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SEATTLE MAGAZINE'S 2009 NEIGHBORHOOD GUIDE

TOP NEIGHBORHOODS

RANKING	SEATTLE NEIGHBORHOODS	MEDIAN HOME PRICE	% CHANGE IN MEDIAN, 2007-2008	NUMBER OF BEDROOMS/BATHS	CRIMES PER 1,000 RESIDENTS	% OF FOURTH-GRADERS PASSING WASL	PARK ACREAGE	COMMUTE TO DOWNTOWN SEATTLE (MIN.)	COMMUTE TO REDMOND (MIN.)	POPULATION ESTIMATES
1	QUEEN ANNE <i>Historic homes, views and a quiet, neighborhood suburban feeling—with a vibrant shopping district within easy walking distance.</i>	\$460,000	1%	2BR-1.8BA	28	85%	90	3	20	33,239
2	VIEW RIDGE <i>Heart-stopping views of Lake Washington, the Cascades and Mount Rainier cause traffic jams at the intersection of 50th and 70th on clear, sunny days.</i>	\$723,500	23%	4BR-2.0BA	31	87%	332	16	22	3,790
3	ALKI/ADMIRAL <i>West Seattle's beach community, with miles of waterfront bike and foot trails. Find the beautiful and muscle-bound on Alki Beach, the Venice Beach of Seattle.</i>	\$450,000	3%	3BR-1.8BA	39	76%	340	9	25	20,991
4	PHINNEY RIDGE <i>A tight neighborhood with gorgeous homes on the hills near the zoo, with a strong community center and shopping district.</i>	\$544,500	3%	3BR-2BA	46	85%	415	12	24	8,241
5	MAGNOLIA <i>Locals play hard at Discovery Park, then fuel up at one of the village shopping area hangouts. Homes, some with views, have groomed lawns and a mix of styles.</i>	\$550,000	-3%	3BR-2BA	28	77%	570	7	25	21,591
6	DELRIDGE <i>Civic pride flowers in this affordable West Seattle burg with community efforts such as the preservation of the Longfellow Creek Watershed.</i>	\$304,450	-1%	3BR-2BA	78	75%	473	9	26	6,353
7	MADISON VALLEY <i>Cozy Craftsman homes, great local eateries—Rover's and Crush among them—anchor this east-central 'hood.</i>	\$464,975	-1%	3BR-2.5BA	46	80%	205	8	19	4,594
8	BROADMOOR <i>Unless you live in this Madison Park enclave, you won't see anything beyond the walls of this exclusive, gated community with a golf course bordering the Arboretum.</i>	\$2,009,000	1%	4BR-3.5BA	34	80%	205	11	17	1,631
9	CAPITOL HILL <i>Pierced hipsters, urban professionals and stylish matrons mix in this vibrant, gay-friendly neighborhood packed with restaurants, shops, historic homes and new condos.</i>	\$350,000	-2%	2BR-1BA	65	67%	342	4	19	21,775
10	ROOSEVELT <i>Locals shop and catch up on the news at Whole Foods Market, shop the holistic stores and read The Roosie for info on local happenings.</i>	\$394,925	30%	3BR-1.8BA	69	72%	61	9	17	7,781
11	NORTH BEACH <i>Upscale homes with Sound and Olympic Mountain views. Locals take the "secret" steps down to the beach at Golden Gardens Park in this neighborhood north of Ballard.</i>	\$705,000	16%	3BR-2.5BA	22	74%	97	18	27	2,360
12	LAURELHURST <i>These northeast neighbors love taking idyllic walks on tree-lined 43rd Avenue NE and visiting City People's for home and garden needs.</i>	\$900,000	5%	4BR-2.8BA	30	90%	21	14	19	3,664
13	NORTHGATE/LICTON SPRINGS <i>Mixed, affordable housing—including new Thornton Place—surrounds the bustling mall area; nearby are quiet, tree-lined residential streets.</i>	\$305,000	20%	2BR-1.8BA	82	85%	12	12	21	8,564
