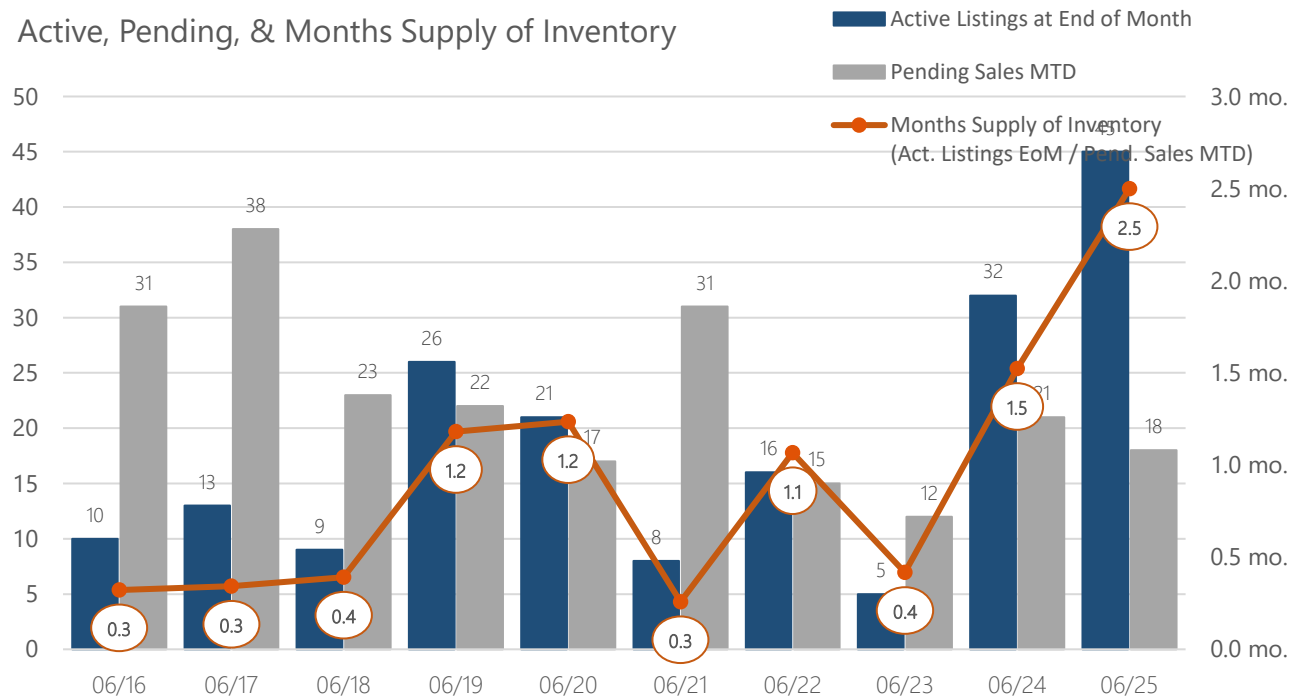


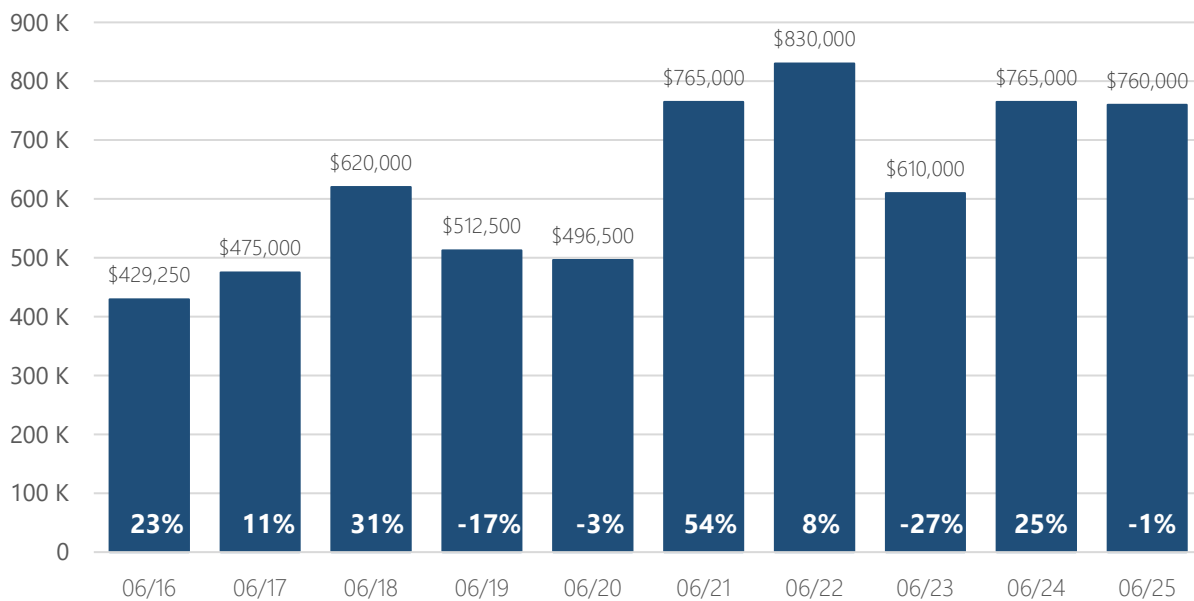
## Redmond/Carnation (550)

### CONDOMINIUM ONLY

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



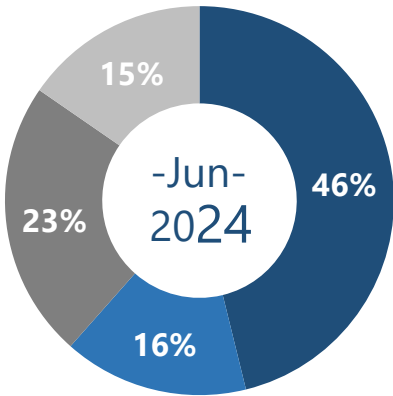
#### Median Closed Sales Price For Current Month Sold Properties



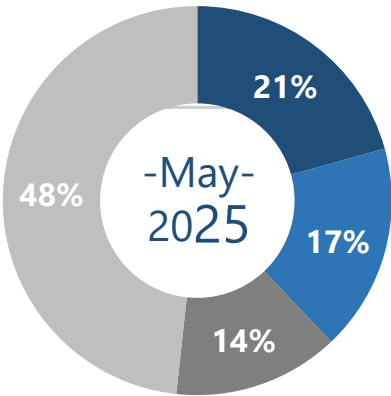
Redmond/Carnation (550)

CONDOMINIUM ONLY

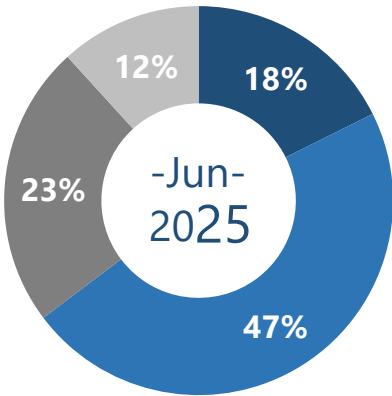
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE










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		40	22	17	101
NUMBER OF SALES IN MONTH		3	8	4	2
MEDIAN % FROM ORIGINAL LIST PRICE		1%	0%	-1%	N/A

