

Eastside Market Review



Q1

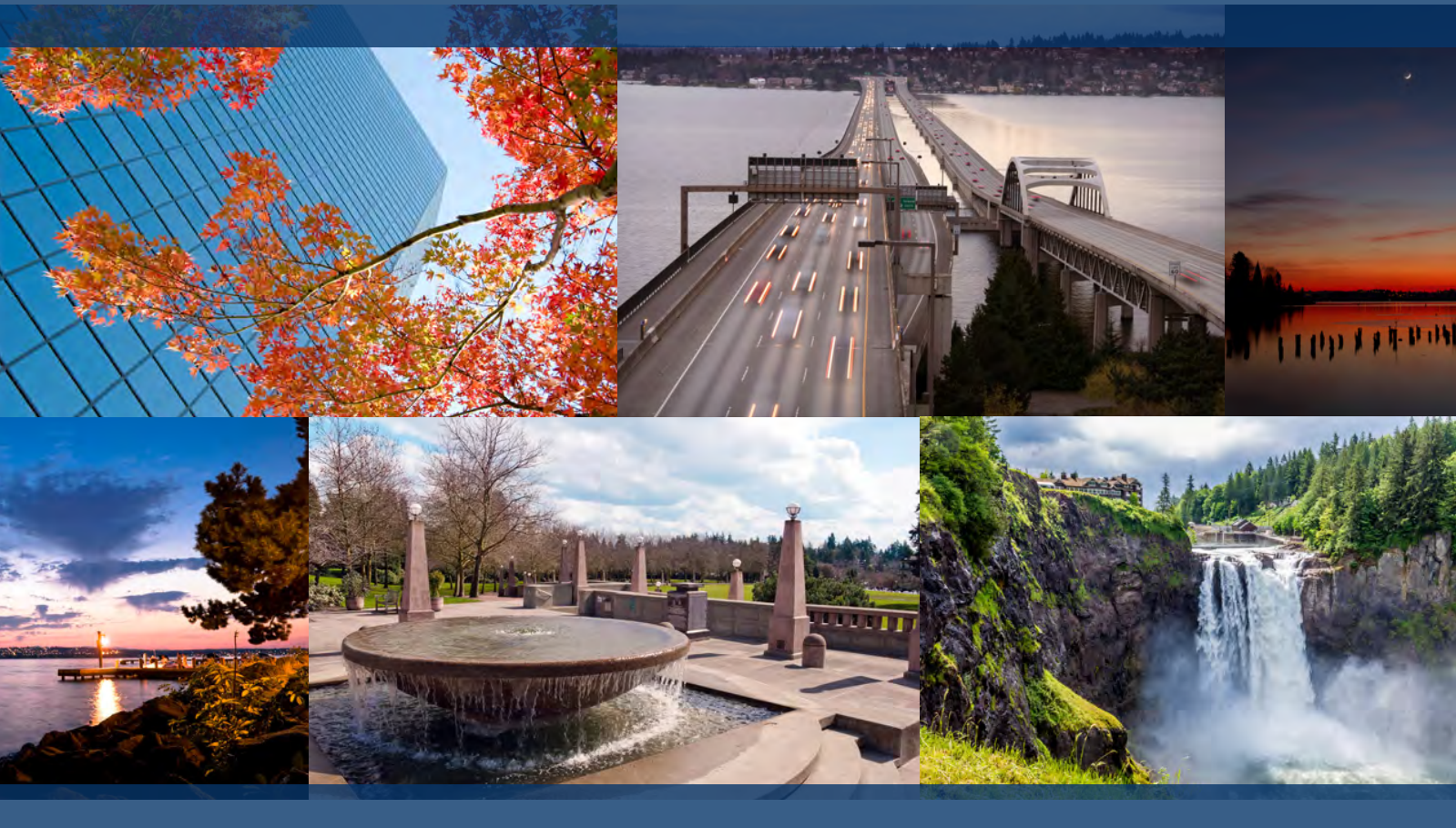
Eastside real estate statistics
for the first quarter of 2015

2015 **Q1** OVERVIEW



The first quarter of the year acted more like a spring real estate market, and it came in like a lion. Rising employment, low mortgage rates and very tight inventory created a buying frenzy. Homes sold within days of being listed — often for over asking price — frustrating buyers who faced a serious lack of homes to choose from. Further adding to the problem, many current homeowners were reluctant to put their homes on the market for fear of being unable to find their next home. For the market to be healthy, something has to give.

- **Pending sales (agreements that have been signed but not yet closed) were up by over last year in nearly every Eastside city.**
- **Home prices continued to climb.**
- **March was the fifth consecutive month of record-low inventory.**



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Bellevue / East of I-405

Higher Price Listing (75th percentile)

Lake Sammamish

4097 173rd Place SE

\$875,000

4 Bed / 2.5 Bath / 4,010 SQ FT

MLS #: 755040

Lot Size: 0.32 acres

Year Built: 1979

Style: 2 Story

Views: Lake, Mountain, Territorial

School District: Lake Sammamish



Median Price Listing

Tam O'Shanter

2117 182nd Avenue NE

\$728,000 Pending

4 Bed / 2.75 Bath / 2,230 SQFT

MLS #: 773857

Lot Size: 0.27 acres

Year Built: 1966

Style: 2 Story

Views: Territorial

School District: Bellevue



Lower Price Listing (25th percentile)

