



# 2016 YEAR END CONDO REPORT

*greater seattle – eastside*

  
**Windermere**  
REAL ESTATE

# 2016 CONDO REPORT *year in review*

## West Seattle

|                        | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 3         | 82        | 161        | 21          |
| Average Sale Price     | \$179,667 | \$273,889 | \$408,440  | \$771,564   |
| Average Sq Ft          | 406       | 659       | 1,092      | 1,970       |
| Average Cost Per Sq Ft | \$443     | \$416     | \$374      | \$392       |

## Lecshi, Mt Baker, Seward Park

|                        | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 1         | 12        | 21         | 3           |
| Average Sale Price     | \$105,000 | \$215,758 | \$264,214  | \$382,633   |
| Average Sq Ft          | 495       | 658       | 1,045      | 1,437       |
| Average Cost Per Sq Ft | \$212     | \$328     | \$253      | \$266       |

## SODO, Beacon Hill

|                        | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 1         | 4         | 25         | 7           |
| Average Sale Price     | \$224,900 | \$268,375 | \$312,906  | \$394,000   |
| Average Sq Ft          | 569       | 875       | 1,005      | 1,627       |
| Average Cost Per Sq Ft | \$395     | \$307     | \$311      | \$242       |

## Madison Park, Capitol Hill

|                        | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 73        | 436       | 281        | 19          |
| Average Sale Price     | \$331,757 | \$415,732 | \$635,617  | \$1,106,632 |
| Average Sq Ft          | 527       | 696       | 1,107      | 2,095       |
| Average Cost Per Sq Ft | \$629     | \$597     | \$574      | \$528       |

## Queen Anne, Magnolia

|                        | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 28        | 225       | 227        | 27          |
| Average Sale Price     | \$245,594 | \$340,036 | \$529,765  | \$642,794   |
| Average Sq Ft          | 458       | 700       | 1,097      | 1,582       |
| Average Cost Per Sq Ft | \$536     | \$485     | \$483      | \$406       |

## Downtown Seattle/Belltown

|                        | Studio    | 1 Bedroom | 2 Bedrooms  | 3+ Bedrooms |
|------------------------|-----------|-----------|-------------|-------------|
| Number Sold            | 59        | 422       | 442         | 10          |
| Average Sale Price     | \$294,976 | \$510,848 | \$1,052,597 | \$3,093,100 |
| Average Sq Ft          | 487       | 820       | 1,311       | 2,959       |
| Average Cost Per Sq Ft | \$605     | \$623     | \$803       | \$1,045     |

## Ballard, Greenlake, Greenwood

|                        | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 31        | 337       | 253        | 20          |
| Average Sale Price     | \$249,300 | \$330,203 | \$403,005  | \$617,762   |
| Average Sq Ft          | 471       | 690       | 985        | 1,426       |
| Average Cost Per Sq Ft | \$529     | \$479     | \$409      | \$433       |

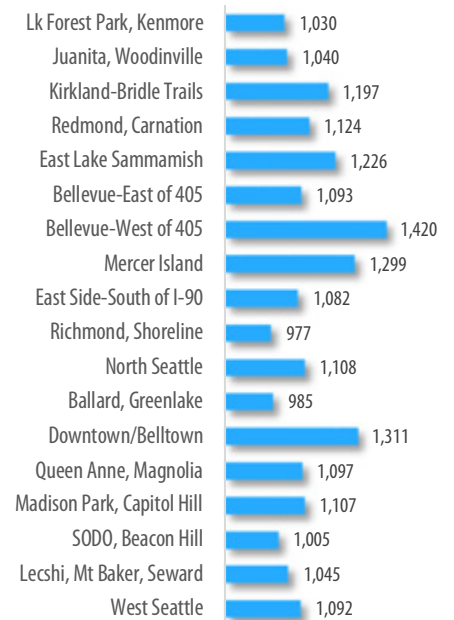
## North Seattle

|                        | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 8         | 118       | 141        | 16          |
| Average Sale Price     | \$196,250 | \$236,561 | \$331,586  | \$504,071   |
| Average Sq Ft          | 421       | 706       | 1,108      | 1,631       |
| Average Cost Per Sq Ft | \$466     | \$335     | \$299      | \$309       |

