



MERCER ISLAND

Q1 2017 review

a quarterly report on single family
residential real estate activity



Q1 MERCER ISLAND *quarter in review*

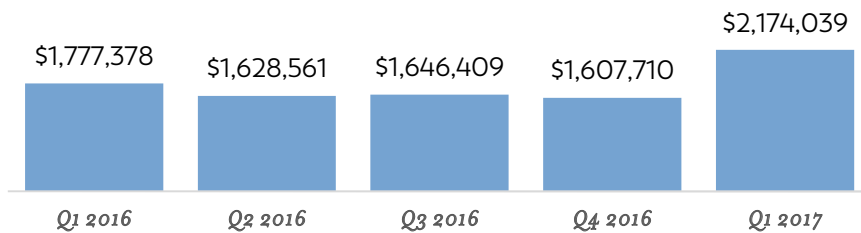


Caused by a severe shortage of homes priced below \$2 million dollars and several significant high-end sales, the **Average Sale Price on Mercer Island increased 22.3% (to \$2,174,039)** over Q1 of 2016 while the Median Sale Price increased a mere 1.6% (to \$1,625,000).

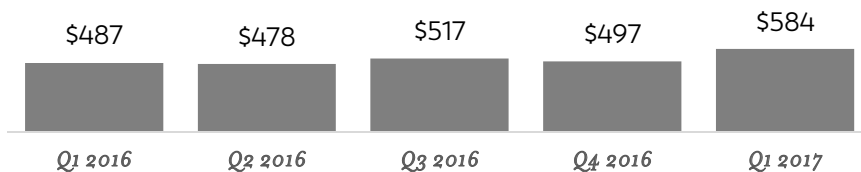
As buyers competed for the very few homes for sale, especially below \$1.5 million, Mercer Island's more moderate priced homes saw the biggest benefit of that gain while many of the higher price points saw little to no change.

The **Average Cost Per Square Foot, another indicator of value, increased 20%** during the same period. The highest sale in Q1 was a Westside waterfront home sold for \$8,205,000 and the lowest sale was a mid-Island 1958-built rambler for \$935,000.

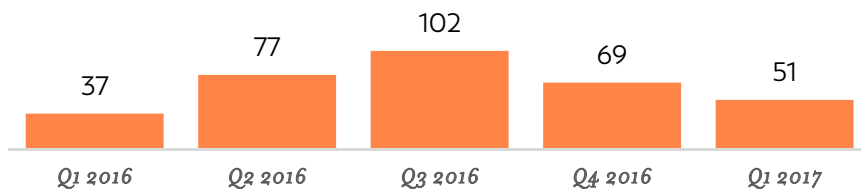
Mercer Island Average Sale Price



Average Cost Per Square Foot



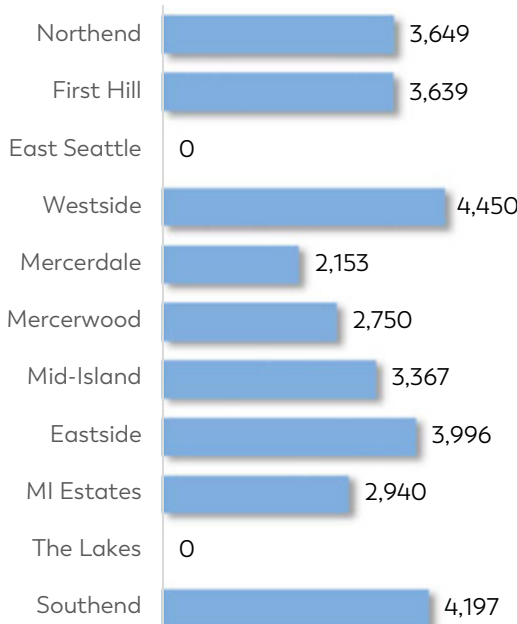
Overall Residential Sales



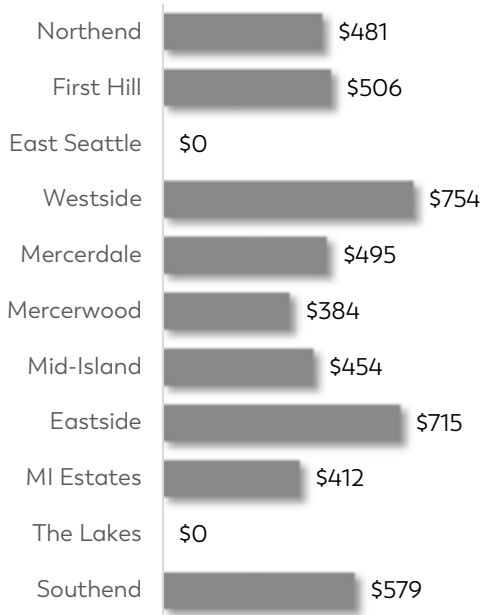
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Number of Homes Sold and Average Sale Price by Neighborhood