## Redmond/Carnation (550)

CONDOMINIUM ONLY

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

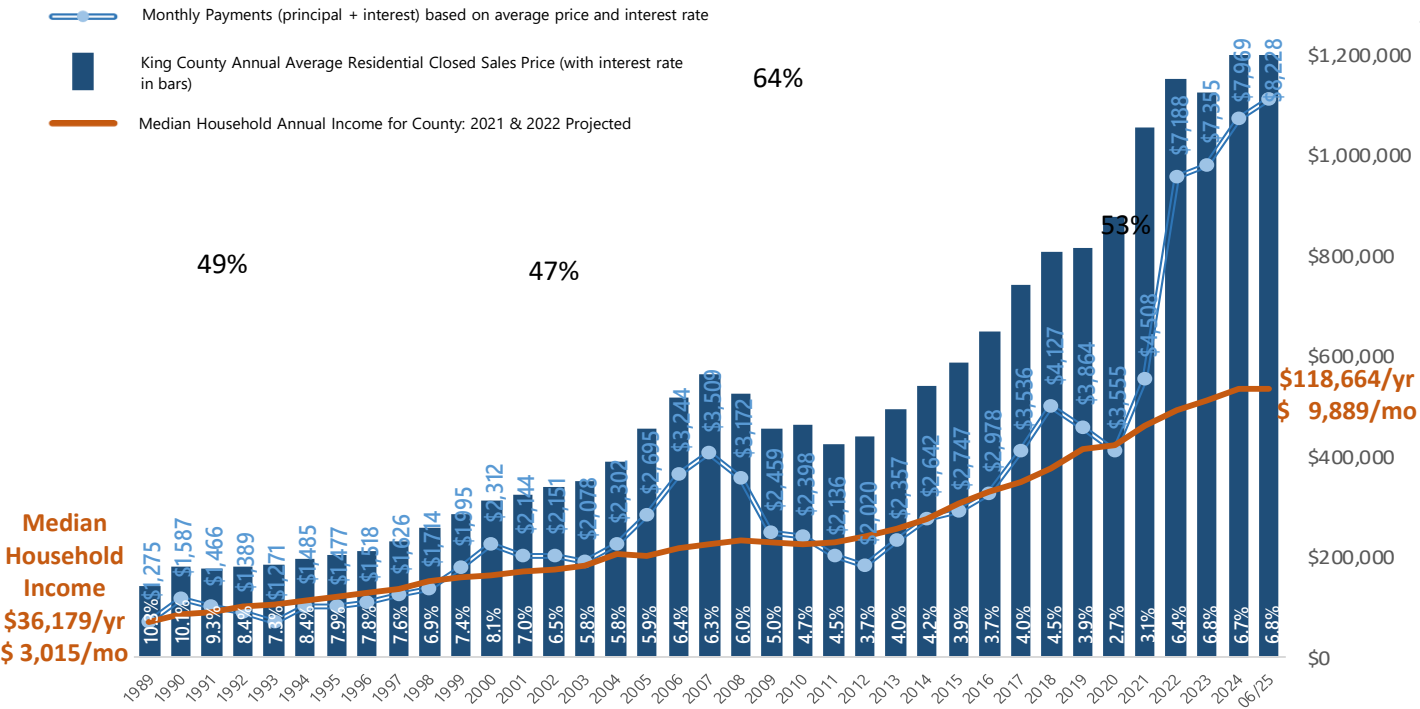
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	8	47.1%
15 - 30	100.0%	100.0%	6	35.3%
31 - 60	0.0%	0.0%	0	0.0%
61 - 90	104.3%	104.3%	1	5.9%
90+	94.3%	98.9%	2	11.8%
Totals			17	100.0%

### The Cost of Waiting a Year

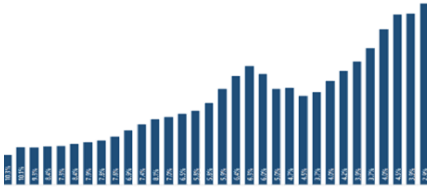
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
June, 2025	\$760,000	6.82%	\$4,965
June, 2024	\$765,000	6.92%	\$5,049
	<b>-\$5,000</b>	<b>-0.10%</b>	<b>-\$84</b> Per Month
			<b>-\$1,005</b> Per Year
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			

