

Eastside Market Review



Q4

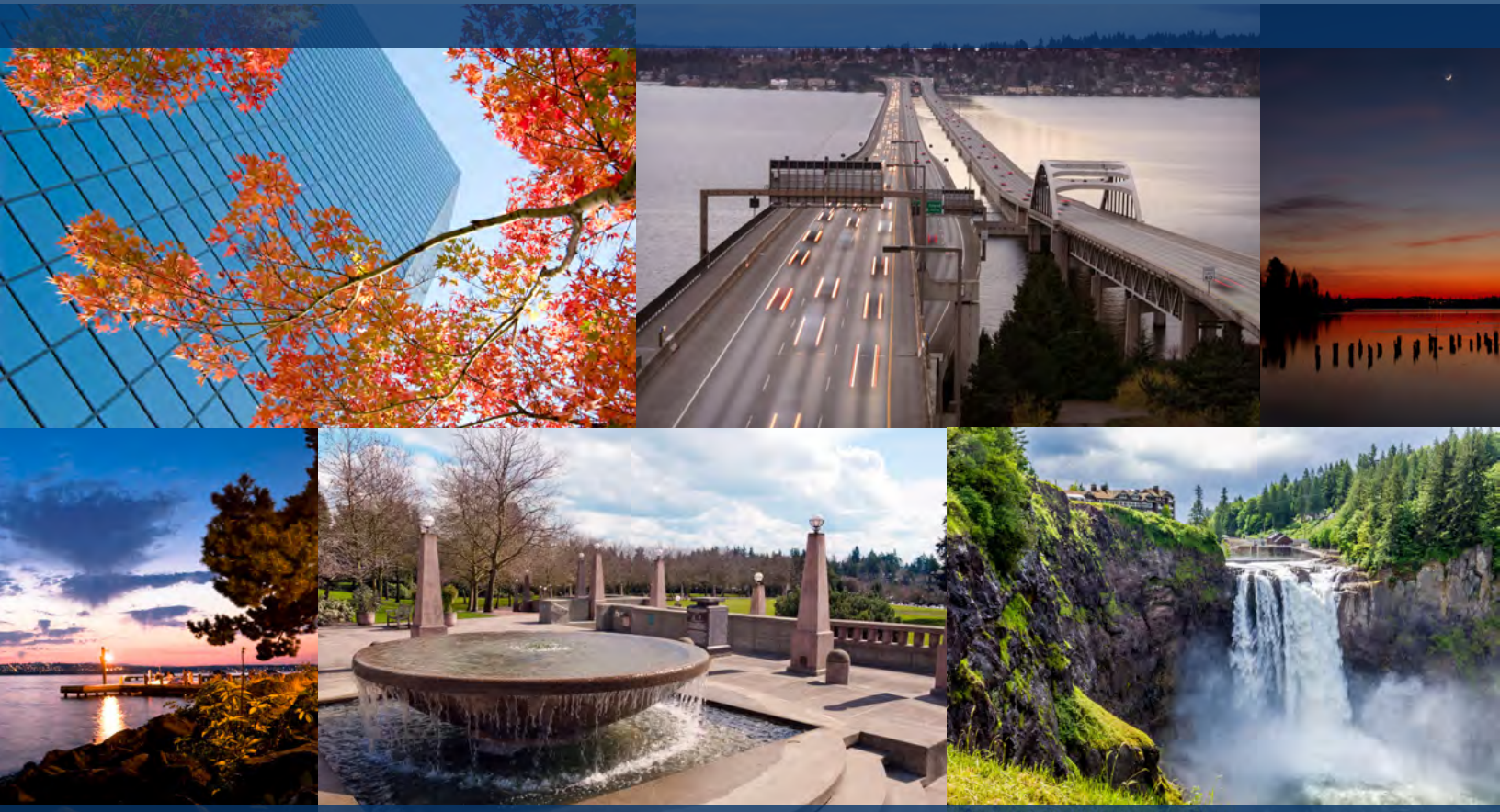
Eastside real estate statistics
for the fourth quarter of 2018

2018 Q4 OVERVIEW



A cool-down in prices and a surge in inventory spelled out good news for buyers in the last quarter of 2018. The number of single-family homes and condos on the market in December tripled as compared to a year ago on the Eastside. With an abundance of choices for buyers, homes here took longer to sell. However, well-priced homes still sold within weeks rather than days, which was the case earlier in the year. While the Eastside is still far short of the four to six months that are considered a balanced market, we are moving closer in that direction. As winter months traditionally bring slower sales and lower prices, we'll be able to determine a more solid trend when the peak real estate season comes this spring.

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Eastside (Areas 500-600)

