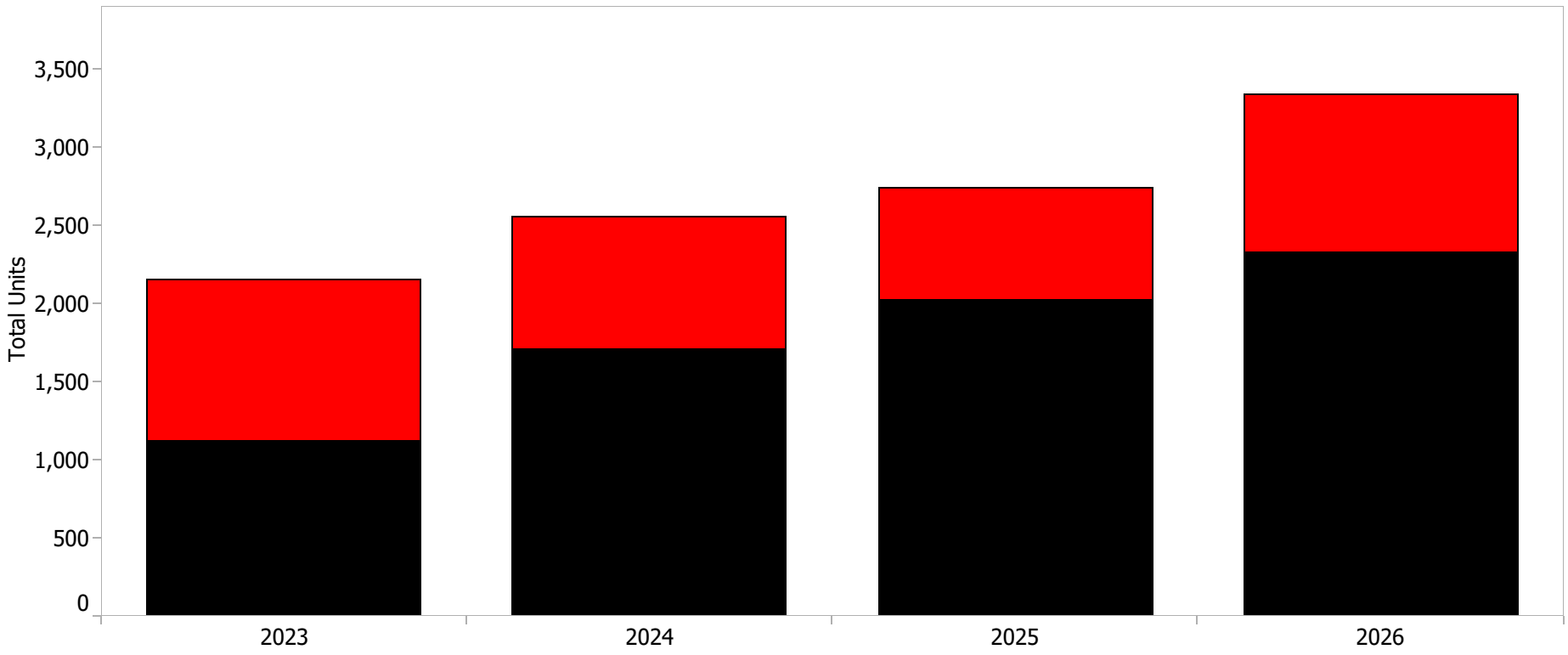
FIG 9. AVERAGE MONTHS OF REMAINING INVENTORY (ANNUAL)



ACTIVE CONDOMINIUM INVENTORY

Figure 10 shows the inventory of unsold new condominiums (red) and active resale listings (black) in Seattle for the month of October for each year since 2023. Currently, there are 1,011 new condominiums on the market.

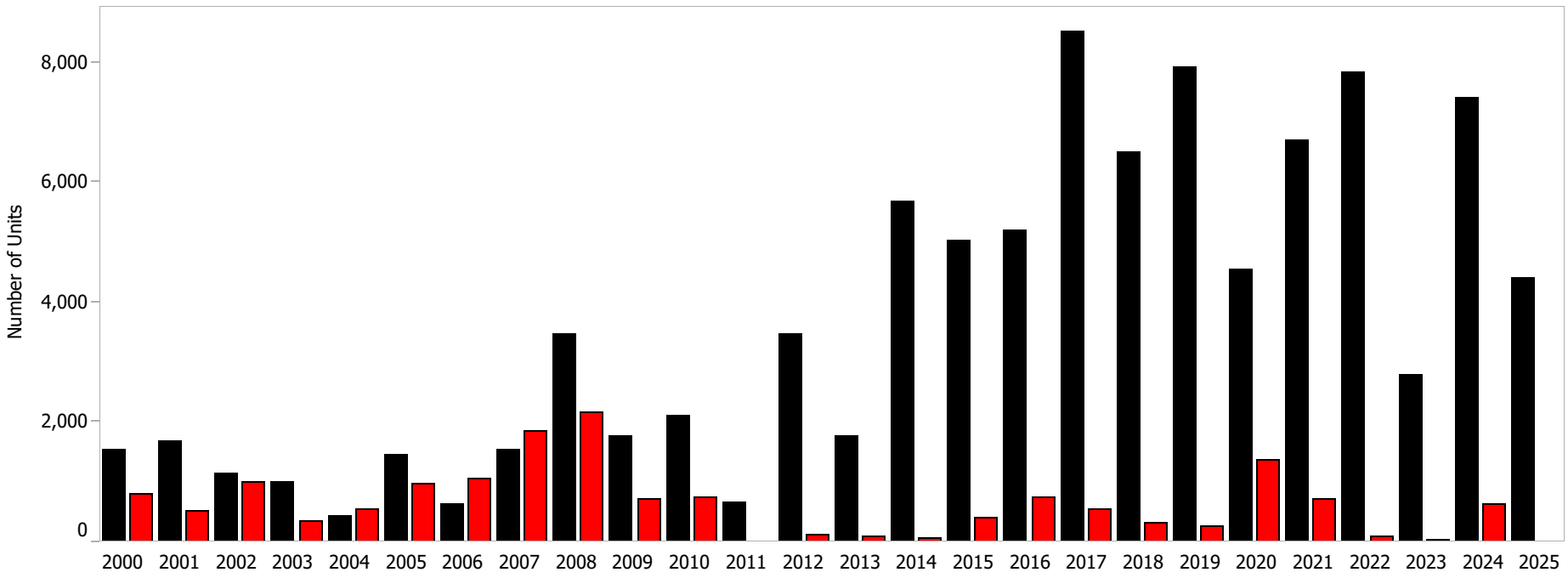
FIG 10. CONDOMINIUM INVENTORY COMPOSITION



ANNUAL MULTI-FAMILY COMPLETIONS

Figure 11 shows the total annual multi-family completions of both apartments and condominiums in Seattle. The peak year for condominium completions was 2008, when 2,158 new units were delivered to the market.

FIG 11. TOTAL ANNUAL MULTI-FAMILY COMPLETIONS



FUTURE CONDOMINIUM SUPPLY BY CITY

Figures 12 and 13 show the number of new condominiums currently under construction and entitled by city. There are 1,069 condominiums under construction in Seattle, and 780 condominiums are entitled.

FIG 12. CONDOMINIUMS UNDER CONSTRUCTION

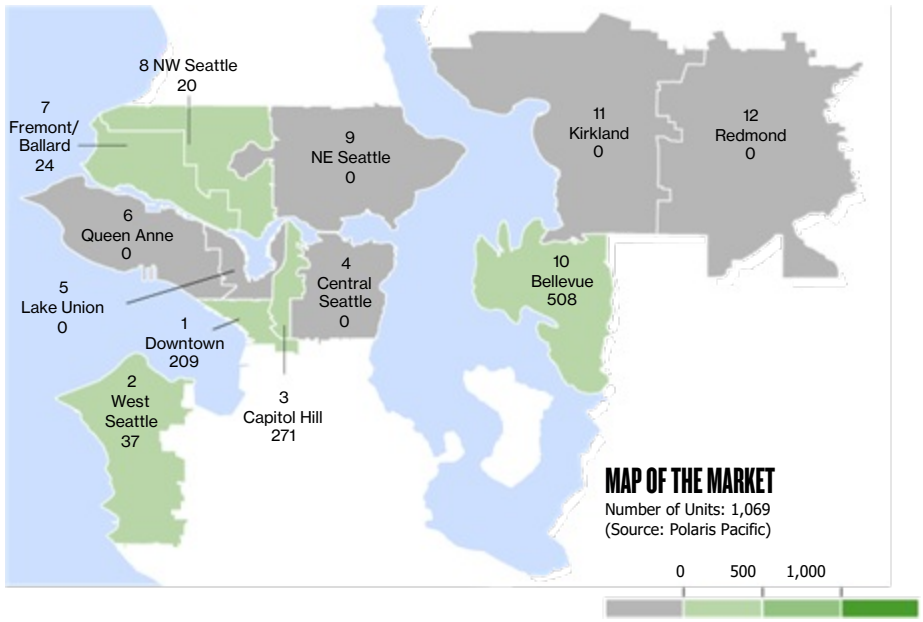
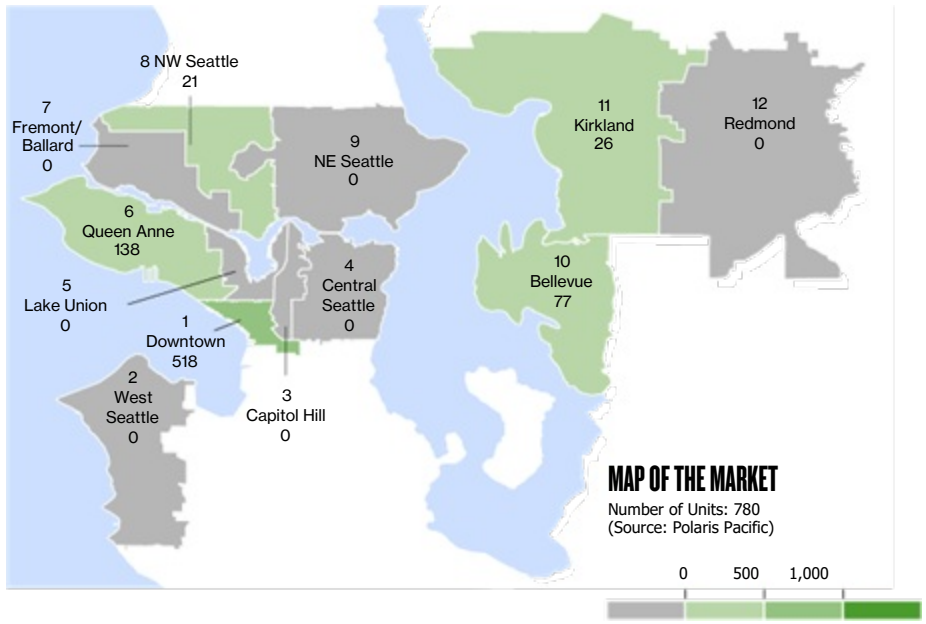


FIG 13. CONDOMINIUMS APPROVED



FUTURE APARTMENT SUPPLY BY CITY

Figures 14 and 15 show the future supply of apartments by city. 3,740 apartments are currently under construction in Seattle, while another 6,578 are approved.