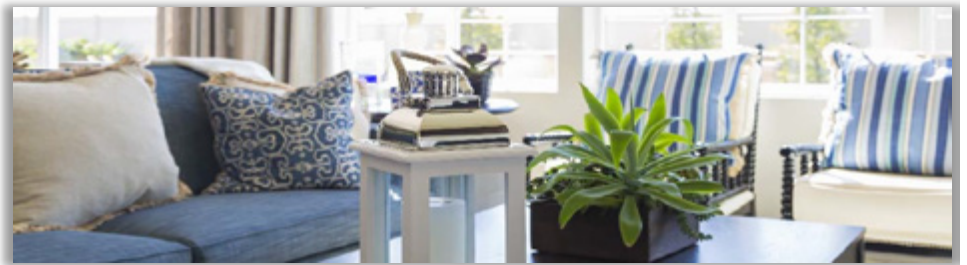
Average Home Size (Sq Ft)



Average Cost Per Square Foot



	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017
NORTHEND	4 \$2,397,000	2 \$2,962,500	11 \$1,372,946	7 \$2,423,571	8 \$1,753,813
FIRST HILL	4 \$1,163,250	6 \$1,431,738	8 \$1,455,375	2 \$2,426,250	5 \$1,841,000
EAST SEATTLE	0 -	1 \$2,159,950	1 \$1,800,000	2 \$2,194,000	0 -
WESTSIDE	7 \$2,296,143	15 \$2,002,353	11 \$2,833,216	7 \$2,442,143	9 \$3,355,056
MERCERDALE	1 \$1,698,000	3 \$1,574,667	7 \$1,041,714	14 \$1,075,928	5 \$1,065,057
MERCERWOOD	0 -	2 \$1,685,000	11 \$1,237,955	5 -	1 \$1,055,000
MID-ISLAND	8 \$1,452,875	17 \$1,389,838	29 \$1,360,154	15 \$1,349,397	5 \$1,528,190
EASTSIDE	6 \$2,026,333	12 \$1,585,833	11 \$2,458,091	3 \$1,951,667	5 \$2,856,200
MI ESTATES	1 \$1,850,000	2 \$1,490,000	1 \$1,220,000	2 \$1,239,500	2 \$1,212,500
THE LAKES	2 \$1,725,000	1 \$1,750,000	0 -	0 -	0 -
SOUTHEND	4 \$1,167,500	16 \$1,450,456	12 \$1,634,167	12 \$1,417,795	11 \$2,428,888



WAIT THERE'S MORE! HOMES & STATS ONLINE



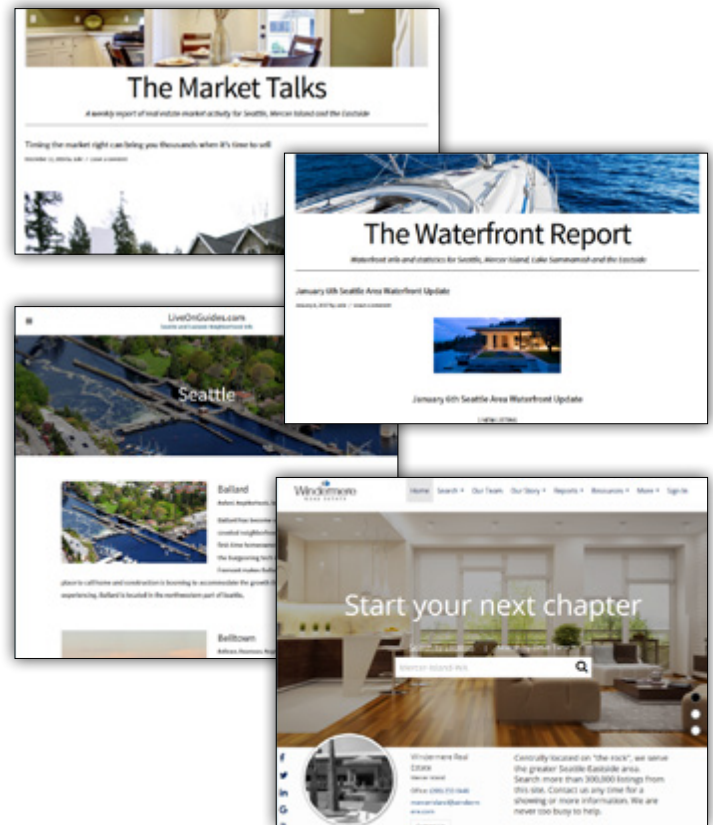
While having a historical perspective like this review is valuable, you may be looking for real-time information on today's real estate market. If so, your search is over!

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. ©2011-2017 Windermere Real Estate/Mercer Island



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