West Bellevue

26 Crescent Key

\$2,895,000

5 Bed / 3.5 Bath / 4,180 SQFT

MLS #: 1397821

Lot Size: 0.46 acres

Year Built: 1969

Style: 1 Story with Basement

Views: Territorial, Lake, Canal

School District: Bellevue



Snoqualmie Ridge

7517 Snowberry Ave SE

\$1,100,000

4 Bed / 3.5 Bath / 4,220 SQFT

MLS #: 1375753

Lot Size: 8004 SQFT

Year Built: 2005

Style: Tri-Level

Views: Golf Course, Mountain, Territorial

School District: Snoqualmie Valley



Downtown Issaquah

205 Newport Wy NW C1

\$650,000

3 Bed / 2.5 Bath / 1,540 SQFT

MLS #: 1374149

Lot Size: 3.08 acres

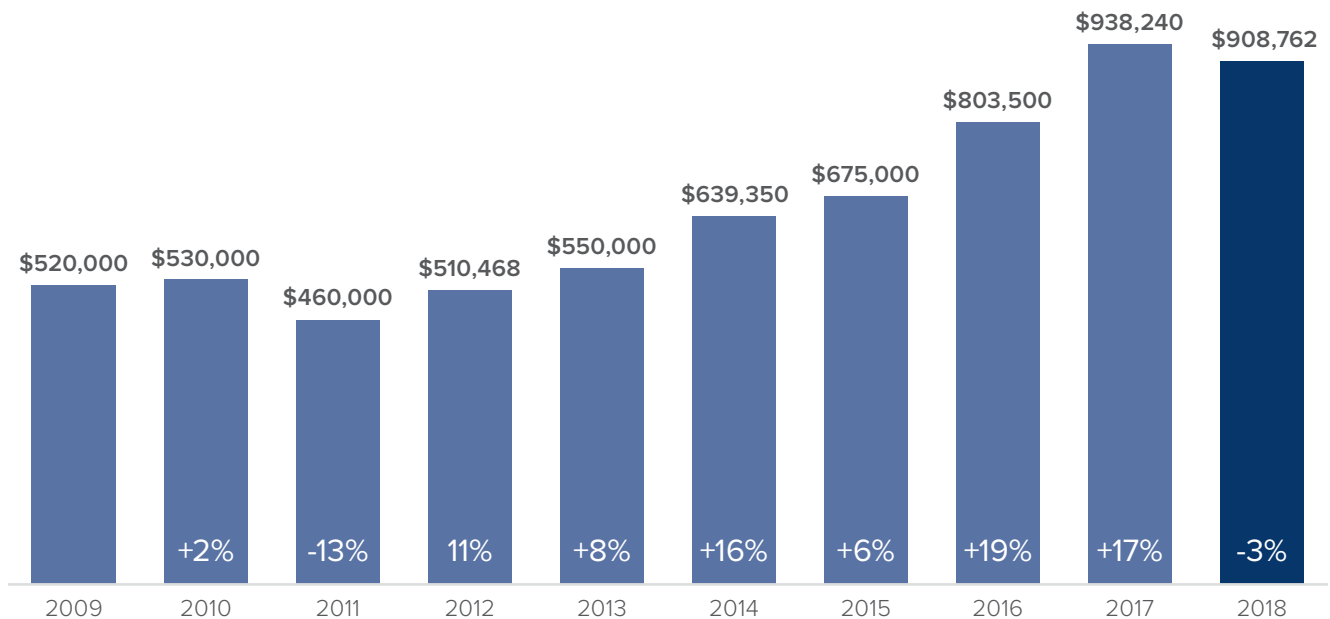
Year Built: 1999

Style: Townhouse

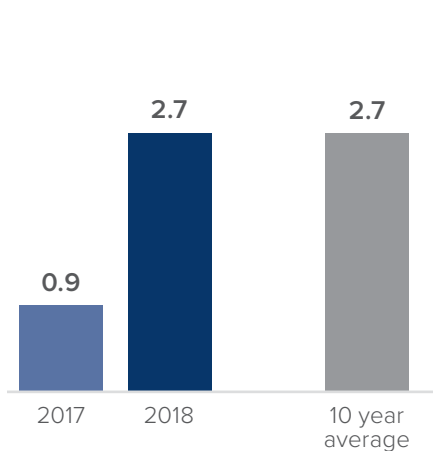
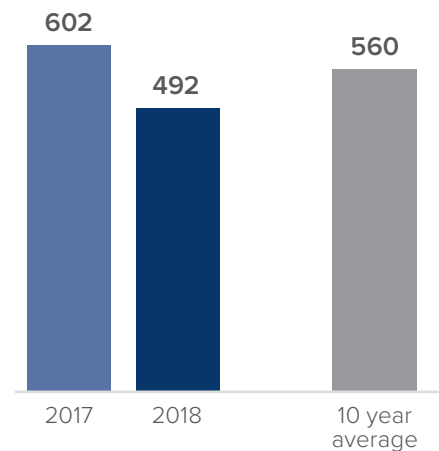
Views: None

School District: Issaquah



Median Closed Sales Price > DECEMBER**Months Supply of Inventory > DECEMBER**

less than 3 months = seller's market
3 -6 months = balanced market
more than 6 months = buyer's market

**Closed Sales > DECEMBER**

All figures are based on single family home sales, which include townhomes and exclude condos.

Graphs were created by Windermere Real Estate using NWMLS data, but information was not verified or published by NWMLS. Data reflects all new and resale single-family residences sold.

Bellevue / East of I-405

South Lake Sammamish

4417 186th Ave SE

\$2,098,990

5 Bed / 4.0 Bath / 4,146 SQFT

MLS #: 1362836

Lot Size: 0.29 acres

Year Built: 2018

Style: 2 Story

Views: Territorial

School District: Issaquah



Microsoft

16941 NE 19th Place

\$754,990

4 Bed / 2.25 Bath / 1,900 SQFT

MLS #: 1379277

Lot Size: 8426 SQFT

Year Built: 1963

Style: Tri-Level

Views: None

School District: Bellevue



West Lake Sammamish

17508 NE 40th Place

\$635,000

2 Bed / 1.75 Bath / 1,660 SQFT

MLS #: 1376326

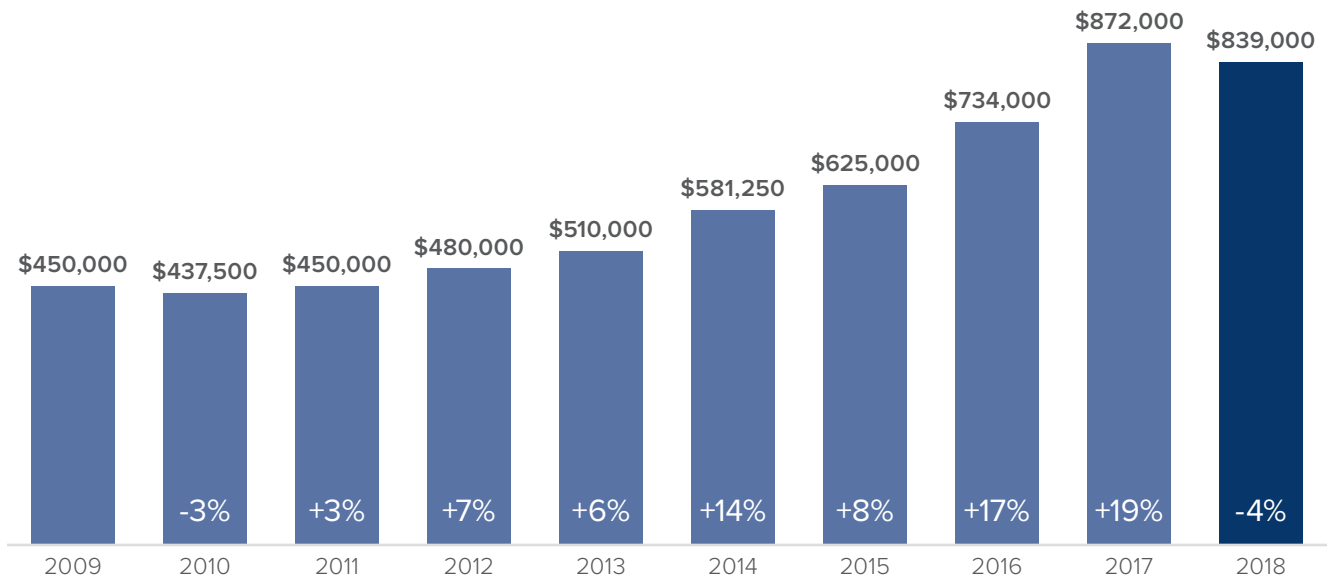
Year Built: 1975

Style: Condo 1-level Unit

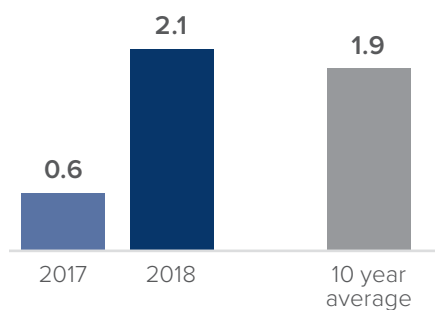
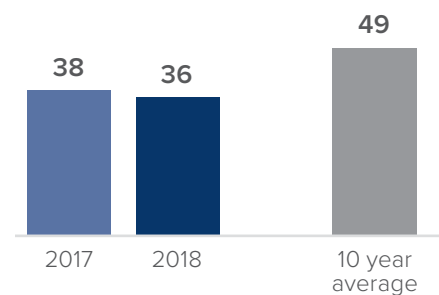
Views: Lake, Territorial

