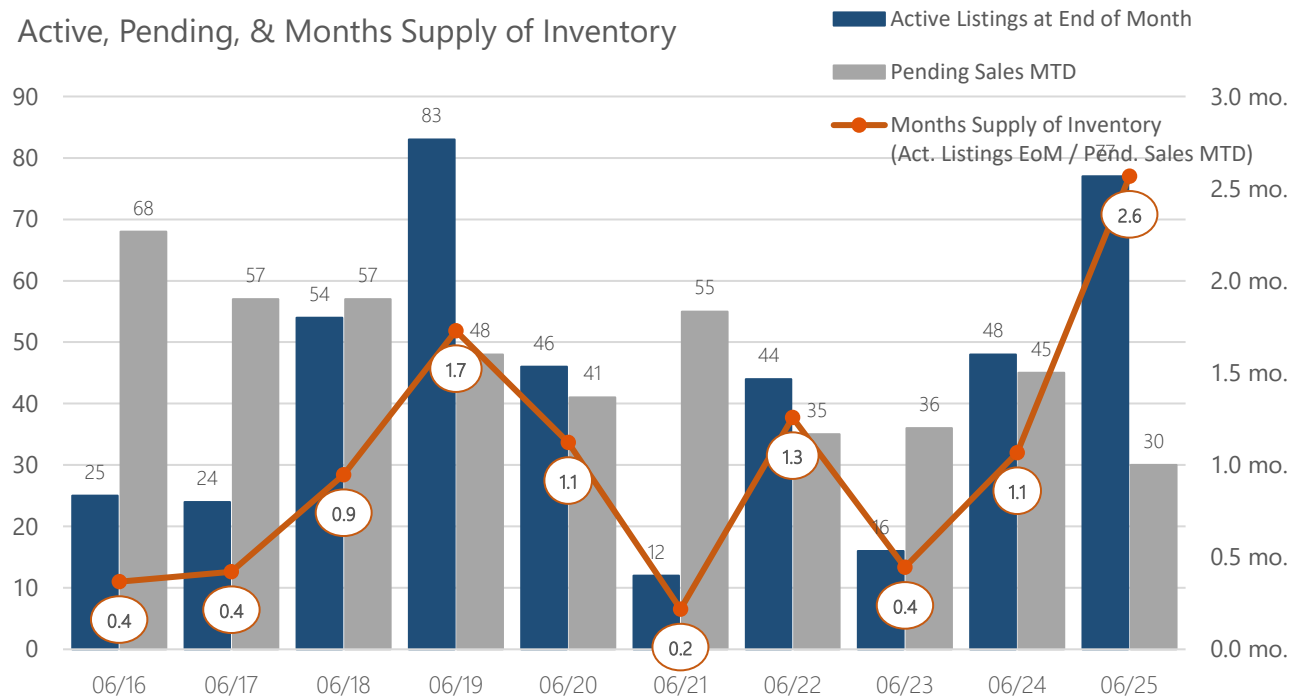


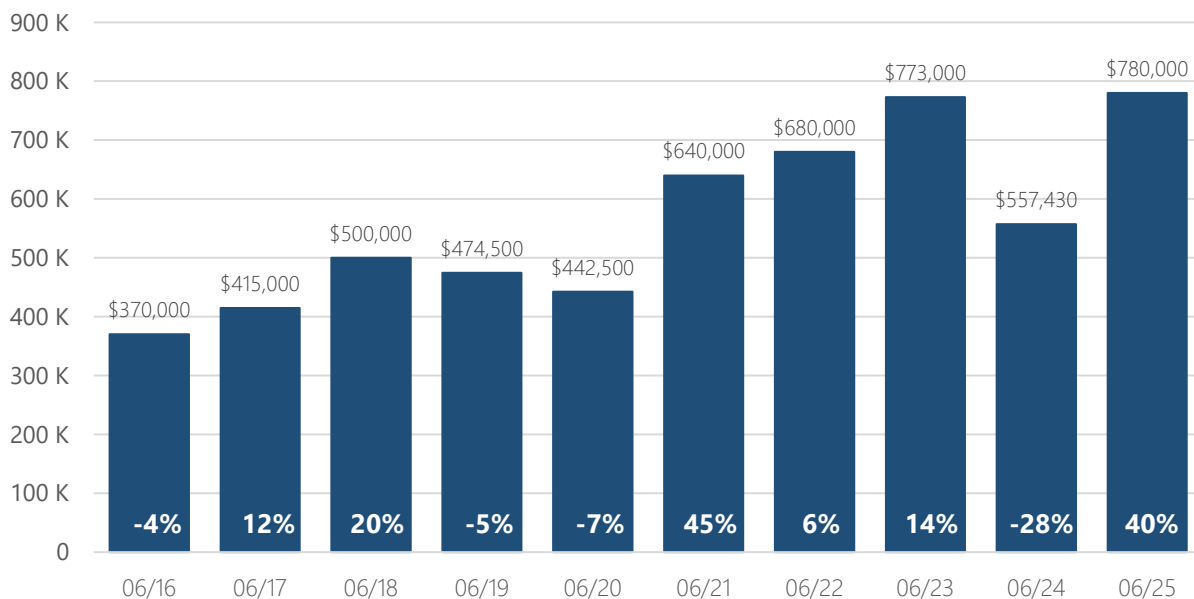
East Of Lake Sammamish (540)

CONDOMINIUM ONLY

Active, Pending, & Months Supply of Inventory



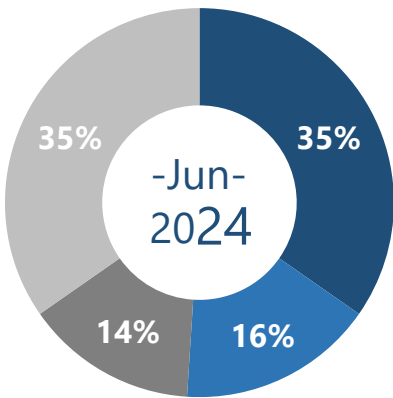
Median Closed Sales Price For Current Month Sold Properties



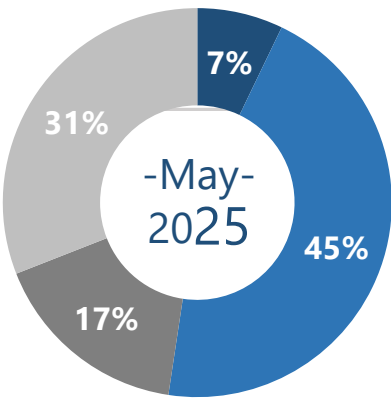
East Of Lake Sammamish (540)

CONDOMINIUM ONLY

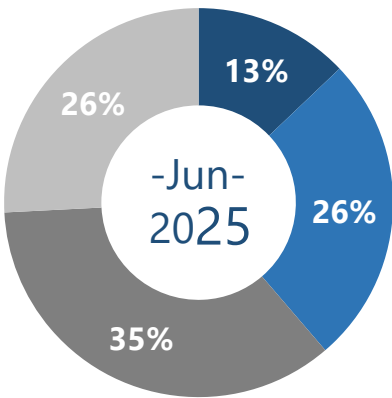
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE










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	83	21	50
NUMBER OF SALES IN MONTH		4	8	11	8
MEDIAN % FROM ORIGINAL LIST PRICE		2%	0%	-2%	N/A

East Of Lake Sammamish (540)

