

SEATTLE *June 18th weekly report*

PRICE
SEGMENT

■ ACTIVE LISTINGS
■ PENDING SALES

% SOLD
THIS WEEK

MARKET
TREND

WEST SEATTLE

ALL	All Segments	27	154	18%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	17	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	5	31	16%	Strongly Favors Seller
MID	\$600,000-\$900,000	13	62	21%	Strongly Favors Seller
ENTRY	Under \$600,000	9	44	20%	Strongly Favors Seller

SOUTH SEATTLE

ALL	All Segments	25	129	19%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	8	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	4	13	31%	Strongly Favors Seller
MID	\$600,000-\$900,000	7	75	9%	Favors Seller
ENTRY	Under \$600,000	14	33	42%	Strongly Favors Seller

CENTRAL SEATTLE

ALL	All Segments	23	122	19%	Strongly Favors Seller
LUXURY	\$2 M and above	2	32	6%	Balanced
HIGH	\$1.2 M-\$2 M	4	32	13%	Favors Seller
MID	\$800,000-\$1.2 M	12	32	38%	Strongly Favors Seller
ENTRY	Under \$800,000	5	26	19%	Strongly Favors Seller

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QUEEN ANNE & MAGNOLIA

PRICE SEGMENT	Range	Active Listings	Pending Sales	Total	% Sold	Market Trend
ALL	All Segments	12	80	92	13%	Favors Seller
LUXURY	\$2 M and above	1	19	20	5%	Balanced
HIGH	\$1.2 M-\$2 M	4	34	38	11%	Favors Seller
MID	\$800,000-\$1.2 M	5	16	21	24%	Strongly Favors Seller
ENTRY	Under \$800,000	2	11	13	15%	Favors Seller

BALLARD & GREENLAKE

PRICE SEGMENT	Range	Active Listings	Pending Sales	Total	% Sold	Market Trend
ALL	All Segments	47	111	158	30%	Strongly Favors Seller
LUXURY	\$1.5 M and above	0	18	18	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	15	29	44	34%	Strongly Favors Seller
MID	\$600,000-\$900,000	25	48	73	34%	Strongly Favors Seller
ENTRY	Under \$600,000	7	16	23	30%	Strongly Favors Seller

NORTH SEATTLE

PRICE SEGMENT	Range	Active Listings	Pending Sales	Total	% Sold	Market Trend
ALL	All Segments	20	86	106	19%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	24	26	8%	Balanced
HIGH	\$900,000-\$1.5 M	5	16	21	24%	Strongly Favors Seller
MID	\$600,000-\$900,000	13	27	40	33%	Strongly Favors Seller
ENTRY	Under \$600,000	0	19	19	0%	Strongly Favors Buyer

EASTSIDE *June 18th weekly report*

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RENTON HIGHLANDS

ALL	All Segments	16	124	13%	Favors Seller
LUXURY	\$1.5 M and above	0	7	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	2	20	10%	Favors Seller
MID	\$600,000-\$900,000	4	45	9%	Favors Seller
ENTRY	Under \$600,000	10	52	19%	Strongly Favors Seller

SOUTH EASTSIDE

ALL	All Segments	15	162	9%	Favors Seller
LUXURY	\$2 M and above	1	21	5%	Balanced
HIGH	\$1.2 M-\$2 M	1	58	2%	Strongly Favors Buyer
MID	\$800,000-\$1.2 M	10	56	18%	Strongly Favors Seller
ENTRY	Under \$800,000	3	27	11%	Favors Seller

MERCER ISLAND

ALL	All Segments	4	68	6%	Balanced
LUXURY	\$4 M and above	0	17	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	1	34	3%	Favors Buyer
MID	\$1.2 M-\$2 M	3	11	27%	Strongly Favors Seller
ENTRY	Under \$1.2 M	0	6	0%	Strongly Favors Buyer

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WEST BELLEVUE

ALL	All Segments	7	102	7%	Balanced
LUXURY	\$4 M and above	1	40	3%	Strongly Favors Buyer
HIGH	\$2.5 M-\$4 M	2	37	5%	Balanced
MID	\$1.5 M-\$2.5 M	2	19	11%	Favors Seller
ENTRY	Under \$1.5 M	2	6	33%	Strongly Favors Seller

EAST BELLEVUE

ALL	All Segments	22	87	25%	Strongly Favors Seller
LUXURY	\$2 M and above	0	17	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	3	20	15%	Favors Seller
MID	\$800,000-\$1.2 M	8	38	21%	Strongly Favors Seller
ENTRY	Under \$800,000	11	12	92%	Strongly Favors Seller

EAST LAKE SAMMAMISH

ALL	All Segments	41	289	14%	Favors Seller
LUXURY	\$1.5 M and above	2	38	5%	Balanced
HIGH	\$900,000-\$1.5 M	18	127	14%	Favors Seller
MID	\$600,000-\$900,000	13	109	12%	Favors Seller
ENTRY	Under \$600,000	8	15	53%	Strongly Favors Seller

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REDMOND

ALL	All Segments	18	81	22%	Strongly Favors Seller
LUXURY	\$2 M and above	0	4	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	7	30	23%	Strongly Favors Seller
MID	\$800,000-\$1.2 M	4	23	17%	Strongly Favors Seller
ENTRY	Under \$800,000	7	24	29%	Strongly Favors Seller

KIRKLAND

ALL	All Segments	13	99	13%	Favors Seller
LUXURY	\$4 M and above	0	6	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	1	23	4%	Balanced
MID	\$1.2 M-\$2 M	3	42	7%	Balanced
ENTRY	Under \$1.2 M	9	28	32%	Strongly Favors Seller

JUANITA & WOODINVILLE

ALL	All Segments	35	235	15%	Favors Seller
LUXURY	\$1.5 M and above	0	31	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	10	86	12%	Favors Seller
MID	\$600,000-\$900,000	18	88	20%	Strongly Favors Seller
ENTRY	Under \$600,000	7	30	23%	Strongly Favors Seller

CONDOS *June 18th weekly report*

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DOWNTOWN BELLEVUE CONDOS

PRICE SEGMENT	Price Range	Active Listings	Pending Sales	Total	% Sold	Market Trend
ALL	All Segments	5	32	37	14%	Favors Seller
LUXURY	\$1.5 M and above	0	15	15	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	2	9	11	18%	Strongly Favors Seller
MID	\$600,000-\$900,000	1	4	5	20%	Strongly Favors Seller
ENTRY	Under \$600,000	2	4	6	33%	Strongly Favors Seller

DOWNTOWN SEATTLE CONDOS

PRICE SEGMENT	Price Range	Active Listings	Pending Sales	Total	% Sold	Market Trend
ALL	All Segments	8	151	159	5%	Balanced
LUXURY	\$1.5 M and above	0	38	38	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	0	41	41	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	3	44	47	6%	Balanced
ENTRY	Under \$600,000	5	28	33	15%	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.