

# SEATTLE *December 15th weekly report*

PRICE  
SEGMENT

■ ACTIVE LISTINGS  
■ PENDING SALES

% SOLD  
THIS WEEK

MARKET  
TREND

## WEST SEATTLE

ALL	All Segments	17	64	27%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	10	10%	Favors Seller
HIGH	\$900,000-\$1.5 M	2	17	12%	Favors Seller
MID	\$600,000-\$900,000	6	22	27%	Strongly Favors Seller
ENTRY	Under \$600,000	8	15	53%	Strongly Favors Seller

## SOUTH SEATTLE

ALL	All Segments	14	93	15%	Favors Seller
LUXURY	\$1.5 M and above	1	12	8%	Favors Seller
HIGH	\$900,000-\$1.5 M	3	9	33%	Strongly Favors Seller
MID	\$600,000-\$900,000	4	33	12%	Favors Seller
ENTRY	Under \$600,000	6	39	15%	Favors Seller

## CENTRAL SEATTLE

ALL	All Segments	4	49	8%	Favors Seller
LUXURY	\$2 M and above	0	19	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	0	14	0%	Strongly Favors Buyer
MID	\$800,000-\$1.2 M	1	8	13%	Favors Seller
ENTRY	Under \$800,000	3	8	38%	Strongly Favors Seller

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## QUEEN ANNE & MAGNOLIA

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	4	42	46	9%	Favors Seller
LUXURY	\$2 M and above	0	17	17	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	0	13	13	0%	Strongly Favors Buyer
MID	\$800,000-\$1.2 M	1	6	7	14%	Favors Seller
ENTRY	Under \$800,000	3	6	9	33%	Strongly Favors Seller

## BALLARD & GREENLAKE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	18	24	42	43%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	5	5	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	1	11	12	8%	Favors Seller
MID	\$600,000-\$900,000	12	7	19	63%	Strongly Favors Seller
ENTRY	Under \$600,000	5	1	6	83%	Strongly Favors Seller

## NORTH SEATTLE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	6	29	35	17%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	8	10	20%	Strongly Favors Seller
HIGH	\$900,000-\$1.5 M	1	11	12	8%	Favors Seller
MID	\$600,000-\$900,000	3	7	10	30%	Strongly Favors Seller
ENTRY	Under \$600,000	0	3	3	0%	Strongly Favors Buyer

# EASTSIDE *December 15th weekly report*

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## RENTON HIGHLANDS

ALL	All Segments	8	47	17%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	2	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	0	13	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	2	11	18%	Strongly Favors Seller
ENTRY	Under \$600,000	6	21	29%	Strongly Favors Seller

## SOUTH EASTSIDE

ALL	All Segments	8	49	16%	Strongly Favors Seller
LUXURY	\$2 M and above	1	12	8%	Favors Seller
HIGH	\$1.2 M-\$2 M	0	18	0%	Strongly Favors Buyer
MID	\$800,000-\$1.2 M	5	13	38%	Strongly Favors Seller
ENTRY	Under \$800,000	2	6	33%	Strongly Favors Seller

## MERCER ISLAND

ALL	All Segments	4	38	11%	Favors Seller
LUXURY	\$4 M and above	2	10	20%	Strongly Favors Seller
HIGH	\$2 M-\$4 M	0	11	0%	Strongly Favors Buyer
MID	\$1.2 M-\$2 M	2	16	13%	Favors Seller
ENTRY	Under \$1.2 M	0	1	0%	Strongly Favors Buyer

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## WEST BELLEVUE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	5	54	9%	Favors Seller
LUXURY	\$4 M and above	0	20	0%	Strongly Favors Buyer
HIGH	\$2.5 M-\$4 M	3	18	17%	Strongly Favors Seller
MID	\$1.5 M-\$2.5 M	1	14	7%	Balanced
ENTRY	Under \$1.5 M	1	2	50%	Strongly Favors Seller

## EAST BELLEVUE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	6	19	32%	Strongly Favors Seller
LUXURY	\$2 M and above	0	6	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	0	7	0%	Strongly Favors Buyer
MID	\$800,000-\$1.2 M	3	3	100%	Strongly Favors Seller
ENTRY	Under \$800,000	3	3	100%	Strongly Favors Seller

## EAST LAKE SAMMAMISH

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	20	115	17%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	21	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	11	61	18%	Strongly Favors Seller
MID	\$600,000-\$900,000	5	17	29%	Strongly Favors Seller
ENTRY	Under \$600,000	4	16	25%	Strongly Favors Seller

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## REDMOND

ALL	All Segments	9	34	26%	Strongly Favors Seller
LUXURY	\$2 M and above	0	5	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	1	11	9%	Favors Seller
MID	\$800,000-\$1.2 M	4	7	57%	Strongly Favors Seller
ENTRY	Under \$800,000	4	11	36%	Strongly Favors Seller

## KIRKLAND

ALL	All Segments	7	53	13%	Favors Seller
LUXURY	\$2 M and above	3	20	15%	Favors Seller
HIGH	\$1.2 M-\$2 M	2	24	8%	Favors Seller
MID	\$800,000-\$1.2 M	2	5	40%	Strongly Favors Seller
ENTRY	Under \$800,000	0	4	0%	Strongly Favors Buyer

## JUANITA & WOODINVILLE

ALL	All Segments	18	98	18%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	26	8%	Balanced
HIGH	\$900,000-\$1.5 M	7	27	26%	Strongly Favors Seller
MID	\$600,000-\$900,000	7	22	32%	Strongly Favors Seller
ENTRY	Under \$600,000	2	23	9%	Favors Seller

# CONDOS *December 15th weekly report*

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## DOWNTOWN BELLEVUE CONDOS

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	3	11	27%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	3	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	1	3	33%	Strongly Favors Seller
MID	\$600,000-\$900,000	0	2	0%	Strongly Favors Buyer
ENTRY	Under \$600,000	2	3	67%	Strongly Favors Seller

## DOWNTOWN SEATTLE CONDOS

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	5	54	9%	Favors Seller
LUXURY	\$1.5 M and above	0	25	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	0	17	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	2	9	22%	Strongly Favors Seller
ENTRY	Under \$600,000	3	3	100%	Strongly Favors Seller

The Market Talks provides a weekly statistical overview of active listings, pending sales and the rate of absorption by neighborhood and price segment throughout the Seattle-Eastside region.

The market favors home sellers when the % of homes sold (absorption rate) is higher, and favors buyers when the % of homes sold is lower. You can find in-depth monthly reports along with quarterly and annual reports on [TheMarketTalks.com](http://TheMarketTalks.com).

This report does not account for the nuances of individual properties. For a more detailed analysis of your current or potential real estate holdings, contact your Windermere Mercer Island broker.