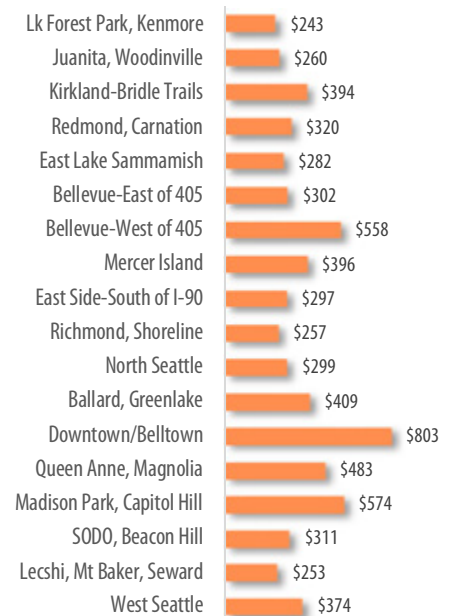
## Richmond Beach, Shoreline

|                        | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 1         | 19        | 48         | 21          |
| Average Sale Price     | \$319,500 | \$174,949 | \$251,158  | \$470,052   |
| Average Sq Ft          | 1,561     | 680       | 977        | 1,794       |
| Average Cost Per Sq Ft | \$205     | \$257     | \$257      | \$262       |

## Average 2 Bdrm Square Feet



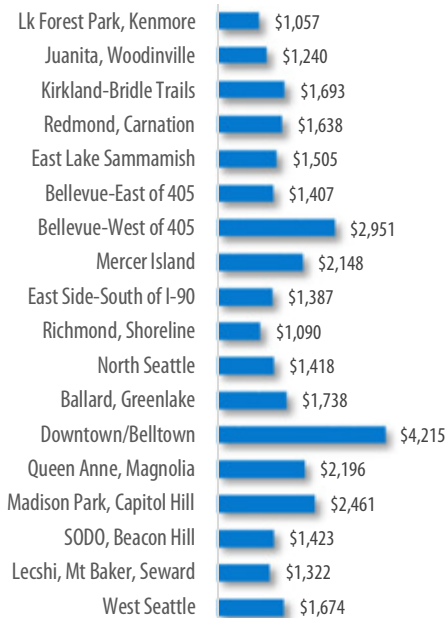
## Average 2 Bdrm Cost/Square Foot



### 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            | 1        | 52        | 224        | 108         |
| Average Sale Price     | \$89,609 | \$216,797 | \$321,517  | \$504,914   |
| Average Sq Ft          | 374      | 744       | 1,082      | 1,674       |
| Average Cost Per Sq Ft | \$240    | \$291     | \$297      | \$302       |

### Mercer Island

|                        | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 1         | 4         | 35         | 10          |
| Average Sale Price     | \$180,500 | \$271,475 | \$514,779  | \$549,845   |
| Average Sq Ft          | 457       | 681       | 1,299      | 1,855       |
| Average Cost Per Sq Ft | \$395     | \$399     | \$396      | \$296       |

### Bellevue-West of 405

|                        | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 13        | 82        | 173        | 25          |
| Average Sale Price     | \$321,041 | \$476,799 | \$791,990  | \$756,177   |
| Average Sq Ft          | 572       | 847       | 1,420      | 1,708       |
| Average Cost Per Sq Ft | \$561     | \$563     | \$558      | \$443       |

### Bellevue-East of 405

|                        | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 1         | 61        | 270        | 90          |
| Average Sale Price     | \$544,000 | \$213,094 | \$330,174  | \$464,458   |
| Average Sq Ft          | 1,702     | 737       | 1,093      | 1,654       |
| Average Cost Per Sq Ft | \$320     | \$289     | \$302      | \$281       |

### East of Lake Sammamish

|                        | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 9         | 65        | 273        | 218         |
| Average Sale Price     | \$136,833 | \$228,000 | \$345,123  | \$505,001   |
| Average Sq Ft          | 392       | 785       | 1,226      | 1,665       |
| Average Cost Per Sq Ft | \$349     | \$290     | \$282      | \$303       |

