

# 84 TOP SEATTLE-AREA NEIGHBORHOODS

HOME PRICE AND RESALE VALUE, DIVERSITY, NEARBY AMENITIES, GOOD SCHOOLS, COMMUTE TIME AND CRIME RATES DETERMINE HOW THESE NEIGHBORHOODS RANK

Rank	NEIGHBORHOODS	REAL ESTATE			CRIME	EDUCATION	PARKS	COMMUTE		PEOPLE			
		Median home price	Percentage change in median, 2003-2004	Average days on market	Crimes per thousand residents	Percentage of fourth graders passing WASL	Park acreage	Commute to downtown Seattle (minutes)	Commute to Redmond (minutes)	Population estimate	Median household income	Percentage of homes that are owner occupied	Diversity (percentage non-Caucasian)
1	SHORELINE	\$272,000	11%	28	44	79%	335	13	24	52,730	\$51,658	68%	25%
2	BROADVIEW/BITTER LAKE	\$350,000	17%	22	51	84%	203	15	22	15,064	\$45,199	51%	22%
3	KIRKLAND	\$329,950	13%	31	40	73%	530	17	14	45,630	\$60,332	57%	17%
4	WEDGWOOD	\$354,500	11%	17	43	90%	15	10	19	8,196	\$58,117	70%	18%
5	REDMOND	\$369,765	13%	30	42	72%	1342	18	8	46,480	\$66,735	55%	24%
6	BELLEVUE	\$350,000	8%	32	39	76%	2000	19	9	116,400	\$62,338	62%	28%
7	MADISON VALLEY	\$340,000	14%	22	53	66%	127	5	18	4,512	\$63,876	63%	32%
8	BOTHELL	\$279,925	11%	28	27	74%	189	23	19	30,910	\$54,572	60%	15%
9	BREMERTON/MANETTE	\$170,000	13%	21	63	61%	697	60	88	38,730	\$30,950	41%	28%
10	BURIEN	\$230,000	17%	35	68	56%	302	13	28	31,480	\$41,577	56%	29%
11	MAGNOLIA	\$428,000	13%	25	44	78%	567	7	23	21,690	\$62,767	60%	15%
12	SEWARD PARK	\$379,000	17%	21	65	50%	328	13	26	4,873	\$49,258	66%	61%
13	GEORGETOWN	\$223,000	13%	19	464	75%	5	13	22	2,741	\$38,400	43%	51%
14	LAURELHUST	\$664,000	32%	20	34	85%	20	11	17	3,603	\$81,866	74%	15%
15	KENT	\$235,000	9%	34	66	66%	1349	24	30	84,210	\$46,046	49%	32%
16	RENTON	\$262,000	10%	35	84	62%	732	18	22	54,900	\$45,820	50%	35%
17	MATTHEWS BEACH	\$448,000	36%	25	33	59%	49	16	24	2,000	\$74,480	82%	17%
18	RAVENNA/BRYANT	\$380,000	10%	20	56	87%	140	12	21	11,339	\$54,021	61%	18%
19	VIEW RIDGE	\$449,725	23%	15	34	82%	9	13	21	4,091	\$56,637	75%	17%
20	SEATAC	\$206,000	8%	37	67	54%	352	14	27	25,100	\$41,202	54%	43%
21	MERCER ISLAND	\$637,000	6%	44	18	88%	400	12	14	21,840	\$91,904	81%	17%
22	DES MOINES	\$224,950	10%	35	39	64%	163	20	32	29,120	\$48,971	61%	28%
23	HIGHLAND PARK	\$222,950	6%	27	67	49%	246	14	29	6,049	\$46,838	65%	48%
24	MOUNT BAKER	\$429,950	23%	20	88	61%	72	6	19	5,564	\$53,447	68%	48%
25	GREEN LAKE	\$369,000	16%	18	95	74%	324	11	19	9,749	\$57,982	49%	15%
26	ISSAQUAH	\$344,975	10%	36	57	82%	913	21	18	15,110	\$57,892	59%	15%
27	EDMONDS	\$285,000	10%	31	31	68%	485	23	35	39,580	\$53,522	68%	14%
28	RAINIER BEACH	\$245,305	18%	41	56	29%	130	14	26	13,990	\$46,070	70%	75%
29	NORTH BEND	\$299,950	20%	42	47	63%	840	33	32	4,680	\$61,534	59%	8%
30	DELRIDGE	\$208,725	4%	40	83	60%	261	9	24	6,158	\$42,625	54%	54%
31	BEACON HILL/RAINIER VALLEY	\$259,950	9%	27	63	54%	238	7	23	34,117	\$41,152	58%	83%
32	CROWN HILL/OLYMPIC MANOR/BLUE RIDGE	\$351,450	19%	17	53	81%	11	11	23	3,946	\$61,329	80%	12%
33	MAPLE VALLEY	\$265,000	10%	35	30	77%	163	39	40	15,730	\$67,159	87%	11%
34	NEWCASTLE	\$472,000	11%	44	31	79%	45	22	17	8,320	\$80,320	76%	26%
35	SAMMAMISH	\$450,000	10%	36	14	87%	121	23	18	35,930	\$101,592	90%	14%
36	HALLER LAKE	\$274,950	12%	22	65	46%	21	14	21	7,529	\$43,672	60%	34%
37	LICTON SPRINGS/NORTHGATE	\$190,400	8%	26	78	62%	12	9	20	5,481	\$37,357	35%	32%
38	NORMANDY PARK	\$411,000	17%	38	17	73%	99	17	33	6,345	\$70,367	80%	11%

