

Eastside Market Review



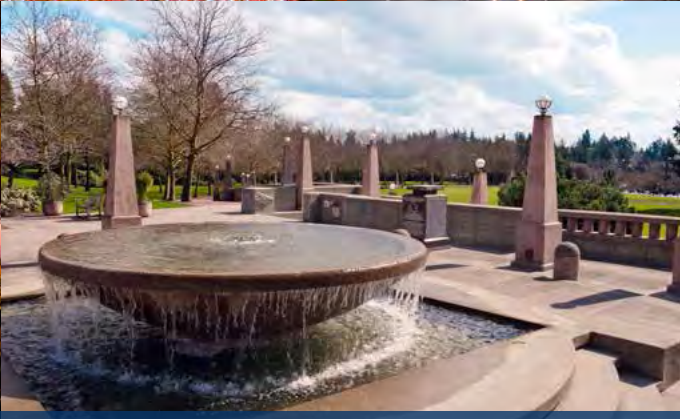
Q3

Eastside real estate statistics
for the third quarter of 2015



Strong sales in the third quarter continued to whittle down a dwindling supply of homes on the Eastside. The lack of supply to meet demand drove home prices upward, and the Eastside continues to lead the region in home values. With severely limited inventory, prices are expected to climb.

- Sales were ahead of last year, with many homes selling within days of hitting the market. A \$3.7 million home on Yarrow Point sold in just four days after being listed.
- Inventory was at historic lows, with only a six week supply available (three to six months of supply is considered to be balanced).
- At the end of the quarter, the median price for homes sold on the Eastside was up 12 percent over a year ago to \$680,000.



• Bellevue:

- Bellevue / East of I-405 4
- Bellevue / West of I-405 6
- Eastside / South of I-90 8
- East of Lake Sammamish / Issaquah 10
- Kirkland / Bridle Trails 12
- Mercer Island 14
- Redmond / Carnation 16
- Woodinville / Juanita / Duvall 18
- Market Share 20
- Why Windermere 22
- Local Expertise, Global Connections 24

[click on area to jump to that page]

Bellevue / East of I-405

Higher Price Listing (75th percentile)

Microsoft

16742 NE 41st Street

\$750,000

3 Bed / 2.5 Bath / 2,600 SQFT

MLS #: 845472

Lot Size: 0.3 acres

Year Built: 1980

Style: 2 Story

Views: Territorial

School District: Lake Washington



Median Price Listing

Lake Hills

15703 SE 4th Street

\$657,000

4 Bed / 1.75 Bath / 2,840 SQFT

MLS #: 835233

Lot Size: 9,398 sq ft

Year Built: 1959

Style: 1 Story with Basement

Views: Territorial

School District: Bellevue



Lower Price Listing (25th percentile)

Lake Hills

811 164th Avenue SE

\$525,000

3 Bed / 1.75 Bath / 1,320 SQFT

MLS #: 834978

Lot Size: 8,000 sq ft

Year Built: 1957

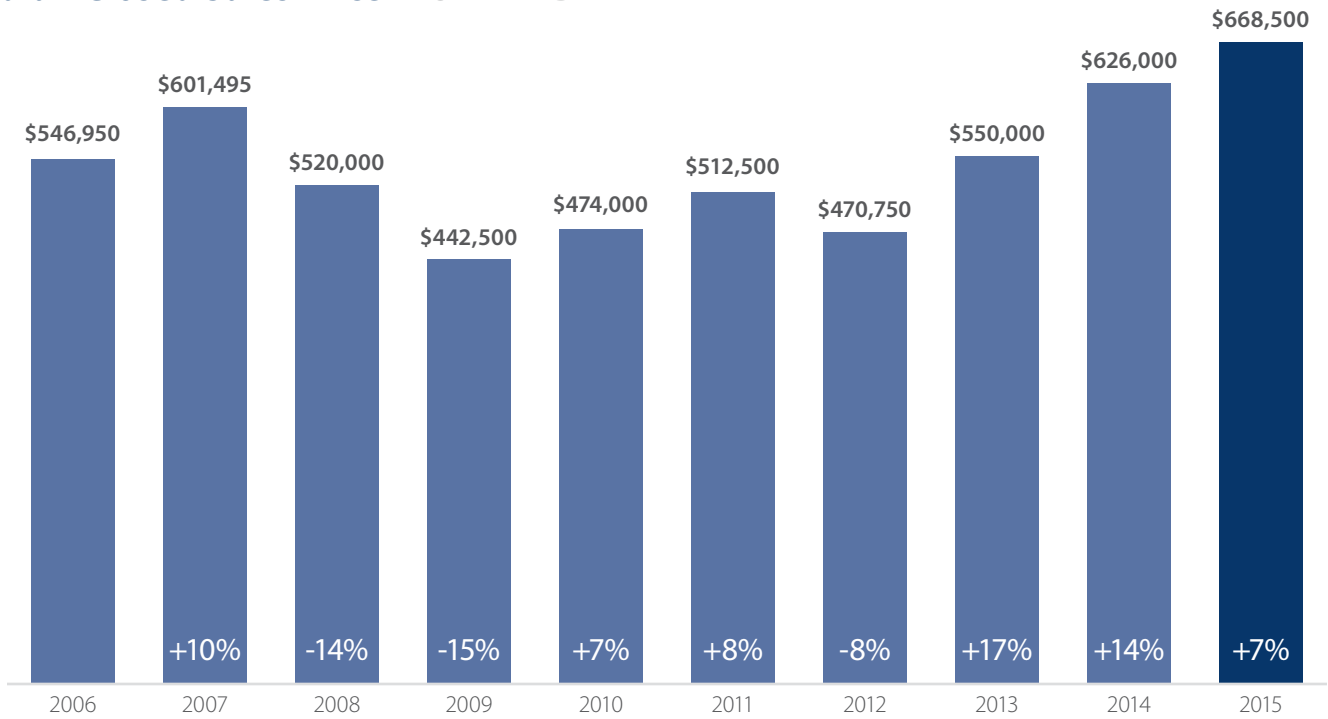
Style: 1 Story

Views: Territorial

School District: Bellevue



Median Closed Sales Price > SEPTEMBER



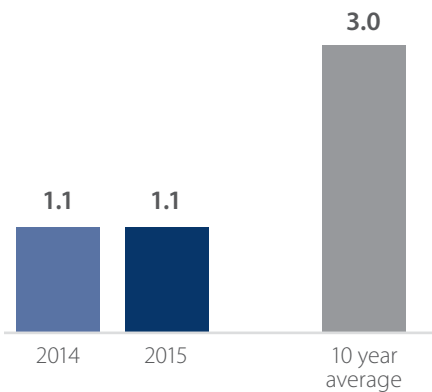
Months Supply of Inventory > SEPTEMBER

(includes pending sales)

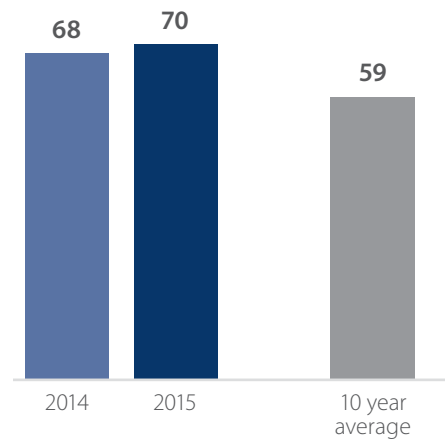
less than 3 months = seller's market

3 -6 months = balanced market

more than 6 months = buyer's market



Closed Sales > SEPTEMBER



All figures are based on single family home sales, which include townhomes and exclude condos.

Graphs were created by Windermere Real Estate using NWMLS data, but information was not verified or published by NWMLS. Data reflects all new and resale single-family residences sold.

