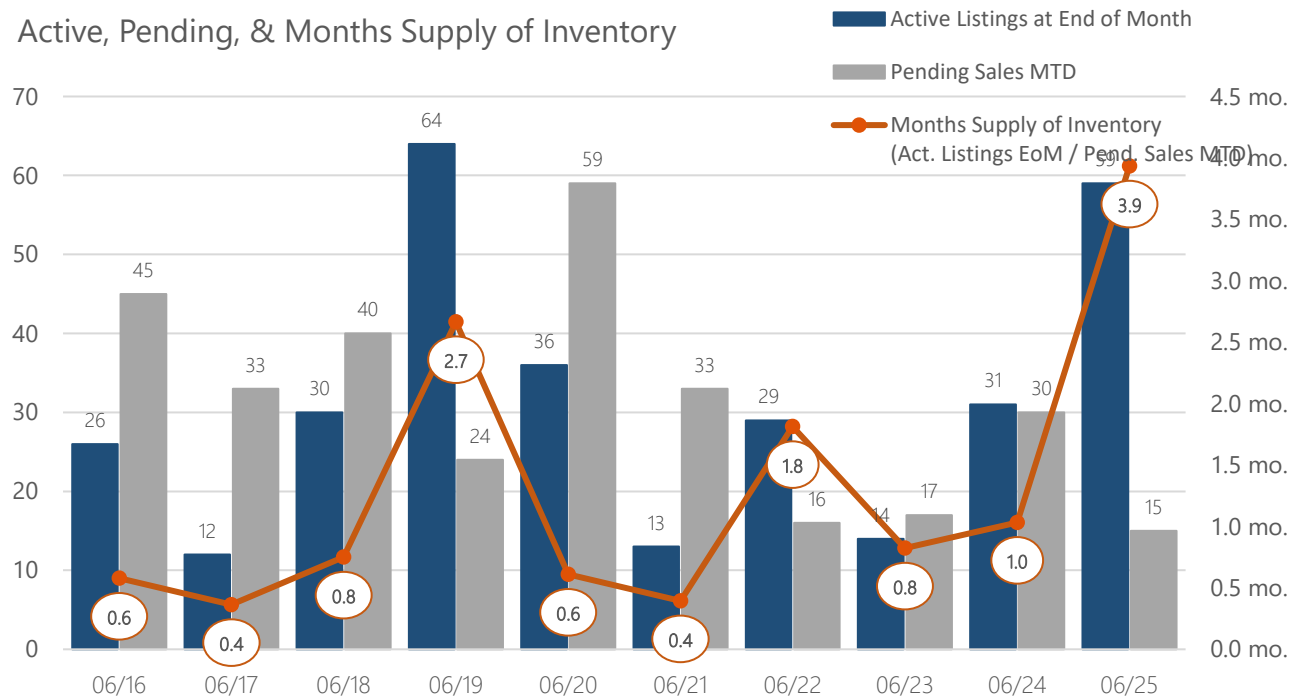


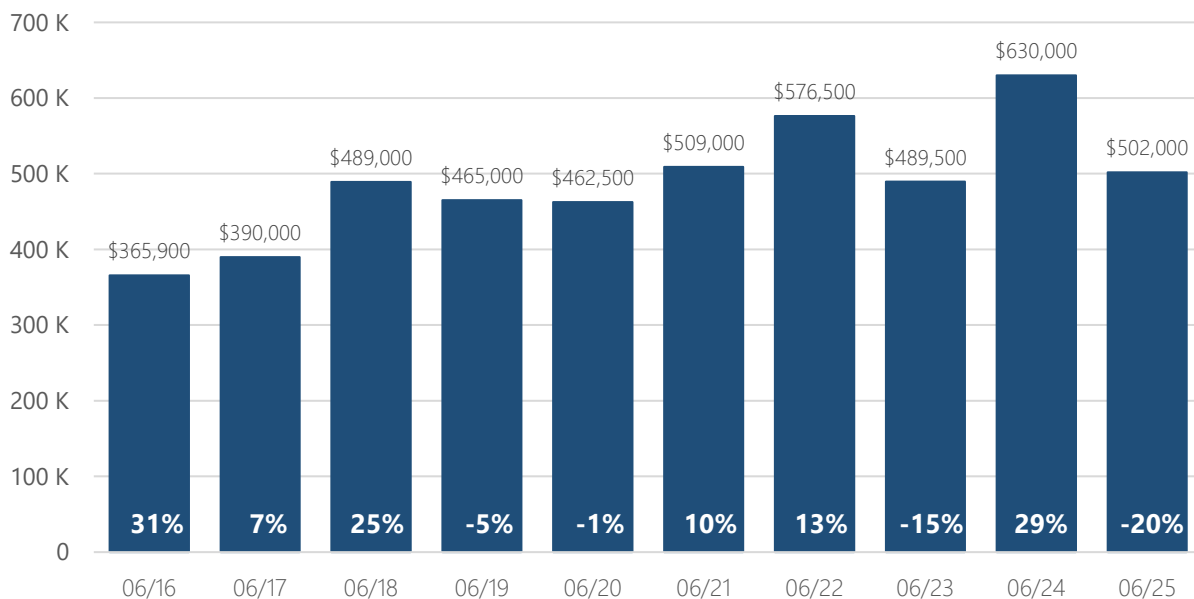
## Eastside/South of I-90 (500)

### CONDOMINIUM ONLY

#### Active, Pending, & Months Supply of Inventory



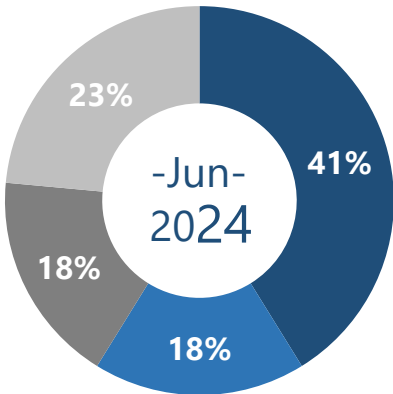
#### Median Closed Sales Price For Current Month Sold Properties



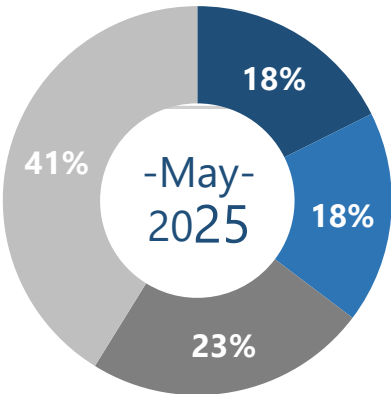
Eastside/South of I-90 (500)

CONDOMINIUM ONLY

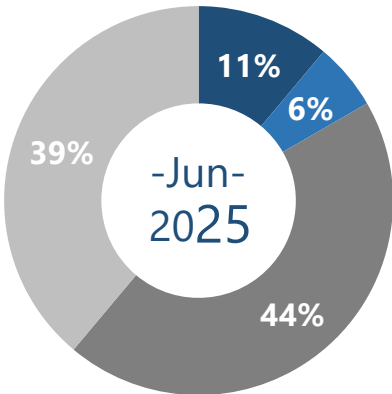
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE










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		16	31	26	79
NUMBER OF SALES IN MONTH		2	1	8	7
MEDIAN % FROM ORIGINAL LIST PRICE		1%	0%	-3%	N/A

