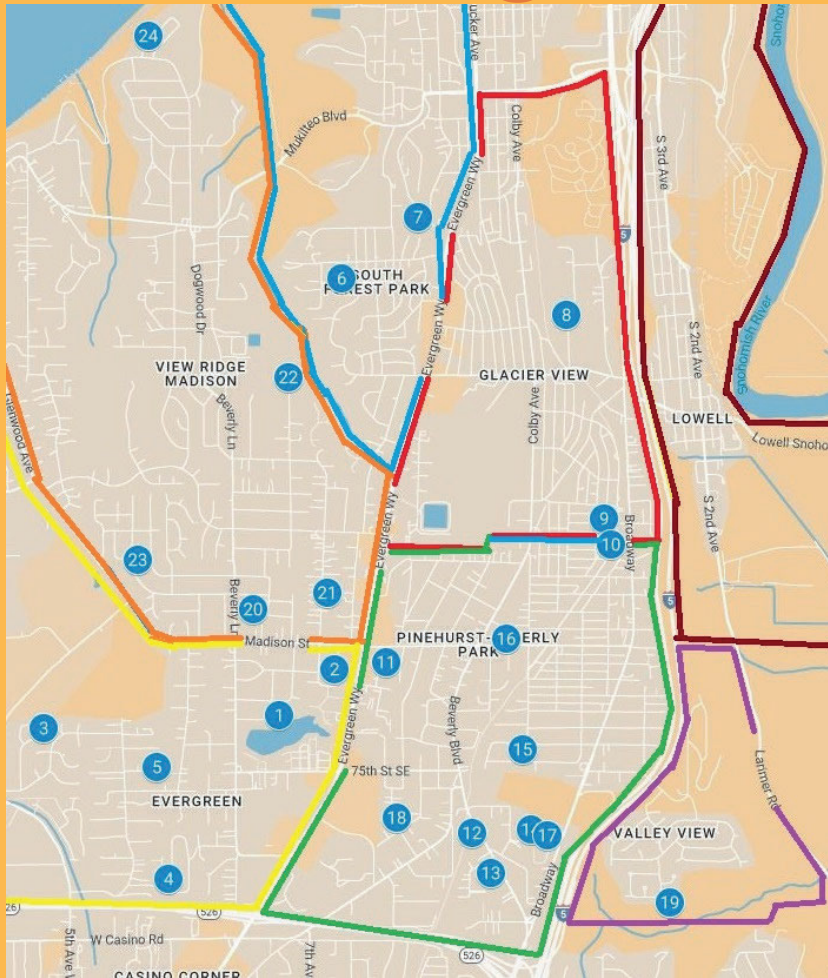


Light Rail & Everett



Everett Light Rail Stations will raise Property Values!

Makes sense, right? The data backing this is found in a report titled The Real Estate Mantra: Locate Near Public Transportation, a study commissioned by APTA (American Public Transportation Association).

After studying 7 US cities (Boston, Eugene, Hartford, Los Angeles, Minneapolis–St. Paul, Phoenix and Seattle), APTA concluded two important points about residential properties in proximity to light rail stations:

(1) properties near light rail stations sell and rent for more than those farther from public transit.

