

Eastside Market Review



Q1

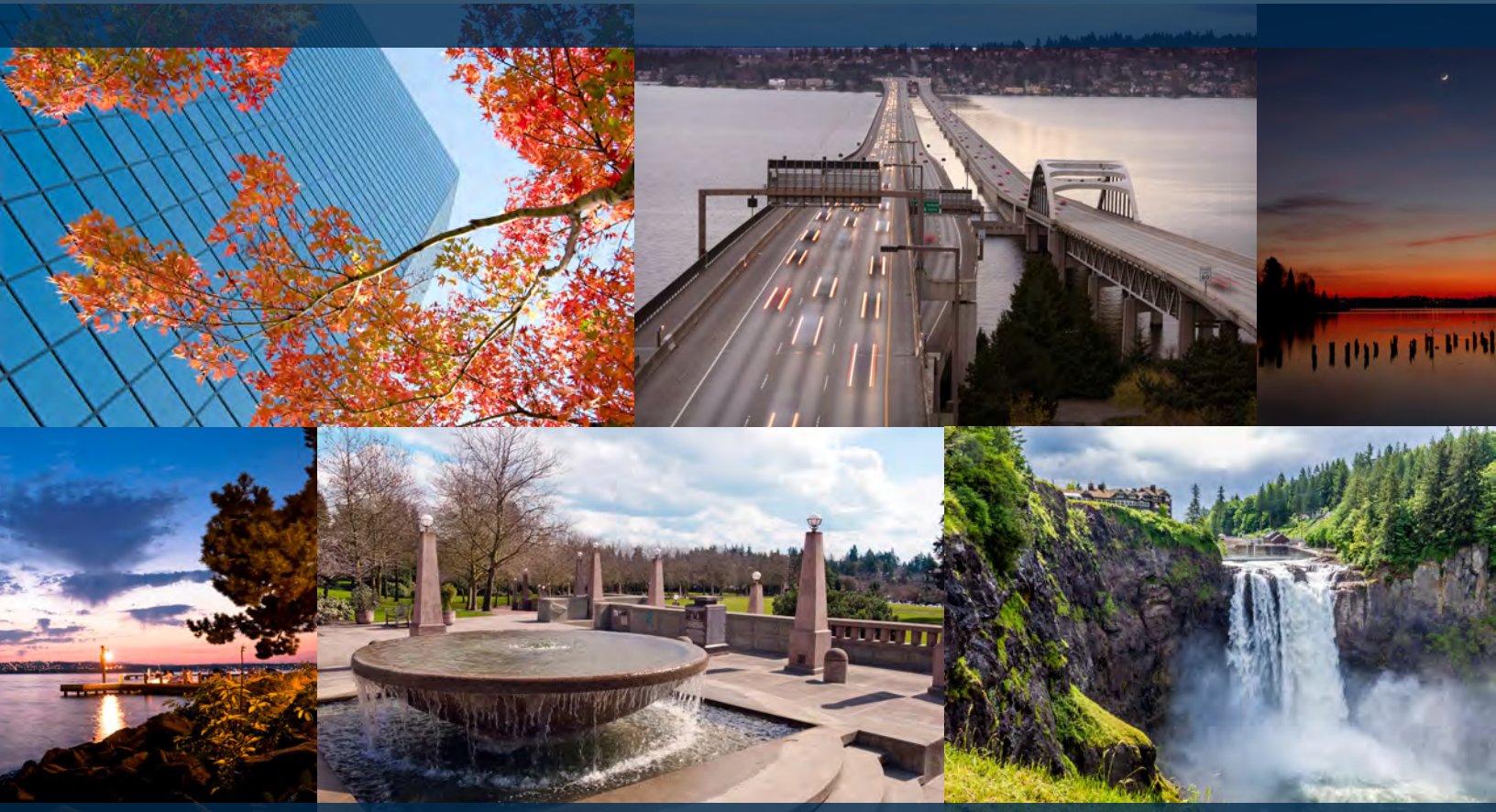
Eastside real estate statistics
for the first quarter of 2019

2019 Q1 OVERVIEW



The spring home buying season started early this year. Open houses had increased attendance and bidding wars returned in March. Home prices in most of the region are about even with March of 2018. The Eastside median closed sales price decreased 1% from March 2018 (\$831,000) to March 2019 (\$825,000). Months supply of inventory decreased from 1.8 in February 2019 to 1.2 in March 2019, it's lowest in nine months. The number of Eastside sales increased 2% for the first quarter 2019 compared to 2018. The speed of the market (percentage of homes sold in two weeks or less, number of multiple offers) is slower than a year ago (arguably a good thing), although it is speeding up.

[Cover photo: listing #1409741 on page 8]



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Eastside (Areas 500-600)

