

# West Bellevue MARKET UPDATE

## August Solds 2010



**West Bellevue**  
Bed/Bath: 3/1  
Square Feet: 1,080  
Asking Price: \$465,000  
Sale Price: \$408,000



**Clyde Hill**  
Bed/Bath: 3/1  
Square Feet: 920  
Asking Price: \$530,000  
Sale Price: \$507,500



**Clyde Hill**  
Bed/Bath: 3/1  
Square Feet: 1,460  
Asking Price: \$625,000  
Sale Price: \$533,000



**Enatai**  
Bed/Bath: 3/1.75  
Square Feet: 1,710  
Asking Price: \$595,000  
Sale Price: \$540,000



**Enatai**  
Bed/Bath: 3/2.75  
Square Feet: 2,080  
Asking Price: \$598,000  
Sale Price: \$591,500



**Hunts Point**  
Bed/Bath: 3/1.5  
Square Feet: 1,609  
Asking Price: \$649,000  
Sale Price: \$635,000



**Clyde Hill**  
Bed/Bath: 4/2.5  
Square Feet: 2,420  
Asking Price: \$785,000  
Sale Price: \$748,046



**Enatai**  
Bed/Bath: 4/1.75  
Square Feet: 2,210  
Asking Price: \$779,000  
Sale Price: \$769,000



**Downtown**  
Bed/Bath: 3/2.5  
Square Feet: 2,457  
Asking Price: \$899,000  
Sale Price: \$775,000



**Meydenbauer**  
Bed/Bath: 3/2.5  
Square Feet: 2,650  
Asking Price: \$1,090,000  
Sale Price: \$905,000



**Enatai**  
Bed/Bath: 5/3  
Square Feet: 3,550  
Asking Price: \$1,399,000  
Sale Price: \$1,140,000



**Clyde Hill**  
Bed/Bath: 4/2.25  
Square Feet: 4,100  
Asking Price: \$1,299,000  
Sale Price: \$1,195,000



**Medina**  
Bed/Bath: 3/3.75  
Square Feet: 3,750  
Asking Price: \$1,199,999  
Sale Price: \$1,200,000



**Downtown**  
Bed/Bath: 7/6.25  
Square Feet: 5,466  
Asking Price: \$1,500,000  
Sale Price: \$1,250,000



**Vuecrest**  
Bed/Bath: 4/3.5  
Square Feet: 3,790  
Asking Price: \$1,599,000  
Sale Price: \$1,325,000



**Yarrow Point**  
Bed/Bath: 5/2.5  
Square Feet: 3,050  
Asking Price: \$1,395,000  
Sale Price: \$1,380,000



**Enatai**  
Bed/Bath: 4/4  
Square Feet: 4,650  
Asking Price: \$1,590,000  
Sale Price: \$1,500,000



**Clyde Hill**  
Bed/Bath: 4/4.5  
Square Feet: 4,361  
Asking Price: \$1,650,000  
Sale Price: \$1,500,000



**Medina**  
Bed/Bath: 3/3  
Square Feet: 3,580  
Asking Price: \$1,595,000  
Sale Price: \$1,538,000



**Enatai**  
Bed/Bath: 4/3  
Square Feet: 4,160  
Asking Price: \$1,579,000  
Sale Price: \$1,559,000



**Vuecrest**  
Bed/Bath: 3/4.25  
Square Feet: 3,391  
Asking Price: \$1,950,000  
Sale Price: \$1,805,000



**Clyde Hill**  
Bed/Bath: 5/3.75  
Square Feet: 5,720  
Asking Price: \$2,000,000  
Sale Price: \$1,925,000



**Medina**  
Bed/Bath: 4/3.5  
Square Feet: 3,620  
Asking Price: \$2,100,000  
Sale Price: \$2,100,000



**West Bellevue**  
Bed/Bath: 5/4.25  
Square Feet: 5,200  
Asking Price: \$2,150,000  
Sale Price: \$2,150,000



**Clyde Hill**  
Bed/Bath: 5/4  
Square Feet: 6,607  
Asking Price: \$3,795,000  
Sale Price: \$2,900,000

### Market Update:

The build-up of inventory that was notable last month has subsided for August, as our sample markets gained only about 150 total listings for the month. From June to July, that number was closer to 1,100. Most of the markets showed stability, with demand remaining in the low end of a "balanced" market. The exception to this was West Bellevue (520), which suffered a drop in pended sales mostly attributable to a slow down in higher-end sales. Luxury sales overall have slowed in the last 30 days. Higher-end homes now look to be over-supplied relative to the rest of the market.

### Buying or Selling a Home:

It is our pleasure to put our 31 years of combined experience to work for you, to maximize your objectives in buying or selling a home, and to simplify and expedite the process. Most of all, we will exceed your expectations of what a Real Estate Broker does. First and foremost, it's *all about you*—your home, your dreams and your new beginnings. Please give us a call. We would love the opportunity to help you reach your personal real estate goals.



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