



EASTSIDE REVIEW | Q1 2015

a quarterly report on single-family
residential real estate activity



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weeklypropertyreport.com

QUARTER IN REVIEW | Q1-2015



The median residential sale price increased a modest 4.7% over last year's first quarter across the Woodinville-Bellevue region that represents the Eastside.

"Price gain throughout this widespread market varied wildly, however, with homes closest to the core employment centers and those suffering most from lack of inventory for sale, garnering the biggest increases."

Speaking of gains, the West Bellevue region led the pack with a median price jump of 47% over the first quarter of last year. Kirkland at 29% and South Bellevue at 20% followed suit. The outlying Juanita-Woodinville and Redmond-Carnation areas softened with median prices down a slight 1-3%.

At an average of \$1.9 million, the priciest neighborhood on the Eastside continues to be West Bellevue, which is comprised of Hunts Point, Medina and the region of Bellevue lying West of I-405. The most affordable homes could be found in north King County in the Juanita-Woodinville area with an average sale price of \$561,444.

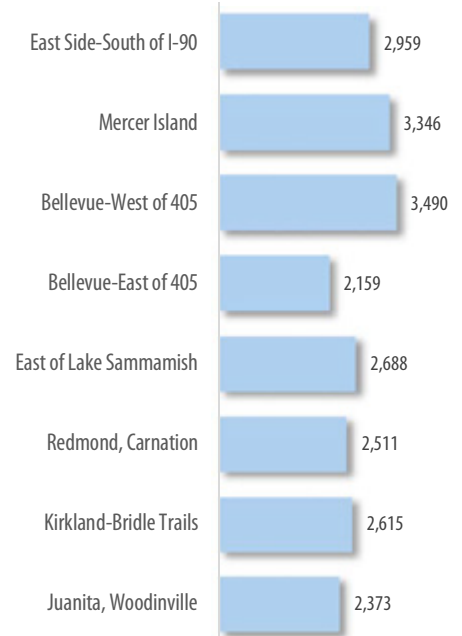
Giving buyers a bit of a boost in buying power, interest rates fell to an average of 3.72% for a 30-year fixed-rate mortgage in the first quarter.



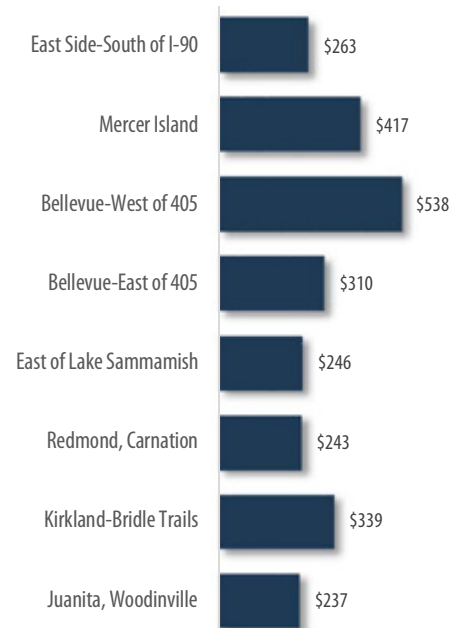
The highest sale in Q1 was a 5881 sq. ft., 2003 MacPherson-built Yarrow Point home on 100 ft. of private waterfront with unobstructed views of the lake and mountain/city skylines beyond at \$6,145,000.

The lowest sale was a tie between a flood-damaged 1926 Snoqualmie home on 1/5 acres, sold at land value, and a 1970-built bank-owned Skykomish cabin sans running water. Both properties transacted for \$65,000, all cash.

Average Size (Sq Ft)

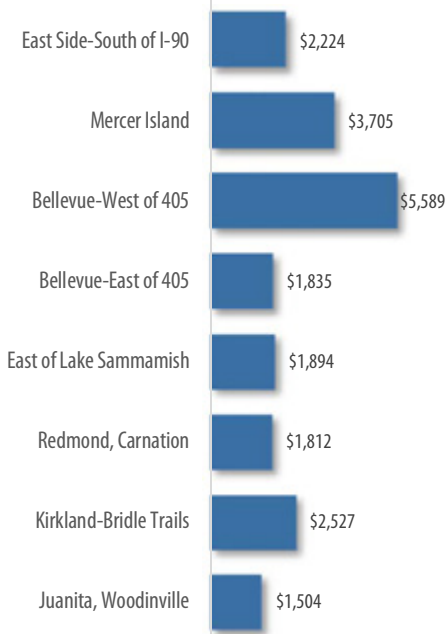


Average Cost Per Sq Ft

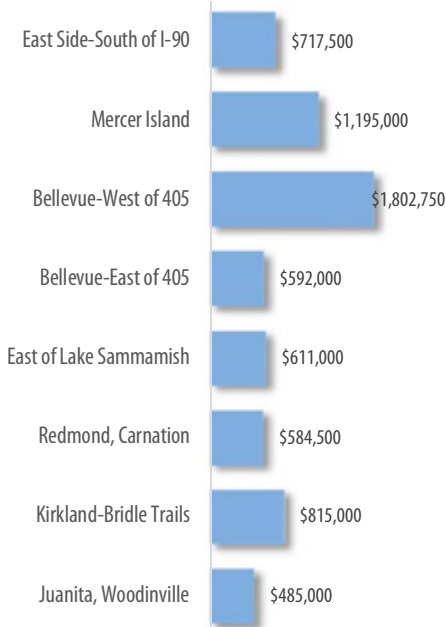


Bellevue, Bothell, Carnation, Duvall, Issaquah, Kirkland, Mercer Island, Redmond, Woodinville

