

SEATTLE *January 1st weekly report*

PRICE
SEGMENT

■ ACTIVE LISTINGS
■ PENDING SALES

% SOLD
THIS WEEK

MARKET
TREND

WEST SEATTLE

ALL	All Segments	7	46	15%	Favors Seller
LUXURY	\$1.5 M and above	0	8	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	0	12	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	2	15	13%	Favors Seller
ENTRY	Under \$600,000	5	11	45%	Strongly Favors Seller

SOUTH SEATTLE

ALL	All Segments	8	66	12%	Favors Seller
LUXURY	\$1.5 M and above	1	4	25%	Strongly Favors Seller
HIGH	\$900,000-\$1.5 M	0	7	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	3	27	11%	Favors Seller
ENTRY	Under \$600,000	4	28	14%	Favors Seller

CENTRAL SEATTLE

ALL	All Segments	2	40	5%	Balanced
LUXURY	\$2 M and above	0	16	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	0	11	0%	Strongly Favors Buyer
MID	\$800,000-\$1.2 M	1	9	11%	Favors Seller
ENTRY	Under \$800,000	1	4	25%	Strongly Favors Seller

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QUEEN ANNE & MAGNOLIA

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	2	39	5%	Balanced
LUXURY	\$2 M and above	1	14	7%	Balanced
HIGH	\$1.2 M-\$2 M	0	11	0%	Strongly Favors Buyer
MID	\$800,000-\$1.2 M	0	7	0%	Strongly Favors Buyer
ENTRY	Under \$800,000	1	7	14%	Favors Seller

BALLARD & GREENLAKE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	15	24	63%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	4	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	0	5	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	13	13	100%	Strongly Favors Seller
ENTRY	Under \$600,000	2	2	100%	Strongly Favors Seller

NORTH SEATTLE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	1	26	4%	Favors Buyer
LUXURY	\$1.5 M and above	0	10	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	0	9	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	1	6	17%	Strongly Favors Seller
ENTRY	Under \$600,000	0	1	0%	Strongly Favors Buyer

EASTSIDE *January 1st weekly report*

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RENTON HIGHLANDS

ALL	All Segments	4	44	9%	Favors Seller
LUXURY	\$1.5 M and above	0	1	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	1	15	7%	Balanced
MID	\$600,000-\$900,000	0	11	0%	Strongly Favors Buyer
ENTRY	Under \$600,000	3	17	18%	Strongly Favors Seller

SOUTH EASTSIDE

ALL	All Segments	1	35	3%	Favors Buyer
LUXURY	\$2 M and above	0	10	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	0	12	0%	Strongly Favors Buyer
MID	\$800,000-\$1.2 M	1	9	11%	Favors Seller
ENTRY	Under \$800,000	0	4	0%	Strongly Favors Buyer

MERCER ISLAND

ALL	All Segments	0	31	0%	Strongly Favors Buyer
LUXURY	\$4 M and above	0	10	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	0	11	0%	Strongly Favors Buyer
MID	\$1.2 M-\$2 M	0	10	0%	Strongly Favors Buyer
ENTRY	Under \$1.2 M	0	0	0%	Strongly Favors Buyer

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WEST BELLEVUE

ALL	All Segments	1	47	2%	Strongly Favors Buyer
LUXURY	\$4 M and above	0	18	0%	Strongly Favors Buyer
HIGH	\$2.5 M-\$4 M	0	15	0%	Strongly Favors Buyer
MID	\$1.5 M-\$2.5 M	0	12	0%	Strongly Favors Buyer
ENTRY	Under \$1.5 M	1	2	50%	Strongly Favors Seller

EAST BELLEVUE

ALL	All Segments	2	17	12%	Favors Seller
LUXURY	\$2 M and above	0	5	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	0	6	0%	Strongly Favors Buyer
MID	\$800,000-\$1.2 M	1	4	25%	Strongly Favors Seller
ENTRY	Under \$800,000	1	2	50%	Strongly Favors Seller

EAST LAKE SAMMAMISH

ALL	All Segments	7	87	8%	Favors Seller
LUXURY	\$1.5 M and above	0	19	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	2	44	5%	Balanced
MID	\$600,000-\$900,000	4	12	33%	Strongly Favors Seller
ENTRY	Under \$600,000	1	12	8%	Favors Seller

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REDMOND

ALL	All Segments	4	27	15%	Favors Seller
LUXURY	\$2 M and above	0	5	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	1	9	11%	Favors Seller
MID	\$800,000-\$1.2 M	1	5	20%	Strongly Favors Seller
ENTRY	Under \$800,000	2	8	25%	Strongly Favors Seller

KIRKLAND

ALL	All Segments	2	45	4%	Balanced
LUXURY	\$2 M and above	0	18	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	1	21	5%	Balanced
MID	\$800,000-\$1.2 M	0	5	0%	Strongly Favors Buyer
ENTRY	Under \$800,000	1	1	100%	Strongly Favors Seller

JUANITA & WOODINVILLE

ALL	All Segments	3	96	3%	Favors Buyer
LUXURY	\$1.5 M and above	0	25	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	2	34	6%	Balanced
MID	\$600,000-\$900,000	0	17	0%	Strongly Favors Buyer
ENTRY	Under \$600,000	1	20	5%	Balanced

CONDOS *January 1st 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	0	9	0%	Strongly Favors Buyer
LUXURY	\$1.5 M and above	0	2	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	0	3	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	0	2	0%	Strongly Favors Buyer
ENTRY	Under \$600,000	0	2	0%	Strongly Favors Buyer

DOWNTOWN SEATTLE CONDOS

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	3	44	7%	Balanced
LUXURY	\$1.5 M and above	1	20	5%	Balanced
HIGH	\$900,000-\$1.5 M	0	15	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	1	7	14%	Favors Seller
ENTRY	Under \$600,000	1	2	50%	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.

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.