

# H O M E F R O N T

## 2<sup>ND</sup> QUARTER 2013

### Eastside Real Estate Review

AVERAGES BY QUARTER					
Single Family Homes					
Quarter	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Average CDOM*
2 <sup>nd</sup> -2011	1656	\$234	\$643,285	\$614,875	113 Days
3 <sup>rd</sup> -2011	1634	\$218	\$611,024	\$586,996	90 Days
4 <sup>th</sup> -2011	1385	\$209	\$578,219	\$555,757	106 Days
1 <sup>st</sup> -2012	1218	\$203	\$578,148	\$554,130	116 Days
2 <sup>nd</sup> -2012	2007	\$188	\$613,383	\$598,453	82 Days
3 <sup>rd</sup> -2012	2086	\$231	\$641,567	\$623,836	67 Days
4 <sup>th</sup> -2012	1866	\$236	\$655,308	\$634,871	67 Days
1 <sup>st</sup> -2013	1446	\$236	\$643,691	\$633,138	73 Days
2 <sup>nd</sup> -2013	2302	\$249	\$667,210	\$665,924	44 Days

  

Condominiums and Townhomes					
Quarter	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Average CDOM*
2 <sup>nd</sup> -2011	513	\$230	\$292,896	\$282,529	154 Days
3 <sup>rd</sup> -2011	506	\$230	\$295,223	\$283,821	125 Days
4 <sup>th</sup> -2011	409	\$209	\$265,798	\$255,730	141 Days
1 <sup>st</sup> -2012	471	\$204	\$253,343	\$241,573	143 Days
2 <sup>nd</sup> -2012	619	\$230	\$302,271	\$291,969	101 Days
3 <sup>rd</sup> -2012	616	\$233	\$314,505	\$296,732	84 Days
4 <sup>th</sup> -2012	558	\$245	\$333,406	\$323,534	95 Days
1 <sup>st</sup> -2013	505	\$240	\$304,889	\$299,817	66 Days
2 <sup>nd</sup> -2013	703	\$253	\$319,587	\$317,968	41 Days

SINGLE FAMILY HOMES BY NEIGHBORHOOD					
Area	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Average CDOM*
East Side-South of I-90	297	\$237	\$672,183	\$678,430	34 Days
Mercer Island	101	\$372	\$1,198,550	\$1,162,712	60 Days
Bellevue-West of 405	96	\$454	\$1,471,416	\$1,451,928	55 Days
Bellevue-East of 405	209	\$243	\$570,318	\$578,079	24 Days
East of Lake Sammamish	670	\$222	\$598,854	\$601,024	48 Days
Redmond, Carnation	221	\$220	\$608,902	\$610,520	49 Days
Kirkland-Bridle Trails	225	\$287	\$751,796	\$739,401	42 Days
Juanita, Woodinville	482	\$209	\$513,121	\$513,568	48 Days
<b>Market Averages</b>		<b>\$249</b>	<b>\$667,210</b>	<b>\$665,924</b>	<b>44 Days</b>

CONDOMINIUMS AND TOWNHOMES					
Area	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Average CDOM*
East Side-South of I-90	80	\$218	\$260,485	\$260,171	29 Days
Mercer Island	15	\$292	\$343,480	\$335,657	27 Days
Bellevue-West of 405	107	\$392	\$543,532	\$527,821	60 Days
Bellevue-East of 405	95	\$204	\$237,734	\$240,556	37 Days
East of Lake Sammamish	122	\$190	\$271,865	\$272,529	66 Days
Redmond, Carnation	66	\$240	\$294,812	\$300,205	18 Days
Kirkland-Bridle Trails	106	\$322	\$426,429	\$422,562	29 Days
Juanita, Woodinville	112	\$172	\$179,550	\$183,030	36 Days
<b>Market Averages</b>		<b>\$253</b>	<b>\$319,587</b>	<b>\$317,968</b>	<b>41 Days</b>

\*Cumulative Days on Market (CDOM): Total market time from original listing date, even if cancelled & relisted before selling.

The Eastside continues to show strong market gains with the average cost per square foot up 32.4% for the quarter at \$249/sq ft compared to \$188/sq ft last year. The median sales price of \$572,027 was up 14.4% from \$500,000 and the average sales price climbed to \$665,924 from \$598,453 for the second quarter compared to the same quarter last year.

Condominium sales continue to gain momentum with 703 sales for the quarter—up from 619 the same quarter last year. The median sales price of \$270,000—is up 17.6% above the median of \$229,500 a year ago. The average sales price increased to \$317,968 from \$291,969—an 8.9% gain.

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)

