

## AVERAGES BY YEAR

### Single Family Homes

Year	# Sold	Average \$ Per Sq Ft	Average Orig. List Price	Average List Price	Average Sale Price	Median Sale Price	Average Market Time	Average % SP/OLP
2009	5985	\$254	\$513,125	\$487,503	\$470,602	\$405,930	97 Days	92%
2010	5882	\$248	\$562,368	\$500,219	\$482,552	\$414,303	82 Days	86%
2011	5714	\$239	\$497,778	\$470,959	\$454,783	\$371,000	85 Days	91%

### Condominiums and Townhomes

Year	# Sold	Average \$ Per Sq Ft	Average Orig. List Price	Average List Price	Average Sale Price	Median Sale Price	Average Market Time	Average % SP/OLP
2009	1886	\$389	\$392,115	\$354,460	\$337,872	\$275,000	123 Days	86%
2010	1805	\$377	\$397,049	\$377,407	\$360,926	\$280,000	120 Days	91%
2011	1806	\$335	\$379,863	\$350,926	\$332,932	\$245,000	132 Days	88%

## SINGLE FAMILY HOMES BY NEIGHBORHOOD

Neighborhood	# Sold	Average Sq. Ft.	Average \$ Per Sq Ft	Average Orig. List Price	Average Sale Price	Median Sale Price	Average Market Time	Average % SP/OLP
West Seattle	1111	1769	\$196	\$381,732	\$347,402	\$298,500	93 Days	78%
Lecshi, Mt Baker, Seward Park	482	1955	\$187	\$397,203	\$364,785	\$295,000	104 Days	92%
SODO, Beacon Hill	250	1689	\$159	\$290,207	\$268,207	\$253,375	90 Days	92%
Madison Park, Capitol Hill	693	2242	\$310	\$768,236	\$693,941	\$509,000	99 Days	90%
Queen Anne, Magnolia	261	2770	\$302	\$928,359	\$835,312	\$685,000	96 Days	90%
Downtown Seattle/Belltown	0	-	-	-	-	-	-	-
Ballard, Greenlake, Greenwood	1356	1863	\$232	\$453,975	\$431,845	\$398,000	64 Days	95%
North Seattle	944	2063	\$235	\$514,670	\$484,755	\$410,000	68 Days	94%
Richmond Beach, Shoreline	294	2136	\$191	\$453,640	\$408,175	\$295,000	111 Days	90%
Lake Forest Park, Kenmore	323	2052	\$162	\$454,176	\$333,366	\$305,000	102 Days	73%
<b>Market Averages</b>	<b>5714</b>	<b>1900</b>	<b>\$239</b>	<b>\$497,778</b>	<b>\$454,783</b>	<b>\$371,000</b>	<b>85 Days</b>	<b>91%</b>

## CONDOMINIUM HOMES BY NEIGHBORHOOD

Neighborhood	# Sold	Average Sq. Ft.	Average \$ Per Sq Ft	Average Orig. List Price	Average Sale Price	Median Sale Price	Average Market Time	Average % SP/OLP
West Seattle	140	1144	\$267	\$353,416	\$305,143	\$240,000	186 Days	86%
Lecshi, Mt Baker, Seward Park	37	831	\$175	\$207,477	\$145,449	\$149,950	142 Days	70%
SODO, Beacon Hill	11	1086	\$180	\$208,351	\$195,509	\$185,950	86 Days	94%
Madison Park, Capitol Hill	405	906	\$343	\$347,831	\$311,129	\$249,900	146 Days	89%
Queen Anne, Magnolia	280	1026	\$318	\$355,496	\$326,639	\$249,975	125 Days	92%
Downtown Seattle/Belltown	453	1049	\$483	\$598,927	\$506,813	\$391,240	125 Days	85%
Ballard, Greenlake, Greenwood	256	891	\$270	\$262,008	\$240,918	\$219,675	121 Days	92%
North Seattle	136	1006	\$191	\$211,200	\$192,390	\$187,950	127 Days	91%
Richmond Beach, Shoreline	34	1345	\$153	\$250,302	\$206,257	\$176,750	156 Days	82%
Lake Forest Park, Kenmore	54	1059	\$159	\$195,446	\$168,834	\$138,750	153 Days	86%
<b>Market Averages</b>	<b>1806</b>	<b>993</b>	<b>\$335</b>	<b>\$379,863</b>	<b>\$332,932</b>	<b>\$245,000</b>	<b>132 Days</b>	<b>88%</b>



Average Market Time: The total market time from original listing date, even if the listing was cancelled and re-listed before selling.  
 % SP/OLP: Sales Price to Original List Price Ratio. Represents the comparison of sold price and original list price of the homes sold as a percentage.

The Seattle real estate market saw declines in both the number of homes sold and the average sales price in 2011. Current prices, down 3% from those of 2010, are now on par with average sales prices in 2003-2004.

A major influence on price, bank-owned property sales more than doubled in 2011. Combined, bank-owned (830 sales) and short sale transactions (459 sales) made up a whopping 22.6% of all homes closed.

The condo market maintained the same sales pace as 2010 although average sales prices were down 8% from the prior year.

**Single family home and condominium prices in 2012 will continue to be impacted by the volume of distressed properties still to be cleared off the books. A strong buyer's market prevails as interest rates remain...**

(Continued on reverse)



...at historic lows and prices round the bottom of the curve before regaining enough momentum to move back up.



PRIVATE WATERFRONT HOMES

Neighborhood	# Sold	Average Sq Ft	Average \$ Per Sq Ft	Average Lot Acres	Average Ft Waterfront	Average \$ Per Waterfront Ft	Average Original List Price	Average Sale Price	Median Sale Price	Average Market Time	Average % SP/OLP
West Seattle	7	2558	\$435	0.25	50	\$22,280	\$1,273,321	\$1,113,989	\$1,075,000	162 Days	87%
Lecchi, Mount Baker, Seward Park	7	3758	\$363	0.52	87	\$15,690	\$1,566,807	\$1,365,000	\$900,000	198 Days	87%
SODO, Beacon Hill	0	-	-	-	-	-	-	-	-	-	-
Madison Park, Capitol Hill	7	3792	\$841	0.25	58	\$54,963	\$3,777,857	\$3,187,857	\$3,485,000	244 Days	84%
Queen Anne, Magnolia	3	3483	\$420	0.46	75	\$19,500	\$1,748,333	\$1,462,467	\$1,300,000	373 Days	84%
Downtown Seattle/Belltown	0	-	-	-	-	-	-	-	-	-	-
Ballard, Greenlake, Greenwood	0	-	-	-	-	-	-	-	-	-	-
North Seattle	14	3309	\$591	0.34	76	\$25,737	\$2,211,343	\$1,955,982	\$1,260,000	133 Days	88%
Richmond Beach, Shoreline	0	-	-	-	-	-	-	-	-	-	-
Lake Forest Park, Kenmore	3	2947	\$480	0.23	65	\$21,744	\$1,508,333	\$1,413,333	\$1,300,000	54 Days	94%
Houseboats	29	1041	\$423	N/A	40	\$11,005	\$516,599	\$440,194	\$240,000	190 Days	85%
<b>Market Averages</b> (Excluding Houseboats)	<b>41</b>	<b>3326</b>	<b>\$555</b>	<b>0.34</b>	<b>69</b>	<b>\$26,751</b>	<b>\$2,123,285</b>	<b>\$1,845,831</b>	<b>\$1,300,000</b>	<b>174 Days</b>	<b>87%</b>

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