CONDOMINIUM ONLY

Sales Price to List Price based on Market Time

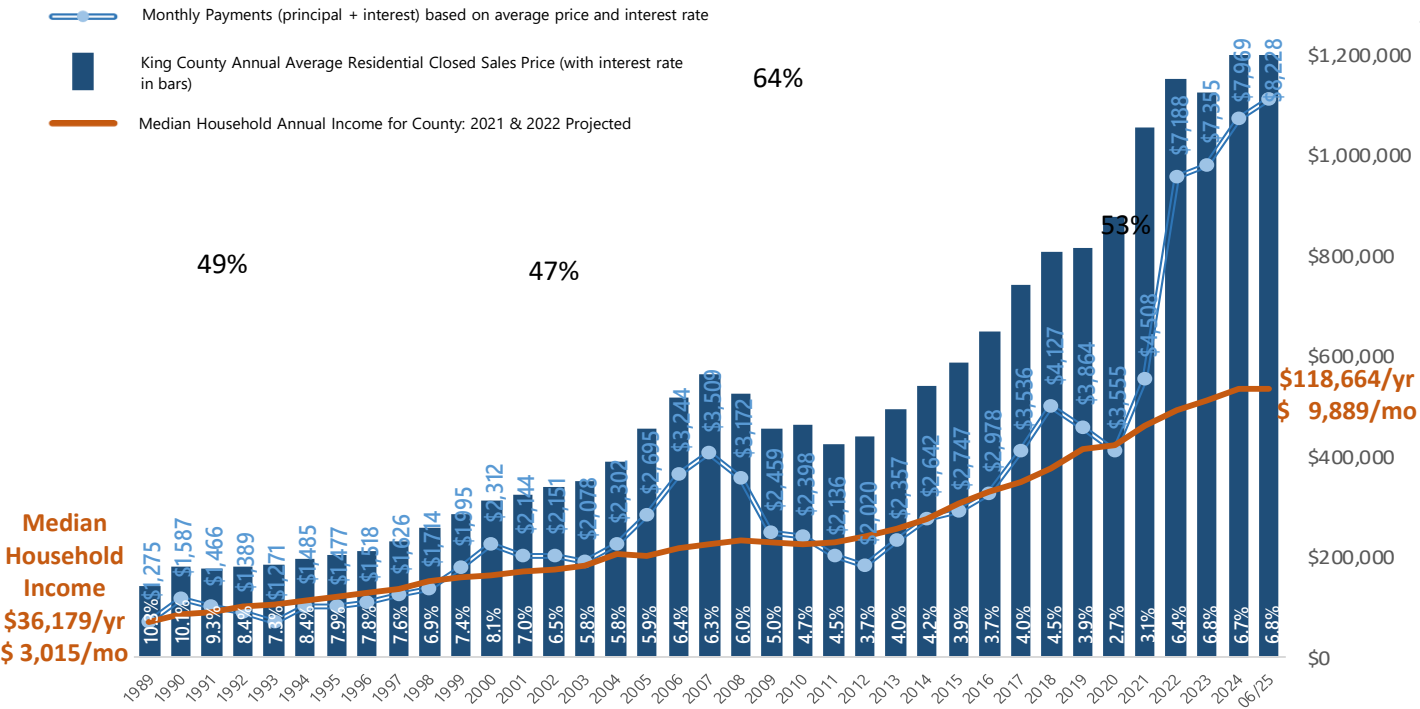
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	14	45.2%
15 - 30	97.9%	98.0%	10	32.3%
31 - 60	98.1%	99.7%	4	12.9%
61 - 90	84.9%	100.0%	1	3.2%
90+	100.0%	100.0%	2	6.5%
Totals			31	100.0%

The Cost of Waiting a Year

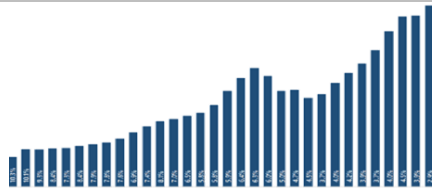
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
June, 2025	\$780,000	6.82%	\$5,095
June, 2024	\$557,430	6.92%	\$3,679
	\$222,570	-0.10%	\$1,417 Per Month
			\$17,001 Per Year
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			

