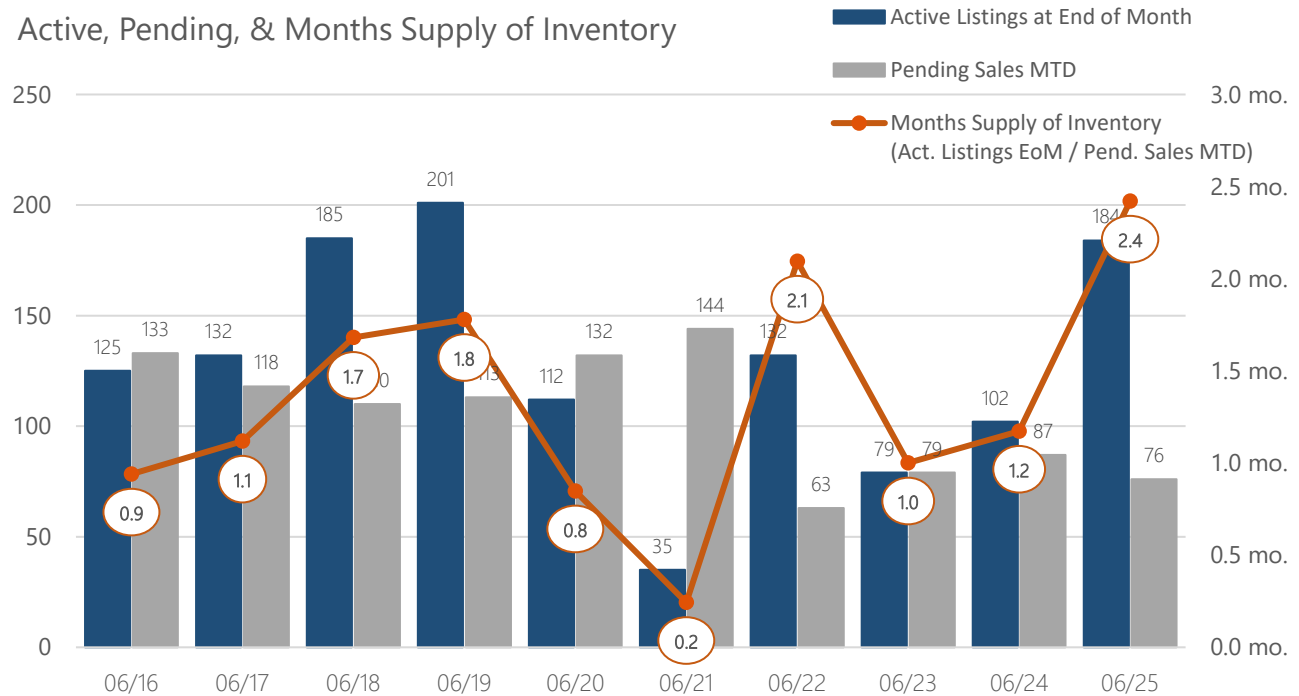


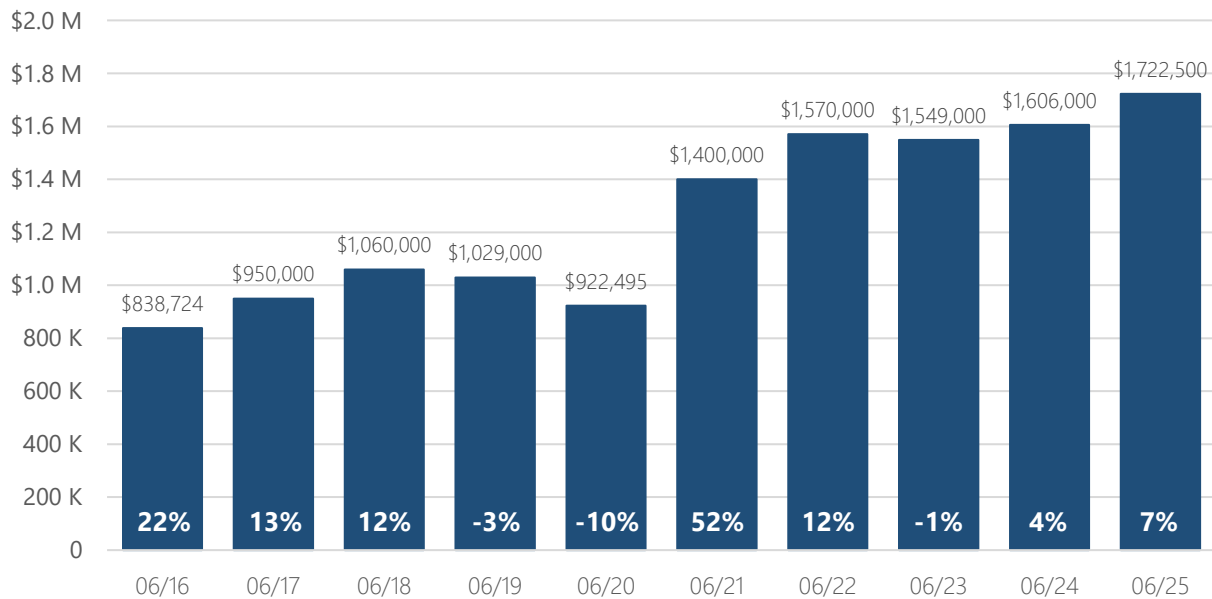
Eastside/South of I-90 (500)

RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



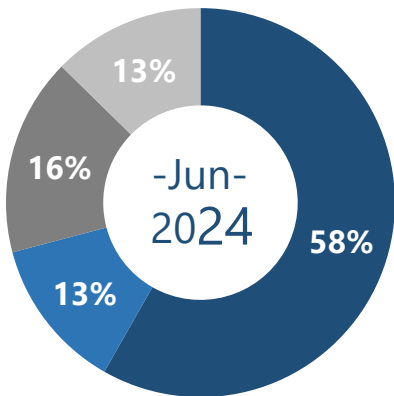
Median Closed Sales Price For Current Month Sold Properties



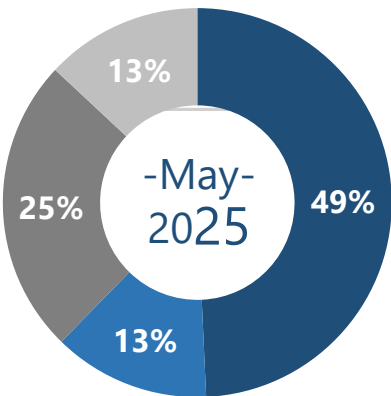
Eastside/South of I-90 (500)

RESIDENTIAL ONLY

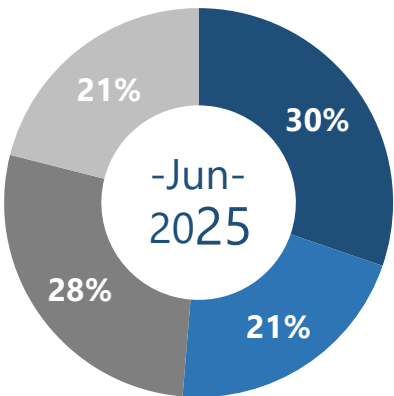
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH

JUNE 2025


SOLD
ABOVE
LIST
PRICE


SOLD
AT
LIST
PRICE


SOLD
BELOW
LIST
PRICE


PRICE
CHANGE
BEFORE
SALE

AVERAGE DAYS
ON MARKET



4

38

14

36

NUMBER OF SALES
IN MONTH



23

16

21

16

MEDIAN % FROM
ORIGINAL LIST PRICE



3%

0%

-3%

N/A

Eastside/South of I-90 (500)