# Monthly Payments Compared to Income Trendline King County

73%



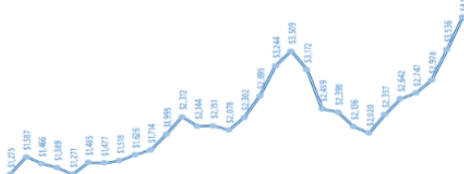
A



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

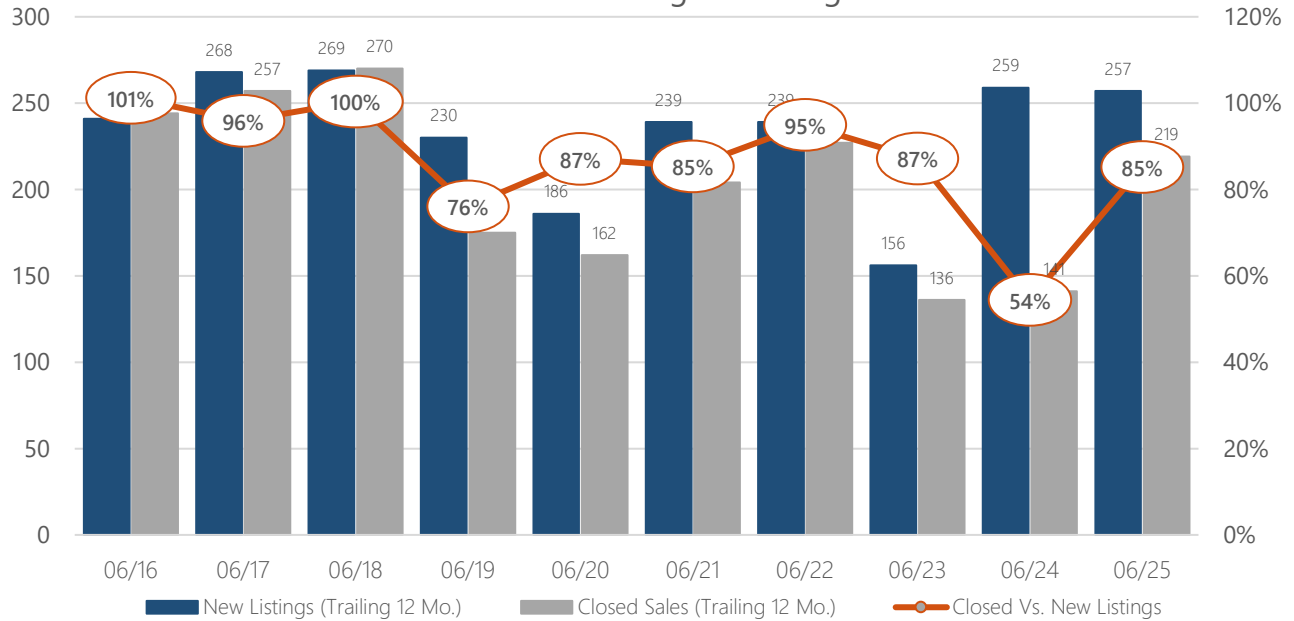
Monthly cycle peaks shown

## Redmond/Carnation (550)

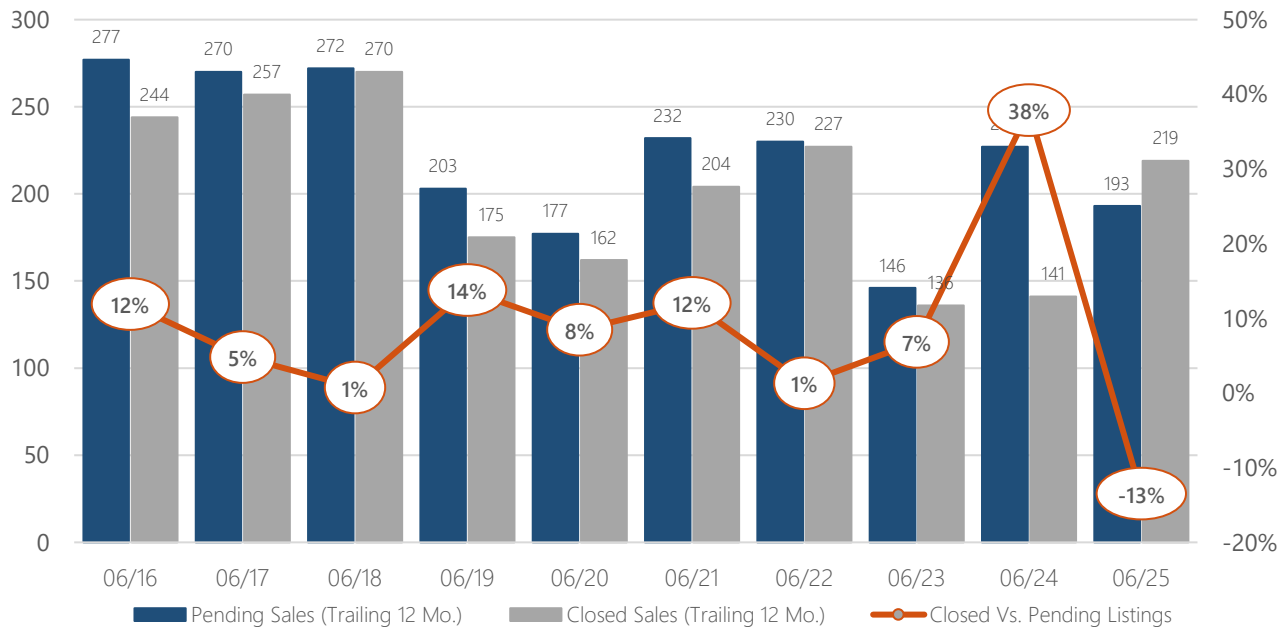
### CONDOMINIUM ONLY

#### 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**

SELLER'S  
ADVANTAGE

**2 - 4**

BALANCED  
ADVANTAGE

**4+**

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.

## Redmond/Carnation (550)

### Statistics To Know

#### Residential

	June, 2025	June, 2024	Difference	% Change
Months Supply of Inventory	3.2	1.7	1.5	92%
Active Listings at End of Month	161	77	84	109%
Pending Sales MTD	50	46	4	9%
Pending Sales (Trailing 12 Months)	605	526	79	15%
Closed Sales MTD	57	47	10	21%
Closed Sales (Trailing 12 Months)	485	444	41	9%
Closed Sales Price (Median)	\$1,399,880	\$1,350,000	\$49,880	4%
30-Year-Fixed-Rate Mortgage Rate	6.8%	6.9%	-0.1%	-1%
