



2016 YEAR END CONDO REPORT

greater seattle – eastside


Windermere
REAL ESTATE

2016 CONDO REPORT *year in review*

West Seattle

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	3	82	161	21
Average Sale Price	\$179,667	\$273,889	\$408,440	\$771,564
Average Sq Ft	406	659	1,092	1,970
Average Cost Per Sq Ft	\$443	\$416	\$374	\$392

Lecshi, Mt Baker, Seward Park

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	1	12	21	3
Average Sale Price	\$105,000	\$215,758	\$264,214	\$382,633
Average Sq Ft	495	658	1,045	1,437
Average Cost Per Sq Ft	\$212	\$328	\$253	\$266

SODO, Beacon Hill

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	1	4	25	7
Average Sale Price	\$224,900	\$268,375	\$312,906	\$394,000
Average Sq Ft	569	875	1,005	1,627
Average Cost Per Sq Ft	\$395	\$307	\$311	\$242

Madison Park, Capitol Hill

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	73	436	281	19
Average Sale Price	\$331,757	\$415,732	\$635,617	\$1,106,632
Average Sq Ft	527	696	1,107	2,095
Average Cost Per Sq Ft	\$629	\$597	\$574	\$528

Queen Anne, Magnolia

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	28	225	227	27
Average Sale Price	\$245,594	\$340,036	\$529,765	\$642,794
Average Sq Ft	458	700	1,097	1,582
Average Cost Per Sq Ft	\$536	\$485	\$483	\$406

Downtown Seattle/Belltown

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	59	422	442	10
Average Sale Price	\$294,976	\$510,848	\$1,052,597	\$3,093,100
Average Sq Ft	487	820	1,311	2,959
Average Cost Per Sq Ft	\$605	\$623	\$803	\$1,045

Ballard, Greenlake, Greenwood

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	31	337	253	20
Average Sale Price	\$249,300	\$330,203	\$403,005	\$617,762
Average Sq Ft	471	690	985	1,426
Average Cost Per Sq Ft	\$529	\$479	\$409	\$433

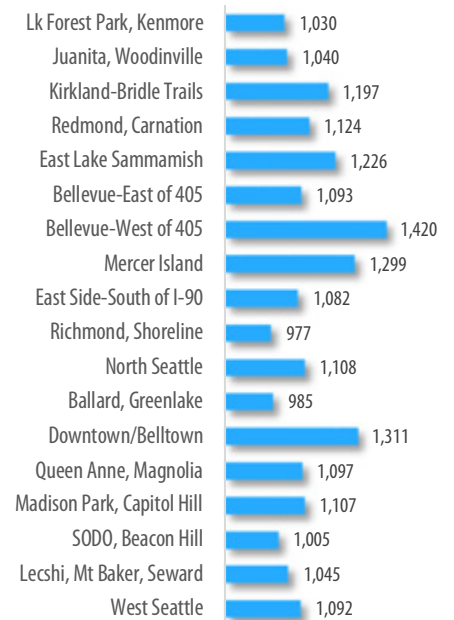
North Seattle

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	8	118	141	16
Average Sale Price	\$196,250	\$236,561	\$331,586	\$504,071
Average Sq Ft	421	706	1,108	1,631
Average Cost Per Sq Ft	\$466	\$335	\$299	\$309

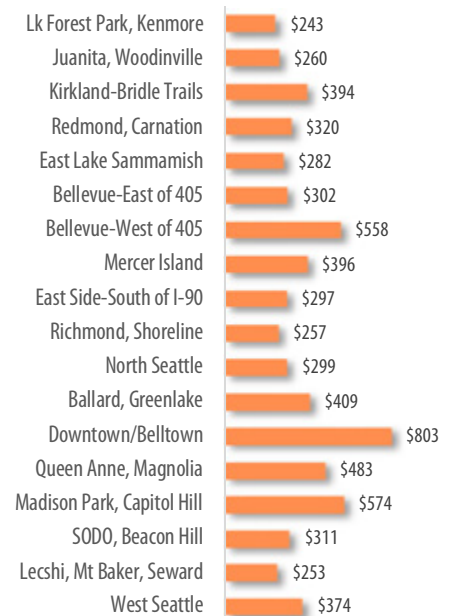
Richmond Beach, Shoreline

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	1	19	48	21
Average Sale Price	\$319,500	\$174,949	\$251,158	\$470,052
Average Sq Ft	1,561	680	977	1,794
Average Cost Per Sq Ft	\$205	\$257	\$257	\$262

Average 2 Bdrm Square Feet



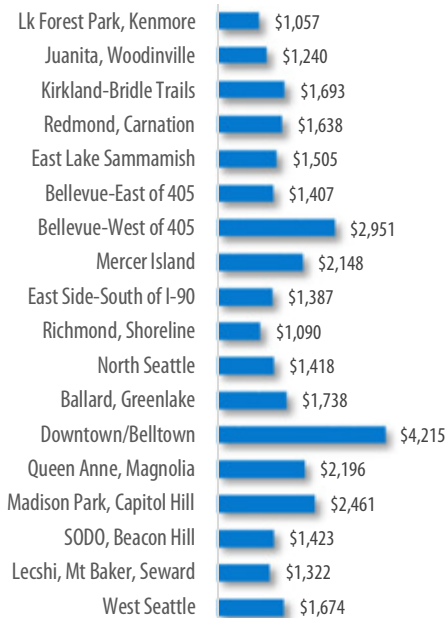
Average 2 Bdrm Cost/Square Foot



Average Year Built



Average 2 Bdrm Monthly Payment



Based on median sale price and 30-year fixed-rate mortgage interest rate, not including taxes, insurance or HOA dues.