Robinswood

2321 153rd Avenue SE

\$535,000 Pending

3 Bed / 1.0 Bath / 1,600 SQFT

MLS #: 768252

Lot Size: 0.27 acres

Year Built: 1955

Style: 1 Story

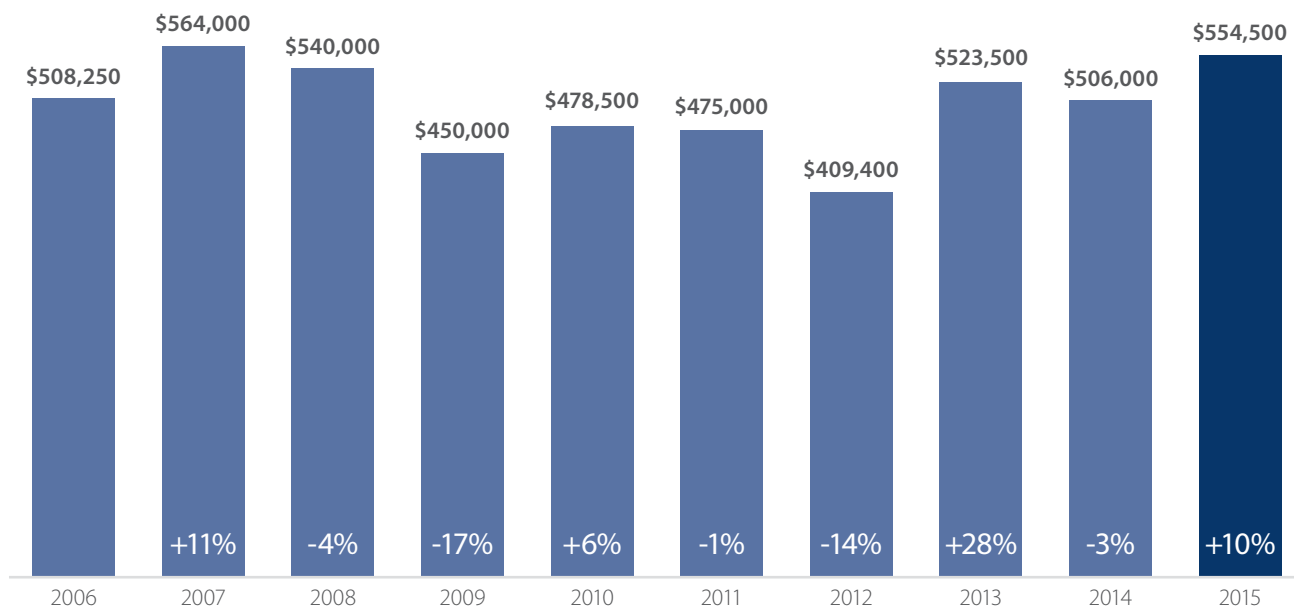
Views: none

School District: Bellevue



2015 Q1

Median Closed Sales Price > MARCH



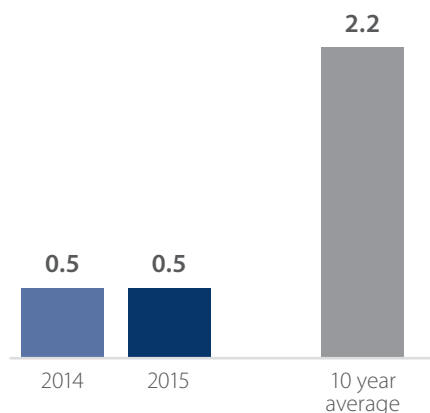
Months Supply of Inventory > MARCH

(includes pending sales)

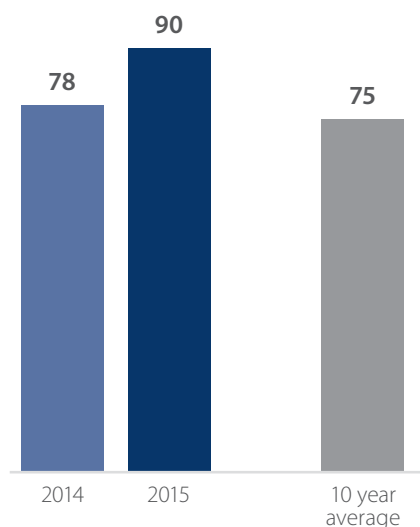
less than 4 months = seller's market

4 -6 months = balanced market

more than 6 months = buyer's market



Pending Sales > MARCH



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)

Enatai

10255 Kaylen Place

\$4,199,900

5 Bed / 6.0 Bath / 6,393 SQFT

MLS #: 771779

Lot Size: 0.76 acres

Year Built: 2015

Style: 2 Story

Views: nonev

School District: Bellevue



Median Price Listing

Clyde Hill

10239 NE 26th Street

\$2,788,000

5 Bed / 4.75 Bath / 5,002 SQFT

MLS #: 755029

Lot Size: 0.29 acres

Year Built: 2015

Style: 2 Story

Views: Territorial

School District: Bellevue



Lower Price Listing (25th percentile)

Clyde Hill

9160 NE 19th Street

\$1,748,000

4 Bed / 2.5 Bath / 2,900 SQFT

MLS #: 756970

Lot Size: 0.45 acres

Year Built: 1957

Style: 1 Story

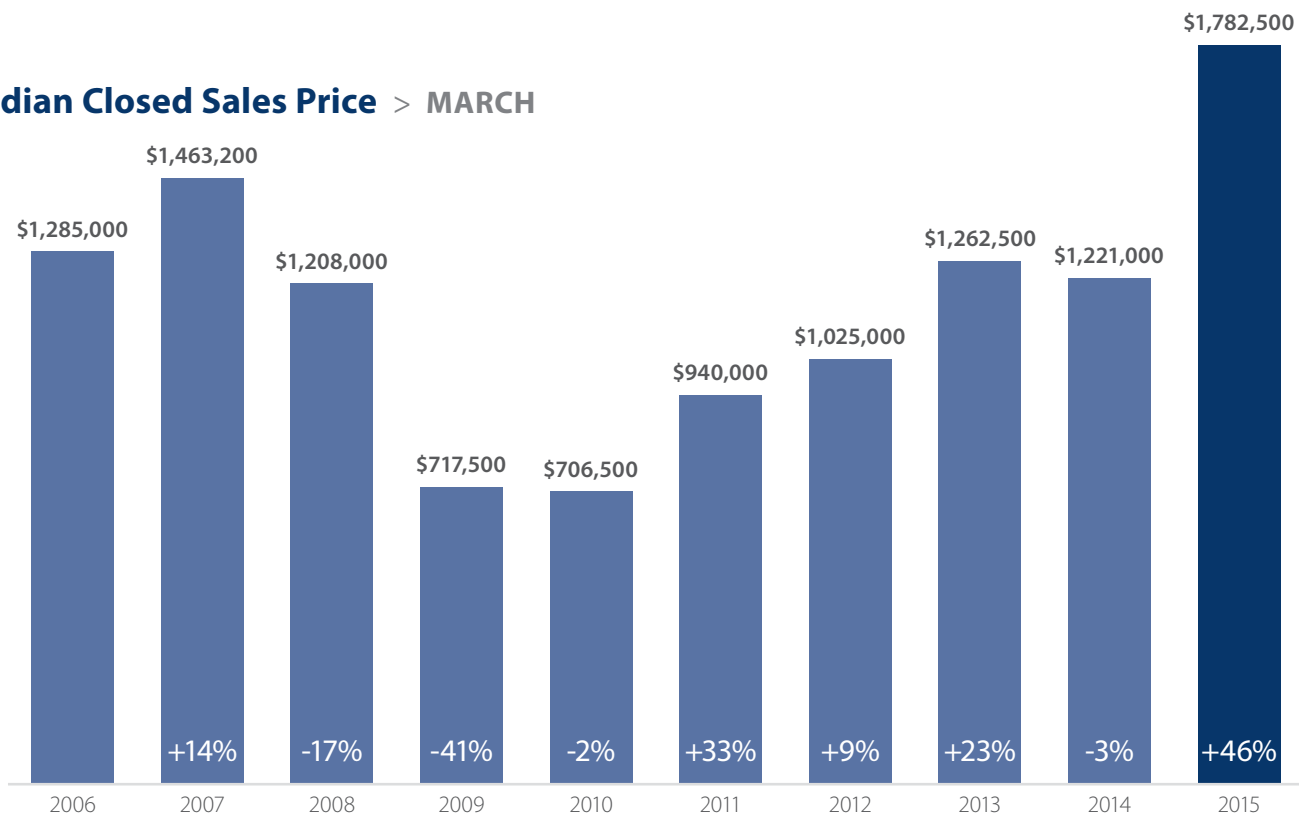
Views: none

School District: Bellevue



2015 **Q1**

Median Closed Sales Price > MARCH



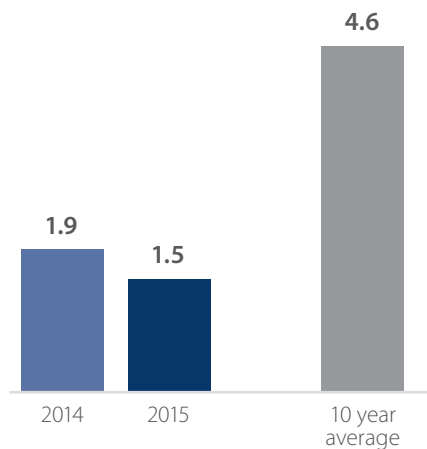
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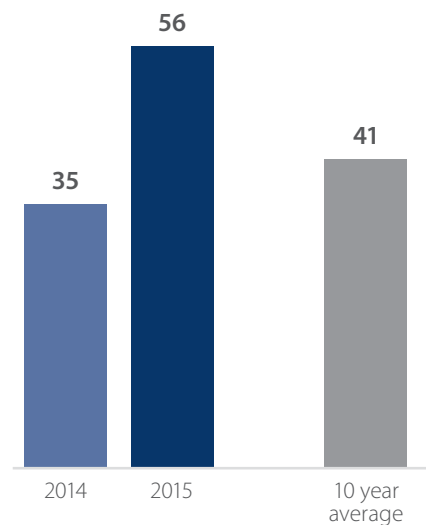
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Pending Sales > MARCH