14	MONTLAKE <i>Sunsets can be spectacular for residents of the stately Tudors who stroll along the Montlake Cut with views of Husky Stadium in one direction and Union Bay in another.</i>	\$735,000	18%	3BR-2BA	50	68%	287	9	16	2,792
15	BEACON HILL/RAINIER VALLEY <i>Light rail may change this diverse up-and-coming southeast area that blends world cultures. It boasts ethnic restaurants, markets and a nine-hole public golf course.</i>	\$345,000	-5%	3BR-2BA	43	59%	234	9	23	35,341
16	MAPLE LEAF <i>Yard signs support slow-growth initiatives in this tight-knit north-central middle-class community, despite recent development.</i>	\$430,000	-1%	3BR-1.8BA	37	63%	51	10	19	7,061
17	RAVENNA/BRYANT <i>This nabe's stately homes and curving, tree-lined roads lead to Ravenna Park, a recreation magnet for dogs, children and young couples.</i>	\$516,688	-5%	3BR-1.8BA	41	85%	67	12	20	12,347
18	BROADVIEW/BITTER LAKE <i>Residents in this quiet, woody northwestern-most Seattle neighborhood enjoy their well-tended gardens inspired by the nearby Olmsted-designed Dunn Gardens.</i>	\$359,444	-5%	3BR-1.8BA	41	60%	236	15	25	15,003
19	WINDERMERE <i>An army of gardeners descends on Fridays to minister to the sweeping lawns and gardens of these lakeside homes with views of Lake Washington and the Cascades.</i>	\$768,000	-42%	4BR-2.5BA	30	90%	320	15	20	3,664
20	MADISON PARK <i>Upscale residents crowd along East Madison Street to shop in cute boutiques, and fuel up at coffee shops, bakeries and sidewalk cafes with outdoor tables.</i>	\$792,500	4%	2BR-2BA	34	80%	13	16	22	3,295
21	LAKE CITY <i>New condos mix with Lake City Way shops and car dealerships. Locals fight for parking spaces at Tubs Gourmet Subs.</i>	\$291,750	-2%	3BR-2BA	48	64%	4	15	23	17,375
22	UNIVERSITY DISTRICT <i>Ethnic eateries, bookstores, movie houses and one of the city's best farmers' market call the U-District home—as do thousands of UW students.</i>	\$379,500	-2%	3BR-2BA	72	74%	58	10	18	17,665
23	VICTORY HEIGHTS/ALICIA PARK <i>Two of the cutest northeast small single-family-home neighborhoods you've never heard of—and residents of this family-oriented neighborhood like it that way.</i>	\$406,250	-3%	3BR-1.8BA	39	70%	22	15	24	2,347
24	SUNSET HILL <i>Residents love the quiet family neighborhood close to Ballard's nightlife with views of Elliott Bay and proximity to Golden Gardens Park.</i>	\$595,000	-1%	3BR-2BA	35	68%	95	17	30	6,755
25	MATTHEWS BEACH <i>Students and families on their way to the beach pass by rusted cars, woody lots, tiny cottages and remodeled upscale bungalows in this Lake City-area microhood.</i>	\$632,500	-6%	4BR-2.5BA	30	70%	216	16	24	1,966
26	GEORGETOWN <i>Emerging artists, longshoremen and bikers call this hipster south Seattle neighborhood lined with historic buildings home.</i>	\$326,000	2%	3BR-1.8BA	310	80%	9	9	24	2,720
27	MEADOWBROOK <i>Just north of Wedgwood, Meadowbrook honors the German heritage of some its longtime residents with activities organized at the Meadowbrook Community Center.</i>	\$411,000	-6%	3BR-1.8BA	39	70%	24	21	12	4,094
28	HIGHLAND PARK <i>The Highland Park playground in this affordable southern West Seattle nabe is a magnet for kids and parents on the weekends.</i>	\$296,750	-11%	3BR-1.5BA	42	50%	246	14	31	6,086