Monthly Payments (P&I)	\$9,145	\$8,909	\$236	3%

#### Condominium

	June, 2025	June, 2024	Difference	% Change
Months Supply of Inventory	2.5	1.5	1.0	64%
Active Listings at End of Month	45	32	13	41%
Pending Sales MTD	18	21	-3	-14%
Pending Sales (Trailing 12 Months)	193	227	-34	-15%
Closed Sales MTD	17	13	4	31%
Closed Sales (Trailing 12 Months)	219	141	78	55%
Closed Sales Price (Median)	\$760,000	\$765,000	-\$5,000	-1%
30-Year-Fixed-Rate Mortgage Rate	6.8%	6.9%	-0.1%	-1%
Monthly Payments (P&I)	\$4,965	\$5,049	-\$84	-2%

#### Residential & Condominium

	June, 2025	June, 2024	Difference	% Change
Months Supply of Inventory	3.0	1.6	1.4	86%
Active Listings at End of Month	206	109	97	89%
Pending Sales MTD	68	67	1	1%
Pending Sales (Trailing 12 Months)	798	753	45	6%
Closed Sales MTD	74	60	14	23%
Closed Sales (Trailing 12 Months)	704	585	119	20%
Closed Sales Price (Median)	\$1,217,245	\$1,262,377	-\$45,132	-4%
30-Year-Fixed-Rate Mortgage Rates	6.8%	6.9%	-0.1%	-1%
Monthly Payments (P&I)	\$7,952	\$8,331	-\$379	-5%

