



# Q2 2017 CONDO REPORT

*greater seattle-eastside*

a quarterly report on  
condominium real estate activity

  
**Windermere**  
REAL ESTATE

# Q2 CONDO *quarter in review*

| West Seattle           | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 3         | 17        | 31         | 3           |
| Average Sale Price     | \$256,567 | \$307,121 | \$430,497  | \$674,317   |
| Average Sq Ft          | 490       | 636       | 1,073      | 1,615       |
| Average Cost Per Sq Ft | \$524     | \$483     | \$401      | \$417       |

## Lecshi, Mt Baker, Seward Park

|                        |   |           |           |           |
|------------------------|---|-----------|-----------|-----------|
| Number Sold            | 0 | 6         | 5         | 1         |
| Average Sale Price     |   | \$281,050 | \$388,500 | \$361,000 |
| Average Sq Ft          |   | 675       | 1,053     | 1,134     |
| Average Cost Per Sq Ft |   | \$416     | \$369     | \$318     |

## SODO, Beacon Hill

|                        |           |   |           |           |
|------------------------|-----------|---|-----------|-----------|
| Number Sold            | 1         | 0 | 11        | 1         |
| Average Sale Price     | \$200,000 |   | \$398,091 | \$514,500 |
| Average Sq Ft          | 417       |   | 1,043     | 1,527     |
| Average Cost Per Sq Ft | \$480     |   | \$382     | \$337     |

## Madison Park, Capitol Hill

|                        |           |           |           |             |
|------------------------|-----------|-----------|-----------|-------------|
| Number Sold            | 10        | 107       | 75        | 9           |
| Average Sale Price     | \$281,600 | \$412,703 | \$608,630 | \$1,239,328 |
| Average Sq Ft          | 405       | 639       | 1,016     | 1,939       |
| Average Cost Per Sq Ft | \$696     | \$646     | \$599     | \$639       |

## Queen Anne, Magnolia

|                        |           |           |           |           |
|------------------------|-----------|-----------|-----------|-----------|
| Number Sold            | 9         | 66        | 75        | 5         |
| Average Sale Price     | \$329,389 | \$386,384 | \$568,551 | \$630,800 |
| Average Sq Ft          | 461       | 645       | 1,126     | 1,753     |
| Average Cost Per Sq Ft | \$715     | \$599     | \$505     | \$360     |

## Downtown Seattle/Belltown

|                        |           |           |             |             |
|------------------------|-----------|-----------|-------------|-------------|
| Number Sold            | 15        | 85        | 46          | 3           |
| Average Sale Price     | \$810,549 | \$579,731 | \$1,095,564 | \$1,446,667 |
| Average Sq Ft          | 1,110     | 838       | 1,371       | 1,851       |
| Average Cost Per Sq Ft | \$730     | \$692     | \$799       | \$782       |

## Ballard, Greenlake, Greenwood

|                        |           |           |           |           |
|------------------------|-----------|-----------|-----------|-----------|
| Number Sold            | 6         | 70        | 49        | 5         |
| Average Sale Price     | \$254,167 | \$370,971 | \$492,933 | \$563,800 |
| Average Sq Ft          | 428       | 677       | 979       | 1,603     |
| Average Cost Per Sq Ft | \$593     | \$548     | \$504     | \$352     |

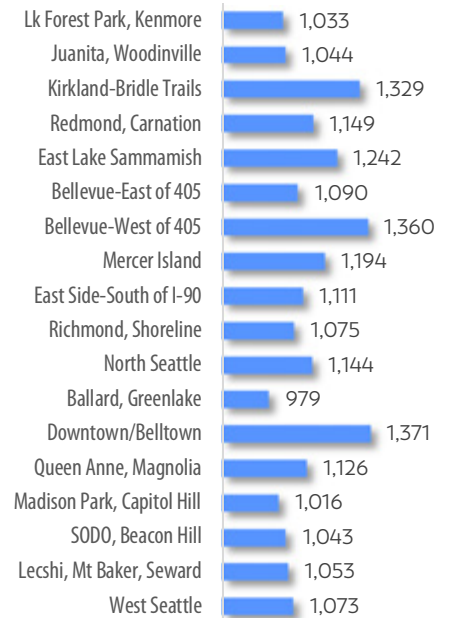
## North Seattle

|                        |           |           |           |           |
|------------------------|-----------|-----------|-----------|-----------|
| Number Sold            | 3         | 28        | 35        | 20        |
| Average Sale Price     | \$257,000 | \$285,620 | \$430,558 | \$823,884 |
| Average Sq Ft          | 417       | 669       | 1,144     | 1,731     |
| Average Cost Per Sq Ft | \$616     | \$427     | \$376     | \$476     |