RESIDENTIAL ONLY

Sales Price to List Price based on Market Time

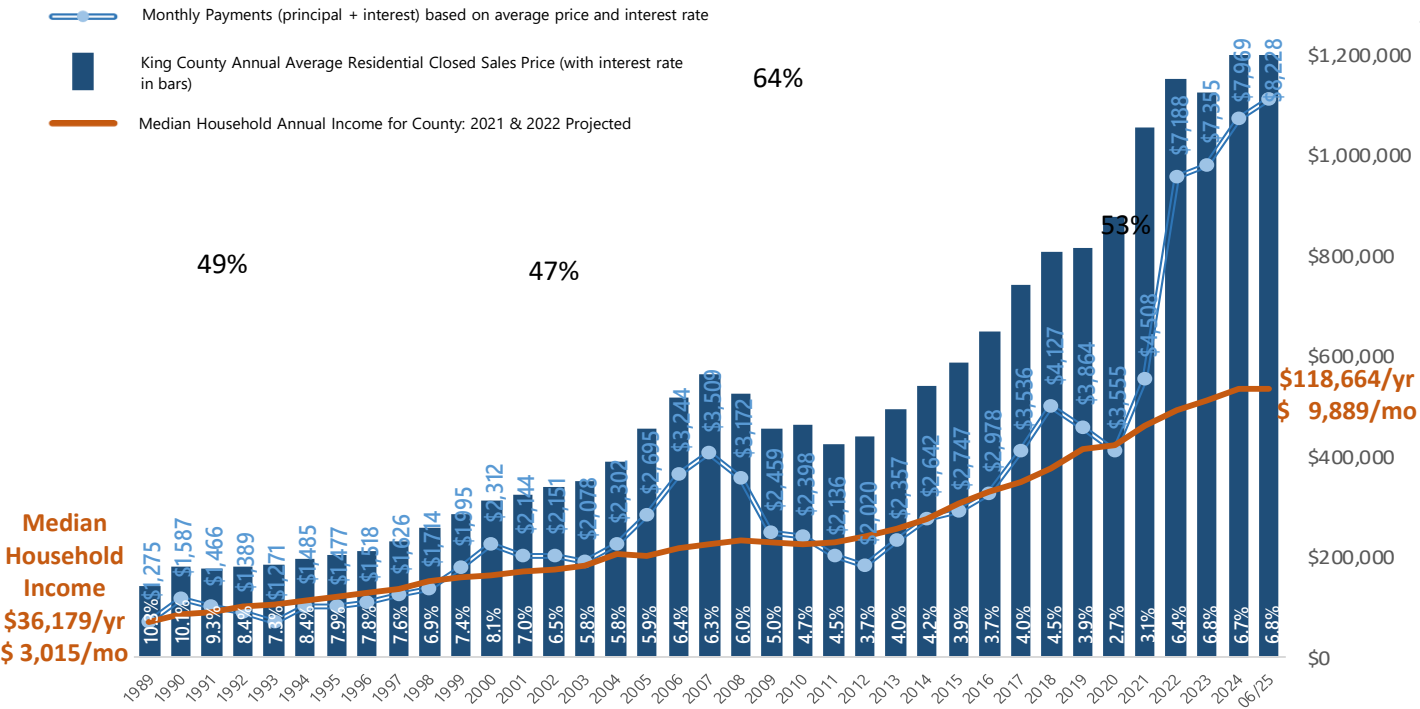
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	50	65.8%
15 - 30	96.3%	96.9%	16	21.1%
31 - 60	92.1%	97.5%	7	9.2%
61 - 90	86.4%	98.1%	1	1.3%
90+	100.0%	100.0%	2	2.6%
Totals			76	100.0%

The Cost of Waiting a Year

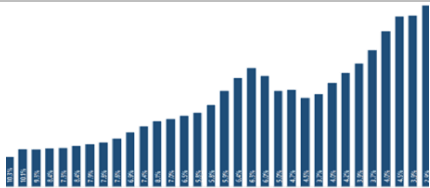
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
June, 2025	\$1,722,500	6.82%	\$11,252
June, 2024	\$1,606,000	6.92%	\$10,599
	\$116,500	-0.10%	\$654 Per Month
			\$7,845 Per Year
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			

Monthly Payments Compared to Income Trendline King County

73%



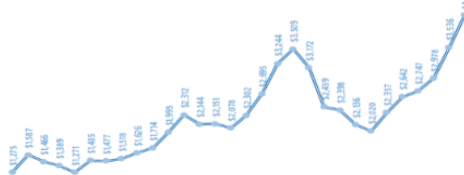
A



Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)

Two Factors for Payment

B



Monthly payment based on purchase price and interest rate

Purchaser's Buy Payment

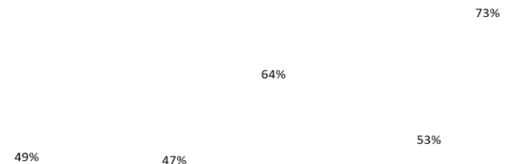
C



Annual Median Household Income for County: 2023 & 2024 Projected

Payments tend to rise above the County Median Household Income Line and then return to it.