## Eastside/South of I-90 (500)

### CONDOMINIUM ONLY

### Sales Price to List Price based on Market Time

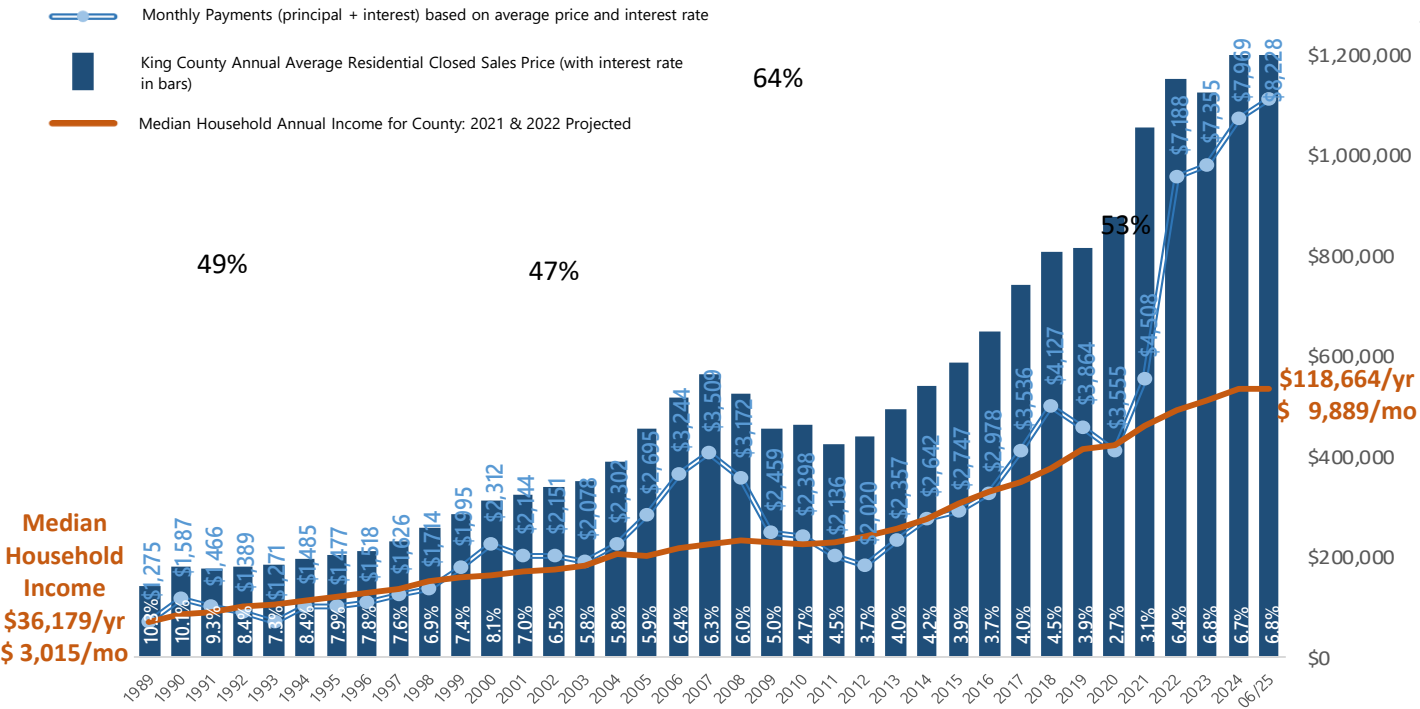
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	97.6%	97.7%	7	38.9%
15 - 30	101.6%	101.6%	1	5.6%
31 - 60	96.4%	96.7%	7	38.9%
61 - 90	89.4%	98.3%	1	5.6%
90+	88.6%	97.9%	2	11.1%
Totals			18	100.0%

### The Cost of Waiting a Year

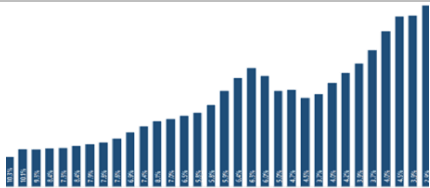
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
June, 2025	\$502,000	6.82%	\$3,279
June, 2024	\$630,000	6.92%	\$4,158
	<b>-\$128,000</b>	<b>-0.10%</b>	<b>-\$878</b> Per Month
			<b>-\$10,539</b> Per Year
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			

