

# West Bellevue MARKET UPDATE

## July Solds 2010



**Downtown**  
Bed/Bath: 4/1.5  
Square Feet: 1,560  
Asking Price: \$575,000  
Sale Price: \$545,000



**Enatai**  
Bed/Bath: 3/1.75  
Square Feet: 1,737  
Asking Price: \$675,000  
Sale Price: \$550,100



**Clyde Hill**  
Bed/Bath: 4/2.5  
Square Feet: 2,627  
Asking Price: \$625,000  
Sale Price: \$625,000



**West Bellevue**  
Bed/Bath: 3/2.5  
Square Feet: 2,018  
Asking Price: \$665,000  
Sale Price: \$660,000



**Medina**  
Bed/Bath: 1/1  
Square Feet: 1,120  
Asking Price: \$722,500  
Sale Price: \$722,500



**Medina**  
Bed/Bath: 4/2.5  
Square Feet: 2,300  
Asking Price: \$859,000  
Sale Price: \$750,000



**Enatai**  
Bed/Bath: 3/2.5  
Square Feet: 2,710  
Asking Price: \$767,000  
Sale Price: \$754,000



**Downtown**  
Bed/Bath: 3/2.5  
Square Feet: 2,322  
Asking Price: \$839,000  
Sale Price: \$825,000



**Vuecrest**  
Bed/Bath: 3/2.5  
Square Feet: 2,210  
Asking Price: \$1,295,000  
Sale Price: \$1,000,000



**Spring Creek**  
Bed/Bath: 5/3.25  
Square Feet: 3,718  
Asking Price: \$1,079,000  
Sale Price: \$1,049,000



**Clyde Hill**  
Bed/Bath: 5/2.75  
Square Feet: 3,120  
Asking Price: \$1,449,000  
Sale Price: \$1,110,000



**Enatai**  
Bed/Bath: 4/3  
Square Feet: 3,200  
Asking Price: \$1,162,000  
Sale Price: \$1,127,000



**Spring Creek**  
Bed/Bath: 5/3.25  
Square Feet: 4,141  
Asking Price: \$1,178,800  
Sale Price: \$1,170,000



**Clyde Hill**  
Bed/Bath: 5/5.25  
Square Feet: 6,270  
Asking Price: \$1,475,000  
Sale Price: \$1,260,000



**Meydenbauer**  
Bed/Bath: 3/3  
Square Feet: 3,620  
Asking Price: \$1,300,000  
Sale Price: \$1,299,000



**Medina**  
Bed/Bath: 3/2.5  
Square Feet: 3,210  
Asking Price: \$1,525,000  
Sale Price: \$1,435,000



**Enatai**  
Bed/Bath: 4/4.5  
Square Feet: 4,360  
Asking Price: \$1,599,000  
Sale Price: \$1,560,000



**West Bellevue**  
Bed/Bath: 4/3.5  
Square Feet: 4,174  
Asking Price: \$1,780,000  
Sale Price: \$1,675,000



**Medina**  
Bed/Bath: 4/3.25  
Square Feet: 4,660  
Asking Price: \$2,195,000  
Sale Price: \$2,201,000



**Medina**  
Bed/Bath: 4/4.75  
Square Feet: 5,469  
Asking Price: \$3,198,000  
Sale Price: \$2,475,000



**Clyde Hill**  
Bed/Bath: 4/3.25  
Square Feet: 5,030  
Asking Price: \$2,795,000  
Sale Price: \$2,500,000



**Enatai**  
Bed/Bath: 4/3.75  
Square Feet: 4,980  
Asking Price: \$2,900,000  
Sale Price: \$2,625,000



**West Bellevue**  
Bed/Bath: 5/4  
Square Feet: 5,500  
Asking Price: \$3,249,500  
Sale Price: \$3,200,000



**Medina Heights**  
Bed/Bath: 6/6.25  
Square Feet: 6,470  
Asking Price: \$4,250,000  
Sale Price: \$3,300,000



**Hunts Point**  
Bed/Bath: 4/3.5  
Square Feet: 4,030  
Asking Price: \$6,500,000  
Sale Price: \$5,500,000

### Market Update:

The beginning of July, with the holiday and summer vacations merging together, felt a bit slow. Mid-month, things seemed to pick up. A look at the numbers verifies this. On the Eastside, Demand fell 22% the first 10 days of July. Over the final 20 days of July, that moderated to just 5%. In the West Bellevue Market, demand fell 33% the first 10 days, 8% the last 20. Overall, the combination of increased inventory and fewer pendings served to drop the demand ratios, though most areas are still relatively strong and balanced.

### Buying or Selling a Home:

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