

*your guide to*  
SEATTLE, WA



# Welcome!

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Hello! I'm Amy Hyden with Windermere Real Estate. Since 2017, I have been dedicated to assisting buyers and sellers in the Seattle area with their real estate needs. I truly feel fortunate and honored to help individuals with one of the most significant financial assets in their lives.

Originally from northern Michigan, I made the move to Seattle in 2007. I understand how challenging it can be to navigate a new city, which is why I've created this guide from that perspective. Whether you're looking to find the perfect neighborhood or gain a basic understanding of the city, I'm here to help!

My guide includes valuable information on schools, hospitals, landmarks, parks, annual events, and popular restaurants. With my support, you'll feel like a local in no time! I'm excited to meet you and help you explore everything the Seattle area has to offer.



*Amy*

# By the Season

## *seattle, washington*

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*Seattle frequently receives criticism for being the rainiest city in the USA. Although it does experience rain, I consider our rainy season to be quite mild overall. In fact, we only average 39 inches of rainfall each year! The cities that truly hold the title for the most rainfall are actually located in the southern and eastern regions of the country.*

### WINTER

- November 15th-March 19th
- Cool and wet, with average temperatures between 36°F and 48°F
- Not as cold or snowy as some other northern cities
- Good time for snow sports

### SPRING

- March 20th-July 3rd
- Rain decreases, and the sun appears more often
- Average temperatures range from 55°F to 65°F
- Cherry blossoms bloom, especially at the University of Washington

### SUMMER

- July 4th-September 22nd. If you've been around locals in Seattle, you know that "summer" doesn't start until July 4th!
- Warm and dry, with average temperatures around 75°F
- Days are long, with up to 16 hours of daylight
- Good time for hiking

### FALL

- September 22nd-November 15th
- Rain returns, and the city becomes lush and green again
- Good time for leaf-peeping. Peak foliage is mid-October

# *seattle, washington*

## Demographics

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Total Population  
797,700

Median Age  
35.5

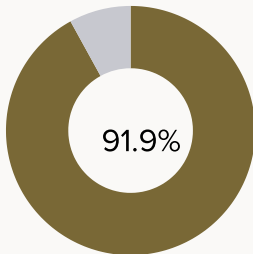
Median Family Size  
2.85

Homeownership  
44.5%

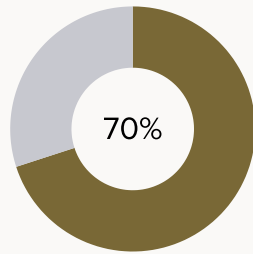
Household Income  
\$121,984

Individual Income  
\$82,504

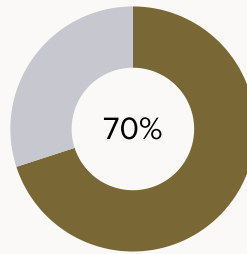
### Education



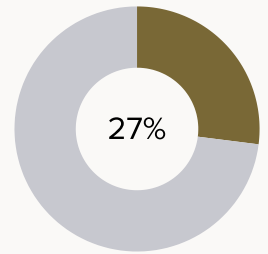
High school  
degree or GED



College or  
Associate Degree



Bachelor  
Degree



Graduate  
Degree

# *seattle, washington*

## Employment

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Self-employed

8.3%

Private companies

83%

Employment rate

95.7%

### *top employers in Seattle*

Amazon

Weyerhaeuser

Boeing

Nordstrom

Microsoft

Alaska Airlines

Starbucks

University of Washington

Costco

Bill and Melinda Gates Foundation

# *areas to explore in* Seattle, Washington

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## Neighborhoods

Ballard  
Wallingford  
Laurelhurst  
Phinney Ridge  
Fremont  
West Seattle  
Greenlake  
Mount Baker  
Queen Anne  
Columbia City  
Madison Park  
Leschi  
Magnolia  
Madrona  
Capitol Hill