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29	ARBOR HEIGHTS <i>A West Seattle residential neighborhood so peaceful you can hear the quiet on a lazy Sunday afternoon.</i>	\$369,975	-7%	3BR-1.5BA	24	63%	42	17	33	6,114
30	GREEN LAKE <i>The recreational heart of the city for strollers, inline skaters and runners is in this north Seattle neighborhood's backyard.</i>	\$437,000	-12%	3BR-2BA	53	69%	415	12	18	9,828
31	GREENWOOD <i>A charming, eclectic shopping area with antiques and gift shops anchors this laid-back northwest neighborhood. Locals wait all year for the huge neighborhood garage sale.</i>	\$320,000	-3%	3BR-1.8BA	48	65%	6	12	23	11,083
32	CROWN HILL/OLYMPIC MANOR/ BLUE RIDGE <i>Microhood Olympic Manor is popular for its mid-century modern architecture. This quiet residential area just north of Ballard offers some great views of the bay.</i>	\$419,700	-4%	3BR-1.8BA	45	78%	18	16	24	3,916
33	MADRONA <i>A cozy, tree-lined residential area with cute shops and restaurants.</i>	\$684,975	19%	3BR-2.5BA	53	63%	35	9	20	4,451
34	BALLARD <i>Northwest Seattle's original Scandinavian and fishing community, now a diverse collection of microneighborhoods for singles and families, bustling with restaurants, shops, bars, live music. Locals gather every Sunday for the farmers' market on historic Ballard Avenue.</i>	\$415,000	-1%	3BR-1.8BA	71	69%	24	10	25	17,491
35	FIRST HILL <i>Classic Georgian brick apartments dot this area adjacent to Capitol Hill, outnumbered only by the ambulances and hospitals nearby.</i>	\$331,000	7%	1BR-1BA	90	41%	17	4	18	17,460
36	SOUTH LAKE UNION/CASCADE <i>A continually developing bustling area with condos, high-tech businesses, shops, restaurants, the streetcar and construction: The neighbors await its big new tenant, Amazon.com.</i>	\$330,000	-11%	1BR-1BA	227	82%	19	3	18	3,786
37	HAWTHORNE HILLS <i>The Burke-Gilman Trail runs through this northeast community near Laurelhurst, and its Cape Cod-style houses have lovely views.</i>	\$580,000	-8%	3BR-1.8BA	35	86%	10	14	19	3,560
38	BELLTOWN <i>New York City urbanity meets laid-back Seattle within this downtown microhood with high-rise condos and apartments, wine bars, restaurants, shops and bustling urban professionals.</i>	\$370,950	-8%	1BR-1BA	112	93%	10	1	20	8,937
39	MOUNT BAKER <i>Gorgeous Craftsman homes, tree-lined parks, and lake views and access. Home to the Seafair hydro races.</i>	\$556,000	-1%	3BR-2BA	66	62%	90	7	20	5,512
40	FREMONT <i>This once hippie-full eclectic area near Lake Union is now also home to techsters working for Google and Adobe. The painted naked bikers and year-round Sunday market party on, though.</i>	\$444,500	-2%	2BR-1.8BA	72	61%	97	9	22	7,989
41	WALLINGFORD <i>This central granola-centric, family-oriented neighborhood with Craftsman homes has it all: movie theaters, shops, casual restaurants and fine dining along 45th.</i>	\$492,000	-6%	3BR-2.0BA	61	68%	122	10	21	11,362
42	WEST SEATTLE (CENTRAL) <i>A bridge away from downtown, it's almost a city of its own; some homes have sweeping 360-degree Seattle views. For a little night music, good eats and great company, residents hang out at restaurants and bars at The Junction.</i>	\$409,500	-3%	3BR-1.8BA	47	43%	27	9	25	13,175
43	CENTRAL DISTRICT <i>The gentrification of this historically African American neighborhood has brought in places like Central Cinema, where movie buffs and young couples gather for dinner and a movie.</i>	\$393,000	-2%	3BR-2BA	53	49%	1	6	22	2,791
