

2019 MERCER ISLAND

year in review



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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
Northend	65 ↑ 32.7%	\$623 ↓ -9.2%	91 ↑ 149.0%	\$2,108,000 ↑ 18.4%	↑ 55.0%
First Hill	22 ↑ 29.4%	\$605 ↓ -2.4%	52 ↑ 73.6%	\$1,749,000 ↑ 12.8%	↑ 44.2%
East Seattle	13 ↑ 116.7%	\$599 ↑ 2.5%	72 ↑ 170.0%	\$1,555,000 ↓ -5.4%	↑ 19.7%
Westside	27 ↓ -32.5%	\$671 ↑ 6.1%	51 ↓ -16.4%	\$2,270,500 ↑ 15.3%	↑ 26.1%
Mercerdale	16 ↓ -15.8%	\$560 ↓ -3.7%	82 ↑ 290.2%	\$1,348,500 ↓ -4.0%	↑ 52.8%
Mercerwood	15 ↑ 15.4%	\$476 ↓ -6.6%	27 ↑ 85.1%	\$1,376,000 ↑ 1.9%	↑ 20.7%
Mid-Island	51 ↓ -17.7%	\$505 ↓ -15.0%	47 ↑ 43.2%	\$1,325,000 ↓ -14.0%	↑ 25.0%
Eastside	15 ↓ -37.5%	\$534 ↓ -9.0%	91 ↑ 28.7%	\$1,735,000 ↓ -3.1%	↑ 30.5%
MI Estates	7 ↑ 40.0%	\$537 ↓ -7.1%	23 ↑ 180.5%	\$1,250,000 ↓ -13.0%	↑ 26.9%
The Lakes	8 ↑ 166.7%	\$564 ↓ -9.2%	21 ↑ 52.7%	\$2,116,250 ↑ 5.3%	↑ 41.6%
Southend	60 ↑ 27.7%	\$602 ↑ 11.7%	39 ↑ 61.6%	\$1,650,000 ↑ 1.9%	↑ 37.5%
ALL ISLAND	299 ↑ 4.9%	\$586 ↓ -3.2%	58 ↑ 60.1%	\$1,660,000 ↓ -2.4%	↑ 38.4%

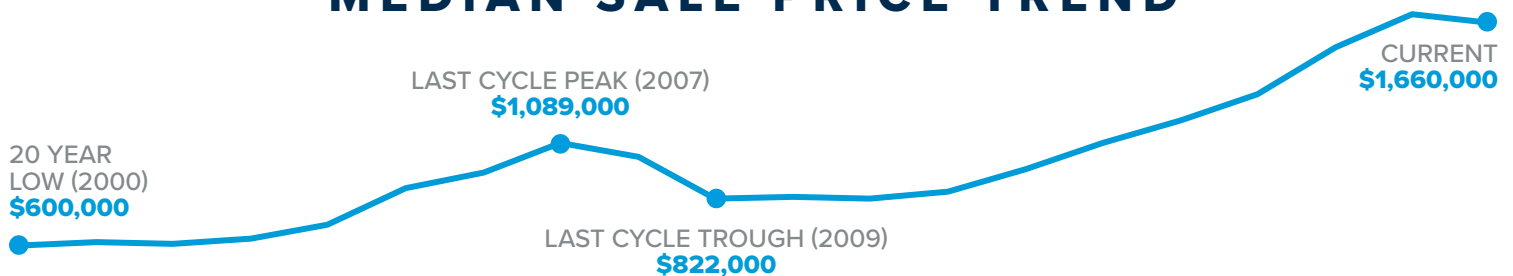
Percent changes are year-over-year, excepting the five-year price trend

FIVE YEAR TREND

year	# sold	avg. \$ per sq ft	avg. days to sell	median sale price	average sale price
2019	299 ↑ 4.9%	\$586 ↓ -3.2%	58 ↑ 60.1%	\$1,660,000 ↓ -2.4%	\$1,989,593 ↓ -3.4%
2018	285 ↓ -13.6%	\$606 ↑ 11.3%	37 ↓ -23.6%	\$1,700,000 ↑ 10.0%	\$2,059,996 ↑ 10.5%
2017	330 ↑ 14.2%	\$544 ↑ 9.5%	48 ↑ 24.5%	\$1,546,000 ↑ 17.1%	\$1,865,041 ↑ 13.5%
2016	289 ↓ -12.2%	\$497 ↑ 10.1%	38 ↓ -17.5%	\$1,320,000 ↑ 10.0%	\$1,643,232 ↑ 8.2%
2015	329 ↓ -2.7%	\$451 ↑ 8.5%	47 ↓ -32.5%	\$1,199,500 ↑ 10.6%	\$1,518,164 ↑ 8.4%

