

# SEATTLE *February 5th weekly report*

PRICE  
SEGMENT

■ ACTIVE LISTINGS  
■ PENDING SALES

% SOLD  
THIS WEEK

MARKET  
TREND

## WEST SEATTLE

ALL	All Segments	24	51	47%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	8	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	7	12	58%	Strongly Favors Seller
MID	\$600,000-\$900,000	7	17	41%	Strongly Favors Seller
ENTRY	Under \$600,000	10	14	71%	Strongly Favors Seller

## SOUTH SEATTLE

ALL	All Segments	9	68	13%	Favors Seller
LUXURY	\$1.5 M and above	0	6	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	0	7	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	7	33	21%	Strongly Favors Seller
ENTRY	Under \$600,000	2	22	9%	Favors Seller

## CENTRAL SEATTLE

ALL	All Segments	13	43	30%	Strongly Favors Seller
LUXURY	\$2 M and above	1	18	6%	Balanced
HIGH	\$1.2 M-\$2 M	1	9	11%	Favors Seller
MID	\$800,000-\$1.2 M	6	10	60%	Strongly Favors Seller
ENTRY	Under \$800,000	5	6	83%	Strongly Favors Seller

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## QUEEN ANNE & MAGNOLIA

ALL	All Segments	8	34	24%	Strongly Favors Seller
LUXURY	\$2 M and above	0	11	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	2	11	18%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	3	8	38%	Strongly Favors Seller
ENTRY	Under \$800,000	3	4	75%	Strongly Favors Seller

## BALLARD & GREENLAKE

ALL	All Segments	31	48	65%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	3	33%	Strongly Favors Seller
HIGH	\$900,000-\$1.5 M	2	17	12%	Favors Seller
MID	\$600,000-\$900,000	16	16	100%	Strongly Favors Seller
ENTRY	Under \$600,000	12	12	100%	Strongly Favors Seller

## NORTH SEATTLE

ALL	All Segments	14	41	34%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	15	7%	Balanced
HIGH	\$900,000-\$1.5 M	5	13	38%	Strongly Favors Seller
MID	\$600,000-\$900,000	4	8	50%	Strongly Favors Seller
ENTRY	Under \$600,000	4	5	80%	Strongly Favors Seller

# EASTSIDE *February 5th weekly report*

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## RENTON HIGHLANDS

ALL	All Segments	13	37	35%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	1	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	1	20	5%	Balanced
MID	\$600,000-\$900,000	4	8	50%	Strongly Favors Seller
ENTRY	Under \$600,000	8	8	100%	Strongly Favors Seller

## SOUTH EASTSIDE

ALL	All Segments	13	41	32%	Strongly Favors Seller
LUXURY	\$2 M and above	0	9	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	2	18	11%	Favors Seller
MID	\$800,000-\$1.2 M	6	6	100%	Strongly Favors Seller
ENTRY	Under \$800,000	5	8	63%	Strongly Favors Seller

## MERCER ISLAND

ALL	All Segments	4	31	13%	Favors Seller
LUXURY	\$4 M and above	0	10	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	0	14	0%	Strongly Favors Buyer
MID	\$1.2 M-\$2 M	3	5	60%	Strongly Favors Seller
ENTRY	Under \$1.2 M	1	2	50%	Strongly Favors Seller

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## WEST BELLEVUE

ALL	All Segments	4	63	6%	Balanced
LUXURY	\$4 M and above	1	23	4%	Balanced
HIGH	\$2.5 M-\$4 M	2	22	9%	Favors Seller
MID	\$1.5 M-\$2.5 M	0	12	0%	Strongly Favors Buyer
ENTRY	Under \$1.5 M	1	6	17%	Strongly Favors Seller

## EAST BELLEVUE

ALL	All Segments	9	22	41%	Strongly Favors Seller
LUXURY	\$2 M and above	0	8	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	1	5	20%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	6	6	100%	Strongly Favors Seller
ENTRY	Under \$800,000	2	3	67%	Strongly Favors Seller

## EAST LAKE SAMMAMISH

ALL	All Segments	28	115	24%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	19	11%	Favors Seller
HIGH	\$900,000-\$1.5 M	9	55	16%	Strongly Favors Seller
MID	\$600,000-\$900,000	14	23	61%	Strongly Favors Seller
ENTRY	Under \$600,000	3	18	17%	Strongly Favors Seller

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## REDMOND

ALL	All Segments	8	33	24%	Strongly Favors Seller
LUXURY	\$2 M and above	0	3	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	3	12	25%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	2	7	29%	Strongly Favors Seller
ENTRY	Under \$800,000	3	11	27%	Strongly Favors Seller

## KIRKLAND

ALL	All Segments	12	42	29%	Strongly Favors Seller
LUXURY	\$2 M and above	1	19	5%	Balanced
HIGH	\$1.2 M-\$2 M	4	16	25%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	5	5	100%	Strongly Favors Seller
ENTRY	Under \$800,000	2	2	100%	Strongly Favors Seller

## JUANITA & WOODINVILLE

ALL	All Segments	35	95	37%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	21	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	16	42	38%	Strongly Favors Seller
MID	\$600,000-\$900,000	8	17	47%	Strongly Favors Seller
ENTRY	Under \$600,000	11	15	73%	Strongly Favors Seller

# CONDOS *February 5th 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	2	7	29%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	2	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	1	3	33%	Strongly Favors Seller
MID	\$600,000-\$900,000	1	1	100%	Strongly Favors Seller
ENTRY	Under \$600,000	0	1	0%	Strongly Favors Buyer

## DOWNTOWN SEATTLE CONDOS

PRICE SEGMENT	Price Range	Active Listings	Pending Sales	% Sold This Week	Market Trend
ALL	All Segments	12	53	23%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	17	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	1	14	7%	Balanced
MID	\$600,000-\$900,000	2	13	15%	Favors Seller
ENTRY	Under \$600,000	9	9	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.