Redmond/Carnation (550)  
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)	29	33	34	37	47	45							41%	38	AVG	134%
	New Listings Taken in Month	21	23	24	30	34	26							-13%	158	YTD	6%
	# of Pending Transactions	11	22	24	17	15	18							-14%	107	YTD	-12%
	Months Supply of Inventory	2.6	1.5	1.4	2.2	3.1	2.5							64%	2.2	AVG	189%
	# of Closed Sales	16	17	20	19	29	17							31%	118	YTD	55%
	Median Closed Price	909,060	1,039,540	764,500	780,000	900,000	760,000							-1%	870,834	WA	16%
2024	Active Listings (EOM)	7	6	17	14	20	32	36	30	31	25	28	17	540%	16	AVG	81%
	New Listings Taken in Month	18	14	36	22	29	30	23	17	26	20	10	3	75%	149	YTD	122%
	# of Pending Transactions	16	14	26	24	20	21	17	16	21	19	6	7	75%	121	YTD	57%
	Months Supply of Inventory	0.4	0.4	0.7	0.6	1.0	1.5	2.1	1.9	1.5	1.3	4.7	2.4	266%	0.8	AVG	8%
	# of Closed Sales	5	11	3	22	22	13	10	14	15	23	25	14	0%	76	YTD	19%
	Median Closed Price	465,000	689,950	679,000	902,620	855,000	765,000	731,570	753,790	795,000	807,020	861,790	1,027,072	25%	753,866	WA	10%
2023	Active Listings (EOM)	13	10	12	8	5	5	14	8	21	16	12	8	-69%	9	AVG	4%
	New Listings Taken in Month	16	8	11	9	12	11	28	15	35	20	5	7	-54%	67	YTD	-47%
	# of Pending Transactions	16	10	11	13	15	12	22	21	21	24	9	9	-20%	77	YTD	-29%
	Months Supply of Inventory	0.8	1.0	1.1	0.6	0.3	0.4	0.6	0.4	1.0	0.7	1.3	0.9	-61%	0.7	AVG	36%
	# of Closed Sales	7	15	8	11	10	13	8	13	13	19	9	3	8%	64	YTD	-31%
	Median Closed Price	800,000	548,000	679,400	805,000	567,500	610,000	623,750	691,000	775,000	750,000	926,240	537,000	-27%	684,324	WA	-7%
2022	Active Listings (EOM)	6	2	7	9	11	16	21	22	20	17	16	12	100%	9	AVG	38%
	New Listings Taken in Month	16	16	30	24	16	24	29	15	20	9	11	5	-27%	126	YTD	-4%
	# of Pending Transactions	11	20	27	21	15	15	18	9	19	8	8	7	-52%	109	YTD	-12%
	Months Supply of Inventory	0.5	0.1	0.3	0.4	0.7	1.1	1.2	2.4	1.1	2.1	2.0	1.7	313%	0.5	AVG	45%
	# of Closed Sales	10	11	16	25	19	12	18	11	10	18	6	9	-48%	93	YTD	-7%
	Median Closed Price	575,000	680,000	735,475	645,000	865,000	830,000	505,000	450,000	682,500	621,750	557,500	550,000	8%	735,970	WA	18%
2021	# of Active Listings	4	9	4	4	8	8	15	5	7	5	2	1	-62%	6	A	-41%
	New Listings Taken in Month	15	17	17	25	24	33	33	27	15	23	6	9	6%	131	YTD	11%
	# of Pending Transactions	15	10	22	26	20	31	26	36	12	25	10	12	82%	124	YTD	55%
	Months Supply of Inventory	0.3	0.9	0.2	0.2	0.4	0.3	0.6	0.1	0.6	0.2	0.2	0.1	-79%	0.4	A	-55%
	# of Closed Sales	10	13	15	14	25	23	29	27	30	11	26	11	44%	100	T	45%
	Median Closed Price	444,125	575,000	649,000	540,500	655,000	765,000	722,000	620,000	631,500	701,000	564,975	437,668	54%	621,575	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