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Eastside / South of I-90

Higher Price Listing (75th percentile)

Newcastle

5358 NE 17th Street

\$938,800

5 Bed / 3.5 Bath / 4,720 SQFT

MLS #: 755925

Lot Size: 6,000 sq ft

Year Built: 2006

Style: 2 Stories W/Basement

Views: Territorial

School District: Issaquah



Median Price Listing

Lakemont

15 SE 44th Way

\$839,000

5 Bed / 3.5 Bath / 3,182 SQFT

MLS #: 745901

Lot Size: 8,423 sq ft

Year Built: 2014

Style: 2 Story w/Basement

Views: Territorial

School District: Bellevue



Lower Price Listing (25th percentile)

Greenwich Crest

3529 120th Avenue SE

\$643,900

4 Bed / 3.5 Bath / 2,610 SQFT

MLS #: 764740

Lot Size: 0.4 acres

Year Built: 1989

Style: 2 Stories W/Basement

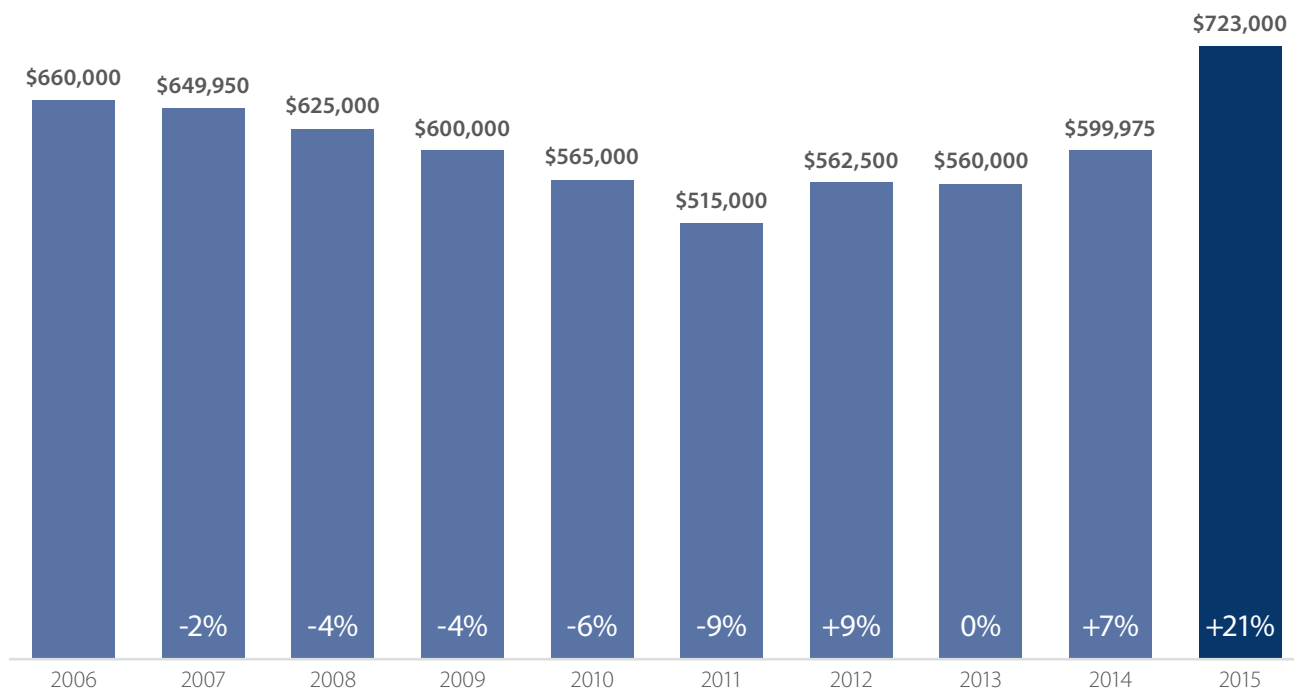
Views: Lake, Partial

School District: Bellevue



2015 Q1

Median Closed Sales Price > MARCH



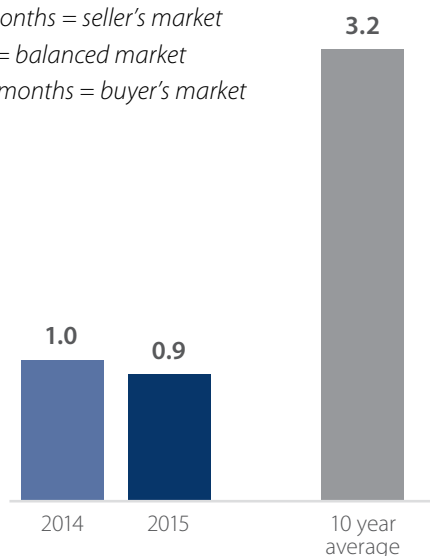
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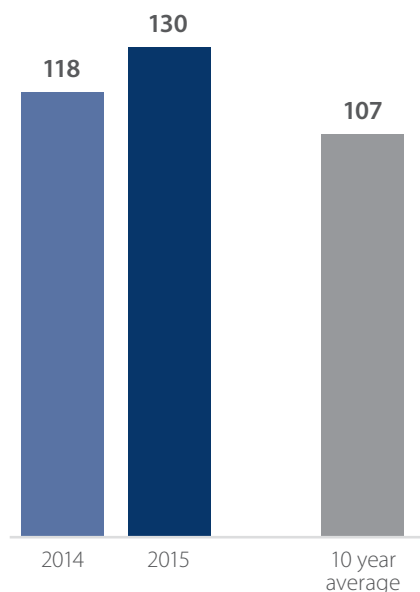
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Pending Sales > MARCH



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East of Lake Sammamish / Issaquah

Higher Price Listing (75th percentile)

Plateau

23024 SE 45th Place

\$975,000

5 Bed / 3.25 Bath / 4,300 SQFT

MLS #: 747160

Lot Size: 7,008 sq ft

Year Built: 2003

Style: 2 Stories W/Basement

Views: City, Lake, Mountain

School District: Issaquah



Median Price Listing

Sammamish

24116 NE 27th Place

\$750,000

3 Bed / 2.0 Bath / 2,356 SQFT

MLS #: 760654

Lot Size: 1.17 acres

Year Built: 1988

Style: 2 Story

Views: Territorial

School District: Lake Washington



Lower Price Listing (25th percentile)

