



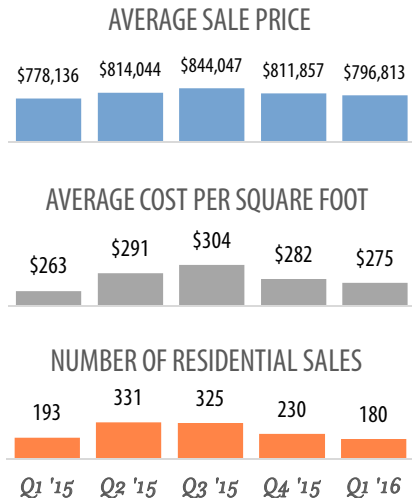
EASTSIDE *Q1 2016 review*

a quarterly report on single family residential real estate activity


Windermere
REAL ESTATE

Q1 2016 EASTSIDE *quarter in review*

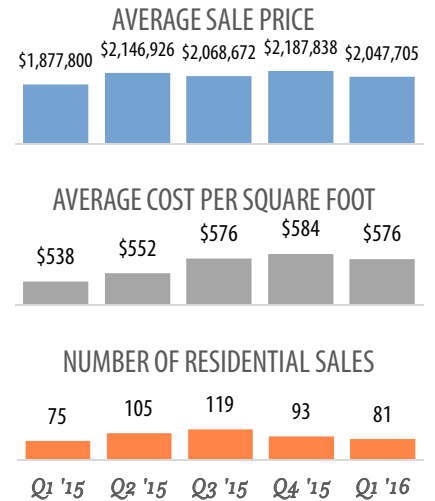
EASTSIDE SOUTH *S of I-90*



The Eastside has benefitted greatly from the tech industry expansion of several well-known companies who've decided to call the Eastside home.

One look at the Bellevue city skyline or the list of major employers growing in Kirkland leaves no doubt that the numbers are real.

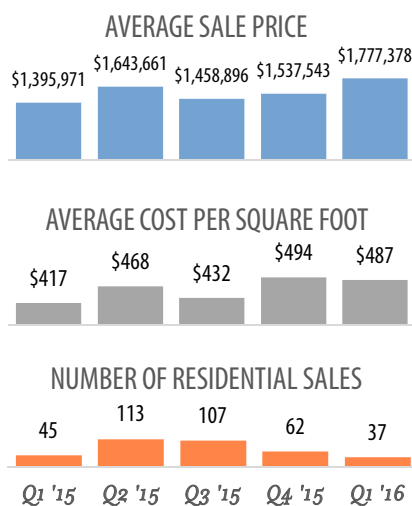
WEST BELLEVUE *W of I-405*



The first quarter of 2016 was a solid seller's market with limited supply of homes to meet buyer demand.



MERCER ISLAND

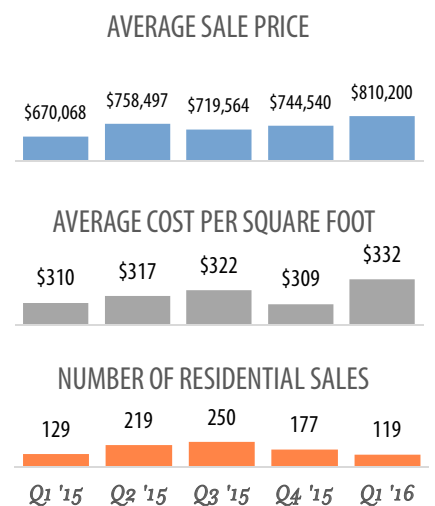


WHAT IT COSTS TO LIVE HERE

Eastside South	\$2,674
Mercer Island	\$5,920
West Bellevue	\$6,660
East Bellevue	\$2,664
East Lk Sammamish	\$2,608
Redmond	\$2,328
Kirkland	\$3,330
Juanita-Woodinville	\$2,157

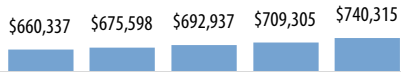
The above is an average monthly mortgage payment determined based on the median sale price and current 30-year fixed-rate mortgage interest rate with 20% down, not including taxes and insurance.

EAST BELLEVUE *E of I-405*



EAST OF LAKE SAMMAMISH

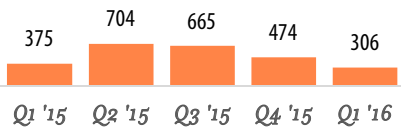
AVERAGE SALE PRICE



AVERAGE COST PER SQUARE FOOT



NUMBER OF RESIDENTIAL SALES

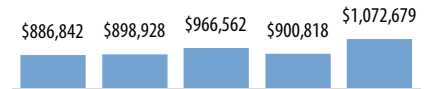


Monthly housing costs increased 6% in Q1 over those in Q4 and 16% over Q1 of 2015. More conservative than Seattle's growth despite the Eastside's higher price point.

