

HISTORY Magnolia has a rich history of slow growth. Settlers began their exploration of the region surrounding Seattle in the 1850s including a secluded hillside just to the northwest of soon-to-be downtown. Scattered throughout the area they discovered a great number of Madrona Trees, which, if you've never seen one before, look a lot like Magnolias. Perhaps they were overly quick to name the neighborhood Magnolia, but it definitely seems to have stuck.

Ten years later, pioneer, visionary and physician Dr. Henry Allen Smith came to the lowlands that meet evenly with the Ship Canal on one side and with Elliott Bay on the other. Envisioning an abundance of trade routes for rail and ship lines, he purchased 160 acres of land. In 1898, 700 more acres were purchased and deeded at no charge to the US Government to become Fort Lawton, which would in turn become Discovery Park – the largest park in Seattle.



OUR FAVORITE SPOTS TO EAT, DRINK, AND BE MERRY

Mulleady's Irish Pub
Mondello Ristorante Italiano
Niko's Gyros
Saturday Farmer's Market
Discovery Park
Fisherman's Wharf



WHO LIVES HERE? Magnolia may not have the laundry list of fame that you find in the Central District, but that doesn't mean it is uninhabited. Nearly 20,000 people (according to the 2000 census) live in this area. Challenges aside, Magnolia offers an urban oasis where people who like a little isolation can come. It still offers quick access for working professionals to reach most places in Seattle easily, with 15th Avenue connecting to downtown, Queen Anne, Fremont and Ballard.

CULTURE Driving from downtown to Ballard along 15th might leave you thinking that there isn't much more than residential neighborhoods and a marina, but there are several pockets of things to do, especially for people looking for an escape without having to drive outside the city. Discovery Park offers a hike that rivals some of the best mountainside walks, with 534 acres of nature and a steep staircase to a tranquil, rocky beach. Fisherman's Terminal is a gateway to oceanic living, where you can see working fishing vessels on your way to purchase fresh seafood caught that day without fighting the crowds of Pike Place Market.

MARKET DATA All figures are based on single-family home and condo sales. Graphs were created by METROPOLIST using Trendgraphix, but information was not verified or published by NWMLS. Data reflects all new and resale condos sold.

SINGLE FAMILY HOMES

AVERAGE DAYS ON MARKET

2015 | 25
2016 | 25
2017 | 23



MEDIAN SOLD PRICE



MONTHS OF INVENTORY

2015 2016 2017
1.0 0.9 0.9

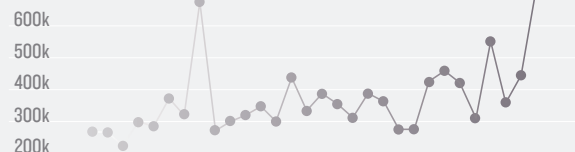
CONDO CORNER

AVERAGE DAYS ON MARKET

2015 | 12
2016 | 19
2017 | 13



MEDIAN SOLD PRICE



MONTHS OF INVENTORY

2015 2016 2017
0.6 1.4 1.1