Snoqualmie Ridge

7247 Fairway Avenue SE

\$549,000

4 Bed / 2.5 Bath / 2,400 SQFT

MLS #: 774021

Lot Size: 6,180 sq ft

Year Built: 1998

Style: 2 Story

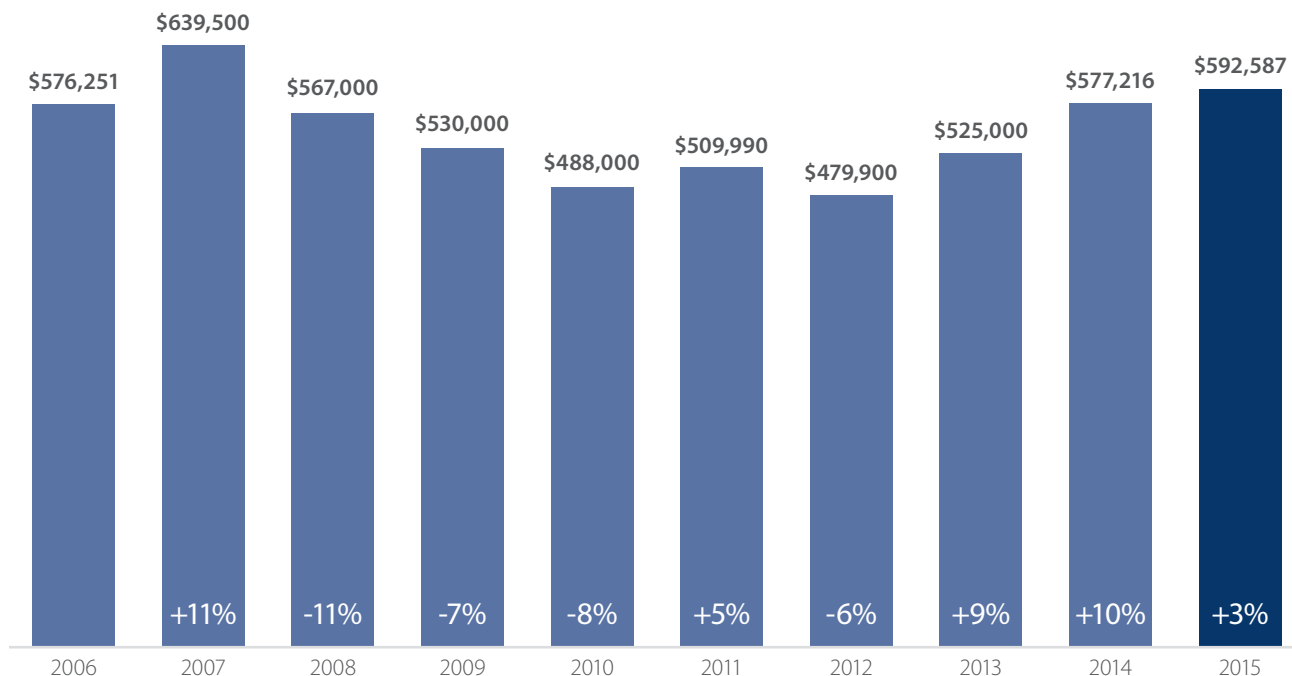
Views: none

School District: Snoqualmie Valley



2015 Q1

Median Closed Sales Price > MARCH



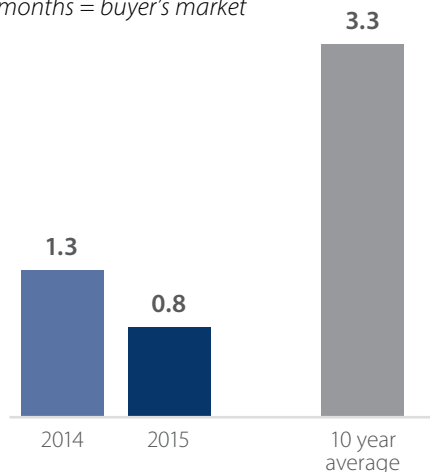
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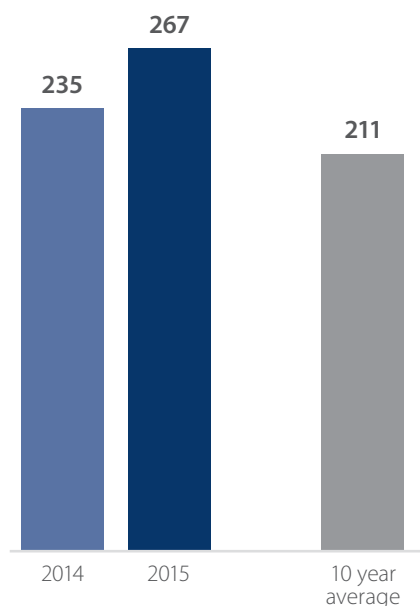
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Kirkland / Bridle Trails

Higher Price Listing (75th percentile)

Highlands

105 111th Avenue NE

\$1,470,000

5 Bed / 3.5 Bath / 4,283 SQFT

MLS #: 761540

Lot Size: 0.42 acres

Year Built: 2015

Style: 2 Stories W/Basement

Views: Territorial

School District: Lake Washington



Median Price Listing

Bridle Trails

12814 NE 36th Street

\$1,025,000 Pending

5 Bed / 2.5 Bath / 4,154 SQFT

MLS #: 775210

Lot Size: 0.34 acres

Year Built: 1969

Style: 2 Stories W/Basement

Views: Territorial

School District: Bellevue



Lower Price Listing (25th percentile)