### Redmond, Carnation

|                        | Studio | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|--------|-----------|------------|-------------|
| Number Sold            | 0      | 18        | 115        | 89          |
| Average Sale Price     |        | \$246,628 | \$360,061  | \$531,743   |
| Average Sq Ft          |        | 704       | 1,124      | 1,683       |
| Average Cost Per Sq Ft |        | \$351     | \$320      | \$316       |

### Kirkland-Bridle Trails

|                        | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 3         | 102       | 275        | 76          |
| Average Sale Price     | \$516,650 | \$285,475 | \$472,032  | \$803,668   |
| Average Sq Ft          | 1,377     | 714       | 1,197      | 2,064       |
| Average Cost Per Sq Ft | \$375     | \$400     | \$394      | \$389       |

### Juanita, Woodinville

|                        | Studio | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|--------|-----------|------------|-------------|
| Number Sold            | 0      | 88        | 348        | 99          |
| Average Sale Price     |        | \$186,128 | \$270,796  | \$407,454   |
| Average Sq Ft          |        | 722       | 1,040      | 1,588       |
| Average Cost Per Sq Ft |        | \$258     | \$260      | \$257       |

### Lake Forest Park, Kenmore

|                        | Studio    | 1 Bedroom | 2 Bedrooms | 3+ Bedrooms |
|------------------------|-----------|-----------|------------|-------------|
| Number Sold            | 1         | 14        | 55         | 23          |
| Average Sale Price     | \$112,000 | \$177,318 | \$250,275  | \$371,393   |
| Average Sq Ft          | 51        | 724       | 1,030      | 1,508       |
| Average Cost Per Sq Ft | \$2,196   | \$245     | \$243      | \$246       |

# WAIT THERE'S MORE! HOMES & STATS ONLINE



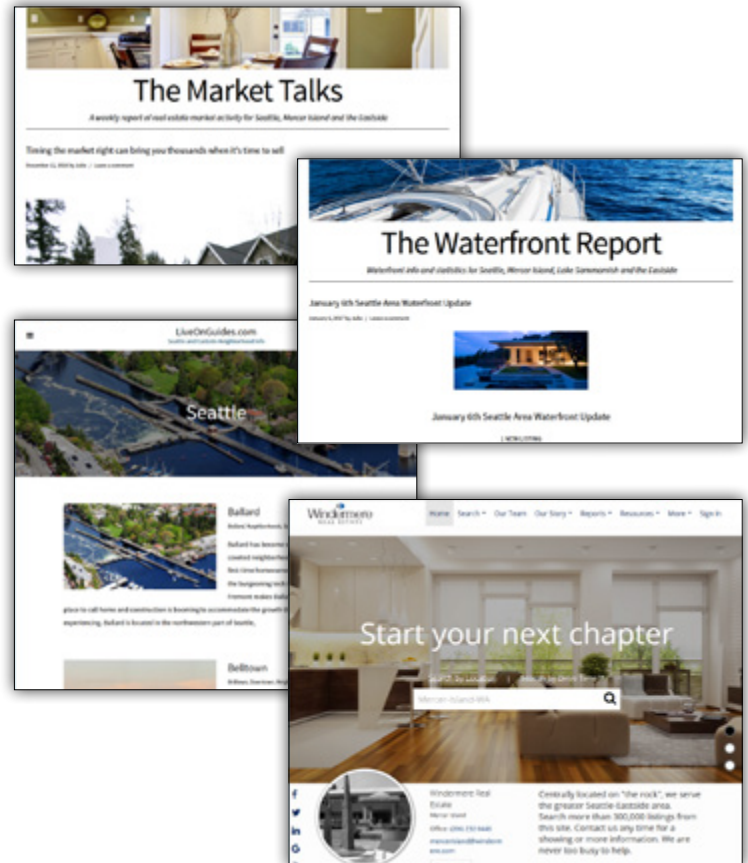
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LET'S START WITH A CUP OF COFFEE

  
**Windermere**  
REAL ESTATE  
MERCER ISLAND

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