

# MERCER ISLAND

*year end review*

# 20 20

**PUBLISHED JANUARY 2021**

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	% sold at or above list price	median sale price	average days to sell
Northend	57	\$681	49%	\$1,979,000	72
First Hill	18	\$675	56%	\$1,877,500	24
East Seattle	15	\$646	40%	\$1,688,000	40
Westside	33	\$661	30%	\$2,740,000	108
Mercerdale	18	\$594	78%	\$1,225,000	25
Mercerwood	18	\$499	72%	\$1,372,500	44
Mid-Island	58	\$559	69%	\$1,599,500	52
Eastside	37	\$662	57%	\$2,115,000	78
MI Estates	5	\$609	80%	\$1,310,000	42
The Lakes	5	\$663	60%	\$2,120,000	3
Southend	68	\$608	62%	\$1,700,000	36
<b>ALL ISLAND</b>	<b>332</b>	<b>\$628</b>	<b>58%</b>	<b>\$1,709,453</b>	<b>56</b>

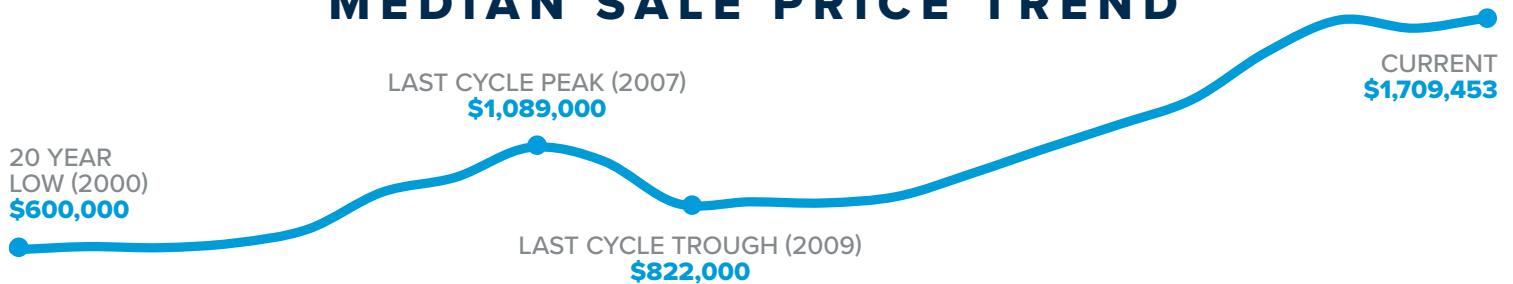
Percent changes are year-over-year, excepting the five-year price trend

## FIVE YEAR TREND

year	# sold	avg. \$ per sq ft	% sold at or above list price	median sale price	avg. days to sell
<b>2020</b>	332 <span style="color: green;">↑ 11%</span>	\$628 <span style="color: green;">↑ 7%</span>	58% <span style="color: green;">↑ 8%</span>	\$1,709,453 <span style="color: green;">↑ 3%</span>	56
<b>2019</b>	299 <span style="color: green;">↑ 5%</span>	\$586 <span style="color: red;">↓ -3%</span>	53% <span style="color: red;">↓ -7%</span>	\$1,660,000 <span style="color: red;">↓ -2%</span>	58
<b>2018</b>	285 <span style="color: red;">↓ -14%</span>	\$606 <span style="color: green;">↑ 11%</span>	57% <span style="color: green;">↑ 8%</span>	\$1,700,000 <span style="color: green;">↑ 10%</span>	37
<b>2017</b>	330 <span style="color: green;">↑ 14%</span>	\$544 <span style="color: green;">↑ 9%</span>	52% <span style="color: red;">↓ -1%</span>	\$1,546,000 <span style="color: green;">↑ 17%</span>	48
<b>2016</b>	289 <span style="color: red;">↓ -12%</span>	\$497 <span style="color: green;">↑ 10%</span>	53% <span style="color: green;">↑ 12%</span>	\$1,320,000 <span style="color: green;">↑ 10%</span>	38

Percent changes are year-over-year

## MEDIAN SALE PRICE TREND



# 2020

**WINDERMERE MERCER ISLAND**  
206.232.0446 | WindermereMI.com

© Copyright 2021 Windermere Mercer Island. Information and statistics derived from Northwest Multiple Listing Service.