D



Monthly payments divided by median income

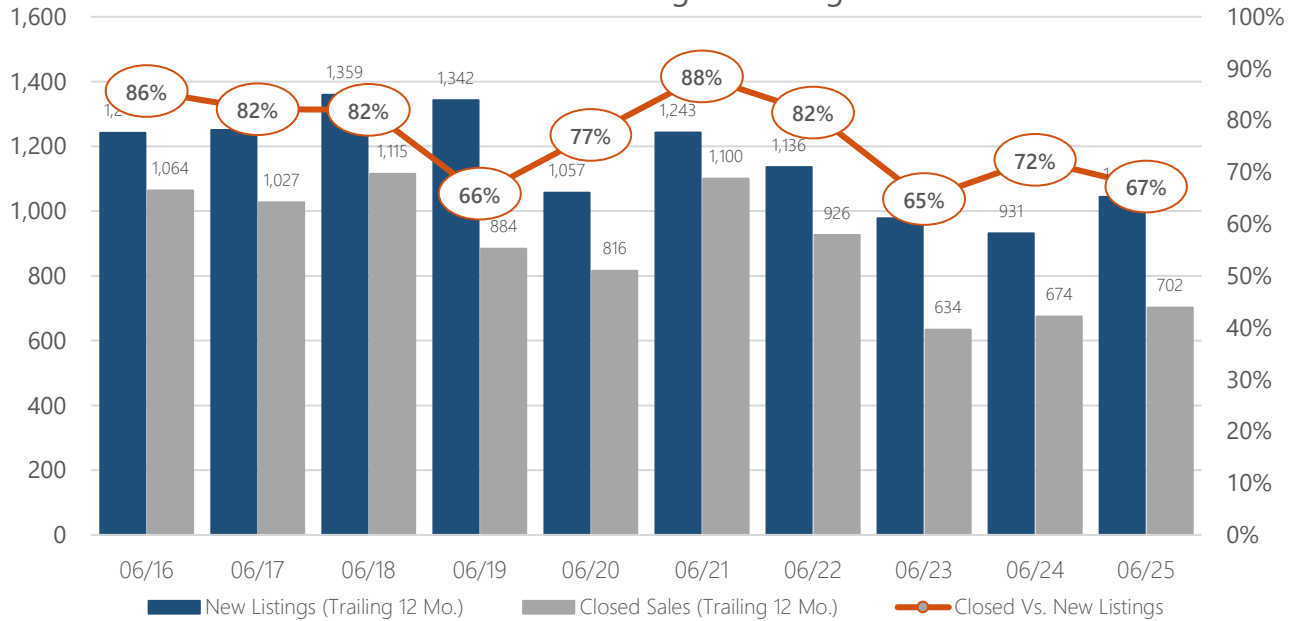
Monthly cycle peaks shown

Eastside/South of I-90 (500)

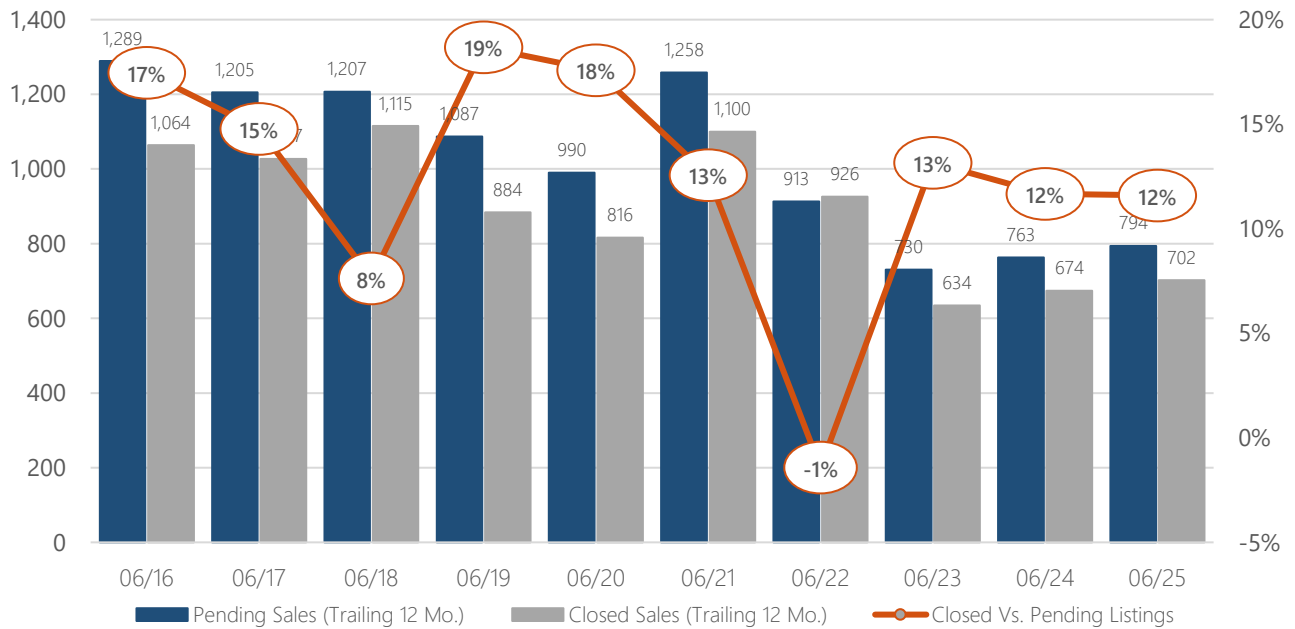
RESIDENTIAL ONLY

What Are The Odds of Selling?

