

WELCOME TO OUR

# Monthly Newsletter

*we're so glad you're here!*



## Welcome to the February Edition

DEAR EASTSIDE COMMUNITY,

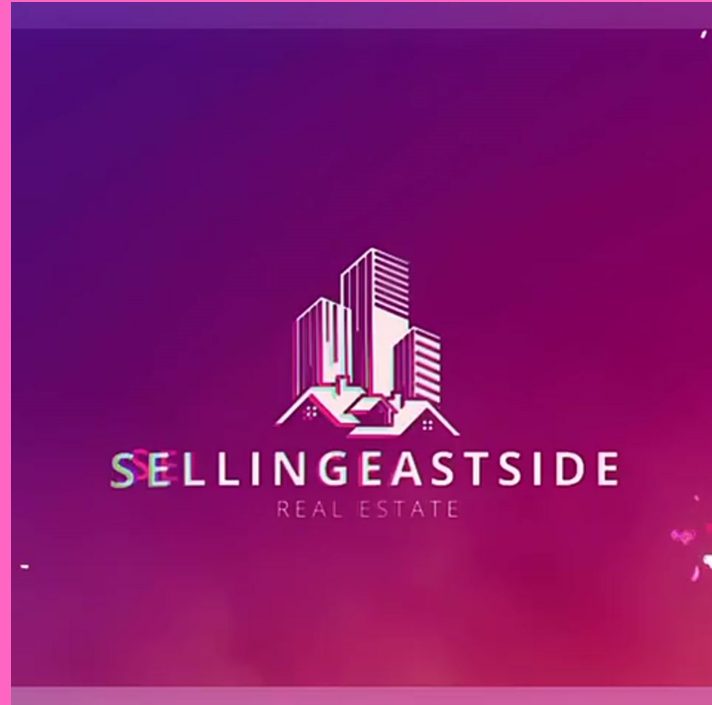
Love is in the air, and what better way to celebrate Valentine's Day than by cherishing the place you call home? At Selling Eastside Real Estate, we're here to help you fall in love with your home all over again. Whether you're looking to buy, sell, or simply enhance your living space, we have the expertise and resources to make your real estate dreams come true.

## New Team Member Alert

**THIS IS ZACH, OUR NEW OPERATIONS  
MANAGER!**

Meet Zach Cortez, your expert in Bellevue, WA real estate, with a focus on Bellevue, Kirkland, and Sammamish. Committed to making your real estate dreams a reality, Zach combines professionalism and genuine passion to guide you on your journey.





## Fall in Love with Your Home

This Valentine's Day, take a moment to appreciate the beauty and comfort of your home. From cozy evenings by the fireplace to lively gatherings with loved ones, your home is where cherished memories are made. If you're ready to find a home that truly captures your heart, let us guide you through the process with care and dedication.

STAY IN TOUCH



## Fall in Love with Investing

Let Us Be Your Real Estate Cupids, Guiding You with Expertise and Confidence Through the Maze of Property Investments!

[FIND OUT MORE](#)



## Unlock Your Heart's Desire

For those daring to venture the For Sale By Owner route, let us be your wingmen, empowering sellers to confidently navigate their home sale journey with heart and determination.

[INSTANT DOWNLOAD](#)

# Spread the Love with Home Improvements

## IT'S THE PERFECT TIME TO SHOW SOME LOVE TO YOUR HOME!

Whether you're looking to enhance your living space for yourself, your family, or potential buyers, these home improvement ideas will surely make your heart skip a beat:

1. Heartfelt Curb Appeal: First impressions count! Spruce up your home's exterior with:

- A fresh coat of paint for the front door
- Vibrant flowers in window boxes
- Charming outdoor lighting for a warm welcome

2. Love Notes in the Kitchen: The heart of the home deserves some love too! Consider:

- Upgrading to energy-efficient appliances
- Installing stylish backsplash tiles
- Adding a cozy breakfast nook for intimate mornings

3. Romantic Retreat:

- Master Bedroom Makeover: Create a serene sanctuary with:
  - Soft, luxurious bedding
  - Romantic lighting fixtures
  - Statement headboard for added charm
- Spa-Inspired Bathroom: Indulge in relaxation with:
  - Rainfall showerhead
  - Elegant fixtures
  - Plush towels and aromatic candles



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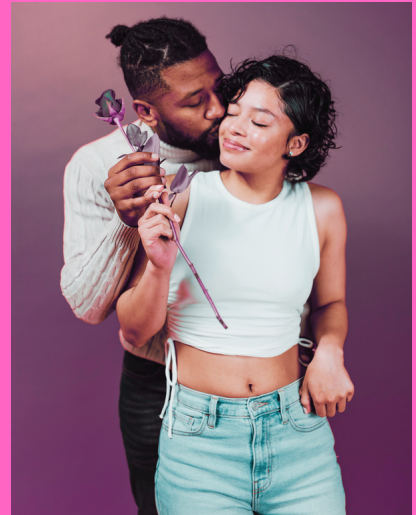
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# Valentine's Day Events in the Community

