

2009 YEAR IN REVIEW

AVERAGES BY YEAR

Single Family Homes							
Year	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Median Sale Price	Average Market Time	Average % SP/LP
2002	289	\$255	\$828,792	\$787,107	\$610,000	83 Days	94.97%
2003	339	\$256	\$854,736	\$820,946	\$632,500	88 Days	96.05%
2004	384	\$312	\$1,054,444	\$1,009,337	\$699,500	73 Days	95.72%
2005	364	\$346	\$1,124,593	\$1,095,039	\$875,500	61 Days	97.37%
2006	326	\$375	\$1,266,807	\$1,231,900	\$945,000	74 Days	97.24%
2007	299	\$426	\$1,426,827	\$1,380,861	\$1,089,000	63 Days	96.78%
2008	189	\$429	\$1,561,605	\$1,460,214	\$1,025,000	121 Days	93.51%
2009	172	\$385	\$1,227,959	\$1,087,506	\$822,000	115 Days	88.56%
Condominiums and Townhomes							
Year	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Median Sale Price	Average Market Time	Average % SP/LP
2002	33	\$208	\$246,952	\$241,377	\$205,000	77 Days	97.74%
2003	45	\$200	\$265,329	\$256,080	\$215,000	91 Days	96.51%
2004	66	\$212	\$269,018	\$262,595	\$232,500	97 Days	97.61%
2005	57	\$251	\$303,994	\$300,985	\$266,000	47 Days	99.01%
2006	48	\$358	\$419,378	\$419,621	\$379,500	39 Days	100.06%
2007	42	\$344	\$428,011	\$418,483	\$392,500	82 Days	97.77%
2008	21	\$356	\$436,358	\$423,166	\$365,000	140 Days	96.97%
2009	35	\$322	\$369,176	\$353,045	\$325,000	84 Days	95.63%
Vacant Land							
Year	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Median Sale Price	Average Market Time	Average % SP/LP
2002	9	\$39	\$897,422	\$844,667	\$725,000	126 Days	94.12%
2003	15	\$33	\$565,586	\$486,767	\$350,000	202 Days	86.06%
2004	19	\$26	\$508,513	\$493,079	\$380,000	131 Days	96.96%
2005	12	\$35	\$593,913	\$561,500	\$560,000	177 Days	94.54%
2006	7	\$60	\$855,964	\$823,286	\$649,000	87 Days	96.18%
2007	11	\$50	\$1,798,450	\$1,666,091	\$1,200,000	102 Days	92.64%
2008	8	\$73	\$1,685,988	\$1,492,625	\$1,650,000	108 Days	88.53%
2009	5	\$90	\$1,711,200	\$1,386,600	\$915,000	176 Days	81.03%

Unprecedented blows to the national and local economy impacted Mercer Island more significantly than moderately priced markets in 2009. The result was a staggering 25.5% year-over-year decline in the average sales price as compared to 13.5% in King County overall.

2009 home prices represented the lowest price recorded in the past five years, due in part to the continued trend toward Island sales in the more moderate price brackets. Indeed, sales of homes priced \$1,000,000 and above declined 42.3% to 56 sales in 2009 from 97 in 2008. While homes continued to sell at a similar pace to that of 2008, the percentage of Mercer Island homes sold below \$1,000,000 increased to 67.4% from 48.7% of all sales in 2008. Mercer Island saw the fewest number of waterfront home sales (7) than in any year for which MLS records are available.

Continued difficulty in obtaining jumbo loans, stock market declines, appraisal issues, increased lender scrutiny and an oversupply of inventory all contributed to the sluggish market in the first half of 2009. Some relief came in the second half of the year as each of these areas saw improvement and consumer buying

SINGLE FAMILY HOMES BY NEIGHBORHOOD

Area	# Sold	Average \$ Per Sq Ft	Average List Price	Average Sale Price	Average Sq Ft	Average % SP/LP
Northend	15	\$417	\$1,597,423	\$1,445,889	3466	90.51%
First Hill	15	\$306	\$1,133,200	\$1,006,333	3289	88.80%
East Seattle	7	\$318	\$818,286	\$763,136	2397	93.26%
Westside	10	\$322	\$1,078,935	\$956,500	2974	88.65%
Mercerdale-Lucas Heights	9	\$282	\$772,322	\$746,222	2646	96.62%
Madrona Crest	14	\$308	\$794,352	\$748,235	2428	94.19%
Northeast	11	\$586	\$1,866,182	\$1,609,136	2748	86.23%
Mercerwood	9	\$297	\$718,778	\$693,389	2332	96.47%
Mid-Island (N of 50th)	20	\$375	\$1,077,360	\$993,918	2650	92.25%
Mid-Island (S of 50th)	16	\$371	\$958,344	\$888,031	2393	92.66%
Eastside	5	\$272	\$874,125	\$793,620	2920	90.79%
Mercer Island Estates	5	\$419	\$740,390	\$710,500	1695	95.96%
The Lakes	5	\$343	\$1,227,990	\$1,134,800	3306	92.41%
Southwest	7	\$328	\$1,142,279	\$1,091,000	3326	95.51%
Southend	9	\$294	\$1,089,883	\$1,010,111	3433	92.68%
Southeast	15	\$326	\$1,106,290	\$1,013,267	3107	91.59%
Market Averages		\$385	\$1,227,959	\$1,087,506	2827	88.56%