# Monthly Payments Compared to Income Trendline King County

73%



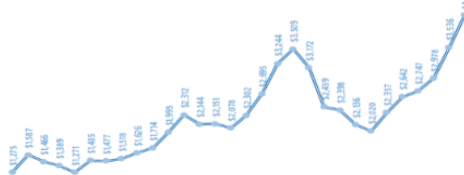
A



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

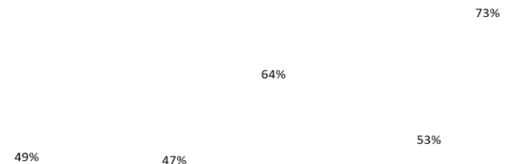
C



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

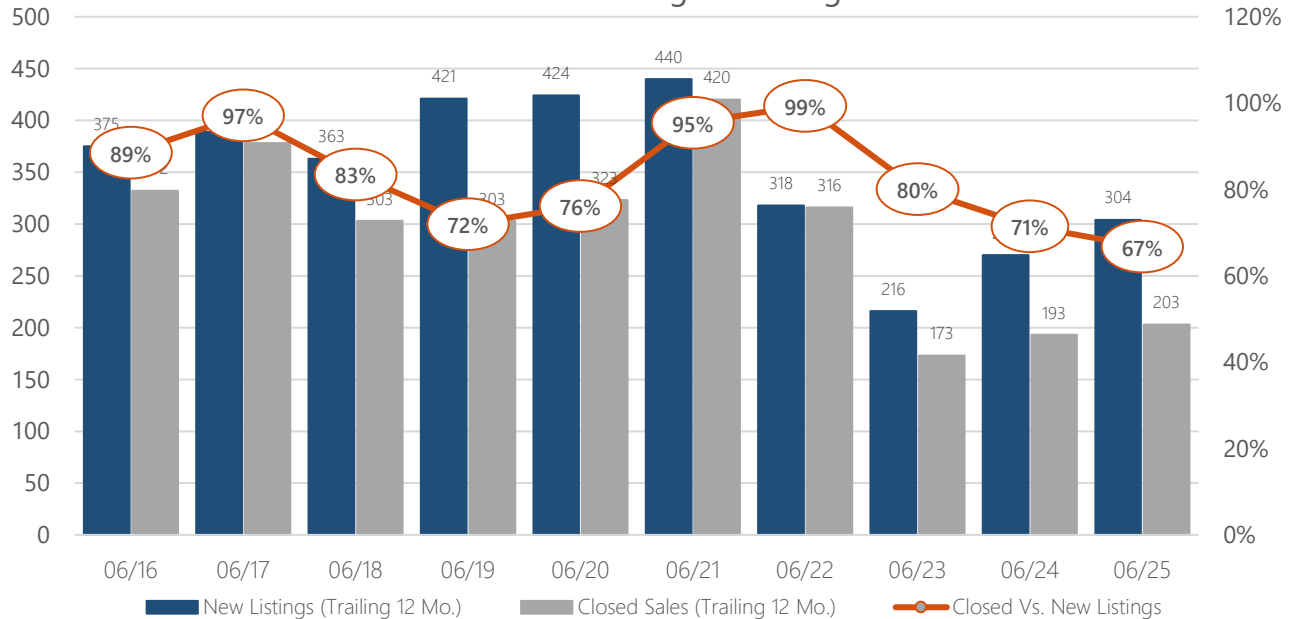
Monthly cycle peaks shown

## Eastside/South of I-90 (500)

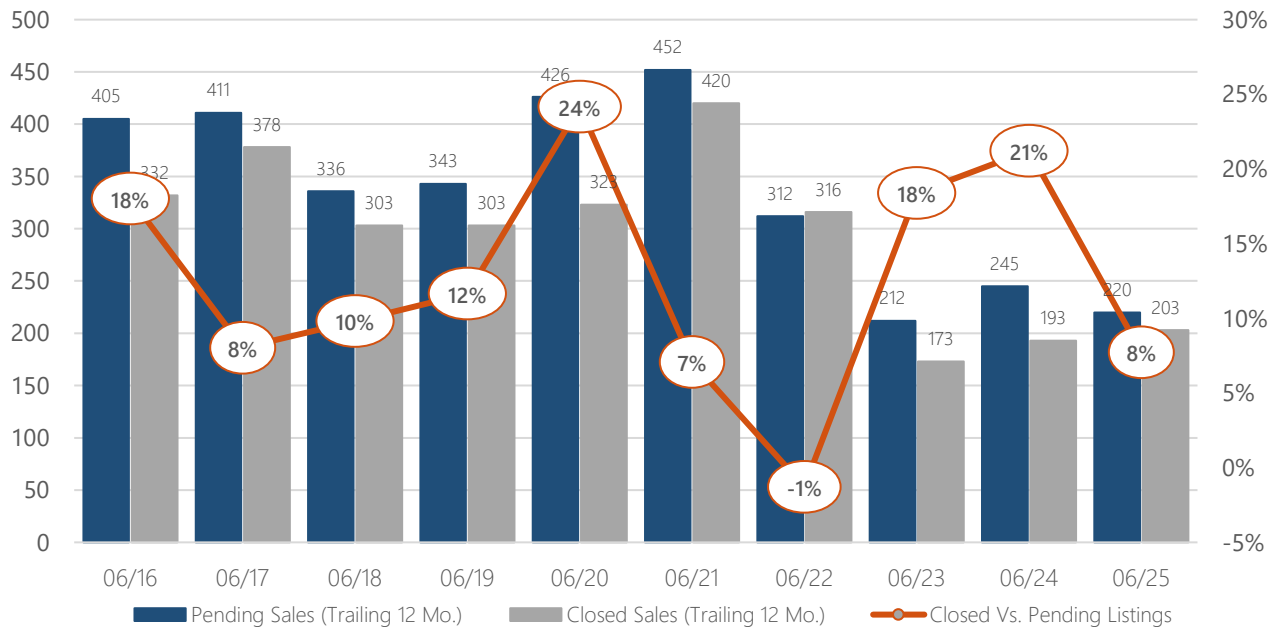
### CONDOMINIUM ONLY

#### 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  
•  
**CONDOMINIUM 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	0.0	0.0	0.0	530	0.9	1.6	4.0
110	1.3	2.1	1.8	540	0.4	1.1	2.6
120	1.5	1.2	2.7	550	0.4	1.5	2.5
130	0.7	1.9	3.6	560	1.1	1.9	2.8
140	1.1	2.3	2.5	600	0.6	1.4	3.1
300	0.0	0.0	0.0	610	0.5	2.3	6.1
310	1.2	1.5	2.5	700	2.2	4.9	5.5
320	0.7	1.0	1.5	701	3.2	7.6	8.6
330	0.7	2.4	1.3	705	1.5	3.0	3.0
340	0.6	1.9	2.1	710	1.3	1.6	5.0
350	1.0	3.5	6.5	715	1.4	2.6	2.5
360	0.5	0.0	5.0	720	0.9	0.7	1.6
380	3.5	3.5	3.0	730	0.6	1.6	2.2
385	2.4	2.7	3.3	740	0.7	1.0	2.5
390	1.6	4.0	4.9	750	0.8	0.9	1.8
500	0.8	1.0	3.9	760	0.5	0.7	1.9
510	0.8	3.3	4.5	770	0.4	1.4	1.4
520	1.8	2.9	4.3	800	0.0	0.0	0.0

