



# MERCER ISLAND

## Q1 2017 review

a quarterly report on single family  
residential real estate activity



# Q1 MERCER ISLAND *quarter in review*

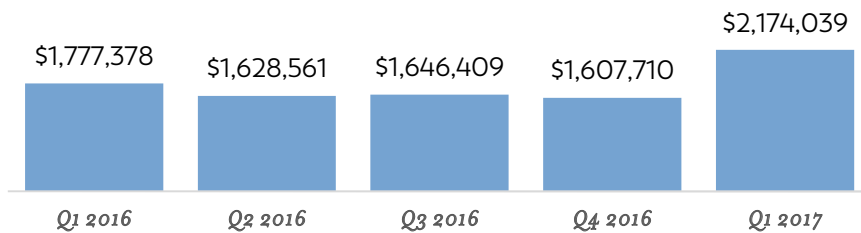


Caused by a severe shortage of homes priced below \$2 million dollars and several significant high-end sales, the **Average Sale Price on Mercer Island increased 22.3% (to \$2,174,039)** over Q1 of 2016 while the Median Sale Price increased a mere 1.6% (to \$1,625,000).

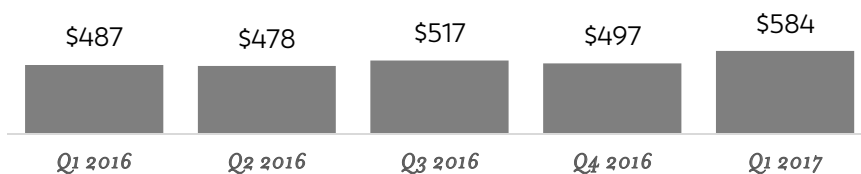
As buyers competed for the very few homes for sale, especially below \$1.5 million, Mercer Island's more moderate priced homes saw the biggest benefit of that gain while many of the higher price points saw little to no change.

The **Average Cost Per Square Foot, another indicator of value, increased 20%** during the same period. The highest sale in Q1 was a Westside waterfront home sold for \$8,205,000 and the lowest sale was a mid-Island 1958-built rambler for \$935,000.

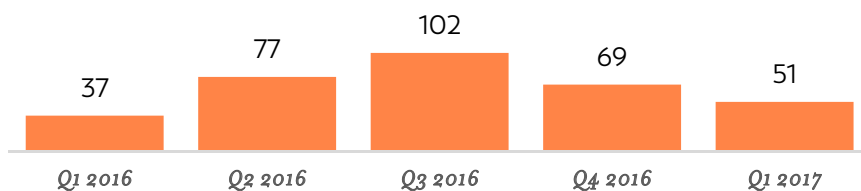
*Mercer Island Average Sale Price*



*Average Cost Per Square Foot*



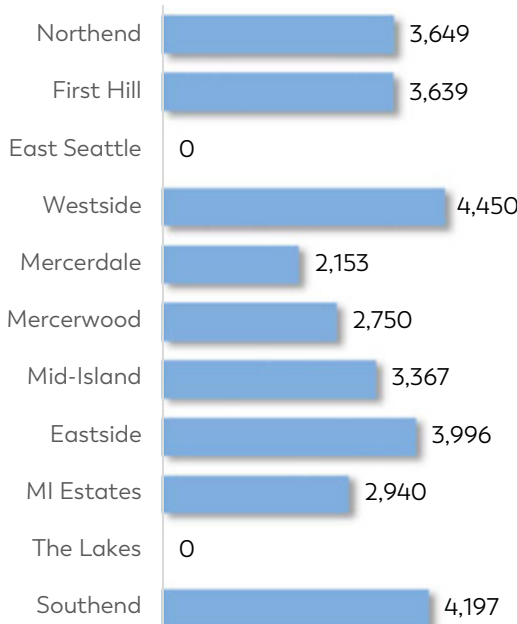
*Overall Residential Sales*



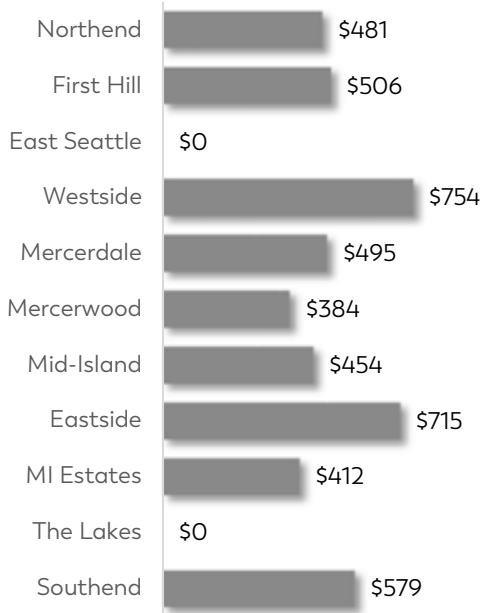
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## Number of Homes Sold and Average Sale Price by Neighborhood

