



Q1 GREATER EASTSIDE *market review*

PUBLISHED APRIL 2019

a quarterly report on single family
residential real estate activity

W I N D E R M E R E R E A L E S T A T E / M E R C E R I S L A N D



Windermere
REAL ESTATE

NEIGHBORHOOD SNAPSHOT

| community | # sold | avg. \$ per sq ft | avg. days to sell | median sale price | five-year price trend |
|----------------------------|--|---|---------------------------------------|--|-----------------------------|
| Eastside South (S of I-90) | 141 ↓ -12.4% | \$373 ↓ -2.2% | 68 ↑ 86.8% | \$846,450 ↓ -13.4% | ↑ 44.4% |
| Mercer Island | 56 ↓ -3.4% | \$563 ↓ -3.4% | 58 ↑ 29.6% | \$1,530,750 ↓ -1.9% | ↑ 56.7% |
| West Bellevue (W of 405) | 62 ↓ -10.1% | \$756 ↑ 1.3% | 72 ↑ 64.9% | \$2,397,500 ↓ -5.2% | ↑ 75.1% |
| East Bellevue (E of 405) | 114 ↑ 34.1% | \$448 ↓ -2.6% | 39 ↑ 199.8% | \$905,000 ↓ -6.9% | ↑ 60.1% |
| East of Lake Sammamish | 318 ↓ -13.4% | \$343 ↑ 0.9% | 65 ↑ 125.7% | \$900,000 ↑ 1.7% | ↑ 52.0% |
| Redmond | 90 ↓ -5.3% | \$364 ↑ 8.6% | 55 ↑ 69.8% | \$810,000 ↑ 1.3% | ↑ 40.7% |
| Kirkland | 101 ↑ 4.1% | \$482 ↓ -5.5% | 56 ↑ 34.5% | \$1,344,950 ↓ -2.2% | ↑ 81.8% |
| Woodinville | 327 ↑ 4.5% | \$340 ↑ 3.0% | 59 ↑ 81.8% | \$799,950 ↑ 1.3% | ↑ 60.2% |
| ALL EASTSIDE | 1,209 ↓ -2.9% | \$408 ↑ 0.2% | 60 ↑ 84.2% | \$927,000 ↓ -1.8% | ↑ 52.7% |

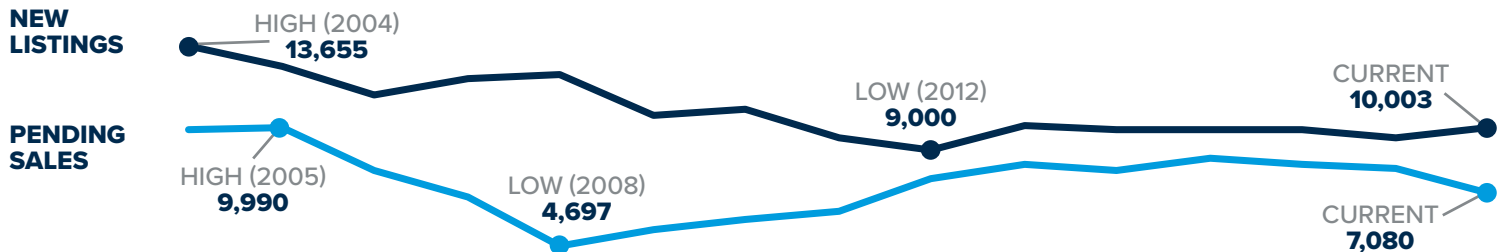
Percent changes are year-over-year, excepting the five-year price trend

ONE YEAR TREND

| quarter | # sold | avg. \$ per sq ft | avg. days to sell | median sale price | average sale price |
|----------------|-----------------------------|----------------------------|--------------------------|--------------------------------|----------------------------------|
| Q1 2019 | 1,209 ↓ -24.2% | \$408 ↑ 0.9% | 60 ↑ 31.9% | \$927,000 ↑ 3.9% | \$1,119,877 ↓ -0.1% |
| Q4 2018 | 1,595 ↓ -22.7% | \$405 ↓ -1.5% | 45 ↑ 83.5% | \$892,500 ↓ -3.3% | \$1,120,823 ↑ 0.2% |
| Q3 2018 | 2,064 ↓ -10.5% | \$411 ↓ -3.7% | 25 ↑ 33.6% | \$923,000 ↓ -3.9% | \$1,118,883 ↓ -4.6% |
| Q2 2018 | 2,307 ↑ 85.3% | \$426 ↑ 4.6% | 18 ↓ -43.1% | \$960,305 ↑ 1.8% | \$1,173,255 ↑ 2.0% |
| Q1 2018 | 1,245 ↓ -37.3% | \$408 ↑ 7.8% | 32 ↑ 11.9% | \$943,532 ↑ 8.0% | \$1,150,159 ↑ 9.9% |