North Rose Hill

13326 NE 97th Street

\$799,950

4 Bed / 2.5 Bath / 3,300 SQFT

MLS #: 761152

Lot Size: 4,670 sq ft

Year Built: 2005

Style: 2 Story

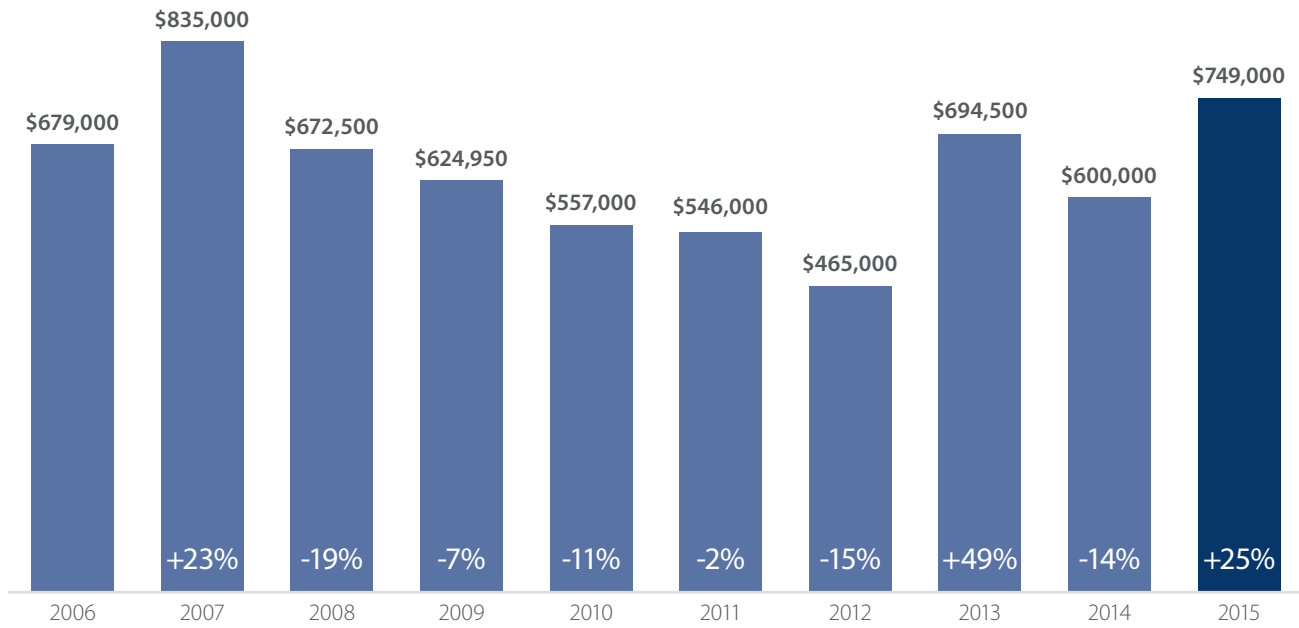
Views: none

School District: Lake Washington



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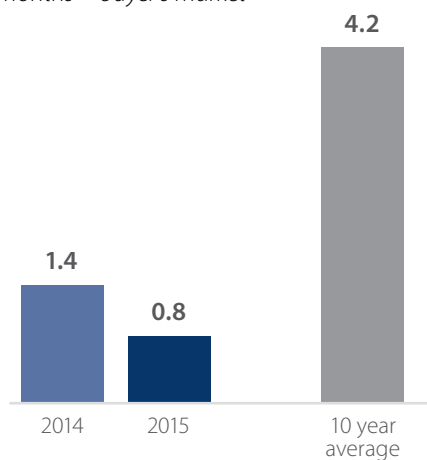
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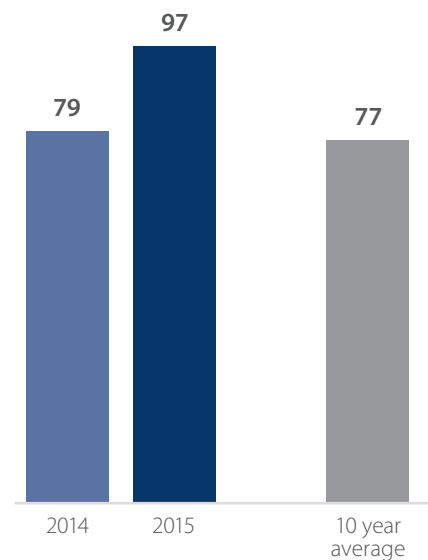
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Mercer Island

Higher Price Listing (75th percentile)

Westside

4155 Boulevard Place

\$4,485,000

4 Bed / 3.5 Bath / 4,080 SQFT

MLS #: 529794

Lot Size: 0.36 acres

Year Built: 1981

Style: Multi Level

Views: Mountain, Lake

School District: Mercer Island



Median Price Listing

Mid Island

8100 SE 48th Street

\$1,598,000

4 Bed / 3.75 Bath / 4,412 SQFT

MLS #: 757924

Lot Size: 0.49 acres

Year Built: 1970

Style: 1 Story W/Basement

Views: City, Lake, Mountain

School District: Mercer Island



Lower Price Listing (25th percentile)

Mercer Island

9315 SE 43rd Street

\$1,250,000

5 Bed / 2.5 Bath / 3,252 SQFT

MLS #: 753147

Lot Size: 10,625 sq ft

Year Built: 1956

Style: 1 Story W/Basement

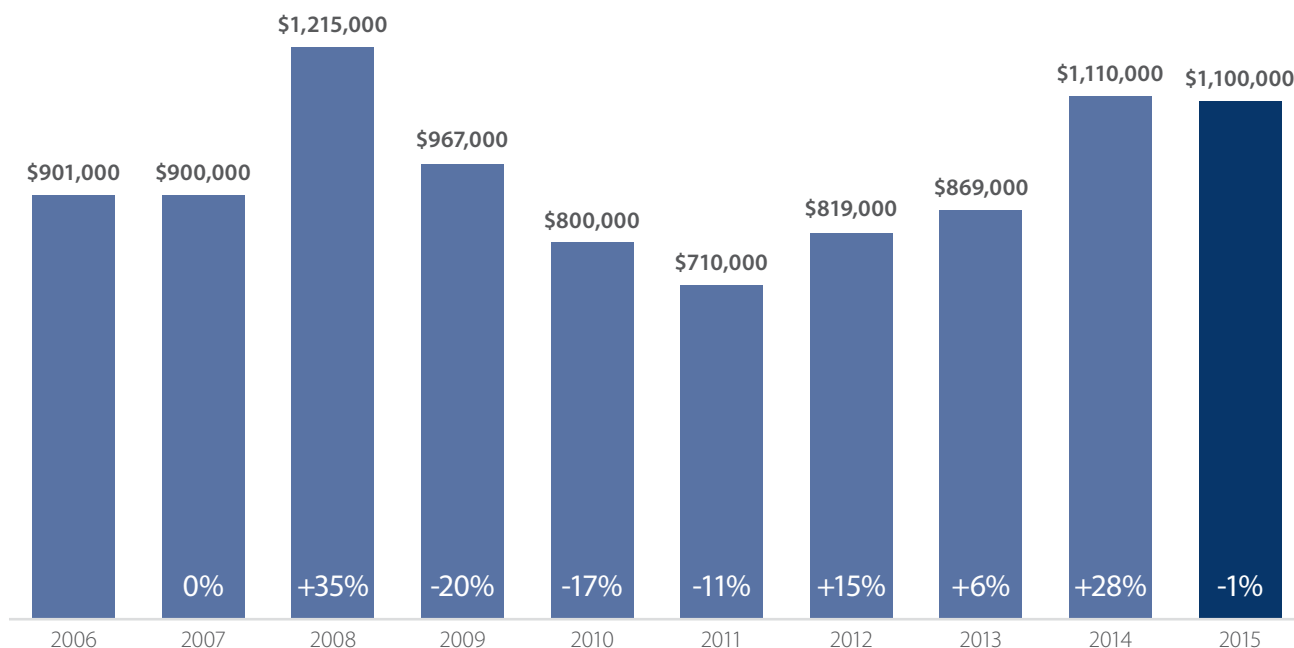
Views: Lake, Territorial

School District: Mercer Island



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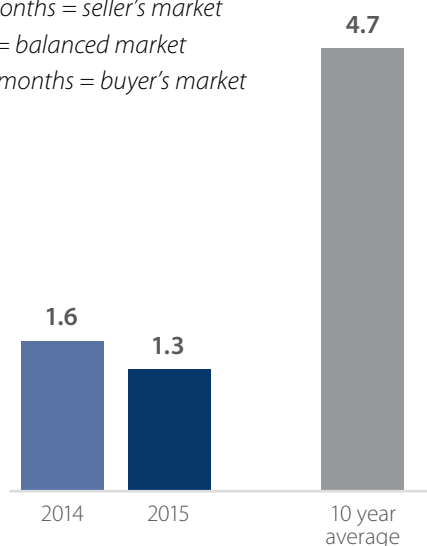
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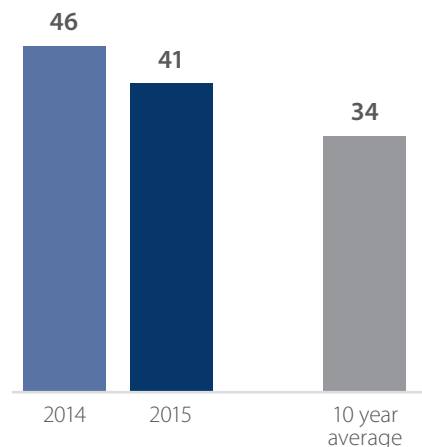
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Redmond / Carnation

