

third quarter 2015



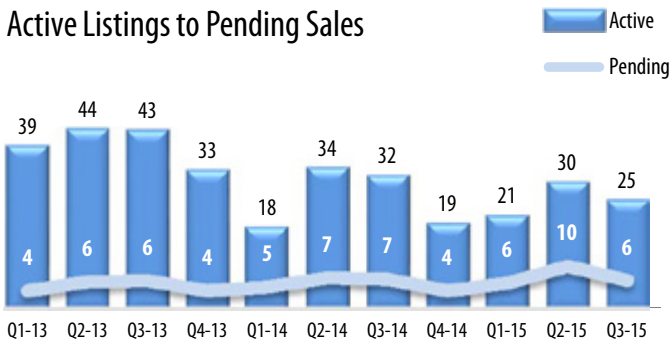
EASTSIDE | Waterfront Activity Report



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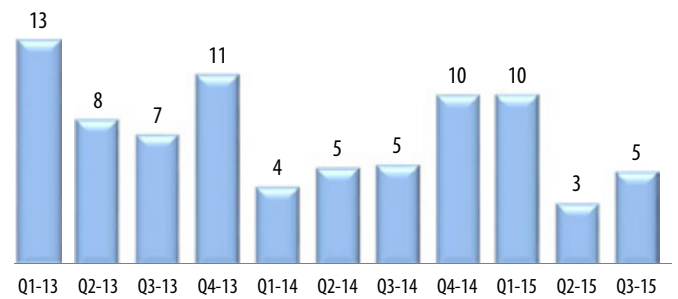
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Active Listings to Pending Sales



The number of active listings currently offered for sale is represented by the bars, while the number of pending sales is graphed on the line.

Month's Supply of Inventory



This chart shows the number of months it would take to sell all active listings based on the rate of pending sales, assuming no new listings came to market.

Average Cost per Acre (millions)*



The average cost per acre, as solid pricing benchmark, is determined by dividing the average sale price by the lot size of the property in acres.

Average Sale Price (millions)*



The average sales price represents the total of all the sales prices, divided by the number of homes sold each quarter.

Average Cost per Waterfront Foot (thousands)*



The cost per waterfront foot fronting Lake Washington, Lake Sammamish, or Puget Sound, by dividing the average sale price by the linear waterfront footage of all parcels.

Average Cost per Home Square Foot*



The cost per waterfront foot fronting Lake Washington, Lake Sammamish, or Puget Sound, by dividing the average sale price by the linear waterfront footage of all parcels.