**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) CONDOMINIUM ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2025	Active Listings (EOM)	20	29	30	38	62	59							90%	40	AVG	107%
	New Listings Taken in Month	21	24	24	33	44	27							-21%	173	YTD	12%
	# of Pending Transactions	17	11	21	17	22	15							-50%	103	YTD	-25%
	Months Supply of Inventory	1.2	2.6	1.4	2.2	2.8	3.9							281%	2.4	AVG	186%
	# of Closed Sales	12	15	16	14	17	18							6%	92	YTD	-5%
	Median Closed Price	602,500	583,000	570,000	656,675	654,500	502,000							-20%	599,492	WA	-4%
2024	Active Listings (EOM)	8	11	19	20	26	31	30	31	41	44	34	21	121%	19	AVG	77%
	New Listings Taken in Month	12	26	24	27	32	34	23	23	36	32	13	4	76%	155	YTD	61%
	# of Pending Transactions	17	24	19	26	21	30	23	16	19	25	21	13	76%	137	YTD	22%
	Months Supply of Inventory	0.5	0.5	1.0	0.8	1.2	1.0	1.3	1.9	2.2	1.8	1.6	1.6	25%	0.8	AVG	37%
	# of Closed Sales	7	12	19	18	24	17	28	20	12	16	22	13	21%	97	YTD	10%
	Median Closed Price	570,000	494,975	562,500	741,250	674,451	630,000	583,000	537,500	546,500	610,000	535,000	536,662	29%	622,770	WA	28%
2023	Active Listings (EOM)	11	8	12	10	10	14	16	17	14	20	14	10	-52%	11	AVG	7%
	New Listings Taken in Month	11	10	20	20	17	18	30	25	28	16	11	5	-51%	96	YTD	-41%
	# of Pending Transactions	19	11	19	25	21	17	27	25	30	8	9	9	6%	112	YTD	-19%
	Months Supply of Inventory	0.6	0.7	0.6	0.4	0.5	0.8	0.6	0.7	0.5	2.5	1.6	1.1	-55%	0.6	AVG	11%
	# of Closed Sales	5	15	18	10	26	14	12	23	23	20	7	11	-46%	88	YTD	-33%
	Median Closed Price	440,000	465,000	486,250	509,000	525,000	489,500	473,450	570,000	555,000	566,500	685,000	698,000	-15%	487,376	WA	-19%
2022	Active Listings (EOM)	2	9	4	7	10	29	31	32	37	23	25	17	123%	10	AVG	-14%
	New Listings Taken in Month	24	30	22	17	32	37	40	25	26	13	13	3	-10%	162	YTD	-23%
	# of Pending Transactions	27	21	26	14	34	16	27	19	14	21	11	8	-52%	138	YTD	-33%
	Months Supply of Inventory	0.1	0.4	0.2	0.5	0.3	1.8	1.1	1.7	2.6	1.1	2.3	2.1	360%	0.5	AVG	52%
	# of Closed Sales	10	25	29	25	17	26	15	23	11	15	13	8	4%	132	YTD	-26%
	Median Closed Price	545,000	465,000	576,250	655,000	725,000	576,500	501,000	520,000	485,000	475,000	541,250	527,000	13%	601,882	WA	20%
2021	# of Active Listings	9	15	13	14	7	13	24	18	18	9	4	2	-64%	12	A	-66%
	New Listings Taken in Month	30	34	48	30	27	41	38	33	38	26	12	9	-11%	210	YTD	0%
	# of Pending Transactions	32	27	49	31	34	33	28	41	41	36	18	10	-44%	206	YTD	2%
	Months Supply of Inventory	0.3	0.6	0.3	0.5	0.2	0.4	0.9	0.4	0.4	0.3	0.2	0.2	-35%	0.4	A	-72%
	# of Closed Sales	24	33	25	46	25	25	32	27	34	37	32	22	-4%	178	T	23%
	Median Closed Price	397,000	573,000	550,000	472,500	480,000	509,000	562,500	528,000	545,000	506,000	585,000	826,500	10%	503,497	WA	-6%

