

# West Bellevue MARKET UPDATE

## January Solds 2011



**Downtown**  
Bed/Bath: 2/1  
Square Feet: 860  
Asking Price: \$319,900  
Sale Price: \$280,000



**Enatai**  
Bed/Bath: 3/1  
Square Feet: 1,210  
Asking Price: \$338,000  
Sale Price: \$340,000



**Enatai**  
Bed/Bath: 3/1.75  
Square Feet: 2,570  
Asking Price: \$475,000  
Sale Price: \$435,000



**Downtown**  
Bed/Bath: 3/1  
Square Feet: 1,270  
Asking Price: \$459,900  
Sale Price: \$462,288



**West Bellevue**  
Bed/Bath: 3/1.75  
Square Feet: 1,183  
Asking Price: \$519,000  
Sale Price: \$493,000



**Enatai**  
Bed/Bath: 5/2.75  
Square Feet: 3,400  
Asking Price: \$619,000  
Sale Price: \$570,000



**Clyde Hill**  
Bed/Bath: 4/2.25  
Square Feet: 2,085  
Asking Price: \$624,950  
Sale Price: \$588,000



**Lochleven**  
Bed/Bath: 4/2  
Square Feet: 2,420  
Asking Price: \$699,950  
Sale Price: \$685,000



**Apple Valley**  
Bed/Bath: 5/3  
Square Feet: 2,780  
Asking Price: \$583,000  
Sale Price: \$717,500



**Vuecrest**  
Bed/Bath: 3/2.25  
Square Feet: 2,880  
Asking Price: \$779,000  
Sale Price: \$779,000



**Enatai**  
Bed/Bath: 3/2.25  
Square Feet: 2,920  
Asking Price: \$860,000  
Sale Price: \$850,000



**Downtown**  
Bed/Bath: 4/3.50  
Square Feet: 3,303  
Asking Price: \$1,049,950  
Sale Price: \$967,500



**Clyde Hill**  
Bed/Bath: 5/4.5  
Square Feet: 4,020  
Asking Price: \$995,000  
Sale Price: \$1,100,000



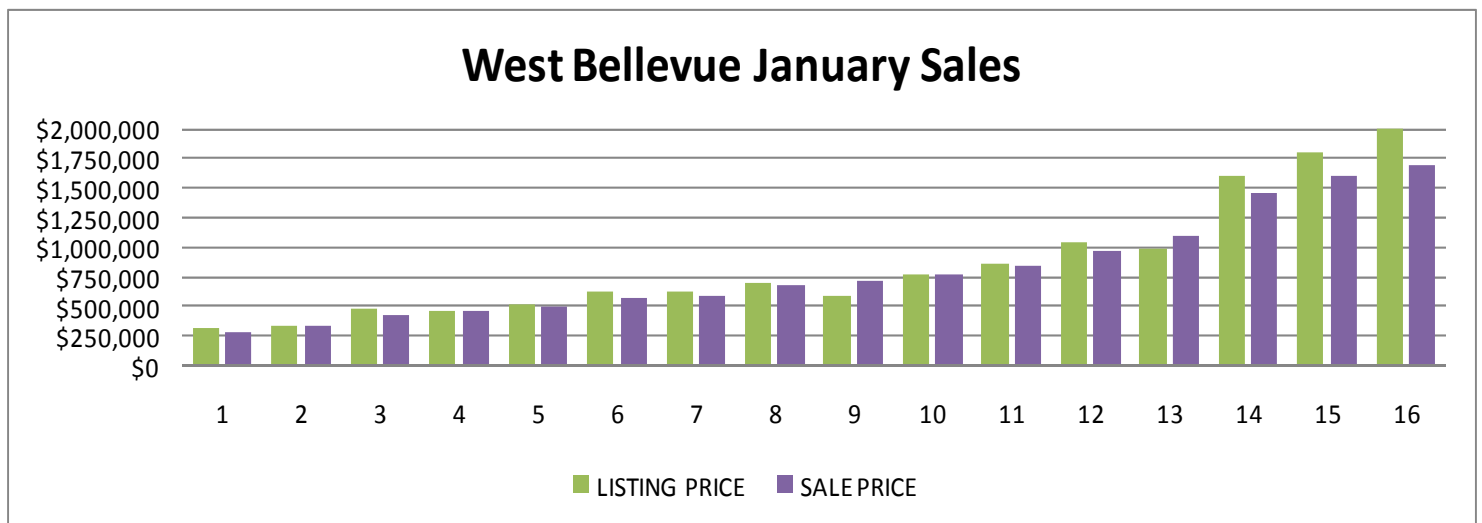
**Enatai**  
Bed/Bath: 4/3.25  
Square Feet: 3,800  
Asking Price: \$1,595,000  
Sale Price: \$1,460,000



**Clyde Hill**  
Bed/Bath: 4/4.5  
Square Feet: 4,970  
Asking Price: \$1,800,000  
Sale Price: \$1,610,000



**Clyde Hill**  
Bed/Bath: 4/3.5  
Square Feet: 6,220  
Asking Price: \$1,998,000  
Sale Price: \$1,700,000



### Market Update:

In the month of January, the West Bellevue Market had 16 Single Family home sales. Average days on market was 100 days. The average sales price was \$814,831, with a low of \$280,000 and a high of \$1,700,000. The average percentage of Sales Price to Asking Price was 97% for the month. The graph shows the difference between the Listing and Sales price. 75% of the listings in West Bellevue this month sold below \$1,000,000. There are currently 170 active listings in West Bellevue with only 34% of those homes priced at \$1,000,000 and below.

### 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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