

H O M E F R O N T

3RD QUARTER 2013 Seattle Real Estate Review

SINGLE FAMILY HOMES BY NEIGHBORHOOD					
Area	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Average CDOM*
West Seattle	388	\$230	\$429,261	\$428,789	33 Days
Lecshi, Mt Baker, Seward Park	215	\$213	\$422,105	\$425,506	38 Days
SODO, Beacon Hill	103	\$197	\$342,721	\$345,799	34 Days
Madison Park, Capitol Hill	237	\$341	\$788,357	\$780,805	33 Days
Queen Anne, Magnolia	227	\$324	\$743,433	\$743,630	35 Days
Downtown Seattle/Belltown	-	-	-	-	-
Ballard, Greenlake, Greenwood	621	\$268	\$510,911	\$519,276	19 Days
North Seattle	363	\$263	\$566,873	\$576,849	20 Days
Richmond Beach, Shoreline	143	\$211	\$470,162	\$466,604	36 Days
Lake Forest Park, Kenmore	150	\$193	\$401,916	\$404,754	30 Days
Market Averages		\$260	\$530,763	\$533,972	28 Days

CONDOMINIUMS AND TOWNHOMES					
Area	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Average CDOM*
West Seattle	80	\$301	\$329,552	\$325,525	64 Days
Lecshi, Mt Baker, Seward Park	6	\$220	\$252,488	\$249,155	161 Days
SODO, Beacon Hill	3	\$175	\$224,650	\$215,833	61 Days
Madison Park, Capitol Hill	175	\$380	\$328,364	\$326,676	49 Days
Queen Anne, Magnolia	121	\$338	\$328,317	\$323,717	62 Days
Downtown Seattle/Belltown	135	\$488	\$520,321	\$510,016	71 Days
Ballard, Greenlake, Greenwood	110	\$314	\$277,303	\$277,807	33 Days
North Seattle	72	\$214	\$198,743	\$197,925	30 Days
Richmond Beach, Shoreline	15	\$185	\$210,692	\$207,903	39 Days
Lake Forest Park, Kenmore	19	\$150	\$148,236	\$147,573	59 Days
Market Averages		\$347	\$335,294	\$331,666	54 Days

AVERAGES BY QUARTER					
Single Family Homes					
Quarter	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Average CDOM*
3 rd -2011	1609	\$236	\$493,177	\$477,540	72 Days
4 th -2011	1348	\$217	\$444,071	\$429,334	77 Days
1 st -2012	1197	\$215	\$453,489	\$440,736	89 Days
2 nd -2012	1986	\$224	\$464,049	\$459,820	60 Days
3 rd -2012	1855	\$229	\$481,206	\$474,633	50 Days
4 th -2012	1750	\$234	\$494,023	\$486,432	51 Days
1 st -2013	1333	\$236	\$482,421	\$480,626	50 Days
2 nd -2013	2332	\$261	\$545,543	\$548,011	32 Days
3 rd -2013	2447	\$260	\$530,763	\$533,972	28 Days
Condominiums and Townhomes					
Quarter	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Average CDOM*
3 rd -2011	459	\$331	\$344,156	\$325,454	136 Days
4 th -2011	455	\$310	\$317,122	\$302,080	121 Days
1 st -2012	400	\$314	\$317,637	\$302,572	128 Days
2 nd -2012	687	\$352	\$378,362	\$365,371	115 Days
3 rd -2012	612	\$312	\$306,760	\$299,504	93 Days
4 th -2012	551	\$338	\$349,611	\$338,569	80 Days
1 st -2013	527	\$352	\$366,280	\$356,691	101 Days
2 nd -2013	723	\$342	\$325,413	\$323,244	60 Days
3 rd -2013	736	\$347	\$335,294	\$331,666	54 Days

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

Seattle's average sale price for residential homes actually rose to 101% of the listed price—driven by intense competition and multiple offers throughout much of the market. The cost per square foot remained relatively unchanged while the average sales price of \$533,972 is up 12.5% from \$474,633 for the same quarter last year. Seattle had 2447 residential homes close in the third quarter as compared to 1855 in the same period last year.

Condominium sales are up—with an average cost per square foot of \$347 for the quarter compared to \$312 during the same quarter a year ago. Average sales prices are up 10.7% to \$331,666 and median prices are up 13.9% to \$279,000 compared with the same quarter last year.

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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