

North Central West Seattle

Area: 048

Area Information



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Setting values, serving the community, and pursuing excellence

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Area 048 - Overview Map



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Area Information

Area 048 – North Central West Seattle

Area 048 includes much of the interior core of the north end of West Seattle and excludes the waterfront and most of the perimeter hillsides. Access to downtown Seattle, Highway 99 and I-5 is dependent on the West Seattle Bridge. Area 48 has its own business and commercial centers, including the West Seattle Junction, and the Morgan Street Junction. The West Seattle Junction runs through the core of Area 48 and has several restaurants, boutique shops, groceries, local pubs, a historic movie house, as well as other retail stores.

West Seattle offers many attractions which include the West Seattle Golf Course, Schmitz Park, and several miles of waterfront parks and beaches. Alki beach is a short drive which provides recreation and dining opportunities.

This area is typically homogeneous in nature with the housing being a mixture of single family residences, multi-family duplex and triplex residences, townhouses, and apartments. This area continues to be attractive to new buyers due to its close proximity to the City of Seattle, and to shopping and recreational opportunities. It offers older housing stock along with new construction which are now typically townhouses. The increasing demand for housing in this area is resulting in redevelopment of lots with higher density zoning. The older improvements on these lots are being removed and the lots are being segregated for multiple townhouse construction.

Although this area includes some topography at the northeastern boundary, it is mostly flat to moderately slope. More than 98% of the parcels are improved. The majority of these parcels are mostly single family residences (87%) and the remainder are multi-family duplex and triplex residences (2%), and townhome units (9%).

The area is an older urban neighborhood with approximately 79% of the single family houses built prior to 1960 with most being of grade 7 quality. Townhomes in the area are typically grade 8 quality and the majority of them built in 2000 or later.

Area 48 is divided into three Sub Areas: Sub Areas 3, 6 and 9.

Sub Area 3 is located in the south region of Area 048 south with the West Seattle Junction being its northern boundary. It includes all of neighborhood 6 and a small portion of neighborhood 5. This sub area has the highest concentration of townhouses.

Sub Area 6 is north of Sub Area 3 and has California Ave SW as its western boundary. It includes neighborhoods 1, 4, a majority of neighborhood 3 and a portion of neighborhood 5. It has the greatest number of parcels. This location provides easterly views of the city of Seattle and Elliot Bay.

Sub Area 9 is located to the west of California Ave SW. It includes all of neighborhood 2, the remainder of neighborhood 3 and a portion of neighborhood 5. This sub area borders Schmitz Park and many parcels enjoy westerly views of the Puget Sound and the Olympic Mountains. Houses were built from the early 1900's to the present.

Area 048 – Housing Profile



Grade 5 / Year Built 1909 / TLA 620 SF



Grade 6 / Year Built 1919 / TLA 1730SF



Grade 7 / Year Built 1952 / TLA 1350SF



Grade 7 (TH)/Year Built 2000/TLA 1400 SF



Grade 8 / Year Built 1958 / TLA 2180SF



Grade 8 (TH)/ Year Built 2016 / TLA 2000SF

Area 048 Housing Profile ...continued



Grade 9 / Year built 1932 / TLA 1440SF



Grade 9 (TH) / Year built 2014 / TLA 2110SF



Grade 10/ Year Built 2016 / TLA 4340SF



Grade 10 (TH)/ Year Built 2017 / TLA 1590SF



Grade 11/ Year Built 2011 / TLA 4790SF

Glossary for Improved Sales

Condition: Relative to Age and Grade

- 1= Poor Many repairs needed. Showing serious deterioration.
- 2= Fair Some repairs needed immediately. Much deferred maintenance.
- 3= Average Depending upon age of improvement; normal amount of upkeep for the age of the home.
- 4= Good Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
- 5= Very Good Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

- Grades 1 - 3 Falls short of minimum building standards. Normally cabin or inferior structure.
- Grade 4 Generally older low quality construction. Does not meet code.
- Grade 5 Lower construction costs and workmanship. Small, simple design.
- Grade 6 Lowest grade currently meeting building codes. Low quality materials, simple designs.
- Grade 7 Average grade of construction and design. Commonly seen in plats and older subdivisions.
- Grade 8 Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
- Grade 9 Better architectural design, with extra exterior and interior design and quality.
- Grade 10 Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
- Grade 11 Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
- Grade 12 Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
- Grade 13 Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.