

# 2019 SEATTLE METRO

*year in review*



**PUBLISHED JANUARY 2020**

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	1,623 <span>↑ 11.1%</span>	\$381 <span>↓ -2.5%</span>	34 <span>↑ 50.0%</span>	\$649,950 <span>↓ -3.7%</span>	<span>↑ 43.6%</span>
South Seattle	1,036 <span>↑ 1.1%</span>	\$374 <span>↑ 1.1%</span>	42 <span>↑ 68.0%</span>	\$623,995 <span>↓ -4.0%</span>	<span>↑ 42.2%</span>
Madison Park & Capitol Hill	856 <span>↑ 5.4%</span>	\$539 <span>↓ -3.9%</span>	41 <span>↑ 67.3%</span>	\$935,000 <span>↓ -1.6%</span>	<span>↑ 35.5%</span>
Queen Anne & Magnolia	688 <span>↑ 11.1%</span>	\$512 <span>↑ 0.1%</span>	41 <span>↑ 32.3%</span>	\$1,017,500 <span>↓ -4.0%</span>	<span>↑ 30.3%</span>
Ballard & Green Lake	2,121 <span>↑ 16.5%</span>	\$446 <span>↓ -2.8%</span>	32 <span>↑ 89.9%</span>	\$765,000 <span>↓ -4.6%</span>	<span>↑ 30.2%</span>
North Seattle	1,111 <span>↑ 5.4%</span>	\$437 <span>↓ -2.4%</span>	33 <span>↑ 68.5%</span>	\$790,000 <span>↓ -4.2%</span>	<span>↑ 37.4%</span>
Richmond Beach & Shoreline	423 <span>↑ 19.8%</span>	\$348 <span>↓ -2.5%</span>	34 <span>↑ 11.7%</span>	\$640,000 <span>↓ -3.0%</span>	<span>↑ 45.5%</span>
Lake Forest Park & Kenmore	504 <span>↑ 4.3%</span>	\$330 <span>↑ 1.1%</span>	38 <span>↑ 92.4%</span>	\$639,900 <span>↓ -3.8%</span>	<span>↑ 47.1%</span>
<b>ALL SEATTLE</b>	<b>8,362 <span>↑ 9.6%</span></b>	<b>\$429 <span>↓ -1.9%</span></b>	<b>36 <span>↑ 61.4%</span></b>	<b>\$740,000 <span>↓ -3.9%</span></b>	<b><span>↑ 34.5%</span></b>

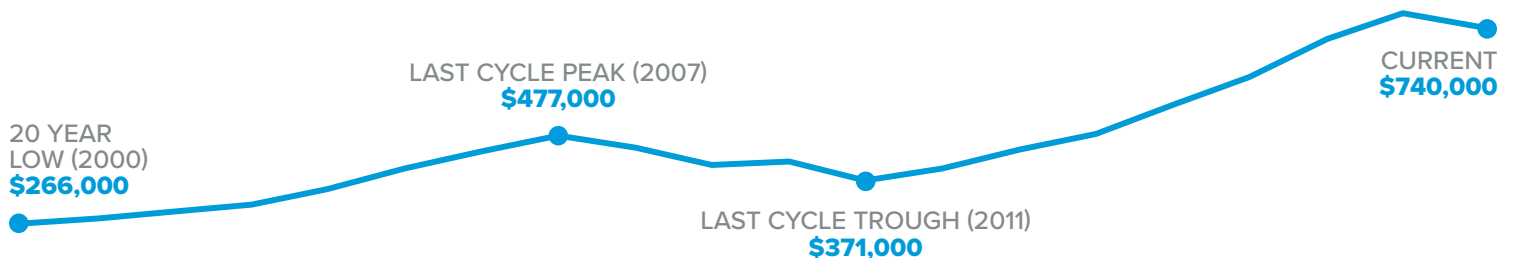
Percent changes are year-over-year, excepting the five-year price trend

## FIVE YEAR TREND

year	# sold	avg. \$ per sq ft	avg. days to sell	median sale price	average sale price
<b>2019</b>	8,362 <span>↑ 9.6%</span>	\$429 <span>↓ -1.9%</span>	36 <span>↑ 61.4%</span>	\$740,000 <span>↓ -3.9%</span>	\$863,488 <span>↓ -2.3%</span>
<b>2018</b>	7,627 <span>↓ -14.9%</span>	\$437 <span>↑ 9.7%</span>	22 <span>↑ 13.9%</span>	\$769,950 <span>↑ 8.8%</span>	\$883,590 <span>↑ 10.4%</span>
<b>2017</b>	8,958 <span>↑ 2.2%</span>	\$398 <span>↑ 12.9%</span>	19 <span>↓ -8.8%</span>	\$707,590 <span>↑ 14.1%</span>	\$800,362 <span>↑ 13.5%</span>
<b>2016</b>	8,766 <span>↑ 2.1%</span>	\$353 <span>↑ 13.4%</span>	21 <span>↓ -14.7%</span>	\$620,000 <span>↑ 12.7%</span>	\$705,220 <span>↑ 11.5%</span>
<b>2015</b>	8,588 <span>↑ 3.9%</span>	\$311 <span>↑ 11.3%</span>	25 <span>↓ -26.3%</span>	\$550,000 <span>↑ 14.7%</span>	\$632,349 <span>↑ 11.1%</span>

