

SEATTLE *June 4th weekly report*

PRICE
SEGMENT

■ ACTIVE LISTINGS
■ PENDING SALES

% SOLD
THIS WEEK

MARKET
TREND

WEST SEATTLE

ALL	All Segments	28	134	21%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	13	8%	Balanced
HIGH	\$900,000-\$1.5 M	4	28	14%	Favors Seller
MID	\$600,000-\$900,000	13	58	22%	Strongly Favors Seller
ENTRY	Under \$600,000	10	35	29%	Strongly Favors Seller

SOUTH SEATTLE

ALL	All Segments	12	106	11%	Favors Seller
LUXURY	\$1.5 M and above	0	5	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	1	15	7%	Balanced
MID	\$600,000-\$900,000	5	53	9%	Favors Seller
ENTRY	Under \$600,000	6	33	18%	Strongly Favors Seller

CENTRAL SEATTLE

ALL	All Segments	10	101	10%	Favors Seller
LUXURY	\$2 M and above	1	29	3%	Favors Buyer
HIGH	\$1.2 M-\$2 M	3	32	9%	Favors Seller
MID	\$800,000-\$1.2 M	3	23	13%	Favors Seller
ENTRY	Under \$800,000	3	17	18%	Strongly Favors Seller

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QUEEN ANNE & MAGNOLIA

ALL	All Segments	5	85	6%	Balanced
LUXURY	\$2 M and above	1	16	6%	Balanced
HIGH	\$1.2 M-\$2 M	1	29	3%	Favors Buyer
MID	\$800,000-\$1.2 M	3	22	14%	Favors Seller
ENTRY	Under \$800,000	0	18	0%	Strongly Favors Buyer

BALLARD & GREENLAKE

ALL	All Segments	21	152	14%	Favors Seller
LUXURY	\$1.5 M and above	2	18	11%	Favors Seller
HIGH	\$900,000-\$1.5 M	5	41	12%	Favors Seller
MID	\$600,000-\$900,000	12	75	16%	Strongly Favors Seller
ENTRY	Under \$600,000	2	18	11%	Favors Seller

NORTH SEATTLE

ALL	All Segments	11	77	14%	Favors Seller
LUXURY	\$1.5 M and above	0	24	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	2	20	10%	Favors Seller
MID	\$600,000-\$900,000	7	27	26%	Strongly Favors Seller
ENTRY	Under \$600,000	2	6	33%	Strongly Favors Seller

EASTSIDE *June 4th weekly report*

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RENTON HIGHLANDS

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	11		110	10%	Favors Seller
LUXURY	\$1.5 M and above	1		6	17%	Strongly Favors Seller
HIGH	\$900,000-\$1.5 M	0		28	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	3		40	8%	Balanced
ENTRY	Under \$600,000	7		36	19%	Strongly Favors Seller

SOUTH EASTSIDE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	13		156	8%	Favors Seller
LUXURY	\$2 M and above	0		22	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	3		49	6%	Balanced
MID	\$800,000-\$1.2 M	7		64	11%	Favors Seller
ENTRY	Under \$800,000	3		21	14%	Favors Seller

MERCER ISLAND

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	4		62	6%	Balanced
LUXURY	\$4 M and above	0		16	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	1		32	3%	Favors Buyer
MID	\$1.2 M-\$2 M	3		13	23%	Strongly Favors Seller
ENTRY	Under \$1.2 M	0	1	1	0%	Strongly Favors Buyer

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WEST BELLEVUE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	4	103	4%	Balanced
LUXURY	\$4 M and above	1	40	3%	Strongly Favors Buyer
HIGH	\$2.5 M-\$4 M	0	34	0%	Strongly Favors Buyer
MID	\$1.5 M-\$2.5 M	3	20	15%	Favors Seller
ENTRY	Under \$1.5 M	0	9	0%	Strongly Favors Buyer

EAST BELLEVUE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	5	72	7%	Balanced
LUXURY	\$2 M and above	1	13	8%	Balanced
HIGH	\$1.2 M-\$2 M	1	21	5%	Balanced
MID	\$800,000-\$1.2 M	2	28	7%	Balanced
ENTRY	Under \$800,000	1	10	10%	Favors Seller

EAST LAKE SAMMAMISH

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	34	255	13%	Favors Seller
LUXURY	\$1.5 M and above	0	36	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	18	116	16%	Strongly Favors Seller
MID	\$600,000-\$900,000	13	85	15%	Favors Seller
ENTRY	Under \$600,000	3	18	17%	Strongly Favors Seller

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REDMOND

ALL	All Segments	8	73	11%	Favors Seller
LUXURY	\$2 M and above	0	4	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	1	23	4%	Balanced
MID	\$800,000-\$1.2 M	3	25	12%	Favors Seller
ENTRY	Under \$800,000	4	21	19%	Strongly Favors Seller

KIRKLAND

ALL	All Segments	11	95	12%	Favors Seller
LUXURY	\$4 M and above	1	7	14%	Favors Seller
HIGH	\$2 M-\$4 M	1	23	4%	Balanced
MID	\$1.2 M-\$2 M	4	43	9%	Favors Seller
ENTRY	Under \$1.2 M	5	22	23%	Strongly Favors Seller

JUANITA & WOODINVILLE

ALL	All Segments	35	220	16%	Strongly Favors Seller
LUXURY	\$1.5 M and above	4	34	12%	Favors Seller
HIGH	\$900,000-\$1.5 M	6	68	9%	Favors Seller
MID	\$600,000-\$900,000	20	81	25%	Strongly Favors Seller
ENTRY	Under \$600,000	5	37	14%	Favors Seller

CONDOS *June 4th 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	6	24	30	20%	Strongly Favors Seller
LUXURY	\$1.5 M and above	1	13	14	7%	Balanced
HIGH	\$900,000-\$1.5 M	0	7	7	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	2	3	5	40%	Strongly Favors Seller
ENTRY	Under \$600,000	3	1	4	75%	Strongly Favors Seller

DOWNTOWN SEATTLE CONDOS

PRICE SEGMENT	Price Range	Active Listings	Pending Sales	Total	% Sold This Week	Market Trend
ALL	All Segments	4	139	143	3%	Favors Buyer
LUXURY	\$1.5 M and above	0	36	36	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	1	39	40	3%	Strongly Favors Buyer
MID	\$600,000-\$900,000	1	43	44	2%	Strongly Favors Buyer
ENTRY	Under \$600,000	2	21	23	9%	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.