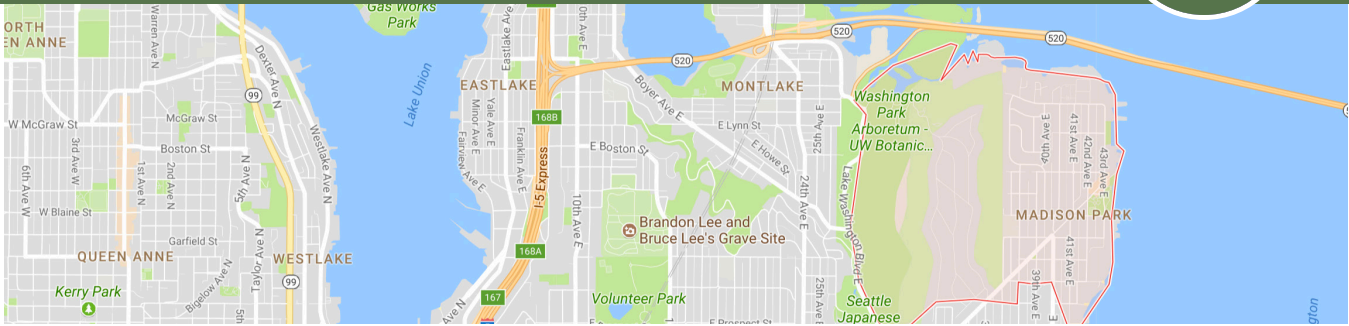


MADISON PARK // THINK, SUNDAY IN THE (MADISON) PARK WITH GEORGE.



HISTORY: After Seattle was founded in the 1850s, Madison Park quickly became one of the area's favorite picnic and recreational areas after the only resident, Judge John McGilvra (a transplant from Illinois and who once practiced law with Abraham Lincoln), cut a straight road from downtown Seattle to his home. That road would become Madison Street, named after US President James Madison, and is the only direct route from downtown to Lake Washington. Within a decade the site became home to a "tent city," where a band played Gilbert and Sullivan pieces and Souza marches, and Seattle's first baseball park.

In 1917, the Lake Washington Ship Canal, which connects Lake Washington, Lake Union, and Puget Sound, was opened. At that point, the water level of Lake Washington dropped nine feet, and a new, extended shoreline appeared. Two years later, a bathhouse was built at Madison Park. In 1922, the shore area, bathhouse, and surrounding greenery were transferred to the Seattle Park Department. From then on, the quiet, glen-like waterfront playground with tennis courts and the neighborly shopping strip began to resemble the Madison Park we know today.



 WALKABILITY
68

 TRANSIT
35

 BICYCLE
59

OUR FAVORITE SPOTS TO EAT, DRINK, AND BE MERRY

- McGilvra's
- Bing's
- The Harvest Vine
- Madison Park Bakery
- Beach House Bar and Grill
- Arosa Cafe
- Bar Cantinetta
- Nishino
- Cafe Flora



WHO LIVES HERE? Much of Madison Park is home to people with a higher income including working professionals and retired folks. While Seattle doesn't have many gated communities in its interior, Madison Park has been described as a "gated community without the gates." This isn't to say that it is unfriendly, in fact visitors are very welcome, but the residents of the area enjoy a quiet lifestyle with fairly easy access to downtown and the eastside via the 520 bridge.

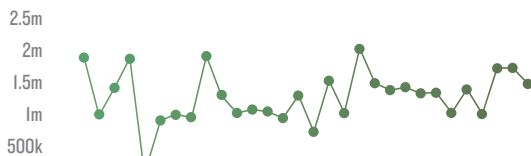
CULTURE. It's sort of funny, but even though the face of Madison Park has changed over the last 125 or so years, the overall feeling has not. Madison continues to be a destination for anyone who wants to enjoy a picturesque and chic place to spend a day. One might say that is even more so today. The pleasant business district and dense residential neighborhood and the quiet sprawling gardens of the Arboretum have turned an area that was once occupied by a single family into a friendly, energetic neighborhood.

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



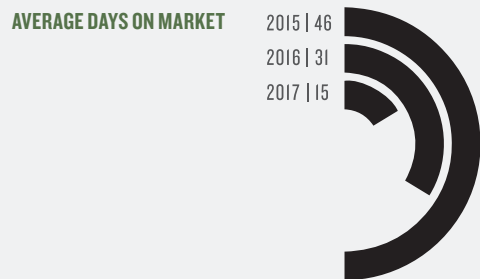
MEDIAN SOLD PRICE



MONTHS OF INVENTORY



CONDO CORNER



MEDIAN SOLD PRICE



MONTHS OF INVENTORY

