



EASTSIDE *Q3 2016 review*

a quarterly report on single family residential real estate activity



Q3 2016 EASTSIDE *quarter in review*

EASTSIDE SOUTH *S of I-90*

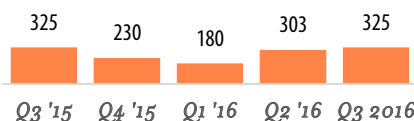
AVERAGE SALE PRICE



AVERAGE COST PER SQUARE FOOT



NUMBER OF RESIDENTIAL SALES

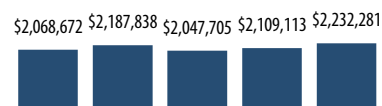


Even more important to most buyers than the sale price is the total monthly outgo for housing expense (mortgage payment plus taxes and insurance).

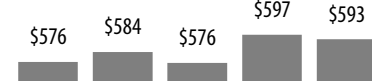
Offering a little relief from the steep gains of Q2, total monthly housing costs on the Eastside were down 1% in Q3, but up 5.3% compared to Q3 of 2015.

WEST BELLEVUE *W of I-405*

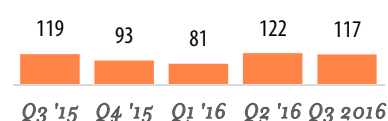
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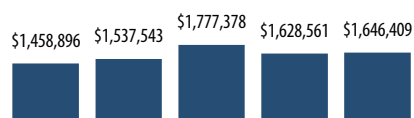
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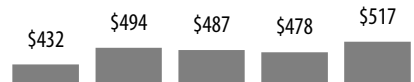
The third quarter of 2016 remained a strong seller's market with some areas and price points beginning to show balance.

MERCER ISLAND

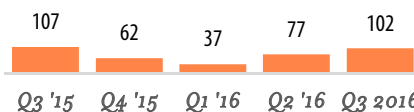
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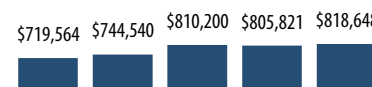
WHAT IT COSTS TO LIVE HERE

Eastside South	\$2,867
Mercer Island	\$4,588
West Bellevue	\$7,033
East Bellevue	\$2,597
East Lk Sammamish	\$2,753
Redmond	\$2,499
Kirkland	\$3,238
Juanita-Woodinville	\$2,163

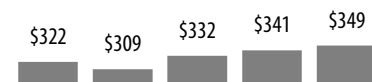
The above is an average monthly mortgage payment determined based on the median sale price and current 30-year fixed-rate mortgage interest rate with 20% down, not including taxes and insurance.

EAST BELLEVUE *E of I-405*

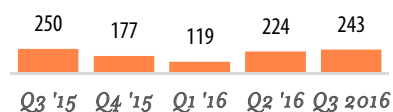
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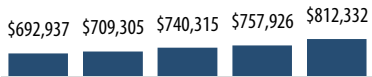
NUMBER OF RESIDENTIAL SALES



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EAST OF LAKE SAMMAMISH

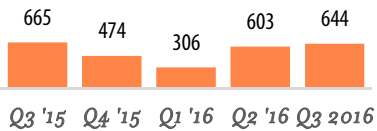
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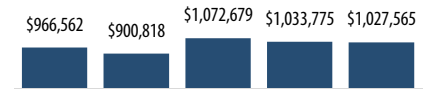


While most areas continue to be dominated by a seller-favored environment, balanced markets are beginning to emerge, especially at higher price points.

While a market slowing is typical this time of year, it is possible we are seeing early signs of a transition to a more balanced environment.

KIRKLAND-BRIDLE TRAILS

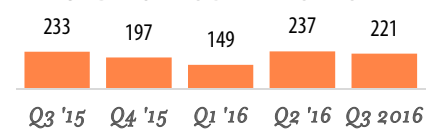
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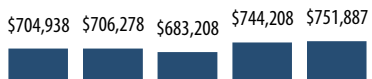
NUMBER OF RESIDENTIAL SALES



Eastside homes prices were up 11% over Q3 of last year.

REDMOND-CARNATION

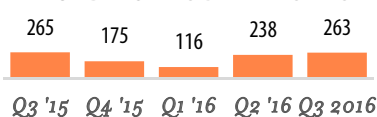
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The median home sale price on the Eastside in the third quarter was \$756,000.

JUANITA-WOODINVILLE

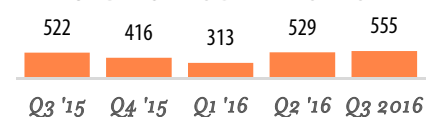
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WAIT THERE'S MORE! HOMES & STATS ONLINE



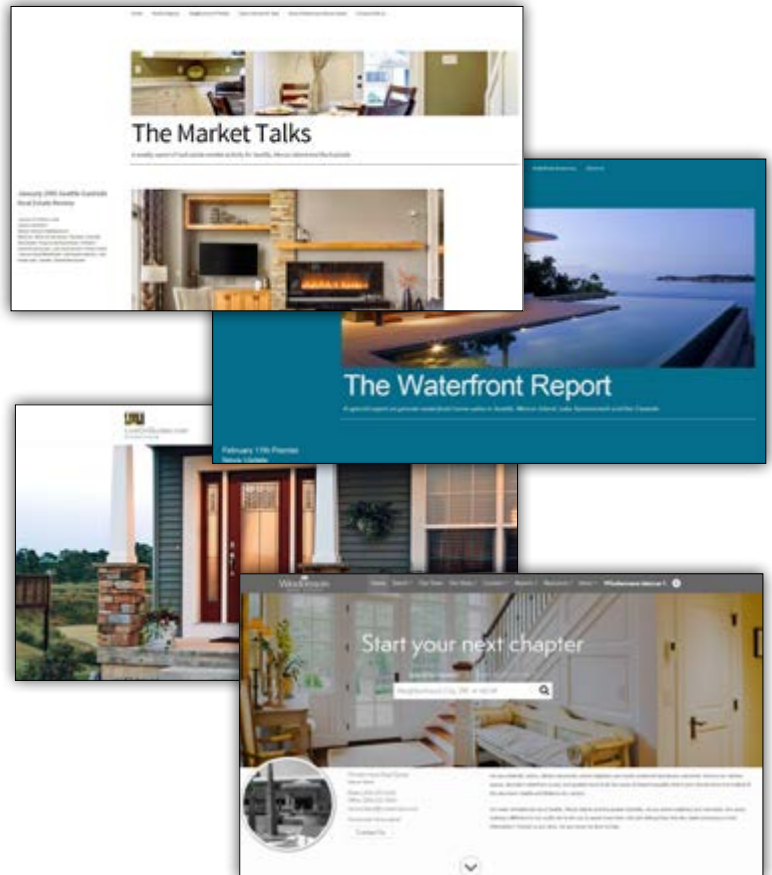
While having an historical perspective like this annual review is valuable, you may be looking for real-time information on today's real estate market. If so, your search is over!

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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