

# West Bellevue MARKET UPDATE

## February Solds 2011



**Downtown**  
Bed/Bath: 3/1  
Square Feet: 1,120  
Asking Price: \$399,950  
Sale Price: \$425,000



**Apple Valley**  
Bed/Bath: 4/2  
Square Feet: 1,710  
Asking Price: \$485,000  
Sale Price: \$460,000



**Clyde Hill**  
Bed/Bath: 3/1.75  
Square Feet: 1,180  
Asking Price: \$575,000  
Sale Price: \$535,000



**West Bellevue**  
Bed/Bath: 2/1.5  
Square Feet: 1,240  
Asking Price: \$549,950  
Sale Price: \$545,000



**Surrey Downs**  
Bed/Bath: 4/3.25  
Square Feet: 2,960  
Asking Price: \$629,000  
Sale Price: \$585,000



**Medina**  
Bed/Bath: 2/1.75  
Square Feet: 1,530  
Asking Price: \$690,000  
Sale Price: \$650,000



**West Bellevue**  
Bed/Bath: 3/2.75  
Square Feet: 2,770  
Asking Price: \$729,000  
Sale Price: \$682,000



**Hunts Point**  
Bed/Bath: 3/1.5  
Square Feet: 1,700  
Asking Price: \$795,000  
Sale Price: \$710,000



**Clyde Hill**  
Bed/Bath: 4/1.75  
Square Feet: 2,450  
Asking Price: \$799,000  
Sale Price: \$786,000



**Enatai**  
Bed/Bath: 3/3.25  
Square Feet: 2,940  
Asking Price: \$800,000  
Sale Price: \$800,000



**Enatai**  
Bed/Bath: 4/2.25  
Square Feet: 2,960  
Asking Price: \$848,800  
Sale Price: \$840,000



**Enatai**  
Bed/Bath: 3/2.5  
Square Feet: 3,012  
Asking Price: \$999,950  
Sale Price: \$1,050,000



**Medina**  
Bed/Bath: 4/2.5  
Square Feet: 3,400  
Asking Price: \$1,250,000  
Sale Price: \$1,183,000



**Clyde Hill**  
Bed/Bath: 4/2.5  
Square Feet: 4,035  
Asking Price: \$1,375,000  
Sale Price: \$1,225,000



**Medina**  
Bed/Bath: 4/4.25  
Square Feet: 3,456  
Asking Price: \$1,568,000  
Sale Price: \$1,350,000



**West Bellevue**  
Bed/Bath: 4/3.75  
Square Feet: 4,230  
Asking Price: \$1,698,000



**Medina**  
Bed/Bath: 5/3.5  
Square Feet: 3,450  
Asking Price: \$1,795,000



**Clyde Hill**  
Bed/Bath: 5/4.5  
Square Feet: 4,760  
Asking Price: \$1,217,700



**West Bellevue**  
Bed/Bath: 5/5.5  
Square Feet: 5,060  
Asking Price: \$2,248,000



**West Bellevue**  
Bed/Bath: 6/5.25  
Square Feet: 5,183  
Asking Price: \$2,000,000  
Sale Price: \$1,900,000



**West Bellevue**  
Bed/Bath: 4/5.5  
Square Feet: 6,054  
Asking Price: \$3,098,000  
Sale Price: \$2,700,000



**Meydenbauer**  
Bed/Bath: 5/3.5  
Square Feet: 3,530  
Asking Price: \$3,289,000  
Sale Price: \$2,785,000

### Market Update:

- 22 Homes sold in the West Bellevue Market in February
- Average Days on Market was 107 Days
- Average List Price of \$1,265,425
- Average Sales Price of \$1,184,659
- Listings sold at 96% of Sales Price
- 175 Active Listings
- 31 Pending Sales

Pending Sales on the Eastside jumped over 11% in one month, and the Demand Ratio in the area fell under 2 : 1 (the lowest ratio seen since the market was booming). This means that there are about two homes offered for sale for every one currently under contract. When that ratio hits 2.5 : 1, most experts agree that the market is under-supplied with homes for sale.

### 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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