39	WOODINVILLE	\$415,000	11%	40	49	84%	98	22	20	9,905	\$68,114	73%	19%
40	KENMORE	\$306,000	6%	42	25	83%	103	22	25	19,200	\$61,756	72%	13%
41	CAPITOL HILL	\$269,250	9%	31	116	61%	262	1	17	21,202	\$38,813	24%	21%
42	CLYDE HILL	\$955,000	21%	60	22	88%	0.92	11	10	2,830	\$132,468	96%	11%
43	MUKILTEO	\$349,925	10%	29	29	69%	134	34	32	19,190	\$67,323	69%	19%
44	PHINNEY RIDGE	\$399,975	18%	21	55	69%	90	11	22	8,501	\$57,331	58%	12%
45	LAKE CITY	\$260,000	9%	25	66	54%	85	14	23	16,878	\$32,682	49%	33%
46	MAPLE LEAF	\$335,000	13%	17	68	62%	14	10	18	6,980	\$54,293	68%	18%
47	LYNNWOOD	\$251,500	5%	38	76	70%	247	22	29	34,500	\$42,814	53%	29%
48	JUDKINS PARK	\$300,000	22%	26	170	51%	2	6	22	1,566	\$47,431	50%	60%
49	WHITE CENTER	\$188,500	8%	32	64	45%	66	10	31	20,912	\$40,480	56%	40%
50	LAKE FOREST PARK	\$315,000	-2%	21	23	85%	19	19	31	12,750	\$74,149	80%	16%
51	VASHON ISLAND	\$362,315	16%	46	24	61%	285	25	65	9,887	\$58,261	80%	8%
52	MEDINA	\$930,384	17%	60	34	95%	29	12	15	2,970	\$133,756	92%	8%
53	PUYALLUP	\$214,000	16%	35	77	62%	241	39	47	35,490	\$47,269	55%	14%
54	SUNSET HILL	\$437,000	13%	17	41	71%	89	15	27	6,830	\$49,380	55%	11%
55	EASTLAKE	\$305,000	15%	32	138	74%	6	3	16	4,220	\$51,146	33%	15%
56	COLUMBIA CITY	\$250,650	7%	16	77	48%	91	9	25	8,622	\$45,370	58%	71%
57	ARBOR HEIGHTS	\$275,000	7%	20	30	65%	22	16	32	6,172	\$61,157	84%	15%
58	FIRST HILL	\$315,000	34%	53	126	38%	9	2	17	17,676	\$22,209	10%	41%
59	CENTRAL DISTRICT	\$309,000	14%	21	86	36%	0.5	3	19	2,455	\$36,465	38%	45%
60	TUKWILA	\$195,000	5%	36	183	45%	197	14	24	17,230	\$40,718	42%	46%
61	FAUNTLEROY	\$399,975	8%	31	38	73%	175	14	29	6,183	\$61,340	74%	12%
62	NORTH BEACH	\$445,000	-8%	17	34	92%	97	11	25	2,357	\$63,207	83%	8%
63	BAINBRIDGE ISLAND	\$418,000	6%	70	14	85%	1000	35	63	21,350	\$70,110	78%	8%
64	VICTORY HEIGHTS/ALICIA PARK	\$299,950	2%	24	44	70%	0	15	22	2,362	\$54,776	68%	25%
65	MONTLAKE	\$540,000	5%	25	77	87%	281	8	15	2,783	\$101,319	82%	13%
66	SOUTH PARK	\$200,000	11%	40	99	43%	8	11	27	3,725	\$30,917	45%	66%
67	ALKI/ADMIRAL	\$360,000	7%	43	53	69%	292	9	24	21,305	\$60,430	62%	13%
68	FREMONT	\$351,225	11%	24	81	58%	167	11	21	7,751	\$43,104	30%	14%
69	BELLTOWN	\$271,495	3%	40	180	89%	1	2	19	7,512	\$34,149	27%	27%
70	LESCHI	\$479,000	17%	34	135	51%	36	7	20	5,270	\$55,027	60%	53%
71	WESTWOOD	\$233,750	8%	21	77	33%	20	15	31	6,067	\$41,783	55%	42%
72	GREENWOOD	\$270,000	8%	19	73	56%	6	12	22	10,753	\$42,030	49%	28%
73	BALLARD	\$312,000	8%	18	74	71%	19	9	23	17,453	\$50,455	43%	16%
74	DUVALL	\$310,000	-3%	50	11	73%	147	39	26	5,460	\$71,300	89%	7%
75	WALLINGFORD	\$390,000	10%	16	82	58%	30	8	21	11,122	\$52,116	41%	17%
76	MILL CREEK	\$337,000	-6%	31	37	72%	45	27	28	12,260	\$69,702	67%	20%
77	PINEHURST	\$268,500	-3%	22	68	49%	1	13	22	3,973	\$40,432	50%	36%
78	MADISON PARK	\$514,000	10%	32	38	88%	44	11	21	2,460	\$75,034	58%	6%
79	MADRONA	\$343,950	-13%	33	71	46%	40	4	19	4,417	\$65,573	71%	41%
80	QUEEN ANNE	\$350,000	1%	28	94	83%	64	2	19	32,033	\$54,101	38%	14%
81	SNOQUALMIE	\$345,075	4%	43	26	69%	96	35	35	4,785	\$52,697	63%	10%
82	DOWNTOWN	\$322,000	-13%	40	508	36%	25	0	18	7,004	\$22,703	15%	37%
83	HIGH POINT	\$700,000	-17%	57	55	38%	165	12	26	6,225	\$27,574	64%	71%
84	INTERNATIONAL DISTRICT	\$264,000	4%	23	241	40%	0.5	2	19	2,427	\$13,057	2%	85%

CHART COMPILED BY SHEILA MICKOOL [ ADDITIONAL RESEARCH BY MEGAN HALEY AND ASHLEY WIGGIN ]

Turn to page 122 for methodology and explanation of rating criteria