

WELCOME TO
Washington

AN INTRODUCTION
TO THE EVERGREEN STATE

A REAL ESTATE EBOOK FROM



INTRODUCING ONE OF THE HOTTEST REAL ESTATE MARKETS IN THE US:

Washington

As a real estate education company, we make it our duty to explore different markets and uncover what makes them so attractive. For this report, we went to Washington to learn about how its economy and housing market is projected to be stronger year over year for the next decade.

In this ebook, we'll introduce you to some of the top markets for real estate, as well as what to do in this sunny seaside state.

Top 5 Markets in Washington

#5: TACOMA

Tacoma is in a great location within the state of Washington. It's located between two of the hippest cities in the U.S.: Portland and Seattle. It also offers beautiful views of Mt. Rainier being nestled against Commencement Bay and South Puget Sound. Tacoma's location isn't the only noteworthy aspect of this hot market. The cost of living, year-round great weather, and ample amount of outdoor green space makes Tacoma an amazing place to live.

The median home value in Tacoma is \$348,111, which is a 7.7% increase from the previous year. Zillow predicts this will rise an additional 5.6% within the next year.



#4: BELLEVUE

Bellevue to most just seems like another suburb inside a major metropolitan area, but unlike many single-family home suburbs, Bellevue is a vibrant town with its own personality. Being such an attractive place to live for everyone, this suburb is rich in diversity which fuels this town's vibrant feel. Part of the reason for this diversity is the wealth of major tech companies that employ many residents. From T-Mobile to Microsoft, Bellevue has lots of tech-related job opportunities.

The median home value price in Bellevue is \$968,162, which is a 2.7% increase from the previous year. Zillow predicts this will rise an additional 4.5% within the next year.

Top 5 Markets in Washington





“Welcome to Washington State
where **the weather is made up**
and the seasons don’t matter.”

- Drew Carey



Top 5 Markets in Washington

#3: REDMOND

Redmond is also a suburb of Seattle and is situated northeast of the metropolitan area. Redmond has a lengthy history within the U.S., with Native American history dating back 10,000 years. Growing through decades primarily for logging, fishing, and agriculture, Redmond has transformed itself into a tech hub with companies like Nintendo headquartered there.

The median home value in Redmond is \$882,122, which is a 2.9% increase from last year. Zillow predicts this will rise another 4.5% within the next year.



Top 5 Markets in Washington

#2: SEATTLE

Seattle is a unique city in that it's surrounded by both water and mountains, making it a great major city for outdoor lovers. This environment contributes to the overall vibe of the city which is calm and patient. This attitude attributes to residents' hospitality and more relaxed demeanor. The only place in the city where this isn't practiced is at CenturyLink Field, home of the Seattle Seahawks, who won an official Guinness World Record for crowd noise. Seattle has seen steady growth thanks to job opportunities and lifestyle needs, which has contributed to the sports event's rowdiness but also to competitiveness within the housing market.

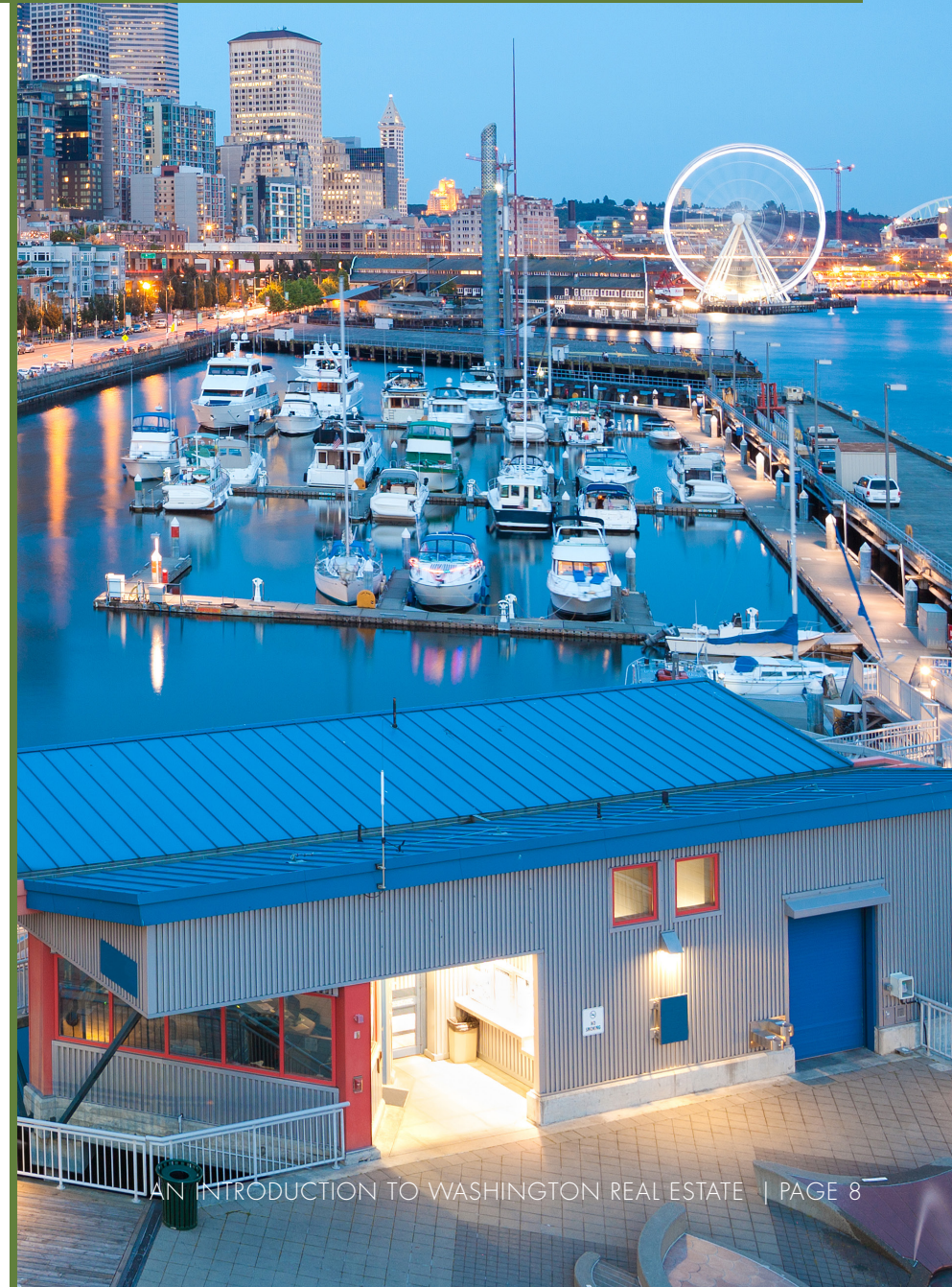
The median home value in Seattle is \$755,613, which is a 0.7% increase from last year. Zillow predicts this will rise another 3.7% within the next year.