VACANT LAND

Inland Building Lots				
Location	# Sold	Average Sale Price	Average Sq Ft	Average \$ Per Sq Ft
Northend	0	n/a	n/a	n/a
Westside	1	\$915,000	11,787	\$78
Eastside	2	\$509,000	10,463	\$49
Southend	0	n/a	n/a	n/a
Market Averages		\$664,333	10,904	\$59
Waterfront Building Lots				
Location	# Sold	Average Sale Price	Average Front Ft	\$ Per Front Ft
Northend	1	\$3,000,000	101	\$29,703
Westside	0	n/a	n/a	n/a
Eastside	1	\$2,000,000	107	\$18,692
Southend	0	n/a	n/a	n/a
Market Averages		\$2,500,000	104	\$24,038

sentiment was stirred by low interest rates and movement in more moderately priced communities. Mercer Island condominium sales rebounded significantly from an all-time low of 21 in 2008 to a more healthy 35 units sold in 2009. Sales prices, while still down, declined less severely than residential home prices likely due to the impact of the \$8,000 federal first-time home buyer tax credit and financing incentives offered by condo sellers. A significant number of the condominium units sold were in turn-key condition--a highly-valued attribute in today's condominium market.

Overall, the latter half of 2009 marked the beginning of recovery for the Mercer Island market. Prices in the moderate range have already bottomed out across King County and experts feel that the high-end market won't be far behind.

CONDOMINIUMS AND TOWNHOMES							
Condominium Name	# Sold	Year Built	Average \$ per Sq Ft	Average List Price	Average Sale Price	Average Sq Ft	Average % SP/LP
Blue Sky Vista	1	1964	\$289	\$359,000	\$333,888	1,155	93.01%
Carlton	3	1989	\$315	\$364,983	\$333,167	1,056	91.28%
Chateau Condo	1	1981	\$192	\$249,999	\$245,000	1,276	98.00%
Devington	1	1979	\$218	\$299,500	\$280,000	1,287	93.49%
East Mercer Park	1	1982	\$248	\$573,000	\$536,000	2,160	93.54%
Island Habitat	2	1977	\$304	\$217,475	\$195,500	643	89.90%
Islandaire	2	1972	\$242	\$480,000	\$463,750	1,915	96.61%
Lake Pointe	1	1992	\$406	\$849,950	775,000	1,908	91.18%
Landmark Plaza	0	1981	n/a	n/a	n/a	n/a	n/a
Landmark Villa	0	1980	n/a	n/a	n/a	n/a	n/a
Mercer Isle	2	1960	\$218	\$199,450	\$182,750	840	91.63%
Mercerdale Park	0	1999	n/a	n/a	n/a	n/a	n/a
Monaco Villa	2	1968	\$270	\$297,000	\$275,000	1,020	92.59%
Montesano	1	2003	\$300	\$385,000	\$368,000	1,225	95.58%
Montseratt	2	1997	\$385	\$629,500	\$600,000	1,559	95.31%
Parc Mercer	0	1982	n/a	n/a	n/a	n/a	n/a
Recency Terrace	1	1991	\$323	\$479,000	\$465,500	1,443	97.18%
Ridgewood	11	1968	\$411	\$329,991	\$327,245	796	99.17%
Woodlake	4	1973	\$284	\$338,500	\$330,000	1,164	97.49%
Market Averages		1976	\$322	\$369,176	\$353,045	1,095	95.63%

Smart buyers benefitted from the 2009 real estate market by taking advantage of the lowest historical interest rates and bargain home prices to enter, move up or acquire additional properties in one of the most highly desired communities in this region.



PRIVATE WATERFRONT HOMES							
Location	Year Built	Home Sq Ft	\$ per Sq Ft	Lot Sq Ft	Waterfront Footage	\$ per Front Ft	Sale Price
Northend	1935	2,700	\$1,111	30,400	101	\$29,703	\$3,000,000
	1990	7,000	\$479	17,914	85	\$39,412	\$3,350,000
	2008	7,907	\$752	21,780	58	\$102,586	\$5,950,000
	1932	7,500	\$2,075	130,680	175	\$88,914	\$15,560,000
Northend Averages	1966	6,277	\$1,110	50,194	105	\$66,492	\$6,965,000*
Westside (No Sales)	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Westside Averages	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Eastside	1915	1,470	\$1,344	16,384	80	\$24,688	\$1,975,000
	1973	5,340	\$465	14,600	89	\$27,921	\$2,485,000
	1953	3,900	\$705	15,943	70	\$39,286	\$2,750,000
Eastside Averages	1947	3,570	\$673	15,642	80	\$30,167	\$2,403,333
Southend (No Sales)	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Southend Averages	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Market Averages	1958	3,045	\$1,645	35,386	94	\$53,298	\$5,010,000

*Note: Northend average sales price was significantly skewed by one large sale. Median Northend sale price was \$4,650,000.