



# SEATTLE *Q1 2016 review*

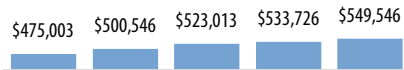
a quarterly report on single family residential real estate activity



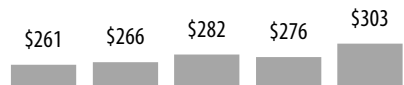
# Q1 2016 SEATTLE *quarter in review*

## WEST SEATTLE

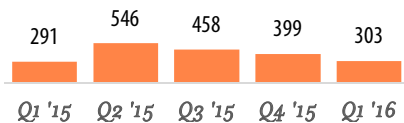
### AVERAGE SALE PRICE



### AVERAGE COST PER SQUARE FOOT



### OVERALL RESIDENTIAL SALES

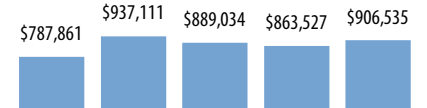


Affordability is the buzzword this quarter as inventory continues to be extremely tight and prices escalate faster than wages can keep up.

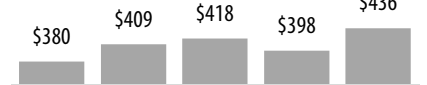
Monthly housing costs increased 7% in Q1 over those in Q4 and 21% over Q1 of 2015. Wow! With wage growth in the 3-5% range it's easy to see why affordability is a topic of discussion.

## MADISON PARK-CAPITOL HILL

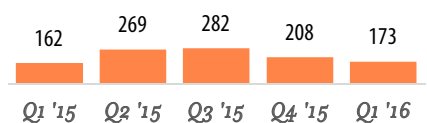
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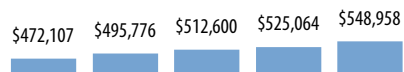


*Sellers commanded the market in the first quarter with record low levels of inventory to meet demand.*



## MOUNT BAKER-BEACON HILL

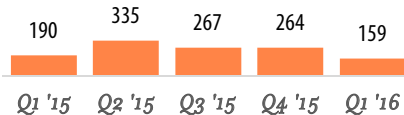
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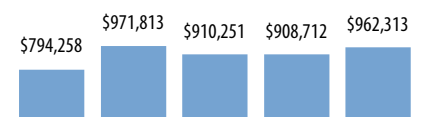
## WHAT IT COSTS TO LIVE HERE

West Seattle	\$1,890
Mount Baker-Beacon Hill	\$1,850
Madison Park-Capitol Hill	\$2,816
Queen Anne-Magnolia	\$3,108
Ballard-Greenlake	\$2,423
North Seattle	\$2,586
Richmond Beach-Shoreline	\$1,800
Lake Forest Park-Kenmore	\$1,713

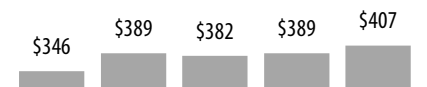
The above is an average monthly mortgage payment determined based on the median sale price and current 30-year fixed-rate mortgage interest rate with 20% down, not including taxes and insurance.

## QUEEN ANNE-MAGNOLIA

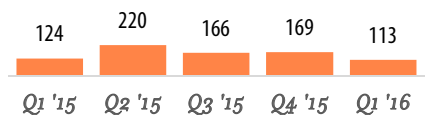
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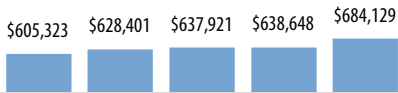
### OVERALL RESIDENTIAL SALES



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## BALLARD-GREENKLAKE

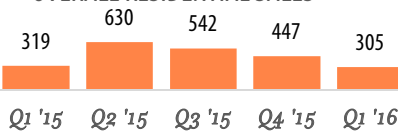
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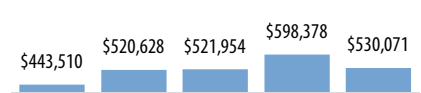


The draw to our region continues to be strong employment growth—especially in the tech sector—that makes paying higher costs worth the sacrifice for many local residents who land their dream job.

