



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

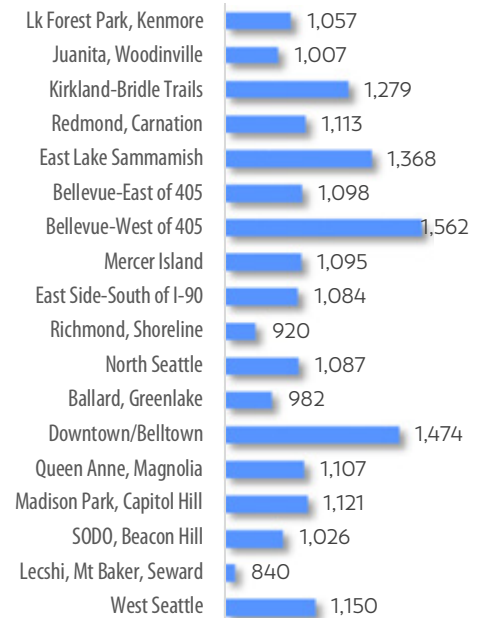
North Seattle

	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

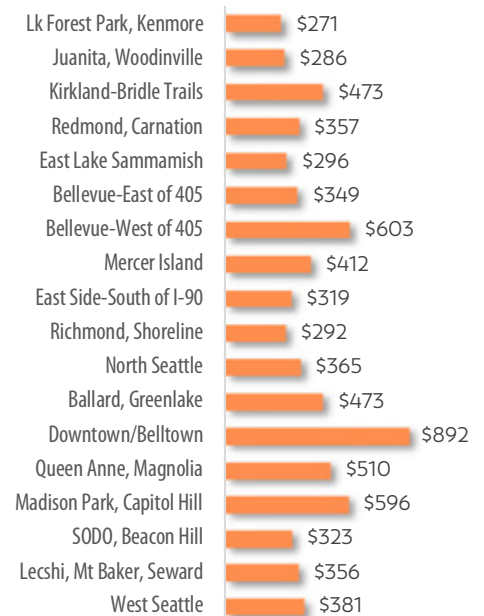
Richmond Beach, Shoreline

	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

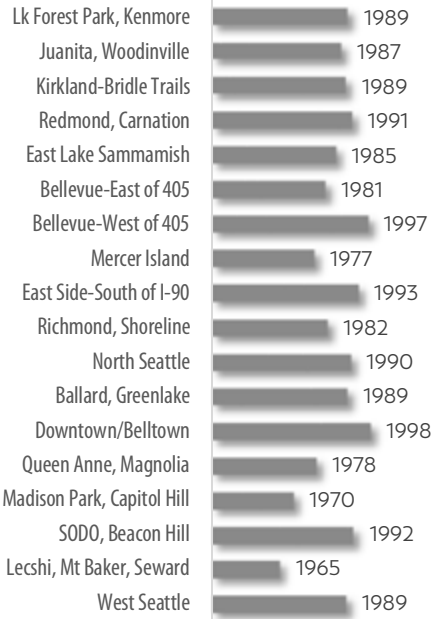


Average 2 Bdrm Cost/Square Foot

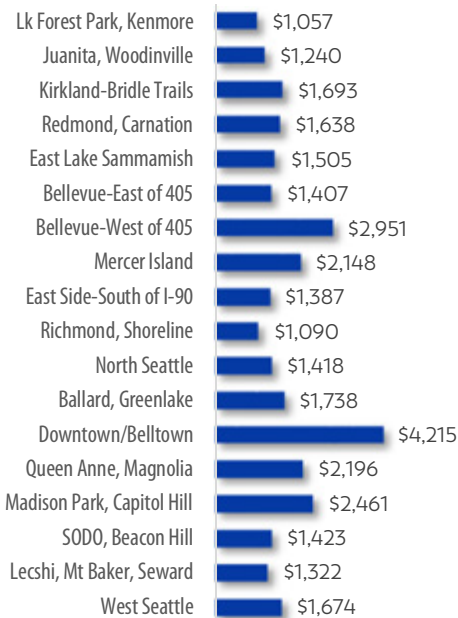


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Average Year Built



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



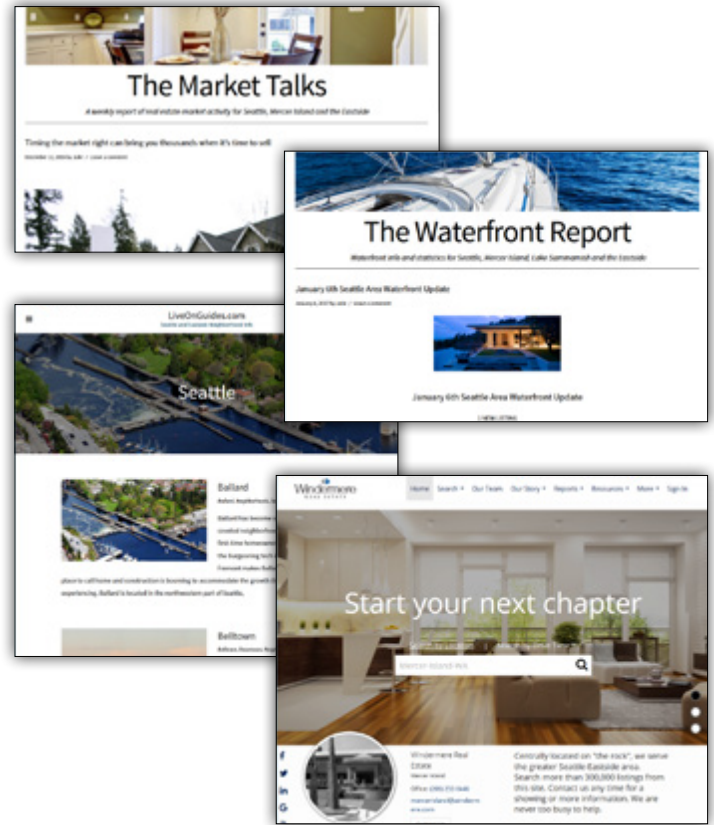
While having a historical perspective like this review is valuable, you may be looking for real-time information on today's real estate market. If so, your search is over!

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

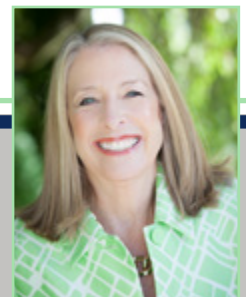
Interested in what's happening with waterfront properties? We are too! That's why we analyze waterfront sales each month and post results at **TheWaterfrontReport.com**.

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**.



Data prepared and analyzed by Windermere Real Estate/Mercer Island from NWMLS provided data. For questions or comments, email Julie Barrows at julie@windermere.com. ©2011-2017 Windermere Real Estate/Mercer Island



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direct 206.390.5723 | office 206.232.0446
Anni@AnniZilz.com | www.AnniZilz.com