## Top Restaurants

The Pink Door  
Atoma  
Umi  
Canlis  
Communion  
Un Bien  
Joule  
The Boat

## Top Attributes

Vibrant arts + culture scene  
  
Foodie town  
  
Known as the  
“Emerald City” for all  
the parks and green  
spaces  
  
Tech industry  
  
Excellent schools  
  
Most livable cities

## Top Attractions

Space Needle  
  
Pike Place Market  
  
Chihuly Garden and Glass  
  
Seattle Art Museum  
  
Kerry Park  
  
Museum of Flight  
  
Pioneer Square  
  
Argosy Cruises

# *areas to explore* Around Seattle

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## Seabrook, WA

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2.5 hours from Seattle.  
Dubbed the Carmel by the Sea for Washington coast! Beautiful vacation spot perfect for weekend getaways.

## Suncadia

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1.5 hours from Seattle.  
Year-round vacation spot with luxury and nature at your fingertips!

## Olympic National Park

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2.5 hours from Seattle.  
Nature, camping, hiking, site-seeing. If you want to experience the Pacific Northwest, this is the place to be.

## Leavenworth, WA

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2 hours from Seattle.  
A quaint German village just over the pass. Fun for the whole family and year-round. Enjoy nature or top of the line luxury spas.

## San Juan Islands

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2.5 hours from Seattle.  
Experience island life through the lovely San Juans! Ferries, small towns, and orcas oh my!

## Woodinville

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30 minutes from Seattle.  
If you want to experience Washington Wines, this is the place to be! Multiple tasting rooms and tours available.

# *seattle's wonderful* Farmer's Markets

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## *University District*

Saturdays, year-round

9am-2pm

University Way NE (the "Ave") between 50th & 52nd, 98105



## *Capitol Hill*

Sundays, year-round, 11am-3pm

Tuesdays, June 4th-September 24th, 3pm-7pm

E Barbara Bailey Way (E Denny Way between Broadway & 10th Ave E)



## *West Seattle*

Sundays, year-round, 10am-2pm

California Ave SW & SW Alaska, in the heart of the West Seattle Junction, 98116



## *Lake City*

Thursdays, 3 to 7 PM

June 12 - October 2, 2025

NE 125th St & 28th Ave NE, 98125

# *seattle's wonderful* Farmer's Markets

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## *Columbia*

Wednesdays, 3pm - 7pm

May 7 - October 8, 2025

Second Saturdays, 10am - 2pm

November 2024 - April 2025

Second Saturday markets take place 11/9/24 + 12/14/24 + 1/11/25 + 2/8/25 + 3/8/25 + 4/12/25

37th Ave S & S Edmunds St, just off Rainier Ave S in South Seattle, 98118



## *Phinney*

Fridays

3pm to 7pm

June 6 - September 26, 2025

6532 Phinney Ave N, Seattle, WA 98103, in the upper parking lot at the Phinney Neighborhood Association



## *Magnolia*

Saturdays

June 7 - October 11, 2025

10 AM - 2 PM

W McGraw Street & 33rd Ave W in the Magnolia Village

# *seattle area*

# Public Schools

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Seattle offers a variety of high-quality educational opportunities across public, private, and collegiate institutions. The city's schools are known for academic rigor, extracurricular options, and emphasis on inclusivity. Here's an overview of what you can expect from K-12 to collegiate education in Seattle:

## *Public K-12 Schools*

Seattle Public Schools (SPS) is the largest public school district in Washington state, serving over 50,000 students across 100 schools. SPS includes elementary, middle, and high schools, along with special programs for gifted students, language immersion, and special education.

- **Strong Academics:** Schools like Garfield High School, Roosevelt High School, and Ballard High School are highly regarded for their advanced placement (AP) programs and college preparation.
- **Diverse Options:** Many schools offer international baccalaureate (IB) programs and STEM-focused curricula (Science, Technology, Engineering, and Math). For example, Cleveland High School is noted for its focus on STEM.
- **Great School Rankings:** Schools in wealthier neighborhoods like Queen Anne, Laurelhurst, and Magnolia generally perform well on standardized tests and have high graduation rates.
- **Diversity:** Seattle schools are diverse, and some schools offer language immersion programs, such as John Stanford International School (Spanish and Japanese).