Newport Shores

17 Crescent Key

\$5,498,800

5 Bed / 3.75 Bath / 5,803 SQFT

MLS #: 1411456

Lot Size: 0.43 acres

Year Built: 2019

Style: 2 Story

Views: Territorial, Lake, Canal

School District: Bellevue



Trossachs

27134 SE 13th Street

\$1,148,800

4 Bed / 4 Bath / 3,240 SQFT

MLS #: 1427984

Lot Size: 5542 SQFT

Year Built: 2013

Style: 2 Story

Views: Territorial

School District: Issaquah



Downtown Woodinville

14725 NE 177th St

\$695,000

4 Bed / 2.25 Bath / 1,930 SQFT

MLS #: 1429716

Lot Size: 9000 SQFT

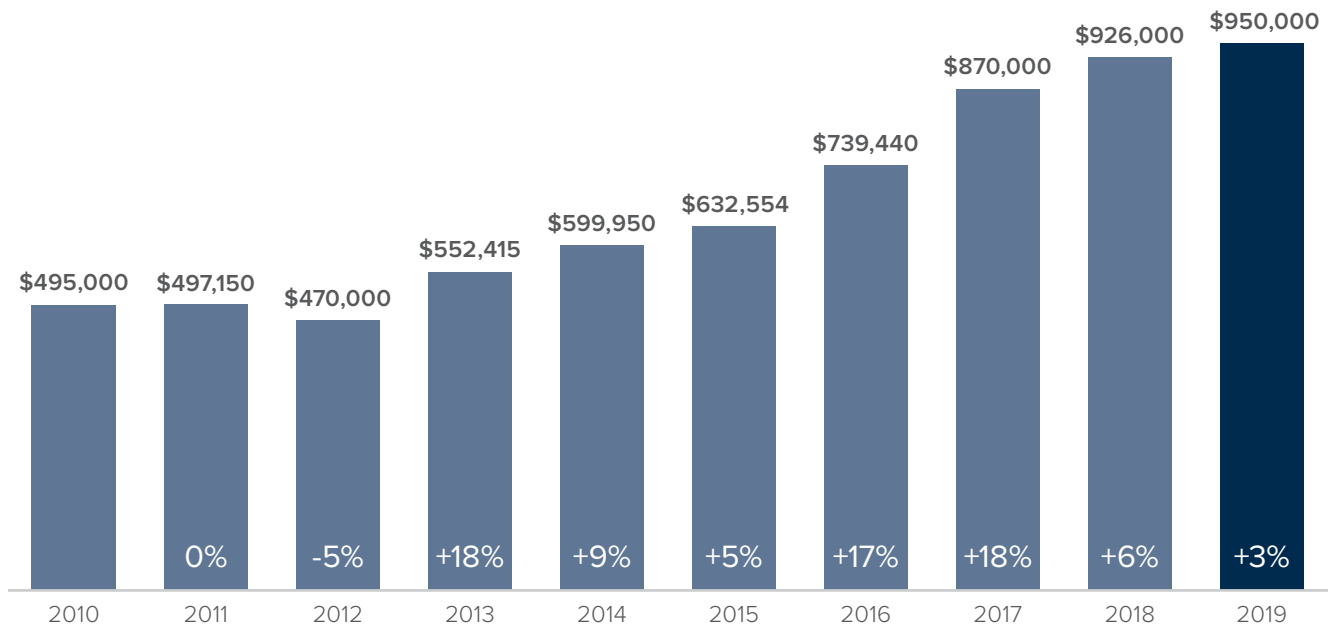
Year Built: 1979

Style: Tri-Level

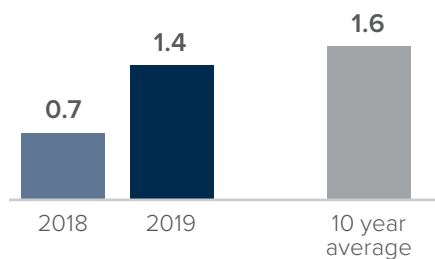
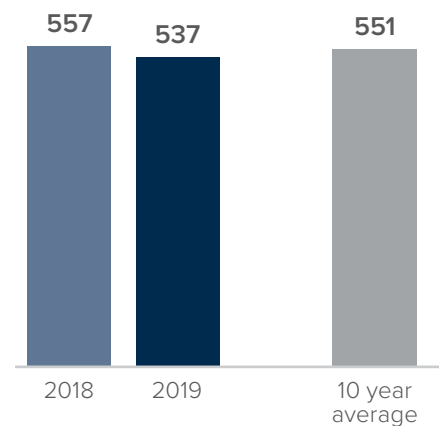
Views: Territorial

School District: Northshore



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

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

**Closed Sales > MARCH**

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

West Lake Sammamish

2208 W Lake Sammamish Pkwy NE

\$2,450,000

4 Bed / 4.5 Bath / 5,660 SQFT

MLS #: 1419179

Lot Size: 9259 SQFT

Year Built: 2003

Style: Multi Level

Views: Territorial, Mountain, Lake

School District: Bellevue



West Lake Sammamish

4007 177th Ave SE

\$1,298,000

4 Bed / 2.25 Bath / 3,036 SQFT

MLS #: 1433349

Lot Size: 5000 SQFT

Year Built: 1974

Style: 1 Story with Basement

Views: Territorial, Mountain, Lake

School District: Issaquah



Bellevue

15206 NE 8th St E10

\$525,000

3 Bed / 1.75 Bath / 1,177 SQFT

MLS #: 1434100

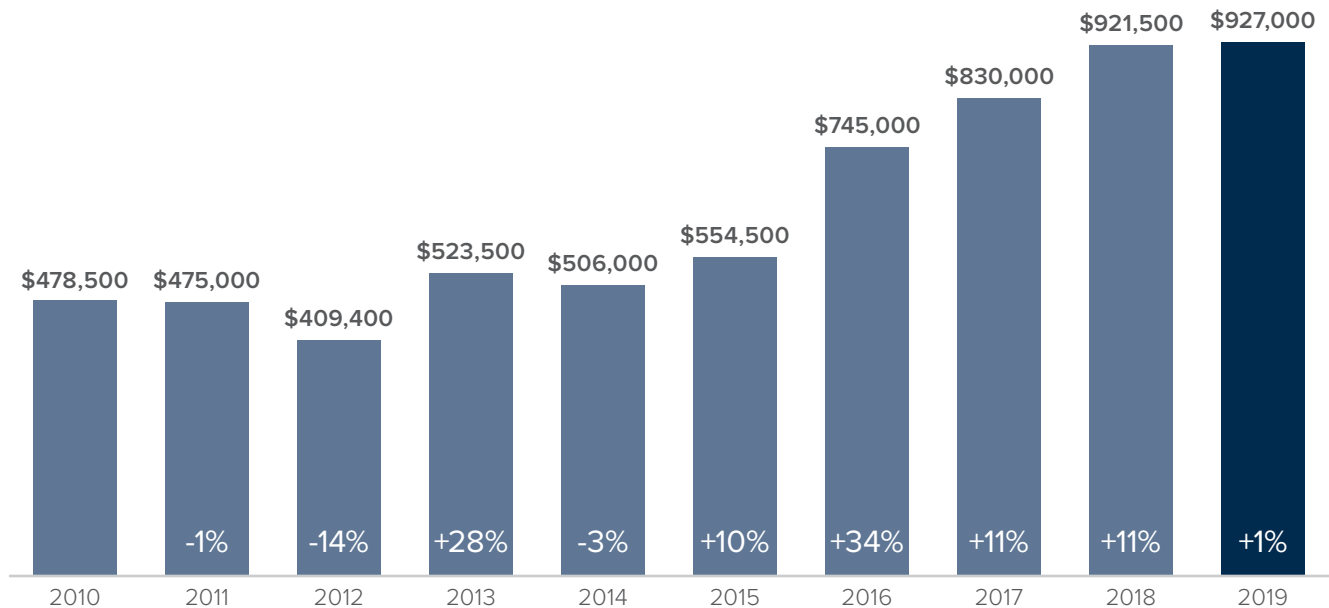
Year Built: 1973

Style: Condo

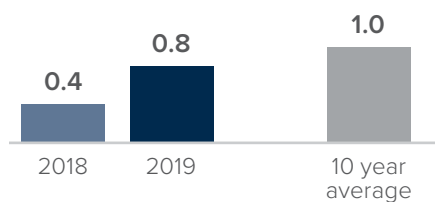
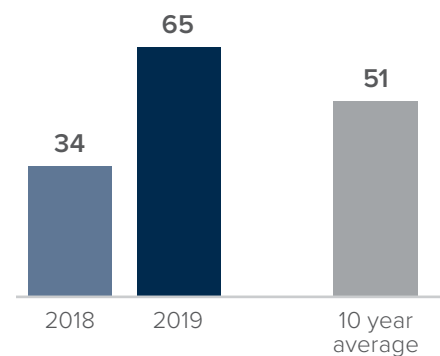
Views: none