Monthly Payments Compared to Income Trendline King County

73%



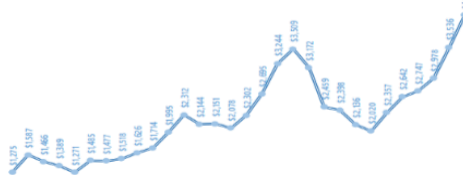
A



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

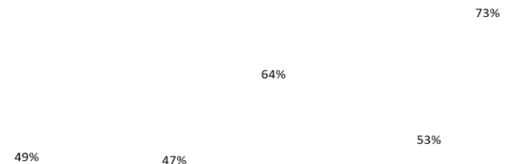
C



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

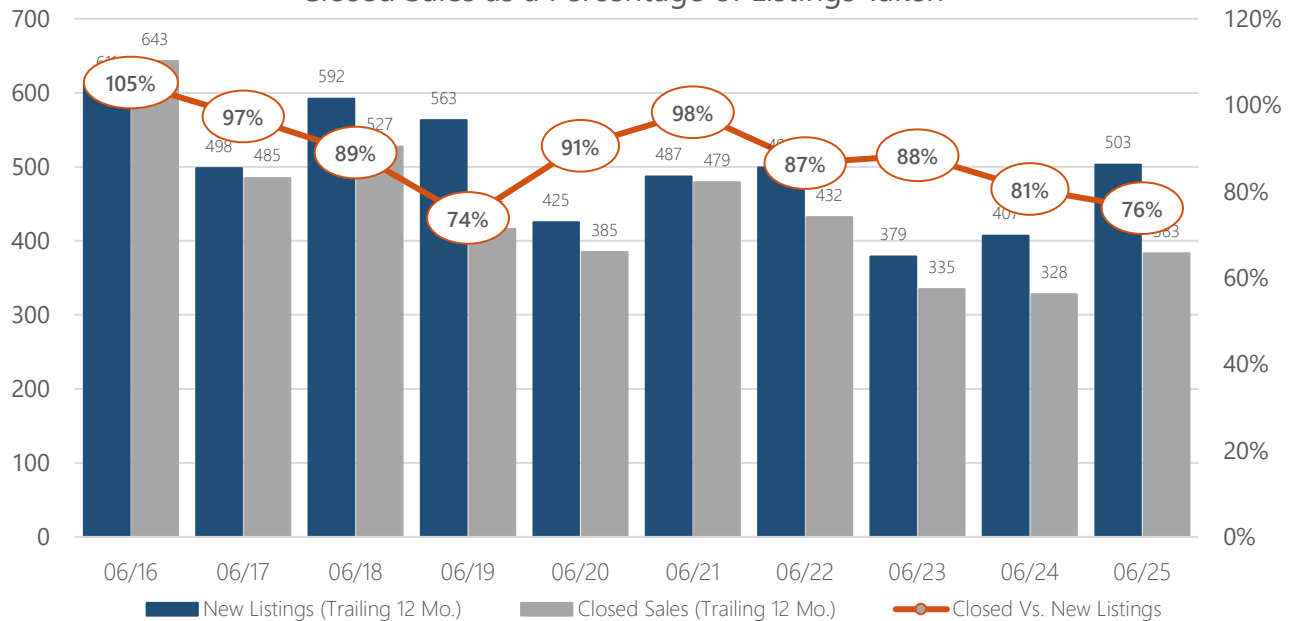
Monthly cycle peaks shown

East Of Lake Sammamish (540)