FIG 14. APARTMENTS UNDER CONSTRUCTION

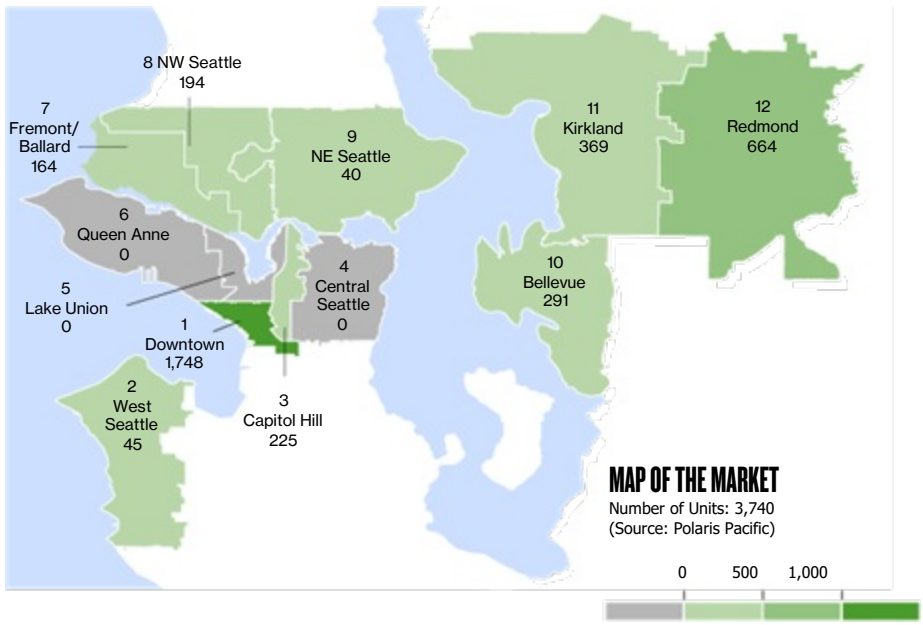
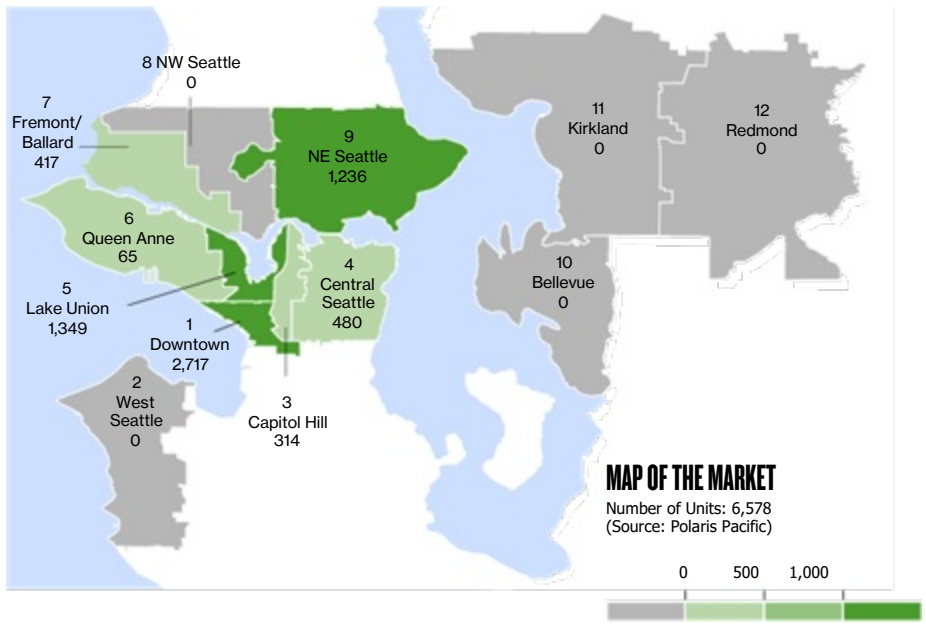
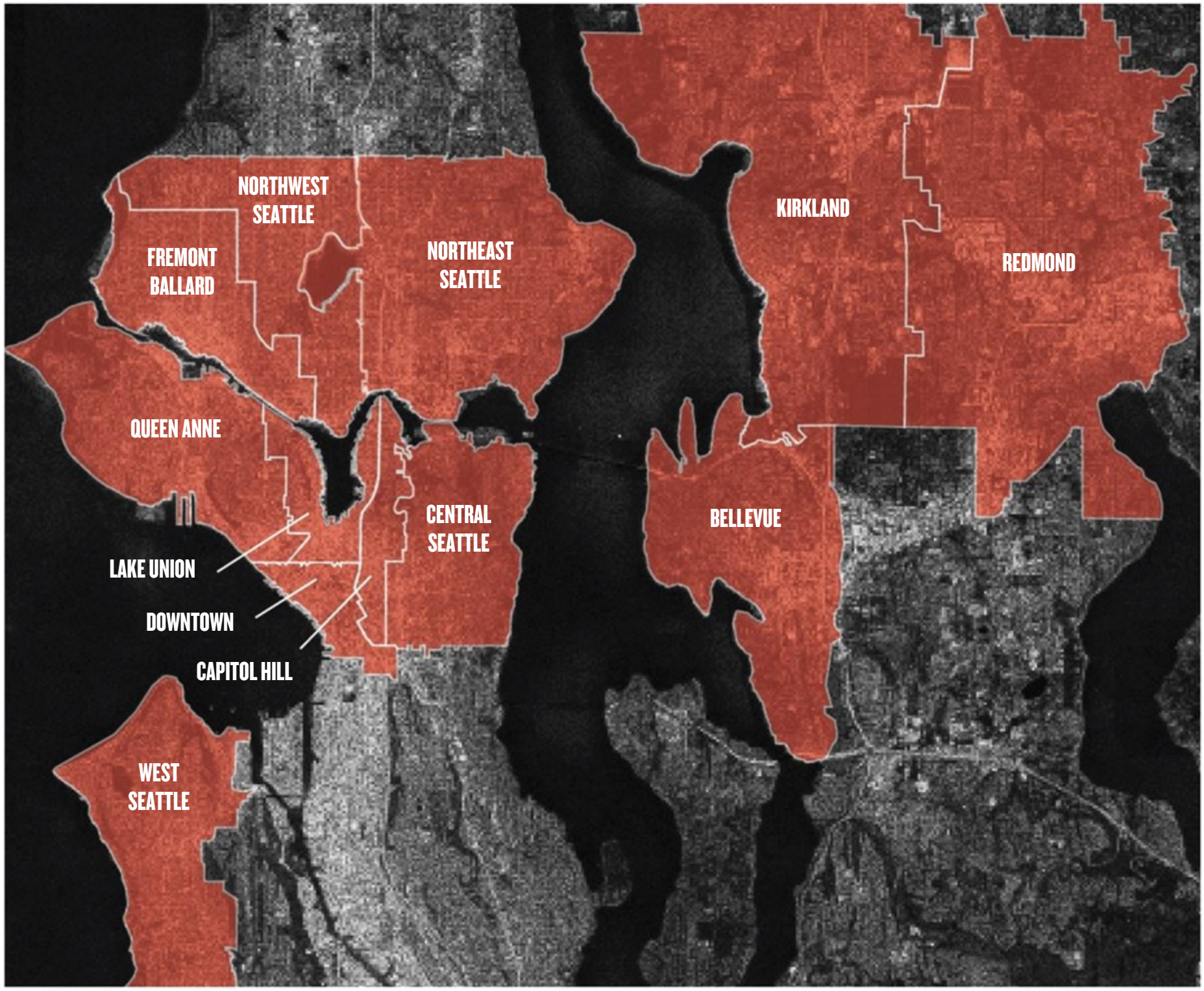


