

1st Quarter 2013 Eastside Review

of Residential Real Estate

The Eastside has outpaced Seattle's sales volume for the past seven quarters as more buyers find the Eastside an ideal location to call home.

The median sales price of \$529,400 was up 14% from the 1st quarter of 2012. The shortage of homes for sale has created competition among home buyers for the more desirable homes. The average cost per sq ft is \$236 compared with \$203 a year ago.

Strong condominium sales have driven the median sales price up to \$234,000—30% above the median of \$180,000 a year ago. Average condo cost per sq ft is now \$240, up from \$204 in the first quarter of 2012.



AVERAGES BY QUARTER

Single Family Homes

Quarter	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Median Sale Price	Average CDOM*
1 st -2011	1155	\$217	\$605,145	\$575,440	\$490,000	140 Days
2 nd -2011	1656	\$234	\$643,285	\$614,875	\$508,000	113 Days
3 rd -2011	1634	\$218	\$611,024	\$586,996	\$509,995	90 Days
4 th -2011	1385	\$209	\$578,219	\$555,757	\$465,000	106 Days
1 st -2012	1218	\$203	\$578,148	\$554,130	\$465,000	116 Days
2 nd -2012	2007	\$188	\$613,383	\$598,453	\$500,000	82 Days
3 rd -2012	2086	\$231	\$641,567	\$623,836	\$510,000	67 Days
4 th -2012	1866	\$236	\$655,308	\$634,871	\$516,550	67 Days
1 st -2013	1446	\$236	\$643,691	\$633,138	\$529,400	73 Days

Condominiums and Townhomes

Quarter	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Median Sale Price	Average CDOM*
1 st -2011	355	\$236	\$302,761	\$289,700	\$235,900	157 Days
2 nd -2011	513	\$230	\$292,896	\$282,529	\$235,000	154 Days
3 rd -2011	506	\$230	\$295,223	\$283,821	\$220,000	125 Days
4 th -2011	409	\$209	\$265,798	\$255,730	\$215,000	141 Days
1 st -2012	471	\$204	\$253,343	\$241,573	\$180,000	143 Days
2 nd -2012	619	\$230	\$302,271	\$291,969	\$229,500	101 Days
3 rd -2012	616	\$233	\$314,505	\$296,732	\$230,000	84 Days
4 th -2012	558	\$245	\$333,406	\$323,534	\$238,500	95 Days
1 st -2013	505	\$240	\$304,889	\$299,817	\$234,000	66 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 List Price	Average Sale Price	Average CDOM*
East Side-South of I-90	505	2,795	\$220	\$618,317	\$613,619	86 Days
Mercer Island	79	3,411	\$334	\$1,173,790	\$1,137,728	93 Days
Bellevue-West of 405	67	3,556	\$417	\$1,524,629	\$1,482,809	13 Days
Bellevue-East of 405	132	2,498	\$232	\$582,626	\$578,996	32 Days
East of Lake Sammamish	427	2,656	\$208	\$561,390	\$552,289	82 Days
Redmond, Carnation	121	2,582	\$208	\$543,262	\$536,120	78 Days
Kirkland-Bridle Trails	119	2,535	\$276	\$717,008	\$700,926	70 Days
Juanita, Woodinville	287	2,406	\$195	\$473,516	\$468,430	63 Days
Market Averages		2,679	\$236	\$643,691	\$633,138	73 Days

CONDOMINIUMS AND TOWNHOMES

Area	# Sold	Average Sq Ft	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Average CDOM*
East Side-South of I-90	67	1,195	\$202	\$242,624	\$241,385	40 Days
Mercer Island	8	936	\$319	\$306,894	\$298,869	87 Days
Bellevue-West of 405	89	1,489	\$401	\$619,408	\$597,151	87 Days
Bellevue-East of 405	65	1,103	\$193	\$215,248	\$212,589	40 Days
East of Lake Sammamish	88	1,288	\$180	\$232,503	\$232,421	89 Days
Redmond, Carnation	41	1,339	\$203	\$274,609	\$272,222	100 Days
Kirkland-Bridle Trails	63	1,307	\$255	\$338,208	\$333,516	49 Days
Juanita, Woodinville	84	1,061	\$149	\$156,108	\$157,780	58 Days
Market Averages		1,250	\$240	\$304,889	\$299,817	66 Days

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