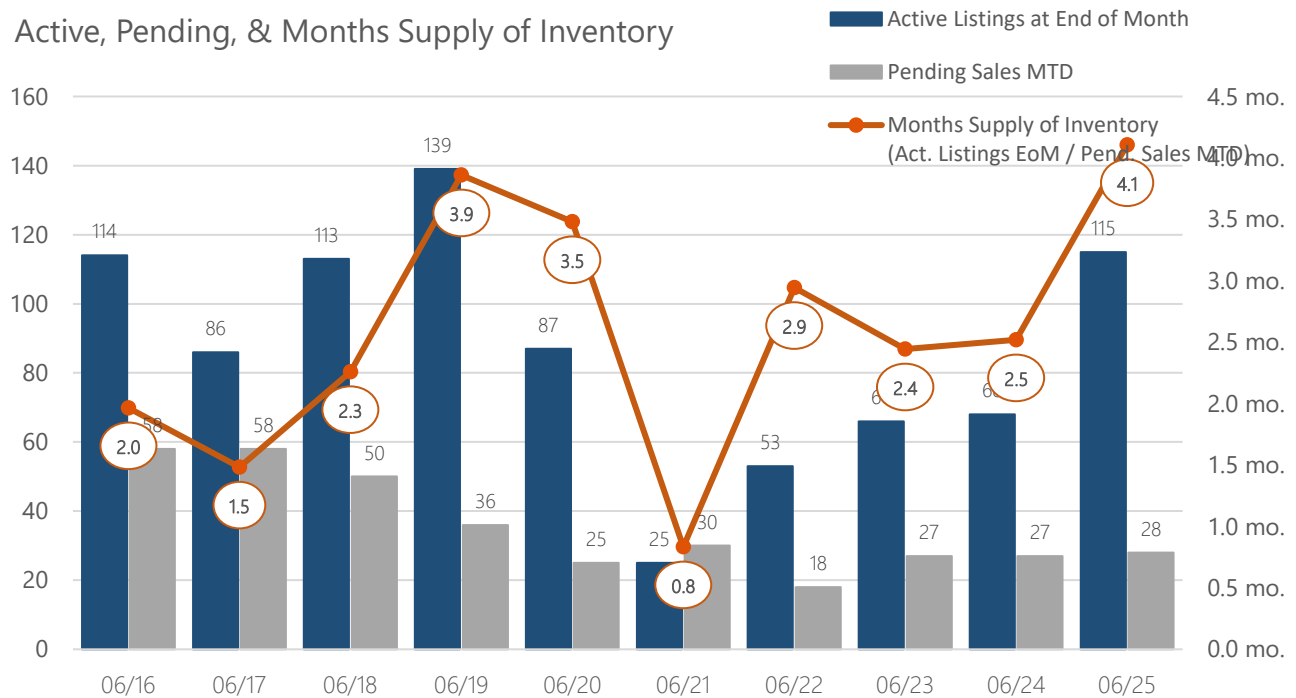


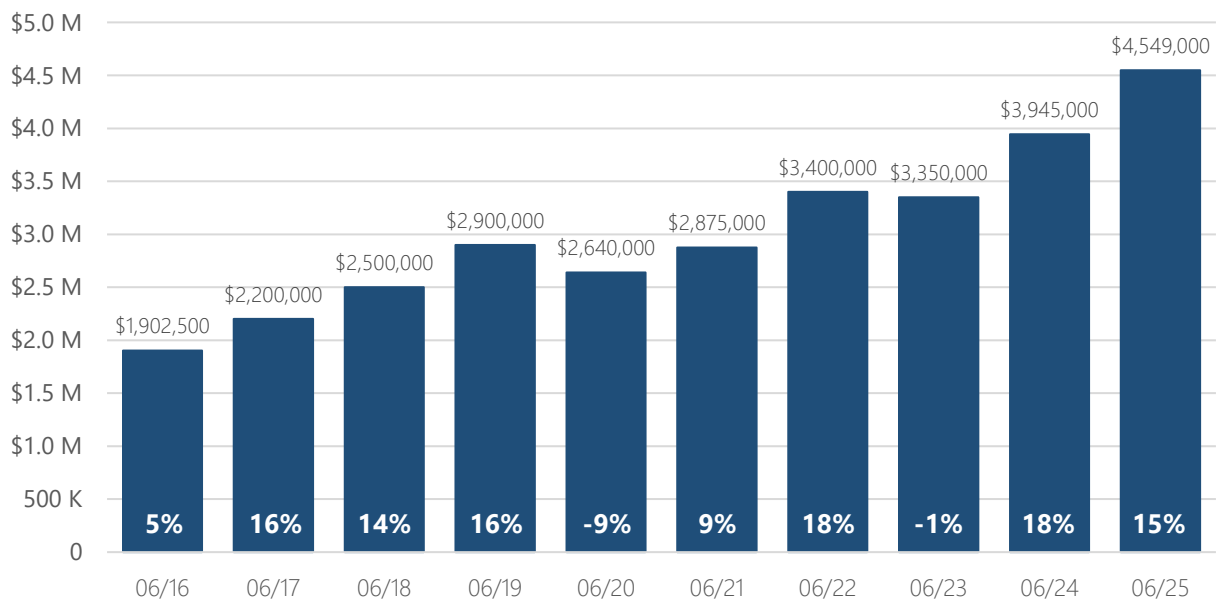
## Bellevue/West of I-405 (520)