FIG 15. APARTMENTS APPROVED

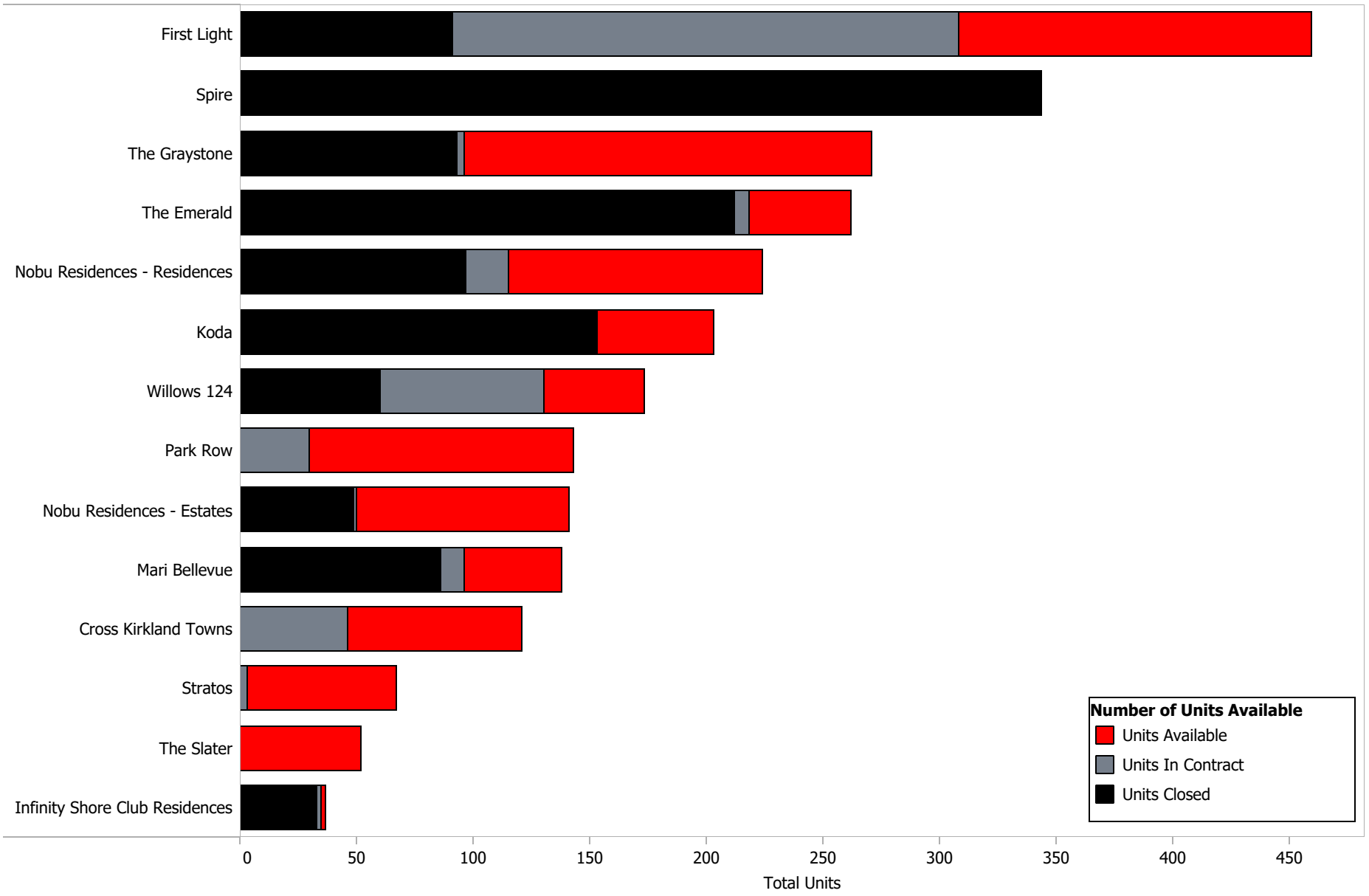


SEATTLE SUBDISTRICTS



DISTRICT 1 Belltown, Downtown, International District
DISTRICT 2 Admiral, Alki, Fauntleroy, Highpoint, North Delridge, Roxhill, South Delridge, West Seattle
DISTRICT 3 Capitol Hill, First Hill, Portage Bay
DISTRICT 4 Broadmoor, Central District, Denny-Blaine, Leschi, Madison Park, Madison Valley, Madrona, Montlake
DISTRICT 5 Eastlake, Westlake, South Lake Union
DISTRICT 6 Interbay, Uptown, Magnolia, Queen Anne
DISTRICT 7 Ballard, Fremont, Loyal Heights, Sunset Hill, Whittier Heights
DISTRICT 8 Crown Hill, Greenwood, North Beach, North College Park, Olympic Manor, Phinney Ridge, Wallingford
DISTRICT 9 Bryant, Green Lake, Hawthorne Hills, Laurelhurst, Maple Leaf, Matthews Beach, Meadowbrook, Ravenna, Roosevelt, Sand Point, University District, View Ridge, Wedgewood, Windermere
DISTRICT 10 Bellevue
DISTRICT 11 Kirkland
DISTRICT 12 Redmond

CURRENTLY SELLING DEVELOPMENTS



NEW CONDOMINIUMS NOW SELLING

	CURRENT PERFORMANCE	LAST MONTH	LAST YEAR
TOTAL PROJECTS	14	14	9
TOTAL RESIDENCES	2,634	2,634	2,078
TOTAL UNSOLD RESIDENCES	1,011	1,118	725



FIRST LIGHT

DISTRICT I / 300 VIRGINIA ST

DESCRIPTION

First Light is themed around the interaction of light and glass, offering unique light-sculptures in each residence and throughout the building and featuring panoramic views of the Seattle skyline and Puget Sound.

PROJECT INFORMATION

Developer: Westbank
Submarket: Belltown
Number of Homes: 459
HOA: $400 - $1,500

CURRENT STATUS

Date on Market: Oct '19
In Contract: 217
Closed: 91
Avg. Monthly Absorption: 3.6 Units

AMENITIES

- Residential gallery
- Concierge
- Rooftop lounge
- Residential lounge
- Fitness center
- Lap pool
- Spa
- Bike room
- Refrigerated delivery room

FINISHES

- Hardwood floors
- Miele appliances
- Amazon Alexa-enabled lights and thermostats
- BB Italia cabinets
- Triple-pane windows
- Balconies in all units

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
STUDIO	-	393 - 393	$603,888 -	$1,537 -
JR 1-BED	-	548 - 548	$762,888 -	$1,392 -
1-BED	-	586 - 669	$880,888 -	$1,402 -
1-BED + DEN	-	686 - 686	$958,888 -	$1,437 -
2-BED	-	880 - 1,522	$1,349,888 -	$1,253 -
3-BED	-	1,232 - 2,755	$2,370,888 -	$1,924 -



SPIRE

DISTRICT I / 2510 6TH AVE

DESCRIPTION

Spire is located in Denny Triangle, between South Lake Union and Downtown. Just steps away from tech offices, Spire is the ideal home for a short commute. Residents also enjoy the thoughtful amenities designed to foster community, collaboration, and wellness.

PROJECT INFORMATION

Developer: Laconia / China Vanke
Submarket: Denny Triangle
Number of Homes: 343
HOA Fees: $500 - $1,900

CURRENT STATUS

Date on Market: Oct '18
In Contract: 1
Closed: 342
Avg. Monthly Absorption: 3.5 Units

AMENITIES

- Fully automated parking system
- Lobby café
- Top-floor wraparound view gallery
- Private dining
- Spire club and terraces
- Valet parking
- Roof deck with BBQ
- Co-working lounge
- Wellness Studio
- Fitness center
- Concierge
- Dog run
- Club room
- Theater

FINISHES

- Hardwood floors
- European-inspired cabinetry and casework finishes w/ under cabinet lighting and soft close hardware
- Porcelain backsplash
- Quartz countertops
- Bosch appliances (Wolf in penthouses)
- 9ft ceiling or more

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
1-BED	225	531 - 814	$485,000 - $1,200,000	$795 - $1,711
2-BED	75	918 - 1,188	$1,079,000 - $2,900,000	$934 - $1,665
3-BED	7	1,822 - 2,616	$3,547,000 - $3,820,000	$1,893 - $2,060
1-BED + DEN	35	985 - 1,004	$787,000 - $1,380,000	$799 - $1,395
2-BED + DEN	1	1,785 -	$3,376,000 -	$1,892 -



THE GRAYSTONE

DISTRICT I / 800 COLUMBIA ST

DESCRIPTION

The Graystone is located in the First Hill neighborhood and features 271 homes with Northwest inspired-aesthetics designed by Robin Chell Design. Residents will enjoy the convenient location and various amenities including a state-of-the-art fitness center, 24/7 concierge, two gaming rooms, and a co-working lounge.

PROJECT INFORMATION

Developer: Daniels Real Estate
Submarket: First Hill
Number of Homes: 271
HOA: $486 - $1,135

CURRENT STATUS

Date on Market: Sep '21
In Contract: 3
Closed: 93
Avg. Monthly Absorption: 1.5 Units

AMENITIES

- Fitness center
- Concierge
- Rooftop BBQ
- Storage lockers
- Dog run and pet wash
- Bike storage
- Gaming rooms
- Co-working lounge

FINISHES

- Hardwood floors
- European-crafted cabinetry
- Choice of natural, textured, or sleek finishes

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
STUDIO	-	520 - 520	$575,990 -	$1,108 -
1-BED	-	525 - 833	$589,990 - $923,490	$1,104 - $1,124
2-BED	-	953 - 1,227	$1,025,990 - $1,595,990	$1,056 - $1,490



THE EMERALD

DISTRICT 1 / 121 STEWART ST

DESCRIPTION

The Emerald is centrally located in Downtown, offering panoramic views of the skyline and the Sound.

PROJECT INFORMATION

Developer: Create World Real Estate
Submarket: Belltown
Number of Homes: 262
HOA: $500 - $1,350

CURRENT STATUS

Date on Market: Mar '19
In Contract: 6
Closed: 212
Avg. Monthly Absorption: 2.4 Units

AMENITIES

- Rooftop lounge
- Outdoor firepits
- Guest suite
- Fitness center
- Yoga studio
- Guest reception
- Pet run and spa
- Latch keyless entry system
- On-demand carshare

FINISHES

- European white oak hardwood flooring
- Quartz backsplash
- Floor-to-ceiling windows
- Bosch & Miele appliances
- Kuhlmann cabinets

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
STUDIO	14	569 - 675	$497,539 -	$874 -
1-BED	167	579 - 957	$695,655 -	$1,201 -
2-BED	69	897 - 1,549	$748,510 -	$834 -
3-BED	15	1,455 - 1,770	$2,877,675 -	$1,978 -



NOBU RESIDENCES - RESIDENCES

DISTRICT 10 / 889 103RD AVE NE

DESCRIPTION

Nobu Residences - Residences is a 224-home luxury condominium tower in the heart of downtown Bellevue, offering panoramic views of Lake Washington, the Seattle skyline, and the Olympic Mountains. Residents enjoy a hospitality-driven lifestyle rooted in Nobu's signature Japanese minimalism, with a Nobu restaurant coming on-site in 2027.

PROJECT INFORMATION

Developer: Silverstein Properties
Submarket: Bellevue
Number of Homes: 224
HOA: $648 - $1,483

CURRENT STATUS

Date on Market: Sep '19
In Contract: 18
Closed: 97
Avg. Monthly Absorption: 1.3 Units

AMENITIES

- Fitness center
- Resident lounges
- Attended lobby
- Spa

FINISHES

- Hardwood Floors
- Outdoor terraces

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
STUDIO	-	550 -	$650,000 -	$1,182 -
1-BED	-	595 -	$750,000 -	$1,261 -
2-BED	-	1,100 -	$1,300,000 -	$1,182 -



KODA

DISTRICT I / 450 S MAIN ST

DESCRIPTION

KODA is located in the International District of Seattle, at the heart of Japantown. The culturally vibrant neighborhood and practical amenities make KODA the perfect home for an ethnically diverse population of homebuyers and working professionals.

PROJECT INFORMATION

Developer: Da-Li International
Submarket: International District
Number of Homes: 203
HOA: $300 - $860

CURRENT STATUS

Date on Market: Jan '19
In Contract: 0
Closed: 153
Avg. Monthly Absorption: 1.6 Units

AMENITIES

- Co-Working Space
- Fitness Center
- Yoga studio
- Outdoor Zen garden
- LIbrary
- Business center
- Conference room
- Entertainment room

FINISHES

- Hardwood Floors

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
STUDIO	16	350 - 488	$400,000 - $500,000	$1,024 - $1,142
1-BED	101	559 - 780	$400,000 - $850,000	$715 - $1,090
2-BED	85	852 - 1,148	$750,000 - $1,400,000	$880 - $1,220
LIVE/WORK	1	-	-	-



WILLOWS 124

DISTRICT 12 / 13880 NE 123RD WAY

DESCRIPTION

Willows 124 is located at the intersection of Redmond and Kirkland, offering easy access to the region's top tech campuses, Redmond Town Center, and the Sammamish River Trail.

PROJECT INFORMATION

Developer: TriPointe Homes
Submarket: Redmond
Number of Homes: 173
HOA: $186 - $190

CURRENT STATUS

Date on Market: Jul '25
In Contract: 70
Closed: 60
Avg. Monthly Absorption: 8.1 Units

AMENITIES

- Basketball court
- Private dog park
- Playground parks
- Picnic areas

FINISHES

- Covered outdoor living spaces
- Smart home technology
- LivingSmart energy-efficient systems

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
2-BED	-	1,539 -	$899,900 -	$585 -
4-BED	-	2,053 - 2,313	$1,199,900 - $1,414,900	$584 - $612



PARK ROW

DISTRICT 10 / 201 BELLEVUE WAY NE

DESCRIPTION

Park Row is located in the heart of downtown Bellevue, steps from Bellevue Square, the Bravern, and the city's thriving dining and retail corridor. Surrounded by top employers, world-class shopping, and the natural beauty of Meydenbauer Bay, Park Row offers an elevated urban lifestyle at the center of the Eastside's most dynamic neighborhood.