Top 5 Markets in Washington

#1: SAMMAMISH

Sammamish is a suburb west of Seattle and Bellevue that offers residents a suburban feel with a personality of its own that is felt throughout the community's restaurants, coffee shops, parks, and nightlife. Quiet neighborhoods and highly rated school systems make Sammamish an ideal place for families to live and grow. Residents enjoy outdoor activities at Soaring Eagle Park and Snoqualmie Falls, a beautiful nature park with views of the waterfalls.

The median home value in Sammamish is \$948,508, which is a 2.6% increase from last year. Zillow predicts this will rise another 4.2% within the next year.



A vibrant, slightly faded background image of Pike Place Market in Seattle. The scene is filled with people walking on a brick-paved street. In the background, the iconic 'PUBLIC MARKET' sign is visible, along with a large clock face. To the left, a yellow vintage car and a motorcycle are parked. The overall atmosphere is lively and urban.

**“Seattle is for people who
love culture, but refuse to
sacrifice their wild nature
to attain it.”**

- Kimberly Kinnade



Why Washington Real Estate?

Washington's strong economy, tech company opportunities, and unique residential culture contributes to the attractiveness behind the mass of new residents eager to move to the state.

Quick Stats - WASHINGTON

YEAR/YEAR MEDIAN HOME PRICES (MAY 2018-MAY 2019):	5.7%
MEDIAN HOME VALUE:	\$422,452
MEDIAN RENT PRICE:	\$1,995
AVERAGE DAYS LISTED:	75
HOMES WITH NEGATIVE EQUITY:	4.3%
DELINQUENT MORTGAGES:	0.6%

MARKET OUTLOOK

Low affordable inventory and growing demand puts developers on the clock to meet this demand at a rate that residents are comfortable with. Zillow sees Washington as a buyer's market that will remain stable as long as affordability doesn't continue to decrease. Buyers in Washington will have to compete with other buyers and be ready to make decisions quickly.

THERE'S NEVER A BETTER TIME TO BECOME A *Washington Real Estate Agent*

With so many amazing cities giving you a variety of entertainment, amazing coastal cuisines, and boundless green spaces, Washington has become a premier relocation destination for many families. This new growth opens up a fantastic opportunity for real estate agents. For instance, did you know there were over **487,328 Washington properties sold in Q1 of 2020**, some selling for north of \$10,000,000? When you consider that Indeed.com reports the average **full-time real estate agent in Washington makes around \$84,451** - which is about double the national average - then it's pretty obvious there's never been a better time to become a real estate agent.

If you want to learn more about how you can get your license and join the ranks of Washington real estate agents, visit us at TheCEShop.com/Washington/WA-Real-Estate. There you'll be able to find exactly what you need to do to become an agent and how The CE Shop can help you achieve your goals through our award-winning real estate education.

About Us

Founded in 2005, The CE Shop has become the leading provider of online real estate education through an encyclopedic knowledge of the real estate industry.

Our ever-expanding course catalog of Pre-Licensing, Exam Prep, and Continuing Education products are trusted throughout the industry and offer agents across the country the education they rely on.

With courses available in all 50 states and D.C., we're driven by a desire to constantly improve, both for ourselves and our students.