Higher Price Listing (75th percentile)

Redmond

21820 NE 56th Street

\$1,149,000

6 Bed / 4.0 Bath / 6,510 SQFT

MLS #: 761878

Lot Size: 5.03 acres

Year Built: 1986

Style: Split Entry

Views: Territoriallv

School District: Lake Washington



Median Price Listing

Tolt

28811 NE 10th Street

\$759,950

4 Bed / 3.25 Bath / 3,420 SQFT

MLS #: 760260

Lot Size: 1.16 acres

Year Built: 1996

Style: 2 Story

Views: Territorial

School District: Snoqualmie Valley



Lower Price Listing (25th percentile)

Avondale

12009 Avondale Place NE

\$530,000 Contingent

4 Bed / 3.5 Bath / 2,440 SQFT

MLS #: 673071

Lot Size: 0.92 acres

Year Built: 1932

Style: 2 Stories w/Basement

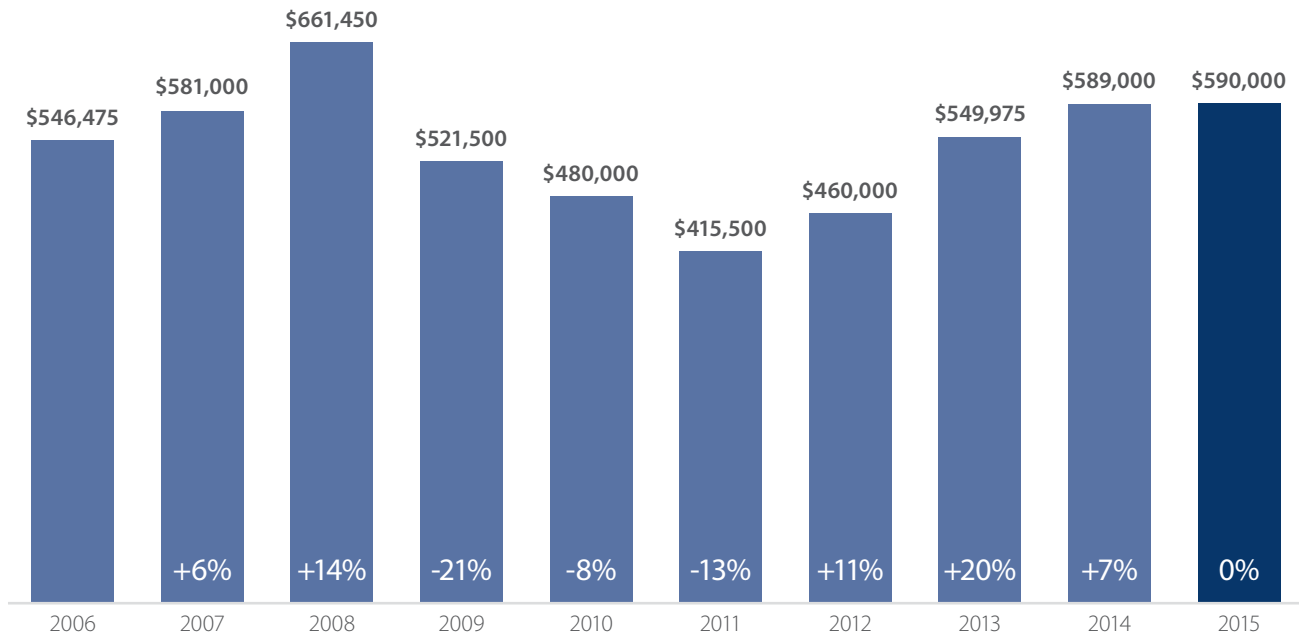
Views: none

School District: Lake Washington



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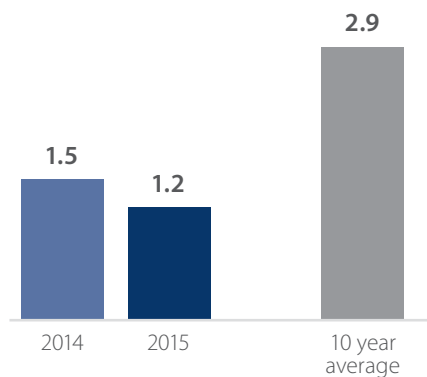
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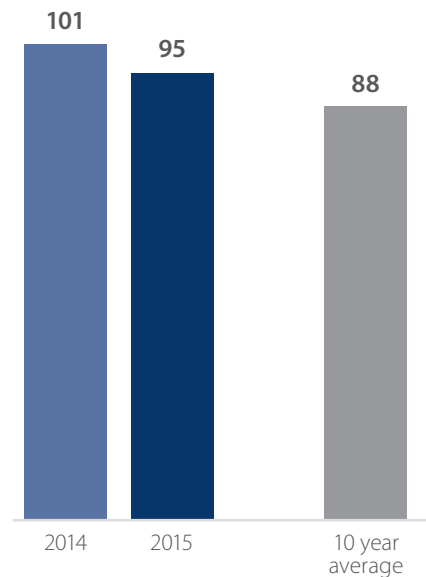
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Woodinville / Juanita / Duvall

Higher Price Listing (75th percentile)

Hollywood Hill

0 NE 179th St Lot 1

\$899,950

4 Bed / 2.5 Bath / 3,207 SQFT

MLS #: 721477

Lot Size: 0.81 acres

Year Built: 2015

Style: 2 Story

Views: none

School District: Northshore



Median Price Listing

Reintree

18513 194th Avenue NE

\$650,000 Pending

4 Bed / 3.5 Bath / 2,370 SQFT

MLS #: 763682

Lot Size: 1.31 acres

Year Built: 1977

Style: 2 Story

Views: Territorial

School District: Northshore



Lower Price Listing (25th percentile)