### RESIDENTIAL ONLY

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



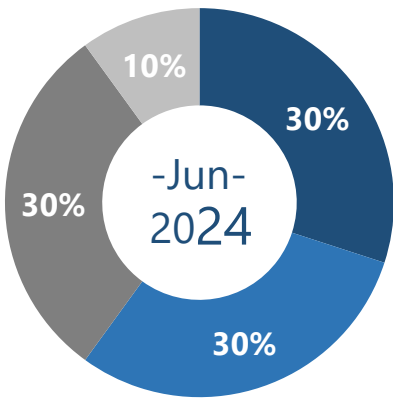
#### Median Closed Sales Price For Current Month Sold Properties



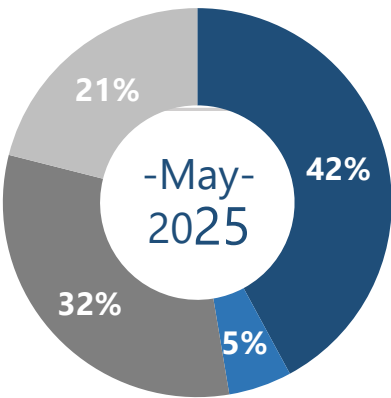
Bellevue/West of I-405 (520)

RESIDENTIAL ONLY

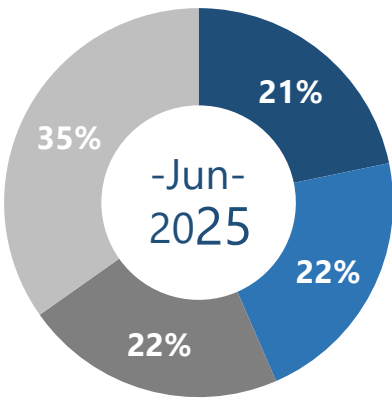
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE







SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH

| JUNE 2025                            |   |  |   |   |
|--------------------------------------|---|--|---|---|
|                                      |  |  |  |  |
|                                      | SOLD<br>ABOVE<br>LIST<br>PRICE  | SOLD<br>AT<br>LIST<br>PRICE  | SOLD<br>BELOW<br>LIST<br>PRICE  | PRICE<br>CHANGE<br>BEFORE<br>SALE   |
| AVERAGE DAYS<br>ON MARKET            | 4   | 7  | 16  | 138   |
| NUMBER OF SALES<br>IN MONTH          | 5   | 5  | 5   | 8   |
| MEDIAN % FROM<br>ORIGINAL LIST PRICE | 4%  | 0%   | -3%   | N/A   |

## Bellevue/West of I-405 (520)

RESIDENTIAL ONLY

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

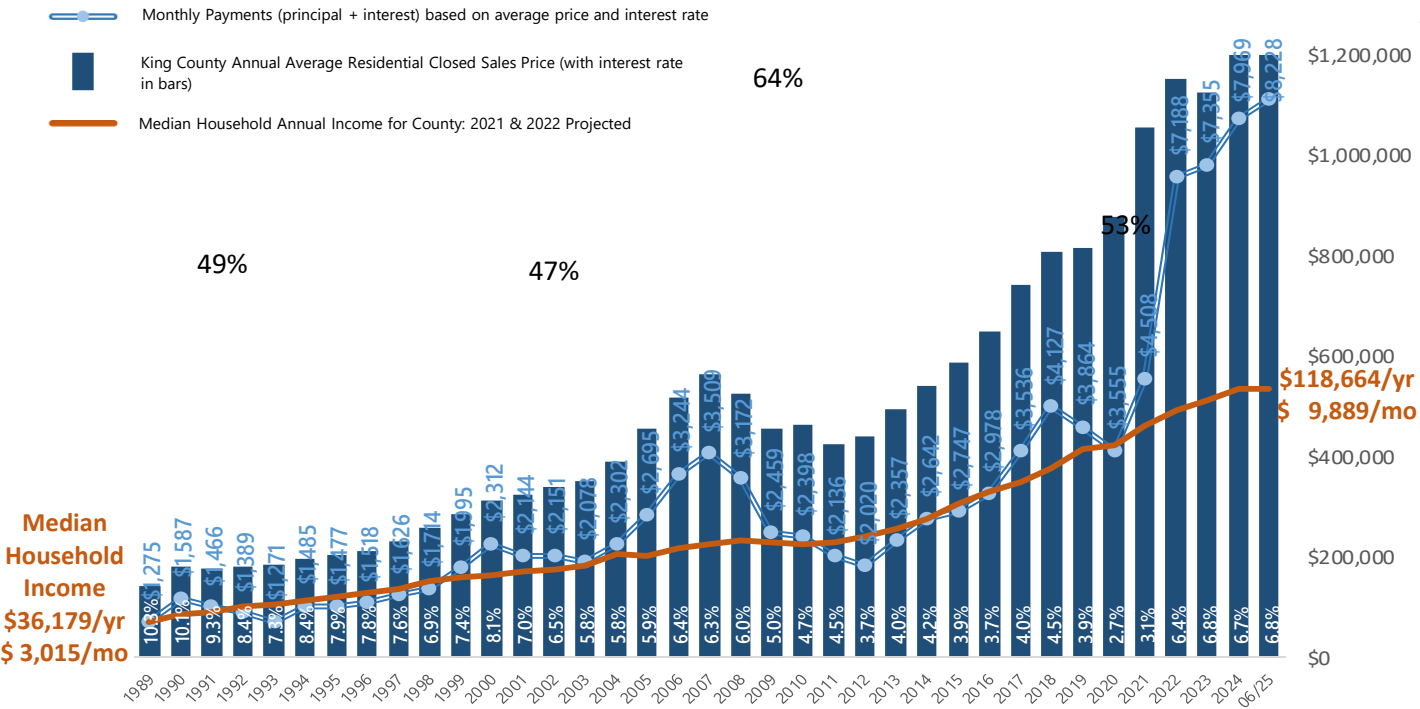
| Market Time<br>(DOM) | Median SP to<br>Original LP % | Median SP<br>to Last<br>LP % | Total Units | % of Total |
|----------------------|-------------------------------|------------------------------|-------------|------------|
| < 15                 | 100.0%                        | 100.0%                       | 16          | 69.6%      |
| 15 - 30              | 93.3%                         | 93.3%                        | 4           | 17.4%      |
| 31 - 60              | 83.6%                         | 95.7%                        | 1           | 4.3%       |
| 61 - 90              | 0.0%                          | 0.0%                         | 0           | 0.0%       |
| 90+                  | 82.7%                         | 91.8%                        | 2           | 8.7%       |
| Totals               |                               |                              | 23          | 100.0%     |