School District: Lake Washington



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Bellevue / West of I-405

West Bellevue

9501 NE 1st St

\$4,295,000

4 Bed / 4.0 Bath / 5,720 SQFT

MLS #: 1399154

Lot Size: 0.28 acres

Year Built: 2010

Style: Multi Level

Views: Mountain, Lake

School District: Bellevue



Enatai

3008 113th Ave SE

\$2,098,000

5 Bed / 3.25 Bath / 3,629 SQFT

MLS #: 1253760

Lot Size: 0.34 acres

Year Built: 2016

Style: Tri-Level

Views: Territorial

School District: Bellevue



Bellevue

10000 Main St 404

\$930,000

1 Bed / 1.5 Bath / 894 SQFT

MLS #: 1310274

Year Built: 2010

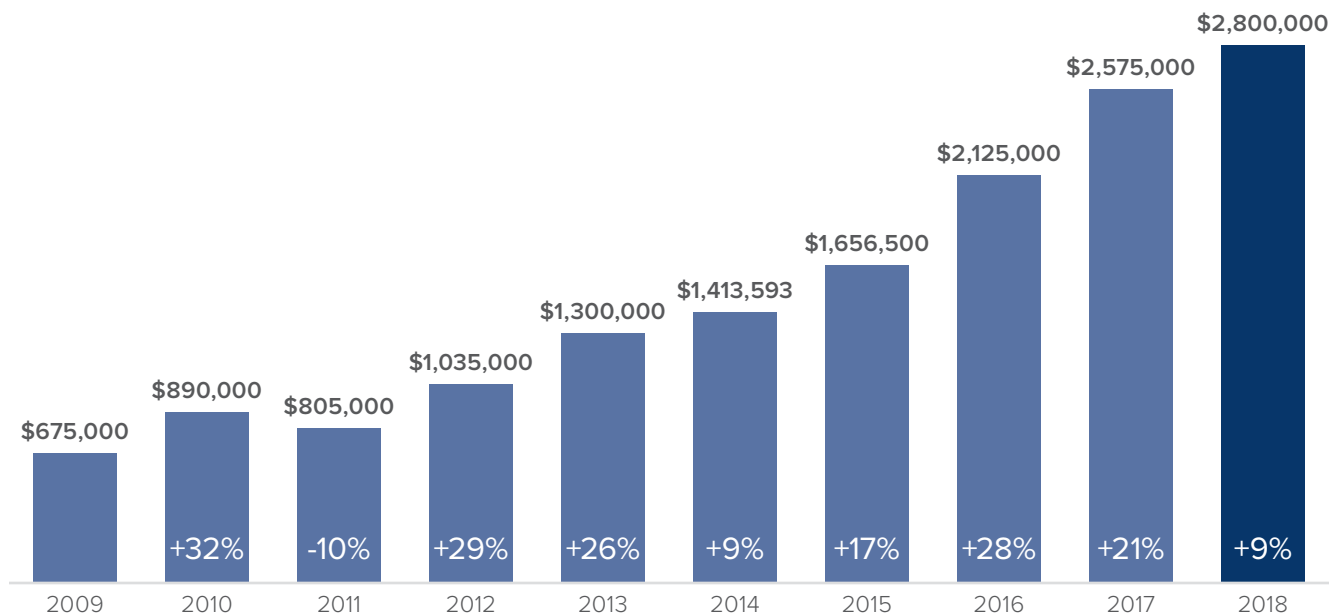
Style: Condo/Townhouse

Views: None

School District: Bellevue

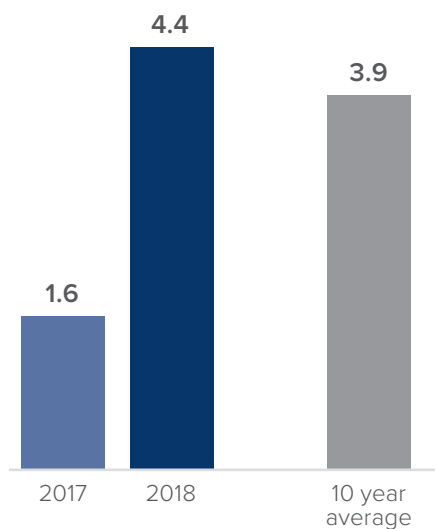


Median Closed Sales Price > DECEMBER

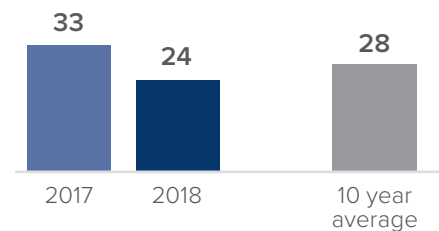


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Eastside / South of I-90

Newcastle

6437 Ripley Lane SE

\$3,650,000

4 Bed / 5.25 Bath / 6,840 SQFT

MLS #: 1363737

Lot Size: 0.26 acres

Year Built: 2003

Style: 2 Stories with Basement

Views: Lake, Mountain, Territorial

School District: Renton



Talus

2511 NW Alpine Crest Wy

\$1,028,000

4 Bed / 3.25 Bath / 2,690 SQFT

MLS #: 1387881

Lot Size: 2926 SQFT

Year Built: 2012

Style: 2 Stories with Basement

Views: Territorial, Mountain

School District: Issaquah



Lake Boren

7549 129th Place SE C-103

\$599,000

3 Bed / 2.5 Bath / 1,391 SQFT

MLS #: 1388840

Lot Size: 4.77 acres

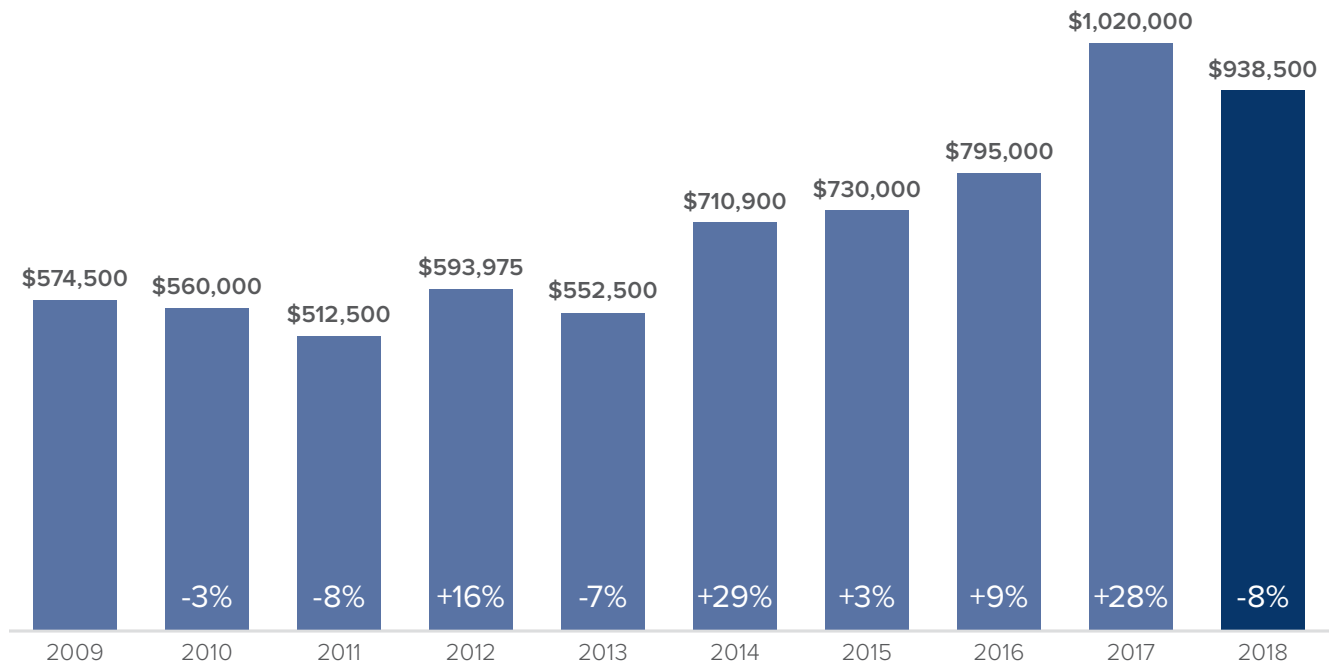
Year Built: 2012

Style: Townhouse

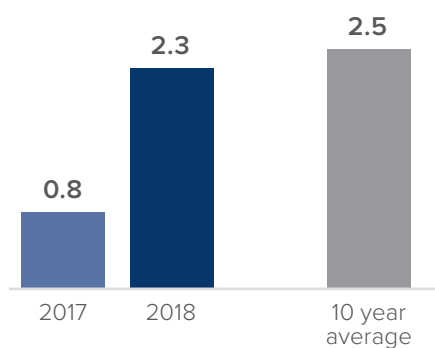
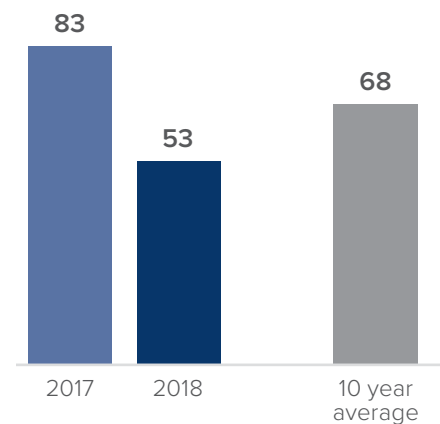
Views: Jetty, Golf Course

School District: Issaquah



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East of Lake Sammamish / Issaquah