44	WEDGWOOD <i>You can tell which residents in this middle-class northeast community have been working the P-Patch (the city's oldest): They have dirt under their fingernails and are proud of it.</i>	\$479,000	-8%	3BR-1.8BA	30	87%	18	10	19	8,324
45	RAINIER BEACH <i>A diverse southeast neighborhood of affordable homes. Enjoy the hustle and bustle of the beach or the serenity of idyllic Kubota Gardens.</i>	\$275,000	-19%	3BR-1.8BA	58	43%	97	14	28	14,032
46	SOUTH PARK <i>South Seattle's multigenerational Latino family neighborhood with wonderful ethnic markets and Mexican restaurants.</i>	\$284,975	-5%	3BR-1.5BA	80	53%	15	11	28	3,777
47	INTERNATIONAL DISTRICT <i>The city's cultural, shopping and dining hub for Asian Americans, just south of Pioneer Square.</i>	\$399,950	40%	3BR-2.5BA	205	41%	3	4	20	2,660
48	EASTLAKE <i>This mellow community on the eastern shore of Lake Union is part "granola" haven for outdoorsy types (find them at Louisa's) and part seafaring houseboat community.</i>	\$419,000	-14%	2BR-1BA	93	78%	25	5	17	4,199
49	DOWNTOWN <i>High-rise dwellers mingle with cruise-ship tourists at the Pike Place Market.</i>	\$548,975	49%	1BR-1.5BA	349	45%	19	0	19	7,779
50	BRIGHTON/HILLMAN <i>A big draw of this diverse southeast Seattle community is the playfield with tennis courts. Gleeful shrieks from toddlers fill the air at the Brighton children's playground.</i>	\$294,000	-15%	3BR-2BA	49	51%	12	11	26	6,772
51	PINEHURST <i>A residential, family-oriented north Seattle neighborhood where everyone seems to be carrying eco-friendly reusable shopping bags.</i>	\$300,000	-9%	2BR-1.5BA	57	58%	9	14	22	4,042
52	WHITE CENTER <i>Cultural and literary programs in honor of native son, poet Richard Hugo, originated in this culturally diverse and affordable burg southeast of West Seattle.</i>	\$256,500	-15%	3BR-1BA	50	39%	59	16	33	20,758
53	WESTWOOD <i>This community near West Seattle is undergoing significant development, with new townhomes and retail. A neighborhood organization keeps residents in the loop.</i>	\$303,950	-1%	3BR-1.8BA	59	33%	20	16	33	6,155
54	FAUNTLEROY <i>The trade-off of this southwest Seattle 'hood: spectacular views of the Sound and the Olympics versus the ferry traffic for the Vashon and Southworth runs.</i>	\$422,500	-23%	3BR-2BA	32	43%	174	16	32	6,117
55	HALLER LAKE <i>Bird-watchers spy bald eagles and great blue herons at the lake in this north-central part of Seattle.</i>	\$333,000	-11%	3BR-1.5BA	56	45%	25	14	23	7,577
56	COLUMBIA CITY <i>The historic shopping district in this diverse area houses boutiques and eateries (Columbia City Bakery is a destination). Dogs romp nearby at Genesee Dog Park.</i>	\$355,000	-11%	3BR-1.8BA	56	39%	71	13	26	8,664
57	SEWARD PARK <i>Mid-century modern ramblers surround the near-300-acre park—with trails, old-growth forest and bird-watching—that anchors this neighborhood.</i>	\$450,000	-15%	3BR-1.8BA	55	58%	328	15	29	4,914
58	GARFIELD/JACKSON/SQUIRE PARK <i>This friendly community near the Central District comes together for events at the Langston Hughes Cultural Art Center and the Pratt Fine Arts Center.</i>	\$296,500	-19%	3BR-1.8BA	92	41%	45	6	20	14,120
59	JUDKINS PARK <i>The Northwest African American Museum is the heart of this tiny community near the Central District.</i>	\$346,000	-11%	3BR-1.5BA	102	39%	21	8	22	1,609
60	LESCHI <i>It's not unusual see dogs taking their masters for a stroll in the intimate parks of this neighborhood—a mix of small and large upscale homes with lake views.</i>	\$555,500	-12%	3BR-2.3BA	84	47%	65	9	21	5,350