Percent changes are year-over-year

## MEDIAN SALE PRICE TREND



# 2019

*seattle home  
values fell  
3.9%*

TO A MEDIAN OF  
*\$740,000*

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

THERE WERE  
**14.8%**  
*more homes  
for sale than  
in 2018*

*the average  
house  
sold  
for*

**\$429**  
PER SQ. FOOT

↓  
*1.9%  
from  
last year*

# 2019

*year in review*

A strong local employment sector, very low mortgage interest rates, and the most balanced market we've seen in two decades each contributed to increased sales velocity in 2019.

There were 9.6% more Seattle home sales in 2019 (a total of 8,362), bringing Seattle back to its typical annual sales velocity following an off year in 2018. Seattle's median sale price softened by 3.9% in 2019, with the Central Seattle region performing best (-1.6%) and the Ballard-Green Lake region down the most (-4.6%). In the north end of Seattle, Lake Forest Park-Kenmore and Richmond Beach-Shoreline showed the strongest five-year growth trend at 47.1% and 45.5% respectively.

In 2019, 53.9% of all Seattle homes sold at or above their listed price. The average number of days to sell jumped notably to 36 from 22 the year prior, indicating movement towards a more balanced market. The upper price segments of the market were far less competitive with only 10.4% of \$1m+ homes selling at or above their list price.

The highest Seattle home sale was in Washington Park (Central Seattle) for \$13,750,000 and the lowest was a Lake Union houseboat for \$80,000.



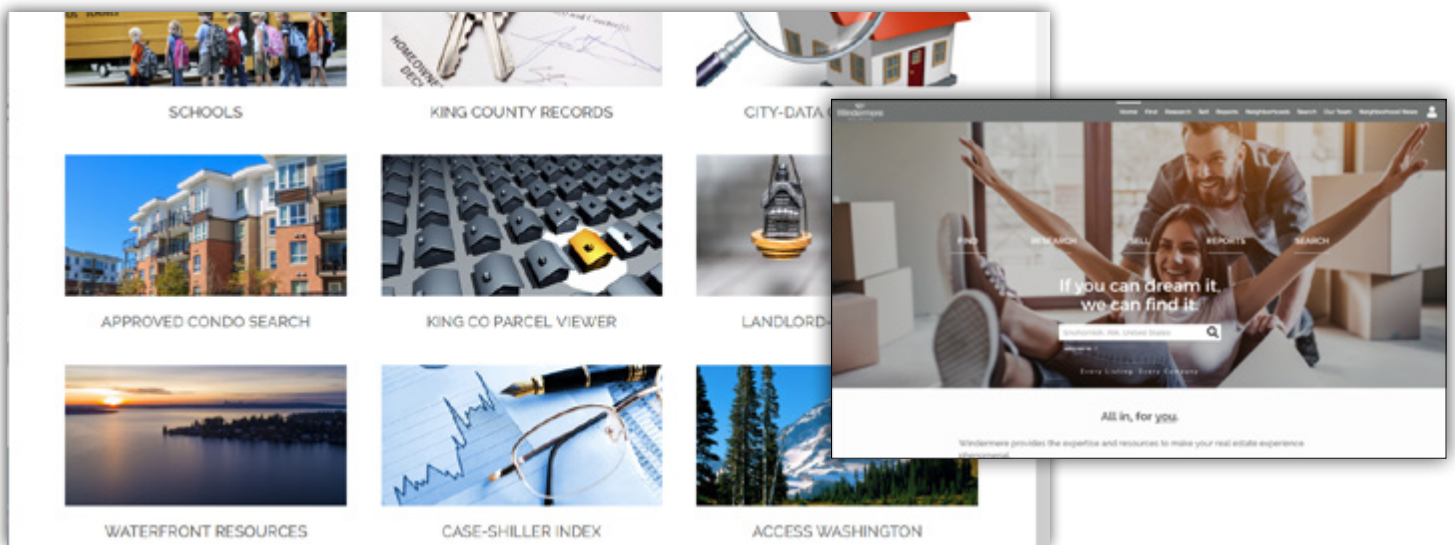
# *A savvy way to search* **HOMES & STATS ONLINE**



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We publish weekly residential and waterfront reports, along with monthly and quarterly overviews, to **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.