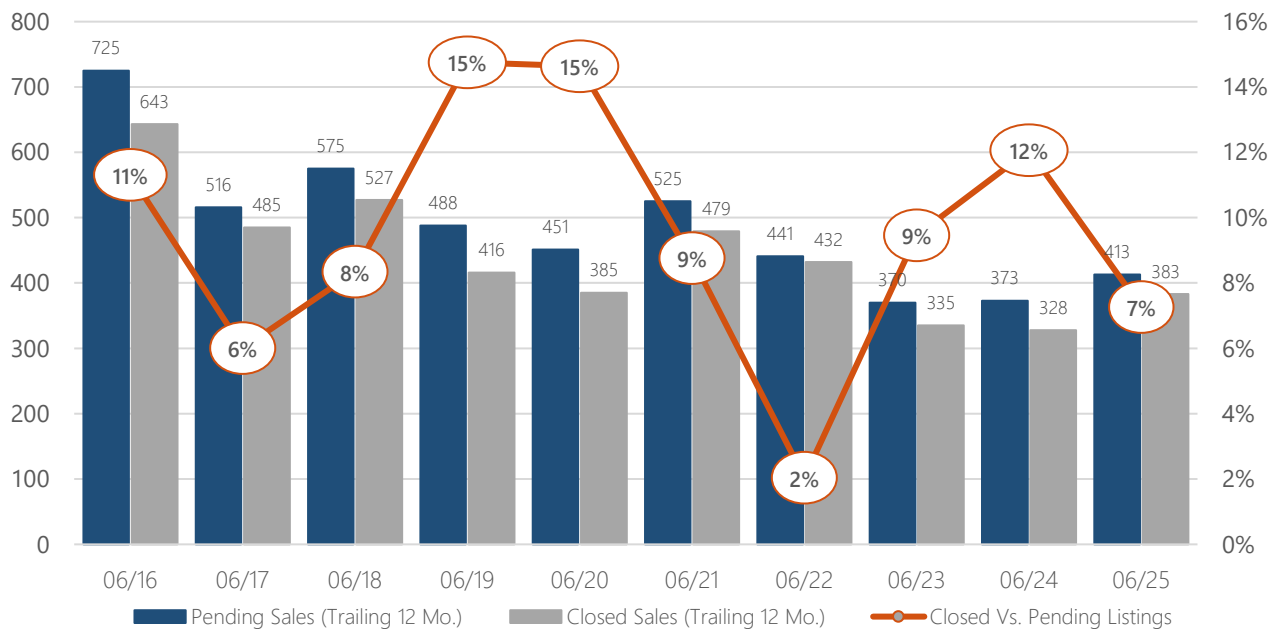
CONDOMINIUM ONLY

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



East Of Lake Sammamish (540)

Statistics To Know

Residential

	June, 2025	June, 2024	Difference	% Change
Months Supply of Inventory	1.9	1.1	0.8	77%
Active Listings at End of Month	265	143	122	85%
Pending Sales MTD	137	131	6	5%
Pending Sales (Trailing 12 Months)	1,257	1,308	-51	-4%
Closed Sales MTD	115	131	-16	-12%
Closed Sales (Trailing 12 Months)	1,166	1,188	-22	-2%
Closed Sales Price (Median)	\$1,500,000	\$1,675,000	-\$175,000	-10%
30-Year-Fixed-Rate Mortgage Rate	6.8%	6.9%	-0.1%	-1%
Monthly Payments (P&I)	\$9,799	\$11,054	-\$1,255	-11%

Condominium

	June, 2025	June, 2024	Difference	% Change
Months Supply of Inventory	2.6	1.1	1.5	141%
Active Listings at End of Month	77	48	29	60%
Pending Sales MTD	30	45	-15	-33%
Pending Sales (Trailing 12 Months)	413	373	40	11%
Closed Sales MTD	31	49	-18	-37%
Closed Sales (Trailing 12 Months)	383	328	55	17%
Closed Sales Price (Median)	\$780,000	\$557,430	\$222,570	40%
30-Year-Fixed-Rate Mortgage Rate	6.8%	6.9%	-0.1%	-1%
Monthly Payments (P&I)	\$5,095	\$3,679	\$1,417	39%

Residential & Condominium

	June, 2025	June, 2024	Difference	% Change
Months Supply of Inventory	2.0	1.1	1.0	89%
Active Listings at End of Month	342	191	151	79%
Pending Sales MTD	167	176	-9	-5%
Pending Sales (Trailing 12 Months)	1,670	1,681	-11	-1%
Closed Sales MTD	146	180	-34	-19%
Closed Sales (Trailing 12 Months)	1,549	1,516	33	2%
Closed Sales Price (Median)	\$1,300,000	\$1,306,012	-\$6,012	0%
30-Year-Fixed-Rate Mortgage Rates	6.8%	6.9%	-0.1%	-1%
Monthly Payments (P&I)	\$8,492	\$8,619	-\$127	-1%

East Of Lake Sammamish (540)