Bellevue / West of I-405

Higher Price Listing (75th percentile)

Clyde Hill

9801 NE 24th Street

\$2,388,000

4 Bed / 4.5 Bath / 5,820 SQFT

MLS #: 843840

Lot Size: 0.38 acres

Year Built: 1951

Style: 2 Story

Views: Territorial

School District: Bellevue



Median Price Listing

West Bellevue

10020 NE 22nd Street

\$1,900,000

4 Bed / 3.25 Bath / 4,700 SQFT

MLS #: 799949

Lot Size: 10,190 sq ft

Year Built: 2007

Style: 1 Story with Basement

Views: None

School District: Bellevue



Lower Price Listing (25th percentile)

Clyde Hill

9803 NE 30th Street

\$1,380,000

3 Bed / 1.5 Bath / 2,350 SQFT

MLS #: 837605

Lot Size: 9,348 sq ft

Year Built: 1952

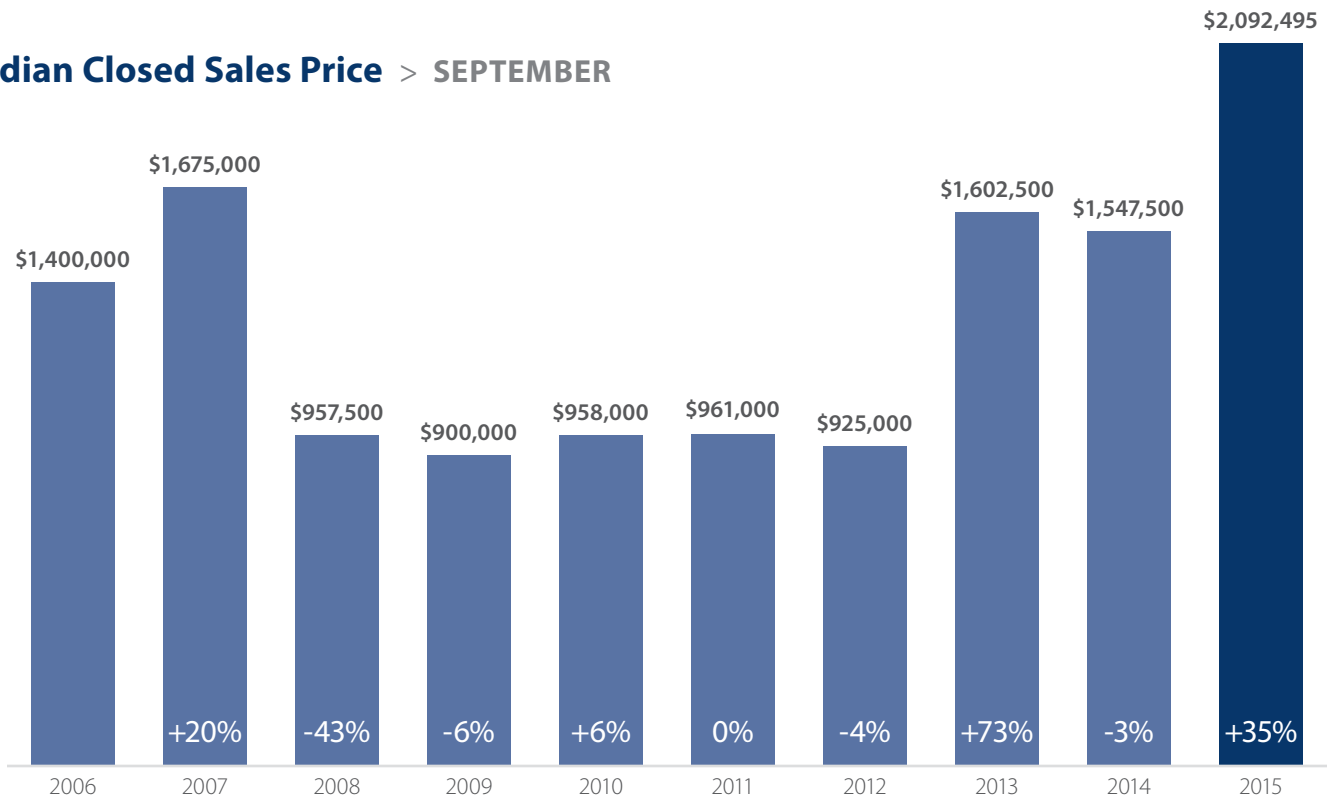
Style: 1 Story with Basement

Views: City, Lake, Mountain

School District: Bellevue



Median Closed Sales Price > SEPTEMBER



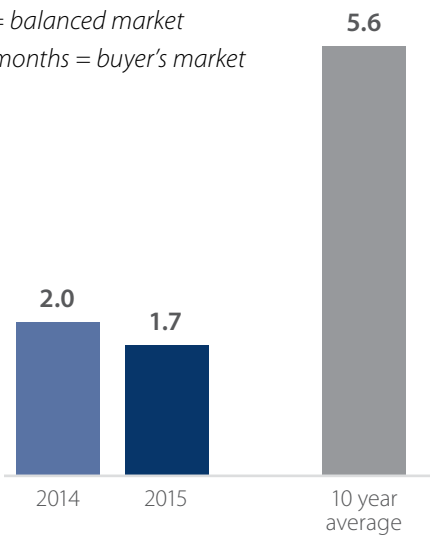
Months Supply of Inventory > SEPTEMBER

(includes pending sales)

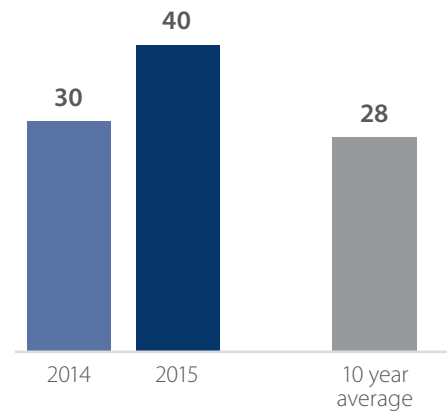
less than 3 months = seller's market

3 -6 months = balanced market

more than 6 months = buyer's market



Closed Sales > SEPTEMBER



All figures are based on single family home sales, which include townhomes and exclude condos.

Graphs were created by Windermere Real Estate using NWMLS data, but information was not verified or published by NWMLS. Data reflects all new and resale single-family residences sold.

Eastside / South of I-90

Higher Price Listing (75th percentile)

Talus

859 Summerhill Ridge Drive NW

\$915,000

4 Bed / 3.75 Bath / 4,420 SQFT

MLS #: 838952

Lot Size: 5,750 sq ft

Year Built: 2005

Style: 2 Stories with Basement

Views: Mountain, Territorial

School District: Issaquah



Median Price Listing

Newcastle

8604 117th Avenue SE Lot 8

\$739,950

5 Bed / 2.75 Bath / 2,756 SQFT

MLS #: 731565

Lot Size: 7,772 sq ft

Year Built: 2014

Style: 2 Story

Views: None

School District: Renton



Lower Price Listing (25th percentile)