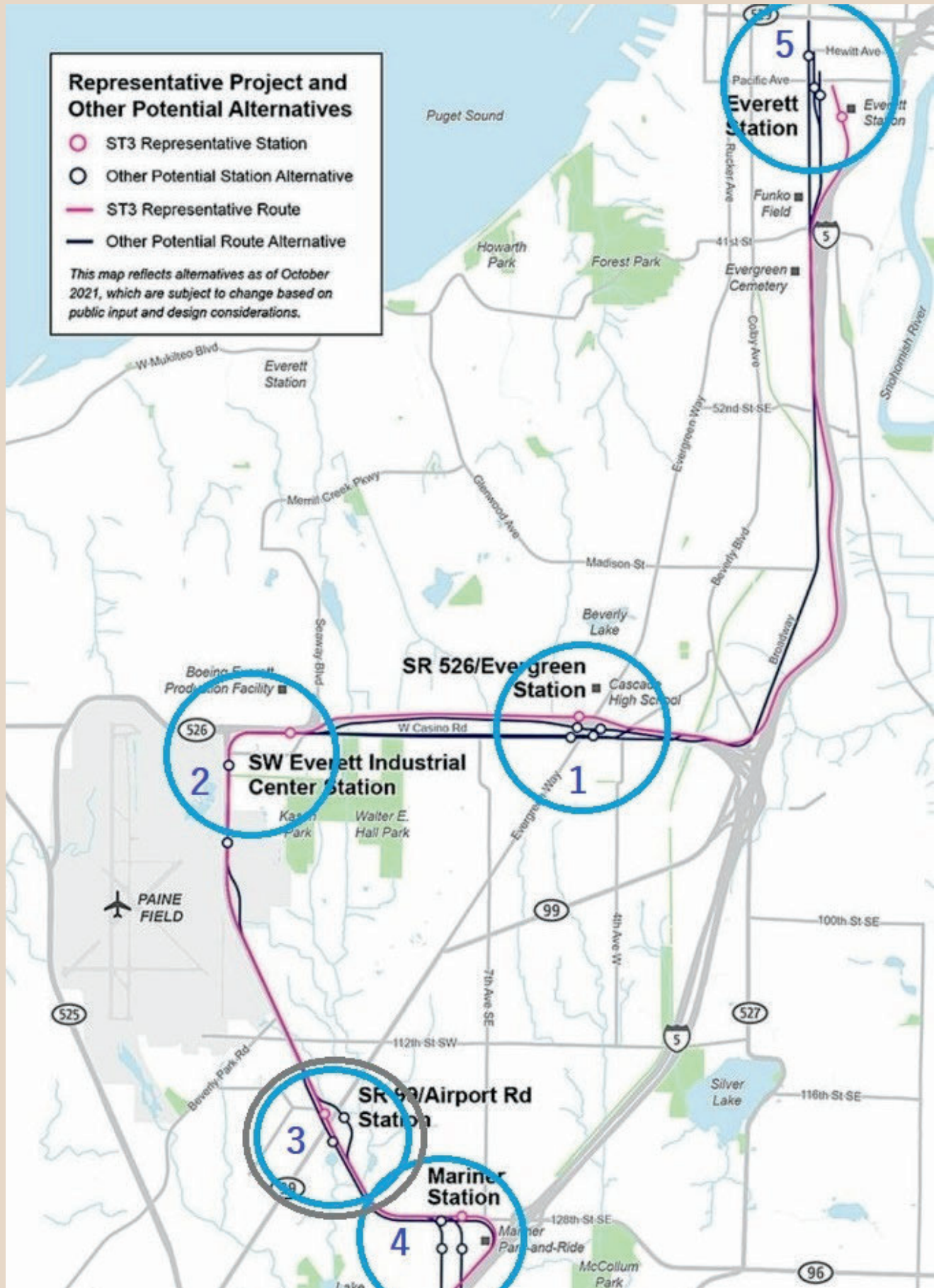
(2) one in four households living near light rail stations do not own a vehicle, and on average, spend between \$2,500 and \$4,400 less per year

November Home Sales Legend

Pin#	Address	Sold Price \$	Listed Price \$	Bed	Bath	Year	Sq Ft	Lot SqFt	*DOM	Community	Type
1	511 72nd St SE	\$579,950.00	\$579,950.00	3	1.5	1960	2187	2187	7	Evergreen	House
2	6926 E Cady Rd	\$452,000.00	\$400,000.00	3	1	1946	1543	1543	6	Evergreen	House
3	7206 6th Ave W	\$599,000.00	\$599,000.00	3	2	1983	1288	1288	29	Evergreen	House
4	8020 W Glen Dr	\$791,000.00	\$775,000.00	4	2.5	1966	2762	2762	9	Evergreen	House
5	19 75th St SW	\$650,000.00	\$650,000.00	3	1.75	1991	1244	1244	27	Evergreen	House
6	707 48th St SE	\$788,888.00	\$788,888.00	4	2.25	1959	2098	2098	7	Forest Park	House
7	4521 Crescent Ave	\$765,000.00	\$770,000.00	4	2.5	1954	2652	2652	60	Forest Park	House
8	4910 W View Dr	\$687,500.00	\$725,000.00	4	1.75	1958	2430	2430	34	Glacier View	House
9	2225 61st St SE	\$450,000.00	\$499,000.00	2	1	1924	2358	2358	57	Glacier View	House
10	6202 Commercial Ave	\$590,000.00	\$580,000.00	3	1	1922	1008	1008	20	Glacier View	House
11	6905 Rainier Dr E #2D	\$295,000.00	\$300,000.00	2	2	2008	880	880	7	Pinehurst	Town
12	7806 Beverly Blvd	\$540,000.00	\$565,000.00	3	2	1927	1984	1984	47	Pinehurst	House
13	8010 Beverly Blvd B	\$568,000.00	\$575,000.00	2	1.75	1997	1162	1162	10	Pinehurst	House
14	1901 78th Place SE	\$699,000.00	\$699,000.00	4	3	2017	2493	2493	52	Pinehurst	Town
15	1824 74th St SE	\$725,000.00	\$725,000.00	5	3	1959	2888	2888	5	Pinehurst	House
16	1721 Madison St E	\$399,950.00	\$399,950.00	2	2.5	1977	1149	1149	32	Pinehurst	Town
17	1928 78th Place SE	\$595,000.00	\$595,000.00	3	2.25	2016	1816	1816	59	Pinehurst	Town
18	7711 Rainier Dr	\$725,000.00	\$749,950.00	3	2.5	1925	2658	2658	28	Pinehurst	House
19	2606 81st Place SE	\$650,000.00	\$650,000.00	3	1.75	1984	1414	1414	13	Valley View	House
20	307 Tamarack Ave	\$490,000.00	\$500,000.00	2	1	1948	1078	1078	14	View Ridge	House
21	6507 Cady Rd	\$510,000.00	\$500,000.00	4	1.75	1938	1794	1794	99	View Ridge	House
22	5211 East Dr	\$760,000.00	\$799,000.00	4	2.5	2017	2382	2382	27	View Ridge	House
23	6315 W Beech St B	\$535,000.00	\$565,000.00	3	1.5	2025	997	997	19	View Ridge	Condo
24	1040 N Park Dr	\$2,200,000.00	\$2,299,950.00	3	3.25	1955	4243	4243	221	View Ridge	House