PROJECT INFORMATION

Developer: Bosa Development
Submarket: Bellevue
Number of Homes: 143
HOA: -

CURRENT STATUS

Date on Market: Apr '26
In Contract: 30
Closed: 0
Avg. Monthly Absorption: 4.3 Units

AMENITIES

- Pool
- Golf simulator lounge
- Fitness center
- Private dining room
- Residents' lounge

FINISHES

- Burnished wood flooring
- Floor-to-ceiling windows

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
1-BED	-	705 - 875	-	-
2-BED	-	1,130 - 1,274	-	-
3-BED	-	1,165 - 1,358	-	-



NOBU RESIDENCES - ESTATES

DISTRICT 10 / 838 103RD AVE NE

DESCRIPTION

Nobu Residences - Estates offers 141 luxury residences in downtown Bellevue, where Nobu's signature design philosophy meets the natural beauty of the Pacific Northwest. With sweeping views of Lake Washington, the Seattle skyline, and the Olympic Mountains, the Estates represent the pinnacle of branded luxury living on the Eastside.

PROJECT INFORMATION

Developer: Silverstein Properties
Submarket: Bellevue
Number of Homes: 141
HOA: $724 - $3,766

CURRENT STATUS

Date on Market: Mar '19
In Contract: 1
Closed: 49
Avg. Monthly Absorption: 0.5 Units

AMENITIES

- Fitness center
- Resident lounges
- Attended lobby
- Spa
- Hotel amenities

FINISHES

- Hardwood Floors
- Outdoor terraces

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
1-BED	16	592 - 956	$1,300,000 -	$1,717 -
2-BED	64	1,196 - 2,209	$2,100,000 -	$1,755 -
2-BED + DEN	5	1,691 - 1,691	-	-
3-BED	6	2,105 - 2,105	-	-
PENTHOUSE	7	2,395 - 2,997	-	-



MARI BELLEVUE

DISTRICT 10 / 10232 NE 10TH ST

DESCRIPTION

Mari Bellevue offers 138 luxury condominiums in Downtown Bellevue with views of Lake Washington.

PROJECT INFORMATION

Developer: Create World Real Estate
Submarket: Bellevue
Number of Homes: 138
HOA: $452 - $1,948

CURRENT STATUS

Date on Market: May '23
In Contract: 10
Closed: 86
Avg. Monthly Absorption: 2.3 Units

AMENITIES

- Rooftop lounge with kitchen, fireplace, and grills
- Fitness center
- 24-hour concierge
- Yoga studio
- Dog run/wash
- Smart entry system by LATCH

FINISHES

- Hardwood floors
- Custom Italian kitchen cabinetry
- Bosch appliances
- Zephyr range hood
- Quartz slab bathroom vanity

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
STUDIO	32	423 - 464	$589,000 -	$1,366 -
1-BED	60	545 - 769	$809,000 - $949,000	$1,451 - $1,488
1-BED + DEN	10	847 - 849	$1,029,000 -	$1,212 -
2-BED	23	950 - 1,302	$1,289,000 -	$1,356 -
3-BED	12	1,104 - 2,179	$2,299,000 -	$1,536 -
4-BED	1	2,421 -	-	-



CROSS KIRKLAND TOWNS

DISTRICT II / 10829 120TH LANE NE

DESCRIPTION

Cross Kirkland Towns is a collection of 121 townhomes situated in central Kirkland with direct access to the Cross Kirkland Corridor trail and the broader 42-mile Eastrail system, offering an easy commute to Microsoft, Meta, Amazon, and downtown Kirkland.

PROJECT INFORMATION

Developer: Toll Brothers
Submarket: Kirkland
Number of Homes: 121
HOA: $280 - $293

CURRENT STATUS

Date on Market: Oct '25
In Contract: 46
Closed: 0
Avg. Monthly Absorption: 3.5 Units

AMENITIES

- Pickleball court
- Dog park
- Children's playground

FINISHES

- Covered decks

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
4-BED	121	1,904 - 2,416	$1,100,000 - $1,700,000	$578 - $704



STRATOS

DISTRICT 10 / 3190 160TH AVE SE

DESCRIPTION

Stratos is located in Bellevue's Eastgate neighborhood, nestled among tree-lined hills with direct access to the Spirit Ridge Trail and convenient connections to I-90 and I-405 for easy commutes to Seattle, Downtown Bellevue, and Redmond.

PROJECT INFORMATION

Developer: Intracorp
Submarket: Bellevue
Number of Homes: 67
HOA: $262 -

CURRENT STATUS

Date on Market: Mar '26
In Contract: 3
Closed: 0
Avg. Monthly Absorption: 0.4 Units

AMENITIES

- Landscapped common areas
- Bike storage
- EV-capable garages

FINISHES

- KitchenAid stainless steel appliances
- Polished quartz countertops
- Covered decks
- Ring doorbell
- Keyless entry

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
3-BED	67	1,529 - 2,258	$1,375,000 -	$899 -



THE SLATER

DISTRICT II / 11415 SLATER AVE NE

DESCRIPTION

The Slater is located in Kirkland's Totem Lake neighborhood, offering easy access to nearby tech campuses and the shops and dining of Totem Lake Village. The Slater brings attainable, design-forward condominium living to one of the Eastside's fastest-growing communities

PROJECT INFORMATION

Developer: Magma Equities
Submarket: Kirkland
Number of Homes: 52
HOA: -

CURRENT STATUS

Date on Market: Apr '26
In Contract: N/A
Closed: 0
Avg. Monthly Absorption: N/A

AMENITIES

- Fitness center
- Residents' lounge
- Secure underground parking

FINISHES

- White quartz countertops
- Vinyl plank flooring

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
STUDIO	15	538 - 549	-	-
1-BED	17	716 - 829	-	-
2-BED	15	1,019 - 1,120	-	-



INFINITY SHORE CLUB

DISTRICT 2 / 1250 ALKI AVE SW

DESCRIPTION

Infinity Shore Club is a collection of 37 condominium units on Alki Beach in West Seattle. The resort-inspired homes features Nanawall™ window systems that fold open to seamlessly blend indoor and outdoor living.

PROJECT INFORMATION

Developer: Vibrant Cities
Submarket: Alki
Number of Homes: 37
HOA: $1,121 - $2,370

CURRENT STATUS

Date on Market: Oct '21
In Contract: 2
Closed: 33
Avg. Monthly Absorption: 0.6 Units

AMENITIES

- Rooftop deck w/ garden & lounge areas
- Infinity pool / heated spa
- Fitness center
- Firebits & BBQs
- Kayak & paddleboard wash station
- Bike storage space
- Pet spa

FINISHES

- Hardwood floors
- Miele appliances
- Quartz countertops
- Custom frameless cabinetry

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
1-BED	-	1,156 - 1,565	$1,149,950 -	$983 -
2-BED	-	1,179 - 1,559	$1,649,950 -	$1,303 -
3-BED	-	1,707 - 2,469	$3,999,950 -	$1,621 -

RECENTLY SOLD OUT

SOLD OUT IN 2023 - 2025

PROJECT NAME	ADDRESS	DEVELOPER	RESIDENCES
Nexus	1808 Minor Ave	Burrard Group	389
Joya Townhomes	2000 24th Ave S	Intracorp	62
Olive Ballard	928 NW 54th St	Shelter Homes	24
Arlo Townhomes	3406 15th Ave W	Isola Homes	21
Ivy South	9203 14th Ave NW	Shelter Homes	20
TOTAL			516



NEXUS

DISTRICT I / 1808 MINOR AVE

DESCRIPTION

NEXUS is located in Downtown Seattle in the Denny Triangle neighborhood and consists of 389 units in a 40-story building.

PROJECT INFORMATION

Developer: Burrard Group
Submarket: Denny Triangle
Number of Homes: 389
HOA: $325 - $1,500

CURRENT STATUS

Date on Market: Oct '16
Date Sold Out: Feb '25
Avg. Monthly Absorption: 3.9 Units

AMENITIES

- Co-Working Space
- Fitness Center
- Sky Club
- Sky Bar
- Exhibition kitchen
- Recreation room
- Roof terrace with open-air kitchen
- Guest suites
- Business Center

FINISHES

- Hardwood floors

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
STUDIO	-	395 - 436	$300,000 -	$759 -
1-BED	-	480 - 1,080	$350,000 -	$729 -
1-BED + DEN	-	669 - 1,400	$400,000 -	$598 -
2-BED	-	1,099 - 1,898	$800,000 -	$728 -
2-BED + DEN	-	1,525 - 2,394	$1,500,000 -	$984 -
3-BED	-	1,618 - 1,672	$1,900,000 -	$1,174 -
3-BED + DEN	-	2,177 - 2,194	N/A -	N/A -



JOYA TOWNHOMES

DISTRICT 4 / 2000 24TH AVE S

DESCRIPTION

Joya is a collection of townhomes designed by Johnston Architects that is located less than 3 miles from Seattle's central business district. The community features communal courtyards, preserved trees, and custom art installations by local artists.

PROJECT INFORMATION

Developer: Intracorp
Submarket: Mt. Baker
Number of Homes: 62
HOA: $200 -

CURRENT STATUS

Date on Market: Jan '22
Date Sold Out: Feb '24
Avg. Monthly Absorption: 2.5 Units

AMENITIES

- Community gathering spaces

FINISHES

- Quartz countertops
- Frigidaire stainless appliances

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
2-BED	-	1,192 - 1,708	$599,990 - $845,990	$495 - $545
3-BED	-	1,690 - 1,690	$859,990 - $899,990	$509 - $533



OLIVE

DISTRICT 7 / 928 NW 54TH ST

DESCRIPTION

Olive is a contemporary residence in the heart of Ballard that is in walking distance to central Ballard amenities like the Ballard Sunday Farmers Market.

PROJECT INFORMATION

Developer: Shelter Homes
Submarket: Ballard
Number of Homes: 24
HOA: -

CURRENT STATUS

Date on Market: May '22
Date Sold Out: Apr '23
Avg. Monthly Absorption: 0.9 Units

AMENITIES

- Community courtyard
- 4th floor entertaining spaces with outdoor decks

FINISHES

- Pro Series Bosch appliances
- Slab countertops
- Wide plank flooring
- Laminate hardwood flooring

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
2-BED	8	1,332 - 1,358	$899,900 -	$662 -
3-BED	16	1,585 - 1,848	$1,099,900 -	$644 -
4-BED	2	1,747 -	-	-



ARLO TOWNHOMES

DISTRICT 6 / 3406 15TH AVE W

DESCRIPTION

Located in North Queen Anne, Arlo Townhomes offer 21 two-bedroom homes with easy access to amenities in Fremont, Ballard, and Queen Anne.

PROJECT INFORMATION

Developer: Isola Homes
Submarket: Queen Anne
Number of Homes: 21
HOA: $140 -

CURRENT STATUS

Date on Market: Jan '24
Date Sold Out: Nov '24
Avg. Monthly Absorption: 2.1 Units

AMENITIES

- AeroBarrier Technology
- Roof decks with low-maintenance decking

FINISHES

- Stainless steel kitchen appliance package
- Wide plank flooring
- Slab quartz countertops

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
2-BED	21	1,339 - 1,471	$549,950 - $749,950	$394 - $516



IVY SOUTH

DISTRICT 7 / 9203 14TH AVE NW

DESCRIPTION

Ivy South is part of Shelter Home's Ivy Community situated in Crown Hill. It was constructed for sustainability with tankless water heaters, efficient HVAC systems, and is BuiltGreen enrolled.