Newcastle

11305 SE 76th Street

\$592,000

3 Bed / 2.5 Bath / 1,890 SQFT

MLS #: 836621

Lot Size: 9,661 sq ft

Year Built: 1983

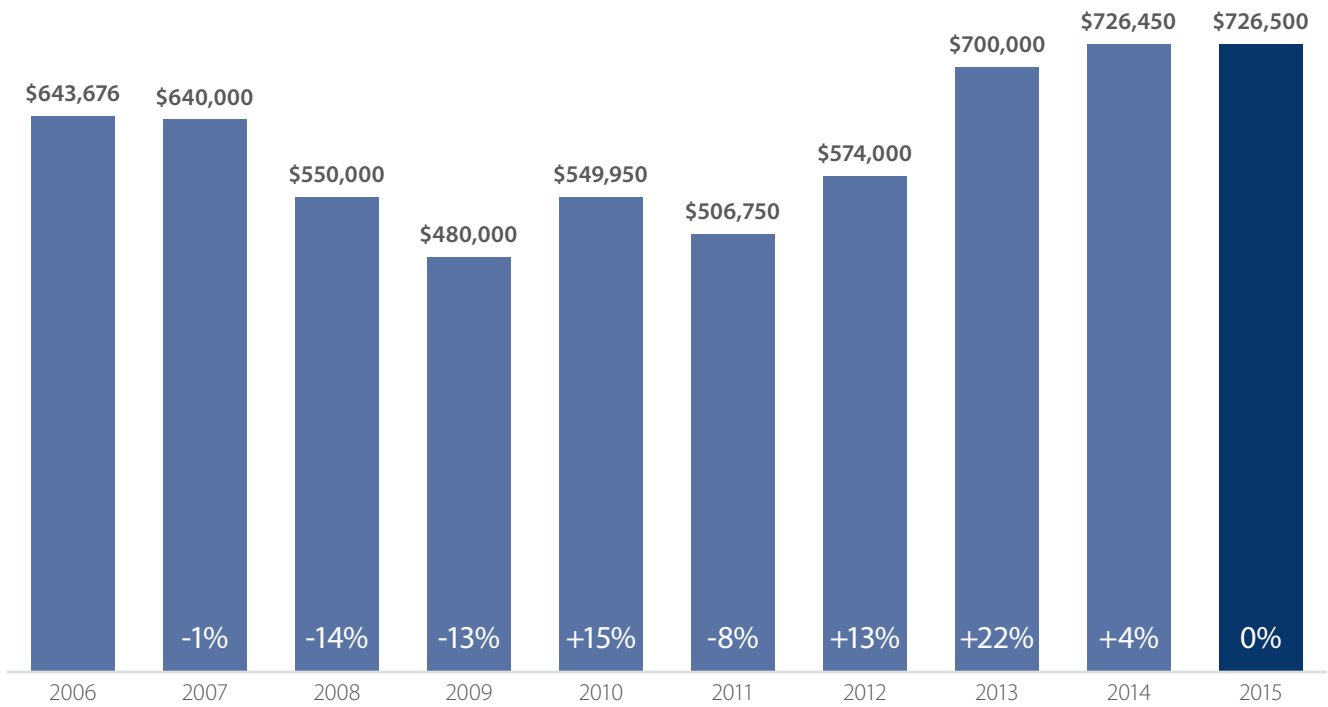
Style: 2 Story

Views: Lake, Mountain

School District: Renton



Median Closed Sales Price > SEPTEMBER



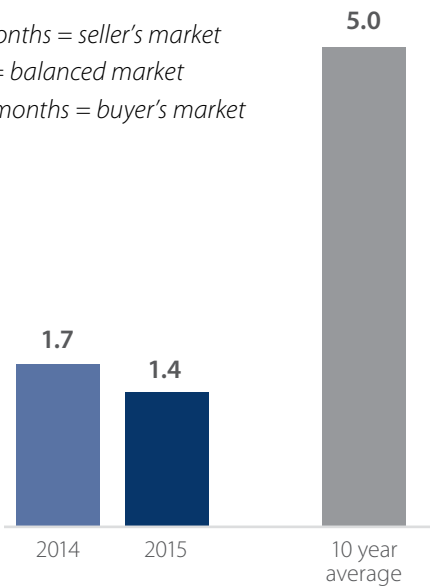
Months Supply of Inventory > SEPTEMBER

(includes pending sales)

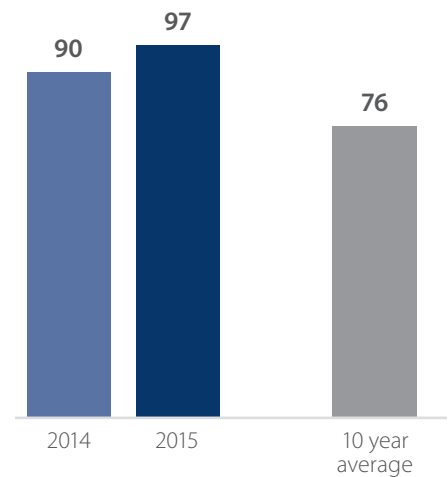
less than 3 months = seller's market

3 -6 months = balanced market

more than 6 months = buyer's market



Closed Sales > SEPTEMBER



All figures are based on single family home sales, which include townhomes and exclude condos.

Graphs were created by Windermere Real Estate using NWMLS data, but information was not verified or published by NWMLS. Data reflects all new and resale single-family residences sold.

East of Lake Sammamish / Issaquah

Higher Price Listing (75th percentile)

Plateau

4113 232nd Avenue SE

\$839,000

4 Bed / 2.5 Bath / 2,890 SQFT

MLS #: 840094

Lot Size: 0.38 acres

Year Built: 1987

Style: 2 Story

Views: Territorial

School District: Issaquah



Median Price Listing

Wood River

13711 461st Place SE

\$650,000

4 Bed / 2.75 Bath / 3,130 SQFT

MLS #: 853350

Lot Size: 0.72 acres

Year Built: 1995

Style: 2 Story

Views: Territorial, Mountain

School District: Snoqualmie Valley



Lower Price Listing (25th percentile)

Klahanie

24939 SE 42nd Drive

\$498,000

3 Bed / 2.5 Bath / 1,530 SQFT

MLS #: 852342

Lot Size: 4,787 sq ft

Year Built: 1995

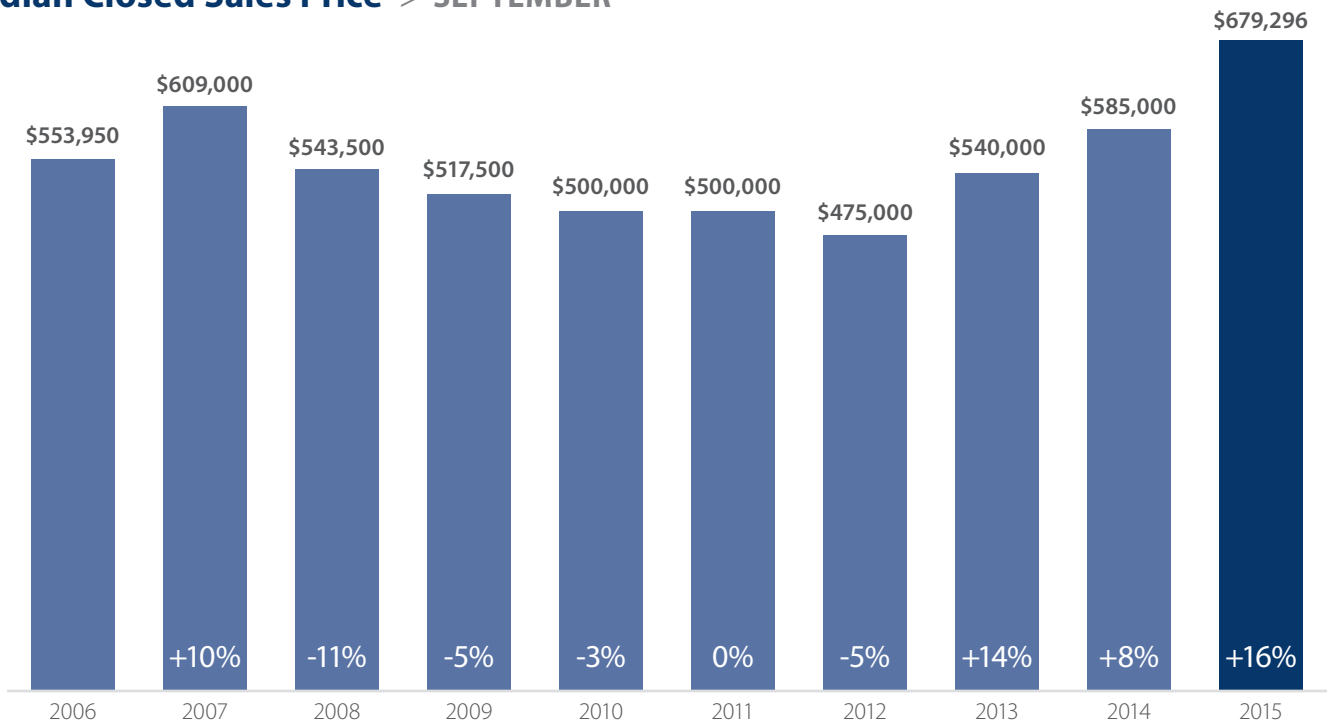
Style: 2 Story

Views: Territorial

School District: Issaquah



Median Closed Sales Price > SEPTEMBER



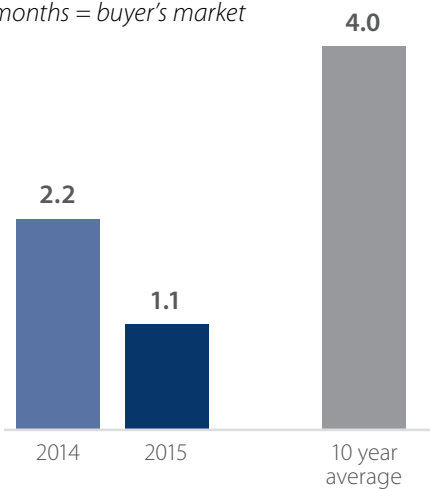
Months Supply of Inventory > SEPTEMBER

(includes pending sales)

