

# HAPPINES INDEX

What makes a neighborhood a launching pad for happiness? We think it's a combination of light and views, a lively arts scene, walkability and access to transit, affordable homes, plus plenty of fresh local food and space for you (and your dog)\*

NEIGHBORHOOD	HILL TOPS	WALK SCORE	OPEN SPACE	BUSES PLUS	CULTURE HUB	FARMERS MARKETS	DOG PARKS	ZILLOW HOME VALUE INDEX
Bainbridge Island/Eagle Harbor	☺		☺	☺	☺	☺	☺	\$464,700
<b>Ballard</b> (p. 90)		☺	☺	☺	☺	☺	☺	\$336,400 (Sunset Hill, \$489K; Loyal Heights, \$454K)
Beacon Hill	☺		☺	☺			☺	\$292,000
<b>Bellevue/West Bellevue</b> (p. 102)	☺		☺	☺	☺	☺	☺	\$481,500
Belletown/Denny Triangle		☺		☺	☺		☺	\$288,600 (Denny Triangle not available)
Bothell			☺		☺	☺	☺	\$318,400
<b>Burien</b> (p. 91)	☺		☺		☺	☺		\$235,800
<b>Capitol Hill</b> (p. 95)	☺	☺	☺	☺	☺	☺	☺	\$346,900
Central District	☺	☺	☺	☺				Minor, \$357,800 (as of 8/12)
Chinatown-ID	☺	☺	☺	☺	☺			Not available
<b>Columbia City</b> (p. 99)	☺	☺	☺	☺	☺	☺	☺	\$329,400
Crown Hill	☺		☺					\$225,000 (Blue Ridge, \$675K; Olympic Manor, \$183K; Bitter Lake, \$195K; Broadview, \$420K)
Clyde Hill	☺		☺					\$1,347,400 (as of 6/10)
Delridge	☺		☺				☺	South Delridge, \$202,200 (High Point, \$251K; North Delridge not available)
Downtown		☺		☺	☺	☺		\$435,000
<b>Eastlake</b>	☺	☺		☺			☺	Not available
<b>Edmonds</b> (p. 99)	☺	☺		☺	☺	☺	☺	\$342,500
First Hill	☺	☺		☺	☺	☺	☺	\$207,200 (as of 9/12)
Fremont		☺		☺	☺	☺		\$425,200
<b>Georgetown</b> (p. 94)	☺	☺		☺	☺			Not available
Green Lake		☺	☺	☺	☺	☺	☺	\$474,400
<b>Greenwood/Phinney</b> (p. 92)	☺	☺	☺	☺	☺	☺	☺	Greenwood, \$362,700; Phinney, \$486,100 (as of 10/12)
Issaquah	☺		☺			☺	☺	\$416,500
Kenmore		☺	☺					\$341,600
Kent	☺	☺	☺	☺		☺	☺	\$205,300
<b>Kirkland</b> (p. 99)	☺	☺	☺		☺	☺	☺	\$376,100
Lake City	☺		☺			☺		Matthews Beach: \$466,000
Lake Forest Park		☺				☺		\$382,400

<b>Leschi/Madrona</b> (p. 105)	☺	☺	☺					Leschi, \$36,800 (as of 7/12); Madrona, not available
Lynnwood	☺		☺					\$246,800
Madison Park		☺	☺					\$822,100 (as of 11/12)
Magnolia	☺		☺			☺	☺	\$538,800 (Interbay, not available)
Maple Leaf	☺	☺						\$400,800
Medina							☺	\$1,492,900 (as of 7/12)
Mercer Island	☺	☺	☺	☺		☺	☺	\$830,000
Mount Baker			☺	☺			☺	No available
Mountlake Terrace	☺	☺	☺					\$203,000
Newcastle/Newport Hills	☺							\$486,600
Northgate	☺	☺	☺	☺			☺	Haller Lake, \$296,600; North College Park, \$326,200 (as of 11/12)
Pioneer Square/SoDo		☺		☺				Not available
<b>Queen Anne</b> (p. 92)	☺	☺	☺	☺	☺	☺		Queen Anne: West, \$568,300; East, \$564K; North, \$560K
Rainier Beach/Valley	☺	☺	☺	☺				Rainier Beach, \$372,700; Brighton Beach, \$351K (as of 4/12)
<b>Ravenna</b> (p. 100)	☺	☺	☺	☺				\$489,400
Redmond	☺		☺			☺	☺	\$451,700
Renton	☺	☺	☺	☺		☺	☺	\$253,100
Sammamish	☺	☺	☺	☺		☺	☺	\$536,800
Seward Park		☺	☺	☺				Not available
Shoreline	☺		☺			☺	☺	\$292,900
<b>South Lake Union</b> (p. 103)	☺	☺		☺				Not available
South Park		☺						Not available
Tukwila	☺		☺	☺				\$183,300
University Area			☺	☺			☺	Laurelhurst, \$7885,400; Bryant, \$480K; View Ridge, \$576K; Windermere, \$760K
University District	☺	☺	☺	☺	☺	☺	☺	\$419,100
Vashon	☺	☺	☺	☺	☺	☺	☺	Not available
<b>Wallingford</b> (p. 102)	☺	☺	☺	☺	☺	☺	☺	\$523,300
Wedgwood	☺							\$449,100
<b>West Seattle</b> (p. 101)	☺	☺	☺	☺	☺	☺	☺	Admiral, \$456,900; Alki, \$471K; Arbor Hts, \$320K; Fauntleroy, \$459K; Junction, \$387K; Seaview, \$418K
White Center	☺	☺	☺					\$194,600
Woodinville	☺	☺	☺	☺		☺	☺	\$457,900

**SOURCE MAPS:** There is no definitive Seattle neighborhood map; we relied on the City of Seattle's Geographic Indexing Atlas and Kröll's neighborhood map, unless otherwise noted. Our regional boundaries were roughly the area encompassed by the I-5/I-405 loop plus Issaquah. **HILL TOPS:** Neighborhoods with elevations of 300 feet or higher (good light, views, potential snow days and reduced risk of flooding). Source: Google Earth. **WALK SCORE:** Where all or most errands can be accomplished on foot, according to Walkscore.com, which uses its own neighborhood designations. **OPEN SPACE:** Access to 50+ acres of public park land. **BUSES PLUS:** Neighborhoods with two or more transit alternatives (including transit under construction): bus, streetcar, light rail, Sounder train, ferry and car-sharing service. **CULTURE HUB:** Neighborhood or city with a movie theater, live performance space, visual arts center/experience and local bookstore all within about one mile of its core. **ZILLOW HOME VALUE INDEX:** The median of Zillow's estimates of market value (computed using a proprietary formula) for a given geographic area (as of 12/13); includes all single-family residences, condominiums and cooperatives, regardless of whether they sold within a given period. Zillow uses its own neighborhood boundaries, which may vary from the City of Seattle Indexing Atlas.

\*Chart has been modified since the March 2013 print edition