

# SEATTLE *April 16th weekly report*

PRICE  
SEGMENT

■ ACTIVE LISTINGS  
■ PENDING SALES

% SOLD  
THIS WEEK

MARKET  
TREND

## WEST SEATTLE

ALL	All Segments	26	99	26%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	11	18%	Strongly Favors Seller
HIGH	\$900,000-\$1.5 M	1	10	10%	Favors Seller
MID	\$600,000-\$900,000	11	47	23%	Strongly Favors Seller
ENTRY	Under \$600,000	12	31	39%	Strongly Favors Seller

## SOUTH SEATTLE

ALL	All Segments	23	82	28%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	10	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	2	10	20%	Strongly Favors Seller
MID	\$600,000-\$900,000	6	39	15%	Favors Seller
ENTRY	Under \$600,000	15	23	65%	Strongly Favors Seller

## CENTRAL SEATTLE

ALL	All Segments	12	72	17%	Strongly Favors Seller
LUXURY	\$2 M and above	1	33	3%	Favors Buyer
HIGH	\$1.2 M-\$2 M	1	11	9%	Favors Seller
MID	\$800,000-\$1.2 M	7	20	35%	Strongly Favors Seller
ENTRY	Under \$800,000	3	8	38%	Strongly Favors Seller

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## QUEEN ANNE & MAGNOLIA

ALL	All Segments	14	50	28%	Strongly Favors Seller
LUXURY	\$2 M and above	3	17	18%	Strongly Favors Seller
HIGH	\$1.2 M-\$2 M	2	15	13%	Favors Seller
MID	\$800,000-\$1.2 M	8	12	67%	Strongly Favors Seller
ENTRY	Under \$800,000	1	6	17%	Strongly Favors Seller

## BALLARD & GREENLAKE

ALL	All Segments	43	91	47%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	17	12%	Favors Seller
HIGH	\$900,000-\$1.5 M	6	26	23%	Strongly Favors Seller
MID	\$600,000-\$900,000	27	37	73%	Strongly Favors Seller
ENTRY	Under \$600,000	8	11	73%	Strongly Favors Seller

## NORTH SEATTLE

ALL	All Segments	13	57	23%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	11	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	3	20	15%	Favors Seller
MID	\$600,000-\$900,000	8	18	44%	Strongly Favors Seller
ENTRY	Under \$600,000	2	8	25%	Strongly Favors Seller

# EASTSIDE *April 16th weekly report*

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## RENTON HIGHLANDS

PRICE SEGMENT	Sub-Category	PENDING SALES	ACTIVE LISTINGS	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	15	74	20%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	2	50%	Strongly Favors Seller
HIGH	\$900,000-\$1.5 M	0	26	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	8	16	50%	Strongly Favors Seller
ENTRY	Under \$600,000	6	30	20%	Strongly Favors Seller

## SOUTH EASTSIDE

PRICE SEGMENT	Sub-Category	PENDING SALES	ACTIVE LISTINGS	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	20	80	25%	Strongly Favors Seller
LUXURY	\$2 M and above	0	22	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	9	24	38%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	7	22	32%	Strongly Favors Seller
ENTRY	Under \$800,000	4	12	33%	Strongly Favors Seller

## MERCER ISLAND

PRICE SEGMENT	Sub-Category	PENDING SALES	ACTIVE LISTINGS	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	4	46	9%	Favors Seller
LUXURY	\$4 M and above	0	15	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	1	22	5%	Balanced
MID	\$1.2 M-\$2 M	2	7	29%	Strongly Favors Seller
ENTRY	Under \$1.2 M	1	2	50%	Strongly Favors Seller

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## WEST BELLEVUE

ALL	All Segments	3	69	4%	Balanced
LUXURY	\$4 M and above	0	31	0%	Strongly Favors Buyer
HIGH	\$2.5 M-\$4 M	1	24	4%	Balanced
MID	\$1.5 M-\$2.5 M	2	11	18%	Strongly Favors Seller
ENTRY	Under \$1.5 M	0	3	0%	Strongly Favors Buyer

## EAST BELLEVUE

ALL	All Segments	15	40	38%	Strongly Favors Seller
LUXURY	\$2 M and above	0	12	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	2	11	18%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	9	11	82%	Strongly Favors Seller
ENTRY	Under \$800,000	4	6	67%	Strongly Favors Seller

## EAST LAKE SAMMAMISH

ALL	All Segments	28	149	19%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	24	4%	Balanced
HIGH	\$900,000-\$1.5 M	10	84	12%	Favors Seller
MID	\$600,000-\$900,000	13	29	45%	Strongly Favors Seller
ENTRY	Under \$600,000	4	12	33%	Strongly Favors Seller

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## REDMOND

ALL	All Segments	13	46	28%	Strongly Favors Seller
LUXURY	\$2 M and above	0	5	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	4	17	24%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	3	14	21%	Strongly Favors Seller
ENTRY	Under \$800,000	6	10	60%	Strongly Favors Seller

## KIRKLAND

ALL	All Segments	12	67	18%	Strongly Favors Seller
LUXURY	\$4 M and above	0	7	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	1	18	6%	Balanced
MID	\$1.2 M-\$2 M	4	27	15%	Favors Seller
ENTRY	Under \$1.2 M	7	15	47%	Strongly Favors Seller

## JUANITA & WOODINVILLE

ALL	All Segments	41	148	28%	Strongly Favors Seller
LUXURY	\$1.5 M and above	4	24	17%	Strongly Favors Seller
HIGH	\$900,000-\$1.5 M	13	54	24%	Strongly Favors Seller
MID	\$600,000-\$900,000	22	52	42%	Strongly Favors Seller
ENTRY	Under \$600,000	2	18	11%	Favors Seller

# CONDOS *April 16th 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	14	36%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	10	20%	Strongly Favors Seller
HIGH	\$900,000-\$1.5 M	0	1	0%	Strongly Favors Buyer
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	15	100	15%	Favors Seller
LUXURY	\$1.5 M and above	0	30	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	2	37	5%	Balanced
MID	\$600,000-\$900,000	5	22	23%	Strongly Favors Seller
ENTRY	Under \$600,000	8	11	73%	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.