East Side-South of I-90

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	1	52	224	108
Average Sale Price	\$89,609	\$216,797	\$321,517	\$504,914
Average Sq Ft	374	744	1,082	1,674
Average Cost Per Sq Ft	\$240	\$291	\$297	\$302

Mercer Island

Number Sold	1	4	35	10
Average Sale Price	\$180,500	\$271,475	\$514,779	\$549,845
Average Sq Ft	457	681	1,299	1,855
Average Cost Per Sq Ft	\$395	\$399	\$396	\$296

Bellevue-West of 405

Number Sold	13	82	173	25
Average Sale Price	\$321,041	\$476,799	\$791,990	\$756,177
Average Sq Ft	572	847	1,420	1,708
Average Cost Per Sq Ft	\$561	\$563	\$558	\$443

Bellevue-East of 405

Number Sold	1	61	270	90
Average Sale Price	\$544,000	\$213,094	\$330,174	\$464,458
Average Sq Ft	1,702	737	1,093	1,654
Average Cost Per Sq Ft	\$320	\$289	\$302	\$281

East of Lake Sammamish

Number Sold	9	65	273	218
Average Sale Price	\$136,833	\$228,000	\$345,123	\$505,001
Average Sq Ft	392	785	1,226	1,665
Average Cost Per Sq Ft	\$349	\$290	\$282	\$303

Redmond, Carnation

Number Sold	0	18	115	89
Average Sale Price		\$246,628	\$360,061	\$531,743
Average Sq Ft		704	1,124	1,683
Average Cost Per Sq Ft		\$351	\$320	\$316

Kirkland-Bridle Trails

Number Sold	3	102	275	76
Average Sale Price	\$516,650	\$285,475	\$472,032	\$803,668
Average Sq Ft	1,377	714	1,197	2,064
Average Cost Per Sq Ft	\$375	\$400	\$394	\$389

Juanita, Woodinville

Number Sold	0	88	348	99
Average Sale Price		\$186,128	\$270,796	\$407,454
Average Sq Ft		722	1,040	1,588
Average Cost Per Sq Ft		\$258	\$260	\$257

Lake Forest Park, Kenmore

Number Sold	1	14	55	23
Average Sale Price	\$112,000	\$177,318	\$250,275	\$371,393
Average Sq Ft	51	724	1,030	1,508
Average Cost Per Sq Ft	\$2,196	\$245	\$243	\$246

WAIT THERE'S MORE! HOMES & STATS ONLINE



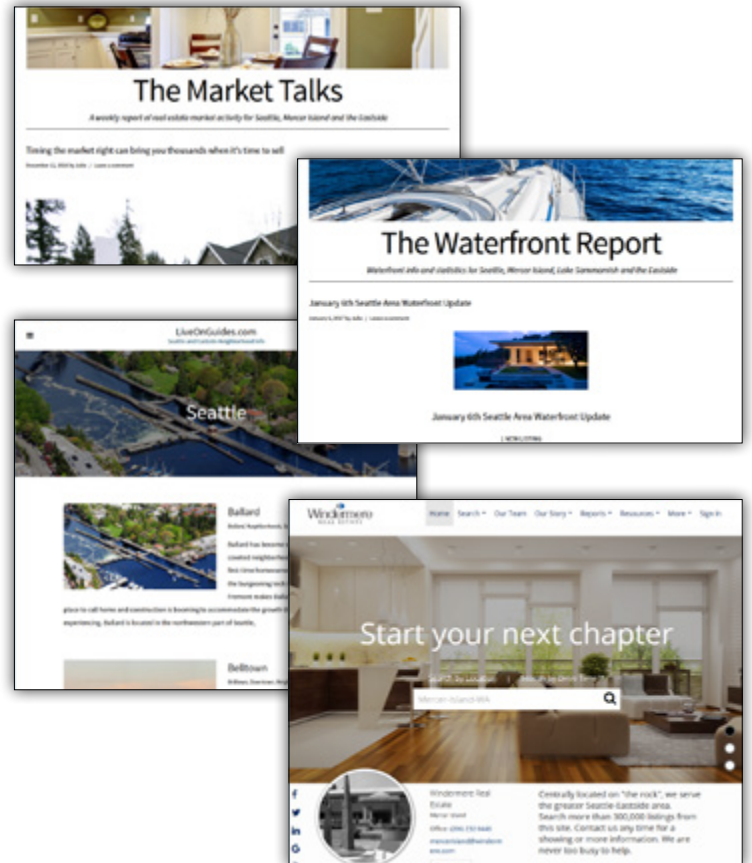
While having a historical perspective like this annual review is valuable, you may be looking for real-time information on today's real estate market. If so, your search is over!

We publish weekly reports to **TheMarketTalks.com** providing a summary analysis of what's happening in 16 different micro-markets, including Mercer Island.

Interested in what's happening with waterfront properties? We are too! That's why we analyze waterfront sales each month and post results at **TheWaterfrontReport.com**.

Easily compare neighborhoods on **LiveOnGuides.com** with local info including maps, links and school data.

You can search for every property listed for sale—by any real estate company—on **WindermereMercerIsland.com**.



WINDERMERE MERCER ISLAND

In everything we do we put our clients first. We enable them to make sound real estate decisions through professional representation, expert advice, and deep neighborhood and community knowledge. Our clients enjoy a friendly, personalized experience as we competently guide them through their real estate transaction to achieve their hopes, dreams and goals.

Centrally located on Mercer Island, our team of talented Realtors® serves Seattle, Mercer Island, and greater Eastside. Our neighborhood and community engagement goes beyond being avid supporters of Island and regional organizations and events—we are active neighbors and volunteers who enjoy making a difference in our world.