School District: Bellevue



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Bellevue / West of I-405

Medina

2237 Evergreen Point Rd

\$9,250,000

5 Bed / 4.25 Bath / 5,485 SQFT

MLS #: 1409741

Lot Size: 0.78 acres

Year Built: 2000

Style: 2 Stories with Basement

Views: Territorial, Mountain, Lake, City

School District: Bellevue



Yarrow Point

9218 NE 38th St

\$2,998,000

5 Bed / 4.75 Bath / 4,336 SQFT

MLS #: 1426441

Lot Size: 6003 SQFT

Year Built: 2018

Style: 2 Stories with Basement

Views: Territorial, City

School District: Bellevue



Meydenbauer

10101 SE 3rd St 104

\$665,000

2 Bed / 1.75 Bath / 1,260 SQFT

MLS #: 1430152

Year Built: 1978

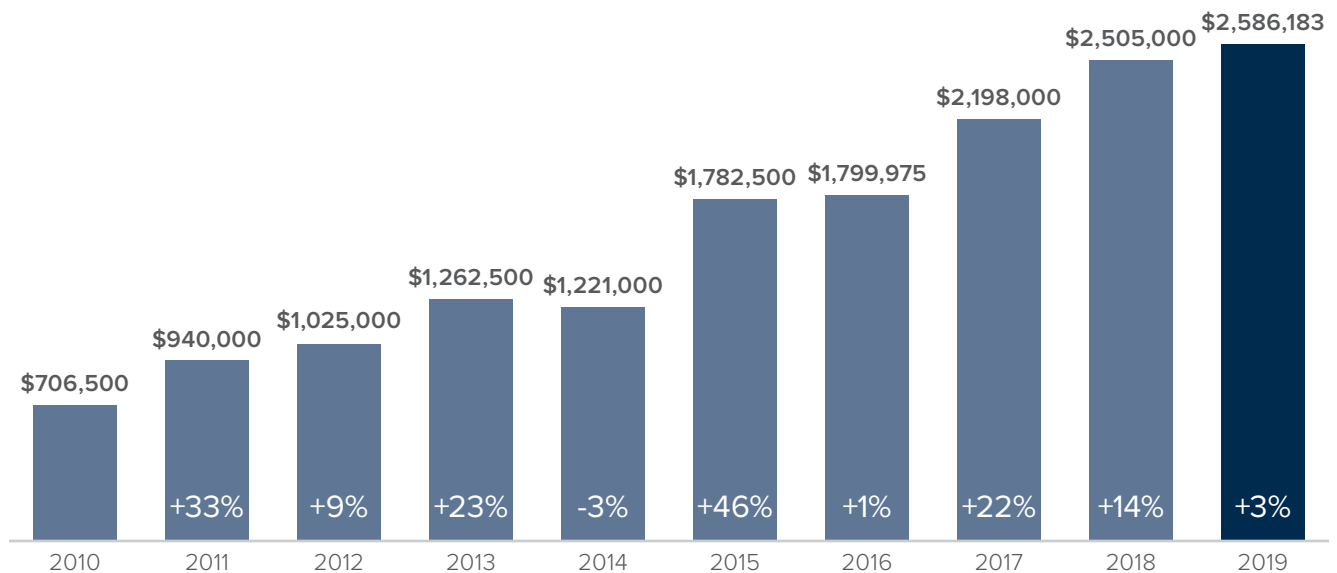
Style: Condo

Views: None

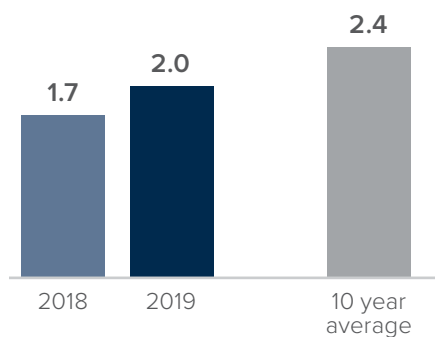
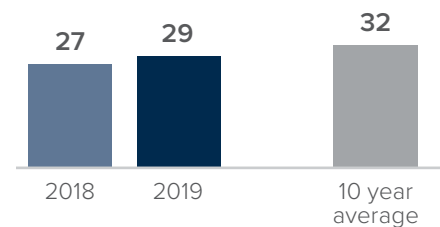
School District: Bellevue