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)	45	42	48	62	78	77							60%	59	AVG	86%
	New Listings Taken in Month	51	39	48	50	69	34							-38%	291	YTD	8%
	# of Pending Transactions	39	41	38	30	39	30							-33%	217	YTD	-11%
	Months Supply of Inventory	1.2	1.0	1.3	2.1	2.0	2.6							141%	1.7	AVG	119%
	# of Closed Sales	25	33	36	34	42	31							-37%	201	YTD	5%
	Median Closed Price	564,550	590,000	554,500	592,500	624,000	780,000							40%	626,930	WA	-3%
2024	Active Listings (EOM)	18	14	32	35	42	48	48	58	68	65	56	36	200%	32	AVG	25%
	New Listings Taken in Month	35	17	64	45	53	55	43	43	54	32	22	18	25%	269	YTD	48%
	# of Pending Transactions	30	20	47	42	59	45	38	29	41	31	27	30	25%	243	YTD	19%
	Months Supply of Inventory	0.6	0.7	0.7	0.8	0.7	1.1	1.3	2.0	1.7	2.1	2.1	1.2	140%	0.8	AVG	-1%
	# of Closed Sales	15	21	28	33	46	49	35	32	31	35	22	27	29%	192	YTD	20%
	Median Closed Price	675,000	649,900	644,950	680,000	644,000	557,430	630,000	615,000	521,450	675,000	600,000	626,000	-28%	644,414	WA	-5%
2023	Active Listings (EOM)	30	23	27	29	26	16	25	24	27	30	32	19	-64%	25	AVG	48%
	New Listings Taken in Month	22	26	43	27	39	25	28	25	27	28	19	11	-58%	182	YTD	-37%
	# of Pending Transactions	26	30	39	29	44	36	21	26	23	27	14	19	3%	204	YTD	-12%
	Months Supply of Inventory	1.2	0.8	0.7	1.0	0.6	0.4	1.2	0.9	1.2	1.1	2.3	1.0	-65%	0.8	AVG	75%
	# of Closed Sales	10	22	27	37	26	38	37	19	25	25	15	15	-16%	160	YTD	-21%
	Median Closed Price	697,500	588,500	612,000	680,000	687,500	773,000	619,000	525,000	649,000	725,000	600,000	649,900	14%	678,462	WA	3%
2022	Active Listings (EOM)	3	4	10	17	24	44	44	53	56	52	45	38	267%	17	AVG	44%
	New Listings Taken in Month	32	42	53	50	55	59	44	53	44	34	14	8	16%	291	YTD	7%
	# of Pending Transactions	29	39	44	41	43	35	38	35	35	30	13	15	-36%	231	YTD	-16%
	Months Supply of Inventory	0.1	0.1	0.2	0.4	0.6	1.3	1.2	1.5	1.6	1.7	3.5	2.5	476%	0.4	AVG	73%
	# of Closed Sales	17	31	37	39	33	45	33	34	29	36	23	20	-10%	202	YTD	-12%
	Median Closed Price	525,000	608,000	700,000	651,000	732,000	680,000	700,000	584,500	650,000	710,000	620,000	652,500	6%	656,395	WA	12%
2021	# of Active Listings	6	12	9	15	17	12	22	20	11	9	4	1	-74%	12	A	-67%
	New Listings Taken in Month	30	40	44	59	49	51	69	40	42	29	18	10	-14%	273	YTD	-15%
	# of Pending Transactions	34	36	47	56	48	55	55	40	49	28	24	14	34%	276	YTD	23%
	Months Supply of Inventory	0.2	0.3	0.2	0.3	0.4	0.2	0.4	0.5	0.2	0.3	0.2	0.1	-81%	0.3	A	-75%
	# of Closed Sales	22	34	40	38	45	50	52	48	40	40	16	34	79%	229	T	30%
	Median Closed Price	549,050	661,500	555,000	527,500	565,000	640,000	537,500	676,375	638,500	579,000	499,440	634,975	45%	587,226	WA	17%

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

East Of Lake Sammamish (540)