Plateau

23725 SE 24th St

\$1,689,000

4 Bed / 2.75 Bath / 4,700 SQFT

MLS #: 1345624

Lot Size: 1.14 acres

Year Built: 1999

Style: 2 Story

Views: Territorial

School District: Issaquah



Trossachs

920 274th Wy SE Sammamish

\$1,000,000

4 Bed / 3.5 Bath / 3,200 SQFT

MLS #: 1391158

Lot Size: 5000 SQFT

Year Built: 2002

Style: 2 Story

Views: None

School District: Issaquah



Snoqualmie Ridge

35315 SE Aspen Lane 1001

\$525,000

3 Bed / 2.5 Bath / 1,480 SQFT

MLS #: 1396248

Lot Size: 3.63 acres

Year Built: 2003

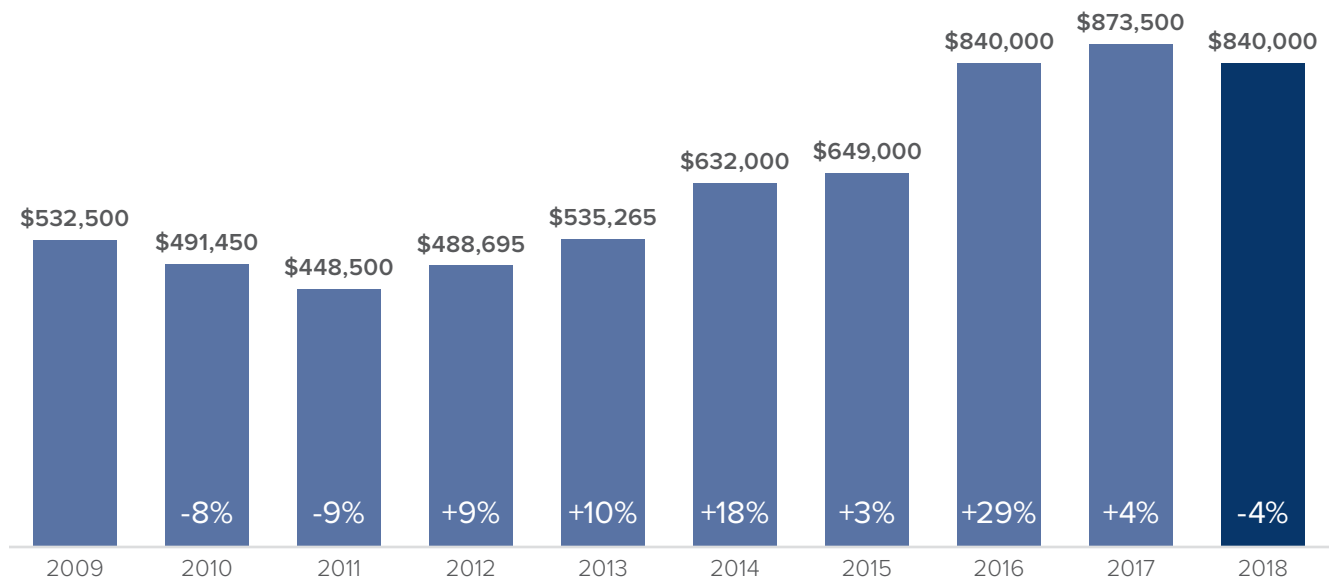
Style: Townhouse

Views: Territorial, Mountain

School District: Snoqualmie Valley

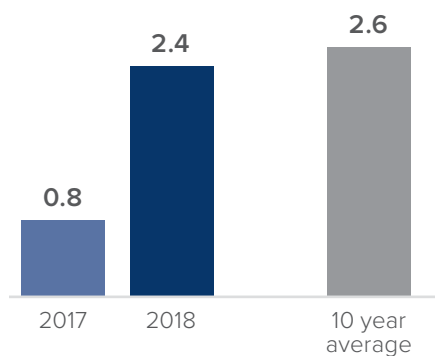


Median Closed Sales Price > DECEMBER

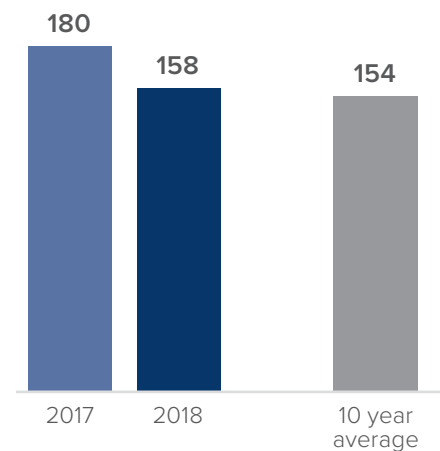


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Closed Sales > DECEMBER



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Kirkland / Bridle Trails

Houghton

10113 NE 63rd St

\$3,148,800

4 Bed / 4.5 Bath / 4,183 SQFT

MLS #: 1357819

Lot Size: 3629 SQFT

Year Built: 2018

Style: 2 Stories with Basement

Views: City, Lake, Mountain, Territorial

School District: Lake Washington



Forbes Creek

11621 112th Ave NE

\$1,300,000