NWMLS

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Eastside / South of I-90

Bellevue

5247 145th Place SE

\$1,975,000

5 Bed / 4.5 Bath / 4,730 SQFT

MLS #: 1418449

Lot Size: 0.94 acres

Year Built: 2000

Style: 2 Stories with Basement

Views: None

School District: Bellevue



Kennydale

1222 N 42nd Place

\$1,175,000

3 Bed / 2.5 Bath / 2,650 SQFT

MLS #: 1420080

Lot Size: 3834 SQFT

Year Built: 2011

Style: 2 Story

Views: Territorial

School District: Renton



Downtown Issaquah

760 5th Ave NW #4

\$699,900

3 Bed / 3.25 Bath / 1,774 SQFT

MLS #: 1418765

Lot Size: 1098 SQFT

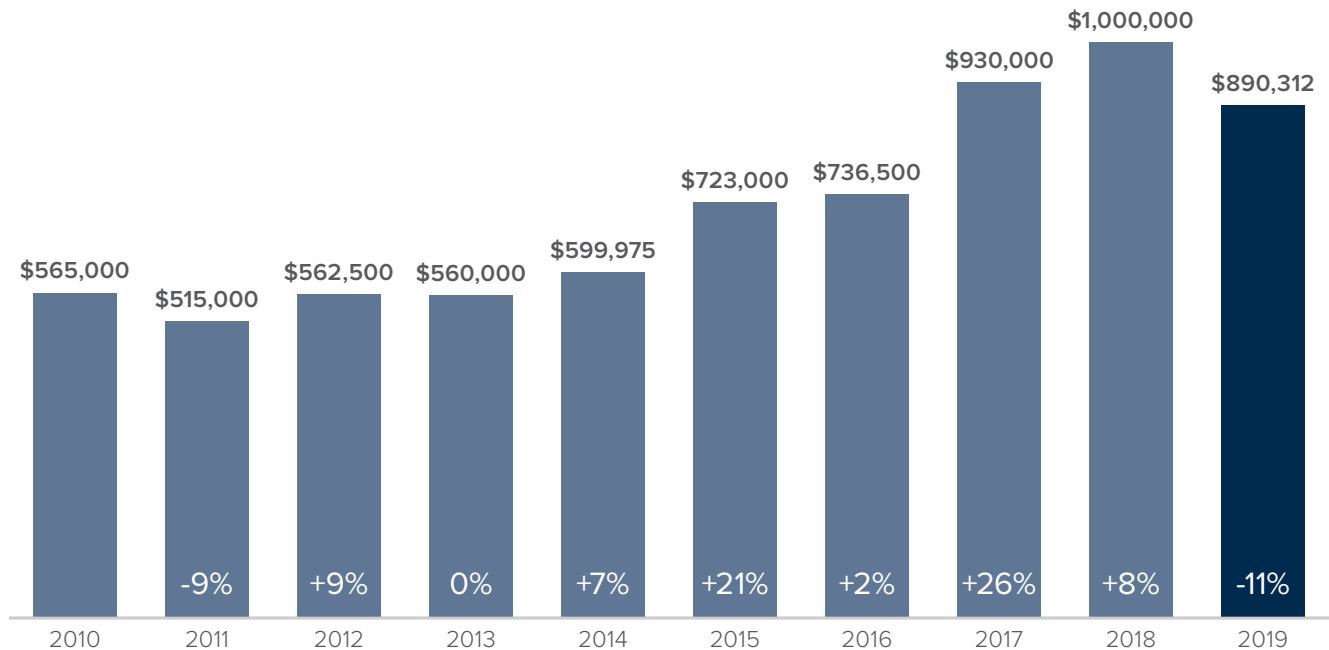
Year Built: 2019

Style: Townhouse

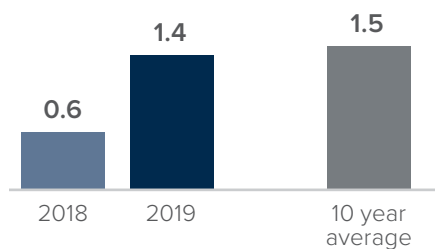
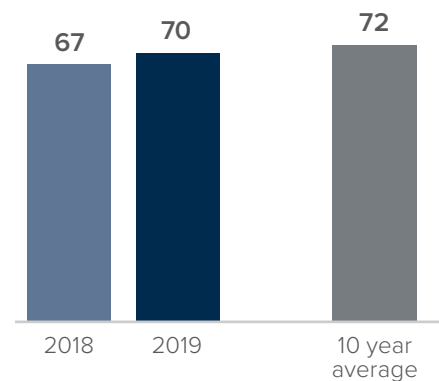
Views: Territorial

School District: Issaquah



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East of Lake Sammamish / Issaquah

Aldarra

2072 298th Crescent SE

\$1,950,000

4 Bed / 3.25 Bath / 4,810 SQFT

MLS #: 1422105

Lot Size: 2.99 acres

Year Built: 2014

Style: 2 Story

Views: Territorial, Mountain

School District: Snoqualmie Valley



Trossachs

1926 263rd Ct SE

\$1,050,000

4 Bed / 4.25 Bath / 3,210 SQFT

MLS #: 1433640

Lot Size: 6493 SQFT

Year Built: 2005

Style: 2 Story

Views: None

School District: Issaquah



Preston

31017 SE 85th Place

\$650,000

2 Bed / 2.0 Bath / 1,515 SQFT

MLS #: 1431371

Lot Size: 0.28 acres

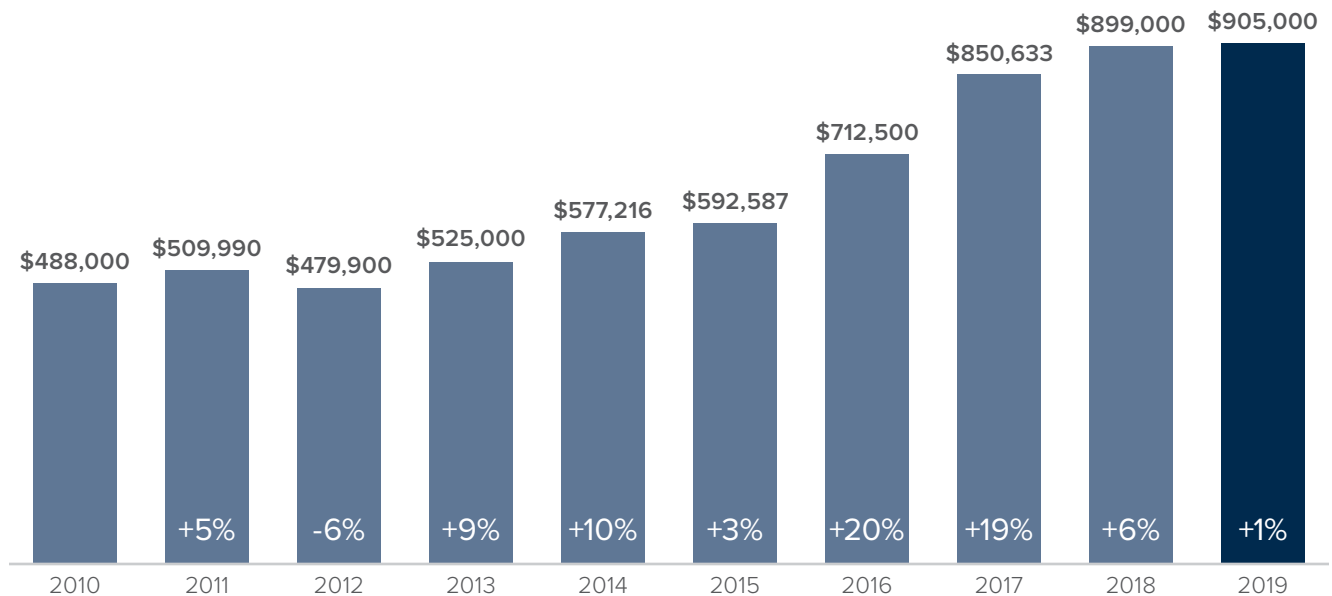
Year Built: 1909

Style: 2 Story

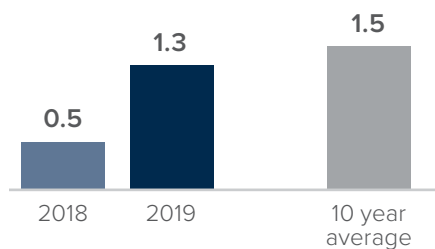
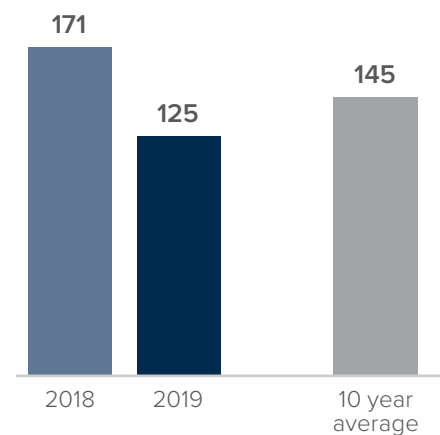
Views: Territorial, River, Partial