Percent changes are quarter-over-quarter

LISTINGS VS. SALES



Q1
2019

*eastside home
values fell*
1.8%
YEAR-OVER-YEAR

TO A MEDIAN OF
\$927,000

**ON AVERAGE,
HOUSES SOLD IN**
60 DAYS

THERE WERE
105%
*more homes
for sale than
in Q1 2018*

*the average
house
sold
for*
\$408
PER SQ. FOOT
*up
0.2%
from
Q1 2018*

Q1 2019

market review

Continued employment growth and planned expansion on the Eastside have benefited homeowners as Bellevue, Redmond and Kirkland prepare for unprecedented development in the next decade. The Eastside's median sale price was down 1.8% from Q1 2018 to \$927,000, but up 3.9% from Q4. The five-year Eastside median price trend is up 53% over 2014.

East Bellevue, East of Lake Sammamish, and Woodinville performed best in Q1—all with median price increases rather than reductions. A total of 1,209 home sales closed in Q1, which was down significantly from Q4, but down only slightly from the robust Q1 2018.

The market has much to offer buyers and sellers this year. We believe those looking to make a move in the next few years should do so this year when they can still secure incredibly affordable mortgage financing. Today's buyers should be prepared to stay in their home at least five years. Home sellers moving to lower cost regions may also benefit from selling now.



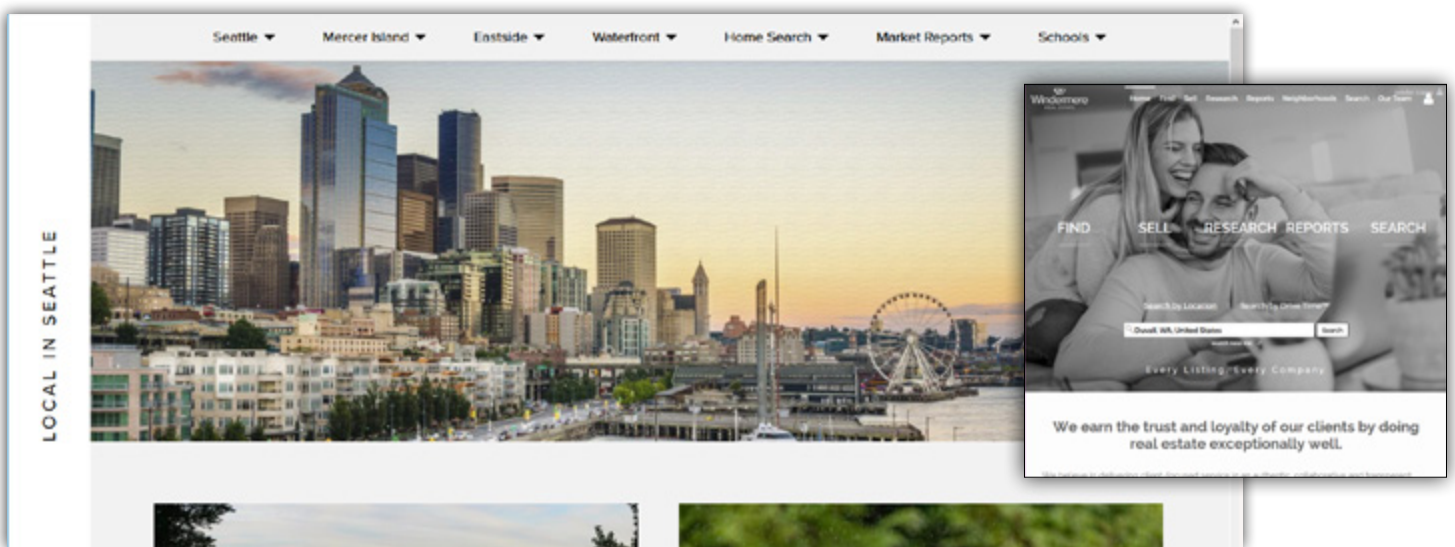
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Looking for real-time information on today's real estate market? If so, your search is over!

We publish weekly residential and waterfront reports, along with monthly and quarterly overviews, to **LocalinSeattle.com**, providing a summary analysis of what's happening each week in 18 different residential and condo micro-markets throughout Seattle, Mercer Island and the Eastside.

In addition to statistical data, you'll find resources for researching homes and neighborhoods, community profiles, maps, links and school data. And, you can search for every property listed for sale—by any real estate company on **WindermereMI.com**.



Windermere **MERCER ISLAND**

We earn the trust and loyalty of our brokers and clients by doing real estate exceptionally well. The leader in our market, we deliver client-focused service in an authentic, collaborative and transparent manner and with the unmatched knowledge and expertise that comes from decades of experience.

Centrally located on Mercer Island, our team of Realtors® serve 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.