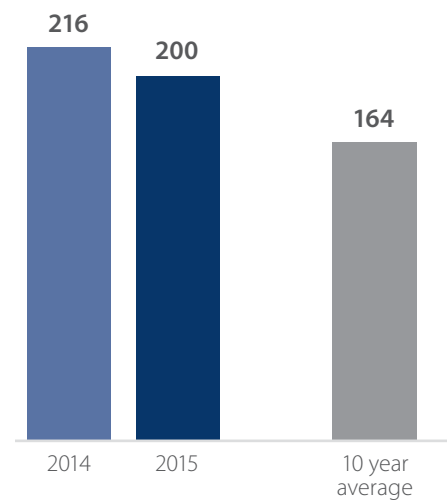
less than 3 months = seller's market

3 -6 months = balanced market

more than 6 months = buyer's market



Closed Sales > SEPTEMBER



All figures are based on single family home sales, which include townhomes and exclude condos.

Graphs were created by Windermere Real Estate using NWMLS data, but information was not verified or published by NWMLS. Data reflects all new and resale single-family residences sold.

Kirkland / Bridle Trails

Higher Price Listing (75th percentile)

Rose Hill

12435 NE 72nd Street

\$1,134,950

4 Bed / 2.75 Bath / 3,325 SQFT

MLS #: 835867

Lot Size: 7,200 sq ft

Year Built: 2015

Style: 2 Story

Views: none

School District: Lake Washington



Median Price Listing

Houghton

4230 107th Place NE

\$849,000

5 Bed / 2.5 Bath / 4,090 SQFT

MLS #: 844957

Lot Size: 10,191 sq ft

Year Built: 1973

Style: 2 Stories with Basement

Views: Territorial

School District: Lake Washington



Lower Price Listing (25th percentile)

North Rose Hill

10416 129th Avenue NE

\$599,950

3 Bed / 2.5 Bath / 2,410 SQFT

MLS #: 844348

Lot Size: 0.29 acres

Year Built: 1964

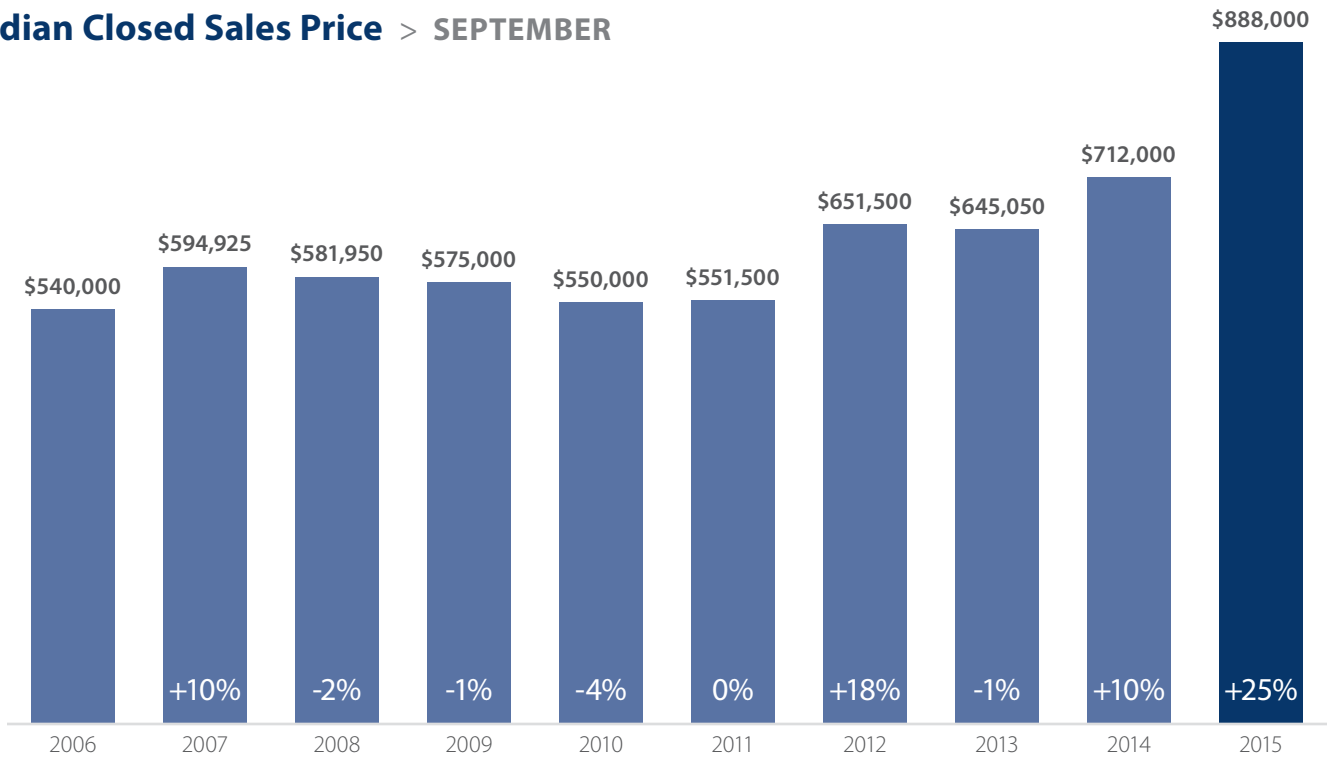
Style: 1 Story with Basement

Views: none

School District: Lake Washington



Median Closed Sales Price > SEPTEMBER



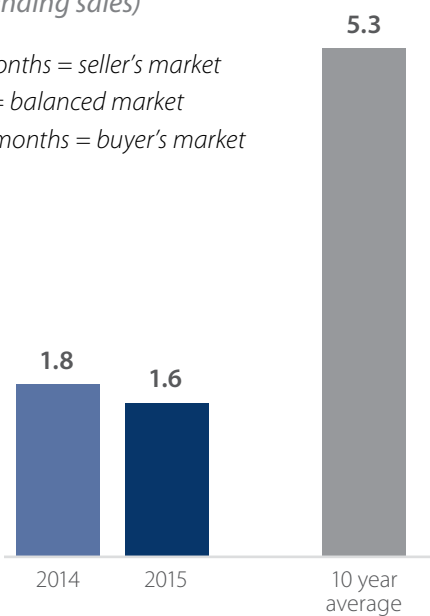
Months Supply of Inventory > SEPTEMBER

(includes pending sales)

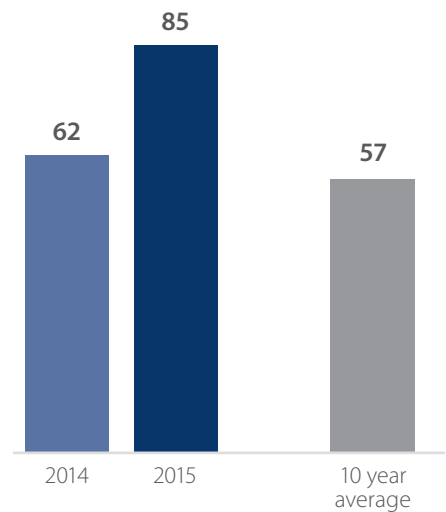
less than 3 months = seller's market

3 -6 months = balanced market

more than 6 months = buyer's market



Closed Sales > SEPTEMBER



All figures are based on single family home sales, which include townhomes and exclude condos.

