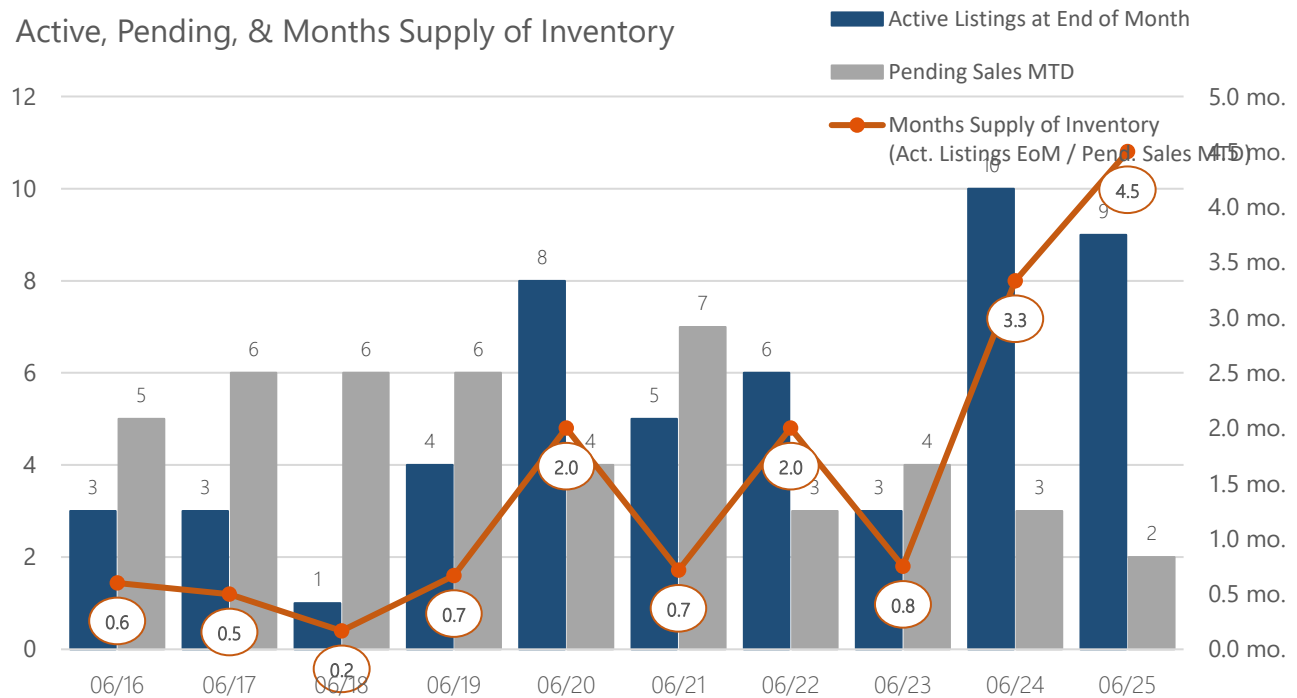


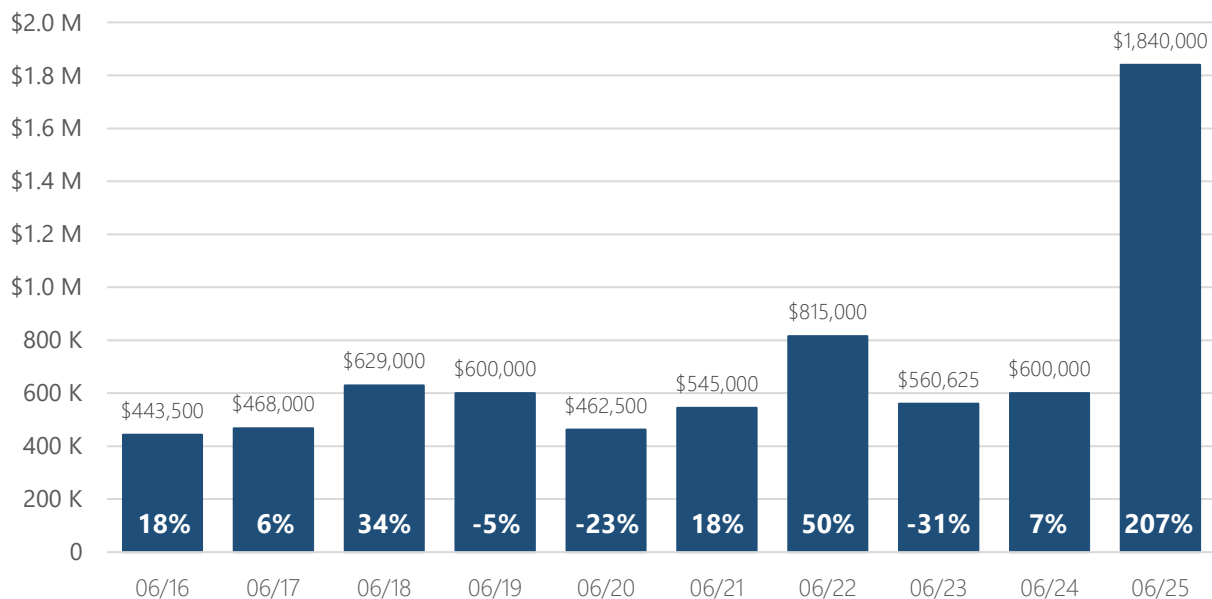
Mercer Island (510)

CONDOMINIUM ONLY

Active, Pending, & Months Supply of Inventory



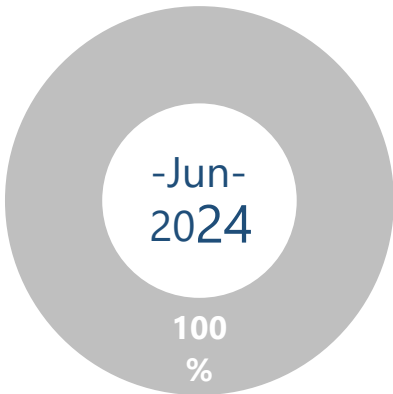
Median Closed Sales Price For Current Month Sold Properties



Mercer Island (510)

CONDOMINIUM ONLY

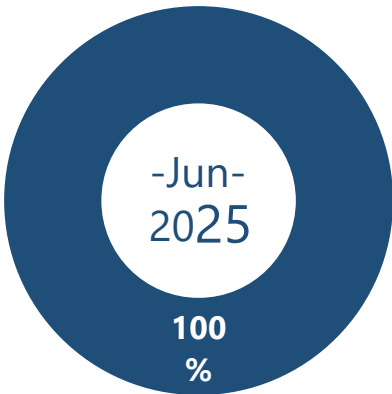
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE










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		4	0	0	0
NUMBER OF SALES IN MONTH		1	0	0	0
MEDIAN % FROM ORIGINAL LIST PRICE		1%	0%	0%	N/A

Mercer Island (510)

