

SEATTLE *May 28th weekly report*

PRICE
SEGMENT

■ ACTIVE LISTINGS
■ PENDING SALES

% SOLD
THIS WEEK

MARKET
TREND

WEST SEATTLE

ALL	All Segments	45	112	40%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	13	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	2	24	8%	Favors Seller
MID	\$600,000-\$900,000	23	46	50%	Strongly Favors Seller
ENTRY	Under \$600,000	20	29	69%	Strongly Favors Seller

SOUTH SEATTLE

ALL	All Segments	19	85	22%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	5	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	2	11	18%	Strongly Favors Seller
MID	\$600,000-\$900,000	8	45	18%	Strongly Favors Seller
ENTRY	Under \$600,000	9	24	38%	Strongly Favors Seller

CENTRAL SEATTLE

ALL	All Segments	19	90	21%	Strongly Favors Seller
LUXURY	\$2 M and above	2	26	8%	Balanced
HIGH	\$1.2 M-\$2 M	3	26	12%	Favors Seller
MID	\$800,000-\$1.2 M	7	21	33%	Strongly Favors Seller
ENTRY	Under \$800,000	7	17	41%	Strongly Favors Seller

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QUEEN ANNE & MAGNOLIA

PRICE SEGMENT	Range	Active Listings	Pending Sales	Total	% Sold	Market Trend
ALL	All Segments	14	54	68	21%	Strongly Favors Seller
LUXURY	\$2 M and above	1	14	15	7%	Balanced
HIGH	\$1.2 M-\$2 M	6	19	25	24%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	6	9	15	40%	Strongly Favors Seller
ENTRY	Under \$800,000	1	12	13	8%	Balanced

BALLARD & GREENLAKE

PRICE SEGMENT	Range	Active Listings	Pending Sales	Total	% Sold	Market Trend
ALL	All Segments	51	54	105	49%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	14	15	7%	Balanced
HIGH	\$900,000-\$1.5 M	12	25	37	32%	Strongly Favors Seller
MID	\$600,000-\$900,000	30	13	43	70%	Strongly Favors Seller
ENTRY	Under \$600,000	8	22	30	80%	Strongly Favors Seller

NORTH SEATTLE

PRICE SEGMENT	Range	Active Listings	Pending Sales	Total	% Sold	Market Trend
ALL	All Segments	34	41	75	45%	Strongly Favors Seller
LUXURY	\$1.5 M and above	3	19	22	14%	Favors Seller
HIGH	\$900,000-\$1.5 M	8	10	18	44%	Strongly Favors Seller
MID	\$600,000-\$900,000	16	12	28	57%	Strongly Favors Seller
ENTRY	Under \$600,000	7	0	7	100%	Strongly Favors Seller

EASTSIDE *May 28th weekly report*

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RENTON HIGHLANDS

ALL	All Segments	25	94	27%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	7	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	2	23	9%	Favors Seller
MID	\$600,000-\$900,000	8	29	28%	Strongly Favors Seller
ENTRY	Under \$600,000	15	35	43%	Strongly Favors Seller

SOUTH EASTSIDE

ALL	All Segments	21	120	18%	Strongly Favors Seller
LUXURY	\$2 M and above	1	21	5%	Balanced
HIGH	\$1.2 M-\$2 M	3	39	8%	Balanced
MID	\$800,000-\$1.2 M	10	44	23%	Strongly Favors Seller
ENTRY	Under \$800,000	7	16	44%	Strongly Favors Seller

MERCER ISLAND

ALL	All Segments	6	56	11%	Favors Seller
LUXURY	\$4 M and above	0	15	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	4	30	13%	Favors Seller
MID	\$1.2 M-\$2 M	2	11	18%	Strongly Favors Seller
ENTRY	Under \$1.2 M	0	0	0%	Strongly Favors Buyer

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WEST BELLEVUE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	6	98	104	6%	Balanced
LUXURY	\$4 M and above	0	38	38	0%	Strongly Favors Buyer
HIGH	\$2.5 M-\$4 M	3	34	37	9%	Favors Seller
MID	\$1.5 M-\$2.5 M	3	19	22	16%	Strongly Favors Seller
ENTRY	Under \$1.5 M	0	7	7	0%	Strongly Favors Buyer

EAST BELLEVUE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	21	35	56	38%	Strongly Favors Seller
LUXURY	\$2 M and above	2	12	14	14%	Favors Seller
HIGH	\$1.2 M-\$2 M	5	14	19	26%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	10	7	17	59%	Strongly Favors Seller
ENTRY	Under \$800,000	4	2	6	67%	Strongly Favors Seller

EAST LAKE SAMMAMISH

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	54	164	218	25%	Strongly Favors Seller
LUXURY	\$1.5 M and above	3	32	35	9%	Favors Seller
HIGH	\$900,000-\$1.5 M	16	89	105	15%	Favors Seller
MID	\$600,000-\$900,000	27	35	62	44%	Strongly Favors Seller
ENTRY	Under \$600,000	8	8	16	50%	Strongly Favors Seller

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REDMOND

ALL	All Segments	24	63	38%	Strongly Favors Seller
LUXURY	\$2 M and above	1	4	25%	Strongly Favors Seller
HIGH	\$1.2 M-\$2 M	6	23	26%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	8	22	36%	Strongly Favors Seller
ENTRY	Under \$800,000	9	14	64%	Strongly Favors Seller

KIRKLAND

ALL	All Segments	21	89	24%	Strongly Favors Seller
LUXURY	\$4 M and above	1	8	13%	Favors Seller
HIGH	\$2 M-\$4 M	2	18	11%	Favors Seller
MID	\$1.2 M-\$2 M	9	40	23%	Strongly Favors Seller
ENTRY	Under \$1.2 M	9	23	39%	Strongly Favors Seller

JUANITA & WOODINVILLE

ALL	All Segments	45	209	22%	Strongly Favors Seller
LUXURY	\$1.5 M and above	3	36	8%	Favors Seller
HIGH	\$900,000-\$1.5 M	11	64	17%	Strongly Favors Seller
MID	\$600,000-\$900,000	24	76	32%	Strongly Favors Seller
ENTRY	Under \$600,000	7	33	21%	Strongly Favors Seller

CONDOS *May 28th 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	11	30	37%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	12	17%	Strongly Favors Seller
HIGH	\$900,000-\$1.5 M	3	5	60%	Strongly Favors Seller
MID	\$600,000-\$900,000	4	6	67%	Strongly Favors Seller
ENTRY	Under \$600,000	2	7	29%	Strongly Favors Seller

DOWNTOWN SEATTLE CONDOS

PRICE SEGMENT	Price Range	Pending Sales	Active Listings	% Sold This Week	Market Trend
ALL	All Segments	10	123	8%	Favors Seller
LUXURY	\$1.5 M and above	1	34	3%	Favors Buyer
HIGH	\$900,000-\$1.5 M	1	38	3%	Favors Buyer
MID	\$600,000-\$900,000	3	36	8%	Favors Seller
ENTRY	Under \$600,000	5	15	33%	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.