

HOMERONT

3RD QUARTER 2012 Eastside Real Estate Review

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

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

AVERAGES BY QUARTER					
Single Family Homes					
Quarter	# Sold	Average \$/Sq Ft	Average Orig. List Price	Average Sale Price	Average CDOM*
3 rd -2010	1285	\$240	\$815,147	\$648,292	115 Days
4 th -2010	1215	\$227	\$675,582	\$615,034	132 Days
1 st -2011	1155	\$217	\$631,148	\$575,440	140 Days
2 nd -2011	1656	\$234	\$687,274	\$614,875	113 Days
3 rd -2011	1634	\$218	\$664,519	\$586,996	90 Days
4 th -2011	1385	\$209	\$623,188	\$555,757	106 Days
1 st -2012	1218	\$203	\$600,854	\$554,130	116 Days
2 nd -2012	2007	\$188	\$633,221	\$598,453	82 Days
3 rd -2012	2086	\$231	\$655,351	\$623,836	67 Days
Condominiums and Townhomes					
Quarter	# Sold	Average \$/Sq Ft	Average Orig. List Price	Average Sale Price	Average CDOM*
3 rd -2010	323	\$255	\$352,417	\$318,846	149 Days
4 th -2010	335	\$226	\$321,923	\$289,331	155 Days
1 st -2011	355	\$236	\$316,796	\$289,700	157 Days
2 nd -2011	513	\$230	\$340,018	\$282,529	154 Days
3 rd -2011	506	\$230	\$309,815	\$283,821	125 Days
4 th -2011	409	\$209	\$276,531	\$255,730	141 Days
1 st -2012	471	\$204	\$273,550	\$241,573	143 Days
2 nd -2012	619	\$230	\$311,626	\$291,969	101 Days
3 rd -2012	616	\$233	\$312,446	\$296,732	84 Days

*Cumulative Days on Market: Total market time from original listing date, even if cancelled and re-listed before selling.

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.

Time to make a move? Put my local expertise to work for you...call me at 425-260-0715 or email jay@jayagodo.net for a complimentary analysis of your home's current value.



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