CONDOMINIUM ONLY

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

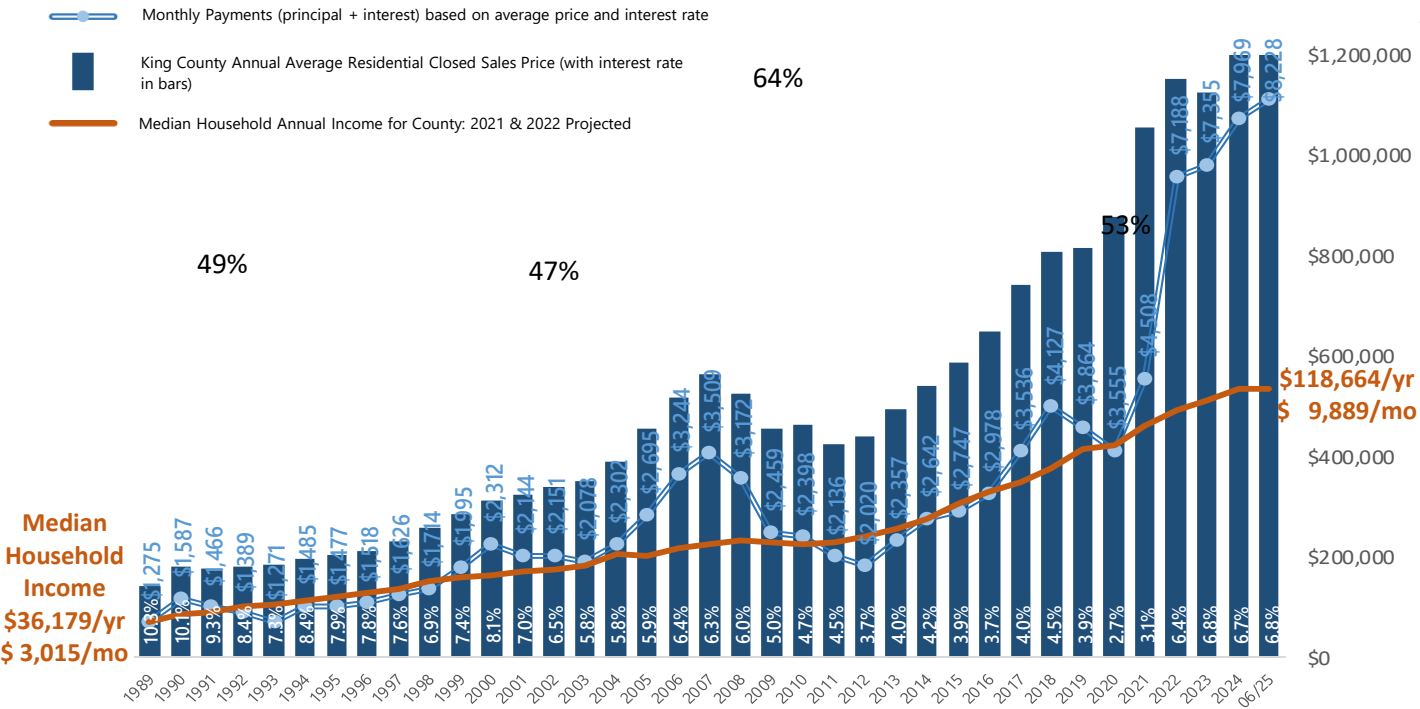
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.8%	100.8%	1	100.0%
15 - 30	0.0%	0.0%	0	0.0%
31 - 60	0.0%	0.0%	0	0.0%
61 - 90	0.0%	0.0%	0	0.0%
90+	0.0%	0.0%	0	0.0%
Totals			1	100.0%

**The Cost of
Waiting a Year**

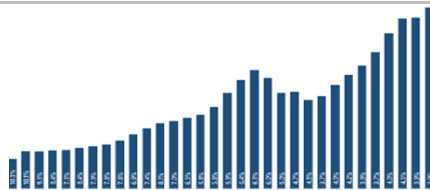
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
June, 2025	\$1,840,000	6.82%	\$12,020
June, 2024	\$600,000	6.92%	\$3,960
	\$1,240,000	-0.10%	\$8,060 Per Month
			\$96,724 Per Year
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			