Graphs were created by Windermere Real Estate using NWMLS data, but information was not verified or published by NWMLS. Data reflects all new and resale single-family residences sold.

Mercer Island

Higher Price Listing (75th percentile)

Westside

4645 Forest Avenue SE

\$2,975,000

5 Bed / 2.25 Bath / 4,150 SQFT

MLS #: 736212

Lot Size: 0.5 acres

Year Built: 1936

Style: Multi Level

Views: City, Lake, Mountain

School District: Mercer Island



Median Price Listing

West Mercer

6860 W Mercer Way

\$1,749,000

4 Bed / 3.25 Bath / 4,360 SQFT

MLS #: 837127

Lot Size: 0.53 acres

Year Built: 1965

Style: 1 Story W/Basement

Views: Territorial

School District: Mercer Island



Lower Price Listing (25th percentile)

East Mercer

6240 E Mercer Way

\$995,000

2 Bed / 3.0 Bath / 2,490 SQFT

MLS #: 850521

Lot Size: 0.39 acres

Year Built: 1974

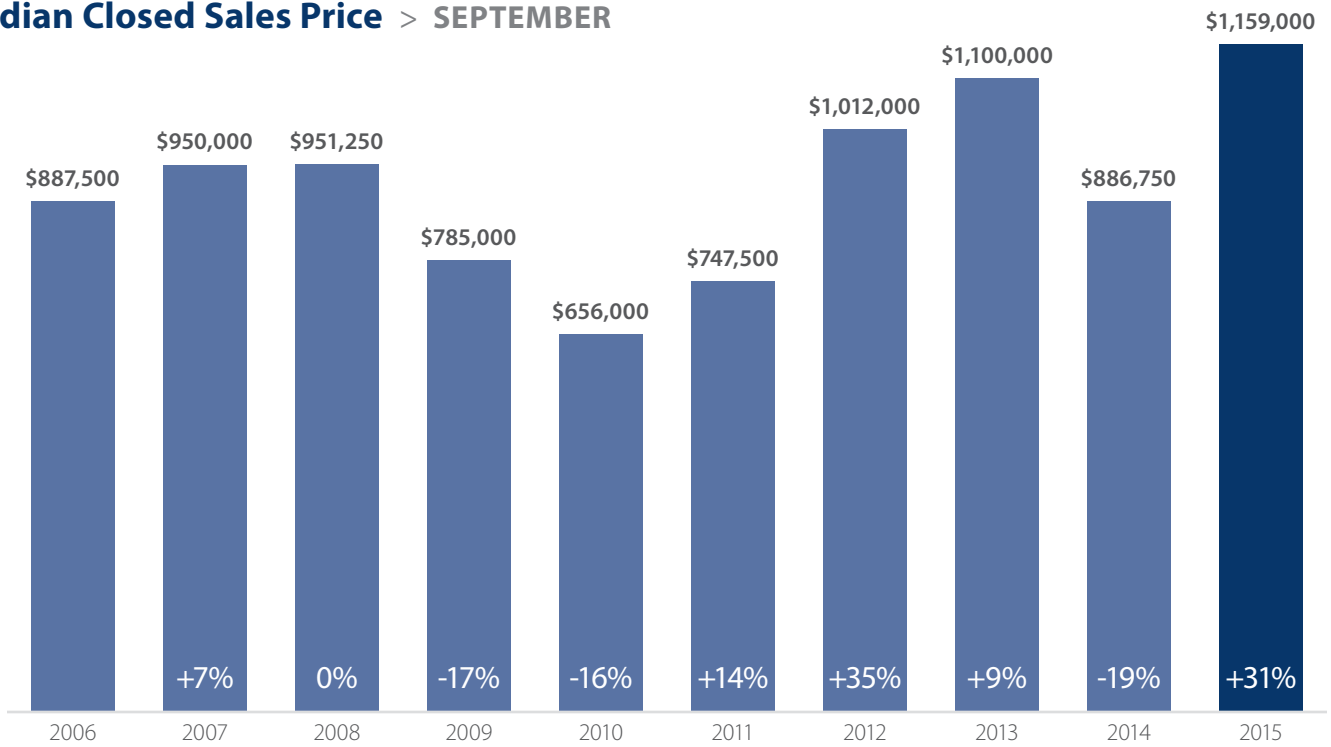
Style: 1 Story with Basement

Views: Territorial, Mountain, Lake

School District: Mercer Island



Median Closed Sales Price > SEPTEMBER



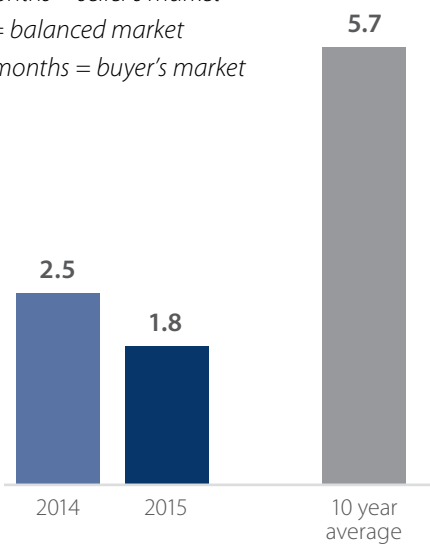
Months Supply of Inventory > SEPTEMBER

(includes pending sales)

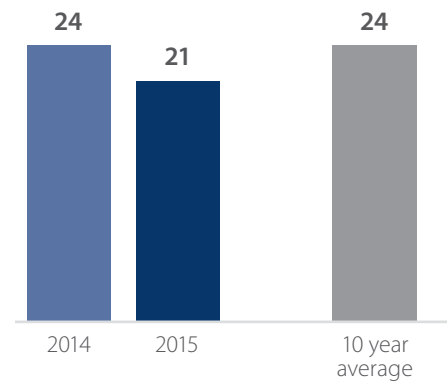
less than 3 months = seller's market

3-6 months = balanced market

more than 6 months = buyer's market



Closed Sales > SEPTEMBER



All figures are based on single family home sales, which include townhomes and exclude condos.

Graphs were created by Windermere Real Estate using NWMLS data, but information was not verified or published by NWMLS. Data reflects all new and resale single-family residences sold.

Redmond / Carnation

Higher Price Listing (75th percentile)

Ames Lake

2221 274 Avenue NE

\$875,000

3 Bed / 2.5 Bath / 2,830 SQFT

MLS #: 819671

Lot Size: 5.0 acres

Year Built: 1989

Style: 2 Story

Views: none

School District: Snoqualmie Valley



Median Price Listing

Canterbury Woods

22807 NE 51st Street

\$680,000

3 Bed / 3.25 Bath / 2,330 SQFT

MLS #: 845312

Lot Size: 0.83 acres

Year Built: 1983

Style: 2 Story

Views: none

School District: Lake Washington



Lower Price Listing (25th percentile)

