



# Q1 GREATER EASTSIDE *market review*

**PUBLISHED APRIL 2019**

a quarterly report on single family  
residential real estate activity

W I N D E R M E R E   R E A L   E S T A T E / M E R C E R   I S L A N D



**Windermere**  
REAL ESTATE

# NEIGHBORHOOD SNAPSHOT

community	# sold	avg. \$ per sq ft	avg. days to sell	median sale price	five-year price trend
Eastside South (S of I-90)	141 ↓ -12.4%	\$373 ↓ -2.2%	68 ↑ 86.8%	\$846,450 ↓ -13.4%	↑ 44.4%
Mercer Island	56 ↓ -3.4%	\$563 ↓ -3.4%	58 ↑ 29.6%	\$1,530,750 ↓ -1.9%	↑ 56.7%
West Bellevue (W of 405)	62 ↓ -10.1%	\$756 ↑ 1.3%	72 ↑ 64.9%	\$2,397,500 ↓ -5.2%	↑ 75.1%
East Bellevue (E of 405)	114 ↑ 34.1%	\$448 ↓ -2.6%	39 ↑ 199.8%	\$905,000 ↓ -6.9%	↑ 60.1%
East of Lake Sammamish	318 ↓ -13.4%	\$343 ↑ 0.9%	65 ↑ 125.7%	\$900,000 ↑ 1.7%	↑ 52.0%
Redmond	90 ↓ -5.3%	\$364 ↑ 8.6%	55 ↑ 69.8%	\$810,000 ↑ 1.3%	↑ 40.7%
Kirkland	101 ↑ 4.1%	\$482 ↓ -5.5%	56 ↑ 34.5%	\$1,344,950 ↓ -2.2%	↑ 81.8%
Woodinville	327 ↑ 4.5%	\$340 ↑ 3.0%	59 ↑ 81.8%	\$799,950 ↑ 1.3%	↑ 60.2%
<b>ALL EASTSIDE</b>	<b>1,209 ↓ -2.9%</b>	<b>\$408 ↑ 0.2%</b>	<b>60 ↑ 84.2%</b>	<b>\$927,000 ↓ -1.8%</b>	<b>↑ 52.7%</b>

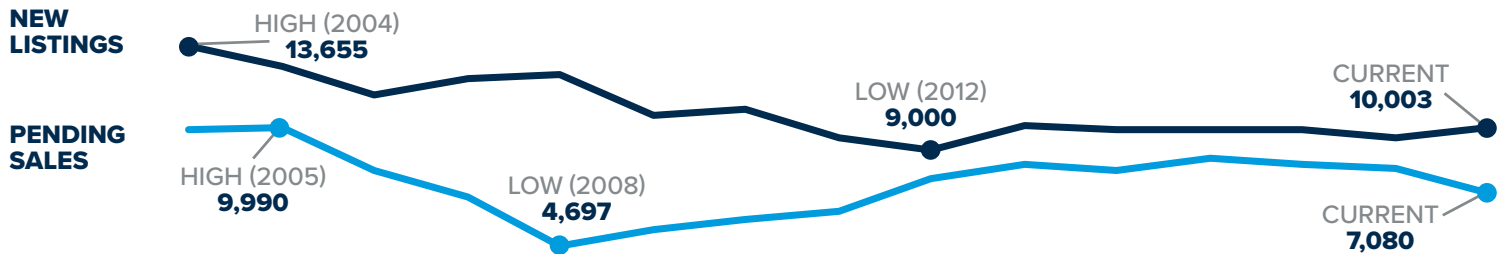
Percent changes are year-over-year, excepting the five-year price trend

## ONE YEAR TREND

quarter	# sold	avg. \$ per sq ft	avg. days to sell	median sale price	average sale price
<b>Q1 2019</b>	1,209 ↓ -24.2%	\$408 ↑ 0.9%	60 ↑ 31.9%	\$927,000 ↑ 3.9%	\$1,119,877 ↓ -0.1%
<b>Q4 2018</b>	1,595 ↓ -22.7%	\$405 ↓ -1.5%	45 ↑ 83.5%	\$892,500 ↓ -3.3%	\$1,120,823 ↑ 0.2%
<b>Q3 2018</b>	2,064 ↓ -10.5%	\$411 ↓ -3.7%	25 ↑ 33.6%	\$923,000 ↓ -3.9%	\$1,118,883 ↓ -4.6%
<b>Q2 2018</b>	2,307 ↑ 85.3%	\$426 ↑ 4.6%	18 ↓ -43.1%	\$960,305 ↑ 1.8%	\$1,173,255 ↑ 2.0%
<b>Q1 2018</b>	1,245 ↓ -37.3%	\$408 ↑ 7.8%	32 ↑ 11.9%	\$943,532 ↑ 8.0%	\$1,150,159 ↑ 9.9%