### Average Home Size (Sq Ft)



### Average Cost Per Square Foot



	Q1 2016	Q2 2016	Q3 2016	Q4 2016	Q1 2017
<b>NORTHEND</b>	4 \$2,397,000	2 \$2,962,500	11 \$1,372,946	7 \$2,423,571	8 \$1,753,813
<b>FIRST HILL</b>	4 \$1,163,250	6 \$1,431,738	8 \$1,455,375	2 \$2,426,250	5 \$1,841,000
<b>EAST SEATTLE</b>	0 -	1 \$2,159,950	1 \$1,800,000	2 \$2,194,000	0 -
<b>WESTSIDE</b>	7 \$2,296,143	15 \$2,002,353	11 \$2,833,216	7 \$2,442,143	9 \$3,355,056
<b>MERCERDALE</b>	1 \$1,698,000	3 \$1,574,667	7 \$1,041,714	14 \$1,075,928	5 \$1,065,057
<b>MERCERWOOD</b>	0 -	2 \$1,685,000	11 \$1,237,955	5 -	1 \$1,055,000
<b>MID-ISLAND</b>	8 \$1,452,875	17 \$1,389,838	29 \$1,360,154	15 \$1,349,397	5 \$1,528,190
<b>EASTSIDE</b>	6 \$2,026,333	12 \$1,585,833	11 \$2,458,091	3 \$1,951,667	5 \$2,856,200
<b>MI ESTATES</b>	1 \$1,850,000	2 \$1,490,000	1 \$1,220,000	2 \$1,239,500	2 \$1,212,500
<b>THE LAKES</b>	2 \$1,725,000	1 \$1,750,000	0 -	0 -	0 -
<b>SOUTHEND</b>	4 \$1,167,500	16 \$1,450,456	12 \$1,634,167	12 \$1,417,795	11 \$2,428,888



# WAIT THERE'S MORE! HOMES & STATS ONLINE



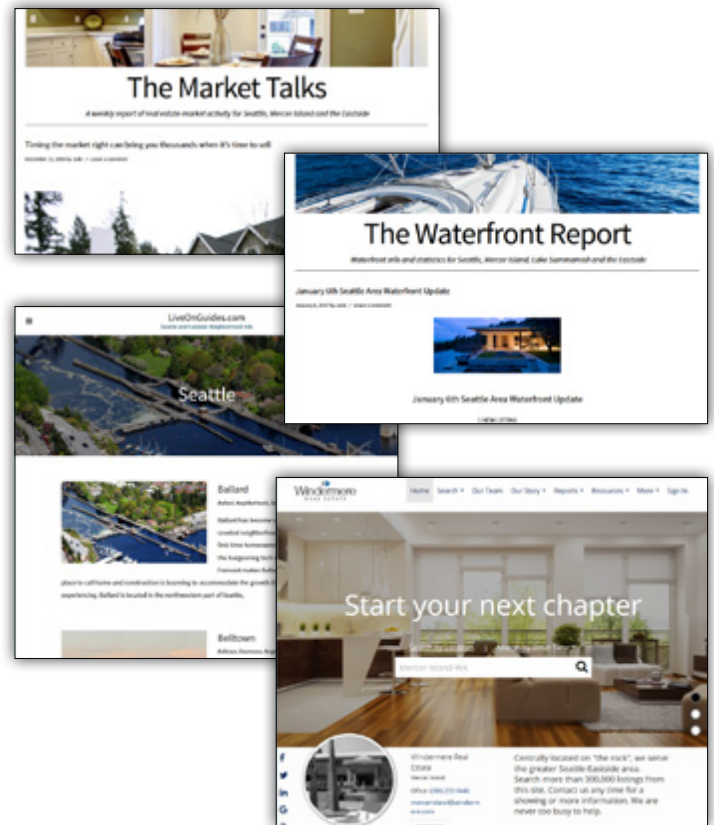
While having a historical perspective like this review is valuable, you may be looking for real-time information on today's real estate market. If so, your search is over!

We publish weekly reports to **TheMarketTalks.com**, providing a summary analysis of what's happening in 16 different micro-markets, including Mercer Island.

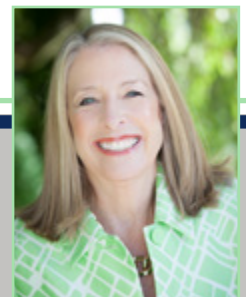
Interested in what's happening with waterfront properties? We are too! That's why we analyze waterfront sales each month and post results at **TheWaterfrontReport.com**.

Easily compare neighborhoods on **LiveOnGuides.com** with local info including maps, links and school data.

You can search for every property listed for sale—by any real estate company—on **WindermereMercerIsland.com**.



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](mailto:julie@windermere.com). ©2011-2017 Windermere Real Estate/Mercer Island



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