Education Hill

17110 NE 84th Street

\$499,000

3 Bed / 2.25 Bath / 1,750 SQFT

MLS #: 852188

Lot Size: 7,740 sq ft

Year Built: 1975

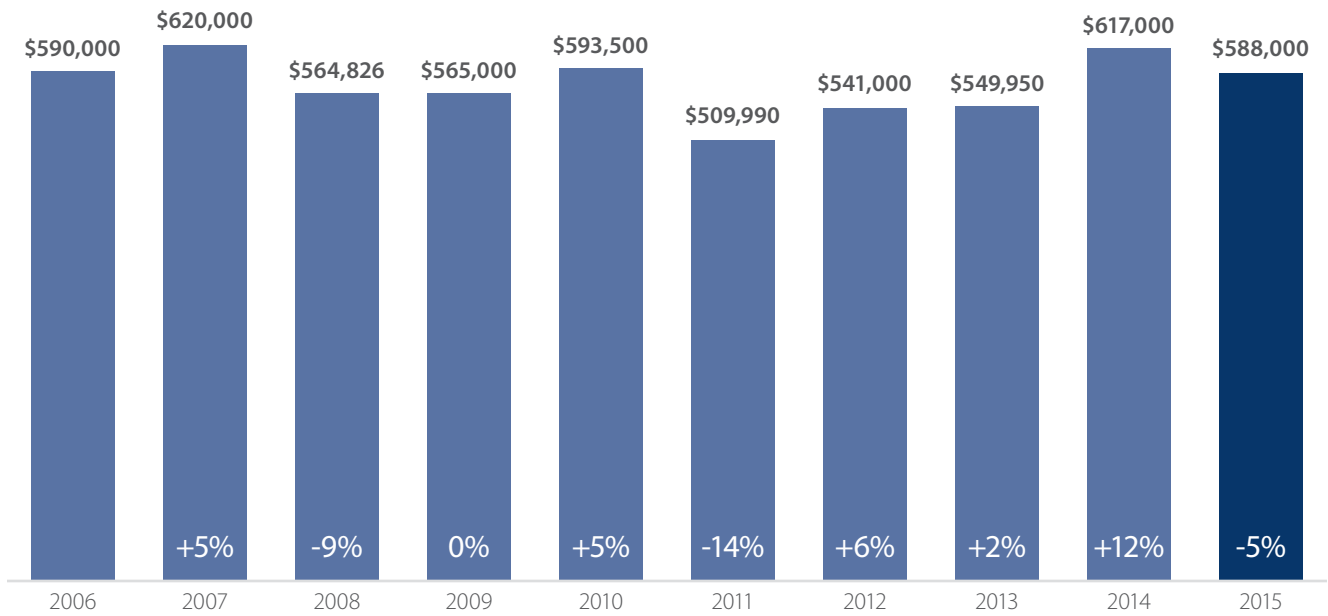
Style: Split Entry

Views: none

School District: Lake Washington



Median Closed Sales Price > SEPTEMBER



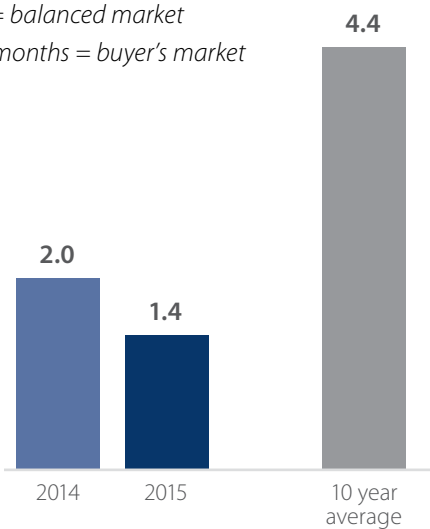
Months Supply of Inventory > SEPTEMBER

(includes pending sales)

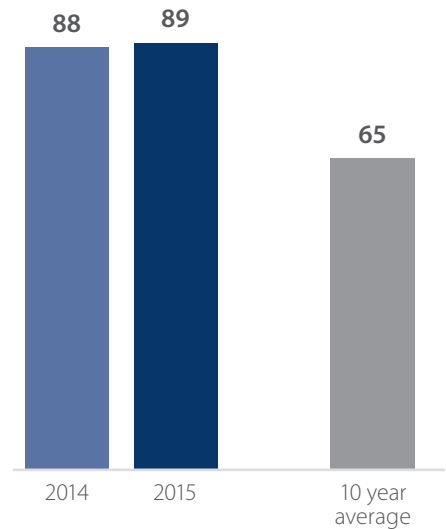
less than 3 months = seller's market

3 -6 months = balanced market

more than 6 months = buyer's market



Closed Sales > SEPTEMBER



All figures are based on single family home sales, which include townhomes and exclude condos.

Graphs were created by Windermere Real Estate using NWMLS data, but information was not verified or published by NWMLS. Data reflects all new and resale single-family residences sold.

Woodinville / Juanita / Duvall

Higher Price Listing (75th percentile)

Wellington

20102 174th Avenue NE

\$655,000

3 Bed / 3.0 Bath / 2,640 SQFT

MLS #: 838968

Lot Size: 4.75 acres

Year Built: 1975

Style: 1 Story with Basement

Views: Lake

School District: Northshore



Median Price Listing

Duvall

14902 273rd Place NE

\$535,000

3 Bed / 2.5 Bath / 2,400 SQFT

MLS #: 852495

Lot Size: 6,795 sq ft

Year Built: 2003

Style: 2 Story

Views: none

School District: Riverview



Lower Price Listing (25th percentile)

Norway Hill

14717 104th Avenue NE

\$428,888

3 Bed / 2.25 Bath / 1,560 SQFT

MLS #: 853682

Lot Size: 7,225 sq ft

Year Built: 1988

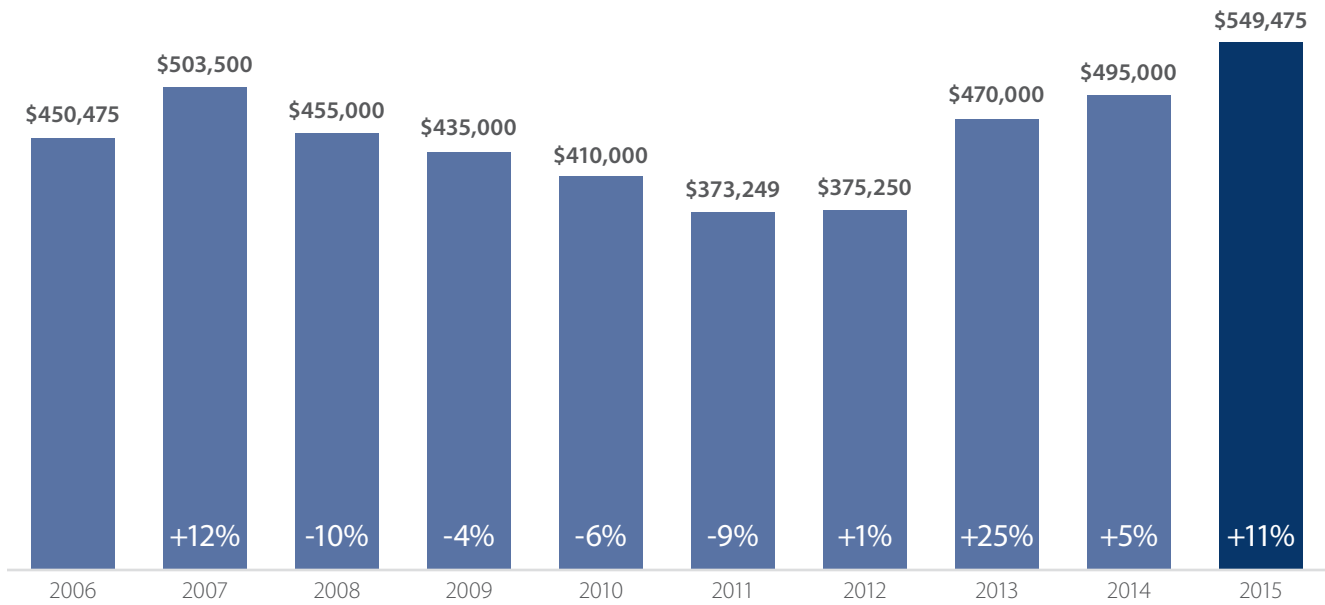
Style: 2 Story

Views: none

School District: Northshore



Median Closed Sales Price > SEPTEMBER



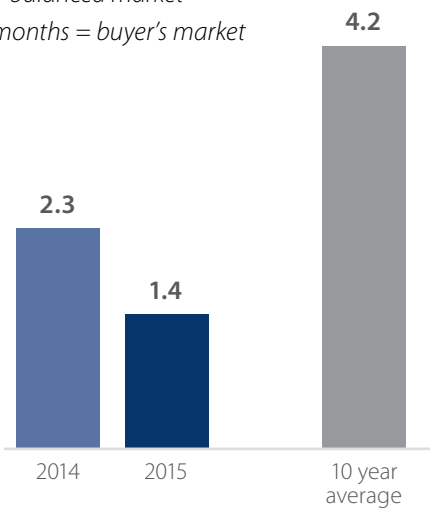
Months Supply of Inventory > SEPTEMBER

(includes pending sales)

