



# Q2 2017 CONDO REPORT

*greater seattle-eastside*

a quarterly report on  
condominium real estate activity

  
**Windermere**  
REAL ESTATE

# Q2 CONDO *quarter in review*

West Seattle	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	3	17	31	3
Average Sale Price	\$256,567	\$307,121	\$430,497	\$674,317
Average Sq Ft	490	636	1,073	1,615
Average Cost Per Sq Ft	\$524	\$483	\$401	\$417

## Lecshi, Mt Baker, Seward Park

Number Sold	0	6	5	1
Average Sale Price		\$281,050	\$388,500	\$361,000
Average Sq Ft		675	1,053	1,134
Average Cost Per Sq Ft		\$416	\$369	\$318

## SODO, Beacon Hill

Number Sold	1	0	11	1
Average Sale Price	\$200,000		\$398,091	\$514,500
Average Sq Ft	417		1,043	1,527
Average Cost Per Sq Ft	\$480		\$382	\$337

## Madison Park, Capitol Hill

Number Sold	10	107	75	9
Average Sale Price	\$281,600	\$412,703	\$608,630	\$1,239,328
Average Sq Ft	405	639	1,016	1,939
Average Cost Per Sq Ft	\$696	\$646	\$599	\$639

## Queen Anne, Magnolia

Number Sold	9	66	75	5
Average Sale Price	\$329,389	\$386,384	\$568,551	\$630,800
Average Sq Ft	461	645	1,126	1,753
Average Cost Per Sq Ft	\$715	\$599	\$505	\$360

## Downtown Seattle/Belltown

Number Sold	15	85	46	3
Average Sale Price	\$810,549	\$579,731	\$1,095,564	\$1,446,667
Average Sq Ft	1,110	838	1,371	1,851
Average Cost Per Sq Ft	\$730	\$692	\$799	\$782

## Ballard, Greenlake, Greenwood

Number Sold	6	70	49	5
Average Sale Price	\$254,167	\$370,971	\$492,933	\$563,800
Average Sq Ft	428	677	979	1,603
Average Cost Per Sq Ft	\$593	\$548	\$504	\$352

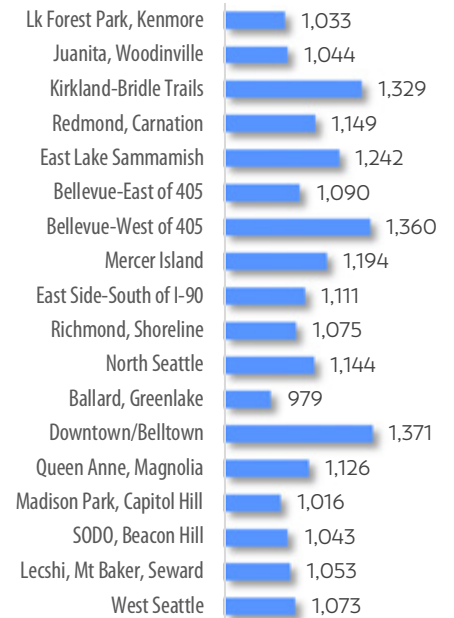
## North Seattle

Number Sold	3	28	35	20
Average Sale Price	\$257,000	\$285,620	\$430,558	\$823,884
Average Sq Ft	417	669	1,144	1,731
Average Cost Per Sq Ft	\$616	\$427	\$376	\$476

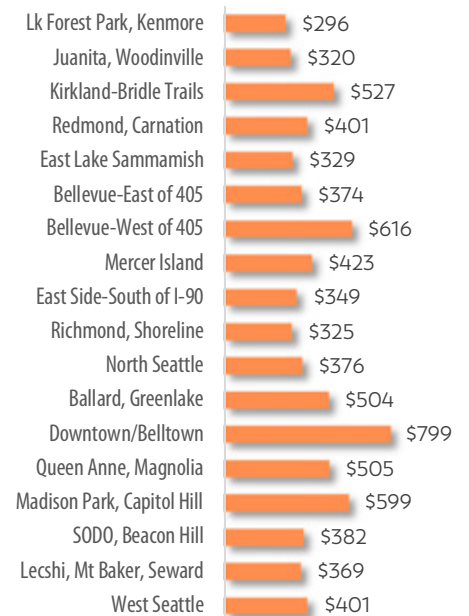
## Richmond Beach, Shoreline

Number Sold	0	5	6	5
Average Sale Price		\$188,955	\$349,168	\$497,000
Average Sq Ft		595	1,075	1,567
Average Cost Per Sq Ft		\$318	\$325	\$317