Closed Sales as a Percentage of Listings Taken



Percentage of Pending Sales that do not Close



Months Supply
of
Inventory
•
**CURRENT
MONTH**
•
KING &
SNOHOMISH
COUNTY
•
RESIDENTIAL ONLY

0 - 2	2 - 4	4+
SELLER'S ADVANTAGE	BALANCED ADVANTAGE	BUYER'S ADVANTAGE

Area	Months Inventory			Area	Months Inventory		
	2023	2024	2025		2023	2024	2025
100	1.1	1.3	1.2	530	1.1	1.0	2.0
110	0.5	1.6	1.7	540	1.1	1.1	1.9
120	1.1	1.5	1.6	550	1.4	1.7	3.2
130	0.7	1.3	1.8	560	1.0	1.4	2.3
140	1.1	1.2	1.3	600	0.9	1.0	2.1
300	1.0	1.2	2.3	610	0.9	1.2	2.4
310	0.8	1.5	2.5	700	1.8	3.0	3.0
320	1.2	1.3	2.1	701	0.0	0.0	0.0
330	0.8	1.5	2.4	705	1.1	1.5	1.8
340	1.2	0.9	1.6	710	1.2	1.5	1.7
350	0.9	1.6	1.9	715	0.8	1.2	1.4
360	1.0	3.0	2.3	720	0.8	0.9	1.5
380	1.5	2.1	2.5	730	0.6	1.2	1.6
385	1.7	2.2	2.5	740	0.8	1.1	1.7
390	1.6	2.1	2.7	750	1.3	1.2	2.1
500	1.0	1.2	2.4	760	1.3	1.7	2.5
510	1.4	1.2	2.2	770	0.8	1.4	1.9
520	2.4	2.5	4.1	800	1.3	1.5	3.2

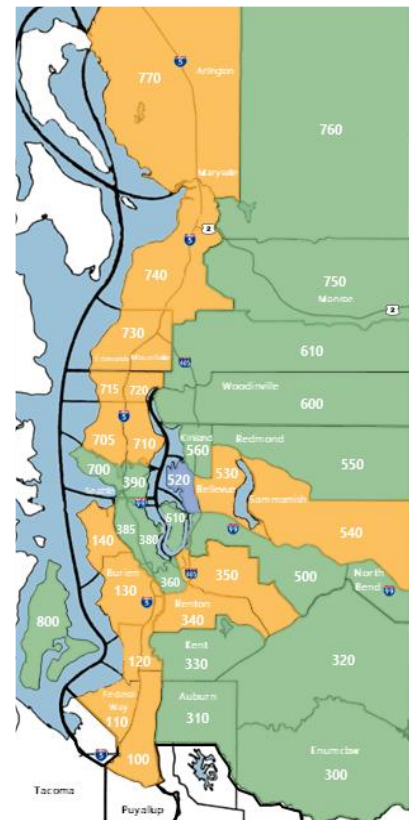
2 YEARS AGO



1 YEAR AGO



CURRENT YEAR



Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service. Months Supply of Inventory is active inventory on the last day of the month divided by the number of properties that went pending, signed agreement between buyers and sellers, during the month.

Eastside/South of I-90 (500)

Statistics To Know

Residential

	June, 2025	June, 2024	Difference	% Change
Months Supply of Inventory	2.4	1.2	1.2	107%
Active Listings at End of Month	184	102	82	80%
Pending Sales MTD	76	87	-11	-13%
Pending Sales (Trailing 12 Months)	794	763	31	4%
Closed Sales MTD	77	81	-4	-5%
Closed Sales (Trailing 12 Months)	702	674	28	4%
Closed Sales Price (Median)	\$1,722,500	\$1,606,000	\$116,500	7%
30-Year-Fixed-Rate Mortgage Rate	6.8%	6.9%	-0.1%	-1%
Monthly Payments (P&I)	\$11,252	\$10,599	\$654	6%

Condominium

	June, 2025	June, 2024	Difference	% Change
Months Supply of Inventory	3.9	1.0	2.9	281%
Active Listings at End of Month	59	31	28	90%
Pending Sales MTD	15	30	-15	-50%
Pending Sales (Trailing 12 Months)	220	245	-25	-10%
Closed Sales MTD	18	17	1	6%
Closed Sales (Trailing 12 Months)	203	193	10	5%
Closed Sales Price (Median)	\$502,000	\$630,000	-\$128,000	-20%
30-Year-Fixed-Rate Mortgage Rate	6.8%	6.9%	-0.1%	-1%
Monthly Payments (P&I)	\$3,279	\$4,158	-\$878	-21%