School District: Issaquah



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Kirkland / Bridle Trails

Highlands

11506 NE 94th St 3

\$2,319,950

5 Bed / 4.25 Bath / 4,070 SQFT

MLS #: 1416260

Lot Size: 8960 SQFT

Year Built: 2019

Style: 2 Story

Views: None

School District: Lake Washington



Rose Hill

13120 NE 112th St

\$1,499,950

5 Bed / 3.5 Bath / 3,002 SQFT

MLS #: 1415290

Lot Size: 7200 SQFT

Year Built: 2019

Style: 2 Story

Views: None

School District: Lake Washington



North Rose Hill

10902 Slater Ave NE 8-27

\$650,000

2 Bed / 2.5 Bath / 1,462 SQFT

MLS #: 1422253

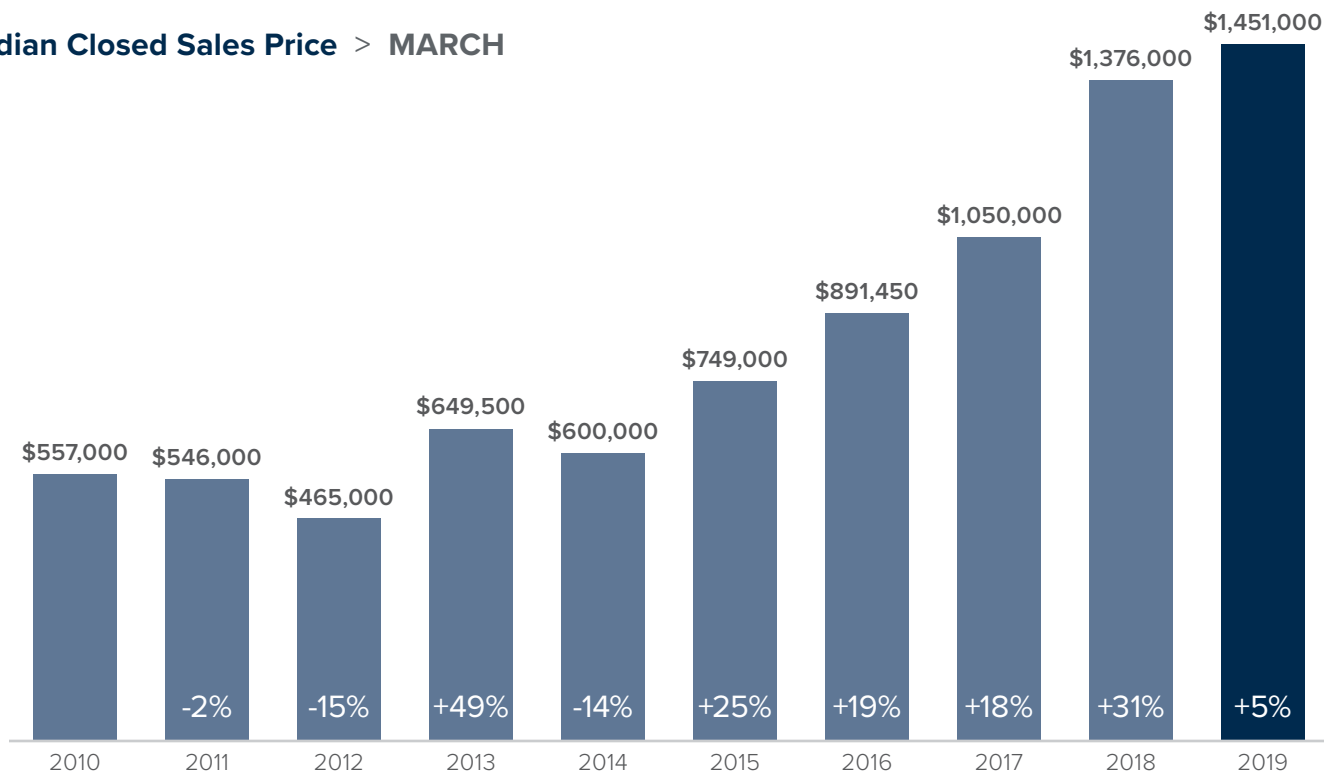
Year Built: 2005

Style: Townhouse

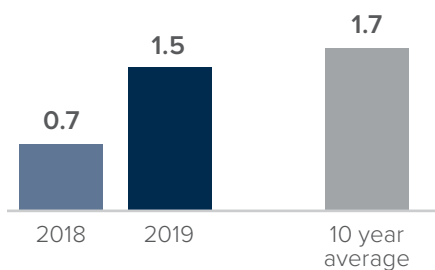
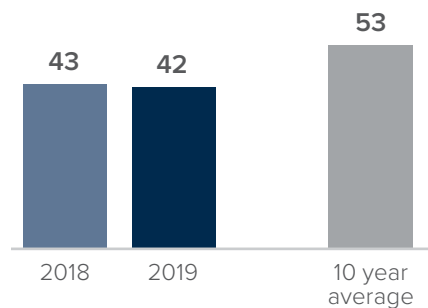
Views: Territorial