Rent increases, having exceeded home appreciation in the Seattle area for much of

## RICHMOND BEACH-SHORELINE

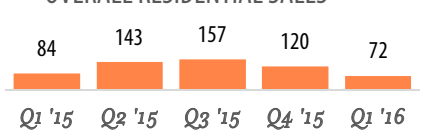
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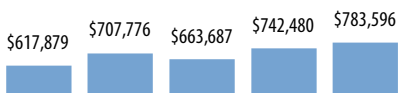
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*Seattle residential homes benefited from significant year-over-year appreciation – with Q1 2016 prices up 21.7% over Q1 of last year.*

## NORTH SEATTLE

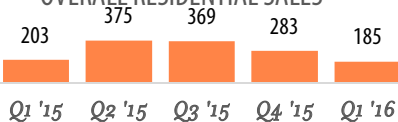
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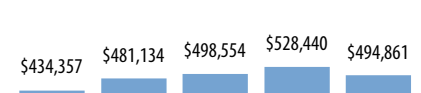
the past decade, are finally showing signs of slowing as 36,000 new apartments are slated to come online.

Sustainability is a word that should be on everyone's mind. When housing costs get out of line with wages a correction is usually just



## LAKE FOREST PARK-KENMORE

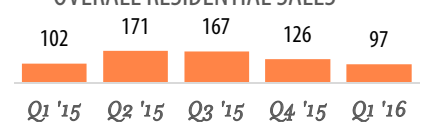
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# WAIT THERE'S MORE! HOMES & STATS ONLINE



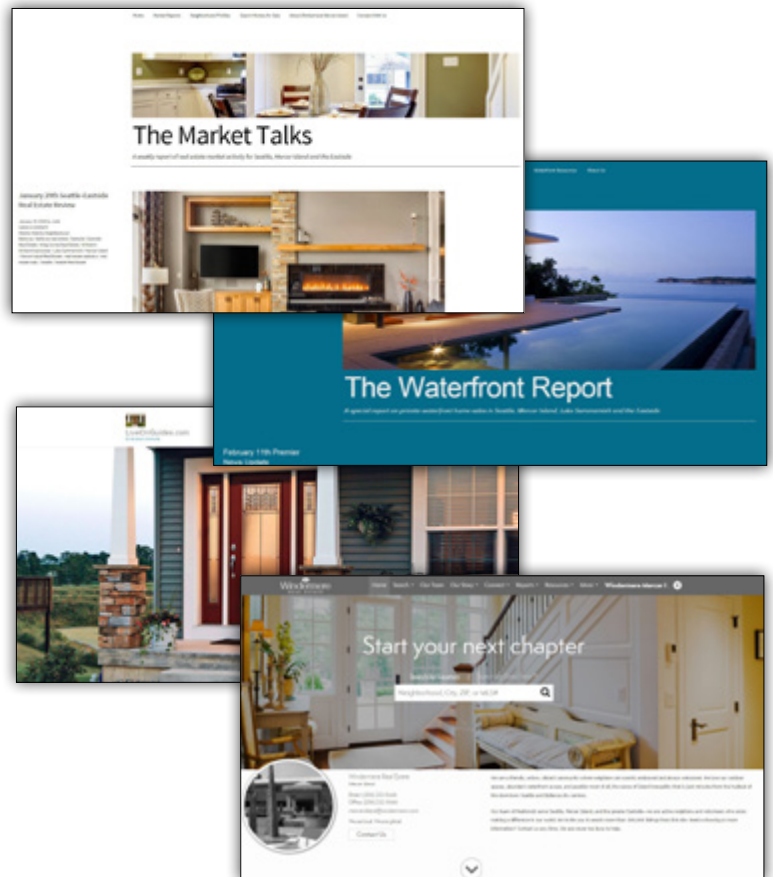
While having an historical perspective like this annual review is valuable, you may be looking for real-time information on today's real estate market. If so, your search is over!

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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**.



*Data prepared and analyzed by Windermere Real Estate/Mercer Island from NWMLS provided data. For questions or comments, email Julie Barrows at [julie@windermere.com](mailto:julie@windermere.com). ©2011-2016 Windermere Real Estate/Mercer Island*



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