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**



# MARKET UPDATE

June, 2025



## Eastside/South of I-90 (500)

### CONDOMINIUM ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2020	Active Listings (EOM)	19	22	34	43	53	36	48	50	47	35	23	12	-44%	35	AVG	-20%
	New Listings Taken in Month	25	35	46	24	45	47	53	51	51	33	25	17	2%	222	YTD	5%
	# of Pending Transactions	23	35	37	14	33	59	44	46	54	40	34	28	146%	201	YTD	6%
	Months Supply of Inventory	0.8	0.6	0.9	3.1	1.6	0.6	1.1	1.1	0.9	0.9	0.7	0.4	-77%	1.3	AVG	-16%
	# of Closed Sales	30	21	32	21	15	26	41	35	47	43	34	42	24%	145	YTD	-8%
	Median Closed Price	484,500	425,325	628,275	524,900	615,100	462,500	480,000	445,000	463,500	437,650	648,500	515,750	-1%	534,339	WA	16%
2019	Active Listings (EOM)	43	39	30	36	46	64	61	66	53	46	33	17	113%	43	AVG	135%
	New Listings Taken in Month	28	20	34	39	44	46	55	46	29	30	28	14	10%	211	YTD	3%
	# of Pending Transactions	25	23	49	36	33	24	47	36	37	36	38	31	-40%	190	YTD	7%
	Months Supply of Inventory	1.7	1.7	0.6	1.0	1.4	2.7	1.3	1.8	1.4	1.3	0.9	0.5	256%	1.5	AVG	147%
	# of Closed Sales	18	21	27	30	40	21	25	35	33	27	29	29	-9%	157	YTD	15%
	Median Closed Price	370,000	475,000	475,000	417,500	522,500	465,000	502,000	465,000	470,000	499,000	450,000	505,000	-5%	459,335	WA	-2%
2018	Active Listings (EOM)	15	4	19	15	27	30	51	65	64	65	57	38	150%	18	AVG	96%
	New Listings Taken in Month	30	20	45	25	42	42	49	54	35	40	24	8	8%	204	YTD	9%
	# of Pending Transactions	21	27	30	30	29	40	30	38	23	26	22	14	21%	177	YTD	-4%
	Months Supply of Inventory	0.7	0.1	0.6	0.5	0.9	0.8	1.7	1.7	2.8	2.5	2.6	2.7	106%	0.6	AVG	98%
	# of Closed Sales	15	14	25	28	31	23	38	24	28	14	24	18	-21%	136	YTD	-18%
	Median Closed Price	395,000	418,250	480,000	477,250	520,000	489,000	411,250	367,500	382,500	426,247	499,975	387,400	25%	467,223	WA	26%
2017	Active Listings (EOM)	5	13	13	7	6	12	11	14	19	20	8	5	-54%	9	AVG	-50%
	New Listings Taken in Month	17	32	34	31	34	39	27	40	35	31	18	8	-19%	187	YTD	-19%
	# of Pending Transactions	20	26	35	37	33	33	30	35	31	25	29	9	-27%	184	YTD	-16%
	Months Supply of Inventory	0.3	0.5	0.4	0.2	0.2	0.4	0.4	0.4	0.6	0.8	0.3	0.6	-37%	0.3	AVG	-41%
	# of Closed Sales	15	16	37	35	34	29	31	27	36	25	26	22	-36%	166	YTD	-3%
	Median Closed Price	329,000	348,500	356,000	350,000	437,500	390,000	389,000	457,000	427,500	375,000	381,500	395,500	7%	371,974	WA	19%
2016	Active Listings (EOM)	13	15	16	17	26	26	45	38	34	21	11	7	-38%	19	AVG	-41%
	New Listings Taken in Month	19	27	43	40	53	48	57	46	35	33	22	9	12%	230	YTD	14%
	# of Pending Transactions	21	28	45	39	42	45	40	52	41	45	38	11	29%	220	YTD	0%
	Months Supply of Inventory	0.6	0.5	0.4	0.4	0.6	0.6	1.1	0.7	0.8	0.5	0.3	0.6	-52%	0.5	AVG	-40%
	# of Closed Sales	23	12	27	34	31	45	34	36	32	30	44	36	32%	172	YTD	10%
	Median Closed Price	265,000	287,500	266,000	314,225	352,000	365,900	328,000	313,784	309,224	283,000	420,000	419,250	31%	313,495	WA	16%
2015	Active Listings (EOM)	26	35	31	33	24	42	43	34	27	31	23	14	0%	32	AVG	-2%
	New Listings Taken in Month	28	40	30	38	23	43	30	31	23	27	22	12	30%	202	YTD	-6%
	# of Pending Transactions	29	38	39	40	40	35	34	43	30	25	33	20	6%	221	YTD	8%
	Months Supply of Inventory	0.9	0.9	0.8	0.8	0.6	1.2	1.3	0.8	0.9	1.2	0.7	0.7	-6%	0.9	AVG	-13%
	# of Closed Sales	14	23	27	33	26	34	30	25	37	22	25	21	-6%	157	YTD	3%
	Median Closed Price	253,000	260,000	325,000	249,000	236,750	280,000	261,000	235,000	278,000	290,500	256,000	285,000	5%	270,420	WA	8%