Monthly Payments Compared to Income Trendline King County

73%



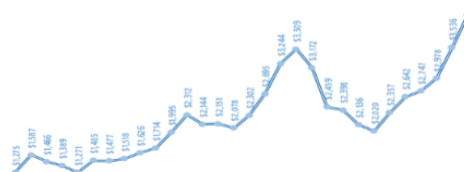
A



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

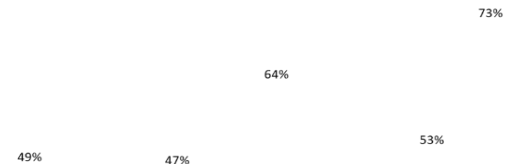
C



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

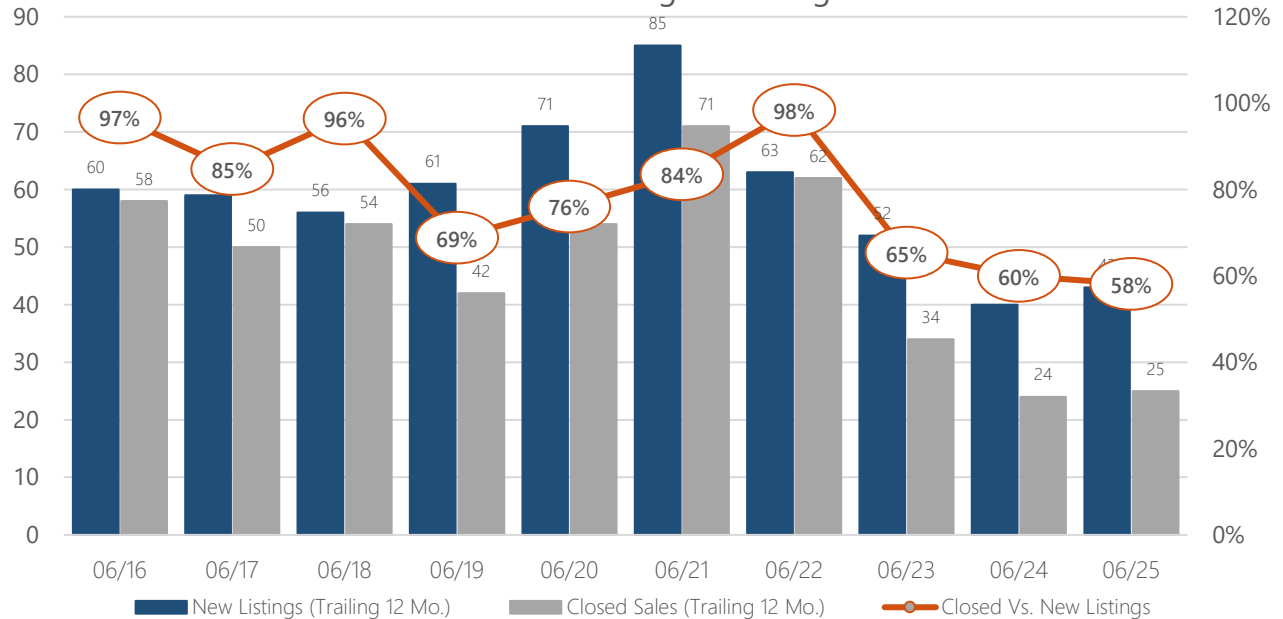
Monthly cycle peaks shown

Mercer Island (510)