PROJECT INFORMATION

Developer: Shelter Homes
Submarket: Crown Hill
Number of Homes: 20
HOA: -

CURRENT STATUS

Date on Market: Apr '22
Date Sold Out: Feb '24
Avg. Monthly Absorption: 1.0 Units

AMENITIES

- Designated parking
- Rooftop decks
- Tankless water heater
- BuiltGreen enrolled

FINISHES

- Bosch appliances
- Gas ranges

UNIT MIX & LIST PRICE SUMMARY

TYPE	# RESIDENCES	SIZE SF	PRICE RANGES	PRICE P.S.F.
2-BED + DEN	13	1,164 - 1,227	$699,990 - $749,900	$601 - $652
3-BED	7	1,455 - 1,549	$949,900 -	$639 -

PAST RESALE DEVELOPMENTS

DISTRICT I - DOWNTOWN

PROJECT	ADDRESS	DEVELOPER	RESIDENCES
Insignia - South	588 Bell St	Bosa Development	350
Insignia - North	583 Battery St	Bosa Development	348
Escala	1920 4th Ave	Lexas Companies	271
2200 Westlake Condos	2200 Westlake Ave	Weingarten Realty	260
The Cosmopolitan	819 Virginia St	Continental Properties	253
Seattle Heights	2600 2nd Ave	Cosmos Development	239
Gallery	2911 2nd Ave	Schnitzer West	233
Waterfront Landings	1950 Alaskan Way	Intracorp	232
Olive 8	737 Olive Wy	R.C. Hedreen Co.	229
Concord	2929 1st Ave	HAL Real Estate Invertments	206
The Ellington	2801 1st Ave	Intracorp	204
Cristalla	2033 2nd Ave	Murray Franklyn	191
The Parc	2716 Western Ave	Intracorp	185
The Vine	2607 Western	Intracorp	176
Mosler Lofts	2720 3rd Ave	The Schuster Group	148
1521 2nd Ave	1521 2nd Ave	The Opus Group	143
Klee	2701 Western Ave	Val Thomas, Inc.	140
Enso	820 Blanchard St	Vulcan Real Estate	135
Site 17	2440 Western Ave	HAL Real Estate Invertments	129
5th and Madison	909 5th Ave	Beacon Capital Partners	127
Residences at Avenue One	2721 1st Ave	Intracorp	120
Trio	3104 Western Ave	Triad Development	116
Florentine	526 1st Ave	Alexander & Ventura	116
Gridiron	589 Occidental Ave S	Daniels Real Estate Co.	107
Bellora	2716 Elliott Ave	Murray Franklyn	93
Tobira	108 5th Ave S	Wysong Group	88
One Pacific Tower	2000 1st Ave	Vyzis Development Group	80
The Matae	159 Denny Wy	Ovation Partners	78
Asia	668 S Lane St	Michael Mastro	75
Belltown Lofts	66 Bell St	The Urban Fund	59
Carbon 56	2015 Terry Ave	Kauri Investments	56
Pomeroy	2319 1st Ave	Murray Franklyn	54
Madison Tower	1000 1st Ave	William Justen	47
Four Seasons Seattle	99 Union St	Seattle Hotel Group LLC	36
TOTAL			5,324



INSIGNIA - SOUTH

DISTRICT 1 / 588 BELL ST

Developer: Bosa Development
Submarket: Downtown
Number of Homes: 350
Sales Start/End Date: Sep '13 / Feb '17
Avg. Absorption: 8.5 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	4	837	$567,500	$688
2-BED	10	1,087	$897,400	$823
3-BED				



INSIGNIA - NORTH

DISTRICT 1 / 583 BATTERY ST

Developer: Bosa Development
Submarket: Downtown
Number of Homes: 348
Sales Start/End Date: Sep '15 / Mar '17
Avg. Absorption: 19.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	5	751	$605,000	$818
2-BED	11	1,174	$1,117,636	$920
3-BED				



ESCALA

DISTRICT 1 / 1920 4TH AVE

Developer: Lexas Companies
Submarket: Belltown
Number of Homes: 271
Sales Start/End Date: Oct '09 / Jan '10
Avg. Absorption: 89.6 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	8	1,134	$777,375	$694
2-BED	9	1,705	$1,486,889	$866
3-BED	2	4,846	$6,550,000	$1,357



2200 WESTLAKE CONDOS

DISTRICT 1 / 2200 WESTLAKE AVE

Developer: Weingarten Realty
Submarket: Downtown
Number of Homes: 260
Sales Start/End Date: Oct '09 / Jun '10
Avg. Absorption: 32.5 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	4	711	$455,550	$643
2-BED	2	1,314	$815,000	$621
3-BED				



THE COSMOPOLITAN

DISTRICT 1 / 819 VIRGINIA ST

Developer: Continental Properties
Submarket: Downtown
Number of Homes: 253
Sales Start/End Date: Jan '06 / Aug '09
Avg. Absorption: 5.9 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	7	884	$474,857	$538
2-BED	1	1,186	$655,000	$552
3-BED				



SEATTLE HEIGHTS

DISTRICT 1 / 2600 2ND AVE

Developer: Cosmos Development
Submarket: Belltown
Number of Homes: 239
Sales Start/End Date: Aug '93 / May '10
Avg. Absorption: 1.2 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	720	$421,500	$585
2-BED				
3-BED	1	1,699	$1,400,000	$824



GALLERY

DISTRICT 1 / 2911 2ND AVE

Developer: Schnitzer West
Submarket: Belltown
Number of Homes: 233
Sales Start/End Date: May '08 / Nov '11
Avg. Absorption: 5.5 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	6	704	$435,833	$631
2-BED	3	1,067	$646,667	$596
3-BED				



WATERFRONT LANDINGS

DISTRICT 1 / 1950 ALASKAN WAY

Developer: Intracorp
Submarket: Downtown
Number of Homes: 232
Sales Start/End Date: Mar '00 / Jun '03
Avg. Absorption: 5.9 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	5	847	$637,568	$754
2-BED	7	1,158	$833,143	$713
3-BED				



OLIVE 8

DISTRICT 1 / 737 OLIVE WY

Developer: R.C. Hedreen Co.
Submarket: Downtown
Number of Homes: 229
Sales Start/End Date: May '07 / Jan '10
Avg. Absorption: 7.1 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	9	746	$691,556	$954
2-BED				
3-BED				



CONCORD

DISTRICT 1 / 2929 1ST AVE

Developer: HAL Real Estate Invertments
Submarket: Belltown
Number of Homes: 206
Sales Start/End Date: Sep '99 / Apr '09
Avg. Absorption: 1.8 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	7	679	$403,929	$609
2-BED	2	1,097	$532,500	$485
3-BED				



THE ELLINGTON

DISTRICT 1 / 2801 1ST AVE

Developer: Intracorp
Submarket: Belltown
Number of Homes: 204
Sales Start/End Date: Feb '00 / Nov '07
Avg. Absorption: 2.2 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	608	$322,500	$530
2-BED	3	1,333	$870,000	$661
3-BED				



CRISTALLA

DISTRICT 1 / 2033 2ND AVE

Developer: Murray Franklyn
Submarket: Downtown
Number of Homes: 191
Sales Start/End Date: May '05 / Nov '10
Avg. Absorption: 2.9 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	3	883	$558,333	$633
2-BED	3	1,366	$1,083,000	$789
3-BED				



THE PARC

DISTRICT 1 / 2716 WESTERN AVE

Developer: Intracorp
Submarket: Belltown
Number of Homes: 185
Sales Start/End Date: Jan '07 / Mar '10
Avg. Absorption: 4.9 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	6	739	$350,833	$487
2-BED	5	1,200	$623,500	$538
3-BED				



THE VINE

DISTRICT 1 / 2607 WESTERN

Developer: Intracorp
Submarket: Belltown
Number of Homes: 176
Sales Start/End Date: May '02 / Jun '10
Avg. Absorption: 1.8 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	7	824	$448,714	$553
2-BED	4	1,147	$723,500	$633
3-BED				



MOSLER LOFTS

DISTRICT 1 / 2720 3RD AVE

Developer: The Schuster Group
Submarket: Belltown
Number of Homes: 148
Sales Start/End Date: Nov '07 / Jan '10
Avg. Absorption: 5.7 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	6	783	$480,000	$620
2-BED				
3-BED				



1521 2ND AVE

DISTRICT 1 / 1521 2ND AVE

Developer: The Opus Group
Submarket: Downtown
Number of Homes: 143
Sales Start/End Date: Nov '08 / Jan '10
Avg. Absorption: 10.2 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED	8	1,909	$2,021,875	$1,054
3-BED				



KLEE

DISTRICT 1 / 2701 WESTERN AVE

Developer: Val Thomas, Inc.
Submarket: Belltown
Number of Homes: 140
Sales Start/End Date: May '05 / Dec '07
Avg. Absorption: 4.5 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	721	$325,000	$451
2-BED	2	989	$727,500	$721
3-BED				



ENSO

DISTRICT 1 / 820 BLANCHARD ST

Developer: Vulcan Real Estate
Submarket: Downtown
Number of Homes: 135
Sales Start/End Date: Aug '09 / Dec '11
Avg. Absorption: 4.8 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	5	796	$529,031	$665
2-BED	5	1,401	$1,075,800	$757
3-BED				



SITE 17

DISTRICT 1 / 2440 WESTERN AVE

Developer: HAL Real Estate Invertments
Submarket: Belltown
Number of Homes: 129
Sales Start/End Date: Mar '05 / Aug '08
Avg. Absorption: 3.1 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	550	$330,000	$600
2-BED				
3-BED				



5TH AND MADISON

DISTRICT 1 / 909 5TH AVE

Developer: Beacon Capital Partners
Submarket: Downtown
Number of Homes: 127
Sales Start/End Date: Jun '06 / Oct '10
Avg. Absorption: 2.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	5	962	$547,800	$574
2-BED				
3-BED				



RESIDENCES AT AVENUE ONE

DISTRICT 1 / 2721 1ST AVE

Developer: Intracorp
Submarket: Belltown
Number of Homes: 120
Sales Start/End Date: Aug '04 / Oct '10
Avg. Absorption: 1.6 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	584	$322,000	$553
2-BED	1	1,117	$649,000	$581
3-BED				



FLORENTINE

DISTRICT 1 / 526 1ST AVE

Developer: Alexander & Ventura
Submarket: Downtown
Number of Homes: 116
Sales Start/End Date: Jul '91 / May '07
Avg. Absorption: 0.6 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED	5	1,507	$722,790	$476
3-BED				



TRIO

DISTRICT 1 / 3104 WESTERN AVE

Developer: Triad Development
Submarket: Belltown
Number of Homes: 116
Sales Start/End Date: Mar '06 / Nov '09
Avg. Absorption: 2.6 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	4	795	$398,750	$501
2-BED	2	1,034	$657,500	$637
3-BED				