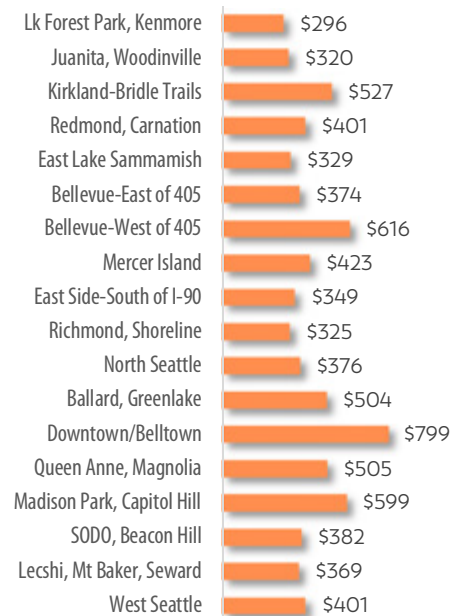
## Richmond Beach, Shoreline

|                        |   |           |           |           |
|------------------------|---|-----------|-----------|-----------|
| Number Sold            | 0 | 5         | 6         | 5         |
| Average Sale Price     |   | \$188,955 | \$349,168 | \$497,000 |
| Average Sq Ft          |   | 595       | 1,075     | 1,567     |
| Average Cost Per Sq Ft |   | \$318     | \$325     | \$317     |

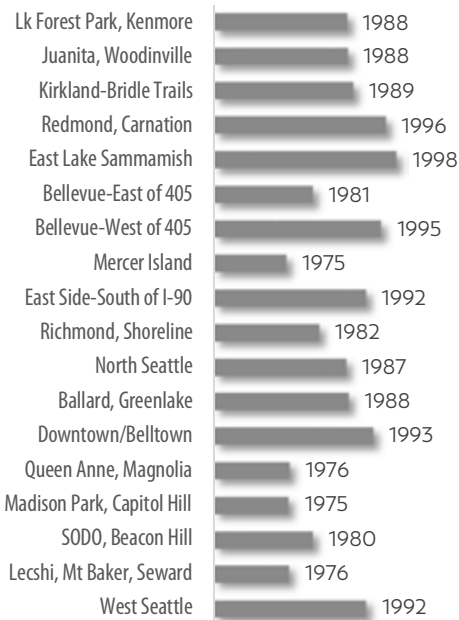
## Average 2 Bdrm Square Feet



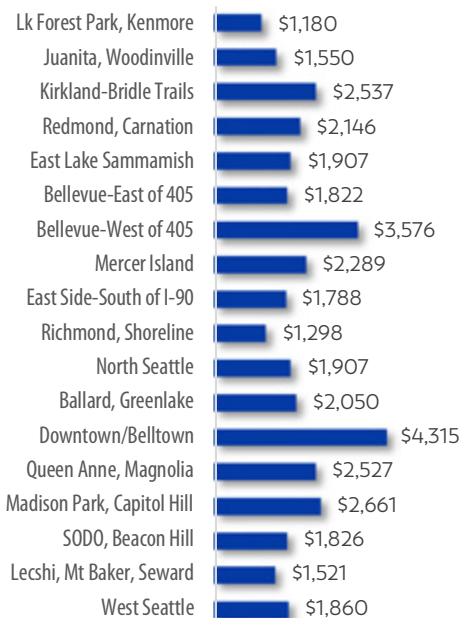
## Average 2 Bdrm Cost/Square Foot



Average Year Built



Average 2 Bdrm Monthly Payment



Based on median sale price and 30-year fixed-rate mortgage interest rate, not including taxes, insurance or HOA dues.

| East Side-South of I-90 | Studio | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|-------------------------|--------|-----------|------------|-------------|
| Number Sold             | 0      | 5         | 63         | 26          |
| Average Sale Price      |        | \$256,578 | \$388,217  | \$569,910   |
| Average Sq Ft           |        | 719       | 1,111      | 1,604       |
| Average Cost Per Sq Ft  |        | \$357     | \$349      | \$355       |

| Mercer Island          | Studio | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|--------|-----------|------------|-------------|
| Number Sold            | 0      | 5         | 10         | 0           |
| Average Sale Price     |        | \$320,000 | \$504,950  |             |
| Average Sq Ft          |        | 669       | 1,194      |             |
| Average Cost Per Sq Ft |        | \$478     | \$423      |             |

| Bellevue-West of 405   | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 2         | 15        | 49         | 10          |
| Average Sale Price     | \$449,000 | \$616,127 | \$837,582  | \$871,250   |
| Average Sq Ft          | 604       | 950       | 1,360      | 1,737       |
| Average Cost Per Sq Ft | \$743     | \$648     | \$616      | \$502       |

