



2018  
**SEATTLE  
METRO**  
*year in review*

**PUBLISHED JANUARY 2019**

an annual report on single family  
residential real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND

  
**Windermere**  
REAL ESTATE

# NEIGHBORHOOD SNAPSHOT

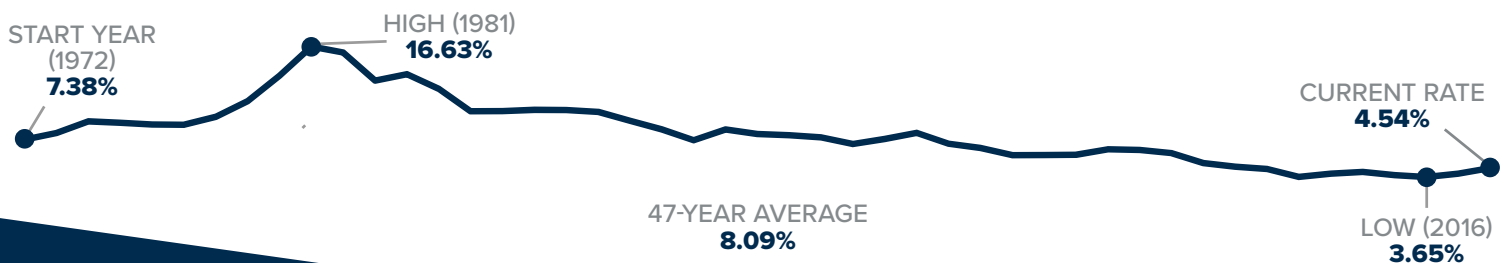
community	# sold	avg. \$ per sq ft	avg. days to sell	median sale price	five-year price trend
West Seattle	1,461 <span>↓</span> -17.0%	\$390 <span>↑</span> 12.0%	23 <span>↑</span> 18.8%	\$675,000 <span>↑</span> 12.7%	<span>↑</span> 68.8%
South Seattle	1,025 <span>↓</span> -17.5%	\$370 <span>↑</span> 9.5%	25 <span>↑</span> 2.5%	\$650,000 <span>↑</span> 8.3%	<span>↑</span> 73.3%
Madison Park & Capitol Hill	812 <span>↓</span> -12.5%	\$561 <span>↑</span> 13.9%	25 <span>↑</span> 2.8%	\$950,000 <span>↑</span> 8.6%	<span>↑</span> 40.7%
Queen Anne & Magnolia	619 <span>↓</span> -19.7%	\$511 <span>↑</span> 6.9%	31 <span>↑</span> 35.5%	\$1,060,000 <span>↑</span> 12.2%	<span>↑</span> 50.8%
Ballard & Green Lake	1,820 <span>↓</span> -14.1%	\$459 <span>↑</span> 7.4%	17 <span>↑</span> 19.4%	\$802,000 <span>↑</span> 6.9%	<span>↑</span> 55.1%
North Seattle	1,054 <span>↓</span> -10.9%	\$448 <span>↑</span> 9.0%	19 <span>↑</span> 19.6%	\$825,000 <span>↑</span> 6.5%	<span>↑</span> 59.1%
Richmond Beach & Shoreline	353 <span>↓</span> -17.9%	\$357 <span>↑</span> 11.6%	30 <span>↑</span> 24.6%	\$660,000 <span>↑</span> 9.5%	<span>↑</span> 73.2%
Lake Forest Park & Kenmore	483 <span>↓</span> -7.8%	\$327 <span>↑</span> 6.3%	20 <span>↓</span> -7.6%	\$665,000 <span>↑</span> 14.4%	<span>↑</span> 73.9%
<b>ALL SEATTLE</b>	<b>7,627 <span>↓</span> 14.9%</b>	<b>\$437 <span>↑</span> 9.7%</b>	<b>22 <span>↑</span> 13.9%</b>	<b>\$769,950 <span>↑</span> 8.8%</b>	<b><span>↑</span> 48.3%</b>

## FIVE YEAR TREND

year	# sold	avg. \$ per sq ft	avg. days to sell	median sale price	average sale price
<b>2018</b>	7,627 <span>↓</span> -14.9%	\$437 <span>↑</span> 9.7%	22 <span>↑</span> 13.9%	\$769,950 <span>↑</span> 8.8%	\$883,590 <span>↑</span> 10.4%
<b>2017</b>	8,958 <span>↑</span> 2.2%	\$398 <span>↑</span> 12.9%	19 <span>↓</span> -8.8%	\$707,590 <span>↑</span> 14.1%	\$800,362 <span>↑</span> 13.5%
<b>2016</b>	8,766 <span>↑</span> 2.1%	\$353 <span>↑</span> 13.4%	21 <span>↓</span> -14.7%	\$620,000 <span>↑</span> 12.7%	\$705,220 <span>↑</span> 11.5%
<b>2015</b>	8,588 <span>↑</span> 3.9%	\$311 <span>↑</span> 11.3%	25 <span>↓</span> -26.3%	\$550,000 <span>↑</span> 14.7%	\$632,349 <span>↑</span> 11.1%
<b>2014</b>	8,262 <span>↑</span> 2.4%	\$280 <span>↑</span> 11.8%	34 <span>↓</span> -0.2%	\$479,575 <span>↑</span> 7.5%	\$569,201 <span>↑</span> 8.3%