## *Private K-12 Schools*

Seattle is home to a range of prestigious private schools, many of which offer smaller class sizes, specialized curricula, and strong extracurricular programs.

-Notable Private Schools:

- Lakeside School (Bill Gates and Paul Allen's alma mater) is one of the most elite schools in the region, known for academic rigor and a strong commitment to diversity.
- Seattle Preparatory School is a Jesuit high school with a focus on college prep.
- The Bush School emphasizes experiential learning and has a progressive educational approach.
- Epiphany School and The Northwest School are also highly regarded for their academic programs and small student-to-teacher ratios.

-Costs: Private schools in Seattle can range from \$20,000 to \$40,000 annually for tuition, depending on the grade level and institution.

## *Higher Education and Colleges*

Seattle is a hub for higher education, with several top-tier universities and colleges:

- **University of Washington (UW):** The largest and most prominent university in the area, UW is a public research university with a highly regarded medical school, computer science program, and business school. UW ranks among the top public universities in the country and is known for its research output, especially in the tech, medical, and environmental sciences.
- **Seattle University:** A Jesuit Catholic institution, Seattle U is known for its strong programs in law, business, and nursing. The university emphasizes social justice and community engagement in its curriculum.
- **Seattle Pacific University (SPU):** A smaller, private Christian university with a liberal arts focus, SPU offers strong programs in education, psychology, and theology.
- **Community Colleges:** Seattle also has several well-regarded community colleges, including Seattle Central College, North Seattle College, and South Seattle College, which offer affordable education and transfer opportunities to 4-year institutions.

## *Specialized Programs and Alternative Education*

- **Charter Schools:** Charter schools like Summit Sierra offer an alternative to traditional public schools, with a focus on personalized learning plans and college preparation.
- **Language and Immersion Schools:** Seattle has various language immersion programs starting as early as kindergarten, including Mandarin, Spanish, and Japanese programs at schools like John Stanford International School and McDonald International School.
- **Special Needs Education:** Seattle offers robust programs for students with special needs, from early intervention to high school. The district provides Individualized Education Plans (IEPs) and a variety of services, including occupational therapy, speech therapy, and adaptive physical education.

## *Key Considerations for Parents*

- **Location and School Boundaries:** In Seattle, where you live often determines your public school options. Some of the highest-ranked schools are in neighborhoods like Queen Anne, Capitol Hill, and Laurelhurst.
- **School Choice:** Seattle Public Schools offers a school choice program that allows parents to apply for different schools within the district, but priority is given to students living within specific school zones.

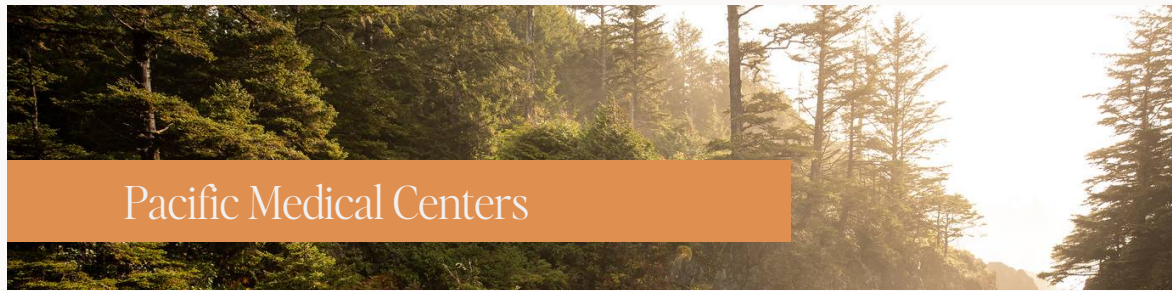
## *Collegiate Ties to Industry*

- **Tech and Industry Collaborations:** Seattle's universities, especially the University of Washington, have strong ties to the local tech industry, with companies like Amazon, Microsoft, and Boeing providing internships and research opportunities.