*mercero  
island sale  
prices rose*

**3%**

YEAR-OVER-YEAR

TO A MEDIAN OF  
**\$1,709,453**

**58%** OF HOMES  
SOLD AT OR ABOVE  
THEIR LIST PRICE

THERE WERE  
**49%**  
*fewer homes  
for sale than  
in 2019*

*the average  
house  
sold  
for*

**\$628**  
PER SQ. FOOT

7%

*year-  
over-year*

# 2020 *market review*

The Mercer Island real estate market performed remarkably well in spite of our tumultuous year and continued shortage of inventory. Ridiculously low mortgage interest rates—below 3% for much of the year—were the primary factor motivating buyers to purchase as monthly mortgage payments looked increasingly attractive compared to rent. Our new work-from-home environment was also a contributing factor as the desire to improve one's current living situation became paramount to many who were now spending most of their waking hours at home.

An astounding 123 out of the Island's 332 sales were of homes priced above \$2 million. There were only 11 sales below \$1 million. Mercer Island waterfront listings were virtually all but depleted in the second half of the year as buyers snapped up their dream lifestyle opportunities.

As the year came to an end, there were only 9 homes for sale Island-wide—a new historic low for Mercer Island three times over. This shortage of available homes on the market has led to an extremely competitive market for the most desirable homes, especially those offering one-level living, a main floor owner's suite or prime waterfront.

All signs point to a continued—though modest—rise in home values for 2021, along with continued low mortgage interest rates and robust home sales.



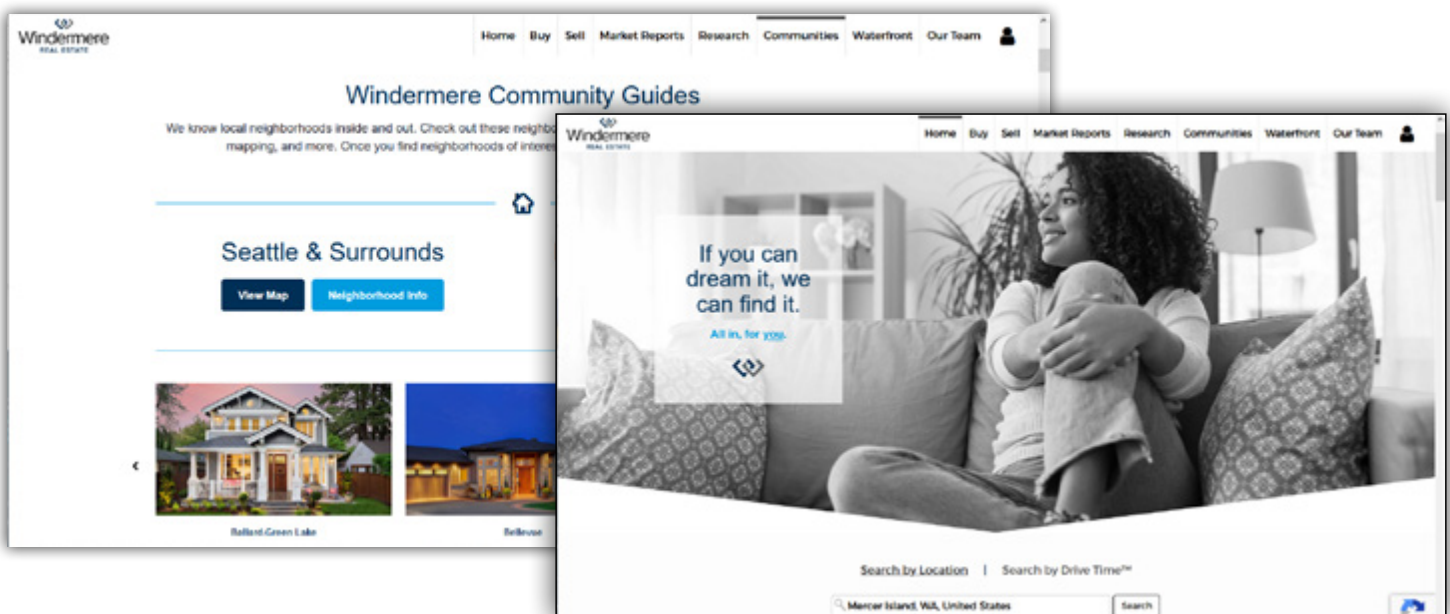
# A savvy way to search HOMES & STATS ONLINE



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 [WindermereMI.com/Reports](https://www.windermere.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 [WindermereMI.com/Research](https://www.windermere.com/research). And, you can search for every property listed for sale—by any real estate company on [WindermereMI.com](https://www.windermere.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.

