



SEATTLE *2016 year in review*

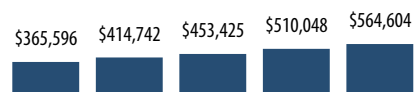
an annual report on single family residential real estate activity



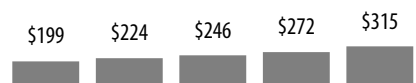
2016 SEATTLE *year in review*

WEST SEATTLE

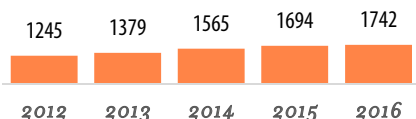
AVERAGE SALE PRICE



AVERAGE COST PER SQUARE FOOT



OVERALL RESIDENTIAL SALES

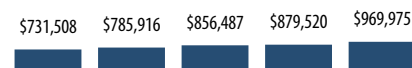


The Seattle real estate market saw the median sale price of single-family homes increase by 12.7% in 2016. The average cost per square foot of Seattle homes increased 13.4% to \$353.

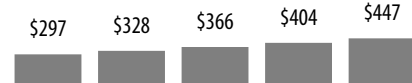
Five years into a strong seller's market, with demand unabated, it appears we will see much of the same in 2017.

MADISON PARK-CAPITOL HILL

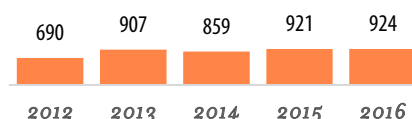
AVERAGE SALE PRICE



AVERAGE COST PER SQUARE FOOT



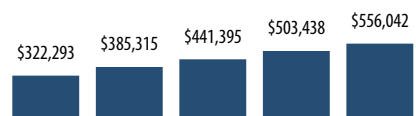
OVERALL RESIDENTIAL SALES



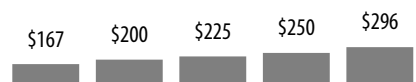
Affordable North Seattle was a hub of activity with demand pushing its median sale price up 17.9% in 2016.

MOUNT BAKER-BEACON HILL

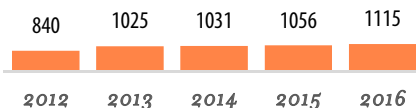
AVERAGE SALE PRICE



AVERAGE COST PER SQUARE FOOT



OVERALL RESIDENTIAL SALES



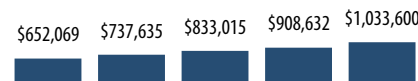
WHAT IT COSTS TO LIVE HERE

West Seattle	\$1,873
Mount Baker-Beacon Hill	\$1,830
Madison Park-Capitol Hill	\$2,836
Queen Anne-Magnolia	\$3,275
Ballard-GreenLake	\$2,415
North Seattle	\$2,481
Richmond Beach-Shoreline	\$1,844
Lake Forest Park-Kenmore	\$1,851

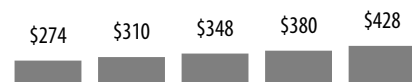
The above is an average monthly mortgage payment determined based on the median sale price and current 30-year fixed-rate mortgage interest rate with 20% down, not including taxes and insurance.

QUEEN ANNE-MAGNOLIA

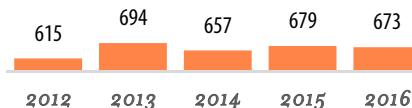
AVERAGE SALE PRICE



AVERAGE COST PER SQUARE FOOT

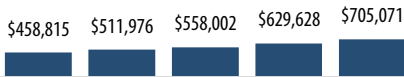


OVERALL RESIDENTIAL SALES



BALLARD-GREENLAKE

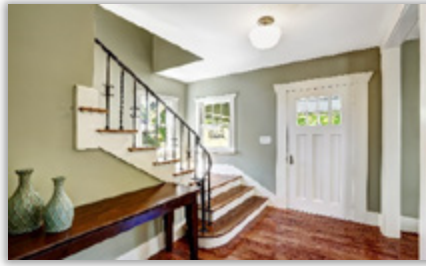
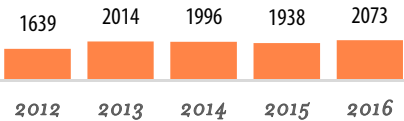
AVERAGE SALE PRICE



AVERAGE COST PER SQUARE FOOT



OVERALL RESIDENTIAL SALES

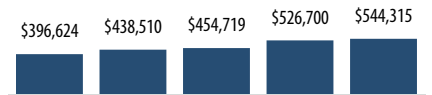


There were 8,766 Seattle homes sold in 2016. Of those sales, 2,527 sold below \$500,000 and 1,078 had a sale price above \$1,000,000.