School District: Lake Washington



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Mercer Island

North End

9980 SE 38th St

\$4,350,000

5 Bed / 5 Bath / 4,840 SQFT

MLS #: 1389234

Lot Size: 0.31 acres

Year Built: 2018

Style: 2 Story

Views: Lake, Mountain

School District: Mercer Island



North End

3020 90th Place SE

\$2,450,000

5 Bed / 4.5 Bath / 4,480 SQFT

MLS #: 1408512

Lot Size: 9631 SQFT

Year Built: 2006

Style: 2 Stories with Basement

Views: Lake, Partial

School District: Mercer Island



South End

8454 SE 63rd St

\$1,425,000

4 Bed / 2.25 Bath / 2,390 SQFT

MLS #: 1433771

Lot Size: 0.27 acres

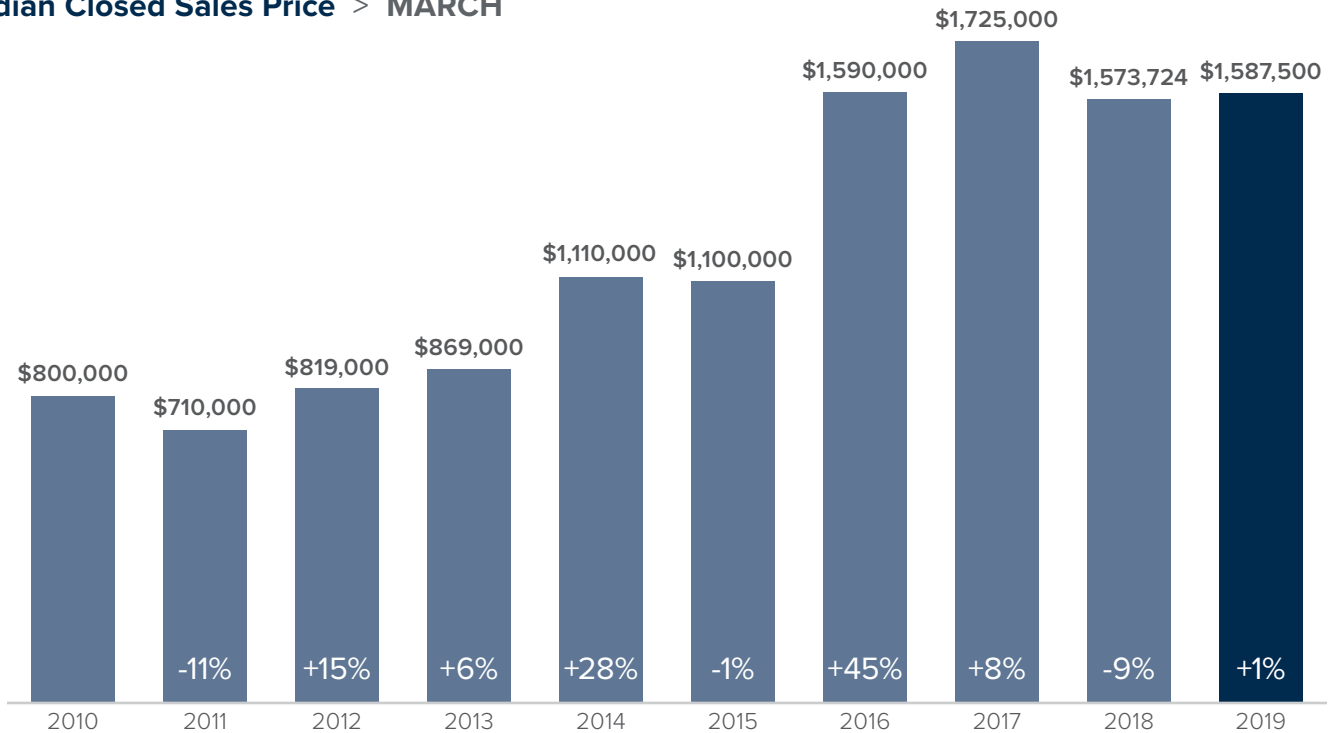
Year Built: 1963

Style: 1 Story

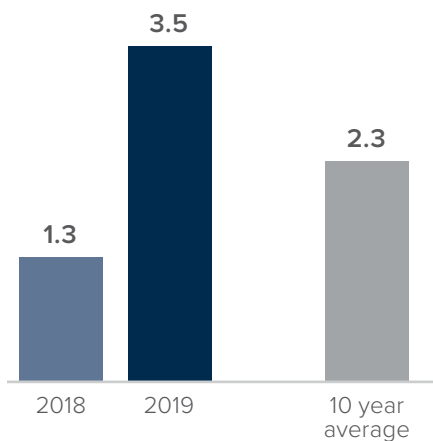
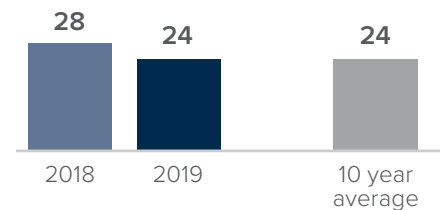
Views: Territorial

School District: Mercer Island



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Redmond / Carnation

Blakely Woods

1345 289th Ave NE

\$1,760,000

4 Bed / 4.25 Bath / 5,010 SQFT

MLS #: 1433865

Lot Size: 3.78 acres

Year Built: 2008

Style: 2 Story

Views: Territorial

School District: Snoqualmie Valley



Hunters Glen

21648 NE 67th St

\$1,250,000

4 Bed / 2.5 Bath / 3,250 SQFT

MLS #: 1402935

Lot Size: 1.45 acres

Year Built: 1988

Style: 2 Story

Views: Territorial

School District: Lake Washington



Avondale

9716 178th Place NE 203

\$474,900

2 Bed / 1.75 Bath / 1,019 SQFT

MLS #: 1426776

Lot Size: n/a

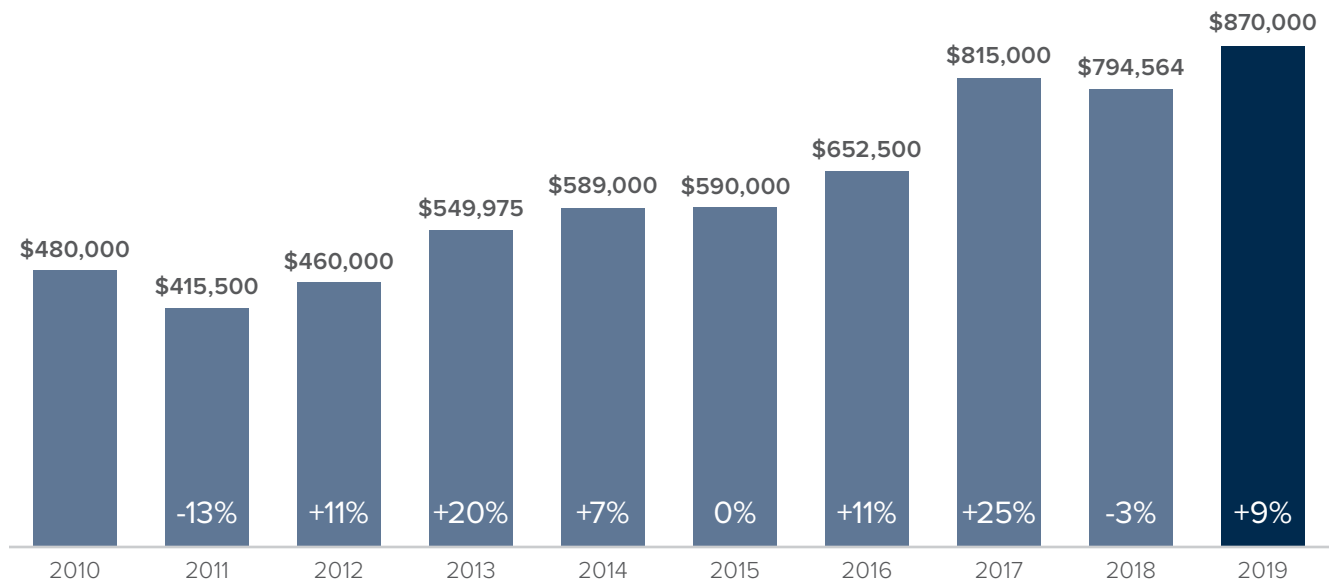
Year Built: 1977

Style: Condo

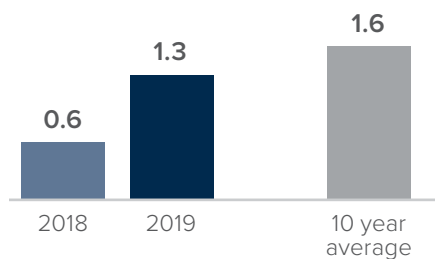
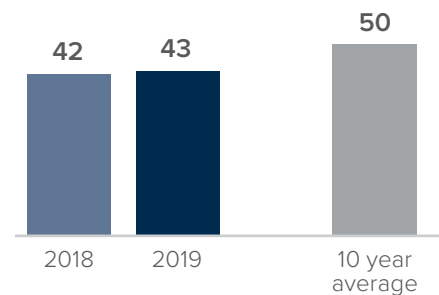
Views: Territorial