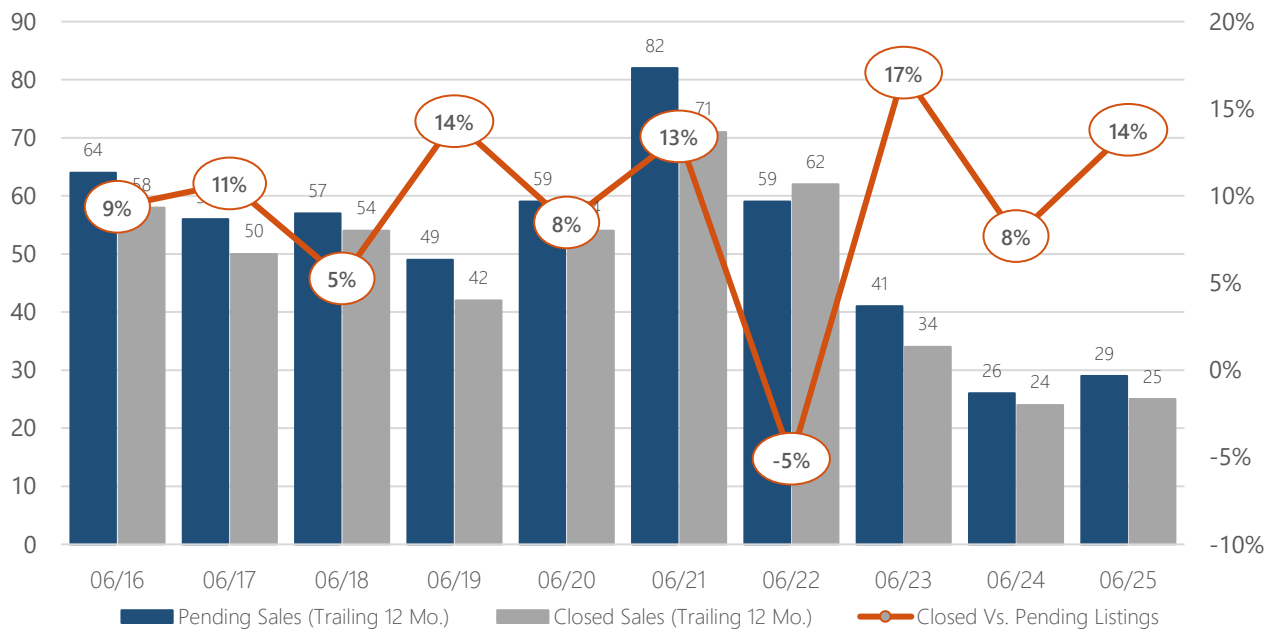
CONDOMINIUM ONLY

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



Mercer Island (510)

Statistics To Know

Residential

	June, 2025	June, 2024	Difference	% Change
Months Supply of Inventory	2.2	1.2	1.0	87%
Active Listings at End of Month	65	36	29	81%
Pending Sales MTD	30	31	-1	-3%
Pending Sales (Trailing 12 Months)	228	220	8	4%
Closed Sales MTD	24	23	1	4%
Closed Sales (Trailing 12 Months)	210	204	6	3%
Closed Sales Price (Median)	\$2,504,000	\$2,575,000	-\$71,000	-3%
30-Year-Fixed-Rate Mortgage Rate	6.8%	6.9%	-0.1%	-1%
Monthly Payments (P&I)	\$16,358	\$16,993	-\$636	-4%

Condominium

	June, 2025	June, 2024	Difference	% Change
Months Supply of Inventory	4.5	3.3	1.2	35%
Active Listings at End of Month	9	10	-1	-10%
Pending Sales MTD	2	3	-1	-33%
Pending Sales (Trailing 12 Months)	29	26	3	12%
Closed Sales MTD	1	1	0	0%
Closed Sales (Trailing 12 Months)	25	24	1	4%
Closed Sales Price (Median)	\$1,840,000	\$600,000	\$1,240,000	207%
30-Year-Fixed-Rate Mortgage Rate	6.8%	6.9%	-0.1%	-1%
Monthly Payments (P&I)	\$12,020	\$3,960	\$8,060	204%

Residential & Condominium

	June, 2025	June, 2024	Difference	% Change
Months Supply of Inventory	2.3	1.4	1.0	71%
Active Listings at End of Month	74	46	28	61%
Pending Sales MTD	32	34	-2	-6%
Pending Sales (Trailing 12 Months)	257	246	11	4%
Closed Sales MTD	25	24	1	4%
Closed Sales (Trailing 12 Months)	235	228	7	3%
Closed Sales Price (Median)	\$2,498,000	\$2,537,500	-\$39,500	-2%
30-Year-Fixed-Rate Mortgage Rates	6.8%	6.9%	-0.1%	-1%
Monthly Payments (P&I)	\$16,318	\$16,746	-\$428	-3%

Mercer Island (510)

