

A modern kitchen with light wood cabinetry, a white countertop, and a central island with two white bar stools. The kitchen features a sink with a faucet, a window with a view of a city and mountains, and several pendant lights. The overall aesthetic is clean and contemporary.

# 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%
<b>ALL SEATTLE</b>	<b>764</b> <b>-9.3%</b>	<b>\$580</b> <b>-6.8%</b>	<b>40</b> <b>119.8%</b>	<b>\$483,500</b> <b>-7.9%</b>	<b>71.9%</b>

## 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%
<b>ALL EASTSIDE</b>	<b>749</b> <b>-4.5%</b>	<b>\$453</b> <b>-0.1%</b>	<b>34</b> <b>231.5%</b>	<b>\$480,000</b> <b>-2.1%</b>	<b>72.8%</b>

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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.



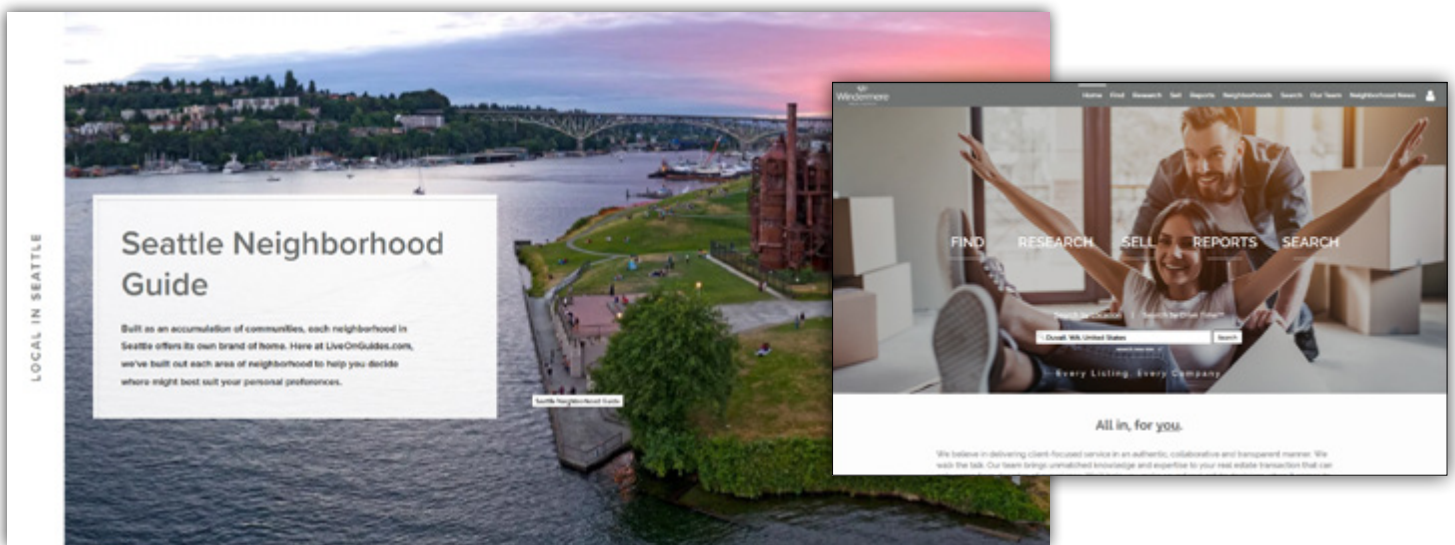
*A savvy way to search*  
**HOMES & STATS ONLINE**



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**.



Peni serves the Greater Seattle area with superior service and unsurpassed, direct availability. Call or visit **peni-schwartz.com** for tips, trends or a complimentary home value analysis.



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