

# 2019 YEAR-END CONDO REPORT

*greater seattle-eastside*



**PUBLISHED JANUARY 2020**  
an annual report on condominium  
real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND

  
**Windermere**  
REAL ESTATE

## SEATTLE CONDOS

<i>community</i>	<i># sold</i>	<i>avg. \$ per sq ft</i>	<i>avg. days to sell</i>	<i>median sale price</i>	<i>five-year price trend</i>
West Seattle	232  -15.3%	\$462  2.6%	45  148.0%	\$432,000  -1.8%	49.0%
South Seattle	62  8.8%	\$373  -9.0%	50  67.5%	\$381,000  -4.8%	63.9%
Madison Park & Capitol Hill	571  0.9%	\$649  -4.3%	45  122.9%	\$460,000  -14.0%	25.5%
Queen Anne & Magnolia	424  12.8%	\$582  -3.5%	54  153.6%	\$486,750  -8.6%	43.8%
Downtown-Belltown	468  -11.4%	\$828  -2.0%	72  73.6%	\$639,500  -6.0%	13.9%
Ballard & Green Lake	378  -3.8%	\$534  -8.3%	48  127.0%	\$409,500  -16.4%	36.6%
North Seattle	210  -14.6%	\$395  -7.3%	43  93.8%	\$370,000  -6.4%	57.4%
Richmond Beach & Shoreline	98  -2.0%	\$320  -4.9%	49  51.5%	\$318,500  -14.1%	51.7%
Lake Forest Park & Kenmore	91  7.1%	\$324  -3.4%	40  8.8%	\$309,950  3.3%	59.8%
<b>ALL SEATTLE</b>	<b>2,534</b> <b>-3.5%</b>	<b>\$578</b> <b>-3.7%</b>	<b>52</b> <b>100.0%</b>	<b>\$458,500</b> <b>-9.3%</b>	<b>32.9%</b>

## EASTSIDE CONDOS

<i>community</i>	<i># sold</i>	<i>avg. \$ per sq ft</i>	<i>avg. days to sell</i>	<i>median sale price</i>	<i>five-year price trend</i>
Eastside South (S of I-90)	338  18.6%	\$401  0.7%	42  121.7%	\$465,000  9.0%	78.8%
Mercer Island	43  -20.4%	\$495  9.7%	25  30.6%	\$540,000  3.4%	44.0%
West Bellevue (W of 405)	251  14.1%	\$709  3.3%	42  93.8%	\$769,900  3.9%	42.6%
East Bellevue (E of 405)	428  -10.8%	\$430  -4.7%	31  75.7%	\$499,950  -11.2%	72.4%
East of Lake Sammamish	428  -1.6%	\$354  -4.7%	47  129.0%	\$459,250  -2.1%	37.8%
Redmond	170  -14.1%	\$406  -5.5%	33  88.0%	\$458,691  -15.3%	31.9%
Kirkland	368  -9.8%	\$541  -1.3%	43  107.5%	\$580,000  -11.1%	71.1%
Woodinville	448  1.8%	\$346  -0.8%	33  99.4%	\$331,500  -2.8%	51.4%
Renton Highlands	91  -8.1%	\$275  2.1%	29  84.4%	\$270,000  3.8%	42.1%
<b>ALL EASTSIDE</b>	<b>2,473</b> <b>-1.9%</b>	<b>\$444</b> <b>-1.8%</b>	<b>39</b> <b>103.3%</b>	<b>\$469,000</b> <b>-2.4%</b>	<b>56.3%</b>

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Windermere Mercer Island.  
Information and statistics  
derived from Northwest  
Multiple Listing Service.

# 2019

*condo home  
values fell*

**7.6%**

TO A MEDIAN OF  
**\$460,000**

**ON AVERAGE,  
CONDOS SOLD IN**

**45 DAYS**

THERE WERE

**21.3%**

*more condos  
for sale*

*the average  
condo  
sold  
for*

**\$503**  
PER SQ. FOOT



*2.9%  
from  
last year*

**2019**  
*year in review*

The Seattle and Eastside condo markets could not be more different. Seattle has seen the number of available units increase significantly while the Eastside has suffered from a lack of inventory.