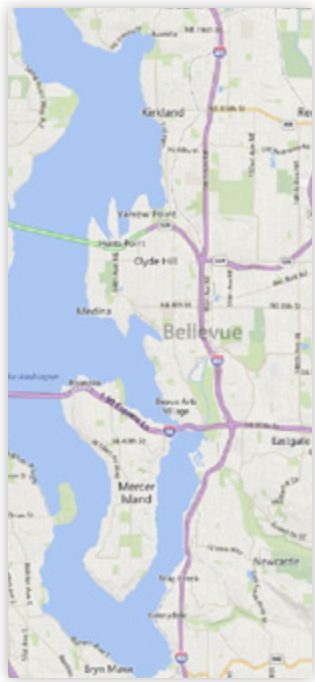
EASTSIDE | Recent Waterfront Activity

Q3-2015

Status	Community	Status Date	Year Built	Square Feet	Lot Acres	Waterfront Ft	\$ per Wtr Ft*	\$ per Acre*	Sale Price	List Price
Pending Inspection	Hunts Point	9/25/15	2002	7,167	0.69	250	\$47,552	\$17,304,221		\$11,888,000
Pending Inspection	Meydenbauer	9/22/15	1977	2,100	0.22	60	\$38,000	\$10,458,716		\$2,280,000
Active	West Of Market	9/22/15	1980	3,300	0.70	80	\$54,850	\$6,268,571		\$4,388,000
Active	West Of Market	9/21/15	1927	1,490	0.25	60	\$43,333	\$10,483,871		\$2,600,000
Active	Enatai	9/18/15	1924	4,187	0.43	75	\$66,507	\$11,519,630		\$4,988,000
Active	West Bellevue	9/18/15	1988	6,920	0.69	118	\$46,568	\$7,963,768		\$5,495,000
Pending Feasibility	Yarrow Point	9/15/15	1976	2,910	0.36	86	\$37,791	\$9,027,778		\$3,250,000
Sold	Yarrow Point	9/9/15	1924	2,020	0.51	70	\$52,571	\$7,159,533	\$3,365,435	\$3,680,000
Sold	Arrowhead	9/3/15	1975	3,470	0.35	60	\$35,833	\$6,213,873	\$2,015,000	\$2,150,000
Sold	Renton	9/2/15	1951	1,670	0.08	55	\$18,091	\$12,134,146	\$1,071,000	\$995,000
Pending	Yarrow Point	9/1/15	1924	2,020	0.51	70	\$52,571	\$7,159,533		\$3,680,000
Sold	Newport Shores	8/31/15	2005	4,199	0.42	119	\$31,933	\$9,004,739	\$3,550,000	\$3,800,000
Sold	Bellevue	8/31/15	2008	10,740	0.67	80	\$90,000	\$10,682,493	\$6,700,000	\$7,200,000
Sold	Bellevue	8/27/15	1997	4,500	0.95	257	\$22,938	\$6,238,095	\$5,750,000	\$5,895,000
Active	Kirkland	8/24/15	1956	3,430	1.81	100	\$130,000	\$7,190,265		\$13,000,000
Sold	Newport Shores	8/20/15	1966	4,710	1.88	275	\$16,000	\$2,340,426	\$4,400,000	\$4,400,000
Sold	Hunts Point	8/19/15	1965	2,720	0.36	80	\$48,600	\$10,860,335	\$3,710,000	\$3,888,000
Sold	Newport Shores	8/17/15	1970	4,890	0.42	90	\$36,667	\$7,951,807	\$3,175,000	\$3,300,000
Pending Inspection	Newcastle	8/15/15	1959	3,300	0.09	55	\$38,091	\$22,287,234		\$2,095,000
Contingent	Medina	8/15/15	1966	5,870	0.45	8	\$356,250	\$6,404,494		\$2,850,000
Pending Short Sale	Bellevue	8/14/15	1928	2,230	0.61	70	\$21,429	\$2,471,170		\$1,500,000
Sold	Yarrow Point	8/14/15	1967	4,930	0.39	102	\$64,608	\$16,811,224	\$6,590,000	\$6,590,000
Active	Enatai	8/13/15	1970	3,300	0.32	87	\$39,080	\$10,526,316		\$3,400,000
Active	Hunts Point	8/7/15	1998	3,250	0.37	80	\$59,850	\$12,802,139		\$4,788,000
Sold	Meydenbauer	8/7/15	2001	6,290	0.18	62	\$85,946	\$28,960,217	\$5,060,000	\$5,328,680
Pending	Juanita	8/6/15	1955	1,830	0.41	60	\$39,800	\$5,881,773		\$2,388,000
Active	Newcastle	8/5/15	1959	3,300	0.09	55	\$38,091	\$22,287,234		\$2,095,000
Active	Bellevue	8/5/15	1979	2,450	0.21	77	\$45,455	\$16,746,411		\$3,500,000
Pending Inspection	Bellevue	7/31/15	2005	4,560	0.36	75	\$55,973	\$11,825,352		\$4,198,000
Active	Medina	7/29/15	1969	2,810	0.44	50	\$67,800	\$7,757,437		\$3,390,000
Active	Yarrow Point	7/29/15	1967	4,221	0.56	94	\$42,021	\$7,028,470		\$3,950,000
Active	Yarrow Point	7/29/15	1967	4,221	0.56	94	\$45,213	\$7,562,278		\$4,250,000
Pending Inspection	Arrowhead	7/28/15	1975	3,470	0.35	60	\$35,833	\$6,213,873		\$2,150,000
Pending Inspection	Yarrow Point	7/27/15	1967	4,930	0.39	102	\$64,608	\$16,811,224		\$6,590,000
Pending	Renton	7/24/15	1951	1,670	0.08	55	\$18,091	\$12,134,146		\$995,000
Pending Inspection	Meydenbauer	7/24/15	2001	6,290	0.18	62	\$85,946	\$28,960,217		\$5,328,680
Active	Juanita	7/21/15	1955	1,830	0.41	60	\$39,800	\$5,881,773		\$2,388,000
Active	Hunts Point	7/17/15	2002	7,167	0.69	250	\$47,552	\$17,304,221		\$11,888,000
Sold	Bellevue	7/16/15	2003	2,690	0.38	75	\$31,840	\$6,284,211	\$2,388,000	\$2,388,000
Active	Medina	7/16/15	1966	5,870	0.45	8	\$356,250	\$6,404,494		\$2,850,000
Pending	Hunts Point	7/16/15	1965	2,720	0.36	80	\$48,600	\$10,860,335		\$3,888,000
Sold	Holmes Point	7/14/15	1988	3,640	0.24	40	\$57,375	\$9,562,500	\$2,280,000	\$2,295,000
Active	Juanita	7/12/15	1986	4,430	0.35	70	\$41,214	\$8,314,121		\$2,885,000
Active	Bellevue	7/10/15	1928	2,230	0.61	70	\$21,429	\$2,471,170		\$1,500,000
Pending	Medina	7/10/15	1979	4,050	0.81	106	\$55,519	\$7,301,489		\$5,885,000
Pending	West Of Market	7/8/15	1989	3,000	0.56	55	\$52,525	\$5,177,219		\$2,888,888
Pending	West Of Market	7/8/15	1992	5,230	1.01	60	\$66,667	\$3,944,773		\$4,000,000
Sold	Enatai	7/7/15	1998	6,300	0.59	97	\$66,887	\$11,034,014	\$6,400,000	\$6,488,000
Pending	Yarrow Point	7/6/15	1932	10,061	2.08	46	\$184,783	\$4,094,412		\$8,500,000
Pending	Newport Shores	7/3/15	2005	4,199	0.42	119	\$31,933	\$9,004,739		\$3,800,000

