



Q1 2017 CONDO REPORT

greater seattle-eastside

a quarterly report on
condominium real estate activity


Windermere
REAL ESTATE

Q1 CONDO *quarter in review*

West Seattle

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	1	16	26	2
Average Sale Price	\$195,000	\$294,709	\$437,740	\$635,000
Average Sq Ft	533	698	1,150	1,400
Average Cost Per Sq Ft	\$366	\$422	\$381	\$454

Lecshi, Mt Baker, Seward Park

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	0	5	2	0
Average Sale Price		\$267,780	\$298,500	
Average Sq Ft		644	840	
Average Cost Per Sq Ft		\$416	\$356	

SODO, Beacon Hill

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	0	0	8	0
Average Sale Price			\$331,056	
Average Sq Ft			1,026	
Average Cost Per Sq Ft			\$323	

Madison Park, Capitol Hill

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	8	54	51	2
Average Sale Price	\$265,481	\$382,141	\$667,623	\$970,000
Average Sq Ft	407	646	1,121	1,736
Average Cost Per Sq Ft	\$653	\$591	\$596	\$559

Queen Anne, Magnolia

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	3	42	51	3
Average Sale Price	\$363,667	\$368,646	\$564,688	\$839,333
Average Sq Ft	692	707	1,107	1,728
Average Cost Per Sq Ft	\$525	\$522	\$510	\$486

Downtown Seattle/Belltown

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	12	61	46	0
Average Sale Price	\$280,363	\$533,810	\$1,313,934	
Average Sq Ft	472	788	1,474	
Average Cost Per Sq Ft	\$594	\$677	\$892	

Ballard, Greenlake, Greenwood

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	1	34	46	2
Average Sale Price	\$250,000	\$355,280	\$464,604	\$492,475
Average Sq Ft	514	712	982	1,225
Average Cost Per Sq Ft	\$486	\$499	\$473	\$402

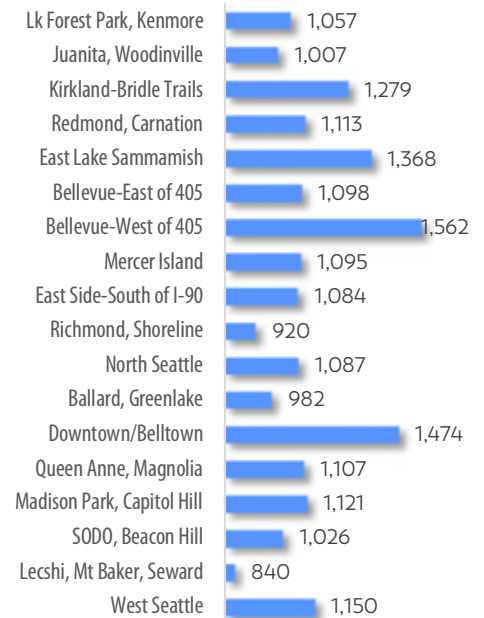
North Seattle

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	2	16	31	10
Average Sale Price	\$251,250	\$298,031	\$396,760	\$797,206
Average Sq Ft	426	714	1,087	1,802
Average Cost Per Sq Ft	\$590	\$417	\$365	\$442

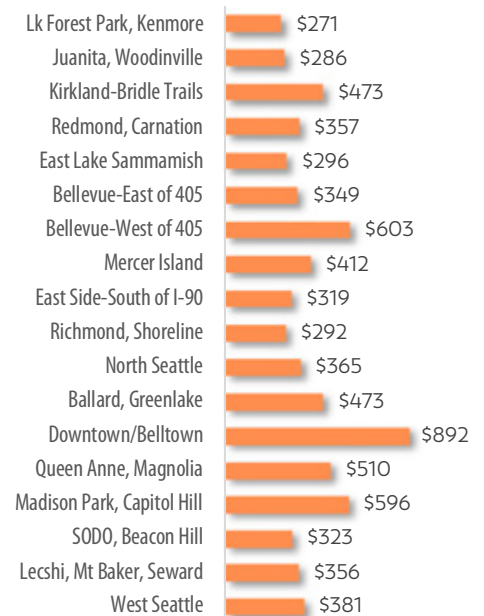
Richmond Beach, Shoreline

	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	0	4	6	3
Average Sale Price		\$166,375	\$268,748	\$355,667
Average Sq Ft		590	920	1,454
Average Cost Per Sq Ft		\$282	\$292	\$245