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)

### CONDOMINIUM 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)	15	17	19	20	24	30	36	37	35	31	23	14	25	AVG
% of 12 Month Avg.	60%	68%	76%	80%	94%	118%	143%	145%	141%	125%	92%	57%		
New Listings Taken in Month	22	27	35	29	35	40	40	37	34	28	19	9	355	T
% of 12 Month Avg.	76%	93%	117%	98%	118%	134%	136%	126%	114%	95%	64%	30%		
# of Pending Transactions	23	26	35	29	32	33	33	35	32	29	25	15	348	T
% of 12 Month Avg.	81%	90%	120%	101%	110%	114%	114%	121%	110%	99%	87%	53%		
Months Supply of Inventory	0.6	0.7	0.5	0.7	0.7	0.9	1.1	1.0	1.1	1.1	0.9	0.9	0.9	AVG
% of 12 Month Avg.	75%	76%	64%	80%	85%	104%	126%	121%	128%	127%	106%	108%		
# of Closed Units	16	19	27	28	27	26	29	28	29	25	26	22	301	T
% of 12 Month Avg.	64%	77%	106%	112%	107%	104%	114%	110%	117%	99%	102%	89%		
Median Closed Price	404,850	421,255	470,528	471,063	508,830	465,740	449,120	443,878	446,222	446,890	500,223	509,606	461,517	AVG
% of 12 Month Avg.	88%	91%	102%	102%	110%	101%	97%	96%	97%	97%	108%	110%		

## Eastside/South of I-90 (500)

## CONDOMINIUM 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 \$124,999	0	0	0	0	0	0							0
\$125,000 to \$249,999	1	0	0	0	0	0							1
\$250,000 to \$374,999	2	0	1	0	1	1							5
\$375,000 to \$499,999	0	3	2	3	4	8							20
\$500,000 to \$749,999	6	9	9	6	6	5							41
\$750,000 to \$999,999	4	3	3	2	4	3							19
\$1,000,000 and above	0	0	1	3	2	1							7
<b>Grand Total</b>	<b>13</b>	<b>15</b>	<b>16</b>	<b>14</b>	<b>17</b>	<b>18</b>							<b>93</b>

## 2024

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$124,999	0	0	0	0	0	0	0	0	0	0	0	0	0
\$125,000 to \$249,999	0	0	0	0	0	0	0	0	0	0	0	0	0
\$250,000 to \$374,999	1	1	3	0	3	1	3	2	4	0	5	1	9
\$375,000 to \$499,999	1	7	3	4	4	1	8	6	1	2	5	3	20
\$500,000 to \$749,999	4	5	7	6	8	13	10	6	3	8	7	6	43
\$750,000 to \$999,999	0	0	6	3	6	1	5	4	2	4	4	3	16
\$1,000,000 and above	1	0	0	5	3	1	2	1	2	2	1	0	10
<b>Grand Total</b>	<b>7</b>	<b>13</b>	<b>19</b>	<b>18</b>	<b>24</b>	<b>17</b>	<b>28</b>	<b>19</b>	<b>12</b>	<b>16</b>	<b>22</b>	<b>13</b>	<b>98</b>

## YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$124,999	N/A	N/A	N/A	N/A	N/A	N/A							N/A
\$125,000 to \$249,999	N/A	N/A	N/A	N/A	N/A	N/A							N/A
\$250,000 to \$374,999	100%	-100%	-67%	N/A	-67%	0%							-44%
\$375,000 to \$499,999	-100%	-57%	-33%	-25%	0%	700%							0%
\$500,000 to \$749,999	50%	80%	29%	0%	-25%	-62%							-5%
\$750,000 to \$999,999	N/A	N/A	-50%	-33%	-33%	200%							19%
\$1,000,000 and above	-100%	N/A	N/A	-40%	-33%	0%							-30%
<b>Grand Total</b>	<b>86%</b>	<b>15%</b>	<b>-16%</b>	<b>-22%</b>	<b>-29%</b>	<b>6%</b>							<b>-5%</b>