## HISTORIC INTEREST RATES

30-year fixed-rate mortgage



# 2018

*seattle home  
values rose*

**8.8%**

TO A MEDIAN OF  
**\$769,950**

**ON AVERAGE,  
HOUSES SOLD IN**

**22 DAYS**

THERE WERE

**66%**

*more homes  
for sale*

*the average  
house  
sold  
for*

**\$437**  
PER SQ. FOOT

*up  
9.7%  
from  
last year*

# 2018

*year in review*

2018 was a year of transition from an ultra-competitive seller's market to a more balanced market. The first four months of the year saw dramatic price acceleration—arguably far beyond the comfort of Seattle area home buyers—as home values skyrocketed each month through the spring market. Around the beginning of May, home buying activity slowed as the number of homes for sale increased and buyers had more choices for the first time in years. Home prices have declined since that peak in most neighborhoods, but still ended the year up comfortably over 2017 values.

Seattle's overall Median Sale Price was up 8.8% to \$769,950, while its Average Sale Price was up 10.4% to \$883,590. The Average Price Per Square Foot increased 9.7% to \$437, with Lake Forest Park/Kenmore the most affordable region at \$327/sq. ft. and Madison Park/Capitol Hill the most spendy at \$561/sq. ft.

Three Seattle neighborhoods had double-digit median price growth in 2018: Lake Forest Park/Kenmore at 14.4%, West Seattle at 12.7%, and Queen Anne/Magnolia at 12.2%.



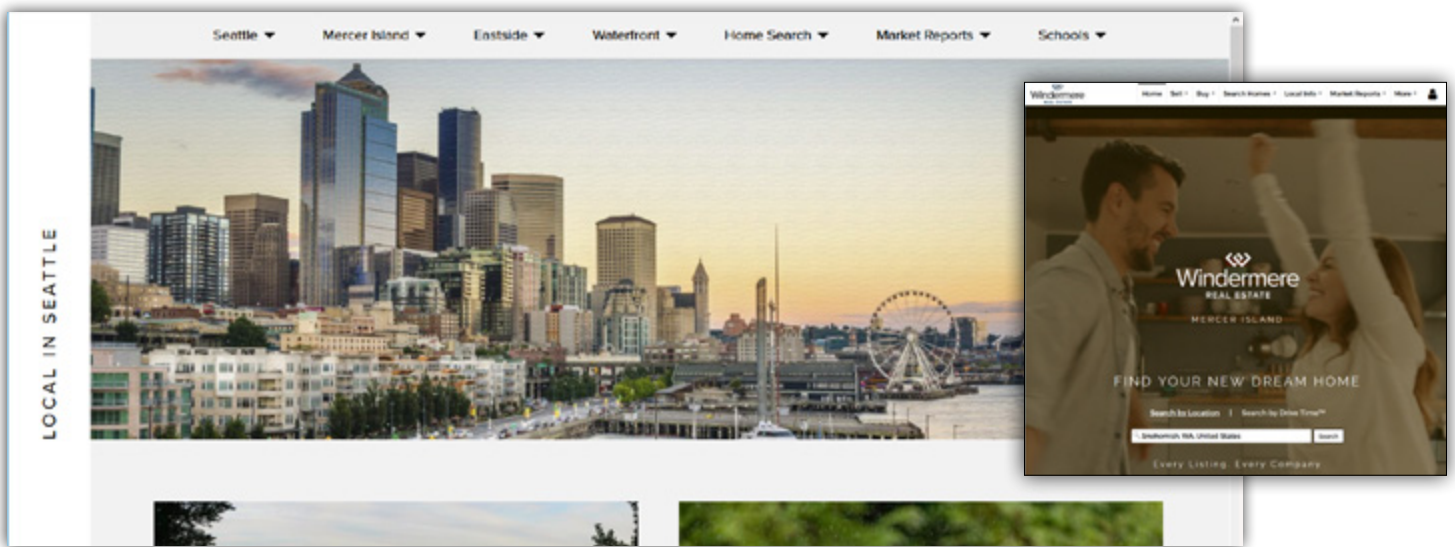
*A savvy way to search*  
**HOMES & STATS ONLINE**



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We publish weekly residential and waterfront reports, along with monthly and quarterly overviews, to **LocalinSeattle.com**, providing a summary analysis of what's happening each week in 18 different residential and condo micro-markets throughout Seattle, Mercer Island and the Eastside.

In addition to statistical data, you'll find resources for researching homes and neighborhoods, community profiles, maps, links and school data. And, you can search for every property listed for sale—by any real estate company on **WindermereMI.com**.



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How have these latest market trends affected **your** home's value?

Stay in the know—contact us any time for a complimentary home value analysis.



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