

SEATTLE *February 19th weekly report*

PRICE
SEGMENT

■ ACTIVE LISTINGS
■ PENDING SALES

% SOLD
THIS WEEK

MARKET
TREND

WEST SEATTLE

ALL	All Segments	19	54	35%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	6	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	2	9	22%	Strongly Favors Seller
MID	\$600,000-\$900,000	6	25	24%	Strongly Favors Seller
ENTRY	Under \$600,000	11	14	79%	Strongly Favors Seller

SOUTH SEATTLE

ALL	All Segments	16	57	28%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	5	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	2	8	25%	Strongly Favors Seller
MID	\$600,000-\$900,000	7	30	23%	Strongly Favors Seller
ENTRY	Under \$600,000	7	14	50%	Strongly Favors Seller

CENTRAL SEATTLE

ALL	All Segments	21	46	46%	Strongly Favors Seller
LUXURY	\$2 M and above	1	20	5%	Balanced
HIGH	\$1.2 M-\$2 M	4	10	40%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	9	9	100%	Strongly Favors Seller
ENTRY	Under \$800,000	7	7	100%	Strongly Favors Seller

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QUEEN ANNE & MAGNOLIA

ALL	All Segments	13	35	37%	Strongly Favors Seller
LUXURY	\$2 M and above	1	15	7%	Balanced
HIGH	\$1.2 M-\$2 M	3	8	38%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	4	7	57%	Strongly Favors Seller
ENTRY	Under \$800,000	5	5	100%	Strongly Favors Seller

BALLARD & GREENLAKE

ALL	All Segments	28	55	51%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	5	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	1	18	6%	Balanced
MID	\$600,000-\$900,000	22	23	96%	Strongly Favors Seller
ENTRY	Under \$600,000	5	9	56%	Strongly Favors Seller

NORTH SEATTLE

ALL	All Segments	16	49	33%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	14	14%	Favors Seller
HIGH	\$900,000-\$1.5 M	5	18	28%	Strongly Favors Seller
MID	\$600,000-\$900,000	5	13	38%	Strongly Favors Seller
ENTRY	Under \$600,000	4	4	100%	Strongly Favors Seller

EASTSIDE *February 19th weekly report*

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RENTON HIGHLANDS

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	14	44	32%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	1	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	2	24	8%	Favors Seller
MID	\$600,000-\$900,000	2	9	22%	Strongly Favors Seller
ENTRY	Under \$600,000	10	10	100%	Strongly Favors Seller

SOUTH EASTSIDE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	15	41	37%	Strongly Favors Seller
LUXURY	\$2 M and above	0	13	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	4	15	27%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	8	10	80%	Strongly Favors Seller
ENTRY	Under \$800,000	3	3	100%	Strongly Favors Seller

MERCER ISLAND

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	5	44	11%	Favors Seller
LUXURY	\$4 M and above	0	13	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	0	17	0%	Strongly Favors Buyer
MID	\$1.2 M-\$2 M	3	11	27%	Strongly Favors Seller
ENTRY	Under \$1.2 M	2	3	67%	Strongly Favors Seller

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WEST BELLEVUE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	5	58	63	8%	Favors Seller
LUXURY	\$4 M and above	0	27	27	0%	Strongly Favors Buyer
HIGH	\$2.5 M-\$4 M	1	19	20	5%	Balanced
MID	\$1.5 M-\$2.5 M	2	8	10	20%	Strongly Favors Seller
ENTRY	Under \$1.5 M	2	4	6	33%	Strongly Favors Seller

EAST BELLEVUE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	6	18	24	25%	Strongly Favors Seller
LUXURY	\$2 M and above	0	11	11	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	2	3	5	40%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	3	0	3	100%	Strongly Favors Seller
ENTRY	Under \$800,000	1	4	5	20%	Strongly Favors Seller

EAST LAKE SAMMAMISH

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	47	68	115	41%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	17	19	11%	Favors Seller
HIGH	\$900,000-\$1.5 M	24	25	49	49%	Strongly Favors Seller
MID	\$600,000-\$900,000	20	14	34	59%	Strongly Favors Seller
ENTRY	Under \$600,000	1	12	13	8%	Balanced

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REDMOND

ALL	All Segments	9	32	28%	Strongly Favors Seller
LUXURY	\$2 M and above	0	2	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	0	13	0%	Strongly Favors Buyer
MID	\$800,000-\$1.2 M	3	5	60%	Strongly Favors Seller
ENTRY	Under \$800,000	6	12	50%	Strongly Favors Seller

KIRKLAND

ALL	All Segments	7	38	18%	Strongly Favors Seller
LUXURY	\$2 M and above	0	19	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	3	13	23%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	2	4	50%	Strongly Favors Seller
ENTRY	Under \$800,000	2	2	100%	Strongly Favors Seller

JUANITA & WOODINVILLE

ALL	All Segments	32	109	29%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	25	4%	Balanced
HIGH	\$900,000-\$1.5 M	11	49	22%	Strongly Favors Seller
MID	\$600,000-\$900,000	13	24	54%	Strongly Favors Seller
ENTRY	Under \$600,000	7	11	64%	Strongly Favors Seller

CONDOS *February 19th weekly report*

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DOWNTOWN BELLEVUE CONDOS

PRICE SEGMENT	Price Range	Pending Sales	Active Listings	% Sold This Week	Market Trend
ALL	All Segments	4	10	40%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	3	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	3	3	100%	Strongly Favors Seller
MID	\$600,000-\$900,000	1	1	100%	Strongly Favors Seller
ENTRY	Under \$600,000	0	3	0%	Strongly Favors Buyer

DOWNTOWN SEATTLE CONDOS

PRICE SEGMENT	Price Range	Pending Sales	Active Listings	% Sold This Week	Market Trend
ALL	All Segments	10	49	20%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	17	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	2	14	14%	Favors Seller
MID	\$600,000-\$900,000	3	11	27%	Strongly Favors Seller
ENTRY	Under \$600,000	5	7	71%	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.