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1	MERCER ISLAND	\$928,000	-2%	4BR-3BA	18	92%	470	12	13	22,380
	<i>Islanders (Paul Allen among them) revel in great schools, big trees and pretty views in this quiet, wealthy residential community.</i>									
2	REDMOND	\$510,000	-1%	3BR-2BA	35	77%	1,350	22	7	50,680
	<i>Packs of techies roam parking lots and sidewalks in search of food and coffee in this home of Microsoft.</i>									
3	KENMORE	\$399,000	3%	3BR-2BA	24	77%	370	20	23	19,940
	<i>Watching float planes take off and land at Kenmore Air's north Lake Washington docks is a favorite neighborhood pastime.</i>									
4	SAMMAMISH	\$600,000	-4%	4BR-3BA	14	88%	432	30	16	40,260
	<i>Families enjoy newer homes, good schools and the outdoors with recreation on the lakes (Sammamish and Beaver) and links (Sahalie and The Plateau golf courses).</i>									
5	BELLEVUE	\$485,000	-5%	3BR-2BA	37	76%	2,500	16	9	118,100
	<i>Roving singles and fashionistas fill sidewalks at downtown's NE Eighth and Bellevue Way, while a surprisingly diverse population of families send kids to top-rated schools.</i>									
6	SHORELINE	\$345,000	-6%	3BR-2BA	34	73%	368	15	25	53,190
	<i>Good schools make good neighbors in this diverse, family-oriented community.</i>									
7	KIRKLAND/JUANITA	\$453,000	-6%	3BR-2BA	41	72%	502	19	13	47,890
	<i>The Sausalito of Puget Sound. On any given "sun" day, bikes and cars clog Lake Washington Boulevard, while stroller-pushing moms and dads line the sidewalk.</i>									
8	BOTHELL	\$381,625	-9%	3BR-2BA	25	77%	145	26	19	32,400
	<i>Bikers, walkers and joggers vie for space on the Sammamish River Trail while a lunchtime crowd lines up at the Ranch Drive-In in this family-oriented community bordering King and Snohomish counties.</i>									
9	NORTH BEND	\$372,000	-9%	3BR-2BA	33	75%	720	35	33	4,705
	<i>Mount Si looms over the landscape of this gateway community to the Cascades. Outlet mall shopping provides another diversion.</i>									
10	MAPLE VALLEY	\$340,000	-11%	3BR-2BA	19	84%	163	36	35	20,020
	<i>The favorite accessories in this southeast King County locale are horses, horse trailers and barns.</i>									
11	BAINBRIDGE ISLAND	\$553,450	-10%	3BR-2BA	18	83%	1,400	46	64	23,080
	<i>Well-dressed professionals rush to the morning ferry, leaving behind family homes on acreage with water views and lush gardens.</i>									
12	FEDERAL WAY	\$270,000	-7%	3BR-2BA	59	65%	934	32	40	87,390
	<i>This affordable city, located between Seattle and Tacoma, has popular Dash Point State Park and the area's biggest water playground, Wild Waves (wave at it as you pass by on I-5).</i>									
13	SNOQUALMIE	\$464,125	-1%	3BR-2.5BA	16	67%	279	37	33	8,600
	<i>Just 25 miles east of Seattle and a world away: Families flock to subdivisions (like Snoqualmie Ridge), the Snoqualmie Falls—and for adults-only entertainment, the new Snoqualmie Casino, all located in an evergreen-dominated landscape.</i>									
14	ISSAQUAH	\$430,000	-11%	3BR-2BA	35	81%	168	20	18	24,710
	<i>A family-friendly Eastside city with great schools and a huge October Salmon Days festival featuring Salmbassadors who share Ohfishal news (really—we're not making this up).</i>									
15	EVERETT	\$290,900	-6%	3BR-2BA	92	68%	1,600	34	37	101,800
	<i>This north-of-Seattle city offers more affordable housing—and sports (home to the Silvertips hockey team and the Aquasox baseball team).</i>									
16	VASHON ISLAND	\$537,000	1%	3BR-2BA	14	70%	544	51	67	11,003