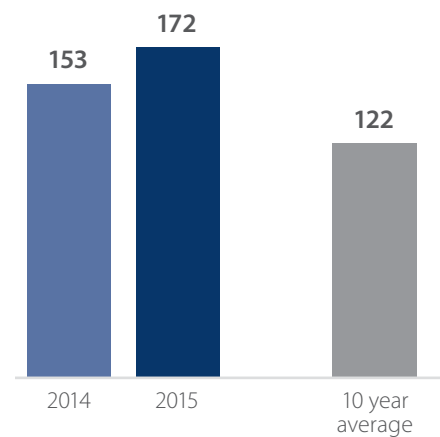
less than 3 months = seller's market

3 -6 months = balanced market

more than 6 months = buyer's market



Closed Sales > SEPTEMBER



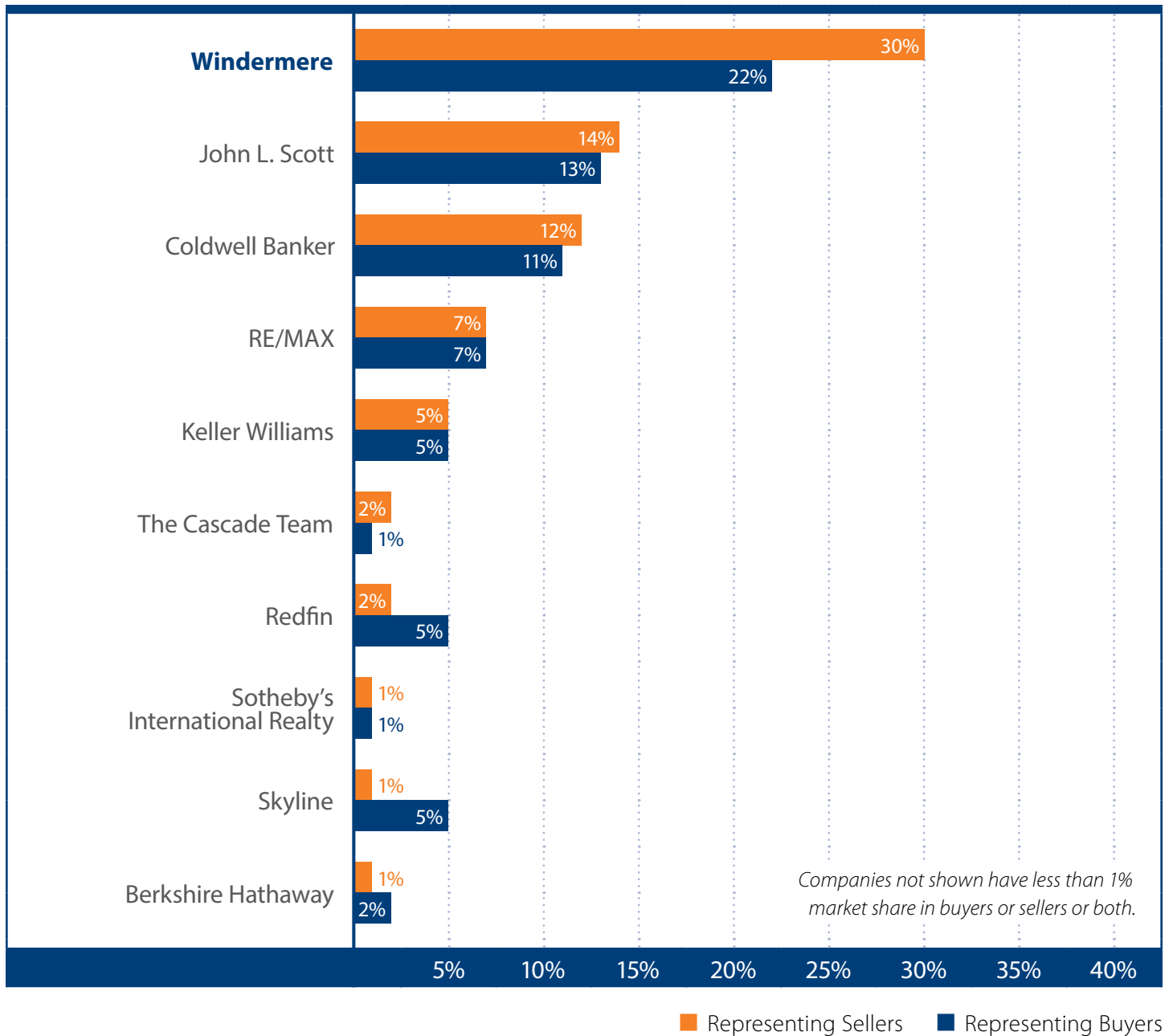
All figures are based on single family home sales, which include townhomes and exclude condos.

Graphs were created by Windermere Real Estate using NWMLS data, but information was not verified or published by NWMLS. Data reflects all new and resale single-family residences sold.

Market Share by Company 2014

Eastside > by number of transactions

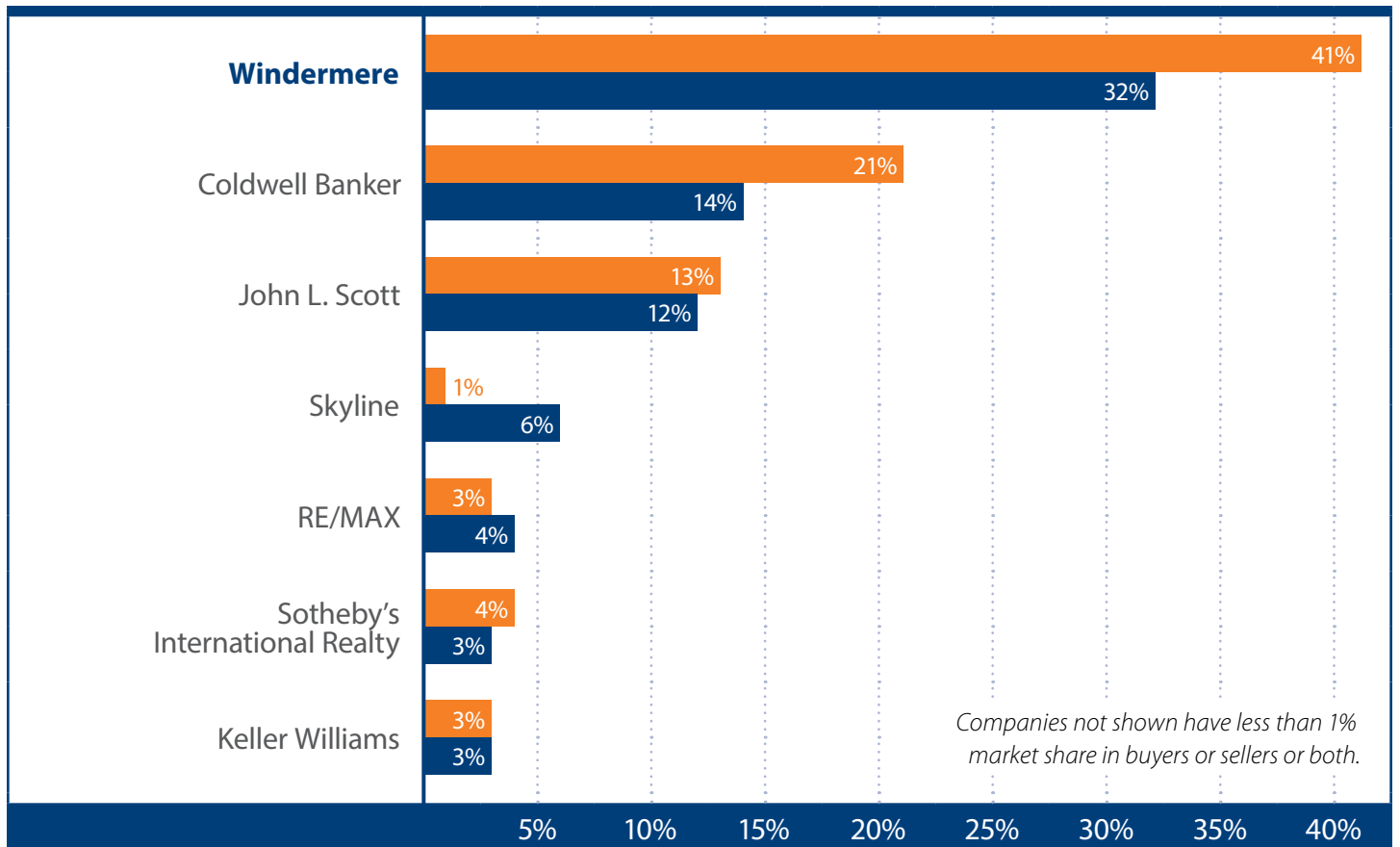
Bellevue, Bothell, Duvall, Issaquah, Kenmore, Kirkland, Mercer Island, Newcastle, North Bend, Redmond, Sammamish, Snoqualmie, Woodinville, and surrounding neighborhoods.