4 Bed / 3.25 Bath / 3,183 SQFT

MLS #: 1396813

Lot Size: 6864 SQFT

Year Built: 2019

Style: 2 Story

Views: None

School District: Lake Washington



North Rose Hill

11210 Slater Ave NE 104

\$589,000

3 Bed / 2.25 Bath / 1,329 SQFT

MLS #: 1393448

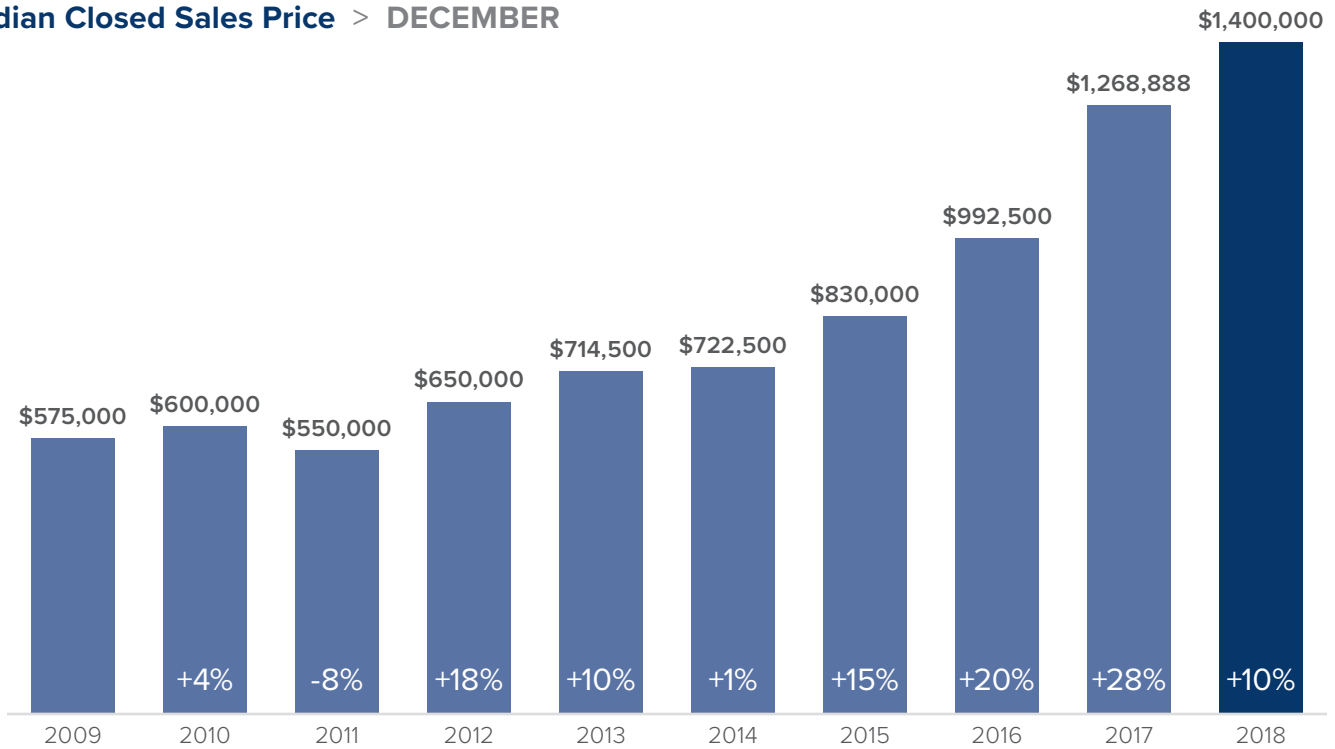
Year Built: 1997

Style: Townhouse

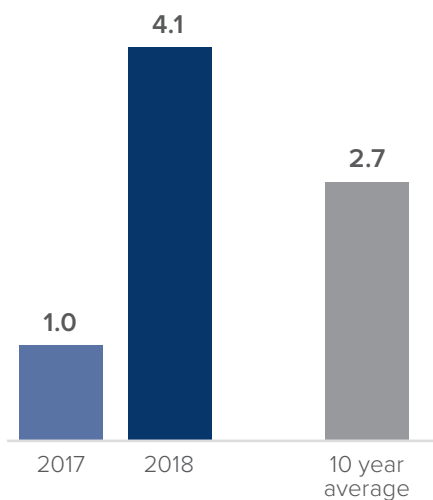
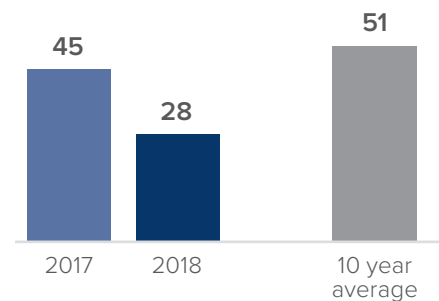
Views: Territorial

School District: Lake Washington



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Mercer Island

East Mercer

6430 E Mercer Wy

\$6,980,000

4 Bed / 3.75 Bath / 5,577 SQFT

MLS #: 1364728

Lot Size: 0.59 acres

Year Built: 2006

Style: 2 Story

Views: Lake, Mountain, Territorial

School District: Mercer Island



North End

8414 SE 37th St

\$2,787,000

5 Bed / 4.25 Bath / 4,370 SQFT

MLS #: 1392574

Lot Size: 0.33 acres

Year Built: 2016

Style: 2 Story

Views: None

School District: Mercer Island



East Seattle

2451 62nd Ave SE

\$1,199,000

3 Bed / 1.75 Bath / 1,800 SQFT

MLS #: 1376525

Lot Size: 9000 SQFT

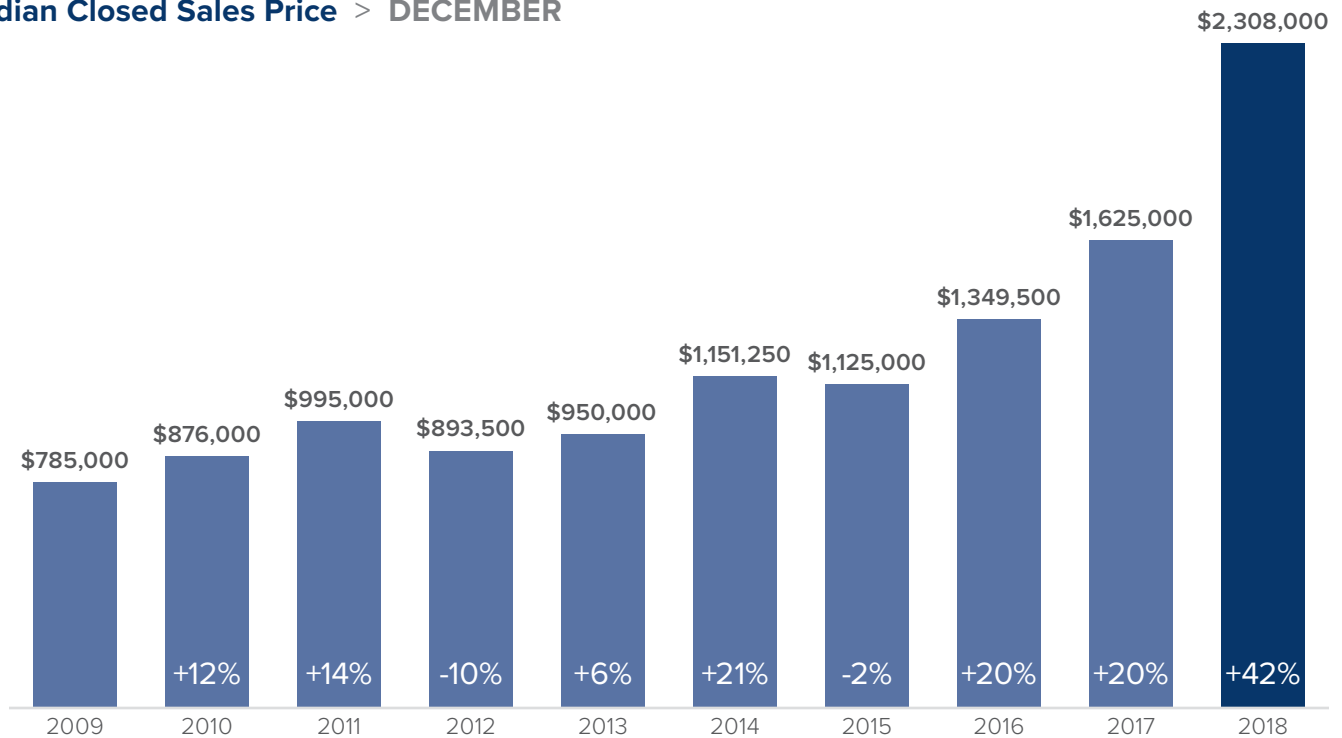
Year Built: 1955

Style: 1 Story with Basement

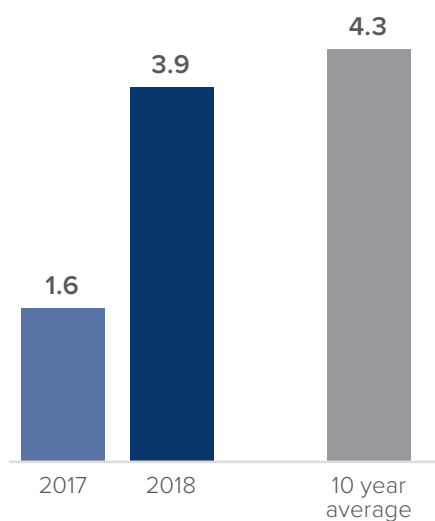
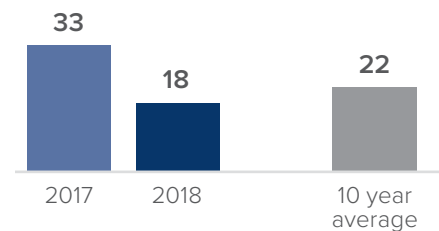
Views: None

