

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.

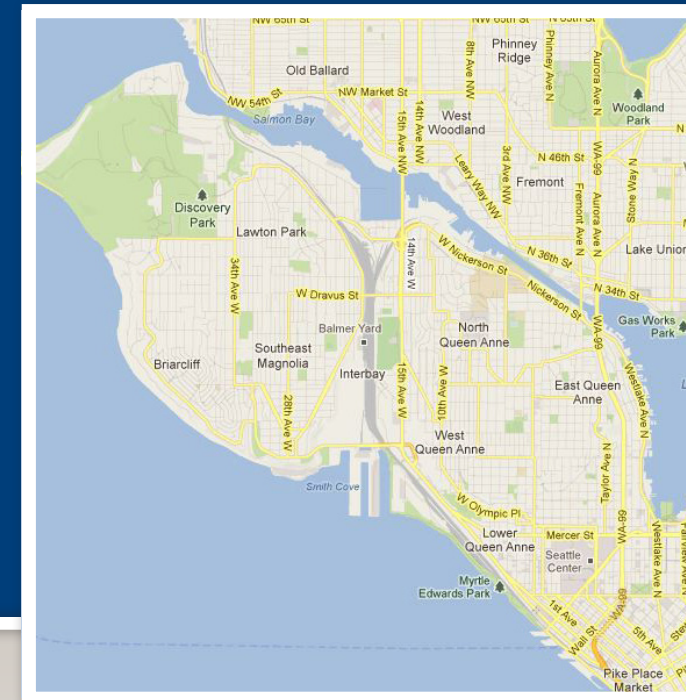
Centrally located on Mercer Island, our team of talented Realtors® serves Seattle, Mercer Island, and greater Eastside. Our neighborhood and community engagement goes beyond being avid supporters of Island and regional organizations and events—we are active neighbors and volunteers who enjoy making a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

Queen Anne-Magnolia

REAL ESTATE ACTIVITY REPORT | OCT 3, 2014



Quick Facts

Median Price: \$650,000	Square Feet: 2,378
Lowest Price: \$187,300	Cost Per Sq Ft: \$310
Highest Price: \$3,800,000	Bedrooms: 3
Days on Market: 38	Bathrooms: 2.25
List Price to Sale Price Ratio: 100%	Lot Size: 0.13
# of Homes Sold: 694	Year Built: 1956
NWMLS Area: 700	School District: Seattle

* Based on 2013 Closed Sales

More info at: WeeklyPropertyReport.com

Within walking distance of Downtown Seattle is the community of Queen Anne, bordered by the Belltown neighborhood to the south, Lake Union to the east, the Fremont Cut to the north and Magnolia neighborhood to the west. The neighborhood earned its moniker from the prominent Queen Anne architectural style that dominated the hill in its earliest days. Queen Anne is technically divided into the 4 sub-neighborhoods North Queen Anne, East Queen Anne, West Queen Anne and Lower Queen Anne (also called Uptown).

The location of the Magnolia neighborhood in Seattle feels like a secluded island. Three bridges give you access to Magnolia, just west of Queen Anne, north of Downtown, and south of the Chittenden Locks in Ballard. This unique part of Seattle is on a natural peninsula, and the lack of major city thoroughfares through the neighborhood helps Magnolia retain in friendly quaint, atmosphere. Magnolia, situated near the water, is famous for being among the most expensive homes, and many have incredible views. Far from the bustle of downtown and the busy pace of other Seattle neighborhoods, Magnolia is a place that offers you tranquility and scenic views. From a fine Magnolia restaurant to the hours of fun at Discovery Park, Magnolia will show you a taste of the good life in the Pacific Northwest.

Queen Anne-Magnolia

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Queen Anne-Magnolia - Area 700



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	0	0	0	0	0%	0%	→ 0%
\$250,000-399,999	3	2	0	1	0%	29%	→ 0%
\$400,000-499,999	10	9	2	2	20%	28%	→ 0%
\$500,000-599,999	10	8	3	2	30%	35%	↑ 22%
\$600,000-699,999	12	15	2	3	17%	21%	↓ -42%
\$700,000-799,999	13	9	3	1	23%	24%	↑ 15%
\$800,000-899,999	12	9	1	1	8%	15%	↗ 8%
\$900,000-999,999	7	6	0	1	0%	14%	→ 0%
\$1,000,000-1,249,999	14	10	2	1	14%	8%	↗ 8%
\$1,250,000-1,499,999	7	8	0	1	0%	14%	↓ -17%
\$1,500,000-1,999,999	9	9	1	0	11%	5%	↑ 11%
\$2,000,000 and above	15	15	1	1	7%	5%	→ 0%

MONTHLY TREND - AUGUST 2014

