

AVERAGES BY YEAR

Single Family Homes

Year	# Sold	Average \$ Per Sq Ft	Average Orig. List Price	Average List Price	Average Sale Price	Median Sale Price	Average Market Time	Average % SP/OLP
2009	4,737	\$238	\$704,121	\$649,018	\$611,412	\$510,000	154 Days	87%
2010	5,318	\$233	\$707,313	\$658,396	\$627,438	\$539,178	125 Days	89%
2011	5,883	\$220	\$653,846	\$610,818	\$584,896	\$496,750	107 Days	89%

Condominiums and Townhomes

Year	# Sold	Average \$ Per Sq Ft	Average Orig. List Price	Average List Price	Average Sale Price	Median Sale Price	Average Market Time	Average % SP/OLP
2009	1,464	\$260	\$349,982	\$329,830	\$314,942	\$279,950	133 Days	90%
2010	1,518	\$239	\$343,953	\$306,167	\$293,654	\$250,000	137 Days	85%
2011	1,802	\$227	\$311,660	\$289,507	\$278,576	\$225,000	136 Days	89%

SINGLE FAMILY HOMES BY NEIGHBORHOOD

Neighborhood	# Sold	Average Sq. Ft.	Average \$ Per Sq Ft	Average Orig. List Price	Average Sale Price	Median Sale Price	Average Market Time	Average % SP/OLP
East Side-South of I-90	764	2829	\$206	\$658,571	\$583,620	\$531,000	103 Days	89%
Mercer Island	260	3125	\$339	\$1,182,459	\$1,060,428	\$824,000	103 Days	90%
Bellevue-West of I-405	359	3103	\$377	\$1,316,069	\$1,170,972	\$838,000	114 Days	89%
Bellevue-East of I-405	558	2320	\$218	\$536,280	\$504,602	\$439,000	83 Days	94%
East of Lake Sammamish	1,400	2716	\$193	\$598,549	\$525,153	\$490,000	130 Days	88%
Redmond, Carnation	630	2597	\$194	\$547,067	\$504,967	\$497,750	107 Days	92%
Kirkland-Bridle Trails	620	2586	\$238	\$672,915	\$616,404	\$535,000	102 Days	92%
Juanita, Woodinville	1,292	2508	\$180	\$514,277	\$450,375	\$380,968	115 Days	88%
Market Averages	5883	2663	\$220	\$653,846	\$584,896	\$496,750	107 Days	89%

CONDOMINIUMS AND TOWNHOMES

Neighborhood	# Sold	Average Sq. Ft.	Average \$ Per Sq Ft	Average Orig. List Price	Average Sale Price	Median Sale Price	Average Market Time	Average % SP/OLP
East Side-South of I-90	194	1153	\$178	\$226,264	\$204,674	\$180,000	144 Days	90%
Mercer Island	42	1345	\$266	\$393,813	\$358,152	\$242,500	151 Days	91%
Bellevue-West of I-405	343	1286	\$366	\$552,104	\$471,207	\$399,950	130 Days	85%
Bellevue-East of I-405	270	1145	\$186	\$233,904	\$212,937	\$188,250	143 Days	91%
East of Lake Sammamish	251	1317	\$175	\$253,240	\$231,071	\$212,500	183 Days	91%
Redmond, Carnation	122	1299	\$198	\$279,189	\$256,614	\$252,200	126 Days	92%
Kirkland-Bridle Trails	294	1329	\$251	\$360,181	\$333,343	\$273,500	141 Days	93%
Juanita, Woodinville	286	1065	\$134	\$157,806	\$142,726	\$122,250	124 Days	90%
Market Averages	1802	1229	\$227	\$311,660	\$278,576	\$225,000	136 Days	89%



Average Market Time: The total market time from original listing date, even if the listing was cancelled and re-listed before selling.
 % SP/OLP: Sales Price to Original List Price Ratio. Represents the comparison of sold price and original list price of the homes sold as a percentage.

The Eastside real estate market—comprised of Bellevue, Kirkland, Redmond, Issaquah, Mercer Island, Woodinville, Bothell, Carnation and Duvall—once again showed the greatest strength of any area in the Puget Sound region with sales activity up 10.6%. Yet even with such strong sales volume, prices were down nearly 8%.

Bank-owned sales (711) and short sale transactions (580) made up 21.9% of all homes closed and were a major factor in lowered sales prices posted for the year.

A surge of activity was seen in the condo market with unit sales up 19% over those of 2010. Even with an increased number of distressed sales—25% of all condos sold last year—condo sales prices fared better than single family home sales with prices down 5% from the prior year.

Single family home and condominium prices in 2012 will continue to be impacted by the volume...

(Continued on reverse)



...of distressed properties still to be cleared off the books. A strong buyer's market prevails as interest rates remain at historic lows and prices round the bottom of the curve before regaining enough momentum to move back up.



PRIVATE WATERFRONT HOMES											
Neighborhood	# Sold	Average Sq Ft	Average \$ Per Sq Ft	Average Lot Acres	Average Ft Waterfront	Average \$ Per Waterfront Ft	Average Original List Price	Average Sale Price	Median Sale Price	Average Market Time	Average % SP/OLP
East Side-South of I-90	9	4040	\$401	0.22	62	\$26,108	\$1,830,111	\$1,618,706	\$1,530,855	183 Days	88%
Mercer Island	25	3956	\$691	0.50	73	\$37,450	\$3,110,826	\$2,733,824	\$2,450,000	116 Days	88%
Bellevue-West of I-405	16	5240	\$894	0.71	134	\$34,958	\$5,593,938	\$4,684,374	\$3,927,500	456 Days	84%
Bellevue-East of I-405	18	3534	\$438	0.35	68	\$22,747	\$1,760,258	\$1,546,778	\$1,267,500	143 Days	88%
East of Lake Sammamish	17	3490	\$435	0.23	68	\$22,350	\$1,665,647	\$1,519,794	\$1,595,000	112 Days	91%
Redmond, Carnation	0	-	-	-	-	-	-	-	-	-	-
Kirkland-Bridle Trails	10	3866	\$503	0.39	79	\$24,595	\$2,405,310	\$1,943,000	\$1,660,000	152 Days	81%
Juanita, Woodinville	6	4827	\$406	1.02	89	\$21,993	\$2,750,967	\$1,957,352	\$1,572,556	305 Days	71%
All Waterfront	101	4056	\$615	0.46	83	\$30,032	\$2,814,893	\$2,492,673	\$1,781,500	207 Days	89%

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