

# SEATTLE *February 26th weekly report*

PRICE  
SEGMENT

■ ACTIVE LISTINGS  
■ PENDING SALES

% SOLD  
THIS WEEK

MARKET  
TREND

## WEST SEATTLE

ALL	All Segments	28	47	60%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	5	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	4	9	44%	Strongly Favors Seller
MID	\$600,000-\$900,000	10	17	59%	Strongly Favors Seller
ENTRY	Under \$600,000	14	16	88%	Strongly Favors Seller

## SOUTH SEATTLE

ALL	All Segments	14	51	27%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	6	17%	Strongly Favors Seller
HIGH	\$900,000-\$1.5 M	3	8	38%	Strongly Favors Seller
MID	\$600,000-\$900,000	7	23	30%	Strongly Favors Seller
ENTRY	Under \$600,000	3	14	21%	Strongly Favors Seller

## CENTRAL SEATTLE

ALL	All Segments	9	54	17%	Strongly Favors Seller
LUXURY	\$2 M and above	0	23	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	1	11	9%	Favors Seller
MID	\$800,000-\$1.2 M	3	12	25%	Strongly Favors Seller
ENTRY	Under \$800,000	5	8	63%	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	3	41	7%	Balanced
LUXURY	\$2 M and above	0	15	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	1	10	10%	Favors Seller
MID	\$800,000-\$1.2 M	2	10	20%	Strongly Favors Seller
ENTRY	Under \$800,000	0	6	0%	Strongly Favors Buyer

## BALLARD & GREENLAKE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	28	58	48%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	6	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	4	20	20%	Strongly Favors Seller
MID	\$600,000-\$900,000	18	24	75%	Strongly Favors Seller
ENTRY	Under \$600,000	6	8	75%	Strongly Favors Seller

## NORTH SEATTLE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	17	44	39%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	13	8%	Balanced
HIGH	\$900,000-\$1.5 M	5	20	25%	Strongly Favors Seller
MID	\$600,000-\$900,000	8	8	100%	Strongly Favors Seller
ENTRY	Under \$600,000	3	3	100%	Strongly Favors Seller

# EASTSIDE *February 26th weekly report*

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## RENTON HIGHLANDS

ALL	All Segments	10	46	22%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	2	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	2	22	9%	Favors Seller
MID	\$600,000-\$900,000	2	9	22%	Strongly Favors Seller
ENTRY	Under \$600,000	6	13	46%	Strongly Favors Seller

## SOUTH EASTSIDE

ALL	All Segments	9	48	19%	Strongly Favors Seller
LUXURY	\$2 M and above	2	13	15%	Favors Seller
HIGH	\$1.2 M-\$2 M	1	17	6%	Balanced
MID	\$800,000-\$1.2 M	3	13	23%	Strongly Favors Seller
ENTRY	Under \$800,000	3	5	60%	Strongly Favors Seller

## MERCER ISLAND

ALL	All Segments	9	39	23%	Strongly Favors Seller
LUXURY	\$4 M and above	0	12	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	2	15	13%	Favors Seller
MID	\$1.2 M-\$2 M	5	9	56%	Strongly Favors Seller
ENTRY	Under \$1.2 M	2	3	67%	Strongly Favors Seller

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## WEST BELLEVUE

ALL	All Segments	4	60	7%	Balanced
LUXURY	\$4 M and above	1	29	3%	Favors Buyer
HIGH	\$2.5 M-\$4 M	2	18	11%	Favors Seller
MID	\$1.5 M-\$2.5 M	0	8	0%	Strongly Favors Buyer
ENTRY	Under \$1.5 M	1	5	20%	Strongly Favors Seller

## EAST BELLEVUE

ALL	All Segments	6	22	27%	Strongly Favors Seller
LUXURY	\$2 M and above	0	10	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	1	5	20%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	2	2	100%	Strongly Favors Seller
ENTRY	Under \$800,000	3	5	60%	Strongly Favors Seller

## EAST LAKE SAMMAMISH

ALL	All Segments	38	116	33%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	20	5%	Balanced
HIGH	\$900,000-\$1.5 M	17	55	31%	Strongly Favors Seller
MID	\$600,000-\$900,000	17	26	65%	Strongly Favors Seller
ENTRY	Under \$600,000	3	15	20%	Strongly Favors Seller

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## REDMOND

ALL	All Segments	6	37	16%	Strongly Favors Seller
LUXURY	\$2 M and above	0	2	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	1	14	7%	Balanced
MID	\$800,000-\$1.2 M	2	11	18%	Strongly Favors Seller
ENTRY	Under \$800,000	3	10	30%	Strongly Favors Seller

## KIRKLAND

ALL	All Segments	7	39	18%	Strongly Favors Seller
LUXURY	\$2 M and above	0	22	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	4	9	44%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	2	7	29%	Strongly Favors Seller
ENTRY	Under \$800,000	1	1	100%	Strongly Favors Seller

## JUANITA & WOODINVILLE

ALL	All Segments	33	105	31%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	23	9%	Favors Seller
HIGH	\$900,000-\$1.5 M	15	47	32%	Strongly Favors Seller
MID	\$600,000-\$900,000	13	23	57%	Strongly Favors Seller
ENTRY	Under \$600,000	3	12	25%	Strongly Favors Seller

# CONDOS *February 26th 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	5	8	63%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	3	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	2	2	100%	Strongly Favors Seller
MID	\$600,000-\$900,000	1	1	100%	Strongly Favors Seller
ENTRY	Under \$600,000	2	2	100%	Strongly Favors Seller

## DOWNTOWN SEATTLE CONDOS

PRICE SEGMENT	Price Range	Active Listings	Pending Sales	% Sold This Week	Market Trend
ALL	All Segments	12	78	15%	Favors Seller
LUXURY	\$1.5 M and above	0	30	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	1	27	4%	Favors Buyer
MID	\$600,000-\$900,000	4	14	29%	Strongly Favors Seller
ENTRY	Under \$600,000	7	7	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.