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)	3	5	6	8	7	9							-10%	6	AVG	46%
	New Listings Taken in Month	3	6	3	5	2	4							-33%	23	YTD	10%
	# of Pending Transactions	2	3	1	3	2	2							-33%	13	YTD	18%
	Months Supply of Inventory	1.5	1.7	6.0	2.7	3.5	4.5							35%	3.3	AVG	16%
	# of Closed Sales	0	1	3	1	2	1							0%	8	YTD	-11%
	Median Closed Price	0	500,000	925,000	595,000	610,000	1,840,000							207%	1,167,192	WA	94%
2024	Active Listings (EOM)	1	1	4	3	7	10	9	12	13	9	6	3	233%	4	AVG	8%
	New Listings Taken in Month	2	2	4	3	4	6	4	6	7	2	1	0	0%	21	YTD	-19%
	# of Pending Transactions	1	1	1	4	1	3	5	3	3	2	3	0	0%	11	YTD	-39%
	Months Supply of Inventory	1.0	1.0	4.0	0.8	7.0	3.3	1.8	4.0	4.3	4.5	2.0	0.0	0%	2.8	AVG	163%
	# of Closed Sales	2	1	2	1	2	1	4	3	4	3	1	2	-67%	9	YTD	-40%
	Median Closed Price	445,000	450,000	510,750	775,000	672,500	600,000	657,500	780,000	645,000	650,000	1,250,000	907,500	7%	600,672	WA	-43%
2023	Active Listings (EOM)	3	4	5	5	4	3	5	4	7	4	2	1	-50%	4	AVG	60%
	New Listings Taken in Month	2	5	7	4	5	3	7	3	4	3	2	0	0%	26	YTD	-19%
	# of Pending Transactions	0	4	4	2	4	4	4	4	0	3	3	1	33%	18	YTD	-28%
	Months Supply of Inventory	0.0	1.0	1.3	2.5	1.0	0.8	1.3	1.0	0.0	1.3	0.7	1.0	-63%	1.1	AVG	70%
	# of Closed Sales	1	2	3	3	3	3	5	3	2	0	3	2	-57%	15	YTD	-35%
	Median Closed Price	1,775,000	627,500	585,000	820,000	590,000	560,625	725,000	450,000	509,500	0	615,000	630,000	-31%	1,053,101	WA	41%
2022	Active Listings (EOM)	0	2	3	2	2	6	9	6	11	7	2	1	20%	3	AVG	-64%
	New Listings Taken in Month	2	8	6	3	7	6	9	4	8	4	1	0	0%	32	YTD	-29%
	# of Pending Transactions	2	5	5	4	6	3	4	6	4	6	3	0	0%	25	YTD	-50%
	Months Supply of Inventory	0.0	0.4	0.6	0.5	0.3	2.0	2.3	1.0	2.8	1.2	0.7	0.0	0%	0.6	AVG	-25%
	# of Closed Sales	2	2	6	5	1	7	2	4	3	5	4	1	-22%	23	YTD	-45%
	Median Closed Price	922,000	492,339	713,750	731,000	680,000	815,000	1,381,250	547,000	515,000	615,000	1,083,750	320,000	50%	749,389	WA	35%
2021	# of Active Listings	3	7	10	9	8	5	2	3	3	2	0	0	0%	7	A	40%
	New Listings Taken in Month	4	11	10	8	7	5	6	7	5	5	6	2	150%	45	YTD	67%
	# of Pending Transactions	9	7	8	11	8	7	8	5	5	6	8	2	75%	50	YTD	61%
	Months Supply of Inventory	0.3	1.0	1.3	0.8	1.0	0.7	0.3	0.6	0.6	0.3	0.0	0.0	0%	0.9	A	-29%
	# of Closed Sales	1	5	12	8	7	9	7	8	5	6	4	9	350%	42	T	62%
	Median Closed Price	505,000	510,000	525,000	590,500	635,000	545,000	590,000	617,500	595,000	687,975	594,500	670,000	18%	555,714	WA	4%

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



Mercer Island (510)