Urban dwellers prioritize convenience, walkability, and easy access to destinations. According to the APTA study, homes within a 1/2 a mile of a rapid transit rail station are experiencing increasing demand.

Is your Everett home close to one of these planned stations?



Once rapid rail transit was operational residential properties in the 1/2 mile radius of the rapid rail stations appreciated 9-16% on average more than more distant residential properties and landlords collected 2-14% more rent.

The below chart is from the APTA report.

Eugene OR has the most similar population (179,000) to Everett's 113,000 and was among the best performers.

Report Findings

In regions served by multiple transit modes, rapid rail transit sheds witnessed the highest gains, followed by BRT and commuter rail sheds.¹⁰

Between 2012 and 2016, median sales price increases near stations were 4 to 24 percentage points higher than areas farther from transit.

¹⁰Transforming commuter rail systems into regional rail systems, with more frequent trains in off-peak and in reverse-commute directions, is being studied in several areas. Pursuing this model around the country would likely boost the value of properties within the commuter rail shed.

Figure 1: Change In Residential Sales Value 2012 & 2016

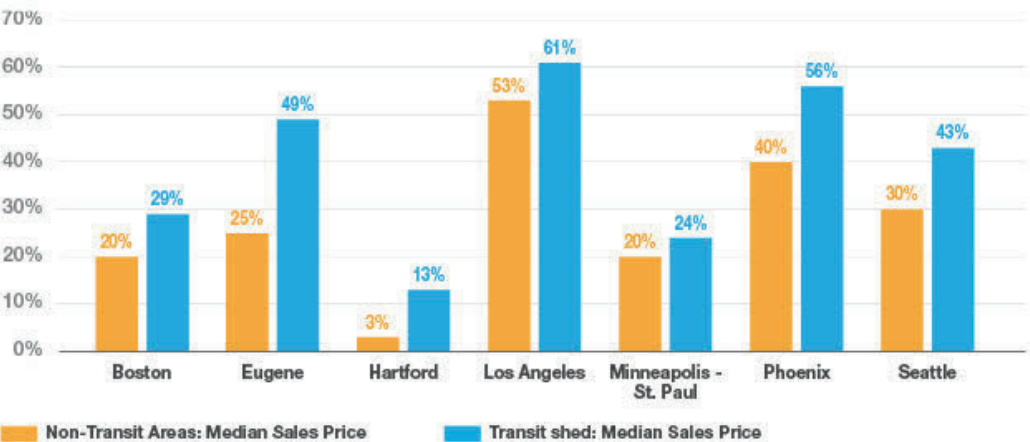
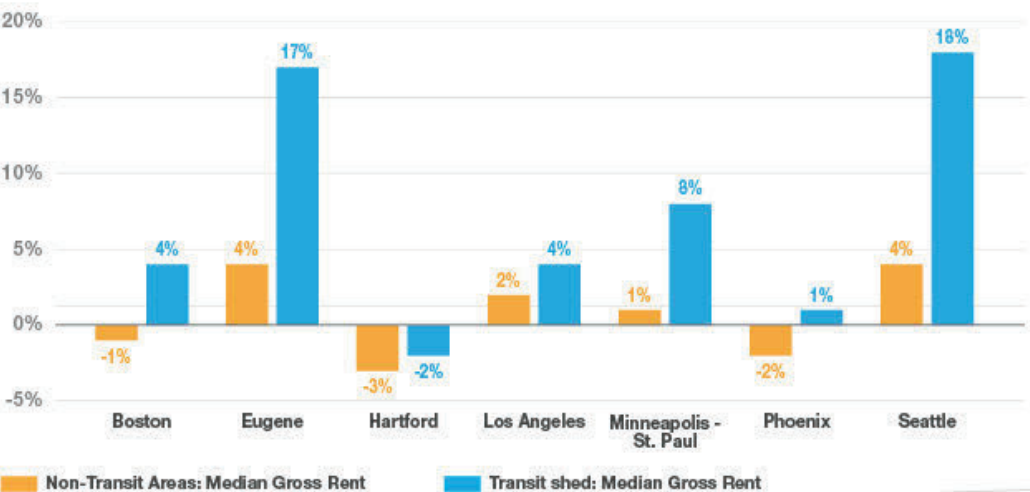
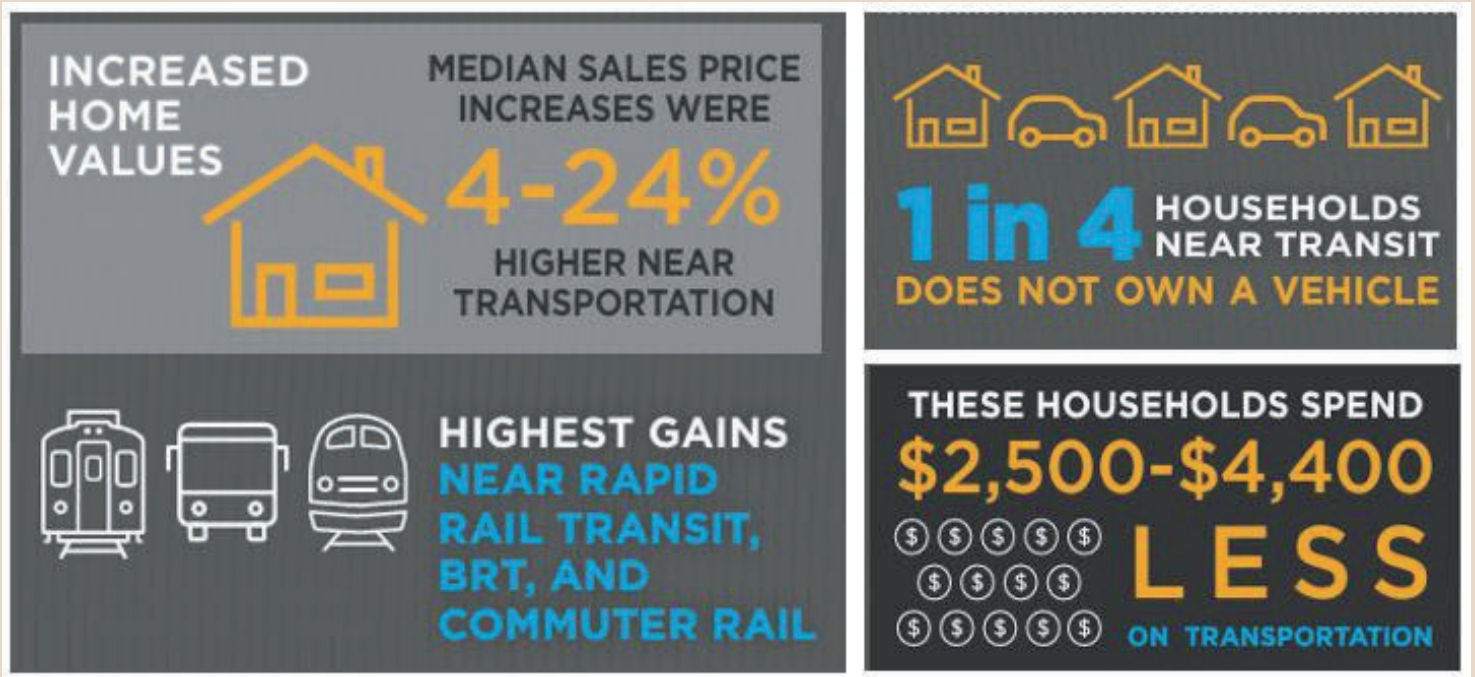


Figure 2: Change In Rents 2012 to 2016



Summary of points



Urban dwellers prioritize convenience, walkability, and easy access to destinations.

I help clients understand the market, make informed choices, negotiate effectively, and navigate every detail with confidence—always focused on protecting their goals and long-term success.

Call 425-232-8522

Helen Kresl



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