



2019

# GREATER EASTSIDE

*year in review*

**PUBLISHED JANUARY 2020**

an annual report on single family  
residential real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND

  
**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)	906 <span>↑ 3.1%</span>	\$377 <span>↓ -3.5%</span>	47 <span>↑ 60.5%</span>	\$950,000 <span>↓ -2.6%</span>	<span>↑ 32.9%</span>
Mercer Island	299 <span>↑ 4.9%</span>	\$586 <span>↓ -3.2%</span>	58 <span>↑ 60.1%</span>	\$1,660,000 <span>↓ -2.4%</span>	<span>↑ 38.4%</span>
West Bellevue (W of 405)	363 <span>↑ 13.8%</span>	\$780 <span>↑ 4.5%</span>	67 <span>↑ 26.2%</span>	\$2,400,000 <span>↓ -5.1%</span>	<span>↑ 35.4%</span>
East Bellevue (E of 405)	685 <span>↑ 8.7%</span>	\$454 <span>↓ -0.9%</span>	29 <span>↑ 54.7%</span>	\$922,000 <span>↓ -1.4%</span>	<span>↑ 44.5%</span>
East of Lake Sammamish	2,023 <span>↓ -3.0%</span>	\$344 <span>↓ -2.0%</span>	47 <span>↑ 68.7%</span>	\$885,000 <span>↓ -0.4%</span>	<span>↑ 37.0%</span>
Redmond	599 <span>↑ 2.6%</span>	\$365 <span>↑ 2.6%</span>	37 <span>↑ 29.2%</span>	\$884,000 <span>↓ -0.5%</span>	<span>↑ 36.0%</span>
Kirkland	629 <span>↑ 7.2%</span>	\$497 <span>↓ -1.8%</span>	43 <span>↑ 65.3%</span>	\$1,350,000 <span>↑ 3.8%</span>	<span>↑ 67.1%</span>
Woodinville	1,799 <span>↓ -3.8%</span>	\$341 <span>↓ -1.5%</span>	42 <span>↑ 45.6%</span>	\$777,000 <span>↓ -1.0%</span>	<span>↑ 48.0%</span>
<b>ALL EASTSIDE</b>	<b>7,303 <span>↑ 0.9%</span></b>	<b>\$413 <span>↓ -0.2%</span></b>	<b>44 <span>↑ 53.8%</span></b>	<b>\$930,000 <span>↓ -1.0%</span></b>	<b><span>↑ 40.3%</span></b>

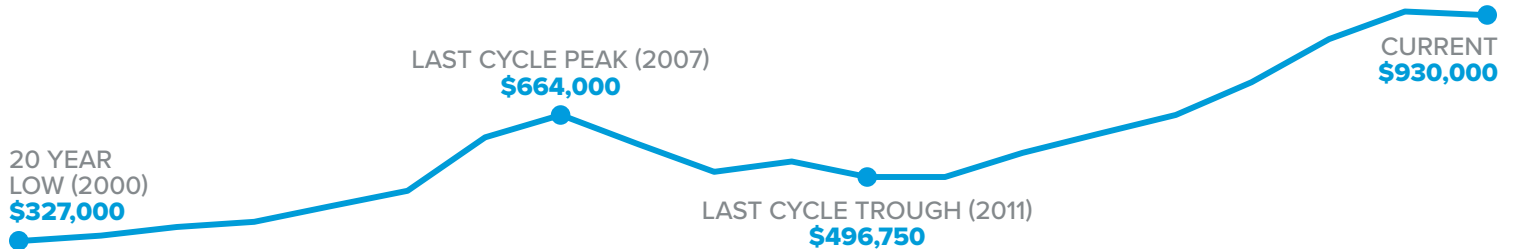
Percent changes are year-over-year, excepting the five-year price trend

## FIVE YEAR TREND

year	# sold	avg. \$ per sq ft	avg. days to sell	median sale price	average sale price
<b>2019</b>	7,303 <span>↑ 0.9%</span>	\$413 <span>↓ -0.2%</span>	44 <span>↑ 53.8%</span>	\$930,000 <span>↓ -1.0%</span>	\$1,153,949 <span>↑ 0.9%</span>
<b>2018</b>	7,239 <span>↓ -11.2%</span>	\$414 <span>↑ 9.2%</span>	29 <span>↑ 11.3%</span>	\$939,129 <span>↑ 8.2%</span>	\$1,143,557 <span>↑ 9.3%</span>
<b>2017</b>	8,153 <span>↓ -0.8%</span>	\$379 <span>↑ 14.0%</span>	26 <span>↓ -13.6%</span>	\$867,995 <span>↑ 15.2%</span>	\$1,046,541 <span>↑ 15.8%</span>
<b>2016</b>	8,220 <span>↓ -0.2%</span>	\$332 <span>↑ 10.4%</span>	30 <span>↓ -21.8%</span>	\$753,500 <span>↑ 13.7%</span>	\$904,099 <span>↑ 11.9%</span>
<b>2015</b>	8,237 <span>↑ 4.1%</span>	\$301 <span>↑ 8.7%</span>	38 <span>↓ -17.1%</span>	\$663,000 <span>↑ 7.8%</span>	\$807,920 <span>↑ 8.4%</span>