In summary, Seattle's public and private education systems offer a diverse range of opportunities, from strong STEM programs and college prep options in public schools to elite private schools with a focus on individualized education. Additionally, the city's colleges and universities provide excellent higher education options, especially in research and tech fields.

# *seattle area* Hospitals

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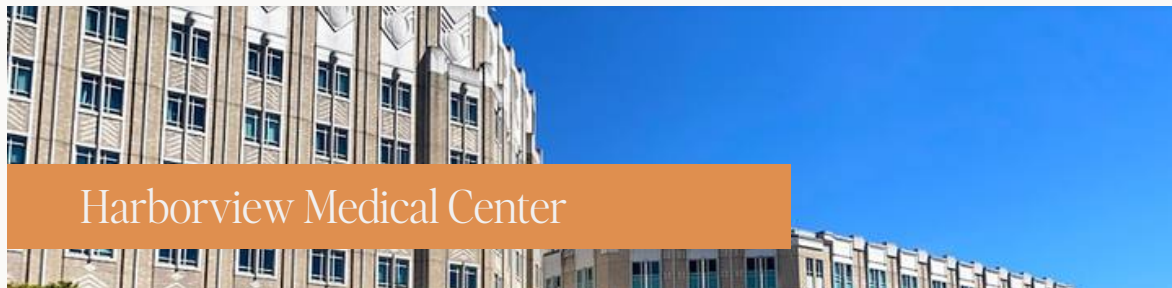


**1200 12th Avenue S, Seattle, WA 98144 | (206) 326-2400**

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Pacific Medical Centers (PacMed) is a not-for-profit medical group in Washington that offers primary and specialty care. PacMed serves a diverse patient population in the Puget Sound area. What they do

- Provide primary and specialty care
- Offer same-day urgent care appointments
- Provide annual physicals and eye exams
- Refer patients to specialists
- Coordinate care among providers
- Keep a single medical record for patients



**325 9th Ave, Seattle, WA 98104 | 206-744-3000**

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Harborview Medical Center is a comprehensive healthcare facility dedicated to providing specialized care for a broad spectrum of patients from throughout the Pacific Northwest, including the most vulnerable residents of King County.

As the only designated Level I adult and pediatric trauma and verified burn center in the state of Washington, Harborview serves as the regional trauma and burn referral center for Alaska, Montana and Idaho and the disaster preparedness and disaster control hospital for Seattle and King County.

The UW Medicine physicians, staff and other healthcare professionals based at Harborview provide exemplary patient care in leading-edge centers of emphasis, including emergency medicine, trauma and burn care; neurosciences, ophthalmology, vascular surgery, HIV/AIDS and rehabilitation medicine.

# *seattle area* Hospitals

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Virginia Mason Medical Center

**1100 9th Ave, Seattle, WA 98101 | 206-624-1144**

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Virginia Mason Medical Center is one of the premier health care facilities in the Pacific Northwest and consistently ranked among the best hospitals in Washington by Healthgrades™ and U.S. News & World Report. Find a Virginia Mason Franciscan Health primary or specialty provider at clinics close to where you live or work.



Swedish Primary Care

**800 5th Ave, Suite P100, Seattle, WA 98104 | 206-320-3351**

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Swedish Medical Center is a nonprofit hospital in Seattle, Washington that provides care to the community. It's the largest nonprofit health care provider in the greater Seattle area. Swedish's innovative care has made it a regional referral center for leading-edge procedures such as robotic-assisted surgery and personalized treatment in cardiovascular care, cancer care, neuroscience, orthopedics, high-risk obstetrics, pediatric specialties, organ transplantation and clinical research.