### The Cost of Waiting a Year

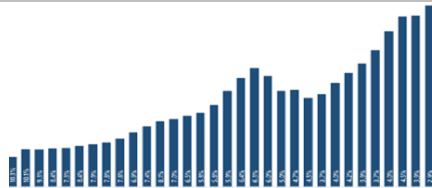
|   | Median<br>Price  | Interest Rate*<br>30-Year-Fixed | P&I<br>Principal & Interest |
|---|------------------|---------------------------------|-----------------------------|
| June, 2025  | \$4,549,000      | 6.82%                           | \$29,717                    |
| June, 2024  | \$3,945,000      | 6.92%                           | \$26,035                    |
|   | <b>\$604,000</b> | <b>-0.10%</b>                   | <b>\$3,682</b><br>Per Month |
| * Per FreddieMac.com/pmms - Average of all weeks reported in calendar month |                  |                                 | <b>\$44,186</b><br>Per Year |

# Monthly Payments Compared to Income Trendline King County

73%



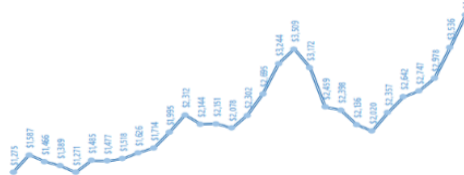
A



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

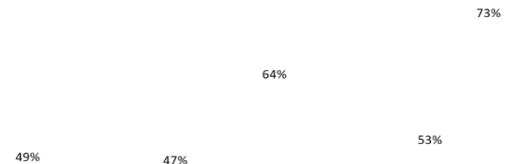
C



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

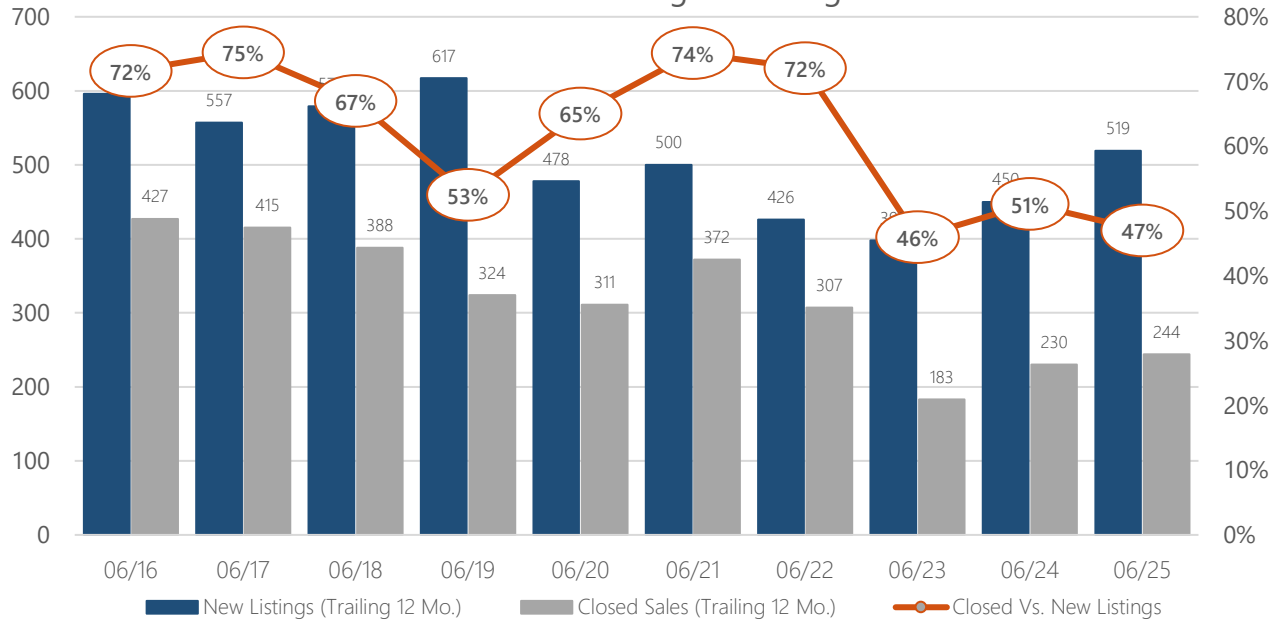
Monthly cycle peaks shown

## Bellevue/West of I-405 (520)

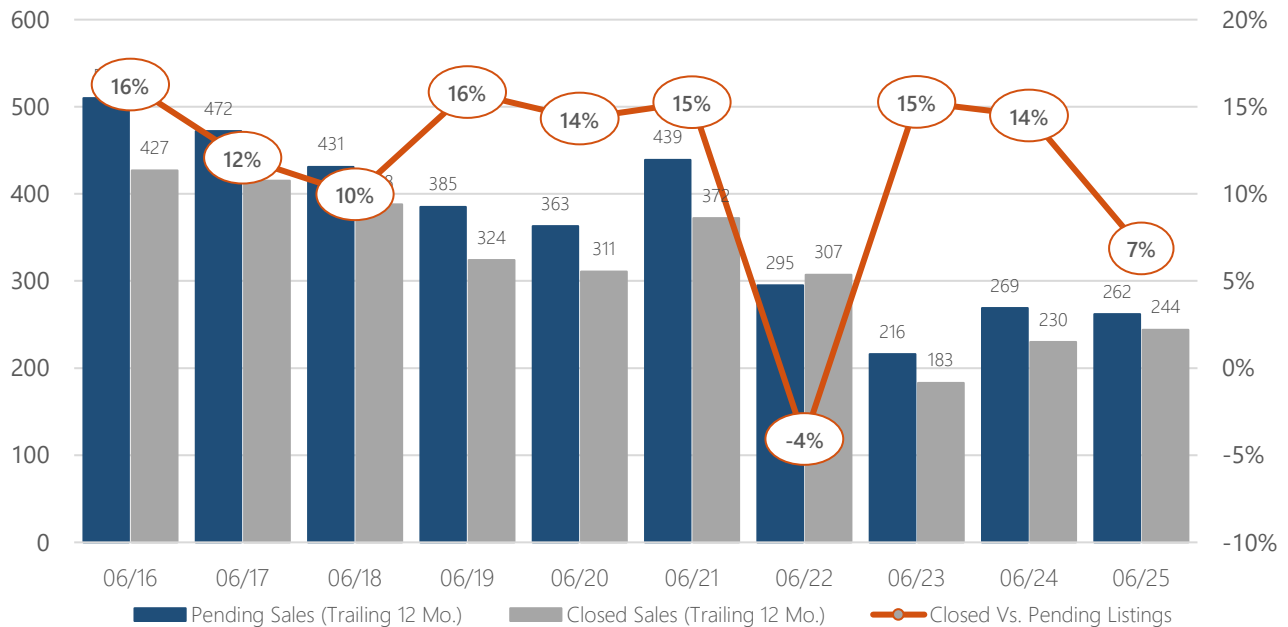
### RESIDENTIAL ONLY

#### 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<br>ADVANTAGE | BALANCED<br>ADVANTAGE | BUYER'S<br>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  |

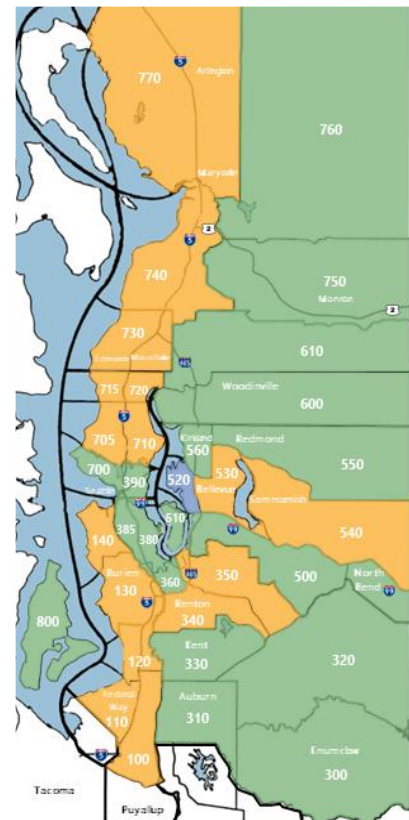
**2 YEARS AGO**



**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.

## Bellevue/West of I-405 (520)

### Statistics To Know

#### Residential

|                                    | June, 2025  | June, 2024  | Difference | % Change |
|------------------------------------|-------------|-------------|------------|----------|
| Months Supply of Inventory         | 4.1         | 2.5         | 1.6        | 63%      |