Percent changes are year-over-year

MEDIAN SALE PRICE TREND



2019

*mercero
island sale
prices fell*
2.4%

TO A MEDIAN OF
\$1,660,000

**ON AVERAGE,
HOUSES SOLD IN**
58 DAYS

THERE WERE
8.7%
*more homes
for sale than
in 2018*

*the average
house
sold
for*

\$586
PER SQ. FOOT

3.2%
*from
last year*

2019

year in review

Mercer Island, central to the Seattle-Eastside region, saw slight price softening in 2019 as compared to 2018. With a 2.4% dip, median sale prices fared better than in Seattle (down 3.9%) but slightly worse than the Eastside as a whole (only down 1%).

A total of 299 homes changed hands in 2019, according to Northwest Multiple Listing Service. The highest Mercer Island sale was a \$10,050,000 waterfront home on the North End. The lowest was a \$685,000 West Mercer Way rambler in need of a major renovation or complete rebuild.

In 2019, 39.8% of all homes sold at or above their listed price. In contrast, only 12.7% of luxury homes priced above two million dollars sold for full price.

Well-priced homes in move-in ready condition—with good lighting and access, and with functional floor plans—commanded the most attention from market-savvy buyers hoping to make a good investment in the place they would call home.



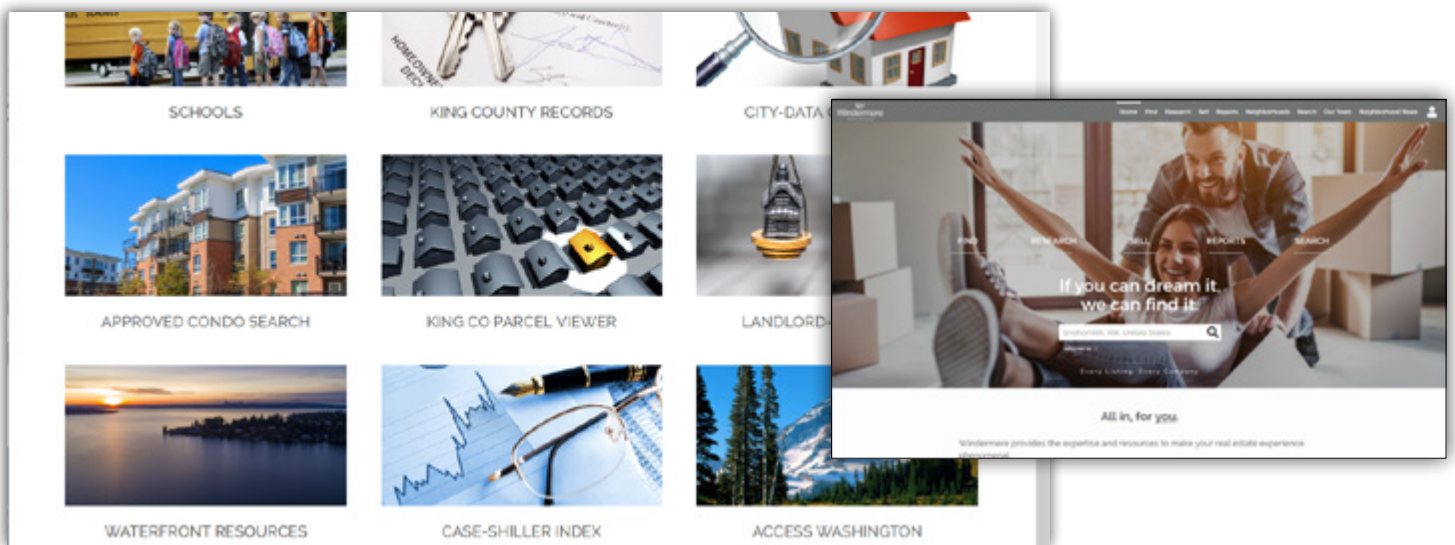
A savvy way to search **HOMES & STATS ONLINE**



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 **WindermereMercerIsland.com/Reports**, 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 at **WindermereMercerIsland.com/Research**. And, you can search for every property listed for sale—by any real estate company on **WindermereMercerIsland.com**.



Windermere **MERCER ISLAND**

We earn the trust and loyalty of our brokers and clients by doing real estate exceptionally well. The leader in our market, we deliver client-focused service in an authentic, collaborative and transparent manner and with the unmatched knowledge and expertise that comes from decades of experience.

Centrally located on Mercer Island, our team of Realtors® serve 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.