Average Monthly Cost



Median Sale Price



East Side-South of I-90	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015
Number Sold	176	286	325	278	193
Average Sale Price	\$734,883	\$752,935	\$770,755	\$810,104	\$778,136
Average Sq Ft	2,904	2,997	2,976	3,047	2,959
Average Cost Per Sq Ft	\$253	\$251	\$259	\$266	\$263
Average Days on Market	61	32	34	47	49

Mercer Island	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015
Number Sold	66	111	93	62	45
Average Sale Price	\$1,219,221	\$1,541,761	\$1,292,214	\$1,512,646	\$1,395,971
Average Sq Ft	3,258	3,490	3,266	3,441	3,346
Average Cost Per Sq Ft	\$374	\$442	\$396	\$440	\$417
Average Days on Market	115	55	51	67	57

Bellevue-West of 405	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015
Number Sold	77	102	96	100	75
Average Sale Price	\$1,546,631	\$1,904,713	\$1,898,765	\$1,686,686	\$1,877,800
Average Sq Ft	2,989	3,647	3,339	3,364	3,490
Average Cost Per Sq Ft	\$517	\$522	\$569	\$501	\$538
Average Days on Market	58	45	49	78	57

Bellevue-East of 405	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015
Number Sold	118	208	214	172	129
Average Sale Price	\$650,019	\$700,976	\$675,875	\$662,568	\$670,068
Average Sq Ft	2,364	2,415	2,380	2,433	2,159
Average Cost Per Sq Ft	\$275	\$290	\$284	\$272	\$310
Average Days on Market	38	21	17	38	40

East of Lake Sammamish	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015
Number Sold	358	617	720	498	375
Average Sale Price	\$597,964	\$647,128	\$645,086	\$639,078	\$660,337
Average Sq Ft	2,654	2,711	2,671	2,675	2,688
Average Cost Per Sq Ft	\$225	\$239	\$242	\$239	\$246
Average Days on Market	68	35	41	58	73

Redmond, Carnation	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015
Number Sold	123	213	260	218	146
Average Sale Price	\$615,846	\$647,829	\$644,493	\$685,432	\$609,319
Average Sq Ft	2,607	2,623	2,662	2,885	2,511
Average Cost Per Sq Ft	\$236	\$247	\$242	\$238	\$243
Average Days on Market	85	40	48	61	57

Kirkland-Bridle Trails	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015
Number Sold	102	195	232	165	143
Average Sale Price	\$801,458	\$828,218	\$831,652	\$940,091	\$886,842
Average Sq Ft	2,505	2,603	2,608	2,704	2,615
Average Cost Per Sq Ft	\$320	\$318	\$319	\$348	\$339
Average Days on Market	53	44	38	60	38

Juanita, Woodinville	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015
Number Sold	268	489	494	411	315
Average Sale Price	\$546,846	\$560,389	\$536,086	\$548,931	\$561,444
Average Sq Ft	2,477	2,394	2,357	2,420	2,373
Average Cost Per Sq Ft	\$221	\$234	\$227	\$227	\$237
Average Days on Market	57	41	37	51	59

WAIT, THERE'S MORE! | HOMES & STATS ONLINE

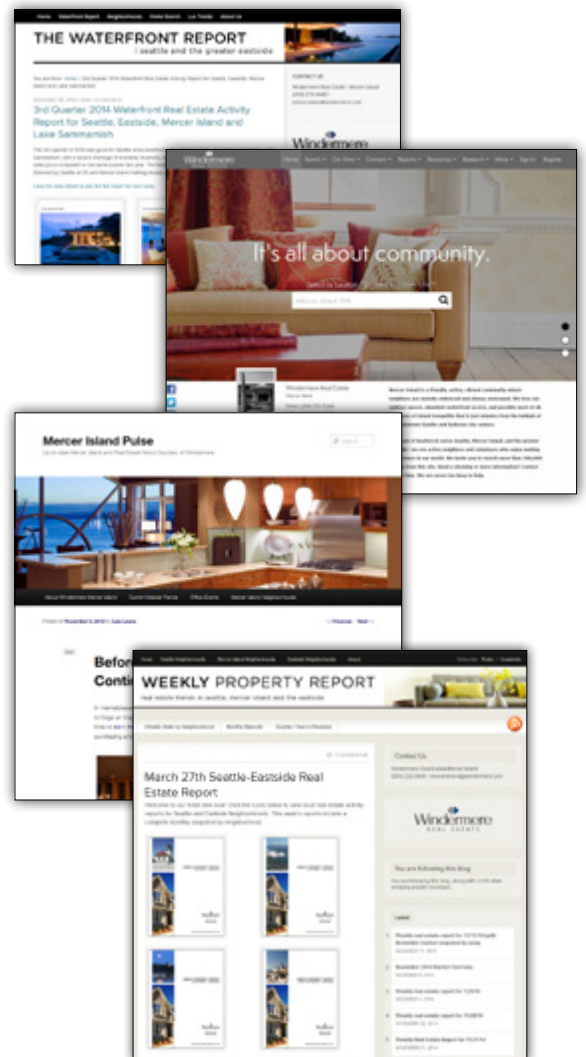
While having an historical perspective like this annual review is valuable, you may be looking for real-time information on today's real estate market. If so, your search is over!

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Interested in what's happening with waterfront properties? We are too! That's why we analyze waterfront sales each month. You'll find that information at TheWaterfrontReport.com.

Supplementing those websites is MercerIslandPulse.com, our blog on all things Mercer Island—and beyond!

You can search for every property listed for sale—by any real estate company—on WindermereMercerIsland.com. While you're there, check out our new INRIX drive-time feature, which allows you to estimate commute times before you buy!



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. ©2012-2015 Windermere Real Estate/Mercer Island



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