

3rd Quarter 2012 Eastside Review of Residential Real Estate

The Eastside has been a hotbed of activity with sales up over 28% compared to the same quarter last year.

2086 homes sold in the third quarter of 2012 compared to 1634 homes sold during the same period in 2011.

The average sales price, \$623,836 was up 6% from third quarter 2011 while the median price remained the same at \$510,000. The cost per square foot increased to \$231.

Condominium sales were up 22% to 616 units sold this quarter with an increase in average sales price to \$296,732 and a median sales price of \$230,000.



AVERAGES BY QUARTER

Single Family Homes

Quarter	# Sold	Average \$ Per Sq Ft	Average Orig. List Price	Average Sale Price	Median Sale Price	Average CDOM*
3 rd -2010	1285	\$240	\$815,147	\$648,292	\$535,000	115 Days
4 th -2010	1215	\$227	\$675,582	\$615,034	\$520,000	132 Days
1 st -2011	1155	\$217	\$631,148	\$575,440	\$490,000	140 Days
2 nd -2011	1656	\$234	\$687,274	\$614,875	\$508,000	113 Days
3 rd -2011	1634	\$218	\$664,519	\$586,996	\$509,995	90 Days
4 th -2011	1385	\$209	\$623,188	\$555,757	\$465,000	106 Days
1 st -2012	1218	\$203	\$600,854	\$554,130	\$465,000	116 Days
2 nd -2012	2007	\$188	\$633,221	\$598,453	\$500,000	82 Days
3 rd -2012	2086	\$231	\$655,351	\$623,836	\$510,000	67 Days

Condominiums and Townhomes

Quarter	# Sold	Average \$ Per Sq Ft	Average Orig. List Price	Average Sale Price	Median Sale Price	Average CDOM*
3 rd -2010	323	\$255	\$352,417	\$318,846	\$260,000	149 Days
4 th -2010	335	\$226	\$321,923	\$289,331	\$240,000	155 Days
1 st -2011	355	\$236	\$316,796	\$289,700	\$235,900	157 Days
2 nd -2011	513	\$230	\$340,018	\$282,529	\$235,000	154 Days
3 rd -2011	506	\$230	\$309,815	\$283,821	\$220,000	125 Days
4 th -2011	409	\$209	\$276,531	\$255,730	\$215,000	141 Days
1 st -2012	471	\$204	\$273,550	\$241,573	\$180,000	143 Days
2 nd -2012	619	\$230	\$311,626	\$291,969	\$229,500	101 Days
3 rd -2012	616	\$233	\$312,446	\$296,732	\$230,000	84 Days

*Cumulative Days on Market (CDOM): Total market time from original listing date, even if cancelled & relisted before selling.

SINGLE FAMILY HOMES BY NEIGHBORHOOD

Area	# Sold	Average Sq Ft	Average \$ Per Sq Ft	Average Orig. List Price	Average Sale Price	Average CDOM*
East Side-South of I-90	287	2,918	\$209	\$629,244	\$611,215	62 Days
Mercer Island	85	3,166	\$444	\$1,575,932	\$1,405,792	99 Days
Bellevue-West of 405	108	3,119	\$385	\$1,297,123	\$1,201,668	79 Days
Bellevue-East of 405	194	2,387	\$227	\$554,476	\$542,621	40 Days
East of Lake Sammamish	539	2,663	\$199	\$548,516	\$529,309	70 Days
Redmond, Carnation	202	2,644	\$205	\$560,869	\$541,159	72 Days
Kirkland-Bridle Trails	204	2,729	\$273	\$769,481	\$743,656	58 Days
Juanita, Woodinville	465	2,554	\$188	\$509,591	\$479,864	73 Days
Market Averages	2,697	2,697	\$231	\$655,351	\$623,836	67 Days

CONDOMINIUMS AND TOWNHOMES

Area	# Sold	Average Sq Ft	Average \$ Per Sq Ft	Average Orig. List Price	Average Sale Price	Average CDOM*
East Side-South of I-90	78	1,254	\$183	\$241,506	\$229,085	90 Days
Mercer Island	6	1,859	\$223	\$455,165	\$413,750	159 Days
Bellevue-West of 405	107	1,365	\$383	\$548,106	\$522,775	96 Days
Bellevue-East of 405	72	1,247	\$191	\$243,357	\$238,036	57 Days
East of Lake Sammamish	104	1,318	\$179	\$247,577	\$235,353	90 Days
Redmond, Carnation	47	1,311	\$195	\$267,347	\$256,253	67 Days
Kirkland-Bridle Trails	95	1,384	\$289	\$416,933	\$400,451	91 Days
Juanita, Woodinville	107	1,017	\$136	\$157,076	\$138,286	78 Days
Market Averages	1,273	1,273	\$233	\$312,446	\$296,732	84 Days

Note: Condominium complexes with no sales closed during this quarter were omitted from this list.

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