

# SEATTLE *May 7th weekly report*

PRICE  
SEGMENT

■ ACTIVE LISTINGS  
■ PENDING SALES

% SOLD  
THIS WEEK

MARKET  
TREND

## WEST SEATTLE

ALL	All Segments	27	117	23%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	15	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	3	18	17%	Strongly Favors Seller
MID	\$600,000-\$900,000	11	48	23%	Strongly Favors Seller
ENTRY	Under \$600,000	13	36	36%	Strongly Favors Seller

## SOUTH SEATTLE

ALL	All Segments	27	89	30%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	6	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	1	8	13%	Favors Seller
MID	\$600,000-\$900,000	18	45	40%	Strongly Favors Seller
ENTRY	Under \$600,000	8	30	27%	Strongly Favors Seller

## CENTRAL SEATTLE

ALL	All Segments	17	85	20%	Strongly Favors Seller
LUXURY	\$2 M and above	1	29	3%	Favors Buyer
HIGH	\$1.2 M-\$2 M	4	23	17%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	11	15	73%	Strongly Favors Seller
ENTRY	Under \$800,000	1	18	6%	Balanced

# SEATTLE *May 7th weekly report*

PRICE  
SEGMENT

■ ACTIVE LISTINGS  
■ PENDING SALES

% SOLD  
THIS WEEK

MARKET  
TREND

## QUEEN ANNE & MAGNOLIA

ALL	All Segments	15	72	21%	Strongly Favors Seller
LUXURY	\$2 M and above	0	21	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	4	24	17%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	8	14	57%	Strongly Favors Seller
ENTRY	Under \$800,000	3	13	23%	Strongly Favors Seller

## BALLARD & GREENLAKE

ALL	All Segments	39	107	36%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	16	6%	Balanced
HIGH	\$900,000-\$1.5 M	14	38	37%	Strongly Favors Seller
MID	\$600,000-\$900,000	20	44	45%	Strongly Favors Seller
ENTRY	Under \$600,000	4	9	44%	Strongly Favors Seller

## NORTH SEATTLE

ALL	All Segments	26	72	36%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	21	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	4	20	20%	Strongly Favors Seller
MID	\$600,000-\$900,000	16	23	70%	Strongly Favors Seller
ENTRY	Under \$600,000	6	8	75%	Strongly Favors Seller

# EASTSIDE *May 7th weekly report*

PRICE  
SEGMENT

■ ACTIVE LISTINGS  
■ PENDING SALES

% SOLD  
THIS WEEK

MARKET  
TREND

## RENTON HIGHLANDS

ALL	All Segments	24	87	28%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	2	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	3	28	11%	Favors Seller
MID	\$600,000-\$900,000	10	27	37%	Strongly Favors Seller
ENTRY	Under \$600,000	11	30	37%	Strongly Favors Seller

## SOUTH EASTSIDE

ALL	All Segments	18	114	16%	Strongly Favors Seller
LUXURY	\$2 M and above	1	20	5%	Balanced
HIGH	\$1.2 M-\$2 M	3	29	10%	Favors Seller
MID	\$800,000-\$1.2 M	9	41	22%	Strongly Favors Seller
ENTRY	Under \$800,000	5	24	21%	Strongly Favors Seller

## MERCER ISLAND

ALL	All Segments	5	57	9%	Favors Seller
LUXURY	\$4 M and above	0	16	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	1	26	4%	Favors Buyer
MID	\$1.2 M-\$2 M	2	13	15%	Favors Seller
ENTRY	Under \$1.2 M	2	2	100%	Strongly Favors Seller

# EASTSIDE *May 7th weekly report*

PRICE  
SEGMENT

■ ACTIVE LISTINGS  
■ PENDING SALES

% SOLD  
THIS WEEK

MARKET  
TREND

## WEST BELLEVUE

ALL	All Segments	7	89	8%	Favors Seller
LUXURY	\$4 M and above	0	36	0%	Strongly Favors Buyer
HIGH	\$2.5 M-\$4 M	3	33	9%	Favors Seller
MID	\$1.5 M-\$2.5 M	1	17	6%	Balanced
ENTRY	Under \$1.5 M	3	3	100%	Strongly Favors Seller

## EAST BELLEVUE

ALL	All Segments	18	52	35%	Strongly Favors Seller
LUXURY	\$2 M and above	1	15	7%	Balanced
HIGH	\$1.2 M-\$2 M	5	14	36%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	8	15	53%	Strongly Favors Seller
ENTRY	Under \$800,000	4	8	50%	Strongly Favors Seller

## EAST LAKE SAMMAMISH

ALL	All Segments	56	197	28%	Strongly Favors Seller
LUXURY	\$1.5 M and above	5	31	16%	Strongly Favors Seller
HIGH	\$900,000-\$1.5 M	30	101	30%	Strongly Favors Seller
MID	\$600,000-\$900,000	21	42	50%	Strongly Favors Seller
ENTRY	Under \$600,000	0	23	0%	Strongly Favors Buyer

# EASTSIDE *May 7th weekly report*

PRICE  
SEGMENT

■ ACTIVE LISTINGS  
■ PENDING SALES

% SOLD  
THIS WEEK

MARKET  
TREND

## REDMOND

ALL	All Segments	18	62	29%	Strongly Favors Seller
LUXURY	\$2 M and above	1	6	17%	Strongly Favors Seller
HIGH	\$1.2 M-\$2 M	7	17	41%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	4	21	19%	Strongly Favors Seller
ENTRY	Under \$800,000	6	18	33%	Strongly Favors Seller

## KIRKLAND

ALL	All Segments	16	73	22%	Strongly Favors Seller
LUXURY	\$4 M and above	0	9	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	1	23	4%	Balanced
MID	\$1.2 M-\$2 M	6	29	21%	Strongly Favors Seller
ENTRY	Under \$1.2 M	9	12	75%	Strongly Favors Seller

## JUANITA & WOODINVILLE

ALL	All Segments	47	197	24%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	31	3%	Favors Buyer
HIGH	\$900,000-\$1.5 M	15	66	23%	Strongly Favors Seller
MID	\$600,000-\$900,000	19	71	27%	Strongly Favors Seller
ENTRY	Under \$600,000	12	29	41%	Strongly Favors Seller

# CONDOS *May 7th weekly report*

PRICE  
SEGMENT

■ ACTIVE LISTINGS  
■ PENDING SALES

% SOLD  
THIS WEEK

MARKET  
TREND

## DOWNTOWN BELLEVUE CONDOS

PRICE SEGMENT	Price Range	Pending Sales	Active Listings	% Sold This Week	Market Trend
ALL	All Segments	3	24	13%	Favors Seller
LUXURY	\$1.5 M and above	0	10	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	1	3	33%	Strongly Favors Seller
MID	\$600,000-\$900,000	1	4	25%	Strongly Favors Seller
ENTRY	Under \$600,000	1	7	14%	Favors Seller

## DOWNTOWN SEATTLE CONDOS

PRICE SEGMENT	Price Range	Pending Sales	Active Listings	% Sold This Week	Market Trend
ALL	All Segments	21	105	20%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	36	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	3	35	9%	Favors Seller
MID	\$600,000-\$900,000	12	27	44%	Strongly Favors Seller
ENTRY	Under \$600,000	6	7	86%	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.