	<i>A country retreat for city dwellers who flock to the twice-weekly farmers market. Look for artsy locals as well as farmers driving rusty pick-ups with bales of hay strapped to the back, heading home to feed the horses.</i>									
17	DES MOINES	\$280,000	-1%	3BR-2BA	35	56%	158	23	31	29,090
	<i>Meet me at the marina: This town has got a picturesque south Sound waterfront with restaurants, festivals and scuba divers.</i>									
18	EDMONDS	\$377,000	-9%	3BR-2BA	26	65%	507	26	36	40,560
	<i>Come here at lunch and you might glimpse Edmonds local and travel guru Rick Steves, who hangs at El Puerto in the cozy downtown that borders Puget Sound in south Snohomish County.</i>									
19	DUVALL	\$410,000	-11%	3BR-2BA	6	77%	85	36	21	5,845
	<i>The cute little historic downtown in the Cascade foothills is surrounded by subdivisions—and a "name the new park" contest (in the Fox Hollow neighborhood) that's getting locals excited.</i>									
20	CARNATION	\$411,250	-5%	3BR-2BA	6	73%	13	39	25	1,900
	<i>It's no surprise that the downtown farmers' market is a big draw in this still-rural community in the Cascade foothills.</i>									
21	CLYDE HILL	\$1,507,500	-15%	4BR-3BA	14	91%	1	14	10	2,810
	<i>Huge homes, views—and civic-minded residents happy to learn from the online neighborhood quiz (clydehill.org) that the assessed value of this city, which borders west Bellevue, exceeds \$1.5 billion.</i>									
22	RENTON	\$339,950	-9%	3BR-2BA	72	55%	1,168	19	21	60,290
	<i>Home to Boeing, Ikea and lots of affordable homes, some with Lake Washington views.</i>									
23	LAKE FOREST PARK	\$447,000	-7%	3BR-2BA	20	73%	29	23	30	12,770
	<i>Neighbors of this north-end suburb enjoy lake views, tree-lined streets, easy access to the Burke-Gilman Trail—and hanging out at Third Place Books and the Honey Bear Bakery.</i>									
24	MILL CREEK	\$389,200	-9%	3BR-2BA	34	79%	41	28	28	17,620
	<i>A new town center in this south Snohomish town draws neighbors who celebrate in July at the Mill Creek Festival and Street Fair.</i>									
25	BREMERTON/MANETTE	\$224,250	-1%	3BR-2BA	56	59%	658	80	88	35,810
	<i>New waterfront condos mix with older homes, terrific views and a vintage bridge connecting the two communities, located west across Elliott Bay from Seattle.</i>									
26	KENT	\$295,000	-11%	3BR-2BA	63	61%	1,335	25	28	86,660
	<i>Not your usual suburb: home to the arts (an earthworks sculpture!), an outdoor business (REI headquarters!), a new events center (ShoWare Center—hockey!) and sprawl.</i>									
27	WOODINVILLE	\$535,000	-9%	3BR-3BA	48	84%	98	26	19	10,390
	<i>Bikers on the Sammamish River Trail may ride away with a wine bottle from the growing winery community in the Warehouse District or Chateau Ste. Michelle.</i>									
28	TUKWILA	\$271,000	-3%	3BR-2BA	171	50%	231	17	23	18,000
	<i>It's not just about a mall and big-box stores: Homes, from ramblers to split-levels, attract families as does the Tukwila Community Center with sports camps for kids.</i>									
29	NORMANDY PARK	\$481,725	-13%	4BR-2BA	21	82%	99	20	32	6,435
	<i>Homes with Normandy-style architecture gave this south King County town its start in the 1920s.</i>									
30	MEDINA	\$1,200,000	-38%	4BR-3BA	23	93%	31	15	15	2,950
	<i>Walled estates, huge iron gates, video surveillance equipment, security patrols and Bill Gates.</i>									
31	MOUNTLAKE TERRACE	\$249,500	-19%	2BR-1.5BA	35	62%	262	18	28	20,810
	<i>Live here if you love green: green trees, green parks, green lawns, green office parks. There's a great indoor kids' pool, too.</i>									