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)	27	18	36	40	45	46	33	41	31	33	16	13	-45%	35	AVG	-50%
	New Listings Taken in Month	44	33	49	29	32	42	50	39	44	45	24	12	-29%	229	YTD	-28%
	# of Pending Transactions	50	43	35	24	31	41	59	36	52	45	39	18	-15%	224	YTD	-23%
	Months Supply of Inventory	0.5	0.4	1.0	1.7	1.5	1.1	0.6	1.1	0.6	0.7	0.4	0.7	-35%	1.0	AVG	-35%
	# of Closed Sales	28	35	34	30	21	28	36	64	29	42	42	37	-36%	176	YTD	-20%
	Median Closed Price	398,500	485,000	522,500	600,000	510,500	442,500	484,250	526,500	495,500	506,250	480,000	440,000	-7%	501,335	WA	11%
2019	Active Listings (EOM)	66	63	71	64	76	83	77	70	69	60	45	31	54%	71	AVG	169%
	New Listings Taken in Month	47	28	71	58	57	59	44	32	34	40	28	18	-23%	320	YTD	-4%
	# of Pending Transactions	29	31	66	67	50	48	44	36	31	42	42	32	-16%	291	YTD	-5%
	Months Supply of Inventory	2.3	2.0	1.1	1.0	1.5	1.7	1.8	1.9	2.2	1.4	1.1	1.0	83%	1.6	AVG	221%
	# of Closed Sales	21	25	30	53	48	44	41	34	33	31	30	40	-21%	221	YTD	-9%
	Median Closed Price	410,000	445,000	452,000	470,000	440,850	474,500	414,000	499,500	428,000	465,500	455,250	527,500	-5%	449,729	WA	-3%
2018	Active Listings (EOM)	13	13	20	27	30	54	64	69	85	88	76	57	125%	26	AVG	20%
	New Listings Taken in Month	31	42	50	68	66	77	53	52	53	39	28	18	33%	334	YTD	14%
	# of Pending Transactions	32	45	45	67	60	57	42	41	24	29	36	25	0%	306	YTD	9%
	Months Supply of Inventory	0.4	0.3	0.4	0.4	0.5	0.9	1.5	1.7	3.5	3.0	2.1	2.3	125%	0.5	AVG	0%
	# of Closed Sales	20	25	48	41	52	56	31	48	24	34	26	32	4%	242	YTD	5%
	Median Closed Price	465,000	434,950	470,000	435,000	470,500	500,000	470,000	451,662	500,000	505,000	499,000	501,499	20%	463,673	WA	10%
2017	Active Listings (EOM)	18	19	27	21	22	24	44	19	20	19	21	12	-4%	22	AVG	-4%
	New Listings Taken in Month	34	32	65	38	65	58	78	43	30	50	38	19	-16%	292	YTD	-15%
	# of Pending Transactions	32	28	58	41	65	57	63	66	29	51	37	23	-16%	281	YTD	-24%
	Months Supply of Inventory	0.6	0.7	0.5	0.5	0.3	0.4	0.7	0.3	0.7	0.4	0.6	0.5	15%	0.5	AVG	33%
	# of Closed Sales	26	22	30	55	44	54	42	63	58	33	45	44	-22%	231	YTD	-29%
	Median Closed Price	372,500	418,000	476,750	399,500	437,000	415,000	415,000	423,000	395,500	372,500	407,500	472,500	12%	422,259	WA	17%
2016	Active Listings (EOM)	19	18	25	26	24	25	40	36	34	27	17	15	-62%	23	AVG	-57%
	New Listings Taken in Month	46	57	66	57	49	69	50	40	46	33	17	20	-1%	344	YTD	-2%
	# of Pending Transactions	50	64	61	65	61	68	38	48	51	45	29	24	5%	369	YTD	-2%
	Months Supply of Inventory	0.4	0.3	0.4	0.4	0.4	0.4	1.1	0.8	0.7	0.6	0.6	0.6	-64%	0.4	AVG	-56%
	# of Closed Sales	44	31	50	69	63	69	47	50	33	51	44	29	13%	326	YTD	27%
	Median Closed Price	367,000	318,000	344,500	412,500	335,000	370,000	330,050	388,750	380,000	394,000	375,750	325,000	-4%	360,398	WA	10%
2015	Active Listings (EOM)	48	46	52	49	54	66	64	63	53	31	33	23	0%	53	AVG	10%
	New Listings Taken in Month	50	48	64	55	64	70	68	57	53	38	36	15	52%	351	YTD	33%
	# of Pending Transactions	51	57	72	67	63	65	77	70	63	73	41	32	59%	375	YTD	44%
	Months Supply of Inventory	0.9	0.8	0.7	0.7	0.9	1.0	0.8	0.9	0.8	0.4	0.8	0.7	-37%	0.8	AVG	-26%
	# of Closed Sales	19	34	41	43	59	61	48	64	59	48	54	44	61%	257	YTD	30%
	Median Closed Price	358,500	296,733	310,000	290,000	310,000	385,000	411,500	319,750	359,200	356,250	349,449	344,500	31%	328,729	WA	18%