School District: Lake Washington



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Renton Highlands

Spring Lake

17532 190th Ave SE

\$1,185,000

4 Bed / 2.75 Bath / 3,421 SQFT

MLS #: 1409801

Lot Size: 1.56 acres

Year Built: 2019

Style: 2 Story

Views: Territorial

School District: Tahoma



Maplewood

6007 NE 1st St

\$699,900

4 Bed / 2.5 Bath / 2,621 SQFT

MLS #: 1415378

Lot Size: 6000 SQFT

Year Built: 2003

Style: 2 Story

Views: Nonn

School District: Renton



Renton

3424 NE 7th Place

\$430,000

3 Bed / 1.75 Bath / 1,460 SQFT

MLS #: 1417647

Lot Size: 7547 SQFT

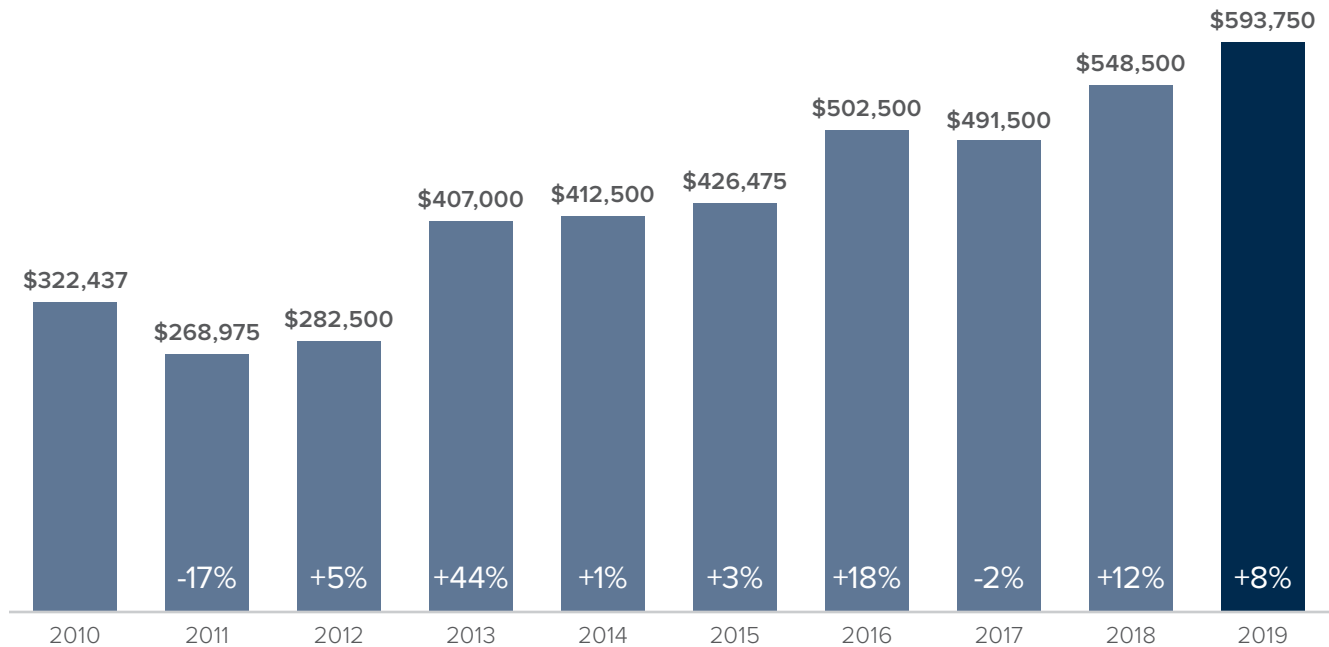
Year Built: 1952

Style: 1 Story

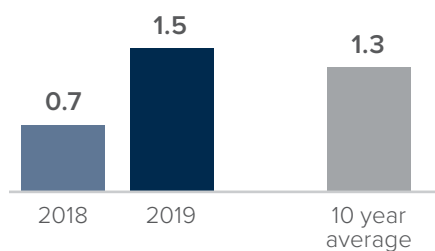
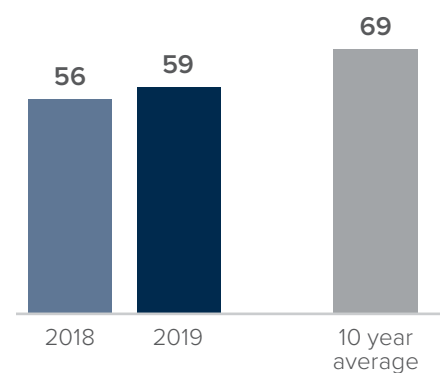
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Woodinville / Juanita / Duvall

Tuscany

12450 203rd Ave NE

\$1,939,000

4 Bed / 4.25 Bath / 6,930 SQFT

MLS #: 1417374

Lot Size: 0.83 acres

Year Built: 1996

Style: 2 Stories with Basement

Views: Territorial

School District: Lake Washington



Finn Hill

14340 93rd Ave NE

\$950,000

5 Bed / 3 Bath / 2,730 SQFT

MLS #: 1426179

Lot Size: 7920 SQFT

Year Built: 1979

Style: Split Entry

Views: Territorial, Mountain

School District: Lake Washington



Cottage Lake

19330 NE 172nd St

\$549,950

3 Bed / 1 Bath / 1,350 SQFT

MLS #: 1391422

Lot Size: 10044 SQFT

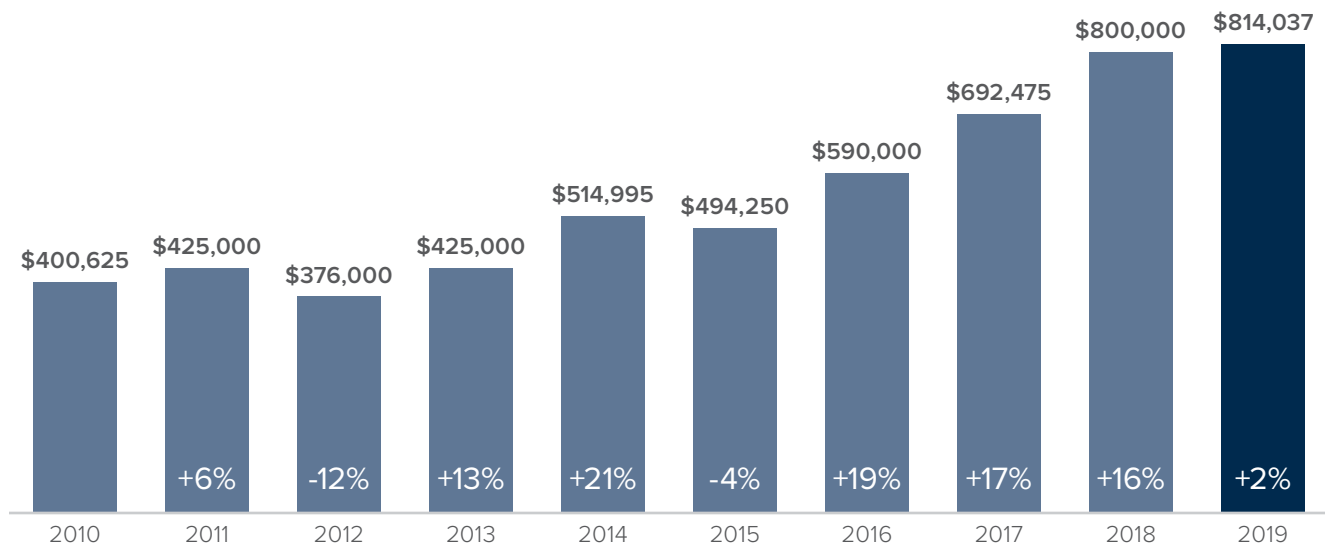
Year Built: 1970

Style: 1 Story

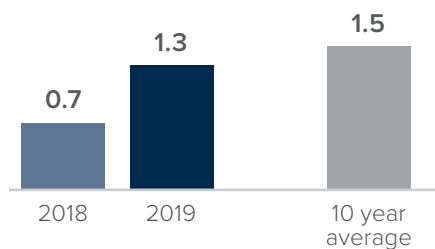
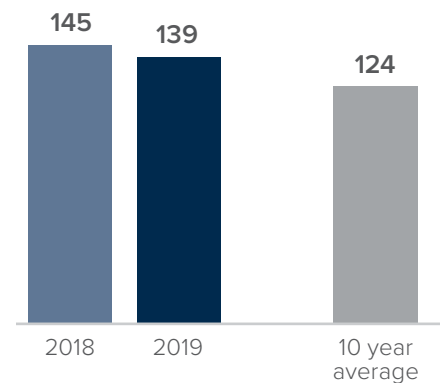
Views: None