GRIDIRON

DISTRICT 1 / 589 OCCIDENTAL AVE S

Developer: Daniels Real Estate Co.
Submarket:Downtown
Number of Homes: 107
Sales Start/End Date: Nov '15 / Dec '20
Avg. Absorption: 1.8 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	4	741	$470,595	$634
2-BED				
3-BED				



BELLORA

DISTRICT 1 / 2716 ELLIOTT AVE

Developer: Murray Franklyn
Submarket: Belltown
Number of Homes: 93
Sales Start/End Date: Jul '02 / Sep '06
Avg. Absorption: 1.9 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	819	$452,500	$560
2-BED	2	1,550	$1,080,000	$697
3-BED				



TOBIRA

DISTRICT 1 / 108 5TH AVE S

Developer: Wysong Group
Submarket: International District
Number of Homes: 88
Sales Start/End Date: Jan '07 / Sep '08
Avg. Absorption: 4.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED				



ONE PACIFIC TOWER

DISTRICT 1 / 2000 1ST AVE

Developer: Vyzis Development Group
Submarket: Downtown
Number of Homes: 80
Sales Start/End Date: Aug '95 / May '10
Avg. Absorption: 0.5 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	3	976	$671,667	$688
2-BED				
3-BED				



THE MATAE

DISTRICT 1 / 159 DENNY WY

Developer: Ovation Partners
Submarket: Belltown
Number of Homes: 78
Sales Start/End Date: Aug '04 / Aug '06
Avg. Absorption: 3.3 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	726	$330,400	$447
2-BED				
3-BED				



ASIA

DISTRICT 1 / 668 S LANE ST

Developer: Michael Mastro
Submarket: International District
Number of Homes: 75
Sales Start/End Date: Jun '06 / Jul '06
Avg. Absorption: 76.0 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	657	$308,000	$469
2-BED	1	934	$370,000	$396
3-BED				



BELLTOWN LOFTS

DISTRICT 1 / 66 BELL ST

Developer: The Urban Fund
Submarket: Belltown
Number of Homes: 59
Sales Start/End Date: Sep '00 / Jul '09
Avg. Absorption: 0.6 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	783	$470,000	$600
2-BED				
3-BED				



CARBON 56

DISTRICT 1 / 2015 TERRY AVE

Developer: Kauri Investments
Submarket: Downtown
Number of Homes: 56
Sales Start/End Date: Feb '07 / Mar '08
Avg. Absorption: 4.3 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	3	659	$348,333	$529
2-BED				
3-BED				



POMEROY

DISTRICT 1 / 2319 1ST AVE

Developer: Murray Franklyn
Submarket: Belltown
Number of Homes: 54
Sales Start/End Date: Feb '00 / May '06
Avg. Absorption: 0.7 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	652	$374,950	$575
2-BED	1	1,577	$750,000	$476
3-BED				



MADISON TOWER

DISTRICT 1 / 1000 1ST AVE

Developer: William Justen
Submarket: Downtown
Number of Homes: 47
Sales Start/End Date: Mar '05 / May '09
Avg. Absorption: 0.9 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	877	$575,000	$656
2-BED	1	1,980	$1,950,000	$985
3-BED				



FOUR SEASONS SEATTLE

DISTRICT 1 / 99 UNION ST

Developer: Seattle Hotel Group LLC
Submarket: Downtown
Number of Homes: 36
Sales Start/End Date: May '08 / Sep '16
Avg. Absorption: 0.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED				

PAST RESALE DEVELOPMENTS

DISTRICT 2 - WEST SEATTLE

PROJECT	ADDRESS	DEVELOPER	RESIDENCES
Highpoint	2800 SW Raymond St	Cornerstone Holdings LLC	95
Adelaide	5001 California Ave	West Seattle Property LLC	72
The Admiral	2331 42nd Ave SW	Gartin Properties	65
Harbor Place	3318 30th Ave SW	Harbor Court LLC	57
Verge	3213 Harbor Ave SW	Skyline Condominium Associates LLC	52
Sausalito	3015 SW Avalon Way	Kauri Investments	51
TOTAL			392



HIGHPOINT

DISTRICT 2 / 2800 SW RAYMOND ST

Developer: Cornerstone Holdings LLC
Submarket: High Point
Number of Homes: 95
Sales Start/End Date: Nov '06 / Aug '07
Avg. Absorption: 10.6 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED	2	1,007	$479,500	$478
3-BED				



ADELAIDE

DISTRICT 2 / 5001 CALIFORNIA AVE

Developer: West Seattle Property LLC
Submarket: West Seattle
Number of Homes: 72
Sales Start/End Date: Sep '03 / Jun '05
Avg. Absorption: 3.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	742	$365,000	$492
2-BED	5	1,219	$641,600	$526
3-BED				



THE ADMIRAL

DISTRICT 2 / 2331 42ND AVE SW

Developer: Gartin Properties
Submarket: Admiral
Number of Homes: 65
Sales Start/End Date: Apr '03 / Jun '05
Avg. Absorption: 2.5 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	690	$388,400	$574
2-BED	1	1,080	$300,000	$278
3-BED				



HARBOR PLACE

DISTRICT 2 / 3318 30TH AVE SW

Developer: Harbor Court LLC
Submarket: Admiral
Number of Homes: 57
Sales Start/End Date: Apr '00 / Jun '04
Avg. Absorption: 1.1 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	591	$275,000	$465
2-BED				
3-BED				



VERGE

DISTRICT 2 / 3213 HARBOR AVE SW

Developer: Skyline Condominium Associates LLC
Submarket: Admiral
Number of Homes: 52
Sales Start/End Date: Sep '06 / Mar '11
Avg. Absorption: 1.0 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	703	$374,000	$532
2-BED				
3-BED				



SAUSALITO

DISTRICT 2 / 3015 SW AVALON WAY

Developer: Kauri Investments
Submarket: North Delridge
Number of Homes: 51
Sales Start/End Date: Jan '02 / Apr '04
Avg. Absorption: 1.9 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED				

PAST RESALE DEVELOPMENTS

DISTRICT 3 - CAPITOL HILL

PROJECT	ADDRESS	DEVELOPER	RESIDENCES
Luma	1321 Seneca	Lowe Enterprises	168
The Meridian	1420 Terry	Taliesen Corporation	161
Brix	530 Broadway E	Schnitzer West	148
Decatur	1105 Spring St	Wysong Group	145
The Press	1610 Belmont Ave	Ted Scroth	141
Bolero	1323 Boren Ave	The Pauls Corp.	75
Pike Lofts	303 E Pike St	Milliken Development Group	57
Meritage	124 Bellevue Ave E	Milliken Development Group	51
Edison	121 12th Ave E	Hardy Development Company	51
Harvard & Highland	1178 Harvard Ave E	Admiralty Group, LLC	38
Mode	752 Bellevue Ave	Urban Seattle LLC	36
750 on The Hill	750 11th Ave E	Hardy Development Company	36
TOTAL			1,107



LUMA

DISTRICT 3 / 1321 SENECA

Developer: Lowe Enterprises
Submarket: First Hill
Number of Homes: 168
Sales Start/End Date: Jun '05 / Feb '08
Avg. Absorption: 5.2 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	794	$525,000	$661
2-BED	1	1,362	$940,000	$690
3-BED				



THE MERIDIAN

DISTRICT 3 / 1420 TERRY

Developer: Taliesen Corporation
Submarket: First Hill
Number of Homes: 161
Sales Start/End Date: Dec '02 / Oct '09
Avg. Absorption: 2.0 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	686	$384,975	$559
2-BED	3	1,103	$656,667	$595
3-BED	2	1,665	$1,232,500	$740



BRIX

DISTRICT 3 / 530 BROADWAY E

Developer: Schnitzer West
Submarket: Capitol Hill
Number of Homes: 148
Sales Start/End Date: Oct '06 / Sep '10
Avg. Absorption: 3.1 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	7	671	$431,286	$645
2-BED	2	972	$650,000	$669
3-BED				



DECATUR

DISTRICT 3 / 1105 SPRING ST

Developer: Wysong Group
Submarket: First Hill
Number of Homes: 145
Sales Start/End Date: Jan '07 / Apr '11
Avg. Absorption: 2.8 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	7	589	$258,786	$441
2-BED	1	780	$340,000	$436
3-BED				



THE PRESS

DISTRICT 3 / 1610 BELMONT AVE

Developer: Ted Scroth
Submarket: Capitol Hill
Number of Homes: 141
Sales Start/End Date: Sep '06 / May '09
Avg. Absorption: 4.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	670	$295,000	$440
2-BED				
3-BED				



BOLERO

DISTRICT 3 / 1323 BOREN AVE

Developer: The Pauls Corp.
Submarket: First Hill
Number of Homes: 75
Sales Start/End Date: Apr '06 / Aug '09
Avg. Absorption: 1.9 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	595	$318,000	$534
2-BED				
3-BED				



PIKE LOFTS

DISTRICT 3 / 303 E PIKE ST

Developer: Milliken Development Group
Submarket: First Hill
Number of Homes: 57
Sales Start/End Date: Feb '99 / Dec '02
Avg. Absorption: 1.2 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED				



EDISON

DISTRICT 3 / 121 12TH AVE E

Developer: Hardy Development Company
Submarket: Capitol Hill
Number of Homes: 51
Sales Start/End Date: Oct '18 / May '21
Avg. Absorption: 1.6 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED				



MERITAGE

DISTRICT 3 / 124 BELLEVUE AVE E

Developer: Milliken Development Group
Submarket: Capitol Hill
Number of Homes: 51
Sales Start/End Date: Mar '06 / Sep '11
Avg. Absorption: 0.8 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	762	$370,000	$486
2-BED				
3-BED				



HARVARD & HIGHLAND

DISTRICT 3 / 1178 HARVARD AVE E

Developer: Admiralty Group, LLC
Submarket: Capitol Hill
Number of Homes: 38
Sales Start/End Date: Mar '10 / Apr '11
Avg. Absorption: 2.9 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED	1	1,847	$1,900,000	$1,029
3-BED				



MODE

DISTRICT 3 / 752 BELLEVUE AVE

Developer: Urban Seattle LLC
Submarket: Capitol Hill
Number of Homes: 36
Sales Start/End Date: May '08 / Dec '09
Avg. Absorption: 1.9 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED				



750 ON THE HILL

DISTRICT 3 / 750 11TH AVE E

Developer: Hardy Development Company
Submarket: Capitol Hill
Number of Homes: 36
Sales Start/End Date: Oct '18 / Sep '20
Avg. Absorption: 1.6 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED				

PAST RESALE DEVELOPMENTS

DISTRICT 4 - CENTRAL SEATTLE

PROJECT	ADDRESS	DEVELOPER	RESIDENCES
Braeburn	1420 E Pine St	HAL Real Estate Invertments	153
Onyx	1125 E Olive St	Miliken Development	62
Eleven Eleven E Pike	1111 E. Pike	The Justen Company	28
TOTAL			243



BRAEBURN

DISTRICT 4 / 1420 E PINE ST

Developer: HAL Real Estate Invertments
Submarket: Capitol Hill
Number of Homes: 153
Sales Start/End Date: Jan '06 / May '08
Avg. Absorption: 5.5 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	5	685	$400,000	$583
2-BED	2	983	$534,000	$541
3-BED				



