

SEATTLE *May 21st weekly report*

PRICE
SEGMENT

■ ACTIVE LISTINGS
■ PENDING SALES

% SOLD
THIS WEEK

MARKET
TREND

WEST SEATTLE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	24	146	170	16%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	14	14	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	0	24	24	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	9	66	75	14%	Favors Seller
ENTRY	Under \$600,000	15	42	57	36%	Strongly Favors Seller

SOUTH SEATTLE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	16	97	113	16%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	4	6	50%	Strongly Favors Seller
HIGH	\$900,000-\$1.5 M	2	12	14	17%	Strongly Favors Seller
MID	\$600,000-\$900,000	5	49	54	10%	Favors Seller
ENTRY	Under \$600,000	7	32	39	22%	Strongly Favors Seller

CENTRAL SEATTLE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	15	104	119	14%	Favors Seller
LUXURY	\$2 M and above	2	29	31	7%	Balanced
HIGH	\$1.2 M-\$2 M	3	28	31	11%	Favors Seller
MID	\$800,000-\$1.2 M	4	21	25	19%	Strongly Favors Seller
ENTRY	Under \$800,000	6	26	32	23%	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	18	82	22%	Strongly Favors Seller
LUXURY	\$2 M and above	2	21	10%	Favors Seller
HIGH	\$1.2 M-\$2 M	3	28	11%	Favors Seller
MID	\$800,000-\$1.2 M	8	20	40%	Strongly Favors Seller
ENTRY	Under \$800,000	5	13	38%	Strongly Favors Seller

BALLARD & GREENLAKE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	41	150	27%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	16	6%	Balanced
HIGH	\$900,000-\$1.5 M	16	49	33%	Strongly Favors Seller
MID	\$600,000-\$900,000	18	66	27%	Strongly Favors Seller
ENTRY	Under \$600,000	6	19	32%	Strongly Favors Seller

NORTH SEATTLE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	18	101	18%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	24	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	9	26	35%	Strongly Favors Seller
MID	\$600,000-\$900,000	5	41	12%	Favors Seller
ENTRY	Under \$600,000	4	10	40%	Strongly Favors Seller

EASTSIDE *May 21st weekly report*

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RENTON HIGHLANDS

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	16	96	17%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	5	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	2	25	8%	Favors Seller
MID	\$600,000-\$900,000	5	30	17%	Strongly Favors Seller
ENTRY	Under \$600,000	9	36	25%	Strongly Favors Seller

SOUTH EASTSIDE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	25	132	19%	Strongly Favors Seller
LUXURY	\$2 M and above	0	22	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	6	38	16%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	11	46	24%	Strongly Favors Seller
ENTRY	Under \$800,000	8	26	31%	Strongly Favors Seller

MERCER ISLAND

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	7	60	12%	Favors Seller
LUXURY	\$4 M and above	0	15	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	1	32	3%	Favors Buyer
MID	\$1.2 M-\$2 M	4	11	36%	Strongly Favors Seller
ENTRY	Under \$1.2 M	2	2	100%	Strongly Favors Seller

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WEST BELLEVUE

ALL	All Segments	7	101	7%	Balanced
LUXURY	\$4 M and above	0	37	0%	Strongly Favors Buyer
HIGH	\$2.5 M-\$4 M	3	37	8%	Favors Seller
MID	\$1.5 M-\$2.5 M	3	21	14%	Favors Seller
ENTRY	Under \$1.5 M	1	6	17%	Strongly Favors Seller

EAST BELLEVUE

ALL	All Segments	25	64	39%	Strongly Favors Seller
LUXURY	\$2 M and above	1	16	6%	Balanced
HIGH	\$1.2 M-\$2 M	1	18	6%	Balanced
MID	\$800,000-\$1.2 M	17	24	71%	Strongly Favors Seller
ENTRY	Under \$800,000	6	6	100%	Strongly Favors Seller

EAST LAKE SAMMAMISH

ALL	All Segments	40	236	17%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	39	5%	Balanced
HIGH	\$900,000-\$1.5 M	14	110	13%	Favors Seller
MID	\$600,000-\$900,000	19	69	28%	Strongly Favors Seller
ENTRY	Under \$600,000	5	18	28%	Strongly Favors Seller

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REDMOND

ALL	All Segments	12	83	14%	Favors Seller
LUXURY	\$2 M and above	1	5	20%	Strongly Favors Seller
HIGH	\$1.2 M-\$2 M	1	29	3%	Favors Buyer
MID	\$800,000-\$1.2 M	5	24	21%	Strongly Favors Seller
ENTRY	Under \$800,000	5	25	20%	Strongly Favors Seller

KIRKLAND

ALL	All Segments	21	110	19%	Strongly Favors Seller
LUXURY	\$4 M and above	0	9	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	3	22	14%	Favors Seller
MID	\$1.2 M-\$2 M	7	51	14%	Favors Seller
ENTRY	Under \$1.2 M	11	28	39%	Strongly Favors Seller

JUANITA & WOODINVILLE

ALL	All Segments	44	227	19%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	35	6%	Balanced
HIGH	\$900,000-\$1.5 M	11	76	14%	Favors Seller
MID	\$600,000-\$900,000	22	87	25%	Strongly Favors Seller
ENTRY	Under \$600,000	9	29	31%	Strongly Favors Seller

CONDOS *May 21st 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	8	32	25%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	12	8%	Favors Seller
HIGH	\$900,000-\$1.5 M	1	5	20%	Strongly Favors Seller
MID	\$600,000-\$900,000	2	9	22%	Strongly Favors Seller
ENTRY	Under \$600,000	4	6	67%	Strongly Favors Seller

DOWNTOWN SEATTLE CONDOS

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	7	128	5%	Balanced
LUXURY	\$1.5 M and above	0	35	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	1	40	3%	Strongly Favors Buyer
MID	\$600,000-\$900,000	3	40	8%	Balanced
ENTRY	Under \$600,000	3	13	23%	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.