CELEBRATE VALENTINE'S DAY WITH YOUR EASTSIDE NEIGHBORS AT THESE LOCAL EVENTS:

1. VALENTINE'S DAY DINNER AT WILD GINGER: TREAT YOUR LOVED ONE TO A ROMANTIC DINNER AT ONE OF THE EASTSIDE'S FINEST RESTAURANTS.
2. VALENTINE'S DAY CRAFT FAIR AT BELLEVUE ARTS MUSEUM: SUPPLIES WILL BE PROVIDED FOR GUESTS TO DRAW, DESIGN, AND DECORATE VALENTINE-THEMED HANDMADE CARDS. ALL ARE WELCOME AT THIS FREE FAMILY FRIENDLY EVENT.
3. VALENTINE'S DAY MOVIE NIGHT AT CINEMARK RESERVE LINCOLN SQUARE: ENJOY A MOVIE WITH YOUR LOVED ONES!



## Work with us today

HAVE ANY QUESTIONS ABOUT WORKING WITH US?

We're here to turn your dreams into keys and your transactions into seamless, memorable experiences.

LET'S CHAT!

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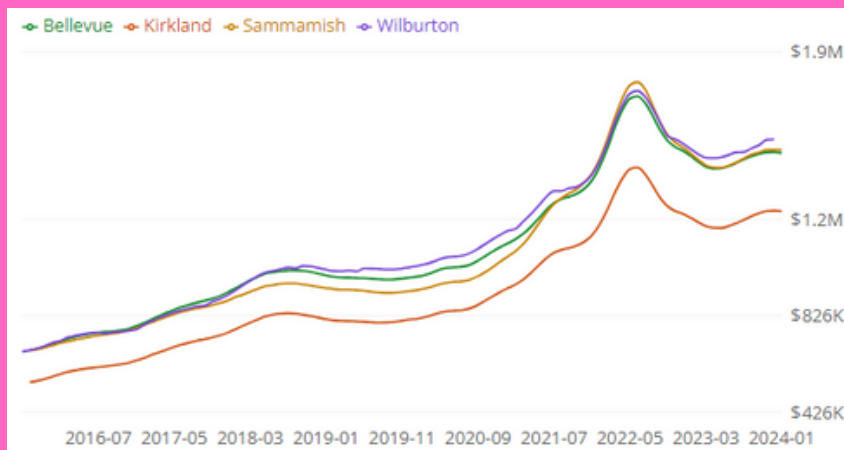
# Market Overview

## DATA AND INSIGHTS FOR THE VIBRANT NEIGHBORHOODS OF BELLEVUE,

## KIRKLAND, AND SAMMAMISH

As we journey through February, the real estate markets of Bellevue, Kirkland, and Sammamish present a myriad of opportunities for those looking to buy, sell, or invest. With limited inventory, strong demand, and favorable interest rates, navigating these markets requires a strategic approach and a keen eye for emerging trends.

Whether you're a seasoned professional or a first-time buyer, staying informed about local market dynamics is crucial to making informed decisions. As we embark on the remainder of the year, let's continue to provide exceptional service to our clients and strive for success in all our endeavors.



