



SEATTLE *Q3 2016 review*

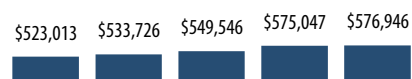
a quarterly report on single family residential real estate activity



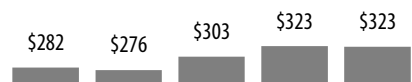
Q3 2016 SEATTLE *quarter in review*

WEST SEATTLE

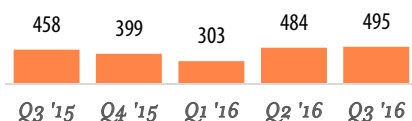
AVERAGE SALE PRICE



AVERAGE COST PER SQUARE FOOT



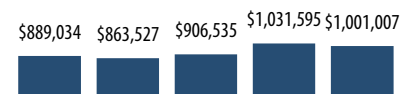
OVERALL RESIDENTIAL SALES



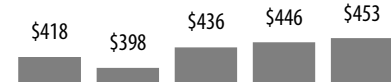
A record number of new jobs in the tri-county region surrounding Seattle have certainly made their presence felt. Couple that with crazy-low interest rates and it's no wonder that housing demand is so strong.

MADISON PARK-CAPITOL HILL

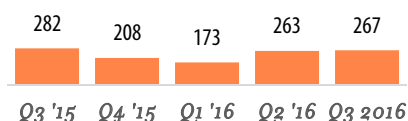
AVERAGE SALE PRICE



AVERAGE COST PER SQUARE FOOT



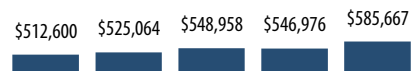
OVERALL RESIDENTIAL SALES



With 83,000 new jobs in the Seattle region, demand has remained strong and home values have continued to rise.

MOUNT BAKER-BEACON HILL

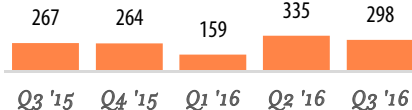
AVERAGE SALE PRICE



AVERAGE COST PER SQUARE FOOT



OVERALL RESIDENTIAL SALES



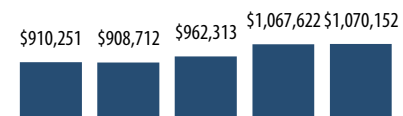
WHAT IT COSTS TO LIVE HERE

West Seattle	\$1,874
Mount Baker-Beacon Hill	\$1,823
Madison Park-Capitol Hill	\$2,767
Queen Anne-Magnolia	\$3,189
Ballard-Greenlake	\$2,338
North Seattle	\$2,410
Richmond Beach-Shoreline	\$1,722
Lake Forest Park-Kenmore	\$1,831

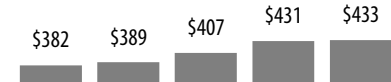
The above is an average monthly mortgage payment determined based on the median sale price and current 30-year fixed-rate mortgage interest rate with 20% down, not including taxes and insurance.