**Redmond/Carnation (550)**  
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)	7	6	7	8	14	21	21	16	14	14	8	4	-19%	11	AVG	-32%
	New Listings Taken in Month	9	15	13	12	17	24	20	27	27	14	10	10	-23%	90	YTD	-24%
	# of Pending Transactions	13	17	12	8	13	17	17	29	25	15	12	10	-23%	80	YTD	-24%
	Months Supply of Inventory	0.5	0.4	0.6	1.0	1.1	1.2	1.2	0.6	0.6	0.9	0.7	0.4	5%	0.8	AVG	-9%
	# of Closed Sales	7	13	16	11	6	16	13	18	25	19	17	12	14%	69	YTD	-15%
	Median Closed Price	385,000	430,000	675,000	508,000	580,000	496,500	507,500	447,000	577,020	629,950	534,000	599,450	-3%	530,078	WA	16%
2019	Active Listings (EOM)	11	10	13	13	20	26	25	27	31	34	17	11	189%	16	AVG	133%
	New Listings Taken in Month	18	10	20	14	25	31	24	14	24	24	9	1	72%	118	YTD	-6%
	# of Pending Transactions	20	12	17	14	20	22	22	13	11	18	25	8	-4%	105	YTD	-12%
	Months Supply of Inventory	0.6	0.8	0.8	0.9	1.0	1.2	1.1	2.1	2.8	1.9	0.7	1.4	202%	0.9	AVG	149%
	# of Closed Sales	10	14	15	10	18	14	19	19	8	9	12	26	-48%	81	YTD	-23%
	Median Closed Price	387,500	502,000	470,000	418,886	415,000	512,500	495,000	457,382	481,500	545,000	462,500	410,000	-17%	455,824	WA	-20%
2018	Active Listings (EOM)	4	3	8	5	11	9	20	30	35	26	23	16	-31%	7	AVG	-25%
	New Listings Taken in Month	8	19	23	22	36	18	27	32	18	15	15	5	-57%	126	YTD	-27%
	# of Pending Transactions	8	20	18	23	27	23	18	20	16	21	15	8	-39%	119	YTD	-27%
	Months Supply of Inventory	0.5	0.2	0.4	0.2	0.4	0.4	1.1	1.5	2.2	1.2	1.5	2.0	14%	0.4	AVG	3%
	# of Closed Sales	11	11	18	18	20	27	19	17	16	17	14	11	-27%	105	YTD	-20%
	Median Closed Price	550,000	606,000	493,250	579,000	539,000	620,000	545,000	560,000	570,000	382,000	510,000	549,000	31%	567,774	WA	32%
2017	Active Listings (EOM)	4	8	9	9	10	13	12	6	12	10	3	3	30%	9	AVG	36%
	New Listings Taken in Month	22	17	26	31	34	42	35	31	28	27	9	13	31%	172	YTD	39%
	# of Pending Transactions	21	14	25	32	33	38	32	37	26	27	17	14	23%	163	YTD	33%
	Months Supply of Inventory	0.2	0.6	0.4	0.3	0.3	0.3	0.4	0.2	0.5	0.4	0.2	0.2	6%	0.3	AVG	6%
	# of Closed Sales	9	15	18	25	27	37	34	31	29	30	22	19	76%	131	YTD	28%
	Median Closed Price	344,000	420,000	403,500	450,000	458,000	475,000	482,625	421,000	470,000	500,000	470,000	557,000	11%	429,499	WA	16%
2016	Active Listings (EOM)	3	7	7	6	6	10	17	11	12	11	5	4	-63%	7	AVG	-70%
	New Listings Taken in Month	9	19	27	15	22	32	30	20	16	17	6	7	-14%	124	YTD	-23%
	# of Pending Transactions	12	15	26	18	21	31	23	31	15	21	11	6	0%	123	YTD	-29%
	Months Supply of Inventory	0.3	0.5	0.3	0.3	0.3	0.3	0.7	0.4	0.8	0.5	0.5	0.7	-63%	0.3	AVG	-59%
	# of Closed Sales	7	17	15	23	19	21	24	18	25	28	23	8	-5%	102	YTD	-16%
	Median Closed Price	260,000	383,000	370,000	329,200	398,500	429,250	427,475	400,500	408,051	592,000	422,000	392,500	23%	369,879	WA	7%
2015	Active Listings (EOM)	24	24	22	16	19	27	29	19	17	19	7	5	-27%	22	AVG	-21%
	New Listings Taken in Month	22	24	25	29	24	37	33	24	21	26	8	5	3%	161	YTD	-15%
	# of Pending Transactions	25	26	32	33	26	31	34	38	29	22	21	10	15%	173	YTD	-3%
	Months Supply of Inventory	1.0	0.9	0.7	0.5	0.7	0.9	0.9	0.5	0.6	0.9	0.3	0.5	-36%	0.8	AVG	-19%
	# of Closed Sales	8	20	24	20	27	22	21	24	29	24	21	23	5%	121	YTD	-8%
	Median Closed Price	304,975	368,750	346,500	325,000	375,000	349,000	308,000	365,000	385,000	302,625	347,260	359,990	1%	346,555	WA	2%