# *seattle area* Hospitals

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UW Medical Center

**1959 N.E. Pacific St., Seattle, WA 98195 | 206-598-3300**

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Every day, more than 5,500 dedicated and compassionate UW Medical Center - Montlake team members bring passion and commitment to the care of our patients and their families.

UW Medical Center - Montlake is one of the world's foremost academic health centers, delivering exceptional, multidisciplinary care to a vast array of patients who come to us from across the globe. From first of their kind, life-saving surgical procedures to routine adult, maternal and newborn medicine, we're training the next generation of medical professionals. By using the latest advances in medical technology and patient- and family-centered care, we're building a better future for our community. At UW Medical Center - Montlake, our care is powered by research and informed by education.



Seattle Children's Hospital

**4800 Sand Point Way NE, Seattle, WA 98105 | 206-987-2000**

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We fight relentlessly to make sure there's no such thing as "out of options" and to make sure kids who "didn't have a chance" can have the childhoods they deserve. At Seattle Children's, we're united by a compelling mission: We provide hope, care and cures to help every child live the healthiest and most fulfilling life possible.

# *my seattle*

## My Favorites!

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### *Coffee & Brunch*

- Empire Espresso
- Cafe Vita
- Hi-Spot
- Farine Bakery
- Macrina Bakery
- Portage Bay
- Olympia Coffee
- The Whale Wins



### *Lunch & Happy Hour*

- Tap Root Cafe
- Flint Creek
- Ba Bar (University Village)
- Linda's Tavern
- **Cafe Suliman**



### *Dinner & Dessert*

- The Pink Door
- Monsoon
- Il Terrazzo Carmine
- Haerfest
- Canlis
- Nishino
- Joule

# *seattle area*

## Parks & Hiking

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### Nature Parks

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- Seward Park
- Interlaken Park
- Arboretum
- Discovery Park
- Gas Works Park
- Magnuson Park
- Green Lake
- Carkeek Park
- Lincoln Park
- Volunteer Park
- Woodland Park Rose Garden
- Kubota Garden
- Golden Gardens Park
- Alki Beach

### Hiking Trails

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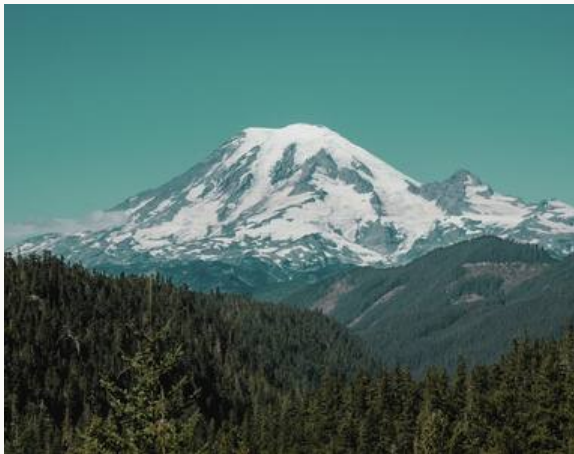
- Poo Poo Point
- Rattlesnake Ledge
- Wallace Falls
- Mailbox Peak
- Rock Mountain
- Lake Serene
- Mount Defiance
- Green Mountain
- Mount Si
- Little Si
- Ira Spring Trailhead
- Granite Mountain
- Mount Washington Trail Peak
- Iron Goat Trailhead
- Rachel Lake

# *seattle area* Adventure

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## Mount St Helens

Mount St. Helens is not only a fantastic park to explore, rich with history and the remnants of the eruption that occurred over 40 years ago, but it also offers incredible hiking opportunities! If you're seeking a challenge without being an expert mountaineer, this hike is perfect for you. It's essential to register in winter to secure your preferred summer date, which requires some planning. While you can't predict the weather on your chosen day, the experience is truly rewarding. This destination is definitely a must-see!



## Mount Rainier

Our Mountain: In Seattle, conversations often revolve around whether the "mountain is out," and it's easy to see why once you witness its true splendor. Experiencing it in person is absolutely worthwhile. There are plenty of hiking trails surrounding the mountain that don't require a permit and allow you to enjoy its beauty without needing to reach the summit.