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32	MUKILTEO <i>Puget Sound, the ferry to Whidbey and September's Lighthouse Festival help define this historic Snohomish community.</i>	\$408,500	-12%	3BR-2BA	30	62%	498	28	31	19,940
33	COVINGTON <i>Bikes, trikes and a Facebook page—perfect for this young south King County community with a median age of 34 and one-third of its population younger than 18.</i>	\$315,000	-2%	4BR-2BA	31	57%	136	39	40	17,190
34	TACOMA <i>Universities, museums, theaters, art galleries, glass art and a real, live musk ox (at Point Defiance Zoo)—Tacoma knows how to mix it up.</i>	\$215,000	-12%	3BR-2BA	83	57%	2,748	40	47	201,700
35	AUBURN <i>Armies of houses marching across the landscape translate to affordable nirvana for young families in south King County.</i>	\$285,000	-12%	3BR-2BA	69	60%	549	33	35	50,470
36	UNIVERSITY PLACE <i>Golfers nationwide know the name of this city near Tacoma: the 2015 Open will be at Chambers Bay Golf Course.</i>	\$302,400	-12%	3BR-2BA	32	78%	108	50	57	31,300
37	NEWCASTLE <i>Watch for hillside homes, posh cars and golf balls from top-of-the-hill Golf Club at Newcastle, bordering south Bellevue.</i>	\$522,500	-27%	3BR-2.5BA	24	72%	35	19	16	9,550
38	MARYSVILLE <i>Just north of Everett, once-ubiquitous strawberry farms fight for space with new attractions: the Tulip Casino and outlet shopping.</i>	\$279,950	-10%	3BR-2BA	46	53%	389	40	43	36,210
39	LAKEWOOD <i>No surprise: The lakes in this town give Tacoma's family-friendly neighbor its name; special occasions merit outings to Lakewood Gardens or Thornewood Castle.</i>	\$233,302	-7%	3BR-2BA	69	48%	400	49	57	58,950
40	LYNNWOOD <i>Shopping bags rule in this Snohomish city with plenty of retail (Alderwood Mall is here); the Lyndale Park amphitheater provides entertaining distractions.</i>	\$325,000	-11%	3BR-2BA	85	59%	351	20	27	35,490
41	FALL CITY <i>The Snoqualmie River runs through it (parallel to downtown), a magnet for recreation in this historic farm community east of Issaquah.</i>	\$694,950	-16%	4BR-3BA	18	82%	29	35	24	5,137
42	PUYALLUP <i>A historic town with affordable subdivisions, strip malls, the Western Washington Fairgrounds and great views of Mount Rainier from almost everywhere.</i>	\$250,000	-10%	3BR-2BA	87	67%	281	43	45	36,790
43	BURIEN <i>Pottery students flock to the Moshier Community Art Center, families stroll a charming downtown not far from Sea-Tac Airport and a \$200 million town square screams "revitalization."</i>	\$301,500	-14%	3BR-2BA	61	49%	320	16	27	31,410
44	SEATAC <i>The new things in town: light rail and a third runway (just guess what has dominated neighborhood discussions).</i>	\$260,000	-13%	3BR-2BA	75	32%	314	19	26	25,530
45	RUSTON <i>With the ASARCO smelter long gone, the Commencement Bay waterfront in this tiny town bordering Tacoma is now a main attraction.</i>	\$345,000	-23%	3BR-2BA	21	61%	702	51	59	750
46	SNOHOMISH <i>Historic downtown continues to attract antique buffs.</i>	\$385,000	-15%	3BR-2BA	21	68%	124	41	32	8,970
47	POULSBO <i>This Scandinavian community near Bainbridge Island takes its Viking Fest (held in May) seriously; don't miss sampling the lefse.</i>	\$319,496	-6%	3BR-2BA	43	71%	122	64	86	7,560
48	CLE ELUM/ROSLYN <i>The wilderness is close at hand in these two town: just east of Snoqualmie Pass. In Roslyn (the setting for Northern Exposure) a Manly Man festival draws crowds.</i>	\$245,000	-17%	3BR-2BA	57	66%	228	83	81	2,855
49	PORT ORCHARD <i>A rural area across the Tacoma Narrows Bridge that's the home of champions: South Kitsap High School's boys soccer team won this year's 4A state soccer title.</i>	\$245,750	-12%	3BR-2BA	55	63%	26	71	79	8,350
50	GIG HARBOR <i>People really get to live here? This town near Tacoma boasts a cute downtown, and gorgeous mountain and water views that make every day a getaway.</i>	\$329,000	-16%	3BR-2BA	58	71%	69	51	59	6,780

