

HOW TO USE THIS DATA

The data in this report is intended to provide an overview of the market this week, and does not replace the guidance of an experienced real estate professional skilled in representing buyers and sellers.

HOME SELLERS

Opportunities are maximized by listing your home when the % of Listings Sold is trending upward, or when fewer homes are for sale. In this situation, sellers can negotiate with buyers from a position of strength. If your home is on the market and has not received an offer within the expected timeframe, review the % of Listing Sold data. A downward trend, coupled with fewer showings or limited interest from buyers may indicate that your home doesn't compare favorably with others at a similar price point. A price adjustment may be in order.

HOME BUYERS

If the % of Listings Sold is trending up or if there are few active listings for sale, competition for homes may be fierce, and many homes may receive multiple offers or offers where many contingencies are waived by buyers. If the trend is downward, and/or there is an increase in the number of homes for sale, you can negotiate from a stronger position.

REAL ESTATE TERMINOLOGY AND DEFINITIONS

- **Active listings:** Homes currently on the market which have not received offers
- **Pending sales:** Homes which have received an offer, but have not yet closed
- **Closed sales:** Title to the home has been transferred to the new buyer, who has probably taken possession.
- **Average sales price:** The total of all the sales prices, divided by the number of homes sold
- **Median sale price:** The center value of all home prices sold where 50% are greater and 50% are less
- **Average cost per Sq Ft:** The average sale price, divided by the interior square footage of the home
- **List price to sale price ratio:** The average sale price divided by the list (or asking) prices
- **Average days on market:** The average of the cumulative number of days a home is on the market (from the day it comes on market until a sale is pending) including homes relisted within 90 days

ABOUT WINDERMERE REAL ESTATE/MERCER ISLAND

In everything we do we put our clients first. We enable them to make sound real estate decisions through professional representation, expert advice, and deep neighborhood and community knowledge. Our clients enjoy a friendly, personalized experience as we competently guide them through their real estate transaction to achieve their hopes, dreams and goals.

We view our clients as clients for life. Our relationship with each client goes beyond a single transaction as we continue to provide relevant and resourceful information for them to make the best collaborative decisions for all of their real estate holdings.

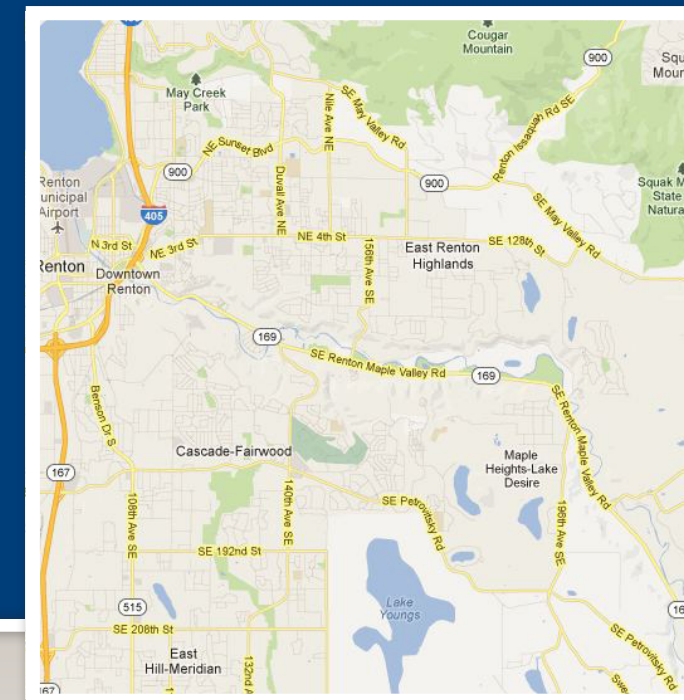
Centrally located on Mercer Island, our team of talented Realtors® serves Seattle, Mercer Island, and greater Eastside. Our neighborhood and community engagement goes beyond being avid supporters of Island and regional organizations and events—we are active neighbors and volunteers who enjoy making a difference in our world.



Data prepared and analyzed by Windermere Real Estate/Mercer Island from NWMLS provided data. For questions or comments, email Julie Barrows at julie@windermere.com. ©2012-2014 Windermere Real Estate/Mercer Island

Renton Highlands

REAL ESTATE ACTIVITY REPORT | OCT 3, 2014



Quick Facts

Median Price: \$368,888	Square Feet: 2,274
Lowest Price: \$65,000	Cost Per Sq Ft: \$176
Highest Price: \$1,200,000	Bedrooms: 4
Days on Market: 45	Bathrooms: 2.26
List Price to Sale Price Ratio: 100%	Lot Size: 0.44
# of Homes Sold: 843	Year Built: 1984
NWMLS Area: 350	School District: Renton

* Based on 2013 Closed Sales

More info at: WeeklyPropertyReport.com

Located on the south shore of Lake Washington, Renton is a lakefront City offering spectacular views of the Olympics, the Cascades, and Mount Rainier. The Cedar River, which runs through the heart of downtown, also offers an abundance of natural beauty. Renton offers a unique quality of life, a strong sense of community, and excellent personal opportunities for residents and businesses.

Renton is home to an excellent technical college, and is within driving distance of several regional universities and community colleges. Renton is also homebase to the Valley Medical Center, the largest non-profit medical provider between Seattle and Tacoma. Services include medical, surgical, and 24-hour emergency care, plus specialized treatment in cardiology, oncology, high-risk obstetrics, orthopedics, neurology, and pediatrics.

The city of Renton has 29+ parks and trails to explore. The most popular is Gene Coulon Memorial Beach Park on Lake Washington. The 53-acre park was rated by the Seattle Times as one of the top five parks in the Seattle area for children. The city's Parks and Recreation Department offers team sports and individual activities. In addition, within the city there is an 18-hole golf course, a skate park, community center, a neighborhood center, senior center, two libraries, and a history museum.

Renton Highlands

Windermere Real Estate/Mercer Island
2737 77th Ave SE, Mercer Island, WA 98040
206-232-0446



WindermereMercerIsland.com
TheWaterfrontReport.com
mercerisland@windermere.com

Renton Highlands - Area 350



WEEKLY SNAPSHOT - OCTOBER 3, 2014

PRICE RANGE	ACTIVE LISTINGS		PENDING SALES		% LISTINGS SOLD		SALES TREND CHANGE FROM LAST WEEK
	THIS WEEK	16 WEEK AVERAGE	THIS WEEK	16 WEEK AVERAGE	THIS WEEK	16 WEEK AVERAGE	
\$0-249,999	15	15	2	3	13%	18%	↓ -20%
\$250,000-399,999	52	51	10	8	19%	16%	↗ 5%
\$400,000-499,999	32	34	5	4	16%	12%	↗ 2%
\$500,000-599,999	43	39	5	4	12%	9%	↗ 7%
\$600,000-699,999	32	29	3	2	9%	6%	↗ 9%
\$700,000-799,999	11	15	1	1	9%	6%	↓ -16%
\$800,000-899,999	1	3	1	0	100%	14%	↑ 100%
\$900,000-999,999	5	4	0	0	0%	2%	→ 0%
\$1,000,000-1,249,999	4	3	0	0	0%	9%	→ 0%
\$1,250,000-1,499,999	1	1	0	0	0%	6%	→ 0%
\$1,500,000-1,999,999	0	1	0	0	0%	0%	→ 0%
\$2,000,000 and above	1	0	0	0	0%	6%	→ 0%

MONTHLY TREND - AUGUST 2014