Graphs were created by Windermere using NWMLS data, but information was not verified or published by NWMLS. Data reflects all new and resale single-family residences and condominiums sold from 1/1/2014–12/31/2014 in areas 500, 510, 520, 530, 540, 550, 560, 600.

Eastside > transactions over \$1,000,000

Bellevue, Bothell, Duvall, Issaquah, Kenmore, Kirkland, Mercer Island, Newcastle, North Bend, Redmond, Sammamish, Snoqualmie, Woodinville, and surrounding neighborhoods.



■ Representing Sellers ■ Representing Buyers

Graphs were created by Windermere using NWMLS data, but information was not verified or published by NWMLS. Data reflects all new and resale single-family residences and condominiums sold from 1/1/2014–12/31/2014 in areas 500, 510, 520, 530, 540, 550, 560, 600 with a sales price of \$1,000,000 or more.

Washington's Most Respected Real Estate Brands

In an independent survey conducted by the Puget Sound Business Journal, readers were asked to identify Washington's most respected company brands in a variety of business categories. Within the residential real estate category, Windermere Real Estate was selected by 58.8 percent of the survey respondents as the most respected real estate company brand in Washington.

Most Respected Real Estate Brands

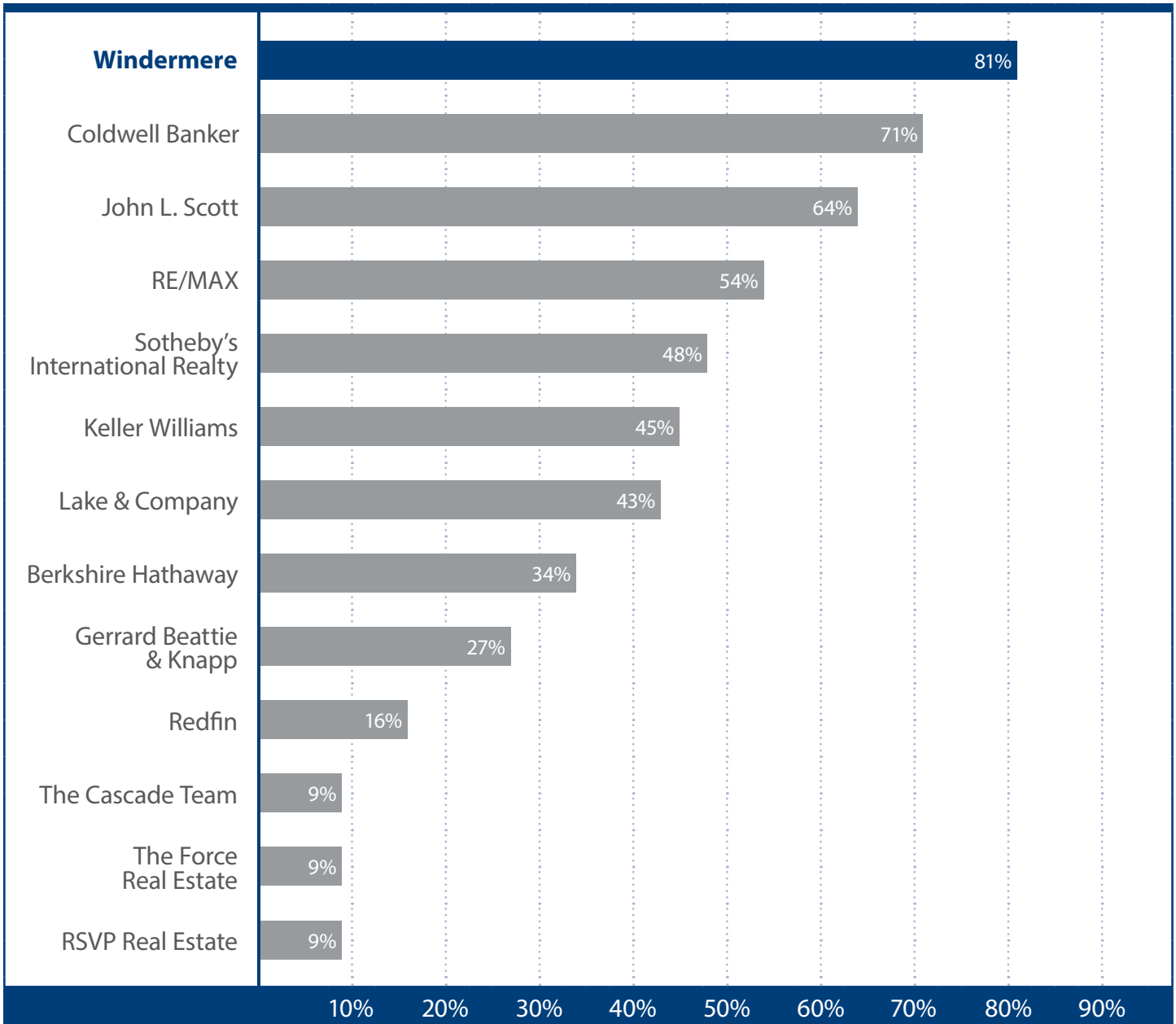
	Percentage of votes
1 Windermere Real Estate	58.8%
2 John L. Scott Real Estate	16.6%
3 Coldwell Banker Puget Sound Area Affiliates	6.9%
4 Redfin	4.1%
5 Re/Max	4.0%

This is an excerpt from an article that appeared in the July 29 –August 4, 2011 issue of *Puget Sound Business Journal*.

The Sign in Your Yard Matters

A recent study shows that NWMLS brokers in King County are more confident working with Windermere brokers than any other brand.

Percent of respondents indicating they were *completely confident or confident* in a doing a transaction.



The study was conducted by a third party in 2015 and included brokers who closed six or more transactions in the previous year.

We Market Your Property to the World

When selling your home, you need global exposure in addition to the strong marketing expertise we deliver locally. As an affiliate of Leading Real Estate Companies of the World®, we have the resources to market your property to the highest possible number of potential buyers. With 120,000 talented associates around the world, we expose your property to buyers on six continents, ensuring more eyes on your property. In addition, we receive inbound clients from other affiliates around the globe who are interested in purchasing a home.

Leading Real Estate Companies of the World® is a pedigree denoting the very best companies who represent qualified clientele and wish to do business with similar firms. Each year our network is collectively responsible for over one million transactions on a global basis.

When your home is posted to our website locally, it is immediately promoted on the LeadingRE.com website. It is also immediately connected to the websites of over 500 of our affiliated real estate firms in the world.



OVER 500 FIRMS ■ 3,500 OFFICES ■ 120,000 ASSOCIATES ■ NEARLY 50 COUNTRIES
OVER ONE MILLION TRANSACTIONS ■ \$314 BILLION IN ANNUAL HOME SALES

