

H O M E F R O N T

3RD 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*
3 rd -2011	1634	\$218	\$611,024	\$586,996	90 Days
4 th -2011	1385	\$209	\$578,219	\$555,757	106 Days
1 st -2012	1218	\$203	\$578,148	\$554,130	116 Days
2 nd -2012	2007	\$188	\$613,383	\$598,453	82 Days
3 rd -2012	2086	\$231	\$641,567	\$623,836	67 Days
4 th -2012	1866	\$236	\$655,308	\$634,871	67 Days
1 st -2013	1446	\$236	\$643,691	\$633,138	73 Days
2 nd -2013	2302	\$249	\$667,210	\$665,924	44 Days
3 rd -2013	2512	\$256	\$690,930	\$687,232	33 Days
Condominiums and Townhomes					
Quarter	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Average CDOM*
3 rd -2011	506	\$230	\$295,223	\$283,821	125 Days
4 th -2011	409	\$209	\$265,798	\$255,730	141 Days
1 st -2012	471	\$204	\$253,343	\$241,573	143 Days
2 nd -2012	619	\$230	\$302,271	\$291,969	101 Days
3 rd -2012	616	\$233	\$314,505	\$296,732	84 Days
4 th -2012	558	\$245	\$333,406	\$323,534	95 Days
1 st -2013	505	\$240	\$304,889	\$299,817	66 Days
2 nd -2013	703	\$253	\$319,587	\$317,968	41 Days
3 rd -2013	765	\$263	\$337,056	\$333,852	44 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	336	\$239	\$686,612	\$689,672	28 Days
Mercer Island	101	\$398	\$1,311,245	\$1,272,165	52 Days
Bellevue-West of 405	104	\$473	\$1,692,330	\$1,647,369	43 Days
Bellevue-East of 405	262	\$274	\$638,711	\$640,680	23 Days
East of Lake Sammamish	679	\$225	\$595,597	\$595,666	34 Days
Redmond, Carnation	255	\$223	\$601,143	\$600,254	44 Days
Kirkland-Bridle Trails	213	\$298	\$777,530	\$771,016	27 Days
Juanita, Woodinville	562	\$214	\$544,101	\$542,948	33 Days
Market Averages		\$256	\$690,930	\$687,232	33 Days

CONDOMINIUMS AND TOWNHOMES					
Area	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Average CDOM*
East Side-South of I-90	90	\$224	\$283,138	\$281,969	25 Days
Mercer Island	12	\$259	\$302,158	\$296,788	20 Days
Bellevue-West of 405	110	\$445	\$675,065	\$655,483	97 Days
Bellevue-East of 405	99	\$219	\$259,058	\$258,787	38 Days
East of Lake Sammamish	135	\$200	\$264,791	\$264,945	59 Days
Redmond, Carnation	78	\$240	\$316,717	\$316,860	25 Days
Kirkland-Bridle Trails	119	\$302	\$391,028	\$388,681	33 Days
Juanita, Woodinville	122	\$172	\$179,118	\$180,325	24 Days
Market Averages		\$263	\$337,056	\$333,852	44 Days

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

The Eastside has continued along at a very steady and sustainable pace with the average sales price, now \$687,232, up 10.2% over the same quarter last year. The median sales price of \$575,000 was up 12.7% from \$510,000 during the same period. The average cost per square foot increased 10.8% from \$231 last year to \$256 this quarter. Listings spent an average of only 33 days on the market—a new low on the Eastside!

Condominium sales skyrocketed this quarter with 765 units sold as compared to 616 units during the same quarter last year. The average price is up 12.5% to \$333,852 and the median is up 16.3% to \$267,500 over the third quarter of 2012.

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



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