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**

Redmond/Carnation (550)  
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)	8	9	11	9	12	17	21	17	20	18	12	8	14	AVG
% of 12 Month Avg.	61%	63%	79%	68%	92%	124%	156%	129%	148%	131%	90%	60%		
New Listings Taken in Month	15	16	23	20	24	28	28	22	23	20	9	7	235	T
% of 12 Month Avg.	78%	81%	117%	104%	122%	144%	144%	114%	118%	100%	46%	33%		
# of Pending Transactions	16	16	22	21	21	24	23	25	20	20	13	9	229	T
% of 12 Month Avg.	82%	83%	113%	111%	110%	126%	120%	131%	102%	105%	70%	48%		
Months Supply of Inventory	0.5	0.5	0.5	0.4	0.6	0.7	0.9	0.7	1.0	0.9	0.9	0.9	0.7	AVG
% of 12 Month Avg.	74%	75%	69%	61%	82%	97%	128%	97%	143%	124%	126%	124%		
# of Closed Units	8	14	15	18	19	20	20	19	20	20	18	14	204	T
% of 12 Month Avg.	49%	82%	87%	105%	114%	117%	115%	113%	118%	117%	103%	80%		
Median Closed Price	451,560	520,270	550,113	550,321	570,800	585,225	534,792	516,567	577,557	583,135	565,627	541,968	545,661	AVG
% of 12 Month Avg.	83%	95%	101%	101%	105%	107%	98%	95%	106%	107%	104%	99%		

# MARKET UPDATE

June, 2025

## Redmond/Carnation (550)

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	0	2	0	0	2	1							5
\$375,000 to \$499,999	1	0	5	1	2	4							13
\$500,000 to \$749,999	3	2	4	5	7	2							23
\$750,000 to \$999,999	7	4	8	6	6	4							35
\$1,000,000 and above	5	9	3	7	12	6							42
<b>Grand Total</b>	<b>16</b>	<b>17</b>	<b>20</b>	<b>19</b>	<b>29</b>	<b>17</b>							<b>118</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	2	1	1	0	2	0	0	0	0	0	0	1	6
\$375,000 to \$499,999	1	2	0	1	0	1	1	0	1	1	1	1	5
\$500,000 to \$749,999	1	4	1	9	5	3	4	7	4	6	6	1	23
\$750,000 to \$999,999	1	1	1	7	9	7	2	6	6	8	8	3	26
\$1,000,000 and above	0	3	0	5	6	2	3	1	4	8	10	8	16
<b>Grand Total</b>	<b>5</b>	<b>11</b>	<b>3</b>	<b>22</b>	<b>22</b>	<b>13</b>	<b>10</b>	<b>14</b>	<b>15</b>	<b>23</b>	<b>25</b>	<b>14</b>	<b>76</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%	-100%	N/A	0%	N/A							-17%
\$375,000 to \$499,999	0%	-100%	N/A	0%	N/A	300%							160%
\$500,000 to \$749,999	200%	-50%	300%	-44%	40%	-33%							0%
\$750,000 to \$999,999	600%	300%	700%	-14%	-33%	-43%							35%
\$1,000,000 and above	N/A	200%	N/A	40%	100%	200%							162%
<b>Grand Total</b>	<b>220%</b>	<b>55%</b>	<b>567%</b>	<b>-14%</b>	<b>32%</b>	<b>31%</b>							<b>55%</b>