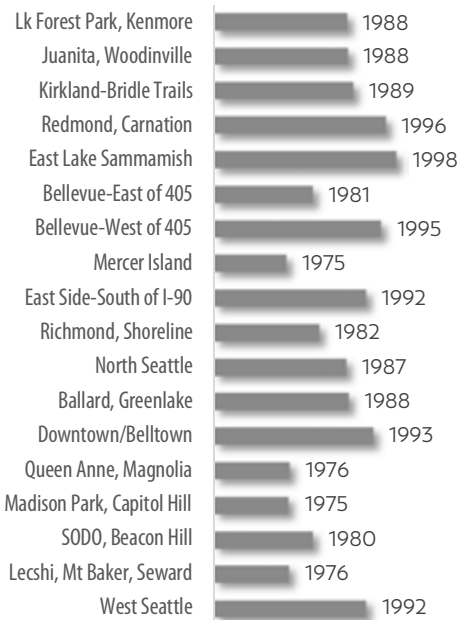
## Average 2 Bdrm Square Feet



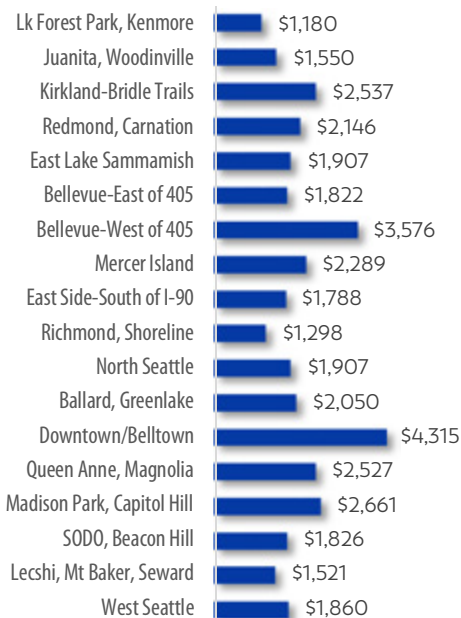
## Average 2 Bdrm Cost/Square Foot



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	0	5	63	26
Average Sale Price		\$256,578	\$388,217	\$569,910
Average Sq Ft		719	1,111	1,604
Average Cost Per Sq Ft		\$357	\$349	\$355

Mercer Island	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	0	5	10	0
Average Sale Price		\$320,000	\$504,950	
Average Sq Ft		669	1,194	
Average Cost Per Sq Ft		\$478	\$423	

Bellevue-West of 405	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	2	15	49	10
Average Sale Price	\$449,000	\$616,127	\$837,582	\$871,250
Average Sq Ft	604	950	1,360	1,737
Average Cost Per Sq Ft	\$743	\$648	\$616	\$502

Bellevue-East of 405	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	1	15	72	32
Average Sale Price	\$280,000	\$282,200	\$407,361	\$625,865
Average Sq Ft	476	762	1,090	1,614
Average Cost Per Sq Ft	\$588	\$370	\$374	\$388

East of Lake Sammamish	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	1	14	94	45
Average Sale Price	\$189,000	\$265,036	\$408,094	\$526,011
Average Sq Ft	475	803	1,242	1,591
Average Cost Per Sq Ft	\$398	\$330	\$329	\$331

Redmond, Carnation	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	0	7	57	25
Average Sale Price		\$289,071	\$460,633	\$580,118
Average Sq Ft		643	1,149	1,515
Average Cost Per Sq Ft		\$450	\$401	\$383

Kirkland-Bridle Trails	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	2	17	62	27
Average Sale Price	\$190,700	\$347,171	\$700,858	\$987,062
Average Sq Ft	416	721	1,329	2,099
Average Cost Per Sq Ft	\$458	\$481	\$527	\$470

Juanita, Woodinville	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	0	29	114	30
Average Sale Price		\$219,574	\$333,463	\$468,293
Average Sq Ft		704	1,044	1,502
Average Cost Per Sq Ft		\$312	\$320	\$312

Lake Forest Park, Kenmore	Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms
Number Sold	2	10	14	3
Average Sale Price	\$140,000	\$187,650	\$305,529	\$432,768
Average Sq Ft	268	653	1,033	1,510
Average Cost Per Sq Ft	\$522	\$288	\$296	\$287

# WAIT THERE'S MORE! HOMES & STATS ONLINE



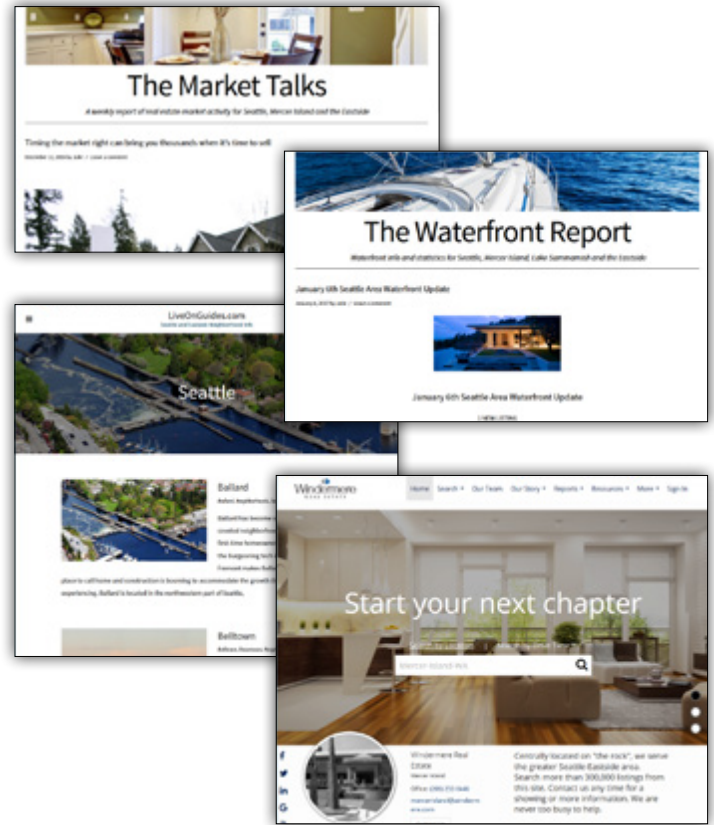
While having a historical perspective like this review is valuable, you may be looking for real-time information on today's real estate market. If so, your search is over!

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**.

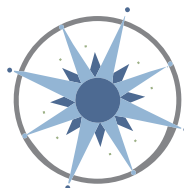
Easily compare neighborhoods on **LiveOnGuides.com** with local info including maps, links and school data.

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](mailto:julie@windermere.com). ©2011-2017 Windermere Real Estate/Mercer Island*

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managing broker



building relationships  
& guiding transitions



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