

A modern kitchen with a large island and bar stools. The island has a white countertop and a light wood-grain base. Two white bar stools with metal legs are tucked under the island. In the background, there are light wood cabinets, a white countertop with a sink and faucet, and a window with a view of a city and mountains. The lighting is warm and modern, with pendant lights hanging from the ceiling.

Q2 CONDO REPORT

seattle / eastside

PUBLISHED JULY 2019

a quarterly report on condominium
real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND



Windermere
REAL ESTATE

SEATTLE CONDOS

<i>community</i>	<i># sold</i>	<i>avg. \$ per sq ft</i>	<i>avg. days to sell</i>	<i>median sale price</i>	<i>five-year price trend</i>
West Seattle	64 -34.0%	\$464 0.5%	36 190.3%	\$445,000 1.1%	70.9%
South Seattle	12 33.3%	\$391 -8.3%	24 52.1%	\$379,000 -4.1%	90.5%
Madison Park & Capitol Hill	177 3.5%	\$660 -7.6%	37 137.7%	\$490,000 -14.8%	75.4%
Queen Anne & Magnolia	136 8.8%	\$600 -3.8%	37 155.7%	\$488,750 -15.9%	75.5%
Downtown-Belltown	138 -18.8%	\$760 -10.1%	58 88.8%	\$639,500 -11.5%	57.0%
Ballard & Green Lake	123 -6.8%	\$565 -5.9%	33 99.2%	\$437,000 -9.4%	84.9%
North Seattle	59 -30.6%	\$410 -4.1%	40 200.1%	\$400,000 -2.4%	86.6%
Richmond Beach & Shoreline	26 30.0%	\$325 -9.0%	40 172.0%	\$366,750 0.1%	100.7%
Lake Forest Park & Kenmore	30 20.0%	\$329 -1.0%	30 131.5%	\$337,475 4.5%	76.5%
ALL SEATTLE	764 -9.3%	\$580 -6.8%	40 119.8%	\$483,500 -7.9%	71.9%

EASTSIDE CONDOS

<i>community</i>	<i># sold</i>	<i>avg. \$ per sq ft</i>	<i>avg. days to sell</i>	<i>median sale price</i>	<i>five-year price trend</i>
Eastside South (S of I-90)	88 7.3%	\$407 -0.8%	45 346.2%	\$452,500 -8.3%	74.5%
Mercer Island	10 -44.4%	\$530 13.3%	22 131.7%	\$530,000 -2.8%	51.3%
West Bellevue (W of 405)	88 54.4%	\$701 0.6%	41 336.4%	\$742,500 10.7%	62.9%
East Bellevue (E of 405)	136 -7.5%	\$437 -3.2%	28 164.1%	\$501,000 -1.4%	123.0%
East of Lake Sammamish	143 -3.4%	\$354 -6.7%	45 288.3%	\$460,000 -2.1%	69.0%
Redmond	42 -34.4%	\$419 -8.4%	24 221.1%	\$442,500 -24.6%	58.0%
Kirkland	112 -13.8%	\$543 0.8%	30 189.6%	\$600,500 5.2%	82.8%
Woodinville	130 -5.8%	\$360 -0.5%	24 133.1%	\$346,250 -6.2%	74.9%
Renton Highlands	29 -3.3%	\$287 0.7%	37 306.6%	\$275,000 3.4%	100.0%
ALL EASTSIDE	749 -4.5%	\$453 -0.1%	34 231.5%	\$480,000 -2.1%	72.8%

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Windermere Mercer Island.
Information and statistics
derived from Northwest
Multiple Listing Service.

Q2 2019

*condo home
values fell*
5.9%
YEAR-OVER-YEAR

TO A MEDIAN OF
\$480,000

**ON AVERAGE,
CONDOS SOLD IN**
37 DAYS

THERE WERE
66%
*more condos
for sale than
in Q2 2018*

*the average
condo
sold
for*
\$509
PER SQ. FOOT
↓
4.9%
*from
Q2 2018*

Q2 2019

market review

Seattle's condo Median Sale Price was up 5.1% from Q1 to \$483,500, but down 7.9% from a peak of \$525,000 in Q2 of 2018. The Average \$ Per Square Foot was \$580. Condos in West Seattle and Lake Forest Park/Kenmore performed best in Q2.

The Eastside's condo Median Sale Price was up 4.3% from Q1 to \$480,000, but down 2.1% from the \$490,500 median of Q2 2018. The Average \$ Per Square Foot was \$453. West Bellevue and Kirkland Condos performed well above condos in other Eastside markets.

As stated in earlier reports, 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. We know that every situation is unique, and we are here to help you evaluate your personal real estate holdings and purchase strategy.



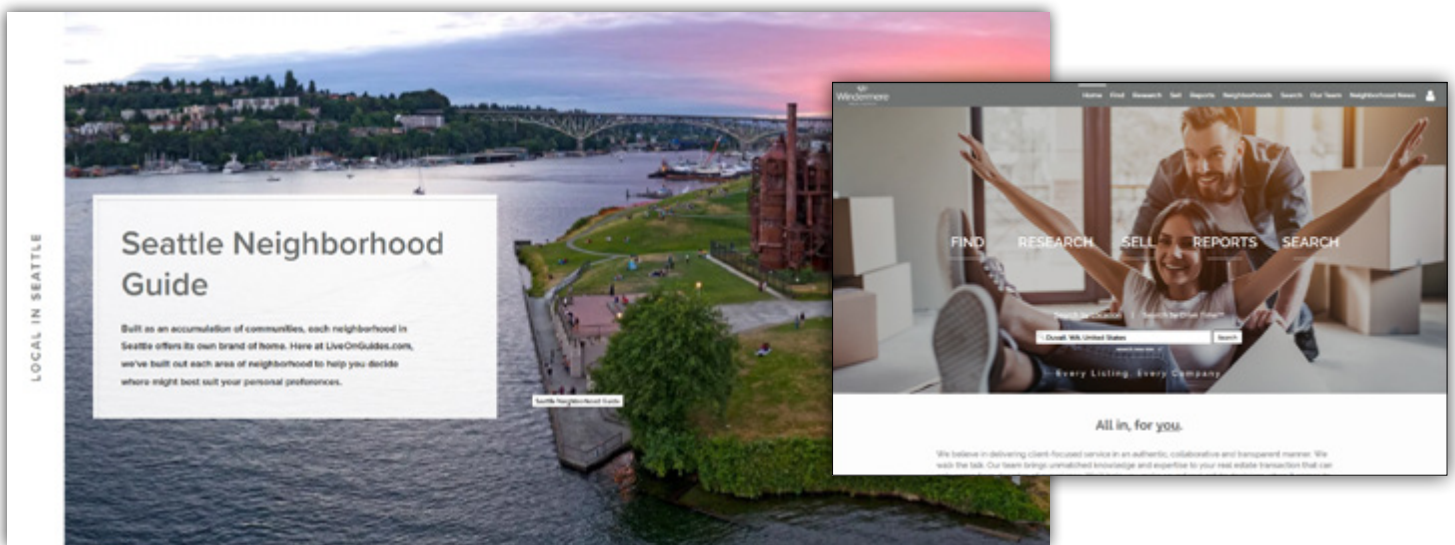
A savvy way to search
HOMES & STATS ONLINE



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**.



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