| Bellevue-East of 405   | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 1         | 15        | 72         | 32          |
| Average Sale Price     | \$280,000 | \$282,200 | \$407,361  | \$625,865   |
| Average Sq Ft          | 476       | 762       | 1,090      | 1,614       |
| Average Cost Per Sq Ft | \$588     | \$370     | \$374      | \$388       |

| East of Lake Sammamish | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 1         | 14        | 94         | 45          |
| Average Sale Price     | \$189,000 | \$265,036 | \$408,094  | \$526,011   |
| Average Sq Ft          | 475       | 803       | 1,242      | 1,591       |
| Average Cost Per Sq Ft | \$398     | \$330     | \$329      | \$331       |

| Redmond, Carnation     | Studio | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|--------|-----------|------------|-------------|
| Number Sold            | 0      | 7         | 57         | 25          |
| Average Sale Price     |        | \$289,071 | \$460,633  | \$580,118   |
| Average Sq Ft          |        | 643       | 1,149      | 1,515       |
| Average Cost Per Sq Ft |        | \$450     | \$401      | \$383       |

| Kirkland-Bridle Trails | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 2         | 17        | 62         | 27          |
| Average Sale Price     | \$190,700 | \$347,171 | \$700,858  | \$987,062   |
| Average Sq Ft          | 416       | 721       | 1,329      | 2,099       |
| Average Cost Per Sq Ft | \$458     | \$481     | \$527      | \$470       |

| Juanita, Woodinville   | Studio | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|--------|-----------|------------|-------------|
| Number Sold            | 0      | 29        | 114        | 30          |
| Average Sale Price     |        | \$219,574 | \$333,463  | \$468,293   |
| Average Sq Ft          |        | 704       | 1,044      | 1,502       |
| Average Cost Per Sq Ft |        | \$312     | \$320      | \$312       |

| Lake Forest Park, Kenmore | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|---------------------------|-----------|-----------|------------|-------------|
| Number Sold               | 2         | 10        | 14         | 3           |
| Average Sale Price        | \$140,000 | \$187,650 | \$305,529  | \$432,768   |
| Average Sq Ft             | 268       | 653       | 1,033      | 1,510       |
| Average Cost Per Sq Ft    | \$522     | \$288     | \$296      | \$287       |

# WAIT THERE'S MORE! HOMES & STATS ONLINE



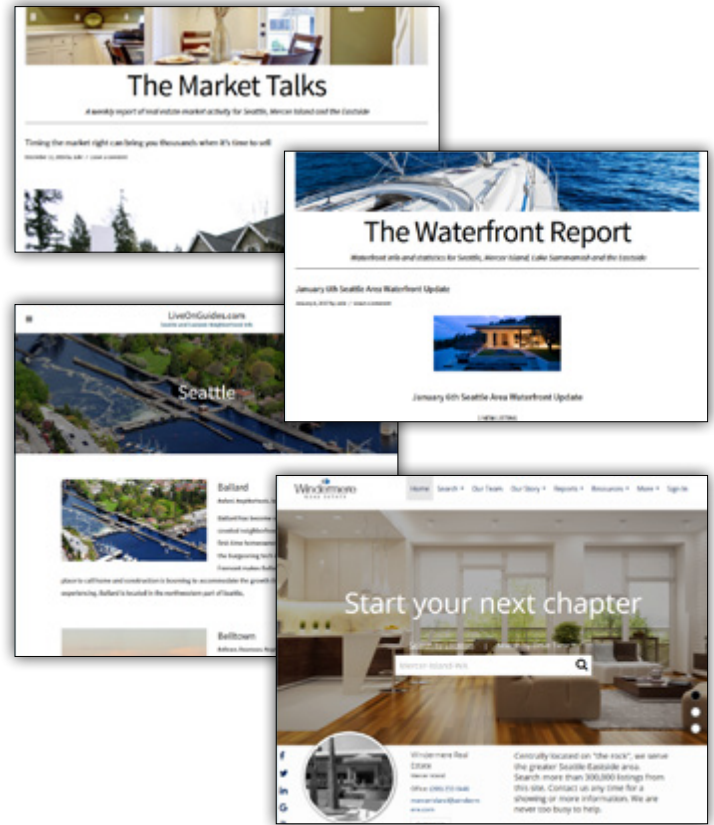
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## WINDERMERE MERCER ISLAND

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Centrally located on Mercer Island, our team of talented Realtors® serves Seattle, Mercer Island, and greater Eastside. Our neighborhood and community engagement goes beyond being avid supporters of Island and regional organizations and events—we are active neighbors and volunteers who enjoy making a difference in our world.

