

# 2019 MERCER ISLAND

*year in review*



**PUBLISHED JANUARY 2020**  
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 <span>↑ 32.7%</span>	\$623 <span>↓ -9.2%</span>	91 <span>↑ 149.0%</span>	\$2,108,000 <span>↑ 18.4%</span>	<span>↑ 55.0%</span>
First Hill	22 <span>↑ 29.4%</span>	\$605 <span>↓ -2.4%</span>	52 <span>↑ 73.6%</span>	\$1,749,000 <span>↑ 12.8%</span>	<span>↑ 44.2%</span>
East Seattle	13 <span>↑ 116.7%</span>	\$599 <span>↑ 2.5%</span>	72 <span>↑ 170.0%</span>	\$1,555,000 <span>↓ -5.4%</span>	<span>↑ 19.7%</span>
Westside	27 <span>↓ -32.5%</span>	\$671 <span>↑ 6.1%</span>	51 <span>↓ -16.4%</span>	\$2,270,500 <span>↑ 15.3%</span>	<span>↑ 26.1%</span>
Mercerdale	16 <span>↓ -15.8%</span>	\$560 <span>↓ -3.7%</span>	82 <span>↑ 290.2%</span>	\$1,348,500 <span>↓ -4.0%</span>	<span>↑ 52.8%</span>
Mercerwood	15 <span>↑ 15.4%</span>	\$476 <span>↓ -6.6%</span>	27 <span>↑ 85.1%</span>	\$1,376,000 <span>↑ 1.9%</span>	<span>↑ 20.7%</span>
Mid-Island	51 <span>↓ -17.7%</span>	\$505 <span>↓ -15.0%</span>	47 <span>↑ 43.2%</span>	\$1,325,000 <span>↓ -14.0%</span>	<span>↑ 25.0%</span>
Eastside	15 <span>↓ -37.5%</span>	\$534 <span>↓ -9.0%</span>	91 <span>↑ 28.7%</span>	\$1,735,000 <span>↓ -3.1%</span>	<span>↑ 30.5%</span>
MI Estates	7 <span>↑ 40.0%</span>	\$537 <span>↓ -7.1%</span>	23 <span>↑ 180.5%</span>	\$1,250,000 <span>↓ -13.0%</span>	<span>↑ 26.9%</span>
The Lakes	8 <span>↑ 166.7%</span>	\$564 <span>↓ -9.2%</span>	21 <span>↑ 52.7%</span>	\$2,116,250 <span>↑ 5.3%</span>	<span>↑ 41.6%</span>
Southend	60 <span>↑ 27.7%</span>	\$602 <span>↑ 11.7%</span>	39 <span>↑ 61.6%</span>	\$1,650,000 <span>↑ 1.9%</span>	<span>↑ 37.5%</span>
<b>ALL ISLAND</b>	<b>299 <span>↑ 4.9%</span></b>	<b>\$586 <span>↓ -3.2%</span></b>	<b>58 <span>↑ 60.1%</span></b>	<b>\$1,660,000 <span>↓ -2.4%</span></b>	<b><span>↑ 38.4%</span></b>

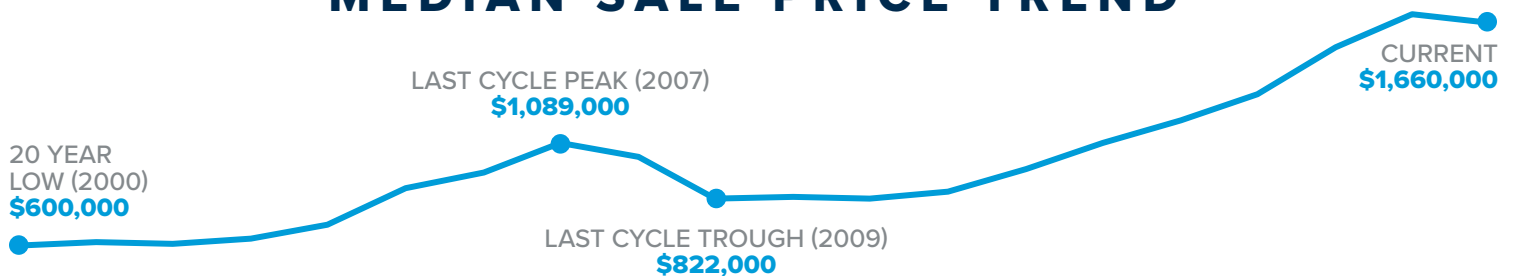
Percent changes are year-over-year, excepting the five-year price trend

## FIVE YEAR TREND

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

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**

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

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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.



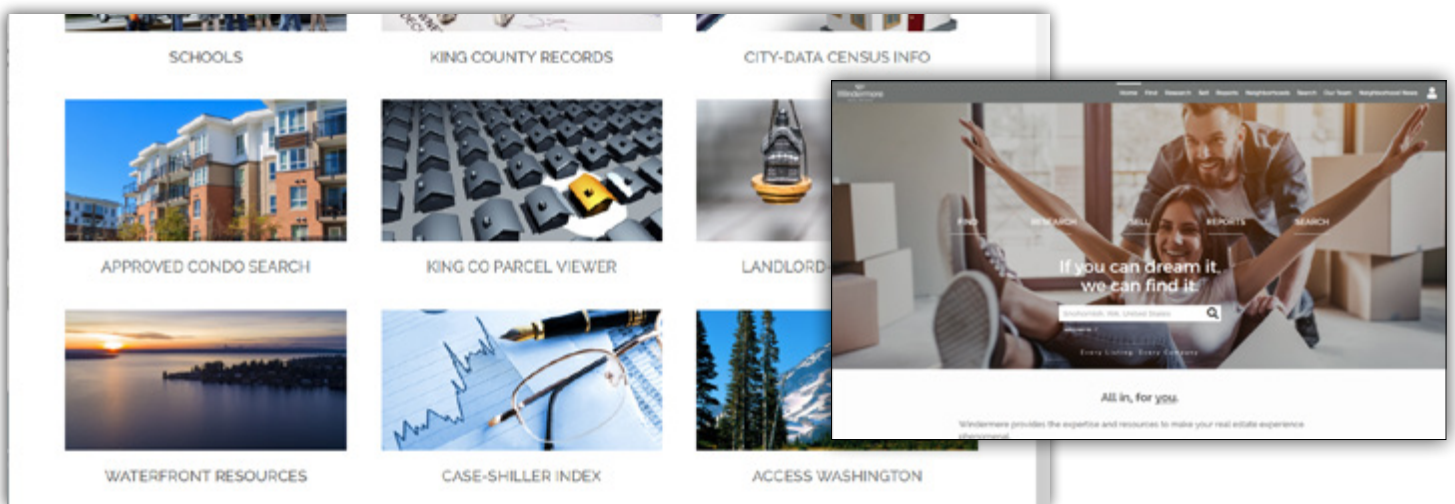
*A savvy way to search*  
**HOMES & STATS ONLINE**



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**.



**JULIE WILSON**  
REAL ESTATE

Visit **JulieWilsonRealEstate.com/Trends** to find additional reports on Eastside, Seattle, Waterfront, and Condo home sales.

Need a strategy for your next move? Reach out to me any time for a complimentary consultation. I would love to help you take full advantage of our current market.



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