| Active Listings at End of Month    | 115         | 68          | 47         | 69%      |
| Pending Sales MTD                  | 28          | 27          | 1          | 4%       |
| Pending Sales (Trailing 12 Months) | 262         | 269         | -7         | -3%      |
| Closed Sales MTD                   | 23          | 21          | 2          | 10%      |
| Closed Sales (Trailing 12 Months)  | 244         | 230         | 14         | 6%       |
| Closed Sales Price (Median)        | \$4,549,000 | \$3,945,000 | \$604,000  | 15%      |
| 30-Year-Fixed-Rate Mortgage Rate   | 6.8%        | 6.9%        | -0.1%      | -1%      |
| Monthly Payments (P&I)             | \$29,717    | \$26,035    | \$3,682    | 14%      |

#### Condominium

|                                    | June, 2025 | June, 2024 | Difference | % Change |
|------------------------------------|------------|------------|------------|----------|
| Months Supply of Inventory         | 4.3        | 2.9        | 1.4        | 50%      |
| Active Listings at End of Month    | 94         | 60         | 34         | 57%      |
| Pending Sales MTD                  | 22         | 21         | 1          | 5%       |
| Pending Sales (Trailing 12 Months) | 213        | 241        | -28        | -12%     |
| Closed Sales MTD                   | 13         | 21         | -8         | -38%     |
| Closed Sales (Trailing 12 Months)  | 184        | 196        | -12        | -6%      |
| Closed Sales Price (Median)        | \$950,000  | \$940,000  | \$10,000   | 1%       |
| 30-Year-Fixed-Rate Mortgage Rate   | 6.8%       | 6.9%       | -0.1%      | -1%      |
| Monthly Payments (P&I)             | \$6,206    | \$6,203    | \$3        | 0%       |