School District: Mercer Island



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Redmond / Carnation

Union Hill

7707 260th Ave NE

\$3,699,990

5 Bed / 4.5 Bath / 6,419 SQFT

MLS #: 1367486

Lot Size: 5.75 acres

Year Built: 2018

Style: 2 Story

Views: Territorial

School District: Lake Washington



Union Hill

23711 NE 64th Place

\$850,000

3 Bed / 2.75 Bath / 2,488 SQFT

MLS #: 1391794

Lot Size: 1.08 acres

Year Built: 1982

Style: 2 Story

Views: Territorial

School District: Lake Washington



Ames Lake

3510 279th Ave NE

\$500,000

3 Bed / 2.0 Bath / 1,630 SQFT

MLS #: 1376876

Lot Size: 0.31 acres

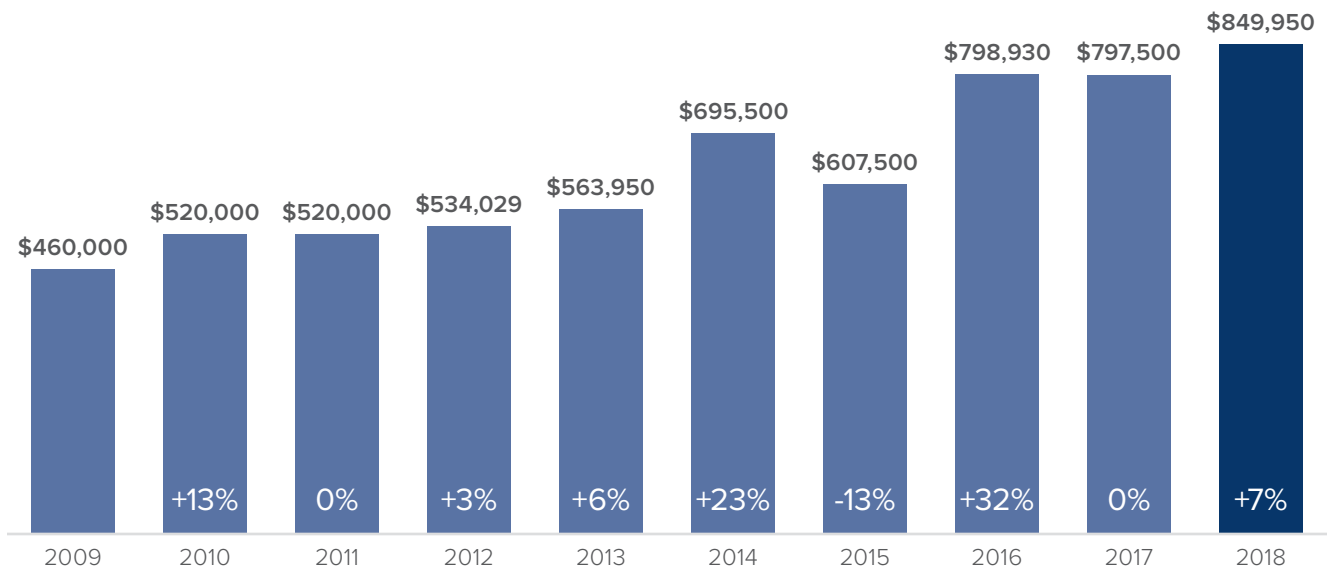
Year Built: 1977

Style: Split Entry

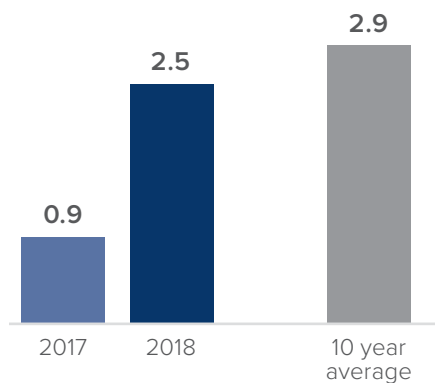
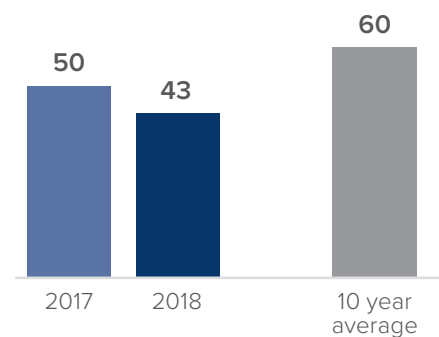
Views: None

School District: Snoqualmie Valley



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Renton Highlands

Coal Creek

5562 NE 17th St

\$998,000

4 Bed / 2.75 Bath / 3,830 SQFT

MLS #: 1395304

Lot Size: 7740 SQFT

Year Built: 2007

Style: 2 Story

Views: Territorial

School District: Issaquah



Highlands

5406 NE 6th Ct

\$749,950

4 Bed / 2.5 Bath / 2,633 SQFT

MLS #: 1395637

Lot Size: 4367 SQFT

Year Built: 2008

Style: 2 Story

Views: Territorial

School District: Issaquah



Briarwood

14612 182nd Ave SE

\$459,950

4 Bed / 1.75 Bath / 2,040 SQFT

MLS #: 1397432

Lot Size: 0.33 acres

Year Built: 1962

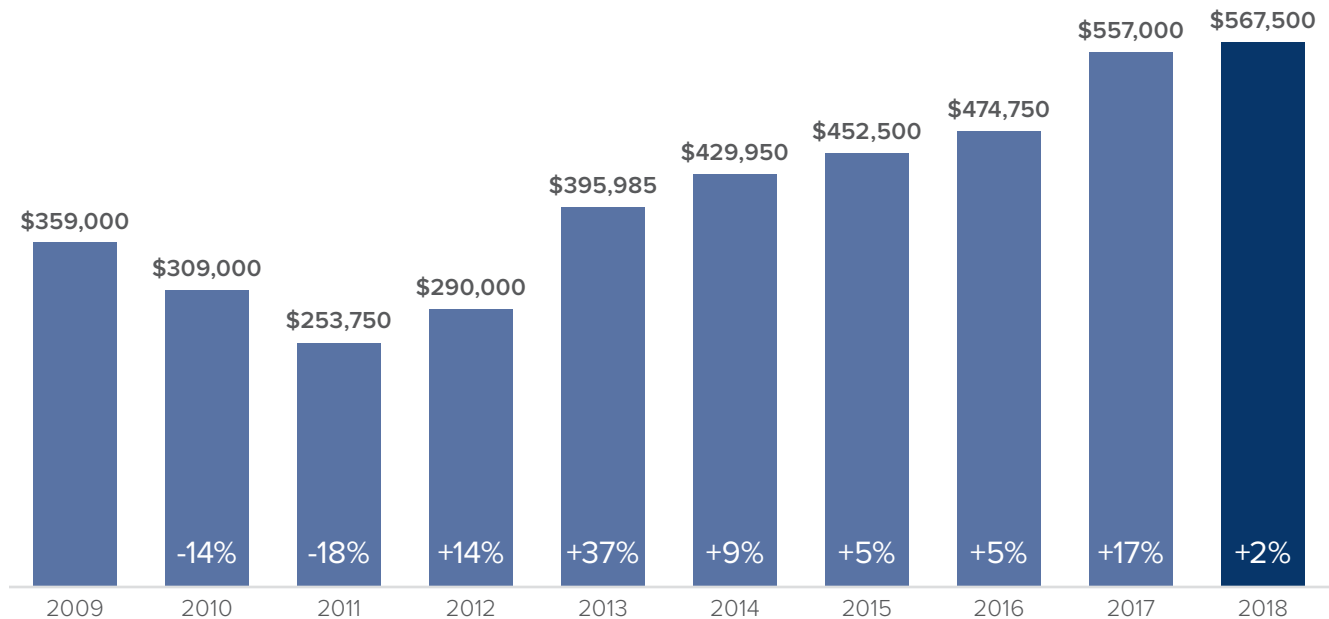
Style: 1 Story with Basement

Views: Territorial

School District: Issaquah

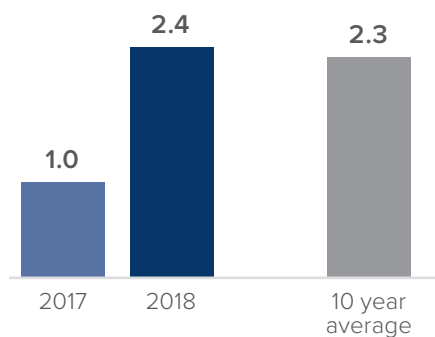


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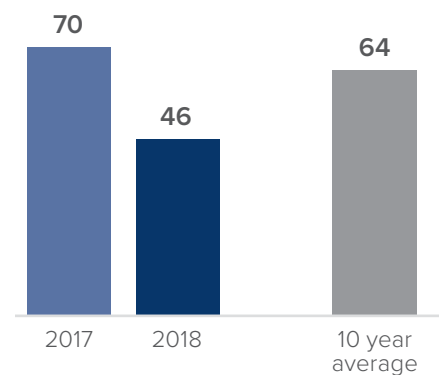


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Woodinville / Juanita / Duvall