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

East Of Lake Sammamish (540)

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)	25	23	31	32	36	42	46	45	45	41	35	25	36	AVG
% of 12 Month Avg.	70%	65%	87%	91%	101%	118%	130%	128%	128%	117%	97%	69%		
New Listings Taken in Month	37	37	57	49	53	57	53	42	43	37	24	15	502	T
% of 12 Month Avg.	89%	87%	136%	116%	126%	135%	126%	101%	102%	88%	58%	36%		
# of Pending Transactions	36	39	51	50	52	51	48	43	40	40	30	23	504	T
% of 12 Month Avg.	87%	94%	123%	119%	125%	121%	113%	102%	95%	96%	72%	55%		
Months Supply of Inventory	0.7	0.6	0.6	0.6	0.7	0.8	1.0	1.1	1.1	1.0	1.1	1.1	0.9	AVG
% of 12 Month Avg.	79%	67%	69%	74%	79%	95%	112%	122%	131%	119%	131%	121%		
# of Closed Units	22	28	37	44	44	49	40	46	36	38	32	32	447	T
% of 12 Month Avg.	60%	75%	98%	118%	117%	133%	108%	122%	97%	101%	85%	86%		
Median Closed Price	481,805	490,558	508,770	514,550	513,235	523,743	501,130	501,004	501,715	528,850	488,639	517,437	505,953	AVG
% of 12 Month Avg.	95%	97%	101%	102%	101%	104%	99%	99%	99%	105%	97%	102%		

East Of Lake Sammamish (540)

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	0	0	0	0	0	0							0
\$250,000 to \$374,999	4	2	2	2	0	1							11
\$375,000 to \$499,999	7	7	2	6	6	3							31
\$500,000 to \$749,999	13	15	26	13	28	9							104
\$750,000 to \$999,999	0	8	1	9	8	14							40
\$1,000,000 and above	1	1	5	4	0	4							15
Grand Total	25	33	36	34	42	31							201

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	1	2	1	2	2	2	2	1	1	2	8
\$375,000 to \$499,999	3	2	5	6	6	13	7	7	5	4	6	5	35
\$500,000 to \$749,999	4	12	15	15	20	20	13	11	16	15	6	12	86
\$750,000 to \$999,999	7	5	7	7	15	6	9	10	7	13	7	8	47
\$1,000,000 and above	0	1	0	3	4	8	4	2	1	2	2	0	16
Grand Total	15	21	28	33	46	49	35	32	31	35	22	27	192

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	300%	100%	100%	0%	-100%	-50%							38%
\$375,000 to \$499,999	133%	250%	-60%	0%	0%	-77%							-11%
\$500,000 to \$749,999	225%	25%	73%	-13%	40%	-55%							21%
\$750,000 to \$999,999	-100%	60%	-86%	29%	-47%	133%							-15%
\$1,000,000 and above	N/A	0%	N/A	33%	-100%	-50%							-6%
Grand Total	67%	57%	29%	3%	-9%	-37%							5%