While most areas continue to be dominated by a seller-favored environment, balanced markets are

KIRKLAND-BRIDLE TRAILS

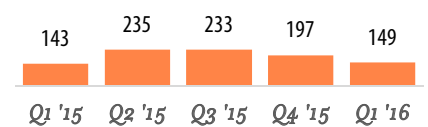
AVERAGE SALE PRICE



AVERAGE COST PER SQUARE FOOT



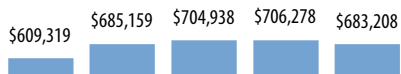
NUMBER OF RESIDENTIAL SALES



Eastside residential homes benefited from significant year-over-year appreciation – with Q1 2016 prices up 15.6% over Q1 of last year.

REDMOND-CARNATION

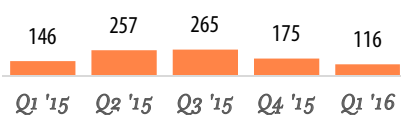
AVERAGE SALE PRICE



AVERAGE COST PER SQUARE FOOT



NUMBER OF RESIDENTIAL SALES



popping up—particularly in the higher price brackets.

Mercer Island, East Bellevue, Juanita-Woodinville showed this strongest year-over-year price gains in Q1 while West Bellevue prices stagnated following a run-up in Q3 of

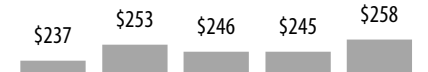


JUANITA-WOODINVILLE

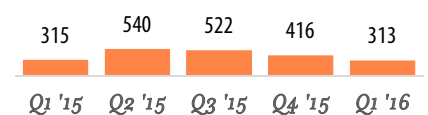
AVERAGE SALE PRICE



AVERAGE COST PER SQUARE FOOT



NUMBER OF RESIDENTIAL SALES



WAIT THERE'S MORE! HOMES & STATS ONLINE



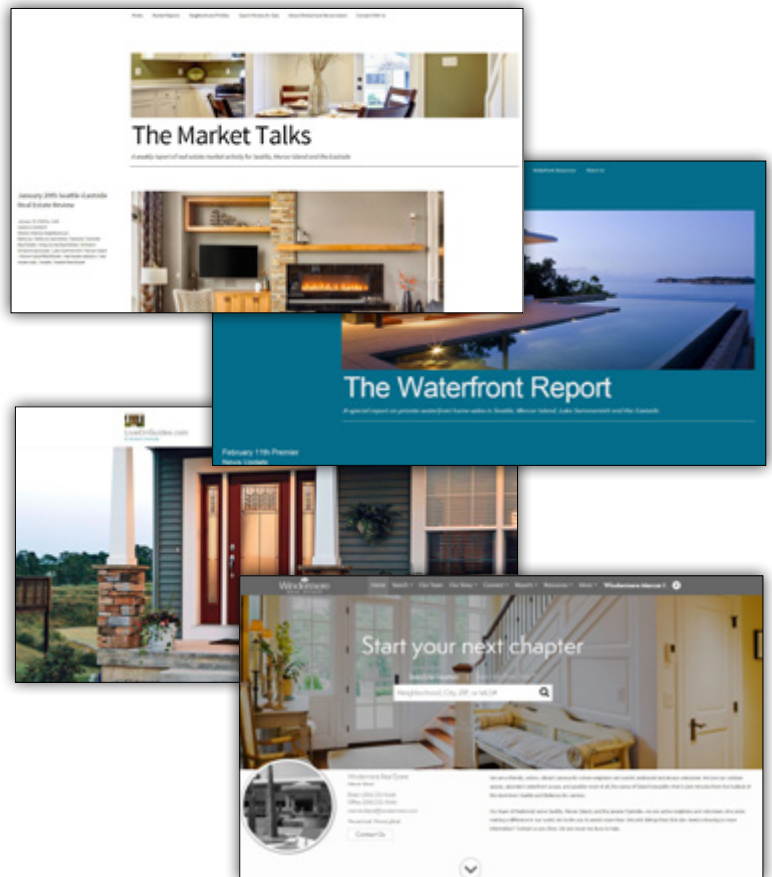
While having an historical perspective like this annual review is valuable, you may be looking for real-time information on today's real estate market. If so, your search is over!

We publish weekly reports to **TheMarketTalks.com** providing a summary analysis of what's happening in 16 different micro-markets, including Mercer Island.

Interested in what's happening with waterfront properties? We are too! That's why we analyze waterfront sales each month and post results at **TheWaterfrontReport.com**.

Easily compare neighborhoods on **LiveOnGuides.com** with local info including maps, links and school data.

You can search for every property listed for sale—by any real estate company—on **WindermereMercerIsland.com**.



Data prepared and analyzed by Windermere Real Estate/Mercer Island from NWMLS provided data. For questions or comments, email Julie Barrows at julie@windermere.com. ©2011-2016 Windermere Real Estate/Mercer Island



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