ONYX

DISTRICT 4 / 1125 E OLIVE ST

Developer: Miliken Development
Submarket: Capitol Hill
Number of Homes: 62
Sales Start/End Date: Mar '06 / Mar '08
Avg. Absorption: 2.6 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	521	$350,000	$672
2-BED				
3-BED				



ELEVEN ELEVEN E PIKE

DISTRICT 4 / 1111 E. PIKE

Developer: The Justen Company
Submarket: Capitol Hill
Number of Homes: 28
Sales Start/End Date: Dec '09 / Apr '11
Avg. Absorption: 1.8 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	753	$408,500	$543
2-BED				
3-BED				

PAST RESALE DEVELOPMENTS

DISTRICT 5 - LAKE UNION

PROJECT	ADDRESS	DEVELOPER	RESIDENCES
Marselle	699 John St	Marselle Partners	132
Veer Lofts	401 9th Ave	Vulcan Real Estate	99
Lumen	500 Mercer St	Landstar Development	92
Portal Over Lake Union	655 Crockett	Upwind Capital	76
5th Ave Residences	812 5th Ave N	Equity Residential	62
Ruby	2960 Eastlake Ave E	Solterra	52
TOTAL			513



MARSELLE

DISTRICT 5 / 699 JOHN ST

Developer: Marselle Partners
Submarket: South Lake Union
Number of Homes: 132
Sales Start/End Date: Jun '09 / Nov '12
Avg. Absorption: 3.2 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	846	$396,500	$469
2-BED				
3-BED				



VEER LOFTS

DISTRICT 5 / 401 9TH AVE

Developer: Vulcan Real Estate
Submarket: First Hill
Number of Homes: 99
Sales Start/End Date: Jun '06 / Nov '10
Avg. Absorption: 1.9 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	5	713	$449,300	$638
2-BED				
3-BED				



LUMEN

DISTRICT 5 / 500 MERCER ST

Developer: Landstar Development
Submarket: Uptown (SE)
Number of Homes: 92
Sales Start/End Date: Jan '07 / Feb '10
Avg. Absorption: 2.5 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	3	721	$416,667	$590
2-BED	1	1,075	$550,000	$512
3-BED				



PORTAL OVER LAKE UNION

DISTRICT 5 / 655 CROCKETT

Developer: Upwind Capital
Submarket: Westlake (SE)
Number of Homes: 76
Sales Start/End Date: Apr '04 / Apr '06
Avg. Absorption: 3.2 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	631	$388,750	$613
2-BED	1	1,101	$549,000	$499
3-BED				



5TH AVE RESIDENCES

DISTRICT 5 / 812 5TH AVE N

Developer: Equity Residential
Submarket: Uptown (SE)
Number of Homes: 62
Sales Start/End Date: Mar '06 / May '07
Avg. Absorption: 4.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	643	$368,000	$572
2-BED				
3-BED				



RUBY

DISTRICT 5 / 2960 EASTLAKE AVE E

Developer: Solterra
Submarket: Eastlake
Number of Homes: 52
Sales Start/End Date: Jan '09 / Mar '12
Avg. Absorption: 1.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	3	745	$399,667	$536
2-BED				
3-BED				

PAST RESALE DEVELOPMENTS

DISTRICT 6 - QUEEN ANNE

PROJECT	ADDRESS	DEVELOPER	RESIDENCES
Athena	323 Queen Anne Ave N	Pryde Corporation	91
McGraw Square	901 W McGraw St	Toll Brothers	57
Tribeca	17 W. Mercer St	Milliken Development Group	51
TOTAL			199



ATHENA

DISTRICT 6 / 323 QUEEN ANNE AVE N

Developer: Pryde Corporation
Submarket: Uptown (SE)
Number of Homes: 91
Sales Start/End Date: Sep '05 / Mar '08
Avg. Absorption: 3.0 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	3	673	$428,000	$637
2-BED				
3-BED				



MCGRAW SQUARE

DISTRICT 6 / 901 W MCGRAW ST

Developer: Toll Brothers
Submarket: Queen Anne
Number of Homes: 57
Sales Start/End Date: Dec '19 / Feb '21
Avg. Absorption: 4.1 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED	4	1,647	$1,327,500	$814



TRIBECA

DISTRICT 6 / 17 W. MERCER ST

Developer: Milliken Development Group
Submarket: Uptown (SE)
Number of Homes: 51
Sales Start/End Date: Jan '03 / May '05
Avg. Absorption: 1.8 Units/Mo.

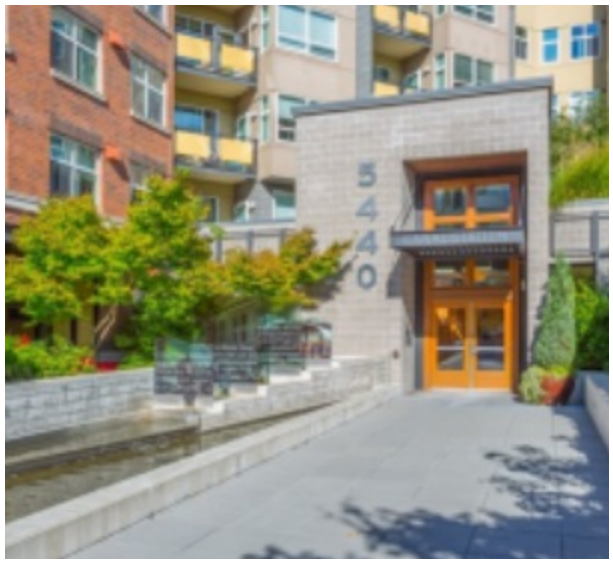
SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	3	973	$453,333	$463
2-BED	3	1,372	$649,000	$473
3-BED				

PAST RESALE DEVELOPMENTS

DISTRICT 7 - FREMONT / BALLARD

PROJECT	ADDRESS	DEVELOPER	RESIDENCES
Canal Station	5450 Leary Ave	Claudio Guincher	278
Ballard Place	1545 Nw 57th St	Pacific Rim Investment	162
Vik Ballard	1760 NW 56th St	Continental Properties	117
NoMa	5650 24th Ave NW	Triad Development	90
Hjarta	1530 NW Market St	Pryde & Johnson	80
Talta	7530 15th Ave NW	Isola Homes	53
Cobrizo	4020 Aurora Ave N	Kauri Investments	50
TOTAL			830



CANAL STATION

DISTRICT 7 / 5450 LEARY AVE

Developer: Claudio Guincher
Submarket: Ballard
Number of Homes: 278
Sales Start/End Date: Nov '05 / Oct '10
Avg. Absorption: 4.7 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	797	$435,500	$545
2-BED	4	1,206	$728,750	$605
3-BED				



BALLARD PLACE

DISTRICT 7 / 1545 NW 57TH ST

Developer: Pacific Rim Investment
Submarket: Ballard
Number of Homes: 162
Sales Start/End Date: Jan '03 / Sep '07
Avg. Absorption: 2.9 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	6	686	$390,333	$570
2-BED	1	1,051	$590,000	$561
3-BED				



VIK BALLARD

DISTRICT 7 / 1760 NW 56TH ST

Developer: Continental Properties
Submarket: Ballard
Number of Homes: 117
Sales Start/End Date: Apr '14 / Jun '16
Avg. Absorption: 4.5 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	3	757	$479,667	$633
2-BED	2	1,096	$697,500	$643
3-BED				



NOMA

DISTRICT 7 / 5650 24TH AVE NW

Developer: Triad Development
Submarket: Ballard
Number of Homes: 90
Sales Start/End Date: Jan '07 / Mar '09
Avg. Absorption: 3.5 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	3	556	$331,667	$608
2-BED				
3-BED				



HJARTA

DISTRICT 7 / 1530 NW MARKET ST

Developer: Pryde & Johnson
Submarket: Ballard
Number of Homes: 80
Sales Start/End Date: Mar '08 / Apr '11
Avg. Absorption: 2.2 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	3	878	$480,000	$547
2-BED				
3-BED				



TALTA

DISTRICT 7 / 7530 15TH AVE NW

Developer: Isola Homes
Submarket: Whittier Heights
Number of Homes: 53
Sales Start/End Date: Apr '19 / Apr '20
Avg. Absorption: 4.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED				



COBRIZO

DISTRICT 7 / 4020 AURORA AVE N

Developer: Kauri Investments
Submarket: Fremont
Number of Homes: 50
Sales Start/End Date: Sep '02 / Nov '03
Avg. Absorption: 3.6 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	593	$336,000	$567
2-BED				
3-BED				

PAST RESALE DEVELOPMENTS

DISTRICT 8 - NORTHWEST SEATTLE

PROJECT	ADDRESS	DEVELOPER	RESIDENCES
Regata	1700 N Northlake Way	Triad Development	101
Sapphire	424 N 85th St	Murray Franklyn	54
Fini	6801 Greenwood Ave N	Phinney Ridge Partners LLC	54
Tavona	3333 Willingford Ave N	Milliken Development Group	51
Wallingford45	1601 N 45th St	Hardy Development Company	48
Hendon Condos	6800 Greenwood Ave N	Isola Homes	32
TOTAL			340



REGATA

DISTRICT 8 / 1700 N NORTHLAKE WAY

Developer: Triad Development
Submarket: Wallingford
Number of Homes: 101
Sales Start/End Date: Jun '01 / Dec '04
Avg. Absorption: 2.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED	1	1,703	$1,700,000	$998
3-BED				



FINI

DISTRICT 8 / 6801 GREENWOOD AVE N

Developer: Phinney Ridge Partners LLC
Submarket: Phinney Ridge
Number of Homes: 54
Sales Start/End Date: May '07 / May '09
Avg. Absorption: 2.2 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	881	$655,000	$739
2-BED	1	1,285	$1,130,000	$879
3-BED				



SAPPHIRE

DISTRICT 8 / 424 N 85TH ST

Developer: Murray Franklyn
Submarket: Greenwood
Number of Homes: 54
Sales Start/End Date: Jun '07 / Aug '11
Avg. Absorption: 1.1 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED				



TAVONA

DISTRICT 8 / 3333 WILLINGFORD AVE N

Developer: Milliken Development Group
Submarket: Wallingford
Number of Homes: 51
Sales Start/End Date: Jul '06 / Nov '09
Avg. Absorption: 1.3 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED	1	1,079	$615,000	$570
3-BED				



WALLINGFORD45

DISTRICT 8 / 1601 N 45TH ST

Developer: Hardy Development Company
Submarket: Wallingford
Number of Homes: 48
Sales Start/End Date: Oct '18 / Aug '21
Avg. Absorption: 1.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED				



HENDON CONDOS

DISTRICT 8 / 6800 GREENWOOD AVE N

Developer: Isola Homes
Submarket: Phinney Ridge
Number of Homes: 32
Sales Start/End Date: Feb '17 / Aug '19
Avg. Absorption: 1.1 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	844	$515,000	$610
2-BED				
3-BED				

