



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 |

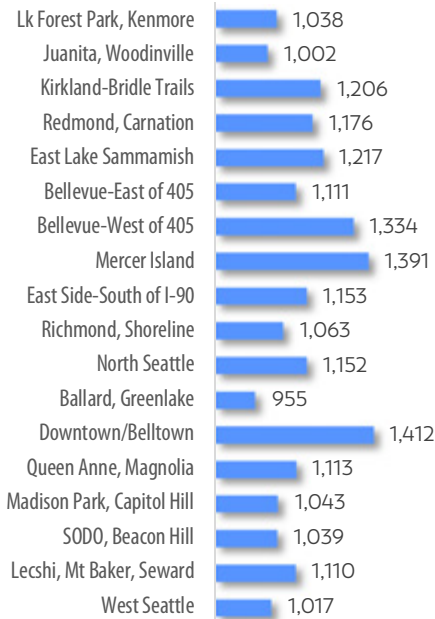
Richmond Beach, Shoreline

| | 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 |

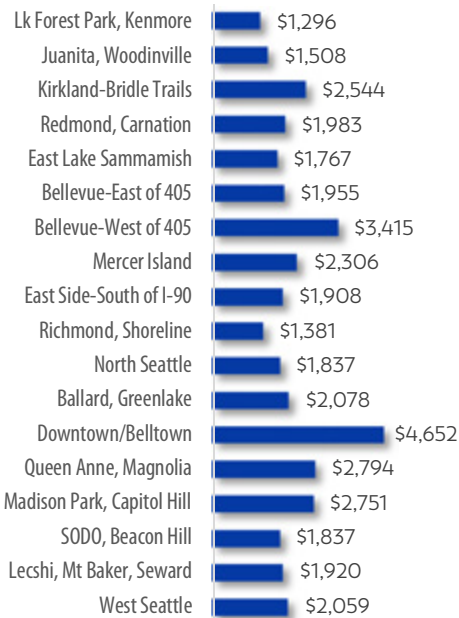


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Average 2 Bdrm Square Feet



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**.

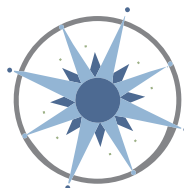
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*building relationships
& guiding transitions*



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