METHODOLOGY

By Sheila Mickool

We ranked 110 of the best-known Seattle neighborhoods and surrounding cities using these criteria: median home price, percentage change in median home price from 2007 to 2008, crime rate, percentage of students who passed the fourth-grade Washington Assessment of Student Learning (WASL) test, park acreage and commute times.

We included affordability—reflected in median home price—as a criteria because it's key to the continued dynamic growth in our area. Population estimates were not used to determine ranking, but are included because they help to fill out a neighborhood's profile.

We used numerous sources and the most current information available at press time for each category. Sources were selected that allowed us to compare consistent data across all neighborhoods and cities. Seattle neighborhoods are not precisely defined by the city, so we based our boundaries on the map of Seattle neighborhoods created by Big Stick Inc. (888.507.0058; bigstickinc.com).

Following is source information for each category and a definition of terms.

Median home price: The median price of all home and condo sales in 2008 compiled from reports obtained from Northwest Multiple Listing Service (NWMLS).

Percentage change in median: The percentage increase (or decrease) in median price of total home and condo sales for 2008 as compared to 2007, computed from data obtained from NWMLS.

Crimes per 1,000 residents: The total Part I crime rate in 2007 per 1,000 residents as reported by the Seattle Police Department, King County Sheriff and the Washington Association of Sheriffs and Police Chiefs. Part I crimes include serious felonies, such as murder, rape, robbery, aggravated assault and burglary, but do not include crimes classified as less-serious felonies and misdemeanors, such as prostitution and drug possession.

Fourth-graders passing the Washington Assessment of Student Learning (WASL): The average of the percentage of fourth-grade students meeting expectations in reading, math and writing in the 2007-2008 school year for all schools within a community. Source is the Washington State Office of Public Instruction. For Seattle neighborhoods, scores are based on the reference school (or schools) available to the neighborhood in the 2007-2008 school year, as indicated in the *Enrollment Guide for Parents* published by Seattle Public Schools.

Park acreage: The acreage of parkland in each neighborhood. Sources are the Seattle Parks and Recreation Department

and, for cities outside Seattle, officials at city hall or in parks and recreation departments. Seattle parks extending into more than one neighborhood were counted in each neighborhood.

Commute to downtown (minutes): Commute time in minutes, under optimal conditions (off-peak hours, no accidents), from each neighborhood to Pike Place Market in downtown Seattle. Sources are Mapquest.com and Washington State Ferries.

Commute to Redmond (minutes): Commute time in minutes, under optimal conditions (off-peak hours, no accidents), from each neighborhood to Microsoft headquarters in Redmond. Sources are Mapquest.com and Washington State Ferries.

Population estimate: 2007 estimates from the Puget Sound Regional Council and the Washington State Office of Financial Management.

Comments: The interesting people, places and things in each neighborhood observed by *Seattle* magazine editors and contributors.

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