Hollywood Hill

15409 NE 153rd St

\$2,195,000

4 Bed / 4.0 Bath / 5,311 SQFT

MLS #: 1386586

Lot Size: 2.0 acres

Year Built: 1989

Style: 2 Story

Views: None

School District: Northshore



Cottage Lake

15230 Mink Rd NE

\$950,000

3 Bed / 2.5 Bath / 3,110 SQFT

MLS #: 1396628

Lot Size: 1.59 acres

Year Built: 2017

Style: 2 Story

Views: Territorial

School District: Northshore



Duvall

26625 NE Comegys St

\$519,500

3 Bed / 2.25 Bath / 1,500 SQFT

MLS #: 1387016

Lot Size: 9656 SQFT

Year Built: 1989

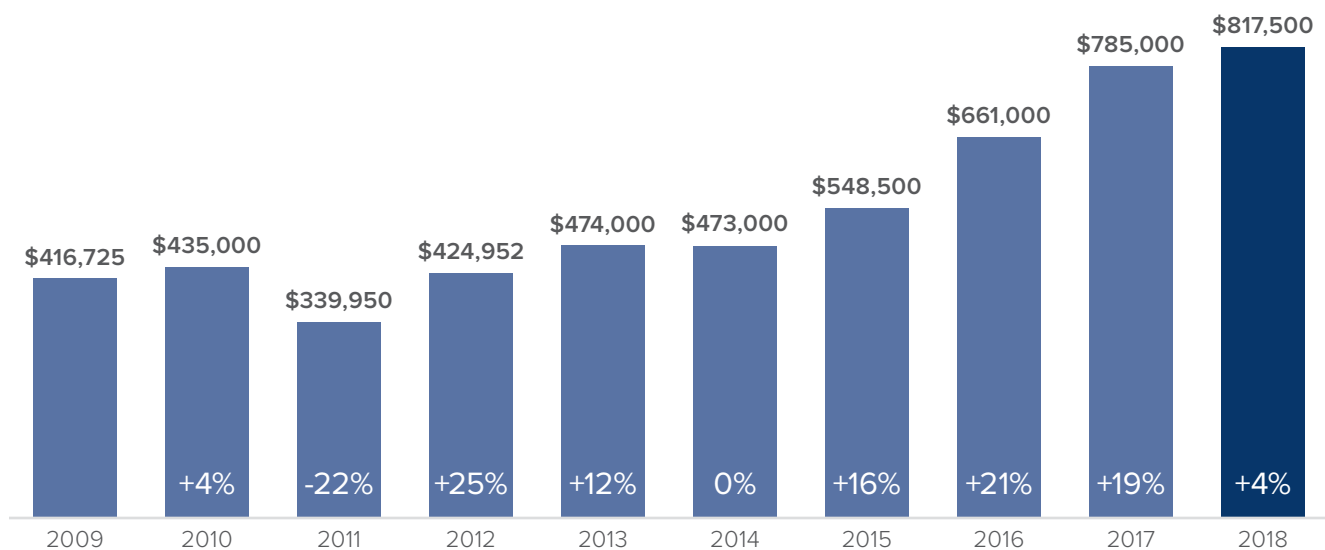
Style: Tri-Level

Views: Territorial

School District: Riverview

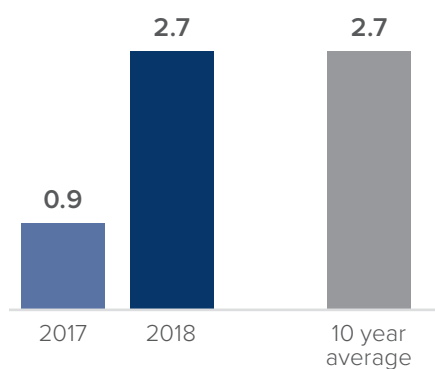


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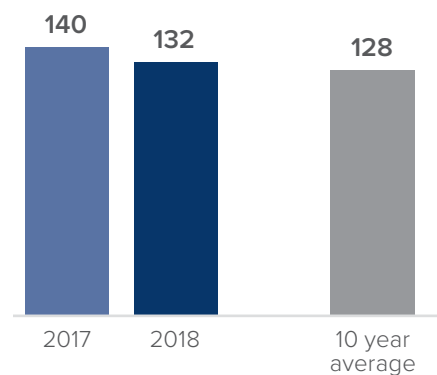


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By Transactions

2018 Market Share

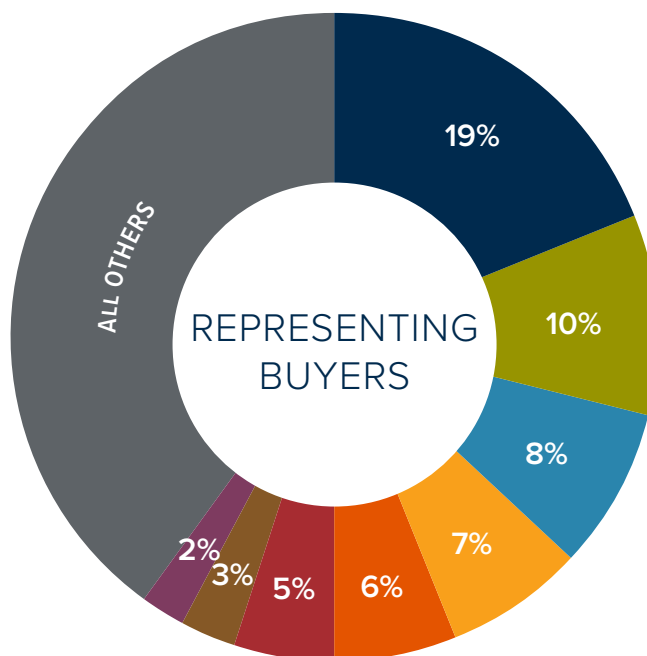
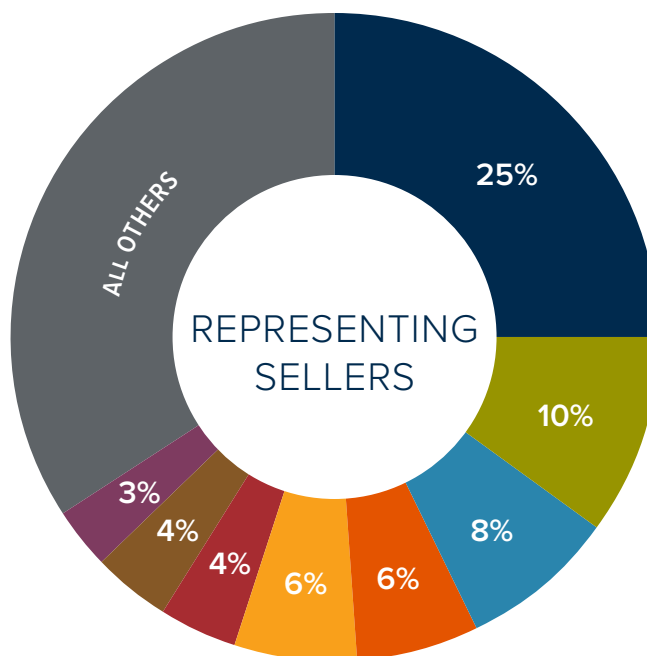


EASTSIDE: Areas 500–600

Bellevue, Bothell, Duvall, Issaquah, Kenmore, Kirkland, Mercer Island, Newcastle, North Bend, Redmond, Sammamish, Snoqualmie, Woodinville, and surrounding neighborhoods.