### Market Overview

📅 -- 1-year Market Forecast

**180** For sale inventory (January 31, 2024)

**51** New listings (January 31, 2024)

**0.989** Median sale to list ratio (December 31, 2023)

**\$1,286,250** Median sale price (December 31, 2023)

**\$1,328,333** Median list price (January 31, 2024)

**27.4%** Percent of sales over list price (December 31, 2023)

**55.7%** Percent of sales under list price (December 31, 2023)

**23** Median days to pending (January 31, 2024)

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# Market Overview

## DATA AND INSIGHTS OF BELLEVUE

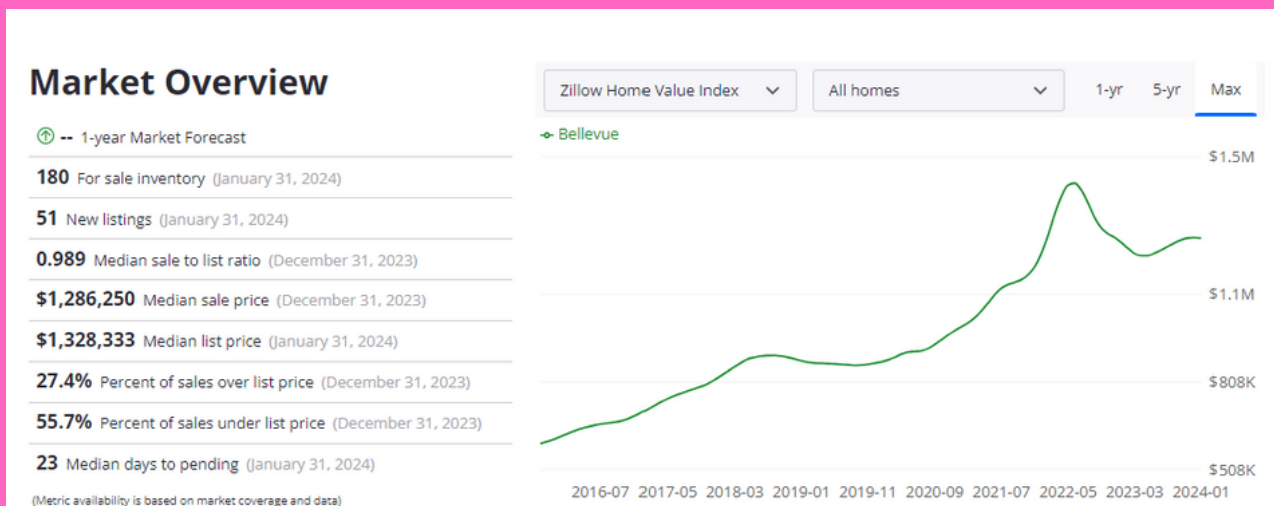
**Bellevue** continues to be a hot spot in the Puget Sound region, attracting buyers with its booming tech industry, excellent schools, and stunning natural beauty. Despite a slight increase in inventory, demand remains strong, leading to a competitive market.

### Key Metrics:

- Average Home Price: \$1.5 million
- Median Days on Market: 20 days
- Inventory: 1,200 homes
- Appreciation Rate: 8% year-over-year

### Insights:

- Waterfront properties along Lake Washington remain highly sought after, commanding premium prices.
- The downtown area continues to see new developments, including luxury condos and mixed-use projects, attracting urban dwellers and investors alike.



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# Market Overview

## DATA AND INSIGHTS OF KIRKLAND

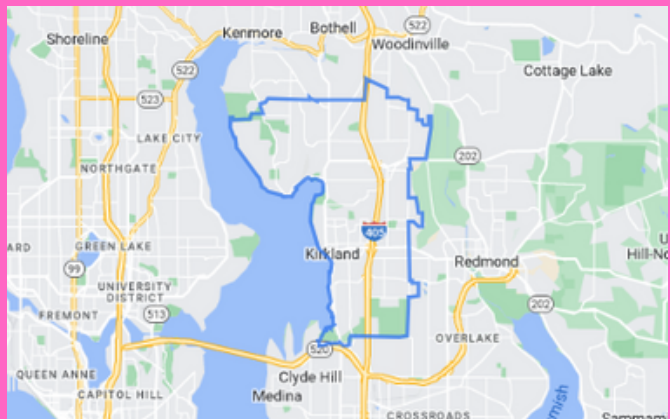
**Kirkland's** picturesque waterfront, thriving downtown, and strong sense of community make it a highly desirable destination for homebuyers. Despite seasonal fluctuations, the market remains competitive, with well-priced homes receiving multiple offers.

### Key Metrics:

- Average Home Price: \$1.2 million
- Median Days on Market: 20 days
- Inventory: 700 homes
- Appreciation Rate: 6% year-over-year

### Insights:

- Neighborhoods like Bridle Trails and Market are particularly popular among buyers, offering a blend of suburban charm and convenient access to amenities.
- With interest rates remaining low, many buyers are taking advantage of favorable conditions to enter the market or upgrade to larger homes.



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# Market Overview

## DATA AND INSIGHTS OF SAMMAMISH

**Sammamish's** tranquil setting, excellent schools, and abundant outdoor recreation opportunities continue to attract families seeking a high quality of life. Despite seasonal fluctuations, the market remains active, especially for homes in desirable neighborhoods.

### Key Metrics:

- Average Home Price: \$1.3 million
- Median Days on Market: 22 days
- Inventory: 600 homes
- Appreciation Rate: 5% year-over-year

### Insights:

- Demand remains strong for homes with spacious yards and scenic views, particularly in neighborhoods like Trossachs and Timberline.
- Buyers are increasingly prioritizing homes with flexible spaces that can accommodate remote work and virtual learning needs.



### Market Overview

📈 -- 1-year Market Forecast

**55** For sale inventory (January 31, 2024)

**17** New listings (January 31, 2024)

-- Median sale to list ratio

-- Median sale price (December 31, 2023)

**\$1,652,067** Median list price (January 31, 2024)

-- Percent of sales over list price

-- Percent of sales under list price

**17** Median days to pending (January 31, 2024)

(Metric availability is based on market coverage and data)

Zillow Home Value Index

All homes

1-yr

5-yr

Max

📍 Sammamish



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# Community-Centric

## BUILDING HOMES, STRENGTHENING COMMUNITIES: TOGETHER, WE FLOURISH!

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Stay tuned for more insights and updates as we uncover the ever-evolving world of real estate in the Pacific Northwest. Thank you for joining us on this journey!



Selling Eastside  
Real Estate



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