QUEEN ANNE-MAGNOLIA

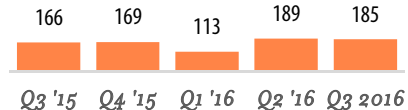
AVERAGE SALE PRICE



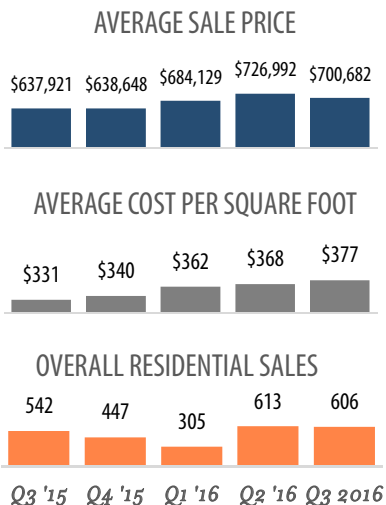
AVERAGE COST PER SQUARE FOOT



OVERALL RESIDENTIAL SALES

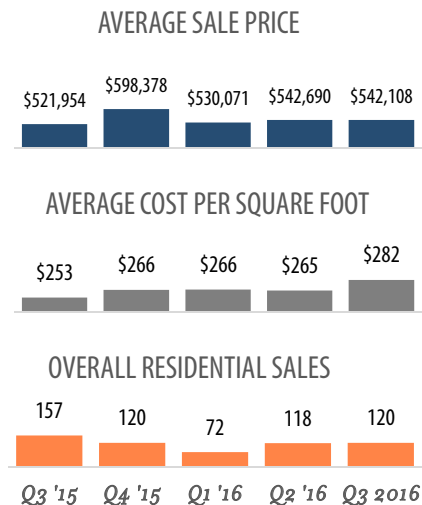


BALLARD-GREENKLAKE



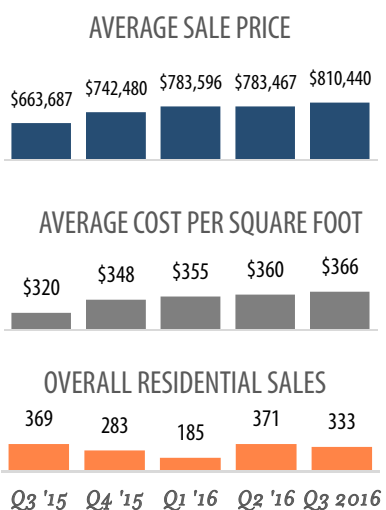
The neighborhoods of North Seattle and Queen Anne-Magnolia stood apart from the crowd with record year-over-year increases in the average sale price for Q3—but other Seattle communities still fared quite nicely with Seattle posting an overall 12.4% Q3 gain.

RICHMOND BEACH-SHORELINE



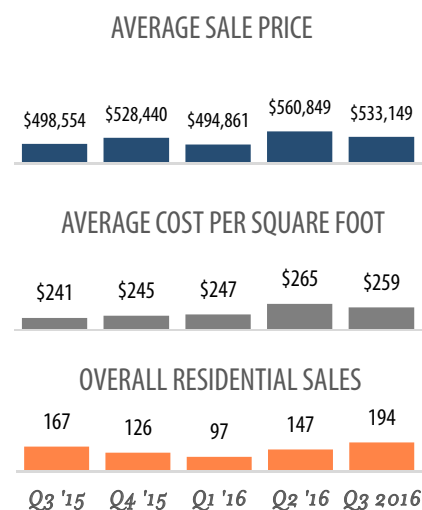
Seattle home prices were up 12.4% over Q3 of last year.

NORTH SEATTLE



The median home sale price in Seattle for the third quarter was \$615,000.

LAKE FOREST PARK-KENMORE



WAIT THERE'S MORE! HOMES & STATS ONLINE



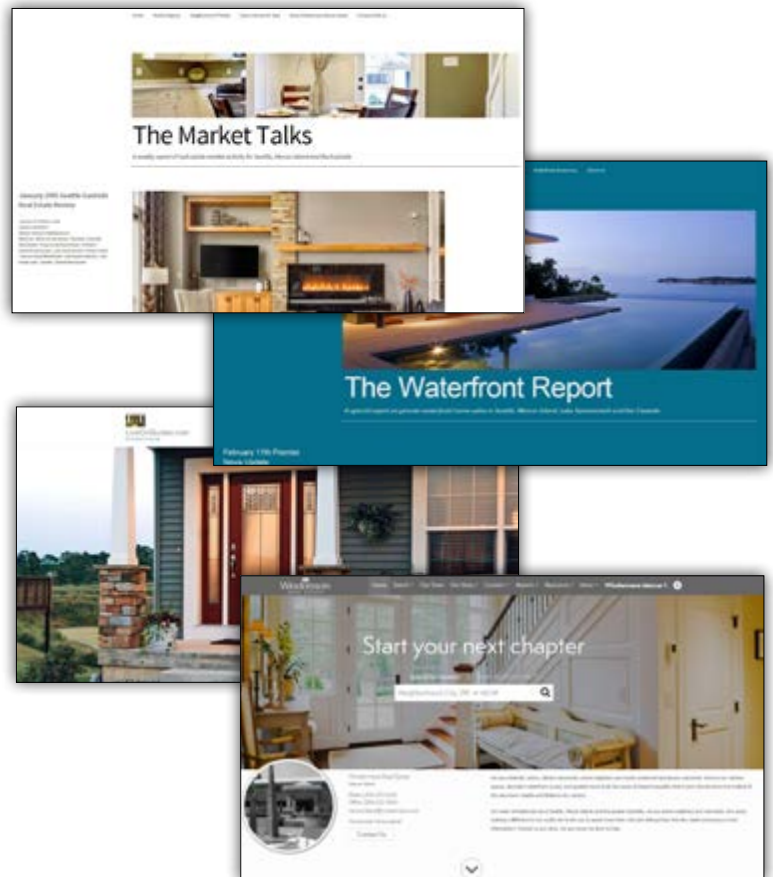
While having an historical perspective like this annual review is valuable, you may be looking for real-time information on today's real estate market. If so, your search is over!

We publish weekly reports to **TheMarketTalks.com** providing a summary analysis of what's happening in 16 different micro-markets, including Mercer Island.

Interested in what's happening with waterfront properties? We are too! That's why we analyze waterfront sales each month and post results at **TheWaterfrontReport.com**.

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. ©2011-2016 Windermere Real Estate/Mercer Island



JAY AGOADO

425-260-0715 jay@jayagoado.net www.jayagoado.net