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)	2	2	6	6	6	8	15	10	11	14	12	8	100%	5	AVG	-6%
	New Listings Taken in Month	6	9	7	7	3	7	9	5	10	9	4	3	250%	39	YTD	44%
	# of Pending Transactions	6	9	4	5	3	4	5	7	7	5	5	3	-33%	31	YTD	29%
	Months Supply of Inventory	0.3	0.2	1.5	1.2	2.0	2.0	3.0	1.4	1.6	2.8	2.4	2.7	200%	1.2	AVG	-17%
	# of Closed Sales	1	6	8	4	5	2	3	2	10	5	4	5	-50%	26	YTD	73%
	Median Closed Price	490,000	622,100	510,000	525,000	555,000	462,500	775,000	461,250	562,500	515,000	614,500	875,000	-23%	532,378	WA	-10%
2019	Active Listings (EOM)	4	4	6	4	10	4	6	9	9	4	4	3	300%	5	AVG	220%
	New Listings Taken in Month	4	2	7	2	10	2	7	6	9	5	4	1	-50%	27	YTD	-4%
	# of Pending Transactions	4	2	5	3	4	6	4	3	6	8	5	2	0%	24	YTD	-20%
	Months Supply of Inventory	1.0	2.0	1.2	1.3	2.5	0.7	1.5	3.0	1.5	0.5	0.8	1.5	300%	1.5	AVG	311%
	# of Closed Sales	2	1	2	2	4	4	4	1	5	6	7	5	-33%	15	YTD	-44%
	Median Closed Price	731,250	389,000	714,975	430,000	467,500	600,000	546,500	680,000	534,000	512,500	640,000	460,000	-5%	588,315	WA	13%
2018	Active Listings (EOM)	1	1	2	2	3	1	6	5	7	4	4	5	-67%	2	AVG	-47%
	New Listings Taken in Month	2	2	7	6	7	4	9	6	10	1	7	1	-50%	28	YTD	-22%
	# of Pending Transactions	3	2	6	7	6	6	4	7	7	4	3	0	0%	30	YTD	-12%
	Months Supply of Inventory	0.3	0.5	0.3	0.3	0.5	0.2	1.5	0.7	1.0	1.0	1.3	0.0	0%	0.4	AVG	-39%
	# of Closed Sales	3	2	3	5	8	6	4	6	6	6	2	3	20%	27	YTD	-10%
	Median Closed Price	370,000	464,000	590,000	540,000	428,000	629,000	384,000	371,500	582,500	463,250	602,500	488,500	34%	519,934	WA	17%
2017	Active Listings (EOM)	2	2	5	3	4	3	4	4	5	7	3	1	0%	3	AVG	0%
	New Listings Taken in Month	3	6	10	3	6	8	8	5	9	4	1	1	33%	36	YTD	0%
	# of Pending Transactions	4	6	8	6	4	6	7	6	6	1	5	2	20%	34	YTD	-6%
	Months Supply of Inventory	0.5	0.3	0.6	0.5	1.0	0.5	0.6	0.7	0.8	7.0	0.6	0.5	-17%	0.6	AVG	2%
	# of Closed Sales	5	4	6	8	2	5	4	8	4	7	1	3	-17%	30	YTD	7%
	Median Closed Price	390,000	409,500	468,364	380,500	522,748	468,000	375,950	432,500	452,250	534,950	389,000	586,800	6%	445,690	WA	0%
2016	Active Listings (EOM)	3	3	4	4	2	3	6	7	6	7	2	4	-25%	3	AVG	-46%
	New Listings Taken in Month	6	7	6	6	5	6	6	5	6	2	0	4	20%	36	YTD	13%
	# of Pending Transactions	6	7	4	7	7	5	3	4	7	1	5	2	-55%	36	YTD	-12%
	Months Supply of Inventory	0.5	0.4	1.0	0.6	0.3	0.6	2.0	1.8	0.9	7.0	0.4	2.0	65%	0.6	AVG	-51%
	# of Closed Sales	1	5	3	4	9	6	4	5	2	7	0	2	0%	28	YTD	12%
	Median Closed Price	496,950	500,000	450,000	336,000	417,251	443,500	455,500	550,000	396,500	493,000	0	497,500	18%	447,534	WA	-17%
2015	Active Listings (EOM)	9	6	7	5	4	4	4	4	4	4	2	2	-20%	6	AVG	-17%
	New Listings Taken in Month	5	2	9	5	6	5	5	5	5	7	2	0	0%	32	YTD	19%
	# of Pending Transactions	3	4	9	7	7	11	4	4	5	10	4	1	120%	41	YTD	58%
	Months Supply of Inventory	3.0	1.5	0.8	0.7	0.6	0.4	1.0	1.0	0.8	0.4	0.5	2.0	-64%	1.2	AVG	-52%
	# of Closed Sales	3	1	2	8	5	6	9	6	2	4	5	4	100%	25	YTD	9%
	Median Closed Price	250,500	912,500	257,500	370,150	310,000	376,450	400,000	383,500	392,000	382,500	375,000	522,675	11%	539,558	WA	43%

