

SEATTLE *May 14th weekly report*

PRICE
SEGMENT

■ ACTIVE LISTINGS
■ PENDING SALES

% SOLD
THIS WEEK

MARKET
TREND

WEST SEATTLE

ALL	All Segments	30	111	27%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	15	13%	Favors Seller
HIGH	\$900,000-\$1.5 M	5	13	38%	Strongly Favors Seller
MID	\$600,000-\$900,000	13	49	27%	Strongly Favors Seller
ENTRY	Under \$600,000	10	34	29%	Strongly Favors Seller

SOUTH SEATTLE

ALL	All Segments	16	101	16%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	6	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	1	13	8%	Balanced
MID	\$600,000-\$900,000	6	53	11%	Favors Seller
ENTRY	Under \$600,000	9	29	31%	Strongly Favors Seller

CENTRAL SEATTLE

ALL	All Segments	21	87	24%	Strongly Favors Seller
LUXURY	\$2 M and above	0	30	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	7	22	32%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	7	17	41%	Strongly Favors Seller
ENTRY	Under \$800,000	7	18	39%	Strongly Favors Seller

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QUEEN ANNE & MAGNOLIA

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	20	59	79	25%	Strongly Favors Seller
LUXURY	\$2 M and above	1	19	20	5%	Balanced
HIGH	\$1.2 M-\$2 M	8	14	22	36%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	9	13	22	41%	Strongly Favors Seller
ENTRY	Under \$800,000	2	13	15	13%	Favors Seller

BALLARD & GREENLAKE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	42	78	120	35%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	19	20	5%	Balanced
HIGH	\$900,000-\$1.5 M	10	36	46	22%	Strongly Favors Seller
MID	\$600,000-\$900,000	28	17	45	62%	Strongly Favors Seller
ENTRY	Under \$600,000	3	6	9	33%	Strongly Favors Seller

NORTH SEATTLE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	28	38	66	42%	Strongly Favors Seller
LUXURY	\$1.5 M and above	5	10	15	33%	Strongly Favors Seller
HIGH	\$900,000-\$1.5 M	4	24	28	14%	Favors Seller
MID	\$600,000-\$900,000	13	2	15	87%	Strongly Favors Seller
ENTRY	Under \$600,000	6	2	8	75%	Strongly Favors Seller

EASTSIDE *May 14th weekly report*

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RENTON HIGHLANDS

ALL	All Segments	20	82	24%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	1	100%	Strongly Favors Seller
HIGH	\$900,000-\$1.5 M	3	25	12%	Favors Seller
MID	\$600,000-\$900,000	7	27	26%	Strongly Favors Seller
ENTRY	Under \$600,000	9	29	31%	Strongly Favors Seller

SOUTH EASTSIDE

ALL	All Segments	25	121	21%	Strongly Favors Seller
LUXURY	\$2 M and above	1	21	5%	Balanced
HIGH	\$1.2 M-\$2 M	9	30	30%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	8	46	17%	Strongly Favors Seller
ENTRY	Under \$800,000	7	24	29%	Strongly Favors Seller

MERCER ISLAND

ALL	All Segments	7	55	13%	Favors Seller
LUXURY	\$4 M and above	0	15	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	2	26	8%	Balanced
MID	\$1.2 M-\$2 M	5	12	42%	Strongly Favors Seller
ENTRY	Under \$1.2 M	0	2	0%	Strongly Favors Buyer

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WEST BELLEVUE

ALL	All Segments	6	92	7%	Balanced
LUXURY	\$4 M and above	1	33	3%	Favors Buyer
HIGH	\$2.5 M-\$4 M	2	34	6%	Balanced
MID	\$1.5 M-\$2.5 M	3	22	14%	Favors Seller
ENTRY	Under \$1.5 M	0	3	0%	Strongly Favors Buyer

EAST BELLEVUE

ALL	All Segments	18	65	28%	Strongly Favors Seller
LUXURY	\$2 M and above	0	15	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	3	15	20%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	8	26	31%	Strongly Favors Seller
ENTRY	Under \$800,000	7	9	78%	Strongly Favors Seller

EAST LAKE SAMMAMISH

ALL	All Segments	65	197	33%	Strongly Favors Seller
LUXURY	\$1.5 M and above	4	37	11%	Favors Seller
HIGH	\$900,000-\$1.5 M	27	92	29%	Strongly Favors Seller
MID	\$600,000-\$900,000	21	53	40%	Strongly Favors Seller
ENTRY	Under \$600,000	13	15	87%	Strongly Favors Seller

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REDMOND

ALL	All Segments	17	55	31%	Strongly Favors Seller
LUXURY	\$2 M and above	0	6	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	2	20	10%	Favors Seller
MID	\$800,000-\$1.2 M	9	13	69%	Strongly Favors Seller
ENTRY	Under \$800,000	6	16	38%	Strongly Favors Seller

KIRKLAND

ALL	All Segments	15	91	16%	Strongly Favors Seller
LUXURY	\$4 M and above	0	8	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	2	24	8%	Favors Seller
MID	\$1.2 M-\$2 M	6	36	17%	Strongly Favors Seller
ENTRY	Under \$1.2 M	7	23	30%	Strongly Favors Seller

JUANITA & WOODINVILLE

ALL	All Segments	55	197	28%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	33	6%	Balanced
HIGH	\$900,000-\$1.5 M	13	66	20%	Strongly Favors Seller
MID	\$600,000-\$900,000	29	75	39%	Strongly Favors Seller
ENTRY	Under \$600,000	11	23	48%	Strongly Favors Seller

CONDOS *May 14th weekly report*

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DOWNTOWN BELLEVUE CONDOS

PRICE SEGMENT	Price Range	Active Listings	Pending Sales	Total	% Sold This Week	Market Trend
ALL	All Segments	2	24	26	8%	Balanced
LUXURY	\$1.5 M and above	0	11	11	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	0	4	4	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	0	5	5	0%	Strongly Favors Buyer
ENTRY	Under \$600,000	2	4	6	33%	Strongly Favors Seller

DOWNTOWN SEATTLE CONDOS

PRICE SEGMENT	Price Range	Active Listings	Pending Sales	Total	% Sold This Week	Market Trend
ALL	All Segments	12	99	111	11%	Favors Seller
LUXURY	\$1.5 M and above	1	33	34	3%	Favors Buyer
HIGH	\$900,000-\$1.5 M	2	36	38	5%	Balanced
MID	\$600,000-\$900,000	6	23	29	21%	Strongly Favors Seller
ENTRY	Under \$600,000	3	7	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.