

# HOMERONT

## 2<sup>ND</sup> QUARTER 2013 Mercer Island Real Estate Review

SINGLE FAMILY HOMES BY NEIGHBORHOOD					
Area	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Average CDOM*
Northend	13	\$342	\$1,234,304	\$1,085,662	165 Days
First Hill	10	\$365	\$942,900	\$949,000	21 Days
East Seattle	2	\$801	\$3,647,000	\$3,377,500	333 Days
Westside	15	\$392	\$1,389,860	\$1,359,093	36 Days
Mercerdale-Lucas Hill	3	\$342	\$769,667	\$810,525	10 Days
Madrona Crest	0	-	-	-	-
Mercerwood	11	\$368	\$1,025,227	\$1,040,182	20 Days
Mercer Ridge/Terrace	1	\$229	\$889,000	\$869,000	15 Days
Mid-Island	11	\$321	\$872,632	\$887,636	26 Days
Parkwood	2	\$360	\$828,250	\$812,500	9 Days
Eastside	4	\$602	\$2,104,488	\$1,956,250	252 Days
Mercer Island Estates	2	\$332	\$843,500	\$843,500	28 Days
The Lakes	2	\$375	\$1,225,000	\$1,225,638	5 Days
Southend	13	\$330	\$1,068,454	\$1,052,212	31 Days
Undefined	12	\$399	\$1,559,744	\$1,494,702	42 Days
<b>Market Averages</b>		<b>\$372</b>	<b>\$1,198,550</b>	<b>\$1,162,712</b>	<b>60 Days</b>

CONDOMINIUMS AND TOWNHOMES						
Condominium Name	# Sold	Year Built	Average \$ per Sq Ft	Average List Price	Average Sale Price	Average CDOM*
7800 Plaza	1	2009	\$447	\$699,000	\$680,000	43 Days
8025 Condos	1	1973	\$327	\$375,000	\$353,500	17 Days
Carlton	1	1989	\$296	\$309,000	\$298,000	80 Days
Devington	1	1979	\$225	\$289,407	\$289,407	7 Days
Island Habitat	2	1977	\$277	\$127,000	\$126,500	27 Days
Islandaire	1	1972	\$208	\$299,000	\$321,000	8 Days
Landmark Villa	2	1980	\$209	\$344,450	\$316,000	26 Days
Mercer Isle	1	1960	\$197	\$144,950	\$141,000	62 Days
Mercerdale Park	1	1999	\$528	\$985,000	\$985,000	1 Day
Monaco Villa	1	1968	\$226	\$289,000	\$280,000	13 Days
Ridgewood	2	1968	\$313	\$304,475	\$295,575	31 Days
Woodlake	1	1973	\$183	\$210,000	\$210,000	5 Days
<b>Market Averages</b>		<b>1979</b>	<b>\$292</b>	<b>\$343,480</b>	<b>\$335,657</b>	<b>27 Days</b>

AVERAGES BY QUARTER					
Single Family Homes					
Quarter	# Sold	Average \$/Sq Ft	Average List Price	Average Sale Price	Average CDOM*
2 <sup>nd</sup> -2011	88	\$343	\$1,112,163	\$1,057,428	91 Days
3 <sup>rd</sup> -2011	77	\$314	\$1,100,057	\$1,029,999	93 Days
4 <sup>th</sup> -2011	48	\$320	\$1,193,539	\$1,095,868	85 Days
1 <sup>st</sup> -2012	49	\$265	\$963,232	\$874,126	130 Days
2 <sup>nd</sup> -2012	86	\$315	\$1,060,901	\$1,025,213	64 Days
3 <sup>rd</sup> -2012	85	\$444	\$1,531,105	\$1,405,792	99 Days
4 <sup>th</sup> -2012	74	\$435	\$1,582,563	\$1,452,611	92 Days
1 <sup>st</sup> -2013	79	\$334	\$1,173,790	\$1,137,728	93 Days
2 <sup>nd</sup> -2013	101	\$372	\$1,198,550	\$1,162,712	60 Days
Condominiums and Townhomes					
Quarter	# Sold	Average \$/Sq Ft	Average List Price	Average Sale Price	Average CDOM*
2 <sup>nd</sup> -2011	8	\$243	\$333,175	\$324,563	199 Days
3 <sup>rd</sup> -2011	9	\$243	\$339,089	\$310,944	120 Days
4 <sup>th</sup> -2011	13	\$250	\$369,681	\$360,954	153 Days
1 <sup>st</sup> -2012	9	\$207	\$188,806	\$183,372	89 Days
2 <sup>nd</sup> -2012	16	\$223	\$342,931	\$330,578	113 Days
3 <sup>rd</sup> -2012	6	\$223	\$420,667	\$413,750	159 Days
4 <sup>th</sup> -2012	14	\$226	\$296,036	\$285,007	141 Days
1 <sup>st</sup> -2013	8	\$319	\$306,894	\$298,869	87 Days
2 <sup>nd</sup> -2013	15	\$292	\$343,480	\$335,657	27 Days

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

Mercer Island's second quarter sales hit a new quarterly record with 101 residential home sales in the three month span beginning April 1. This compares to 86 sales for the same period last year and 79 sales in the first quarter of 2013. The second quarter also saw significant price gains with average sales prices up 13.4% and median prices up 4.2% year over year. Average cost per square foot increased from \$315 to \$372 during the same period. Condominium homes saw an increase in the average cost per square foot from \$223 in the second quarter of 2012 to \$292 this quarter. Average sales prices were up 1.5% and median sales prices were up 21.2% over the same period.

**Time to make a move?** Put my local expertise to work for you...call me at 425-260-0715 or email [jay@jayagoado.net](mailto:jay@jayagoado.net) for a complimentary analysis of your home's current value.



## JAY M. AGOADO

Cell 425-260-0715  
Office 206-232-0446  
Fax 425-818-7898

[jay@jayagoado.net](mailto:jay@jayagoado.net)  
[www.jayagoado.net](http://www.jayagoado.net)

  
**Windermere**  
REAL ESTATE