Trilogy

13335 Adair Creek Way NE

\$469,950

2 Bed / 2.25 Bath / 1,900 SQFT

MLS #: 764491

Lot Size: 4,039 sq ft

Year Built: 2007

Style: 2 Story

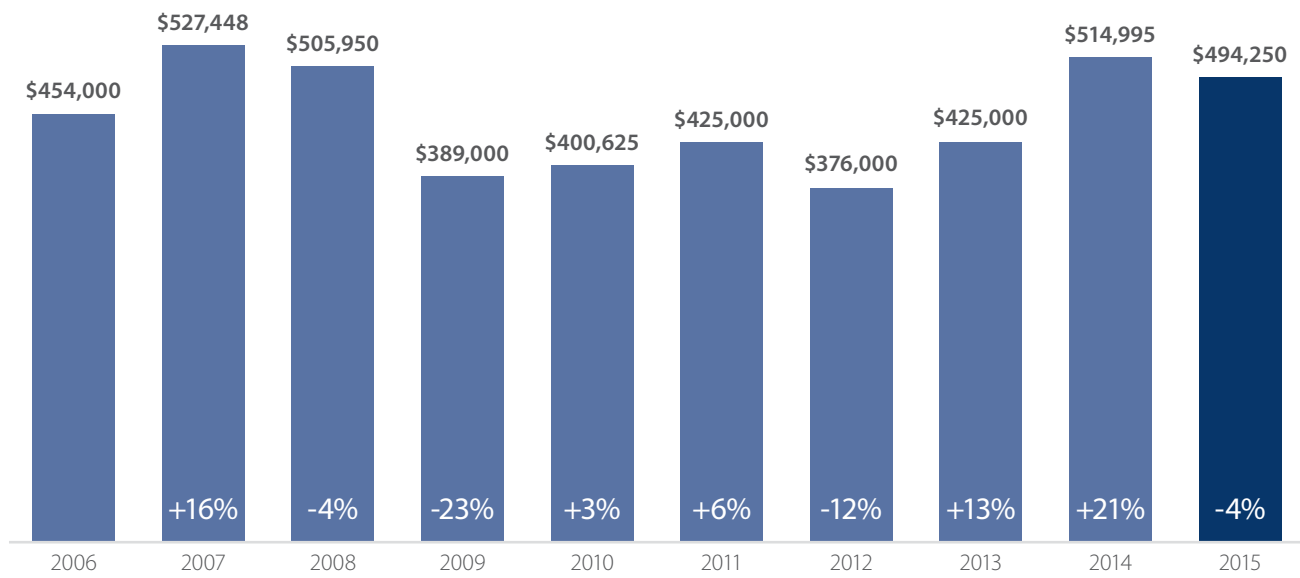
Views: none

School District: Lake Washington



2015 Q1

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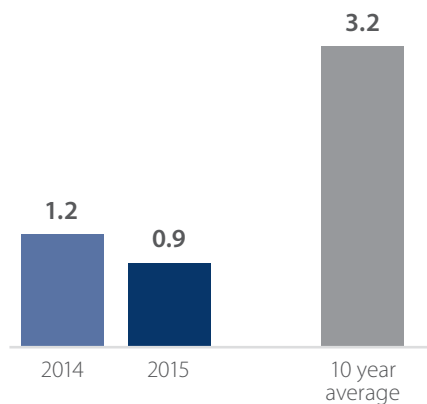
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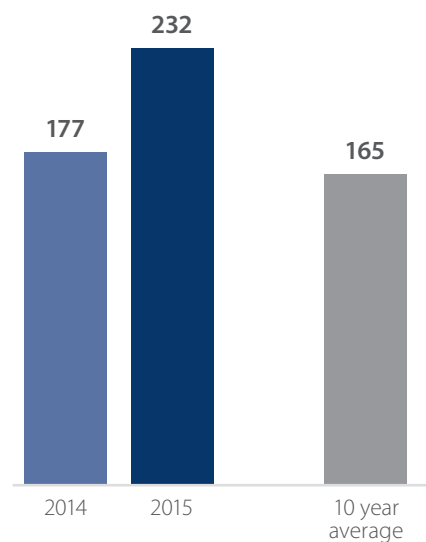
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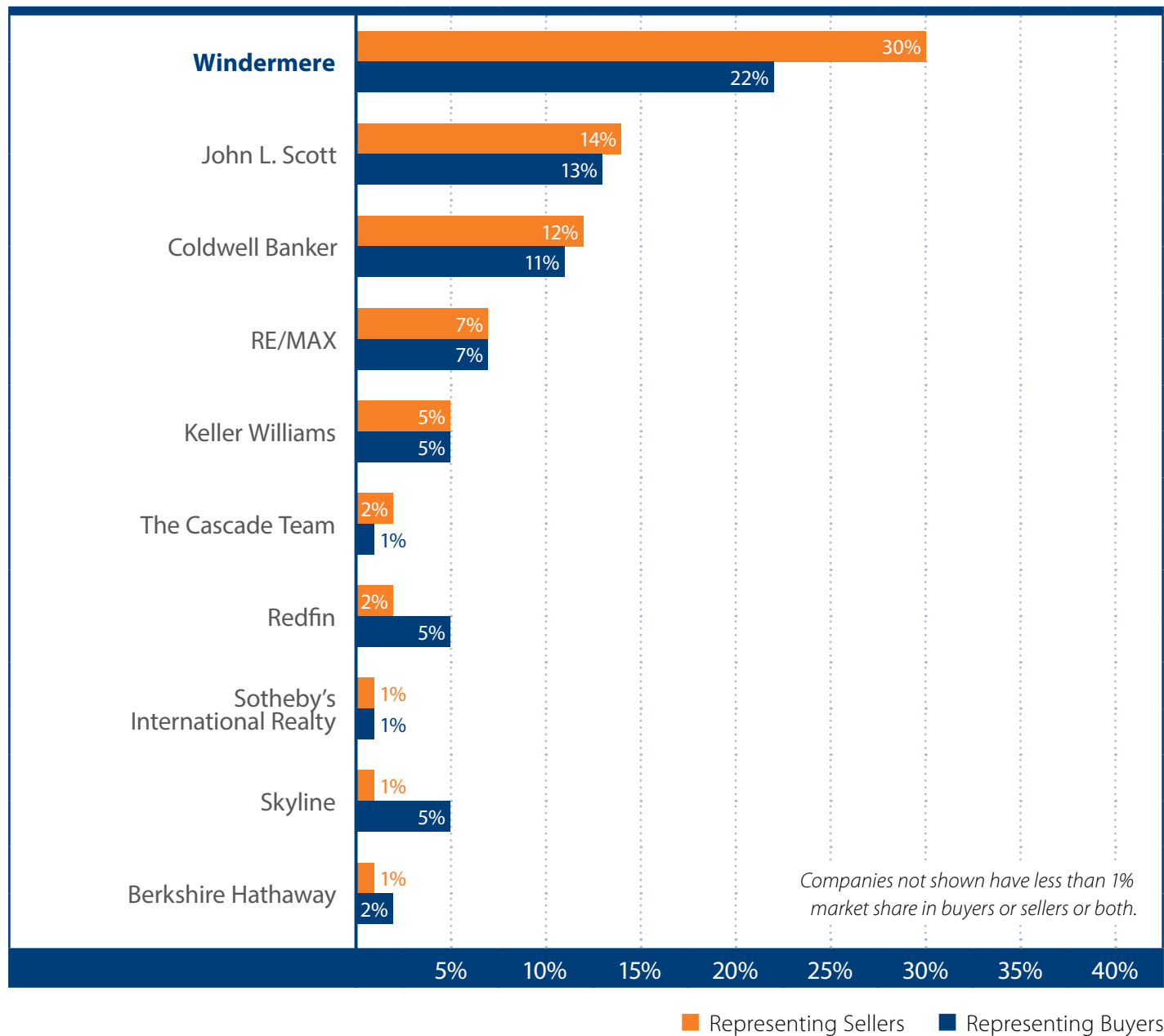
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Market Share by Company 2014