Average 2 Bdrm Square Feet

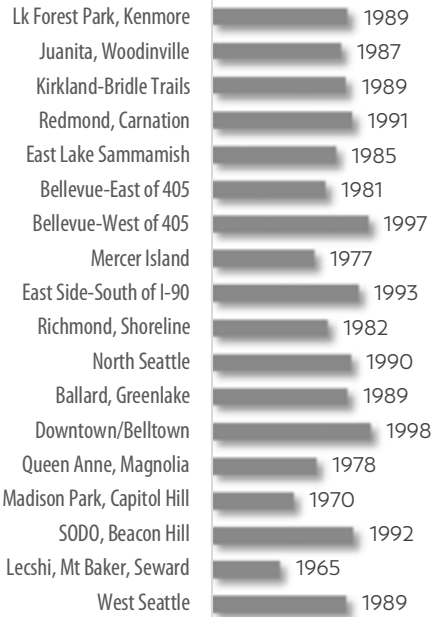


Average 2 Bdrm Cost/Square Foot

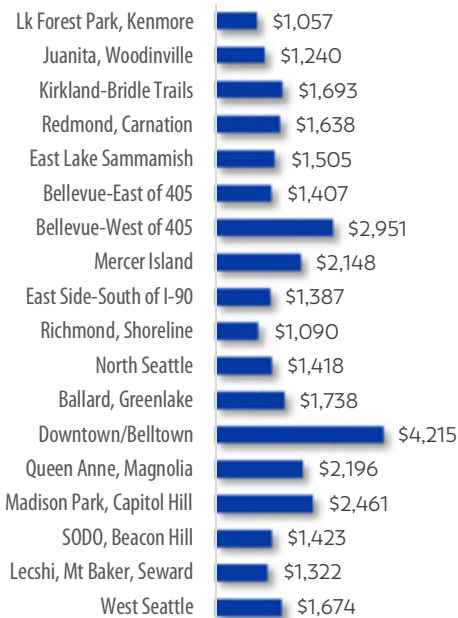


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Average Year Built



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	8	34	24
Average Sale Price	\$300,000	\$228,736	\$345,558	\$535,535
Average Sq Ft	874	723	1,084	1,707
Average Cost Per Sq Ft	\$343	\$317	\$319	\$314

Mercer Island

Number Sold	0	2	10	1
Average Sale Price		\$335,000	\$451,388	\$476,000
Average Sq Ft		995	1,095	1,720
Average Cost Per Sq Ft		\$337	\$412	\$277

Bellevue-West of 405

Number Sold	0	20	35	9
Average Sale Price		\$486,875	\$941,759	\$1,311,333
Average Sq Ft		814	1,562	2,310
Average Cost Per Sq Ft		\$598	\$603	\$568

Bellevue-East of 405

Number Sold	0	11	42	9
Average Sale Price		\$246,273	\$383,256	\$507,777
Average Sq Ft		764	1,098	1,560
Average Cost Per Sq Ft		\$322	\$349	\$326

East of Lake Sammamish

Number Sold	1	9	43	27
Average Sale Price	\$100,000	\$263,167	\$405,119	\$516,714
Average Sq Ft	239	873	1,368	1,654
Average Cost Per Sq Ft	\$418	\$301	\$296	\$312

Redmond, Carnation

Number Sold	0	5	25	13
Average Sale Price		\$264,560	\$397,463	\$562,115
Average Sq Ft		715	1,113	1,656
Average Cost Per Sq Ft		\$370	\$357	\$339

Kirkland-Bridle Trails

Number Sold	2	11	45	12
Average Sale Price	\$145,000	\$313,768	\$604,658	\$1,513,033
Average Sq Ft	416	706	1,279	3,004
Average Cost Per Sq Ft	\$349	\$444	\$473	\$504

Juanita, Woodinville

Number Sold	1	28	66	18
Average Sale Price	\$263,500	\$215,833	\$287,692	\$409,183
Average Sq Ft	938	719	1,007	1,458
Average Cost Per Sq Ft	\$281	\$300	\$286	\$281

Lake Forest Park, Kenmore

Number Sold	0	1	14	3
Average Sale Price		\$185,000	\$286,574	\$322,928
Average Sq Ft		553	1,057	1,304
Average Cost Per Sq Ft		\$335	\$271	\$248

WAIT THERE'S MORE! HOMES & STATS ONLINE



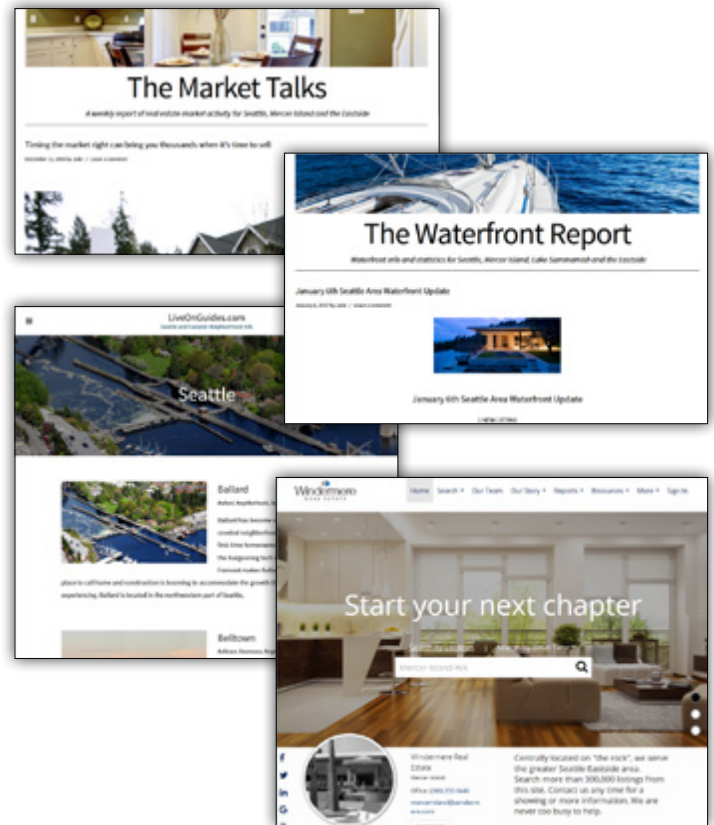
While having a historical perspective like this review is valuable, you may be looking for real-time information on today's real estate market. If so, your search is over!

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.

