

2019 MERCER ISLAND

year in review



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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 |
|-------------------|--------------------------------|-----------------------------------|--------------------------------|---|-----------------------------|
| Northend | 65 ↑ 32.7% | \$623 ↓ -9.2% | 91 ↑ 149.0% | \$2,108,000 ↑ 18.4% | ↑ 55.0% |
| First Hill | 22 ↑ 29.4% | \$605 ↓ -2.4% | 52 ↑ 73.6% | \$1,749,000 ↑ 12.8% | ↑ 44.2% |
| East Seattle | 13 ↑ 116.7% | \$599 ↑ 2.5% | 72 ↑ 170.0% | \$1,555,000 ↓ -5.4% | ↑ 19.7% |
| Westside | 27 ↓ -32.5% | \$671 ↑ 6.1% | 51 ↓ -16.4% | \$2,270,500 ↑ 15.3% | ↑ 26.1% |
| Mercerdale | 16 ↓ -15.8% | \$560 ↓ -3.7% | 82 ↑ 290.2% | \$1,348,500 ↓ -4.0% | ↑ 52.8% |
| Mercerwood | 15 ↑ 15.4% | \$476 ↓ -6.6% | 27 ↑ 85.1% | \$1,376,000 ↑ 1.9% | ↑ 20.7% |
| Mid-Island | 51 ↓ -17.7% | \$505 ↓ -15.0% | 47 ↑ 43.2% | \$1,325,000 ↓ -14.0% | ↑ 25.0% |
| Eastside | 15 ↓ -37.5% | \$534 ↓ -9.0% | 91 ↑ 28.7% | \$1,735,000 ↓ -3.1% | ↑ 30.5% |
| MI Estates | 7 ↑ 40.0% | \$537 ↓ -7.1% | 23 ↑ 180.5% | \$1,250,000 ↓ -13.0% | ↑ 26.9% |
| The Lakes | 8 ↑ 166.7% | \$564 ↓ -9.2% | 21 ↑ 52.7% | \$2,116,250 ↑ 5.3% | ↑ 41.6% |
| Southend | 60 ↑ 27.7% | \$602 ↑ 11.7% | 39 ↑ 61.6% | \$1,650,000 ↑ 1.9% | ↑ 37.5% |
| ALL ISLAND | 299 ↑ 4.9% | \$586 ↓ -3.2% | 58 ↑ 60.1% | \$1,660,000 ↓ -2.4% | ↑ 38.4% |

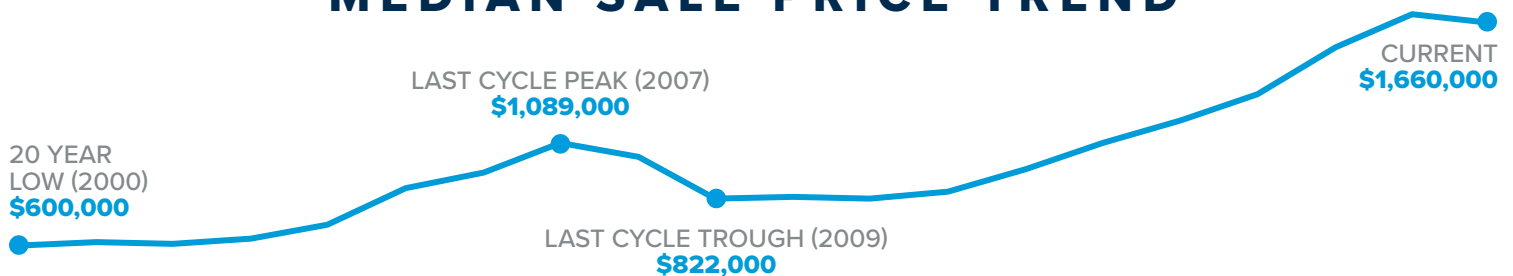
Percent changes are year-over-year, excepting the five-year price trend