School District: Northshore



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2018 Market Share

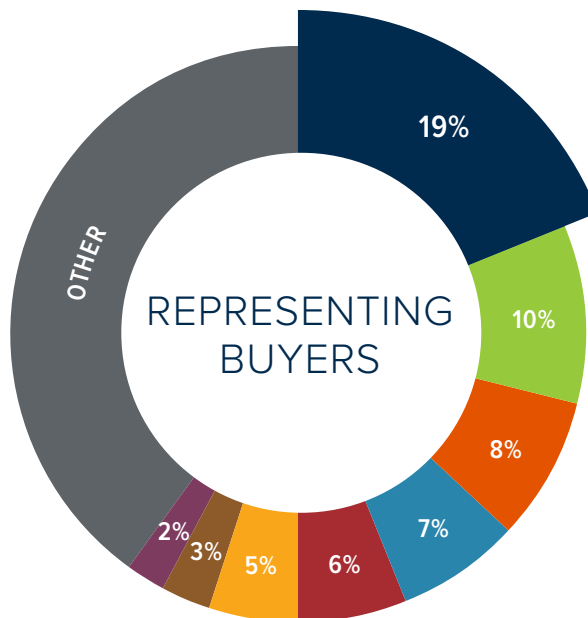
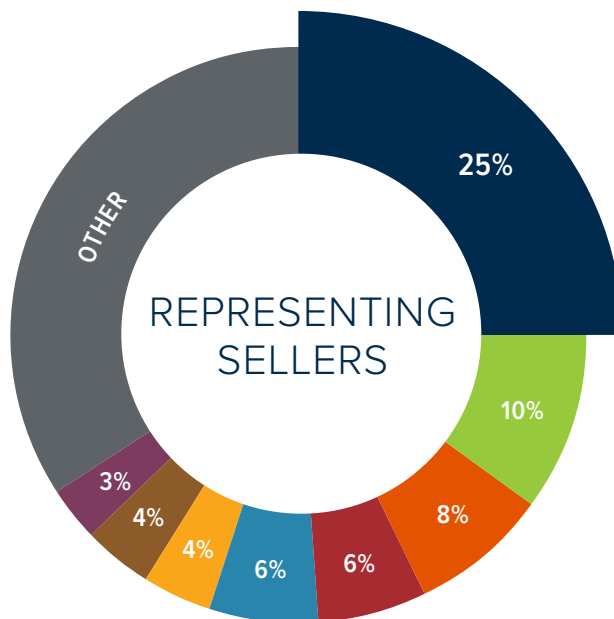


EASTSIDE: Areas 500–600

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

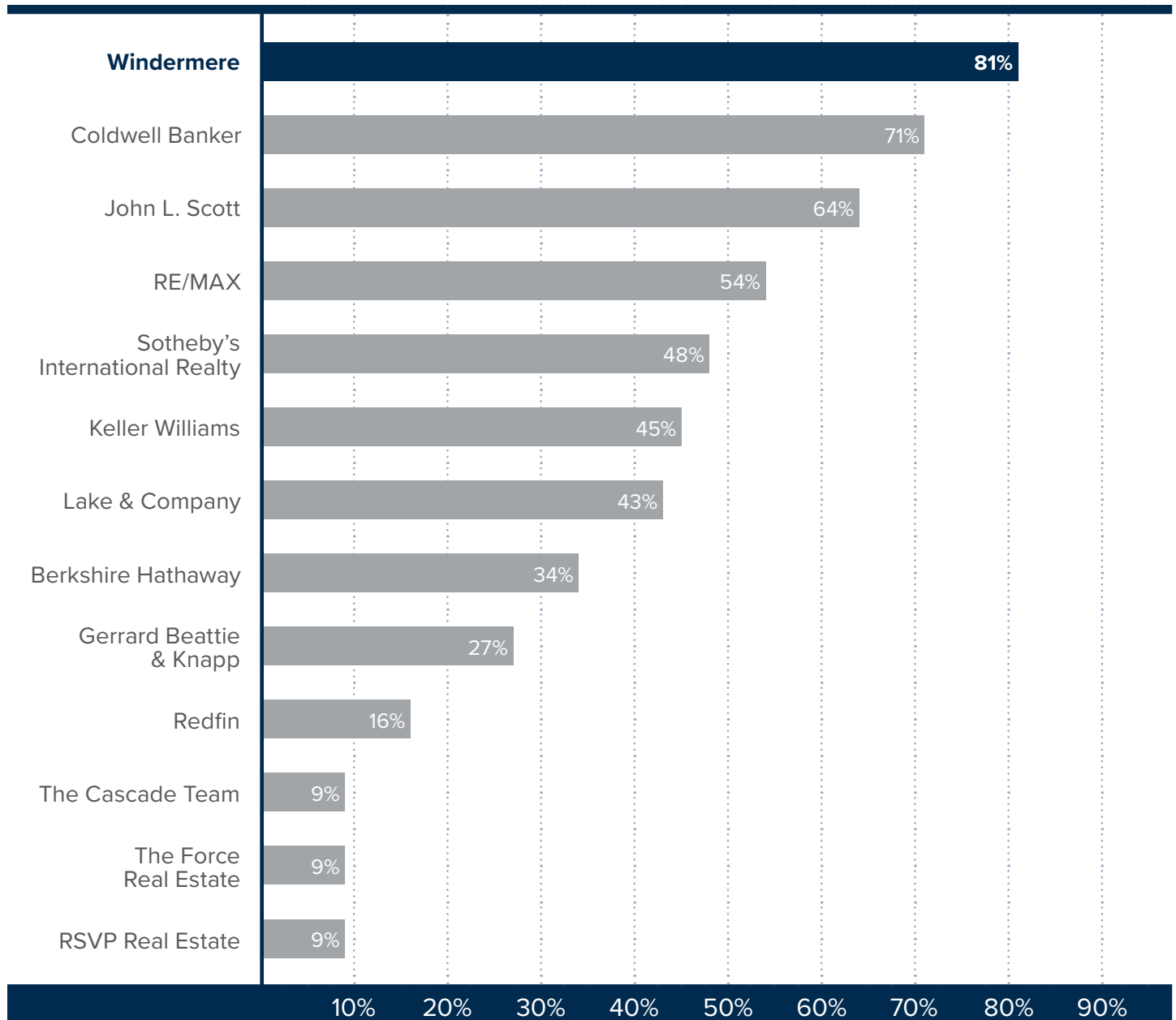




The Sign in Your Yard Matters

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.

Kindering

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.



DIGITAL STRATEGY

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).



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Windermere This Week

Social media
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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


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REAL ESTATE

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