## Kayaking

With numerous waterways surrounding Seattle, it would be a missed opportunity not to experience the city by kayak at least once! This unique perspective allows you to appreciate the city's beauty while exploring the natural landscapes and the charming houseboats lining the shores (hello, Sleepless in Seattle!).



# *seattle area* Adventure

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## Pacific Coast Trail

The Pacific Coast Trail is located just a stone's throw from Seattle, so I can't overlook mentioning it! You can hike the highly frequented segment that connects Stevens Pass to Snoqualmie Pass. Just a heads up: it tends to be quite crowded due to its nearness to Seattle. Nonetheless, why not give a section a try to say you've experienced it at least once?



## Camping

The Seattle area boasts numerous beautiful and secluded camping locations that you simply must experience at least once! Just keep in mind that our wildlife is more untamed than in many other regions, so adhering to strict nature guidelines is essential for your safety.

## Wine Tasting

Washington is rapidly gaining recognition as a notable state in the fine wine industry! While the majority of vineyards are located in the eastern region, Woodinville boasts numerous wineries and tasting rooms. Dedicate a weekend to explore everything this area has to offer! Many companies provide local tours, both guided and self-guided, to help you uncover the wines of Washington. Additionally, each spring, the "Taste of Washington" event takes place in SoDo, featuring all the wineries gathered under one roof! It promises to be an enjoyable day, provided you arrange for a designated driver.



# *seattle area* Annual Events

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## Northwest Folk Life

Northwest Folklife is a 501(c)(3) organization celebrating the diverse arts and cultures of the Pacific Northwest since 1971. It fosters connections and creative expression through intergenerational and intercultural experiences, collaborating with over 100 Community Coordinators, including artists and cultural leaders. Key initiatives include the Northwest Folklife Festival, the 2024 Annual Cultural Focus ("Meraki"), the Cultural & Creative Workforce Development Program, and the Youth Engagement through Arts and Heritage (Y.E.A.H) program. The organization's programming evolves to embrace and promote the vibrant future of "folk" culture.



## Bumbershoot

Bumbershoot is a yearly international music and arts festival taking place in Seattle, Washington. Recognized as one of the largest festivals in North America, it occurs every Labor Day weekend, culminating on the first Monday of September. The event is hosted at the expansive 74-acre Seattle Center, originally constructed for the 1962 World's Fair, and features a variety of indoor theaters as well as outdoor stages.

## Seafair

Seafair is a summer festival held annually in Seattle, Washington, featuring a diverse array of small neighborhood events leading up to several major citywide celebrations. Key highlights include the Torchlight Parade (along with the Torchlight Run), the Seafair Cup hydroplane races, and an air show that frequently showcases the Blue Angels. Additionally, Seafair includes numerous smaller block parties and local parades throughout the city and the Seattle metropolitan area.

This beloved event has been celebrated in Seattle since 1950, with its origins tracing back to the Seattle Golden Potlatch Celebrations of 1911.



*amy hyden homes*

# Who I Am

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## Driven

As the heart and soul behind Amy Hyden Homes, I am driven by my passion for helping my clients find homes that fit their lifestyles, values, and dreams. My mission is to provide more than just a service—I offer guidance through every step of the real estate journey, whether it's buying, selling, or investing. I specialize in working with first-time homebuyers, women looking to build financial freedom, and clients who prioritize sustainability and a deep sense of community. I believe in integrity, honest communication, and always putting my clients first. For me, it's about creating meaningful relationships and empowering clients to make confident real estate decisions, all while aligning with my values of simplicity, service, and sustainability.



## Kind

At Amy Hyden Homes, kindness is at the core of everything I do. I believe in treating each client with respect, compassion, and genuine care. Whether helping first-time buyers navigate the complexities of the market or supporting homeowners looking to downsize, I focus on making the process as seamless and stress-free as possible. My ideal clients value community, sustainability, and family, and I approach each transaction with their well-being in mind. By understanding their unique needs and desires, I foster trust and build lasting relationships that extend beyond the sale, always striving to leave a positive impact.



