



**HISTORY:** To understand the history of Capitol Hill, you might start by climbing the 107 steps to the observation deck of the Volunteer Park water tower. Though it is veiled by a “leaf canopy” today, in 1907 it was the central viewpoint of what was described as the jewel of Seattle parks. In 1912, Volunteer Park was 25 years old, but despite the electric trolley that connected Capitol Hill to Beacon, the slow growing development was much younger, and only a few homes were visible. From 1912, development became rich, including more than 40 additions of new homes and even a farm at the base of the hill (in what would become the Cascade Neighborhood). The 1920s saw the addition of many of the main parts of Capitol Hill that still exist today to some extent, including the founding of Broadway Market and location change of both the Women’s Century Club and Cornish College of the Arts. In the 1930s, the city decided to allow Richard E. Fuller, president of the Art Institute of Seattle, and his mother Margaret (MacTavish) Fuller to locate their Art Institute of Seattle in the park. John Olmsted opposed this and the Olmsted relationship with Seattle ended. The museum opened in 1933. It became the Seattle Art Museum, and was rededicated as the Seattle Asian Art Museum in 1994.



**OUR FAVORITE SPOTS TO EAT, DRINK, AND BE MERRY**

- Sateside
- La Spiga
- Marjorie
- Canon
- Serious Pie
- Spinasse
- Linda's
- Plum Bistro

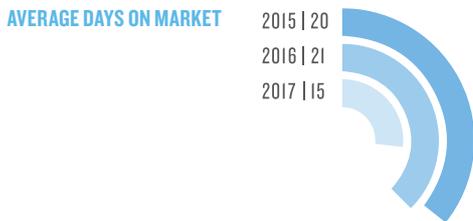


**WHO LIVES HERE?** The history of Capitol Hill says it all: practically everyone wants to live here. “Millionaire-row” still adorns much of North Capitol Hill near Volunteer Park, students who attend any of the several universities and colleges in Seattle want to live here (and can, now that the light rail connects them to the University District), and people of an older generation come here looking to regain their youth in the active counterculture that still thrives.

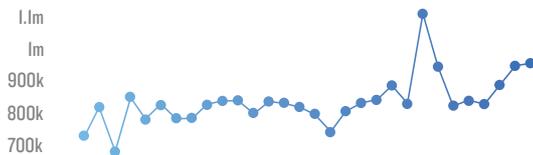
**CULTURE.** Capitol Hill is not unique in its individualism in Seattle. Though in this case, it might be more appropriate to say individualisms (plural) since that is Capitol Hill, as it exists today. Rather than a hotbed of a single culture or counterculture, this neighborhood has turned into an amalgam of cultures, music, and hotspots. It is one of the hottest place to live, and if you can’t live here, it’s the place to be. Fans of Ballard and Fremont might not agree, and to some, Capitol Hill has changed too much in recent years, but the truth is that even if the scene has changed, Capitol Hill has yet to be dethroned from its place as a Seattle hotspot.

**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**



**MEDIAN SOLD PRICE**



**MONTHS OF INVENTORY**



**CONDO CORNER**



**MEDIAN SOLD PRICE**



**MONTHS OF INVENTORY**