Residential & Condominium

	June, 2025	June, 2024	Difference	% Change
Months Supply of Inventory	2.7	1.1	1.5	135%
Active Listings at End of Month	243	133	110	83%
Pending Sales MTD	91	117	-26	-22%
Pending Sales (Trailing 12 Months)	1,014	1,008	6	1%
Closed Sales MTD	95	98	-3	-3%
Closed Sales (Trailing 12 Months)	905	867	38	4%
Closed Sales Price (Median)	\$1,550,000	\$1,495,000	\$55,000	4%
30-Year-Fixed-Rate Mortgage Rates	6.8%	6.9%	-0.1%	-1%
Monthly Payments (P&I)	\$10,125	\$9,866	\$259	3%

Eastside/South of I-90 (500)

RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2025	Active Listings (EOM)	44	55	68	106	163	184							80%	103	AVG	57%
	New Listings Taken in Month	50	64	102	126	181	128							25%	651	YTD	15%
	# of Pending Transactions	36	48	80	80	102	76							-13%	422	YTD	-5%
	Months Supply of Inventory	1.2	1.1	0.9	1.3	1.6	2.4							107%	1.4	AVG	54%
	# of Closed Sales	36	31	54	64	71	77							-5%	333	YTD	-8%
	Median Closed Price	1,905,030	1,750,000	1,705,000	1,912,500	1,858,000	1,722,500							7%	1,812,903	WA	-1%
2024	Active Listings (EOM)	34	47	52	63	96	102	91	85	96	70	48	35	29%	66	AVG	3%
	New Listings Taken in Month	37	73	98	114	144	102	88	83	102	69	30	21	10%	568	YTD	25%
	# of Pending Transactions	26	59	82	91	100	87	80	70	83	71	40	28	10%	445	YTD	17%
	Months Supply of Inventory	1.3	0.8	0.6	0.7	1.0	1.2	1.1	1.2	1.2	1.0	1.2	1.3	17%	0.9	AVG	-10%
	# of Closed Sales	22	28	62	67	100	81	71	75	66	67	59	31	17%	360	YTD	23%
	Median Closed Price	2,188,000	1,594,000	1,792,936	1,850,000	1,826,125	1,606,000	1,925,950	1,625,000	1,645,000	1,650,000	1,608,000	1,750,000	4%	1,830,999	WA	24%
2023	Active Listings (EOM)	67	53	60	51	73	79	72	88	100	82	57	34	-40%	64	AVG	16%
	New Listings Taken in Month	53	47	71	69	112	102	80	86	82	58	39	18	-32%	454	YTD	-31%
	# of Pending Transactions	49	55	54	70	74	79	77	55	61	59	44	22	25%	381	YTD	-14%
	Months Supply of Inventory	1.4	1.0	1.1	0.7	1.0	1.0	0.9	1.6	1.6	1.4	1.3	1.5	-52%	1.0	AVG	37%
	# of Closed Sales	25	39	53	46	61	69	58	70	43	58	43	42	-16%	293	YTD	-24%
	Median Closed Price	1,425,000	1,500,000	1,430,000	1,420,000	1,500,000	1,549,000	1,587,500	1,485,000	1,630,000	1,367,250	1,587,000	1,612,500	-1%	1,472,272	WA	-14%
2022	Active Listings (EOM)	10	14	22	64	88	132	158	148	153	135	108	67	277%	55	AVG	71%
	New Listings Taken in Month	48	70	113	126	150	150	130	108	130	87	48	21	2%	657	YTD	5%
	# of Pending Transactions	41	57	102	85	93	63	65	80	75	58	46	25	-56%	441	YTD	-26%
	Months Supply of Inventory	0.2	0.2	0.2	0.8	0.9	2.1	2.4	1.9	2.0	2.3	2.3	2.7	762%	0.7	AVG	117%
	# of Closed Sales	20	36	73	76	99	82	65	61	67	66	33	49	-27%	386	YTD	-16%
	Median Closed Price	1,672,500	1,610,000	1,925,000	1,785,000	1,610,000	1,570,000	1,680,000	1,588,000	1,510,000	1,325,250	1,300,000	1,430,000	12%	1,704,419	WA	21%
2021	# of Active Listings	23	27	29	39	40	35	46	33	43	20	13	7	-69%	32	A	-66%
	New Listings Taken in Month	48	78	117	124	109	147	114	113	116	67	48	21	21%	623	YTD	-16%
	# of Pending Transactions	52	67	109	116	105	144	98	118	107	77	55	17	9%	593	YTD	17%
	Months Supply of Inventory	0.4	0.4	0.3	0.3	0.4	0.2	0.5	0.3	0.4	0.3	0.2	0.4	-71%	0.3	A	-70%
	# of Closed Sales	40	40	82	83	102	113	129	91	105	93	75	47	38%	460	T	33%
	Median Closed Price	1,207,500	1,312,500	1,450,000	1,600,000	1,439,500	1,400,000	1,539,100	1,326,000	1,450,000	1,375,000	1,435,000	1,500,000	52%	1,412,138	WA	44%

Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service.

