

SEATTLE *April 30th weekly report*

PRICE
SEGMENT

■ ACTIVE LISTINGS
■ PENDING SALES

% SOLD
THIS WEEK

MARKET
TREND

WEST SEATTLE

ALL	All Segments	34	105	32%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	15	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	8	14	57%	Strongly Favors Seller
MID	\$600,000-\$900,000	15	50	30%	Strongly Favors Seller
ENTRY	Under \$600,000	11	26	42%	Strongly Favors Seller

SOUTH SEATTLE

ALL	All Segments	19	89	21%	Strongly Favors Seller
LUXURY	\$1.5 M and above	3	5	60%	Strongly Favors Seller
HIGH	\$900,000-\$1.5 M	3	8	38%	Strongly Favors Seller
MID	\$600,000-\$900,000	4	49	8%	Favors Seller
ENTRY	Under \$600,000	9	27	33%	Strongly Favors Seller

CENTRAL SEATTLE

ALL	All Segments	21	74	28%	Strongly Favors Seller
LUXURY	\$2 M and above	1	29	3%	Favors Buyer
HIGH	\$1.2 M-\$2 M	8	16	50%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	6	20	30%	Strongly Favors Seller
ENTRY	Under \$800,000	6	9	67%	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	13	64	20%	Strongly Favors Seller
LUXURY	\$2 M and above	2	18	11%	Favors Seller
HIGH	\$1.2 M-\$2 M	2	17	12%	Favors Seller
MID	\$800,000-\$1.2 M	7	16	44%	Strongly Favors Seller
ENTRY	Under \$800,000	2	13	15%	Favors Seller

BALLARD & GREENLAKE

ALL	All Segments	48	98	49%	Strongly Favors Seller
LUXURY	\$1.5 M and above	3	16	19%	Strongly Favors Seller
HIGH	\$900,000-\$1.5 M	10	34	29%	Strongly Favors Seller
MID	\$600,000-\$900,000	29	39	74%	Strongly Favors Seller
ENTRY	Under \$600,000	6	9	67%	Strongly Favors Seller

NORTH SEATTLE

ALL	All Segments	27	71	38%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	18	11%	Favors Seller
HIGH	\$900,000-\$1.5 M	10	18	56%	Strongly Favors Seller
MID	\$600,000-\$900,000	9	27	33%	Strongly Favors Seller
ENTRY	Under \$600,000	6	8	75%	Strongly Favors Seller

EASTSIDE *April 30th weekly report*

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RENTON HIGHLANDS

ALL	All Segments	19	87	22%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	1	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	0	30	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	3	25	12%	Favors Seller
ENTRY	Under \$600,000	16	31	52%	Strongly Favors Seller

SOUTH EASTSIDE

ALL	All Segments	24	95	25%	Strongly Favors Seller
LUXURY	\$2 M and above	0	20	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	8	26	31%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	11	31	35%	Strongly Favors Seller
ENTRY	Under \$800,000	5	18	28%	Strongly Favors Seller

MERCER ISLAND

ALL	All Segments	3	49	6%	Balanced
LUXURY	\$4 M and above	0	16	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	0	22	0%	Strongly Favors Buyer
MID	\$1.2 M-\$2 M	1	8	13%	Favors Seller
ENTRY	Under \$1.2 M	2	3	67%	Strongly Favors Seller

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WEST BELLEVUE

ALL	All Segments	5	77	6%	Balanced
LUXURY	\$4 M and above	0	33	0%	Strongly Favors Buyer
HIGH	\$2.5 M-\$4 M	2	29	7%	Balanced
MID	\$1.5 M-\$2.5 M	3	13	23%	Strongly Favors Seller
ENTRY	Under \$1.5 M	0	2	0%	Strongly Favors Buyer

EAST BELLEVUE

ALL	All Segments	17	49	35%	Strongly Favors Seller
LUXURY	\$2 M and above	1	16	6%	Balanced
HIGH	\$1.2 M-\$2 M	2	17	12%	Favors Seller
MID	\$800,000-\$1.2 M	8	10	80%	Strongly Favors Seller
ENTRY	Under \$800,000	6	6	100%	Strongly Favors Seller

EAST LAKE SAMMAMISH

ALL	All Segments	44	182	24%	Strongly Favors Seller
LUXURY	\$1.5 M and above	4	31	13%	Favors Seller
HIGH	\$900,000-\$1.5 M	23	93	25%	Strongly Favors Seller
MID	\$600,000-\$900,000	15	43	35%	Strongly Favors Seller
ENTRY	Under \$600,000	2	15	13%	Favors Seller

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REDMOND

ALL	All Segments	9	54	17%	Strongly Favors Seller
LUXURY	\$2 M and above	0	8	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	2	18	11%	Favors Seller
MID	\$800,000-\$1.2 M	3	15	20%	Strongly Favors Seller
ENTRY	Under \$800,000	4	13	31%	Strongly Favors Seller

KIRKLAND

ALL	All Segments	25	71	35%	Strongly Favors Seller
LUXURY	\$4 M and above	0	8	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	2	25	8%	Favors Seller
MID	\$1.2 M-\$2 M	11	25	44%	Strongly Favors Seller
ENTRY	Under \$1.2 M	12	13	92%	Strongly Favors Seller

JUANITA & WOODINVILLE

ALL	All Segments	38	173	22%	Strongly Favors Seller
LUXURY	\$1.5 M and above	4	26	15%	Favors Seller
HIGH	\$900,000-\$1.5 M	11	67	16%	Strongly Favors Seller
MID	\$600,000-\$900,000	18	55	33%	Strongly Favors Seller
ENTRY	Under \$600,000	5	25	20%	Strongly Favors Seller

CONDOS *April 30th 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	8	19	42%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	10	10%	Favors Seller
HIGH	\$900,000-\$1.5 M	2	2	100%	Strongly Favors Seller
MID	\$600,000-\$900,000	2	3	67%	Strongly Favors Seller
ENTRY	Under \$600,000	3	4	75%	Strongly Favors Seller

DOWNTOWN SEATTLE CONDOS

PRICE SEGMENT	Price Range	Pending Sales	Active Listings	% Sold This Week	Market Trend
ALL	All Segments	8	103	8%	Favors Seller
LUXURY	\$1.5 M and above	2	32	6%	Balanced
HIGH	\$900,000-\$1.5 M	1	33	3%	Favors Buyer
MID	\$600,000-\$900,000	2	28	7%	Balanced
ENTRY	Under \$600,000	3	10	30%	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.