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

Mercer Island (510)
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)	3	3	5	4	5	5	7	6	8	6	4	3	5	AVG
% of 12 Month Avg.	57%	66%	107%	88%	103%	96%	135%	131%	156%	127%	76%	57%		
New Listings Taken in Month	4	5	7	5	6	5	7	5	7	4	3	1	60	T
% of 12 Month Avg.	72%	108%	146%	94%	120%	104%	140%	104%	146%	84%	56%	24%		
# of Pending Transactions	4	5	5	6	5	6	5	5	5	5	4	1	55	T
% of 12 Month Avg.	83%	103%	118%	122%	109%	120%	105%	107%	109%	100%	96%	28%		
Months Supply of Inventory	0.7	0.7	1.0	0.8	1.0	0.9	1.4	1.3	1.5	1.3	0.8	2.2	1.1	AVG
% of 12 Month Avg.	65%	60%	85%	68%	89%	76%	122%	116%	135%	119%	74%	191%		
# of Closed Units	2	3	5	5	5	5	5	5	4	5	3	4	49	T
% of 12 Month Avg.	51%	71%	115%	117%	112%	120%	112%	112%	105%	120%	76%	88%		
Median Closed Price	637,570	537,694	532,534	549,815	527,800	550,008	629,070	527,325	518,425	485,418	616,425	595,798	558,990	AVG
% of 12 Month Avg.	114%	96%	95%	98%	94%	98%	113%	94%	93%	87%	110%	107%		

Mercer Island (510)

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
\$125,000 to \$249,999		0	0	0	0	0							0
\$250,000 to \$374,999		0	0	0	0	0							0
\$375,000 to \$499,999		0	0	0	0	0							0
\$500,000 to \$749,999		1	1	1	2	0							5
\$750,000 to \$999,999		0	2	0	0	0							2
\$1,000,000 and above		0	0	0	0	1							1
Grand Total		1	3	1	2	1							8

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	0	0	0	0	0	0	1	0	0	0	0	1
\$375,000 to \$499,999	0	1	1	0	0	0	0	0	0	1	0	0	2
\$500,000 to \$749,999	1	0	1	0	1	1	3	0	3	2	0	0	4
\$750,000 to \$999,999	0	0	0	1	1	0	1	2	0	0	0	1	2
\$1,000,000 and above	0	0	0	0	0	0	0	0	1	0	1	1	0
Grand Total	2	1	2	1	2	1	4	3	4	3	1	2	9

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
\$125,000 to \$249,999		N/A	N/A	N/A	N/A	N/A							N/A
\$250,000 to \$374,999		N/A	N/A	N/A	N/A	N/A							-100%
\$375,000 to \$499,999		-100%	-100%	N/A	N/A	N/A							-100%
\$500,000 to \$749,999		N/A	0%	N/A	100%	-100%							25%
\$750,000 to \$999,999		N/A	N/A	-100%	-100%	N/A							0%
\$1,000,000 and above		N/A	N/A	N/A	N/A	N/A							N/A
Grand Total		0%	50%	0%	0%	0%							-11%