AVG = Average, YTD = Year to Date, WA = Weighted Average, T = Total

Eastside/South of I-90 (500)

RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2020	Active Listings (EOM)	62	67	100	108	116	112	128	123	94	70	55	30	-44%	94	AVG	-44%
	New Listings Taken in Month	60	79	126	78	94	140	147	142	116	123	63	29	16%	577	YTD	-22%
	# of Pending Transactions	69	69	85	65	88	132	132	136	132	141	77	47	17%	508	YTD	-16%
	Months Supply of Inventory	0.9	1.0	1.2	1.7	1.3	0.8	1.0	0.9	0.7	0.5	0.7	0.6	-52%	1.1	AVG	-36%
	# of Closed Sales	34	50	58	62	61	82	110	109	112	112	109	88	-15%	347	YTD	-24%
	Median Closed Price	850,000	983,000	1,002,500	1,040,000	1,050,000	922,495	996,500	1,180,000	1,069,500	1,000,000	1,150,000	1,185,000	-10%	979,634	WA	5%
2019	Active Listings (EOM)	123	131	167	171	209	201	201	184	181	143	103	67	9%	167	AVG	75%
	New Listings Taken in Month	70	74	156	148	170	121	122	103	109	84	33	29	-25%	739	YTD	-3%
	# of Pending Transactions	51	60	116	143	123	113	94	93	87	101	68	39	3%	606	YTD	6%
	Months Supply of Inventory	2.4	2.2	1.4	1.2	1.7	1.8	2.1	2.0	2.1	1.4	1.5	1.7	6%	1.8	AVG	87%
	# of Closed Sales	41	37	70	81	134	96	106	89	67	66	73	68	-23%	459	YTD	-4%
	Median Closed Price	900,000	825,000	890,312	999,888	932,975	1,029,000	942,500	990,000	1,080,000	945,000	860,000	961,500	-3%	934,584	WA	-5%
2018	Active Listings (EOM)	34	49	68	93	143	185	226	239	250	226	178	114	40%	95	AVG	12%
	New Listings Taken in Month	48	73	137	150	195	161	169	123	132	99	59	21	10%	764	YTD	6%
	# of Pending Transactions	48	62	105	115	130	110	106	100	78	78	70	49	-7%	570	YTD	-9%
	Months Supply of Inventory	0.7	0.8	0.6	0.8	1.1	1.7	2.1	2.4	3.2	2.9	2.5	2.3	50%	1.0	AVG	18%
	# of Closed Sales	46	53	67	77	110	125	81	90	70	66	65	53	3%	478	YTD	4%
	Median Closed Price	972,500	978,260	1,000,000	920,000	988,500	1,060,000	1,051,000	980,000	937,500	950,000	862,000	938,500	12%	988,279	WA	9%
2017	Active Listings (EOM)	46	45	89	87	111	132	132	119	142	104	55	36	6%	85	AVG	-9%
	New Listings Taken in Month	60	72	141	131	170	146	155	128	148	103	35	26	-1%	720	YTD	1%
	# of Pending Transactions	59	77	92	133	145	118	143	126	120	118	85	45	-11%	624	YTD	-7%
	Months Supply of Inventory	0.8	0.6	1.0	0.7	0.8	1.1	0.9	0.9	1.2	0.9	0.6	0.8	19%	0.8	AVG	-4%
	# of Closed Sales	45	47	64	76	108	121	100	130	105	120	99	83	-1%	461	YTD	-7%
	Median Closed Price	813,000	900,000	930,000	907,750	943,250	950,000	922,500	894,450	991,900	865,575	1,000,000	1,020,000	13%	909,644	WA	17%
2016	Active Listings (EOM)	68	62	89	102	115	125	151	146	155	104	69	52	-18%	94	AVG	-24%
	New Listings Taken in Month	72	82	131	132	146	147	146	119	122	74	44	25	-1%	710	YTD	-7%
	# of Pending Transactions	68	96	106	128	138	133	115	121	109	123	71	42	-11%	669	YTD	-10%
	Months Supply of Inventory	1.0	0.6	0.8	0.8	0.8	0.9	1.3	1.2	1.4	0.8	1.0	1.2	-8%	0.8	AVG	-19%
	# of Closed Sales	56	60	68	83	106	122	114	106	102	96	83	65	1%	495	YTD	-7%
	Median Closed Price	715,000	747,475	736,500	805,000	797,450	838,724	838,750	775,000	800,000	851,000	750,000	795,000	22%	775,791	WA	10%
2015	Active Listings (EOM)	101	104	111	119	153	153	149	148	150	135	95	63	-27%	124	AVG	-15%
	New Listings Taken in Month	73	97	120	161	162	149	133	106	109	97	54	33	-9%	762	YTD	3%
	# of Pending Transactions	74	97	130	152	137	150	141	105	105	104	100	65	4%	740	YTD	4%
	Months Supply of Inventory	1.4	1.1	0.9	0.8	1.1	1.0	1.1	1.4	1.4	1.3	1.0	1.0	-30%	1.0	AVG	-16%
	# of Closed Sales	48	58	89	104	110	121	144	90	97	98	57	83	20%	530	YTD	15%
	Median Closed Price	656,200	710,000	723,000	706,500	730,000	688,000	754,975	682,500	726,500	734,000	639,000	730,000	4%	703,138	WA	15%

Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service.

AVG = Average, YTD = Year to Date, WA = Weighted Average, T = Total

Eastside/South of I-90 (500)
RESIDENTIAL ONLY

MONTHLY AVERAGES BASED ON HISTORICAL DATA |

2015 - 2024

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Totals	T
Active Listings (EOM)	57	60	79	90	114	126	135	131	136	109	78	51	97	AVG
% of 12 Month Avg.	58%	62%	81%	92%	118%	129%	139%	135%	140%	112%	80%	52%		
New Listings Taken in Month	57	75	121	123	145	137	128	111	117	86	45	24	1,169	T
% of 12 Month Avg.	58%	76%	124%	127%	149%	140%	132%	114%	120%	88%	46%	25%		
# of Pending Transactions	54	70	98	110	113	113	105	100	96	93	66	38	1,055	T
% of 12 Month Avg.	61%	79%	112%	125%	129%	128%	119%	114%	109%	106%	75%	43%		
Months Supply of Inventory	1.1	0.9	0.8	0.8	1.0	1.1	1.3	1.3	1.4	1.2	1.2	1.3	1.1	AVG
% of 12 Month Avg.	95%	77%	72%	73%	91%	100%	116%	117%	128%	105%	107%	120%		
# of Closed Units	38	45	69	76	99	101	98	91	83	84	70	61	914	T
% of 12 Month Avg.	50%	59%	90%	99%	130%	133%	128%	120%	110%	111%	91%	80%		
Median Closed Price	1,139,970	1,116,024	1,188,025	1,203,414	1,181,780	1,161,322	1,223,878	1,152,595	1,184,040	1,106,308	1,119,100	1,192,250	1,164,059	AVG
% of 12 Month Avg.	98%	96%	102%	103%	102%	100%	105%	99%	102%	95%	96%	102%		

Eastside/South of I-90 (500)

RESIDENTIAL ONLY

Closed Sales by Price by Month

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	0	0	0	0	0	0							0
\$250,000 to \$499,999	0	0	0	0	0	0							0
\$500,000 to \$749,999	1	0	2	0	1	0							4
\$750,000 to \$999,999	2	3	3	2	1	2							13
\$1,000,000 to \$1,499,999	4	9	12	16	17	24							82
\$1,500,000 to \$2,499,999	20	15	31	34	43	38							181
\$2,500,000 and above	9	3	6	13	7	12							50
Grand Total	36	30	54	65	69	76							330

2024

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	0	0	0	0	0	0	0	0	0	0	0	0	0
\$250,000 to \$499,999	0	0	0	0	0	0	0	0	0	1	0	0	0
\$500,000 to \$749,999	0	0	1	0	0	0	2	0	0	0	0	1	1
\$750,000 to \$999,999	1	6	1	3	4	9	8	5	4	8	4	2	24
\$1,000,000 to \$1,499,999	4	7	14	15	27	22	13	24	22	19	20	8	89
\$1,500,000 to \$2,499,999	12	11	32	37	55	39	36	39	31	32	32	11	186
\$2,500,000 and above	5	4	14	12	13	9	12	6	9	7	2	9	57
Grand Total	22	28	62	67	99	79	71	74	66	67	58	31	357

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	N/A	N/A	N/A	N/A	N/A	N/A							N/A
\$250,000 to \$499,999	N/A	N/A	N/A	N/A	N/A	N/A							N/A
\$500,000 to \$749,999	N/A	N/A	100%	N/A	N/A	N/A							300%
\$750,000 to \$999,999	100%	-50%	200%	-33%	-75%	-78%							-46%
\$1,000,000 to \$1,499,999	0%	29%	-14%	7%	-37%	9%							-8%
\$1,500,000 to \$2,499,999	67%	36%	-3%	-8%	-22%	-3%							-3%
\$2,500,000 and above	80%	-25%	-57%	8%	-46%	33%							-12%
Grand Total	64%	7%	-13%	-3%	-30%	-4%							-8%