Percent changes are quarter-over-quarter

## LISTINGS VS. SALES



**Q1**  
2019

*eastside home  
values fell*  
**1.8%**  
YEAR-OVER-YEAR

TO A MEDIAN OF  
**\$927,000**

**ON AVERAGE,  
HOUSES SOLD IN**  
**60 DAYS**

THERE WERE  
**105%**  
*more homes  
for sale than  
in Q1 2018*

*the average  
house  
sold  
for*  
**\$408**  
PER SQ. FOOT  
*up  
0.2%  
from  
Q1 2018*

# Q1 2019

*market review*

Continued employment growth and planned expansion on the Eastside have benefited homeowners as Bellevue, Redmond and Kirkland prepare for unprecedented development in the next decade. The Eastside's median sale price was down 1.8% from Q1 2018 to \$927,000, but up 3.9% from Q4. The five-year Eastside median price trend is up 53% over 2014.

East Bellevue, East of Lake Sammamish, and Woodinville performed best in Q1—all with median price increases rather than reductions. A total of 1,209 home sales closed in Q1, which was down significantly from Q4, but down only slightly from the robust Q1 2018.

The market has much to offer buyers and sellers this year. We believe those looking to make a move in the next few years should do so this year when they can still secure incredibly affordable mortgage financing. Today's buyers should be prepared to stay in their home at least five years. Home sellers moving to lower cost regions may also benefit from selling now.



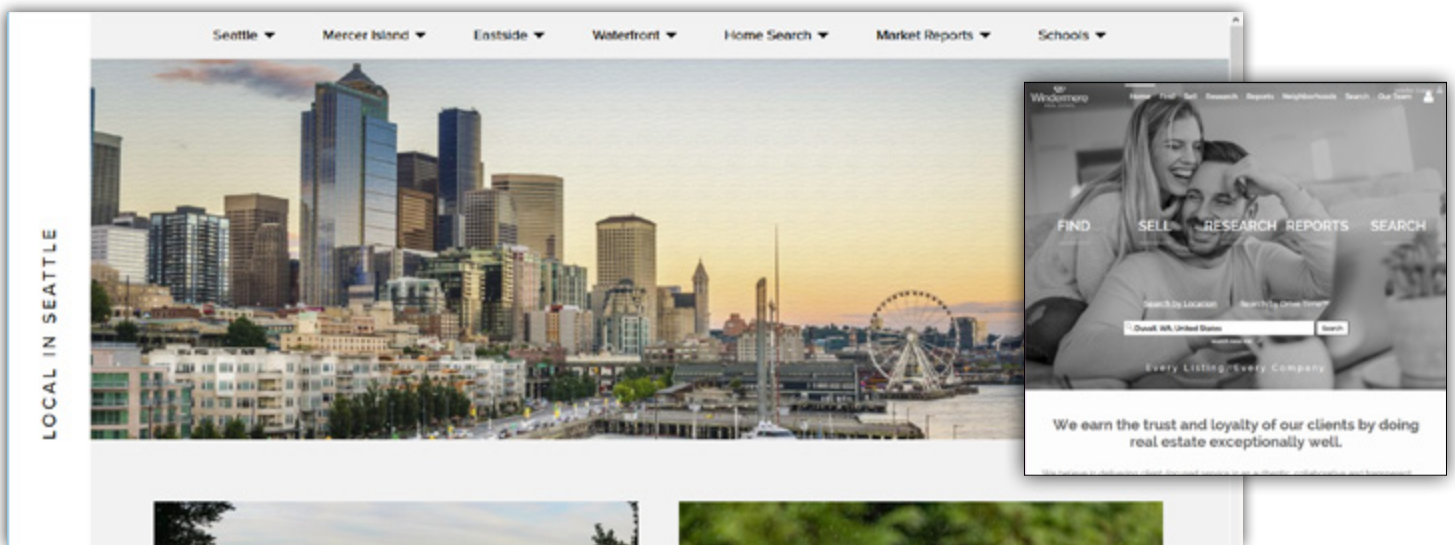
*A savvy way to search*  
**HOMES & STATS ONLINE**



Looking for real-time information on today's real estate market? If so, your search is over!

We publish weekly residential and waterfront reports, along with monthly and quarterly overviews, to **LocalinSeattle.com**, providing a summary analysis of what's happening each week in 18 different residential and condo micro-markets throughout Seattle, Mercer Island and the Eastside.

In addition to statistical data, you'll find resources for researching homes and neighborhoods, community profiles, maps, links and school data. And, you can search for every property listed for sale—by any real estate company on **WindermereMI.com**.



How have these latest market trends affected your home's value?

Stay in the know—contact me any time for a complimentary home value analysis.



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