FIVE YEAR TREND

| year | # sold | avg. \$ per sq ft | avg. days to sell | median sale price | average sale price |
|-------------|---------------------------|----------------------------|--------------------------|----------------------------------|----------------------------------|
| 2019 | 299 ↑ 4.9% | \$586 ↓ -3.2% | 58 ↑ 60.1% | \$1,660,000 ↓ -2.4% | \$1,989,593 ↓ -3.4% |
| 2018 | 285 ↓ -13.6% | \$606 ↑ 11.3% | 37 ↓ -23.6% | \$1,700,000 ↑ 10.0% | \$2,059,996 ↑ 10.5% |
| 2017 | 330 ↑ 14.2% | \$544 ↑ 9.5% | 48 ↑ 24.5% | \$1,546,000 ↑ 17.1% | \$1,865,041 ↑ 13.5% |
| 2016 | 289 ↓ -12.2% | \$497 ↑ 10.1% | 38 ↓ -17.5% | \$1,320,000 ↑ 10.0% | \$1,643,232 ↑ 8.2% |
| 2015 | 329 ↓ -2.7% | \$451 ↑ 8.5% | 47 ↓ -32.5% | \$1,199,500 ↑ 10.6% | \$1,518,164 ↑ 8.4% |

Percent changes are year-over-year

MEDIAN SALE PRICE TREND



2019

*mercero
island sale
prices fell*
2.4%

TO A MEDIAN OF
\$1,660,000

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

THERE WERE
8.7%
*more homes
for sale than
in 2018*

*the average
house
sold
for*

\$586
PER SQ. FOOT

3.2%
*from
last year*

2019

year in review

Mercer Island, central to the Seattle-Eastside region, saw slight price softening in 2019 as compared to 2018. With a 2.4% dip, median sale prices fared better than in Seattle (down 3.9%) but slightly worse than the Eastside as a whole (only down 1%).

A total of 299 homes changed hands in 2019, according to Northwest Multiple Listing Service. The highest Mercer Island sale was a \$10,050,000 waterfront home on the North End. The lowest was a \$685,000 West Mercer Way rambler in need of a major renovation or complete rebuild.

In 2019, 39.8% of all homes sold at or above their listed price. In contrast, only 12.7% of luxury homes priced above two million dollars sold for full price.

Well-priced homes in move-in ready condition—with good lighting and access, and with functional floor plans—commanded the most attention from market-savvy buyers hoping to make a good investment in the place they would call home.



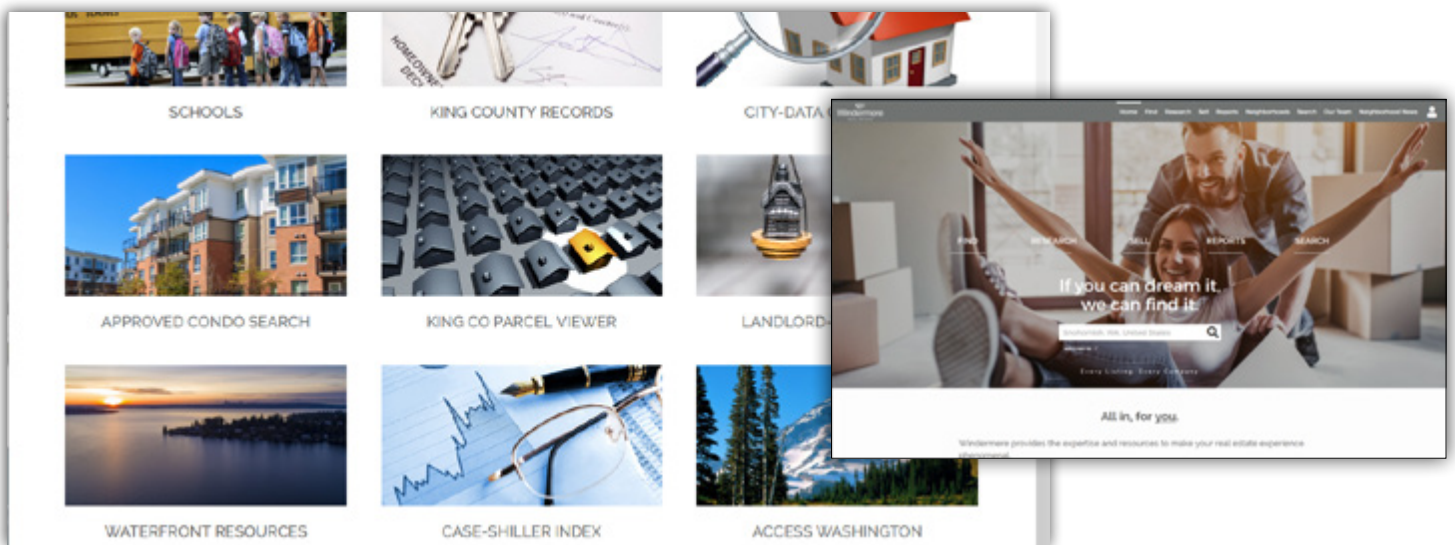
A savvy way to search
HOMES & STATS ONLINE



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 **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**.



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