

Realogics

Sotheby's  
INTERNATIONAL REALTY

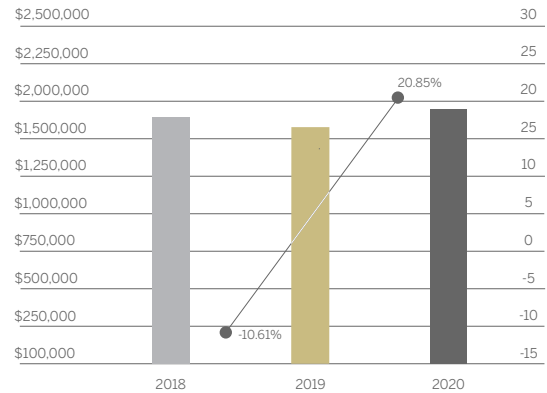
# '20 QUARTERLY MARKET REPORT

## Mercer Island

Q4 OCTOBER–DECEMBER 2020

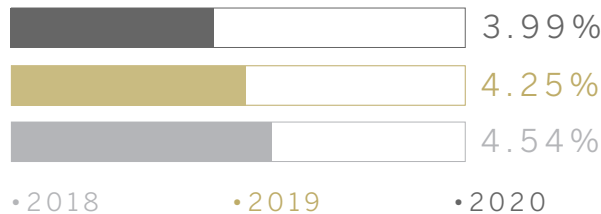
It was an excellent time to be a seller on Mercer Island: Not only is the market favoring sellers with less than one month of inventory (0.6 months) but the median sales price of island homes has been increasing since the second quarter of the year. At \$1,843,000 the median sales price grew by 20 percent from this time last year. While homes did sit on the market longer than their counterparts in Seattle and on the Eastside, 31 percent more homes were sold on the island than in Q4-2019, while nearly 60 percent fewer homes were available for sale.

**\$1.843M** MEDIAN SALES PRICE  
Single-Family Homes Q4-2020



### INTEREST RATES

30-year fixed rate for conventional mortgage loan  
(Current and historic mortgage rates sourced from ValuePenguin.com)



### AVERAGE DAYS ON MARKET

Q4-2018–2020



### AVERAGE PRICE PER SQ. FT.

Q4-2020 vs. Q4-2019  
↑(22.05%)



### HOME SOLD

Q4-2020 vs. Q4-2019  
↑(31.34%)



### STATE OF THE MARKET

0.6 months of inventory - a seller's market

(Based on Q4-2020 housing inventory. Seller's Market = 0 to 3 months inventory, Neutral Market = 3 to 6 months inventory, Buyer's Market = 6+ months inventory.)

