

## Seattle Neighborhood Report: May 2009

	# of SALES / AVERAGE SALES PRICE					
	May 2009	May 2008	% Change	YTD 2009	YTD 2008	% Change
Ballard	15	21	-29%	73	111	-34%
	\$400,036	\$537,829	-26%	\$428,262	\$524,701	-18%
Beacon Hill	21	23	-9%	65	90	-28%
	\$310,026	\$375,033	-17%	\$331,858	\$385,093	-14%
Bitter Lake	3	2	50%	18	16	13%
	\$295,150	\$496,000	-40%	\$352,793	\$367,406	-4%
Broadview	3	12	-75%	24	41	-41%
	\$438,333	\$602,700	-27%	\$462,492	\$512,576	-10%
Bryant	5	2	150%	13	22	-41%
	\$654,300	\$571,250	15%	\$622,692	\$673,273	-8%
Capitol Hill	12	16	-25%	36	53	-32%
	\$476,425	\$562,095	-15%	\$455,646	\$521,945	-13%
Central Area	4	11	-64%	21	31	-32%
	\$407,800	\$592,346	-31%	\$418,795	\$567,681	-26%
Columbia City	0	3	-100%	5	11	-55%
		\$451,717		\$305,679	\$382,741	-20%
Delridge	10	15	-33%	30	55	-45%
	\$411,920	\$367,133	12%	\$332,037	\$360,375	-8%
E. Central Area	4	7	-43%	12	27	-56%
	\$696,000	\$997,904	-30%	\$854,496	\$1,017,808	-16%
Fremont	4	3	33%	12	14	-14%
	\$422,750	\$515,667	-18%	\$474,908	\$595,714	-20%
Georgetown	1	1	0%	4	8	-50%
	\$188,500	\$424,000	-56%	\$209,125	\$371,794	-44%
Green Lake	5	5	0%	12	18	-33%
	\$458,900	\$817,700	-44%	\$525,042	\$706,917	-26%
Greenwood	12	15	-20%	34	44	-23%
	\$360,579	\$403,487	-11%	\$343,406	\$402,141	-15%
Haller Lake	3	5	-40%	14	20	-30%
	\$330,450	\$359,190	-8%	\$373,975	\$356,288	5%
Lake City	21	14	50%	79	90	-12%
	\$385,260	\$612,496	-37%	\$401,698	\$502,739	-20%
Laurelhurst	7	11	-36%	17	27	-37%
	\$908,157	\$1,285,511	-29%	\$940,829	\$1,203,079	-22%



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Leschi	5	2	150%	16	9	78%
	\$601,800	\$362,500	66%	\$579,331	\$425,011	36%
Madison Park	0	3	-100%	2	9	-78%
		\$1,771,461		\$2,930,000	\$1,526,598	92%
Madison Park & N.E. Central Area	3	3	0%	11	19	-42%
	\$1,236,667	\$1,063,333	16%	\$1,310,727	\$3,027,158	-57%
Magnolia	15	13	15%	54	88	-39%
	\$667,467	\$668,289	0%	\$651,035	\$752,497	-13%
Maple Leaf	9	8	13%	36	43	-16%
	\$506,424	\$419,688	21%	\$434,988	\$445,781	-2%
Montlake	7	6	17%	14	15	-7%
	\$634,857	\$626,517	1%	\$623,359	\$691,270	-10%
Mount Baker	9	6	50%	31	43	-28%
	\$632,000	\$901,167	-30%	\$638,431	\$606,928	5%
North Beach / Blue Ridge	5	6	-17%	20	17	18%
	\$697,990	\$715,833	-2%	\$730,123	\$710,212	3%
Northgate	6	4	50%	20	23	-13%
	\$373,658	\$356,613	5%	\$393,585	\$395,185	0%
Phinney Ridge	2	6	-67%	8	23	-65%
	\$765,000	\$630,667	21%	\$683,625	\$662,802	3%
Phinney Ridge / Greenwood	10	4	150%	26	22	18%
	\$448,700	\$548,632	-18%	\$481,285	\$592,619	-19%
Queen Anne	15	22	-32%	55	86	-36%
	\$713,381	\$1,099,287	-35%	\$775,082	\$964,518	-20%
Rainier Valley	10	23	-57%	54	85	-36%
	\$293,240	\$405,304	-28%	\$266,575	\$351,755	-24%
Ravenna	1	4	-75%	13	19	-32%
	\$484,950	\$758,875	-36%	\$562,381	\$582,749	-3%
Ravenna / Wedgewood	4	8	-50%	22	36	-39%
	\$504,500	\$434,444	16%	\$516,909	\$529,053	-2%
Roosevelt	11	11	0%	36	43	-16%
	\$435,773	\$609,886	-29%	\$440,947	\$619,301	-29%
Seward Park	9	8	13%	33	47	-30%
	\$522,670	\$662,625	-21%	\$477,278	\$569,676	-16%
South Lake Union	3	9	-67%	18	31	-42%
	\$2,240,000	\$1,197,161	87%	\$1,335,875	\$1,096,059	22%
South Park	2	2	0%	9	9	0%
	\$240,150	\$250,000	-4%	\$255,028	\$256,994	-1%
Sunset Hill	5	1	400%	9	9	0%
	\$626,200	\$525,000	19%	\$599,800	\$721,661	-17%



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University District	4	3	33%	21	23	-9%
	\$473,750	\$589,550	-20%	\$643,013	\$589,178	9%
View Ridge	2	1	100%	9	20	-55%
	\$537,500	\$815,000	-34%	\$769,734	\$1,023,480	-25%
Wallingford	15	20	-25%	52	73	-29%
	\$524,330	\$600,716	-13%	\$531,427	\$633,840	-16%
Wedgewood / View Ridge	3	9	-67%	21	31	-32%
	\$639,667	\$650,439	-2%	\$528,262	\$551,676	-4%
West Seattle	53	74	-28%	190	321	-41%
	\$454,733	\$509,268	-11%	\$440,392	\$515,287	-15%
Whittier Heights / Phinney Ridge / Greenwood	15	15	0%	40	53	-25%
	\$451,752	\$563,940	-20%	\$433,079	\$541,561	-20%
Windermere	0	4	-100%	10	15	-33%
		\$1,039,500		\$1,517,600	\$1,219,988	24%
<b>Number of Sales:</b>	<b>353</b>	<b>441</b>	<b>-20%</b>	<b>1299</b>	<b>1890</b>	<b>-31%</b>
<b>Average Sales Price:</b>	<b>\$506,912</b>	<b>\$616,756</b>	<b>-18%</b>	<b>\$513,115</b>	<b>\$610,215</b>	<b>-16%</b>



**The Talon Group**  
 ESCROW AND TITLE SERVICES