Seattle's overall condo median sale price declined by 9.3% in 2019 to \$458,500. The Ballard-Green Lake market was down the most (-16.4%) while Lake Forest Park-Kenmore was the only market not in the red (up 3.3%). In 2019, 45.9% of all Seattle condos, and 2.9% of condos priced above one million dollars, sold for at or above their listed price.

On the Eastside, the median sale price was down 2.4% overall to \$469,000. The communities south of I-90 did quite well with a 9.0% increase over 2018. Redmond fared worst with a 15.3% decline in its median sale price. In 2019, 49.3% of all Eastside condos, and 2.7% of condos priced above one million dollars, sold for at or above their listed price.



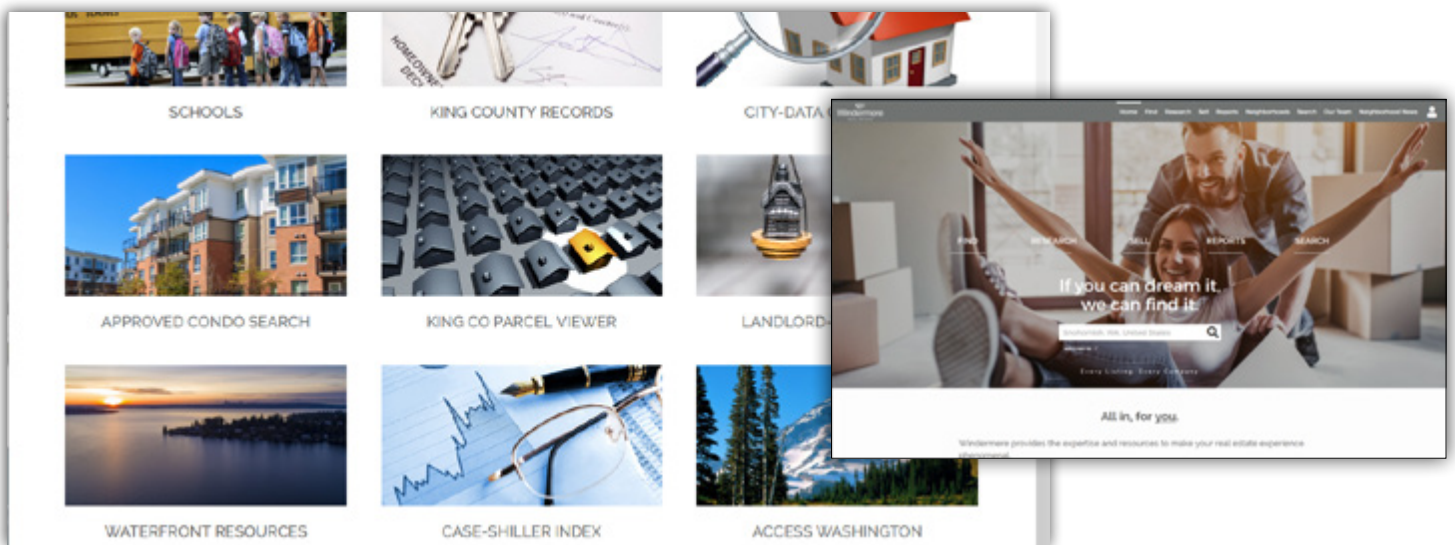
*A savvy way to search*  
**HOMES & STATS ONLINE**



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 **WindermereMercerIsland.com/Reports**, 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 at **WindermereMercerIsland.com/Research**. And, you can search for every property listed for sale—by any real estate company on **WindermereMercerIsland.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.



*Marianne Parks*

WINDERMERE REAL ESTATE/MERCER ISLAND