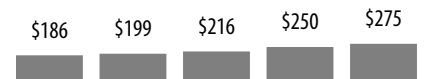
After beginning the year very low, interest rates rose briskly to 4.25% in the last weeks of 2016. The annual average for a conventional 30-year fixed rate mortgage was 3.65% in 2016.

RICHMOND BEACH-SHORELINE

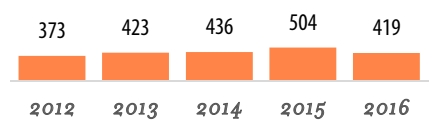
AVERAGE SALE PRICE



AVERAGE COST PER SQUARE FOOT



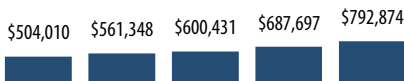
OVERALL RESIDENTIAL SALES



2017 will remain a strong seller's market in Seattle.

NORTH SEATTLE

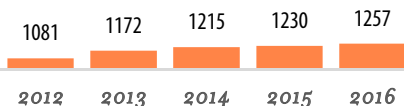
AVERAGE SALE PRICE



AVERAGE COST PER SQUARE FOOT



OVERALL RESIDENTIAL SALES



The median home sale price in Seattle was \$620,000.

LAKE FOREST PARK-KENMORE

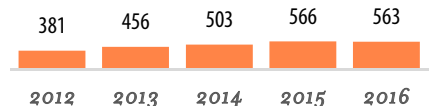
AVERAGE SALE PRICE



AVERAGE COST PER SQUARE FOOT



OVERALL RESIDENTIAL SALES



WAIT THERE'S MORE! HOMES & STATS ONLINE



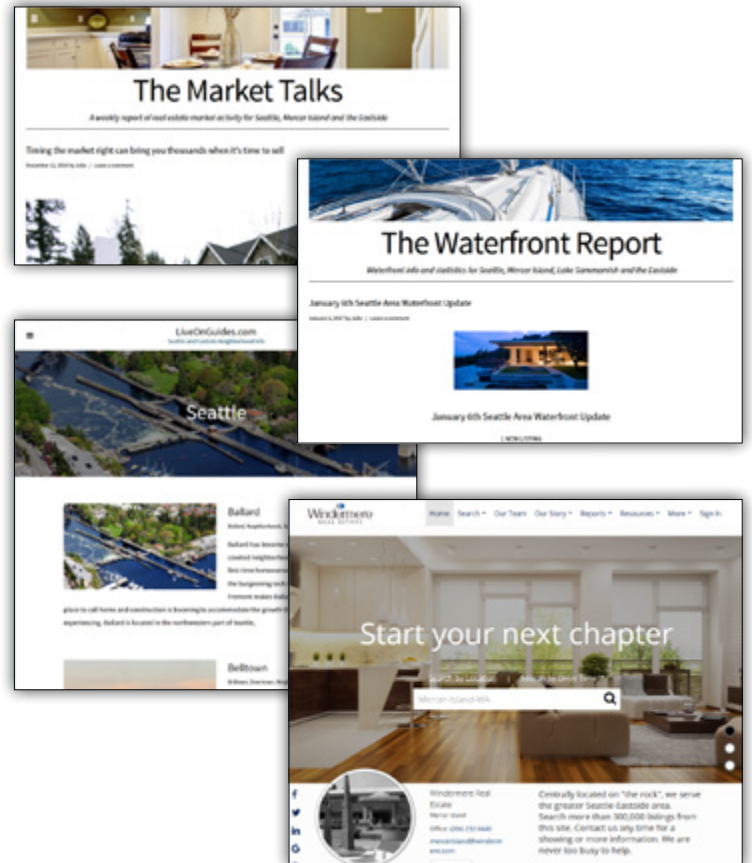
While having a historical perspective like this annual review is valuable, you may be looking for real-time information on today's real estate market. If so, your search is over!

We publish weekly reports to **TheMarketTalks.com** providing a summary analysis of what's happening in 16 different micro-markets, including Mercer Island.

Interested in what's happening with waterfront properties? We are too! That's why we analyze waterfront sales each month and post results at **TheWaterfrontReport.com**.

Easily compare neighborhoods on **LiveOnGuides.com** with local info including maps, links and school data.

You can search for every property listed for sale—by any real estate company—on **WindermereMercerIsland.com**.



WINDERMERE MERCER ISLAND

In everything we do we put our clients first. We enable them to make sound real estate decisions through professional representation, expert advice, and deep neighborhood and community knowledge. Our clients enjoy a friendly, personalized experience as we competently guide them through their real estate transaction to achieve their hopes, dreams and goals.

Centrally located on Mercer Island, our team of talented Realtors® serves Seattle, Mercer Island, and greater Eastside. Our neighborhood and community engagement goes beyond being avid supporters of Island and regional organizations and events—we are active neighbors and volunteers who enjoy making a difference in our world.