PAST RESALE DEVELOPMENTS

DISTRICT 9 - NORTHEAST SEATTLE

PROJECT	ADDRESS	DEVELOPER	RESIDENCES
Blakeley Commons	2901 Ne Blakeley St	Babcock & Berglund Properties, LLC	110
The Greenlake	410 NE 70th Street	Johansen Properties	106
Florera Greenlake	413 NE 70th St	Pryde & Johnson	83
Dwell Roosevelt	1026 Ne 65th St	Triad Development	78
Duncan Place	4547 8th Ave NE	Base Capital	63
TOTAL			440



BLAKELEY COMMONS

DISTRICT 9 / 2901 NE BLAKELEY ST

Developer: Babcock & Berglund Properties, LLC
Submarket: University District
Number of Homes: 110
Sales Start/End Date: Jun '01 / Apr '05
Avg. Absorption: 2.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED				



THE GREENLAKE

DISTRICT 9 / 410 NE 70TH STREET

Developer: Johansen Properties
Submarket: Green Lake
Number of Homes: 106
Sales Start/End Date: Feb '03 / Feb '05
Avg. Absorption: 4.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	685	$545,000	$796
2-BED				
3-BED				



FLORERA GREENLAKE

DISTRICT 9 / 413 NE 70TH ST

Developer: Pryde & Johnson
Submarket: Green Lake
Number of Homes: 83
Sales Start/End Date: Jan '08 / May '10
Avg. Absorption: 3.0 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	794	$497,500	$628
2-BED				
3-BED				



DWELL ROOSEVELT

DISTRICT 9 / 1026 NE 65TH ST

Developer: Triad Development
Submarket: Roosevelt
Number of Homes: 78
Sales Start/End Date: Dec '05 / Aug '08
Avg. Absorption: 2.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	609	$377,000	$619
2-BED	1	842	$550,000	$653
3-BED				



DUNCAN PLACE

DISTRICT 9 / 4547 8TH AVE NE

Developer: Base Capital
Submarket: University District
Number of Homes: 63
Sales Start/End Date: May '10 / Feb '13
Avg. Absorption: 1.9 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	686	$340,000	$496
2-BED				
3-BED				

PAST RESALE DEVELOPMENTS

DISTRICT 10 - BELLEVUE

PROJECT	ADDRESS	DEVELOPER	RESIDENCES
Bellevue Towers	500 106th Ave	Bellevue Towers, LLC	539
Washington Square	10610 NE 9th Pl	Wasatch Group	379
Mira Flats	1019 103rd Ave NE	Create World Group	162
One Lincoln Tower	650 Bellevue Way NE	Kemper Development Co.	148
One88	10429 NE 2nd St	Bosa Development	147
Belle Arts	111 108th Ave NE	Equity Residential	128
One Main Street	10000 Main St	Turning Point Realty Advisors, LLC	61
Lofts at 15th	15516 NE 15th Pl	Toll Brothers	22
TOTAL			1,586



BELLEVUE TOWERS

DISTRICT 10 / 500 106TH AVE

Developer: Bellevue Towers, LLC
Submarket: Bellevue
Number of Homes: 539
Sales Start/End Date: Jan '08 / Jan '14
Avg. Absorption: 7.5 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	13	1,067	$824,410	$784
2-BED	12	2,268	$2,660,208	$1,132
3-BED				



WASHINGTON SQUARE

DISTRICT 10 / 10610 NE 9TH PL

Developer: Wasatch Group
Submarket: Bellevue
Number of Homes: 379
Sales Start/End Date: Jun '06 / Jul '13
Avg. Absorption: 4.5 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	1,015	$838,500	$826
2-BED				
3-BED				



MIRA FLATS

DISTRICT 10 / 1019 103RD AVE NE

Developer: Create World Group
Submarket: Bellevue
Number of Homes: 162
Sales Start/End Date: Jan '19 / Dec '21
Avg. Absorption: 4.6 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	6	624	$480,000	$774
2-BED				
3-BED				



ONE LINCOLN TOWER

DISTRICT 10 / 650 BELLEVUE WAY NE

Developer: Kemper Development Co.
Submarket: Bellevue
Number of Homes: 148
Sales Start/End Date: Dec '05 / Nov '06
Avg. Absorption: 13.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	3	833	$951,833	$1,150
2-BED	2	1,353	$1,600,000	$1,187
3-BED				



ONE88

DISTRICT 10 / 10429 NE 2ND ST

Developer: Bosa Development
Submarket: Bellevue
Number of Homes: 147
Sales Start/End Date: Jan '18 / Aug '21
Avg. Absorption: 3.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	911	$803,000	$881
2-BED	2	1,209	$1,342,500	$1,110
3-BED	1	1,875	$4,150,000	$2,213



BELLE ARTS

DISTRICT 10 / 111 108TH AVE NE

Developer: Equity Residential
Submarket: Bellevue
Number of Homes: 128
Sales Start/End Date: Dec '06 / Jan '13
Avg. Absorption: 1.8 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED				



ONE MAIN STREET

DISTRICT 10 / 10000 MAIN ST

Developer: Turning Point Realty Advisors, LLC
Submarket: Bellevue
Number of Homes: 61
Sales Start/End Date: Jun '10 / Jun '12
Avg. Absorption: 2.5 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	875	$835,000	$954
2-BED	1	1,528	$1,689,250	$1,106
3-BED				



LOFTS AT 15TH

DISTRICT 10 / 15516 NE 15TH PL

Developer: Toll Brothers
Submarket: East Bellevue
Number of Homes: 22
Sales Start/End Date: Jun '21 / Sep '23
Avg. Absorption: 0.8 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED				

PAST RESALE DEVELOPMENTS

DISTRICT II - KIRKLAND

PROJECT	ADDRESS	DEVELOPER	RESIDENCES
Jade	11903 NE 128th St	Terrene Homes	136
Kirkland Central	211 Kirkland	Continental Properties	110
Lochshire	12330 NE 92nd Ln	Lochshire, LLC	100
Waterstone	10911 124th Avenue NE	Intracorp	60
SOHO	521 7th Avenue	Seventh Ave LLC	58
Villa Sonoma	8240 126th	Northstar Development	55
TOTAL			519



JADE

DISTRICT 11 / 11903 NE 128TH ST

Developer: Terrene Homes
Submarket: Kirkland
Number of Homes: 136
Sales Start/End Date: Nov '19 / Mar '23
Avg. Absorption: 3.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED				



KIRKLAND CENTRAL

DISTRICT 11 / 211 KIRKLAND

Developer: Continental Properties
Submarket: Kirkland
Number of Homes: 110
Sales Start/End Date: Apr '06 / Feb '09
Avg. Absorption: 3.2 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	5	765	$663,000	$868
2-BED	2	1,112	$874,000	$788
3-BED				



LOCHSHIRE

DISTRICT 11 / 12330 NE 92ND LN

Developer: Lochshire, LLC
Submarket: Kirkland
Number of Homes: 100
Sales Start/End Date: Mar '01 / Sep '05
Avg. Absorption: 1.8 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED	1	1,540	$830,000	$539



WATERSTONE

DISTRICT 11 / 10911 124TH AVENUE NE

Developer: Intracorp
Submarket: Kirkland
Number of Homes: 60
Sales Start/End Date: Nov '04 / Jun '06
Avg. Absorption: 3.2 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED				



SOHO

DISTRICT 11 / 521 7TH AVENUE

Developer: Seventh Ave LLC
Submarket: Kirkland
Number of Homes: 58
Sales Start/End Date: Jun '01 / Nov '01
Avg. Absorption: 11.5 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	821	$474,998	$579
2-BED	1	1,555	$1,553,800	$999
3-BED				



VILLA SONOMA

DISTRICT 11 / 8240 126TH

Developer: Northstar Development
Submarket: Kirkland
Number of Homes: 55
Sales Start/End Date: Jan '06 / Oct '11
Avg. Absorption: 0.8 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED	1	821	$395,000	$481
3-BED				

PAST RESALE DEVELOPMENTS

DISTRICT 12 - REDMOND

PROJECT	ADDRESS	DEVELOPER	RESIDENCES
Element	15100 NE 81st Way	Intracorp	92
Taluswood	9609 182nd Place	Mosaic Homes	85
The Cleveland	16141 Cleveland Street	Intracorp	84
Compass Pointe	22621 Alder Crest	Carino Homes	72
Cedar Park	10523 221st Ln NE	Carino Homes	70
Nature's Walk	22549 NE Alder Crest Ln	Mosaic Homes	60
Frazer Court	16275 85th Street	Frazer Investments	59
The Villas at Mondavio	15640 102nd Way	Polygon Homes	33
TOTAL			555



ELEMENT

DISTRICT 12 / 15100 NE 81ST WAY

Developer: Intracorp
Submarket: Redmond
Number of Homes: 92
Sales Start/End Date: Sep '09 / Oct '11
Avg. Absorption: 3.7 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED				



TALUSWOOD

DISTRICT 12 / 9609 182ND PLACE

Developer: Mosaic Homes
Submarket: Redmond
Number of Homes: 85
Sales Start/End Date: Jan '02 / Dec '08
Avg. Absorption: 1.0 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED	2	1,221	$662,500	$544
3-BED	1	1,301	$785,000	$603



THE CLEVELAND

DISTRICT 12 / 16141 CLEVELAND STREET

Developer: Intracorp
Submarket: Redmond
Number of Homes: 84
Sales Start/End Date: Nov '05 / Apr '08
Avg. Absorption: 2.9 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	2	778	$518,750	$667
2-BED				
3-BED				



COMPASS POINTE

DISTRICT 12 / 22621 ALDER CREST

Developer: Carino Homes
Submarket: First Hill
Number of Homes: 72
Sales Start/End Date: Mar '00 / Jun '04
Avg. Absorption: 1.4 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED	1	1,282	$675,000	$527
3-BED	1	1,655	$829,500	$501



CEDAR PARK

DISTRICT 12 / 10523 221ST LN NE

Developer: Carino Homes
Submarket: Redmond Ridge
Number of Homes: 70
Sales Start/End Date: Feb '00 / Aug '01
Avg. Absorption: 3.9 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED				
3-BED	1	1,060	$500,000	$472



NATURE'S WALK

DISTRICT 12 / 22549 NE ALDER CREST LN

Developer: Mosaic Homes
Submarket: First Hill
Number of Homes: 60
Sales Start/End Date: Jan '00 / Apr '04
Avg. Absorption: 1.2 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED	2	1,120	$690,000	$616
3-BED				



FRAZER COURT

DISTRICT 12 / 16275 85TH STREET

Developer: Frazer Investments
Submarket: Redmond
Number of Homes: 59
Sales Start/End Date: Jan '06 / Jun '08
Avg. Absorption: 2.0 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED	1	722	$340,000	$471
2-BED				
3-BED				



THE VILLAS AT MONDAVIO

DISTRICT 12 / 15640 102ND WAY

Developer: Polygon Homes
Submarket: Redmond
Number of Homes: 33
Sales Start/End Date: Oct '12 / Feb '14
Avg. Absorption: 2.1 Units/Mo.

SALES ACTIVITY PAST 12 MONTHS:

TYPE	#LISTINGS	SIZE SF	SOLD PRICE	SOLD PSF
1-BED				
2-BED	1	1,368	$800,000	$585
3-BED	1	1,900	$950,000	$500

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