#### Residential & Condominium

|                                    | June, 2025  | June, 2024  | Difference  | % Change |
|------------------------------------|-------------|-------------|-------------|----------|
| Months Supply of Inventory         | 4.2         | 2.7         | 1.5         | 57%      |
| Active Listings at End of Month    | 209         | 128         | 81          | 63%      |
| Pending Sales MTD                  | 50          | 48          | 2           | 4%       |
| Pending Sales (Trailing 12 Months) | 475         | 510         | -35         | -7%      |
| Closed Sales MTD                   | 36          | 42          | -6          | -14%     |
| Closed Sales (Trailing 12 Months)  | 428         | 426         | 2           | 0%       |
| Closed Sales Price (Median)        | \$3,149,000 | \$2,075,000 | \$1,074,000 | 52%      |
| 30-Year-Fixed-Rate Mortgage Rates  | 6.8%        | 6.9%        | -0.1%       | -1%      |
| Monthly Payments (P&I)             | \$20,571    | \$13,694    | \$6,877     | 50%      |

## Bellevue/West of I-405 (520)

### RESIDENTIAL ONLY

|      |                             | JAN       | FEB       | MAR       | APR       | MAY       | JUN       | JUL       | AUG       | SEP       | OCT       | NOV       | DEC       | MTD %<br>Change | YTD<br>Summary | TT  | YTD %<br>Change |
|------|-----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------------|----------------|-----|-----------------|
| 2025 | Active Listings (EOM)       | 47        | 56        | 69        | 84        | 108       | 115       |           |           |           |           |           |           | 69%             | 80             | AVG | 46%             |
|      | New Listings Taken in Month | 42        | 35        | 47        | 58        | 72        | 66        |           |           |           |           |           |           | 61%             | 320            | YTD | 28%             |
|      | # of Pending Transactions   | 15        | 19        | 21        | 21        | 29        | 28        |           |           |           |           |           |           | 4%              | 133            | YTD | -14%            |
|      | Months Supply of Inventory  | 3.1       | 2.9       | 3.3       | 4.0       | 3.7       | 4.1       |           |           |           |           |           |           | 63%             | 3.5            | AVG | 64%             |
|      | # of Closed Sales           | 12        | 16        | 21        | 19        | 19        | 23        |           |           |           |           |           |           | 10%             | 110            | YTD | -8%             |
|      | Median Closed Price         | 4,036,750 | 2,737,500 | 3,370,000 | 3,750,000 | 3,200,000 | 4,549,000 |           |           |           |           |           |           | 15%             | 3,702,866      | WA  | -1%             |
| 2024 | Active Listings (EOM)       | 37        | 44        | 56        | 56        | 66        | 68        | 77        | 76        | 81        | 70        | 52        | 34        | 3%              | 55             | AVG | -3%             |
|      | New Listings Taken in Month | 29        | 34        | 42        | 48        | 56        | 41        | 44        | 47        | 45        | 32        | 22        | 9         | 0%              | 250            | YTD | 13%             |
|      | # of Pending Transactions   | 18        | 21        | 23        | 35        | 30        | 27        | 19        | 27        | 22        | 30        | 19        | 12        | 0%              | 154            | YTD | 19%             |
|      | Months Supply of Inventory  | 2.1       | 2.1       | 2.4       | 1.6       | 2.2       | 2.5       | 4.1       | 2.8       | 3.7       | 2.3       | 2.7       | 2.8       | 3%              | 2.2            | AVG | -21%            |
|      | # of Closed Sales           | 12        | 12        | 23        | 22        | 30        | 21        | 26        | 25        | 23        | 19        | 19        | 22        | -19%            | 120            | YTD | 25%             |
|      | Median Closed Price         | 3,900,000 | 3,770,000 | 3,995,000 | 3,155,000 | 3,440,000 | 3,945,000 | 4,047,500 | 3,450,000 | 3,500,000 | 3,450,000 | 3,025,000 | 3,544,500 | 18%             | 3,725,898      | WA  | 2%              |
| 2023 | Active Listings (EOM)       | 45        | 44        | 60        | 64        | 58        | 66        | 77        | 78        | 70        | 61        | 41        | 31        | 25%             | 56             | AVG | 78%             |
|      | New Listings Taken in Month | 28        | 20        | 53        | 34        | 35        | 52        | 53        | 42        | 40        | 35        | 19        | 11        | 18%             | 222            | YTD | -11%            |
|      | # of Pending Transactions   | 15        | 13        | 21        | 23        | 30        | 27        | 24        | 21        | 26        | 20        | 17        | 7         | 50%             | 129            | YTD | -7%             |
|      | Months Supply of Inventory  | 3.0       | 3.4       | 2.9       | 2.8       | 1.9       | 2.4       | 3.2       | 3.7       | 2.7       | 3.1       | 2.4       | 4.4       | -17%            | 2.7            | AVG | 91%             |
|      | # of Closed Sales           | 8         | 10        | 11        | 23        | 18        | 26        | 17        | 30        | 9         | 27        | 13        | 14        | 13%             | 96             | YTD | -23%            |
|      | Median Closed Price         | 4,370,000 | 3,919,000 | 3,450,000 | 3,600,000 | 2,900,000 | 3,350,000 | 3,895,000 | 3,487,500 | 3,920,000 | 3,210,000 | 3,750,000 | 2,982,500 | -1%             | 3,656,976      | WA  | -3%             |
| 2022 | Active Listings (EOM)       | 13        | 22        | 27        | 31        | 43        | 53        | 71        | 75        | 73        | 67        | 54        | 42        | 112%            | 32             | AVG | 38%             |
|      | New Listings Taken in Month | 20        | 37        | 48        | 46        | 55        | 44        | 46        | 32        | 43        | 29        | 13        | 13        | 5%              | 250            | YTD | 4%              |
|      | # of Pending Transactions   | 13        | 20        | 32        | 31        | 25        | 18        | 17        | 20        | 22        | 15        | 9         | 4         | -40%            | 139            | YTD | -30%            |
|      | Months Supply of Inventory  | 1.0       | 1.1       | 0.8       | 1.0       | 1.7       | 2.9       | 4.2       | 3.8       | 3.3       | 4.5       | 6.0       | 10.5      | 253%            | 1.4            | AVG | 69%             |
|      | # of Closed Sales           | 12        | 9         | 21        | 29        | 31        | 23        | 18        | 13        | 15        | 21        | 13        | 7         | -41%            | 125            | YTD | -23%            |
|      | Median Closed Price         | 2,810,000 | 3,750,000 | 4,800,000 | 3,800,000 | 3,500,000 | 3,400,000 | 3,500,000 | 3,300,000 | 2,430,000 | 4,050,000 | 3,200,000 | 3,945,000 | 18%             | 3,773,735      | WA  | 26%             |
| 2021 | # of Active Listings        | 28        | 23        | 20        | 20        | 21        | 25        | 29        | 25        | 22        | 16        | 4         | 5         | -71%            | 23             | A   | -66%            |
|      | New Listings Taken in Month | 23        | 32        | 41        | 47        | 55        | 42        | 40        | 37        | 35        | 27        | 22        | 15        | -46%            | 240            | YTD | -39%            |
|      | # of Pending Transactions   | 14        | 32        | 43        | 32        | 48        | 30        | 28        | 36        | 29        | 28        | 27        | 8         | 20%             | 199            | YTD | 20%             |
|      | Months Supply of Inventory  | 2.0       | 0.7       | 0.5       | 0.6       | 0.4       | 0.8       | 1.0       | 0.7       | 0.8       | 0.6       | 0.1       | 0.6       | -76%            | 0.8            | A   | -70%            |
|      | # of Closed Sales           | 20        | 16        | 27        | 29        | 31        | 39        | 36        | 33        | 34        | 31        | 25        | 23        | 30%             | 162            | T   | 33%             |
|      | Median Closed Price         | 2,487,500 | 3,108,370 | 3,525,000 | 2,700,000 | 3,100,000 | 2,875,000 | 3,199,000 | 3,700,000 | 3,604,000 | 3,200,000 | 3,660,000 | 4,298,000 | 9%              | 3,002,993      | WA  | 22%             |

