



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

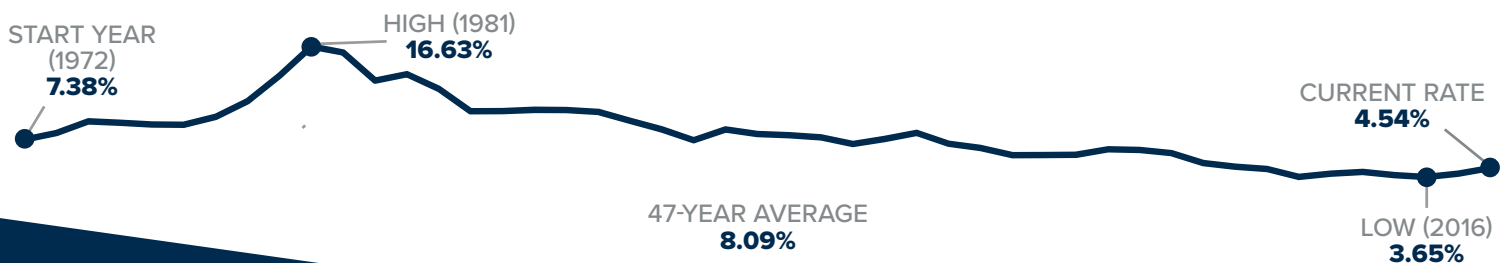
community	# sold	avg. \$ per sq ft	avg. days to sell	median sale price	five-year price trend
West Seattle	1,461 ↓ -17.0%	\$390 ↑ 12.0%	23 ↑ 18.8%	\$675,000 ↑ 12.7%	↑ 68.8%
South Seattle	1,025 ↓ -17.5%	\$370 ↑ 9.5%	25 ↑ 2.5%	\$650,000 ↑ 8.3%	↑ 73.3%
Madison Park & Capitol Hill	812 ↓ -12.5%	\$561 ↑ 13.9%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

FIVE YEAR TREND

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



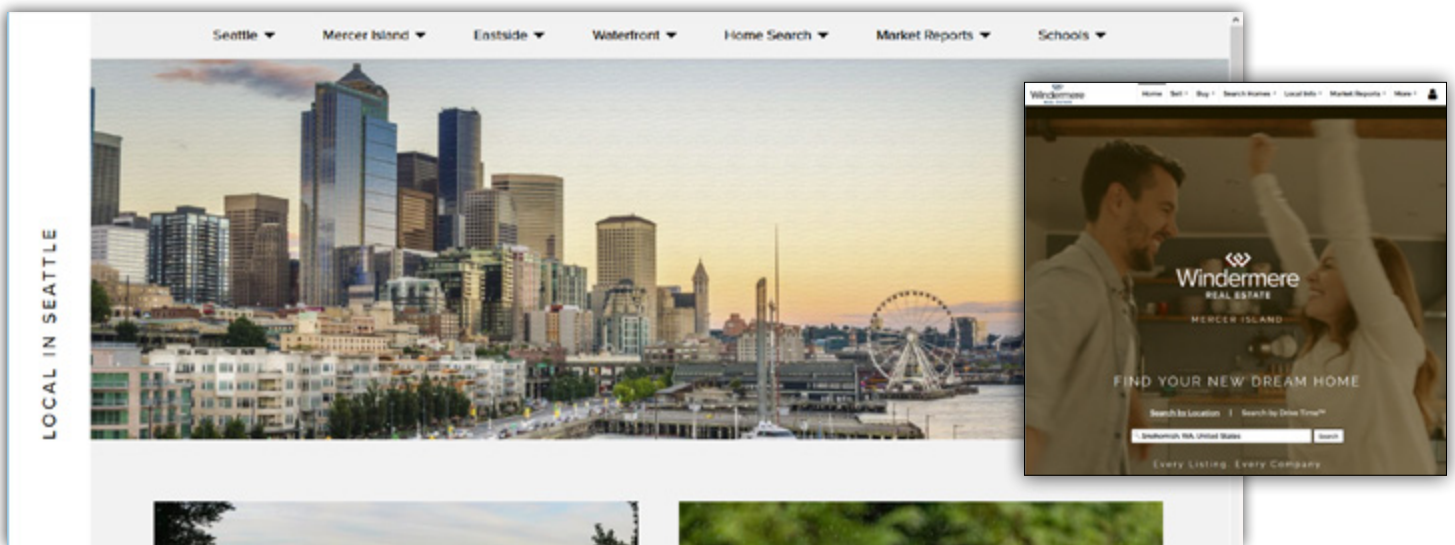
A savvy way to search HOMES & STATS ONLINE



Looking for real-time information on today's real estate market? If so, your search is over!

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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Need a strategy for your next move? Reach out to me any time for a complimentary consultation. I would love to help you take full advantage of our current market.



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