

# SEATTLE *July 9th weekly report*

PRICE  
SEGMENT

■ ACTIVE LISTINGS  
■ PENDING SALES

% SOLD  
THIS WEEK

MARKET  
TREND

## WEST SEATTLE

ALL	All Segments	21	168	13%	Favors Seller
LUXURY	\$1.5 M and above	0	19	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	1	39	3%	Strongly Favors Buyer
MID	\$600,000-\$900,000	8	72	11%	Favors Seller
ENTRY	Under \$600,000	12	38	32%	Strongly Favors Seller

## SOUTH SEATTLE

ALL	All Segments	12	145	8%	Favors Seller
LUXURY	\$1.5 M and above	0	8	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	0	15	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	6	76	8%	Favors Seller
ENTRY	Under \$600,000	6	46	13%	Favors Seller

## CENTRAL SEATTLE

ALL	All Segments	7	116	6%	Balanced
LUXURY	\$2 M and above	0	32	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	1	29	3%	Favors Buyer
MID	\$800,000-\$1.2 M	3	29	10%	Favors Seller
ENTRY	Under \$800,000	3	26	12%	Favors Seller

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## QUEEN ANNE & MAGNOLIA

ALL	All Segments	8	96	8%	Favors Seller
LUXURY	\$2 M and above	0	27	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	4	39	10%	Favors Seller
MID	\$800,000-\$1.2 M	1	19	5%	Balanced
ENTRY	Under \$800,000	3	11	27%	Strongly Favors Seller

## BALLARD & GREENLAKE

ALL	All Segments	25	160	16%	Strongly Favors Seller
LUXURY	\$1.5 M and above	2	17	12%	Favors Seller
HIGH	\$900,000-\$1.5 M	4	42	10%	Favors Seller
MID	\$600,000-\$900,000	18	79	23%	Strongly Favors Seller
ENTRY	Under \$600,000	1	22	5%	Balanced

## NORTH SEATTLE

ALL	All Segments	11	113	10%	Favors Seller
LUXURY	\$1.5 M and above	0	28	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	5	29	17%	Strongly Favors Seller
MID	\$600,000-\$900,000	4	39	10%	Favors Seller
ENTRY	Under \$600,000	2	17	12%	Favors Seller

# EASTSIDE *July 9th 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	8	110	118	7%	Balanced
LUXURY	\$1.5 M and above	0	8	8	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	1	23	24	4%	Balanced
MID	\$600,000-\$900,000	3	39	42	7%	Balanced
ENTRY	Under \$600,000	4	40	44	9%	Favors Seller

## SOUTH EASTSIDE

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	7	167	174	4%	Balanced
LUXURY	\$2 M and above	0	28	28	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	2	53	55	4%	Favors Buyer
MID	\$800,000-\$1.2 M	1	57	58	2%	Strongly Favors Buyer
ENTRY	Under \$800,000	4	29	33	12%	Favors Seller

## MERCER ISLAND

PRICE SEGMENT	PRICE RANGE	ACTIVE LISTINGS	PENDING SALES	TOTAL	% SOLD THIS WEEK	MARKET TREND
ALL	All Segments	13	93	106	12%	Favors Seller
LUXURY	\$4 M and above	1	51	52	2%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	4	27	31	13%	Favors Seller
MID	\$1.2 M-\$2 M	7	12	19	37%	Strongly Favors Seller
ENTRY	Under \$1.2 M	1	3	4	25%	Strongly Favors Seller

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## WEST BELLEVUE

ALL	All Segments	2	107	2%	Strongly Favors Buyer
LUXURY	\$4 M and above	0	40	0%	Strongly Favors Buyer
HIGH	\$2.5 M-\$4 M	1	39	3%	Strongly Favors Buyer
MID	\$1.5 M-\$2.5 M	1	19	5%	Balanced
ENTRY	Under \$1.5 M	0	9	0%	Strongly Favors Buyer

## EAST BELLEVUE

ALL	All Segments	10	76	13%	Favors Seller
LUXURY	\$2 M and above	0	16	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	0	20	0%	Strongly Favors Buyer
MID	\$800,000-\$1.2 M	4	29	14%	Favors Seller
ENTRY	Under \$800,000	6	11	55%	Strongly Favors Seller

## EAST LAKE SAMMAMISH

ALL	All Segments	29	288	10%	Favors Seller
LUXURY	\$1.5 M and above	3	39	8%	Balanced
HIGH	\$900,000-\$1.5 M	12	132	9%	Favors Seller
MID	\$600,000-\$900,000	10	93	11%	Favors Seller
ENTRY	Under \$600,000	4	24	17%	Strongly Favors Seller

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## REDMOND

ALL	All Segments	11	98	11%	Favors Seller
LUXURY	\$2 M and above	0	5	0%	Strongly Favors Buyer
HIGH	\$1.2 M-\$2 M	1	34	3%	Favors Buyer
MID	\$800,000-\$1.2 M	6	31	19%	Strongly Favors Seller
ENTRY	Under \$800,000	4	28	14%	Favors Seller

## KIRKLAND

ALL	All Segments	13	92	14%	Favors Seller
LUXURY	\$4 M and above	0	5	0%	Strongly Favors Buyer
HIGH	\$2 M-\$4 M	0	26	0%	Strongly Favors Buyer
MID	\$1.2 M-\$2 M	7	43	16%	Strongly Favors Seller
ENTRY	Under \$1.2 M	6	18	33%	Strongly Favors Seller

## JUANITA & WOODINVILLE

ALL	All Segments	27	247	11%	Favors Seller
LUXURY	\$1.5 M and above	1	36	3%	Favors Buyer
HIGH	\$900,000-\$1.5 M	10	82	12%	Favors Seller
MID	\$600,000-\$900,000	11	88	13%	Favors Seller
ENTRY	Under \$600,000	5	41	12%	Favors Seller

# CONDOS *July 9th weekly report*

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## DOWNTOWN BELLEVUE CONDOS

PRICE SEGMENT	Price Range	Active Listings	Pending Sales	Total	% Sold	Market Trend
ALL	All Segments	4	30	34	12%	Favors Seller
LUXURY	\$1.5 M and above	0	15	15	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	0	11	11	0%	Strongly Favors Buyer
MID	\$600,000-\$900,000	2	4	6	33%	Strongly Favors Seller
ENTRY	Under \$600,000	2	0	2	100%	Strongly Favors Seller

## DOWNTOWN SEATTLE CONDOS

PRICE SEGMENT	Price Range	Active Listings	Pending Sales	Total	% Sold	Market Trend
ALL	All Segments	6	136	142	4%	Balanced
LUXURY	\$1.5 M and above	0	24	24	0%	Strongly Favors Buyer
HIGH	\$900,000-\$1.5 M	3	27	30	10%	Favors Seller
MID	\$600,000-\$900,000	3	40	43	7%	Balanced
ENTRY	Under \$600,000	0	45	45	0%	Strongly Favors Buyer

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](http://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.