



Q3 2017 CONDO REPORT

greater seattle-eastside

a quarterly report on
condominium real estate activity



Q3 CONDO *quarter in review*

West Seattle

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Number Sold	0	21	30	4
Average Sale Price		\$322,336	\$490,371	\$1,023,237
Average Sq Ft		676	1,017	2,057
Average Cost Per Sq Ft		\$477	\$482	\$498

Lecshi, Mt Baker, Seward Park

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Number Sold	2	3	6	0
Average Sale Price	\$105,000	\$319,983	\$408,308	
Average Sq Ft	383	668	1,110	
Average Cost Per Sq Ft	\$275	\$479	\$368	

SODO, Beacon Hill

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Number Sold	0	1	9	1
Average Sale Price		\$275,000	\$401,666	\$460,000
Average Sq Ft		620	1,039	1,529
Average Cost Per Sq Ft		\$444	\$387	\$301

Madison Park, Capitol Hill

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Number Sold	14	89	70	11
Average Sale Price	\$316,862	\$444,186	\$620,343	\$852,605
Average Sq Ft	484	663	1,043	1,726
Average Cost Per Sq Ft	\$655	\$670	\$595	\$494

Queen Anne, Magnolia

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Number Sold	1	44	62	8
Average Sale Price	\$170,000	\$420,186	\$634,373	\$806,163
Average Sq Ft	425	659	1,113	1,680
Average Cost Per Sq Ft	\$400	\$638	\$570	\$480

Downtown Seattle/Belltown

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Number Sold	12	84	49	0
Average Sale Price	\$338,758	\$624,622	\$1,191,352	
Average Sq Ft	444	803	1,412	
Average Cost Per Sq Ft	\$763	\$777	\$844	

Ballard, Greenlake, Greenwood

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Number Sold	6	82	62	6
Average Sale Price	\$258,492	\$386,529	\$486,599	\$554,855
Average Sq Ft	437	678	955	1,344
Average Cost Per Sq Ft	\$592	\$570	\$510	\$413

North Seattle

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Number Sold	0	19	50	12
Average Sale Price		\$317,139	\$465,242	\$774,656
Average Sq Ft		704	1,152	1,690
Average Cost Per Sq Ft		\$450	\$404	\$458

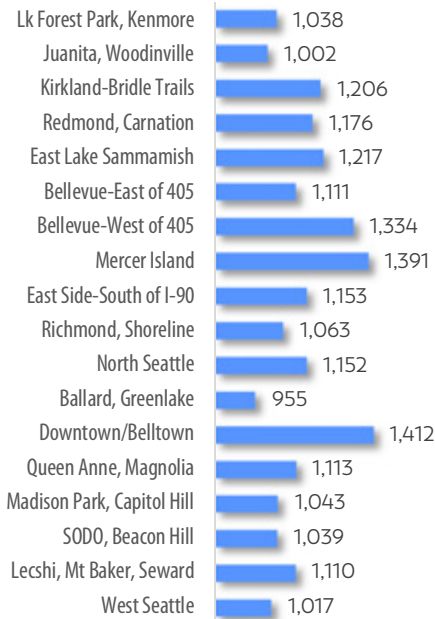
Richmond Beach, Shoreline

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Number Sold	0	4	16	6
Average Sale Price		\$202,625	\$322,269	\$496,165
Average Sq Ft		573	1,063	1,892
Average Cost Per Sq Ft		\$354	\$303	\$262

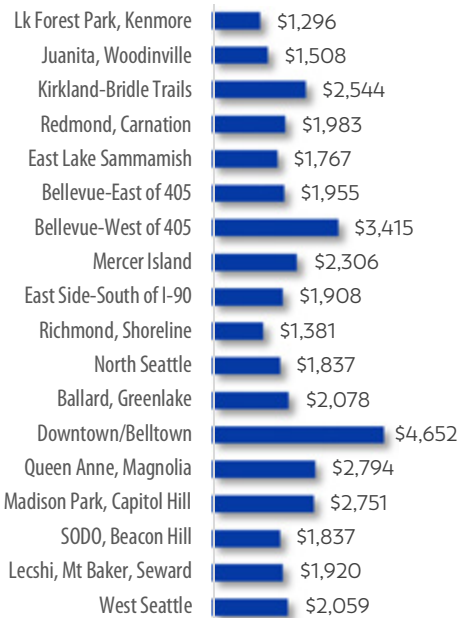


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Average 2 Bdrm Square Feet



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 Bedroom	3+ Bedroom
Number Sold	0	11	54	28
Average Sale Price		\$244,082	\$413,838	\$603,820
Average Sq Ft		732	1,153	1,663
Average Cost Per Sq Ft		\$333	\$359	\$363

Mercer Island

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Number Sold	1	6	8	1
Average Sale Price	\$252,000	\$365,650	\$555,805	\$560,000
Average Sq Ft	457	795	1,391	1,375
Average Cost Per Sq Ft	\$551	\$460	\$400	\$407

Bellevue-West of 405

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Number Sold	4	19	49	6
Average Sale Price	\$396,875	\$549,553	\$796,764	\$1,090,500
Average Sq Ft	607	866	1,334	1,844
Average Cost Per Sq Ft	\$654	\$634	\$597	\$591

Bellevue-East of 405

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Number Sold	0	25	61	37
Average Sale Price		\$265,988	\$427,243	\$694,497
Average Sq Ft		732	1,111	1,752
Average Cost Per Sq Ft		\$363	\$385	\$396

East of Lake Sammamish

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Number Sold	2	18	89	53
Average Sale Price	\$102,475	\$282,708	\$407,727	\$565,976
Average Sq Ft	266	741	1,217	1,578
Average Cost Per Sq Ft	\$385	\$381	\$335	\$359

Redmond, Carnation

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Number Sold	1	15	44	36
Average Sale Price	\$275,000	\$324,431	\$465,309	\$576,218
Average Sq Ft	420	699	1,176	1,569
Average Cost Per Sq Ft	\$655	\$464	\$396	\$367

Kirkland-Bridle Trails

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Number Sold	2	23	80	23
Average Sale Price	\$332,500	\$406,146	\$608,279	\$978,783
Average Sq Ft	476	771	1,206	2,128
Average Cost Per Sq Ft	\$699	\$527	\$504	\$460

Juanita, Woodinville

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Number Sold	0	33	90	34
Average Sale Price		\$230,945	\$328,327	\$463,579
Average Sq Ft		710	1,002	1,526
Average Cost Per Sq Ft		\$325	\$328	\$304

Lake Forest Park, Kenmore

	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Number Sold	1	5	15	4
Average Sale Price	\$58,000	\$207,090	\$290,230	\$318,750
Average Sq Ft	41	677	1,038	1,172
Average Cost Per Sq Ft	\$1,415	\$306	\$280	\$272

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**.



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WRE/MERCER ISLAND