KEY

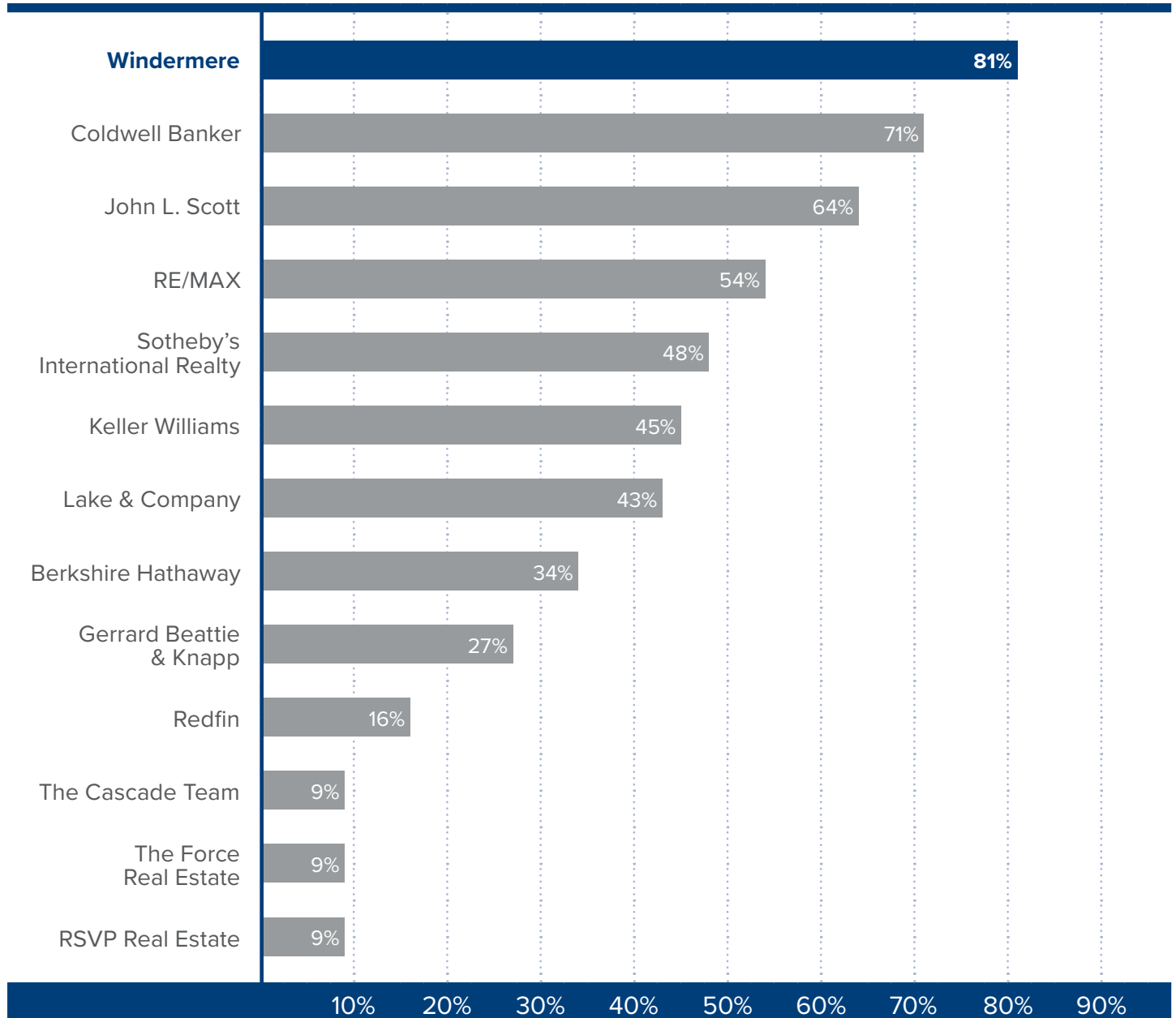
- Windermere Real Estate
- John L. Scott
- Coldwell Banker
- RE/MAX
- Keller Williams
- Redfin Corp
- Compass Washington
- Sotheby's International Realty
- All other companies with less than 2% market share in buyers or sellers or both



The Sign in Your Yard Matters

A recent study shows that NWMLS brokers in King County are more confident working with Windermere brokers than any other brand.

Percent of respondents indicating they were *completely confident or confident* in doing a transaction.



The study was conducted by a third party in 2015 and included brokers who closed six or more transactions in the previous year.

2018 Donation Grantees List **Eastside Windermere Foundation**

A Brighter Future Because of You!

The Windermere Foundation benefits local nonprofits in our neighborhoods. Together we can give homeless and low-income children in our communities an opportunity for a brighter future. Below are the nonprofits that received Eastside Windermere Foundation funds in 2017.

Acres of Diamonds

Provides women and children transitional housing and support programs to rebuild lives from domestic abuse and/or substance abuse.

Assistance League of the Eastside

Operation School Bell provides new Back-To-School clothing for disadvantaged students on the Eastside.

Attain Housing

Transitioning homeless families with children into stable, permanent housing.

Backpack Meals

Provides weekend's worth of food to low income students in the Bellevue School District.

Bellevue Lifespring

Provides meals to children on free and reduced cost lunch programs when school is not in session.

Boys & Girls Club of Bellevue

Funds going to Project Learn — serving kids from 3 East Bellevue low-income housing developments.

Eastside Academy

Pays for food expenses for homeless and poverty-level students while they attend this alternative school.

Eastside Baby Corner

Distributes basic need items for infants and children.

Escape to Peace

Creates awareness of sex trafficking of Eastside minors and helps fund a healing center.

Friends of Youth

Funds emergency response and shelter, then long-term placement to children experiencing trauma or abuse in east King County.

Hopelink

Supports the Pantry Pack Program which provides lunches to poverty-level children.

Imagine Housing

Targets under 18-year-olds in their Support Services Program that provides affordable housing and life skill case management in East King County.

Issaquah Community Services

Provides emergency aid in the form of utility payments to low-income families.

Issaquah Food Bank

Helps maintain a refrigerated box truck utilized as a mobile food bank to remote Eastside communities that have difficulty accessing food bank services.

Kinderling

Provides parent coaching at transitional housing sites.

LifeWire

Provides emergency housing and support services for those fleeing abusive home situations.

Mamma's Hands

The House of Hope program supports three shelters for homeless women and children in crisis.

Pantry Packs

Supports Lake Washington Schools Foundation's program that provides weekend, child-friendly food packs to children of qualified low-income families.

Royal Family Kids Camp

Provides summer camp experiences for abused foster children.

Treehouse

Supports the Little Wishes Program which allows foster care youth to participate in extracurricular arts, athletic and other educational experiences.

Village Theatre

Supports outreach to the youth of low-income families so they can have access to theater and arts education, regardless of their ability to pay.

Youth Eastside Services

Supports YES Lifeline, which provides free mental health counseling and substance abuse treatment.





Targeting buyers for your home



Whether reaching overseas buyers or local agents, I'm committed to promoting your home using digital platforms that go beyond the usual real estate websites.

Buyer-targeted advertising

Through a partnership with **Adwerx**, I will promote your home to local buyers on high-traffic websites such as Facebook, CNN, ESPN and USA Today, reaching 7000+ local buyers each week.

Overseas buyer reach

Windermere's partnership with **Waijule.com** lets me promote your property online to Chinese buyers, an important segment of our international market, in their language and behind China's internet firewall. In King County alone over 400 brokers interface with their Chinese clients through the Waijule platform.

Broker-to-broker e-marketing

My office will promote your listing to the top buyer's agents in your area via our **Windermere This Week** email. With high open and click-through rates, these campaigns generate lots of interest and action.

Social media sharing

Once listed, your home will be featured on my office's **Facebook** page and other social media platforms. This makes it easy for you to share posts with your friends and family (according to the National Association of Realtors®, one in 12 buyers learned of the property they bought from the seller, a friend, relative or neighbor).





Local Expertise, Global Connections

Powerful Marketing

Leading Real Estate Companies of the World® is a pedigree denoting the very best companies who represent qualified clientele and wish to do business with similar firms.

When selling your home, you need worldwide exposure in addition to the strong marketing expertise we deliver locally. As an affiliate of the Leading Real Estate Companies of the World® global network, we have the resources to market your property to the highest possible number of potential buyers. With 130,000 talented associates around the world, we expose your property to buyers on six continents and 65 countries and receive referrals to international buyers looking to buy in our area. This powerful network makes over 100 client introductions a day all over the globe, and just had a 50 percent annual increase in cross-border transactions, resulting in \$368 billion in sales for 2016.

Leading Real Estate Companies of the World® is ranked as having the number one market share in 44 percent of the top 121 U.S. markets. Each year our network is collectively responsible for over one million transactions on a global basis. When your home is listed on Windermere.com, it is immediately promoted on the LeadingRE.com website and the websites of over 550 of our affiliated real estate firms around the world.

Leading
REAL ESTATE
COMPANIES
OF THE WORLD

65 COUNTRIES
565 FIRMS
4,100 OFFICES
130,000 ASSOCIATES
1.1 MILLION TRANSACTIONS
\$368 BILLION IN SALES


Windermere
REAL ESTATE

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