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



## Bellevue/West of I-405 (520)

### RESIDENTIAL ONLY

|      |                             | JAN       | FEB       | MAR       | APR       | MAY       | JUN       | JUL       | AUG       | SEP       | OCT       | NOV       | DEC       | MTD %<br>Change | YTD<br>Summary | TT  | YTD %<br>Change |
|------|-----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------------|----------------|-----|-----------------|
| 2020 | Active Listings (EOM)       | 54        | 56        | 61        | 69        | 80        | 87        | 79        | 88        | 60        | 60        | 45        | 27        | -37%            | 68             | AVG | -38%            |
|      | New Listings Taken in Month | 38        | 39        | 50        | 26        | 52        | 51        | 50        | 60        | 60        | 39        | 30        | 21        | -35%            | 256            | YTD | -35%            |
|      | # of Pending Transactions   | 34        | 33        | 27        | 12        | 35        | 25        | 43        | 36        | 73        | 29        | 29        | 30        | -31%            | 166            | YTD | -29%            |
|      | Months Supply of Inventory  | 1.6       | 1.7       | 2.3       | 5.8       | 2.3       | 3.5       | 1.8       | 2.4       | 0.8       | 2.1       | 1.6       | 0.9       | -10%            | 2.8            | AVG | -1%             |
|      | # of Closed Sales           | 17        | 23        | 27        | 16        | 9         | 30        | 27        | 36        | 33        | 48        | 30        | 36        | -14%            | 122            | YTD | -31%            |
|      | Median Closed Price         | 2,265,000 | 2,660,000 | 2,437,000 | 2,736,000 | 1,800,000 | 2,640,000 | 2,540,000 | 2,665,000 | 2,699,000 | 2,327,500 | 3,018,000 | 2,905,000 | -9%             | 2,465,270      | WA  | 2%              |
| 2019 | Active Listings (EOM)       | 85        | 82        | 96        | 119       | 140       | 139       | 139       | 114       | 123       | 108       | 73        | 52        | 23%             | 110            | AVG | 37%             |
|      | New Listings Taken in Month | 51        | 44        | 58        | 75        | 89        | 78        | 49        | 39        | 70        | 35        | 18        | 11        | 4%              | 395            | YTD | 15%             |
|      | # of Pending Transactions   | 29        | 32        | 48        | 44        | 45        | 36        | 32        | 35        | 41        | 28        | 42        | 19        | -28%            | 234            | YTD | 4%              |
|      | Months Supply of Inventory  | 2.9       | 2.6       | 2.0       | 2.7       | 3.1       | 3.9       | 4.3       | 3.3       | 3.0       | 3.9       | 1.7       | 2.7       | 71%             | 2.9            | AVG | 34%             |
|      | # of Closed Sales           | 12        | 22        | 29        | 36        | 43        | 35        | 32        | 30        | 29        | 32        | 33        | 33        | -22%            | 177            | YTD | 2%              |
|      | Median Closed Price         | 1,963,500 | 2,262,500 | 2,586,183 | 2,234,000 | 2,380,000 | 2,900,000 | 2,372,500 | 2,454,997 | 2,150,000 | 2,462,500 | 2,250,000 | 2,500,000 | 16%             | 2,424,075      | WA  | -2%             |
| 2018 | Active Listings (EOM)       | 63        | 64        | 67        | 75        | 102       | 113       | 103       | 111       | 116       | 112       | 94        | 66        | 31%             | 81             | AVG | 12%             |
|      | New Listings Taken in Month | 45        | 38        | 50        | 51        | 85        | 75        | 40        | 47        | 50        | 46        | 27        | 12        | 39%             | 344            | YTD | 7%              |
|      | # of Pending Transactions   | 28        | 29        | 39        | 36        | 44        | 50        | 28        | 32        | 30        | 22        | 24        | 15        | -14%            | 226            | YTD | -5%             |
|      | Months Supply of Inventory  | 2.3       | 2.2       | 1.7       | 2.1       | 2.3       | 2.3       | 3.7       | 3.5       | 3.9       | 5.1       | 3.9       | 4.4       | 52%             | 2.1            | AVG | 16%             |
|      | # of Closed Sales           | 21        | 19        | 27        | 30        | 32        | 45        | 29        | 32        | 20        | 22        | 20        | 24        | -15%            | 174            | YTD | -9%             |