Eastside > by number of transactions

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

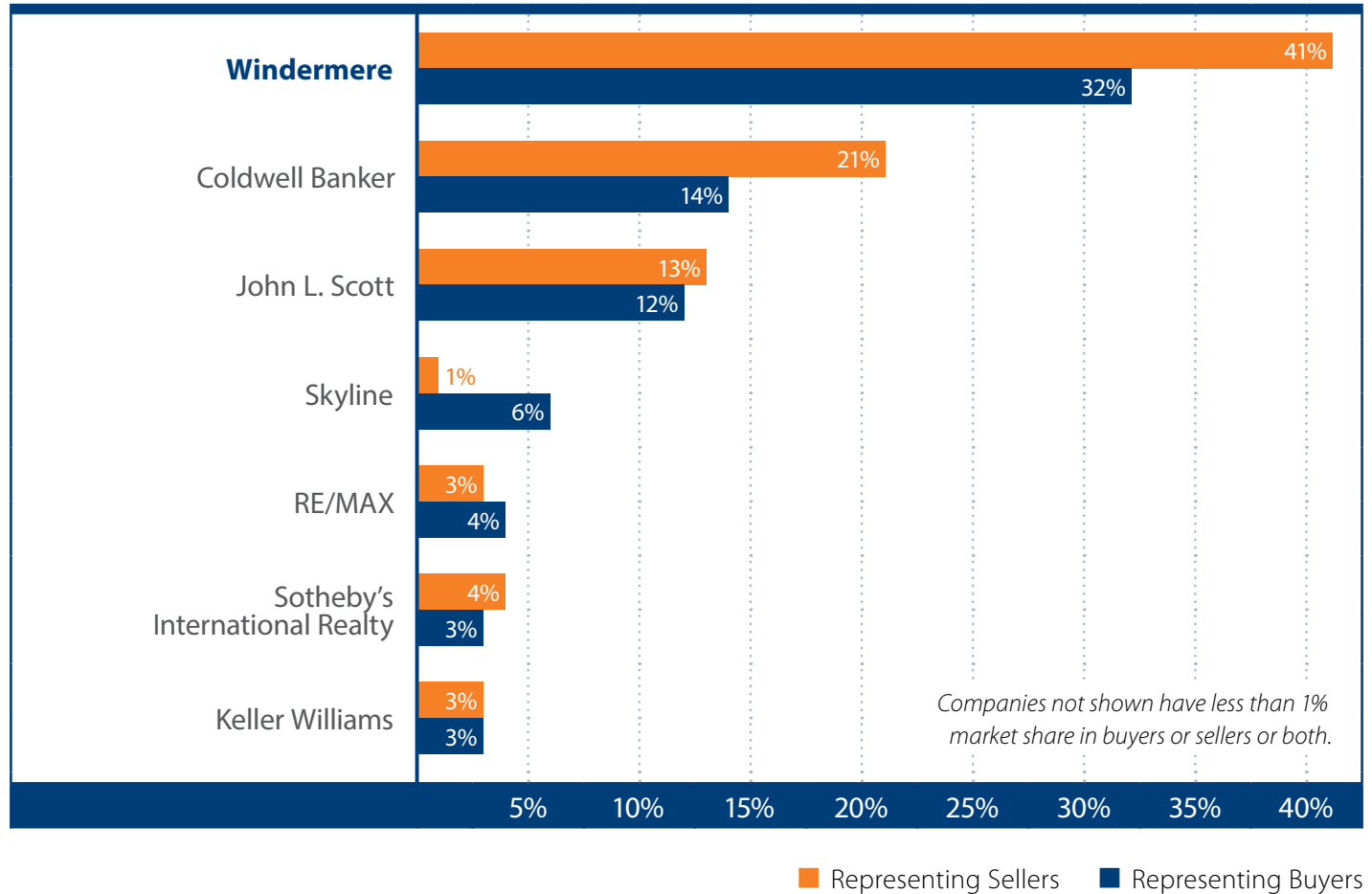


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2014 Market Share by Company

Eastside > transactions over \$1,000,000

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



Why Windermere

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

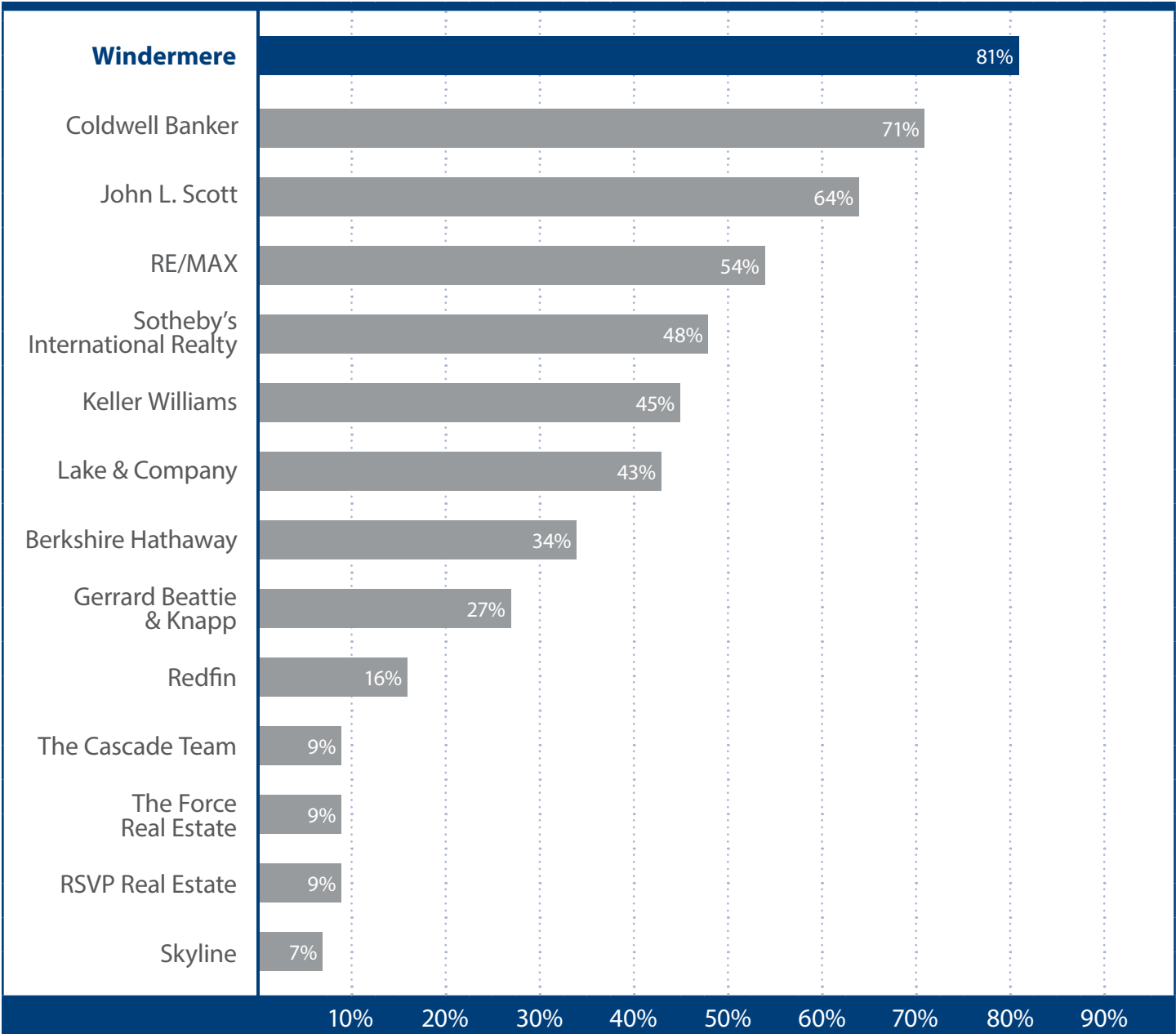
	Percentage of votes
1 Windermere Real Estate	58.8%
2 John L. Scott Real Estate	16.6%
3 Coldwell Banker Puget Sound Area Affiliates	6.9%
4 Redfin	4.1%
5 Re/Max	4.0%

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.

Local Expertise, Global Connections, **Powerful Marketing**

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