Percent changes are quarter-over-quarter

## MEDIAN SALE PRICE TREND



# 2019

*eastside home  
values fell*

**1%**

TO A MEDIAN OF  
**\$930,000**

**ON AVERAGE,  
HOUSES SOLD IN**

**44 DAYS**

THERE WERE

**1.7%**

*fewer homes  
for sale*

*the average  
house  
sold  
for*

**\$413**  
PER SQ. FOOT

↓  
**0.2%**  
*from  
last year*

# 2019

*year in review*

On the Eastside, neighborhoods central to core employment hubs continued to see older, more affordable housing stock replaced with new and more expensive development. On the periphery, reasonably priced homes were highly competitive as homebuyers and investors alike scramble for homes that offer greater appreciation potential.

Development in East Bellevue, particularly surrounding the Spring District, is predicted to significantly drive prices upward in the coming years as employment centers expand and light rail service to Seattle begins.

In 2019, 49.7% of all homes, and 18.8% of homes priced above one million dollars, sold for at or above their listed price.

Median sale prices in Eastside cities fared better than those in Seattle, with the overall Eastside median sale price down 1.0% from 2018. Kirkland performed best on the Eastside with a median sale price gain of 3.8% to \$1,350,000. Looking at the five-year trend, Kirkland came in on top with a 67.1% increase in its median sale price over the past five years, followed by Juanita-Woodinville-Duvall at 48.0%, and East Bellevue at 44.5%.





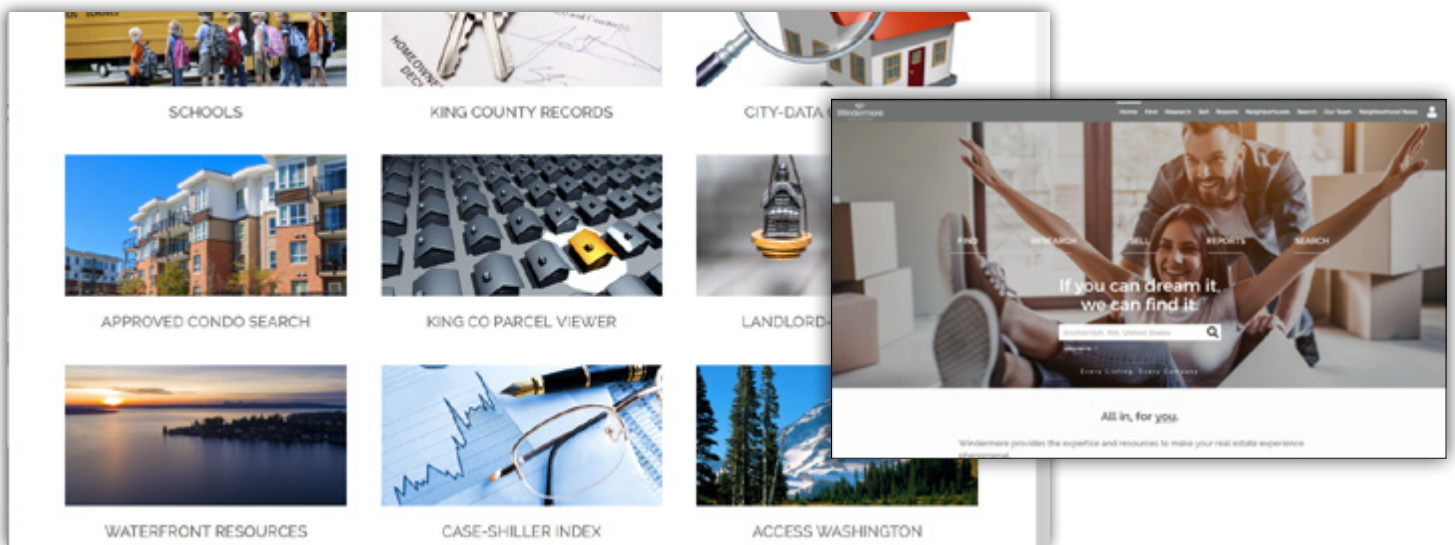
*A savvy way to search*  
**HOMES & STATS ONLINE**



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We publish weekly residential and waterfront reports, along with monthly and quarterly overviews, to **WindermereMercerIsland.com/Reports**, 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 at **WindermereMercerIsland.com/Research**. And, you can search for every property listed for sale—by any real estate company on **WindermereMercerIsland.com**.



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