|      | Median Closed Price         | 2,720,000 | 2,070,000 | 2,505,000 | 2,538,250 | 2,355,000 | 2,500,000 | 2,325,000 | 2,557,500 | 3,299,000 | 2,555,044 | 2,435,000 | 2,800,000 | 14%             | 2,464,355      | WA  | 19%             |
| 2017 | Active Listings (EOM)       | 55        | 48        | 71        | 74        | 98        | 86        | 84        | 81        | 90        | 77        | 61        | 41        | -25%            | 72             | AVG | -15%            |
|      | New Listings Taken in Month | 46        | 24        | 59        | 52        | 88        | 54        | 36        | 56        | 58        | 45        | 28        | 12        | -36%            | 323            | YTD | -13%            |
|      | # of Pending Transactions   | 26        | 30        | 33        | 38        | 54        | 58        | 36        | 46        | 37        | 31        | 29        | 26        | 0%              | 239            | YTD | -12%            |
|      | Months Supply of Inventory  | 2.1       | 1.6       | 2.2       | 1.9       | 1.8       | 1.5       | 2.3       | 1.8       | 2.4       | 2.5       | 2.1       | 1.6       | -25%            | 1.9            | AVG | -3%             |
|      | # of Closed Sales           | 20        | 22        | 31        | 33        | 32        | 53        | 49        | 45        | 34        | 29        | 24        | 33        | 4%              | 191            | YTD | -7%             |
|      | Median Closed Price         | 1,410,000 | 2,229,000 | 2,198,000 | 2,203,000 | 1,950,000 | 2,200,000 | 2,308,000 | 2,499,990 | 2,308,550 | 2,600,000 | 2,144,000 | 2,575,000 | 16%             | 2,074,114      | WA  | 11%             |
| 2016 | Active Listings (EOM)       | 56        | 66        | 84        | 89        | 99        | 114       | 123       | 110       | 109       | 83        | 66        | 42        | 7%              | 85             | AVG | -5%             |
|      | New Listings Taken in Month | 37        | 41        | 68        | 73        | 69        | 84        | 57        | 48        | 61        | 35        | 20        | 13        | 29%             | 372            | YTD | 6%              |
|      | # of Pending Transactions   | 28        | 30        | 45        | 55        | 55        | 58        | 44        | 52        | 42        | 41        | 31        | 23        | -8%             | 271            | YTD | -4%             |
|      | Months Supply of Inventory  | 2.0       | 2.2       | 1.9       | 1.6       | 1.8       | 2.0       | 2.8       | 2.1       | 2.6       | 2.0       | 2.1       | 1.8       | 16%             | 1.9            | AVG | -1%             |
|      | # of Closed Sales           | 20        | 23        | 38        | 34        | 39        | 51        | 43        | 38        | 38        | 35        | 37        | 33        | 16%             | 205            | YTD | 10%             |
|      | Median Closed Price         | 1,849,995 | 1,750,000 | 1,799,975 | 1,800,000 | 2,050,000 | 1,902,500 | 1,635,000 | 2,192,500 | 2,041,000 | 1,998,000 | 2,238,000 | 2,125,000 | 5%              | 1,863,883      | WA  | 4%              |
| 2015 | Active Listings (EOM)       | 57        | 69        | 82        | 105       | 113       | 107       | 93        | 92        | 82        | 78        | 65        | 46        | 1%              | 89             | AVG | 12%             |
|      | New Listings Taken in Month | 36        | 45        | 72        | 70        | 63        | 65        | 52        | 44        | 38        | 46        | 27        | 17        | 27%             | 351            | YTD | 15%             |
|      | # of Pending Transactions   | 27        | 35        | 56        | 46        | 55        | 63        | 50        | 43        | 47        | 44        | 29        | 26        | 54%             | 282            | YTD | 19%             |
|      | Months Supply of Inventory  | 2.1       | 2.0       | 1.5       | 2.3       | 2.1       | 1.7       | 1.9       | 2.1       | 1.7       | 1.8       | 2.2       | 1.8       | -34%            | 1.9            | AVG | -6%             |
|      | # of Closed Sales           | 19        | 14        | 40        | 34        | 35        | 44        | 42        | 43        | 40        | 37        | 30        | 30        | 16%             | 186            | YTD | 5%              |
|      | Median Closed Price         | 1,960,000 | 1,545,000 | 1,782,500 | 1,663,000 | 1,914,000 | 1,811,250 | 1,537,500 | 1,725,000 | 2,092,495 | 1,675,000 | 1,660,000 | 1,656,500 | 9%              | 1,790,555      | WA  | 22%             |