*Reflected as a 12 month rolling average. © Copyright 2011-2015, Windermere Real Estate/Mercer Island. Statistics provided by the Northwest Multiple Listing service and deemed accurate but not guaranteed.

EASTSIDE | Waterfront Facts



YEAR-TO-DATE SNAPSHOT

AVERAGE SALE PRICE	\$3,905,811
HIGHEST SALE	\$9,500,000
LOWEST SALE	\$1,360,000
# SOLD IN 2015	40
AVERAGE DAYS ON MARKET	96
AVERAGE SQUARE FEET	4,447
AVERAGE YEAR BUILT	1978
AVERAGE LOT SIZE	0.60 ACRES
AVERAGE WATERFRONT FOOTAGE	92 FEET

The Eastside's private waterfront consists of homes sited along Lake Washington from just north of St. Edwards State Park to Newcastle Beach Park; encompassing the cities of Kenmore, Kirkland, Bellevue, Medina, Newcastle and Renton.

The water's edge along the east side of Lake Washington includes many desirable points, bays and vistas—especially those centrally located in the Yarrow Point, Hunts Point and Media neighborhoods.

Unlike those homes situated on the west side of the lake, the east side enjoys exceptional sunsets from their vantage point along the eastern shore line. Many homes feature low or no-bank waterfront providing level beach access and spacious docks.

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. ©2012-2015 Windermere Real Estate/Mercer Island



Mercer Island



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House to Home

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