## Professional

At Amy Hyden Homes, professionalism is the foundation of my service. With over 17 years of experience living in and loving Seattle, I bring local expertise, clear communication, and a deep commitment to my clients. I take pride in understanding the nuances of the Seattle real estate market and providing personalized, strategic advice to meet each client's unique goals. Whether working with first-time buyers, downsizers, or investors, my clients know they can rely on me for thorough guidance and effective solutions. I ensure every detail is handled with care, reflecting my values of integrity, focus, and delivering exceptional results.

# *amy hyden homes*

## Working with Me

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### Let's Connect!

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Amy Hyden, Realtor  
Windermere RE Mount Baker, Seattle  
amyhyden@windermere.com  
@amyhydenhomes  
206-403-0217

### Relocation Expert

I'm passionate about helping buyers find their place in Seattle. Having lived here for over 17 years, I truly love this city! I've built my systems and processes to make sure newcomers feel confident and comfortable in their buying decisions.

### Empowering Women

I'm deeply passionate about helping women achieve financial independence and long-term security through real estate investments. Empowering women to take control of their financial futures not only strengthens individuals but also contributes to a thriving, equitable society. With the right strategies and support, real estate can be a powerful tool for building wealth and creating opportunities, and I'm committed to guiding women on that journey to financial freedom. I believe that when women are financially strong, communities and future generations benefit as well!

### Downsizing Expert

I love working with homeowners who are ready to downsize, whether you're empty nesters or simply looking for a more manageable space. My strategic systems and organizational approach are designed to make your transition smooth and stress-free. I'm here to guide you through every step, ensuring the process feels easy and tailored to your unique needs, so you can focus on enjoying the next chapter of your life.



# *helpful tips for* Settling In Smoothly

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To thrive in Seattle, consider these tips:

- Embrace the weather: Invest in a good raincoat and waterproof shoes to enjoy the cozy charm of rainy days.
- Explore neighborhoods: Each area, like Capitol Hill and Ballard, has a unique vibe; walk around to find your favorite.
- Utilize public transportation: Familiarize yourself with buses, light rail, and ferries, and get an ORCA card for convenience.
- Savor local cuisine: Enjoy fresh seafood at Pike Place Market and explore the city's coffee culture and innovative eateries. We are a foodie town!

Connect with the community: Join local groups, attend events, and engage with neighbors to build friendships and feel at home.

# *relocation* Checklist

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**3  
months  
before**

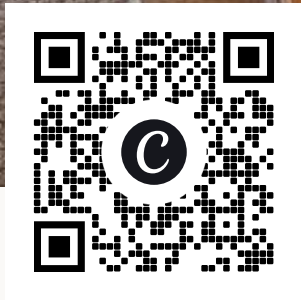
- ☐ Explore neighborhoods, and cost-of-living in your new city.
- ☐ Create a detailed moving budget with specific categories.
- ☐ Schedule a decluttering blitz and donate unwanted items.
- ☐ Research and compare moving companies, get quotes.
- ☐ Schedule connection for your new place on move-in day.
- ☐ Research schools (if applicable)

**1  
month  
before**

- ☐ Finalize details with your chosen moving company.
- ☐ Document pre-existing conditions in your current place.
- ☐ Stock up on boxes, packing tape, bubble wrap, markers.
- ☐ Start packing non-essential items first, room by room
- ☐ Pack a 1st night box with toiletries, clothes, charger
- ☐ Service your car and update your GPS if driving.

**after  
the move**

- ☐ Update your address with local services
- ☐ Discover parks, cafes, restaurants, and local businesses.
- ☐ Confirm utilities and internet are connected and functioning.
- ☐ Register for services like garbage collection and recycling.
- ☐ Finalize school registration for your children.
- ☐ Join local clubs or activities to meet new people.



Amy Hyden Homes

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