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

**Bellevue/West of I-405 (520)**  
RESIDENTIAL ONLY

MONTHLY AVERAGES BASED ON HISTORICAL DATA |

2015 - 2024

|                             | JAN       | FEB       | MAR       | APR       | MAY       | JUN       | JUL       | AUG       | SEP       | OCT       | NOV       | DEC       | Annual<br>Totals | T   |
|-----------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------------|-----|
| Active Listings (EOM)       | 49        | 52        | 62        | 70        | 82        | 86        | 88        | 85        | 83        | 73        | 56        | 39        | 69               | AVG |
| % of 12 Month Avg.          | 72%       | 75%       | 91%       | 102%      | 119%      | 125%      | 127%      | 124%      | 120%      | 107%      | 81%       | 56%       |                  |     |
| New Listings Taken in Month | 35        | 35        | 54        | 52        | 65        | 59        | 47        | 45        | 50        | 37        | 23        | 13        | 515              | T   |
| % of 12 Month Avg.          | 82%       | 82%       | 126%      | 122%      | 151%      | 137%      | 109%      | 105%      | 116%      | 86%       | 53%       | 31%       |                  |     |
| # of Pending Transactions   | 23        | 28        | 37        | 35        | 42        | 39        | 32        | 35        | 37        | 29        | 26        | 17        | 379              | T   |
| % of 12 Month Avg.          | 73%       | 87%       | 116%      | 111%      | 133%      | 124%      | 102%      | 110%      | 117%      | 91%       | 81%       | 54%       |                  |     |
| Months Supply of Inventory  | 2.1       | 1.9       | 1.7       | 2.0       | 1.9       | 2.2       | 2.7       | 2.4       | 2.2       | 2.5       | 2.2       | 2.3       | 2.2              | AVG |
| % of 12 Month Avg.          | 97%       | 86%       | 78%       | 91%       | 89%       | 100%      | 125%      | 112%      | 102%      | 116%      | 99%       | 104%      |                  |     |
| # of Closed Units           | 16        | 17        | 27        | 29        | 30        | 37        | 32        | 33        | 28        | 30        | 24        | 26        | 328              | T   |
| % of 12 Month Avg.          | 59%       | 62%       | 100%      | 105%      | 110%      | 134%      | 117%      | 119%      | 101%      | 110%      | 89%       | 93%       |                  |     |
| Median Closed Price         | 2,573,600 | 2,706,387 | 2,907,866 | 2,642,925 | 2,538,900 | 2,752,375 | 2,735,950 | 2,803,249 | 2,804,405 | 2,752,804 | 2,738,000 | 2,933,150 | 2,740,801        | AVG |
| % of 12 Month Avg.          | 94%       | 99%       | 106%      | 96%       | 93%       | 100%      | 100%      | 102%      | 102%      | 100%      | 100%      | 107%      |                  |     |

## Bellevue/West of I-405 (520)

### 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     | 0         | 0         | 0         | 0         | 0         | 0         |     |     |      |     |     |     | 0          |
| \$750,000 to \$999,999     | 0         | 0         | 0         | 0         | 0         | 0         |     |     |      |     |     |     | 0          |
| \$1,000,000 to \$1,499,999 | 0         | 1         | 0         | 1         | 0         | 0         |     |     |      |     |     |     | 2          |
| \$1,500,000 to \$2,499,999 | 3         | 6         | 1         | 4         | 3         | 2         |     |     |      |     |     |     | 19         |
| \$2,500,000 and above      | 9         | 9         | 20        | 14        | 16        | 21        |     |     |      |     |     |     | 89         |
| <b>Grand Total</b>         | <b>12</b> | <b>16</b> | <b>21</b> | <b>19</b> | <b>19</b> | <b>23</b> |     |     |      |     |     |     | <b>110</b> |

#### 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         | 0         | 0         | 0         | 0          |
| \$500,000 to \$749,999     | 0         | 0         | 0         | 0         | 0         | 0         | 1         | 0         | 0         | 0         | 0         | 0         | 0          |
| \$750,000 to \$999,999     | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0          |
| \$1,000,000 to \$1,499,999 | 1         | 0         | 0         | 2         | 1         | 0         | 0         | 1         | 1         | 1         | 0         | 0         | 4          |
| \$1,500,000 to \$2,499,999 | 2         | 2         | 5         | 6         | 6         | 5         | 8         | 3         | 4         | 3         | 7         | 3         | 26         |
| \$2,500,000 and above      | 9         | 10        | 18        | 14        | 23        | 15        | 17        | 20        | 18        | 15        | 12        | 19        | 89         |
| <b>Grand Total</b>         | <b>12</b> | <b>12</b> | <b>23</b> | <b>22</b> | <b>30</b> | <b>20</b> | <b>26</b> | <b>24</b> | <b>23</b> | <b>19</b> | <b>19</b> | <b>22</b> | <b>119</b> |

#### 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        | N/A        | N/A         | N/A         | N/A        |     |     |      |     |     |     | N/A        |
| \$750,000 to \$999,999     | N/A       | N/A        | N/A        | N/A         | N/A         | N/A        |     |     |      |     |     |     | N/A        |
| \$1,000,000 to \$1,499,999 | -100%     | N/A        | N/A        | -50%        | -100%       | N/A        |     |     |      |     |     |     | -50%       |
| \$1,500,000 to \$2,499,999 | 50%       | 200%       | -80%       | -33%        | -50%        | -60%       |     |     |      |     |     |     | -27%       |
| \$2,500,000 and above      | 0%        | -10%       | 11%        | 0%          | -30%        | 40%        |     |     |      |     |     |     | 0%         |
| <b>Grand Total</b>         | <b>0%</b> | <b>33%</b> | <b>-9%</b> | <b>-14%</b> | <b>-37%</b> | <b>15%</b> |     |     |      |     |     |     | <b>-8%</b> |