

HOW TO USE THIS DATA

The data in this report is intended to provide an overview of the market this week, and does not replace the guidance of an experienced real estate professional skilled in representing buyers and sellers.

HOME SELLERS

Opportunities are maximized by listing your home when the % of Listings Sold is trending upward, or when fewer homes are for sale. In this situation, sellers can negotiate with buyers from a position of strength. If your home is on the market and has not received an offer within the expected timeframe, review the % of Listing Sold data. A downward trend, coupled with fewer showings or limited interest from buyers may indicate that your home doesn't compare favorably with others at a similar price point. A price adjustment may be in order.

HOME BUYERS

If the % of Listings Sold is trending up or if there are few active listings for sale, competition for homes may be fierce, and many homes may receive multiple offers or offers where many contingencies are waived by buyers. If the trend is downward, and/or there is an increase in the number of homes for sale, you can negotiate from a stronger position.

REAL ESTATE TERMINOLOGY AND DEFINITIONS

- **Active listings:** Homes currently on the market which have not received offers
- **Pending sales:** Homes which have received an offer, but have not yet closed
- **Closed sales:** Title to the home has been transferred to the new buyer, who has probably taken possession.
- **Average sales price:** The total of all the sales prices, divided by the number of homes sold
- **Median sale price:** The center value of all home prices sold where 50% are greater and 50% are less
- **Average cost per Sq Ft:** The average sale price, divided by the interior square footage of the home
- **List price to sale price ratio:** The average sale price divided by the list (or asking) prices
- **Average days on market:** The average of the cumulative number of days a home is on the market (from the day it comes on market until a sale is pending) including homes relisted within 90 days

ABOUT WINDERMERE REAL ESTATE/MERCER ISLAND

In everything we do we put our clients first. We enable them to make sound real estate decisions through professional representation, expert advice, and deep neighborhood and community knowledge. Our clients enjoy a friendly, personalized experience as we competently guide them through their real estate transaction to achieve their hopes, dreams and goals.

We view our clients as clients for life. Our relationship with each client goes beyond a single transaction as we continue to provide relevant and resourceful information for them to make the best collaborative decisions for all of their real estate holdings.

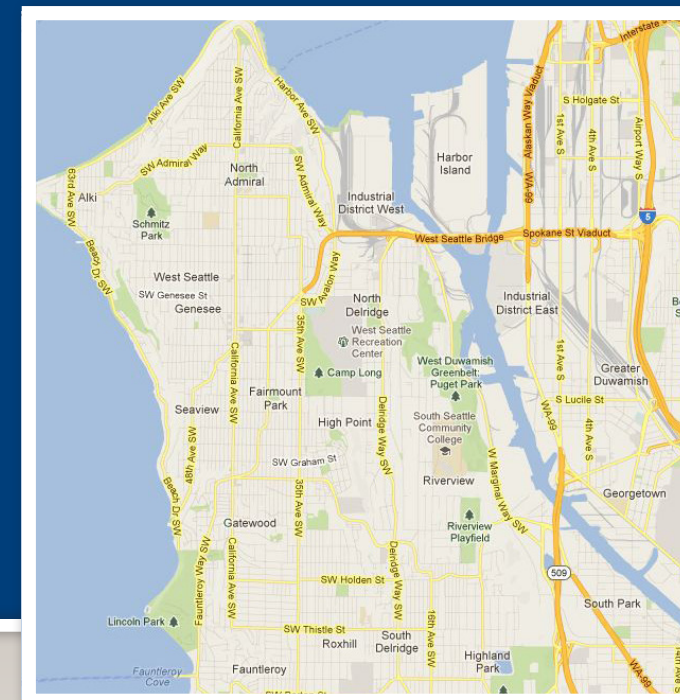
Centrally located on Mercer Island, our team of talented Realtors® serves Seattle, Mercer Island, and greater Eastside. Our neighborhood and community engagement goes beyond being avid supporters of Island and regional organizations and events—we are active neighbors and volunteers who enjoy making a difference in our world.



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. ©2012-2014 Windermere Real Estate/Mercer Island

West Seattle

REAL ESTATE ACTIVITY REPORT | OCT 3, 2014



Quick Facts

Median Price: \$375,000	Square Feet: 1,849
Lowest Price: \$85,500	Cost Per Sq Ft: \$224
Highest Price: \$1,915,750	Bedrooms: 3
Days on Market: 38	Bathrooms: 1.89
List Price to Sale Price Ratio: 100%	Lot Size: 0.14
# of Homes Sold: 1,379	Year Built: 1958
NWMLS Area: 140	School District: Seattle

* Based on 2013 Closed Sales

More info at: WeeklyPropertyReport.com

West Seattle is aptly named—it represents the part of Seattle located west of the Duwamish River. West Seattle is comprised of over a dozen neighborhoods, including Alki Point, The Junctions, Fauntleroy, Admiral, High Point, Beach Drive, Delridge, Fairmount Park, Highland Park, Lincoln Park, Puget Ridge, Sunset, Arbor Heights, Arroyo Heights, Seola Beach and Westwood. West Seattle also includes the Alki beachfront, Lincoln Park, Schmitz Preserve Park, and four-mile trail running the length of Longfellow Creek. The gorgeous views from West Seattle of the Seattle skyline, Puget Sound, along with the Cascade and Olympic mountains, have contributed to residents' love for the area and make this a favorite Puget Sound destination.

Probably best known of all the neighborhoods is Alki Point, thanks to its immensely popular beach. A nice, flat bike and pedestrian trail runs the length of the beach—people who use this trail are treated to the most amazing views of the Seattle skyline, Puget Sound, and Olympic mountains. Every year, as part of Seafair, the Denny Party landing on Alki is reenacted.

The Junction is considered the heart of downtown West Seattle. This is the site of the year-round West Seattle Farmers Market, which has been running since 1999. The Junction is where West Seattleites connect—there are shops, restaurants, coffee places, local services and best of all, Free Parking!

Windermere Real Estate/Mercer Island
2737 77th Ave SE, Mercer Island, WA 98040
206-232-0446



WindermereMercerIsland.com
TheWaterfrontReport.com
mercisland@windermere.com

West Seattle - AREA 140



WEEKLY SNAPSHOT - OCTOBER 3, 2014

PRICE RANGE	ACTIVE LISTINGS		PENDING SALES		% LISTINGS SOLD		SALES TREND CHANGE FROM LAST WEEK
	THIS WEEK	16 WEEK AVERAGE	THIS WEEK	16 WEEK AVERAGE	THIS WEEK	16 WEEK AVERAGE	
\$0-249,999	23	22	4	4	17%	17%	↑ 13%
\$250,000-399,999	106	96	16	15	15%	16%	↗ 3%
\$400,000-499,999	45	39	10	7	22%	19%	↑ 14%
\$500,000-599,999	24	26	4	4	17%	18%	↗ 2%
\$600,000-699,999	23	24	2	2	9%	10%	→ 0%
\$700,000-799,999	9	9	2	2	22%	17%	↑ 22%
\$800,000-899,999	9	8	2	1	22%	14%	↑ 13%
\$900,000-999,999	11	8	0	0	0%	9%	↓ -11%
\$1,000,000-1,249,999	11	13	1	1	9%	6%	↗ 9%
\$1,250,000-1,499,999	7	7	1	0	14%	5%	↓ -14%
\$1,500,000-1,999,999	6	5	0	0	0%	3%	→ 0%
\$2,000,000 and above	3	3	0	0	0%	7%	→ 0%

MONTHLY TREND - AUGUST 2014

