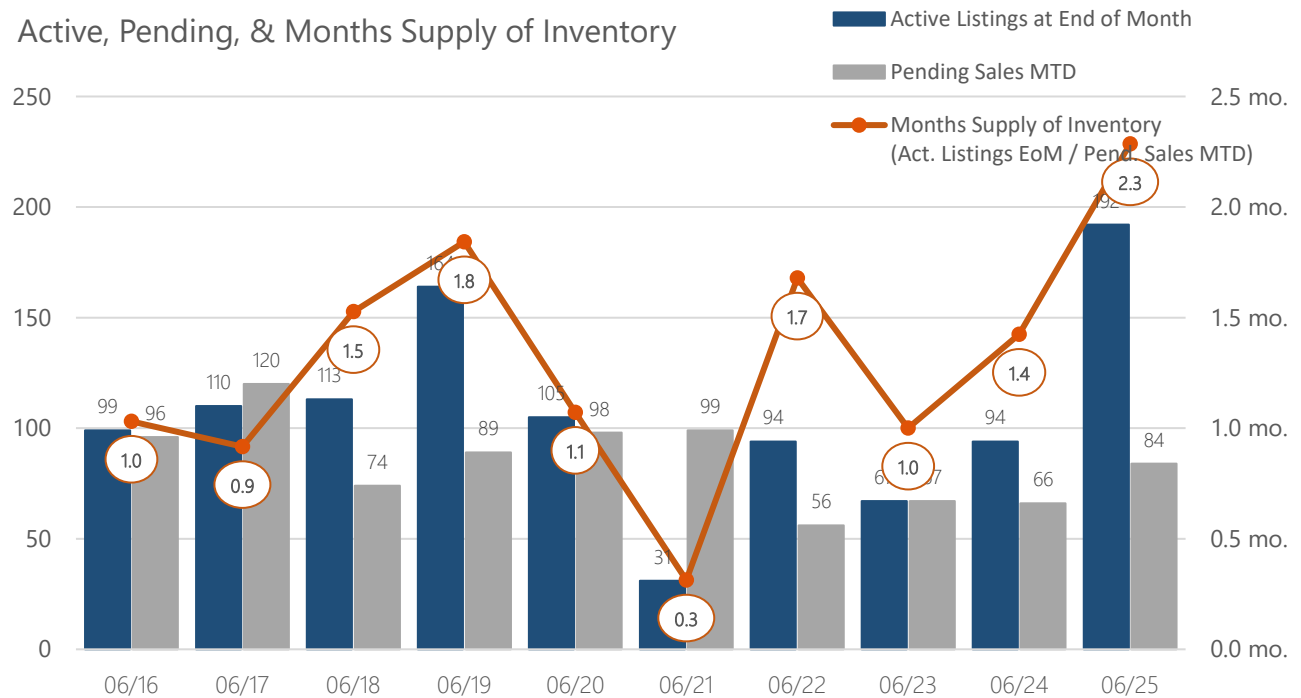


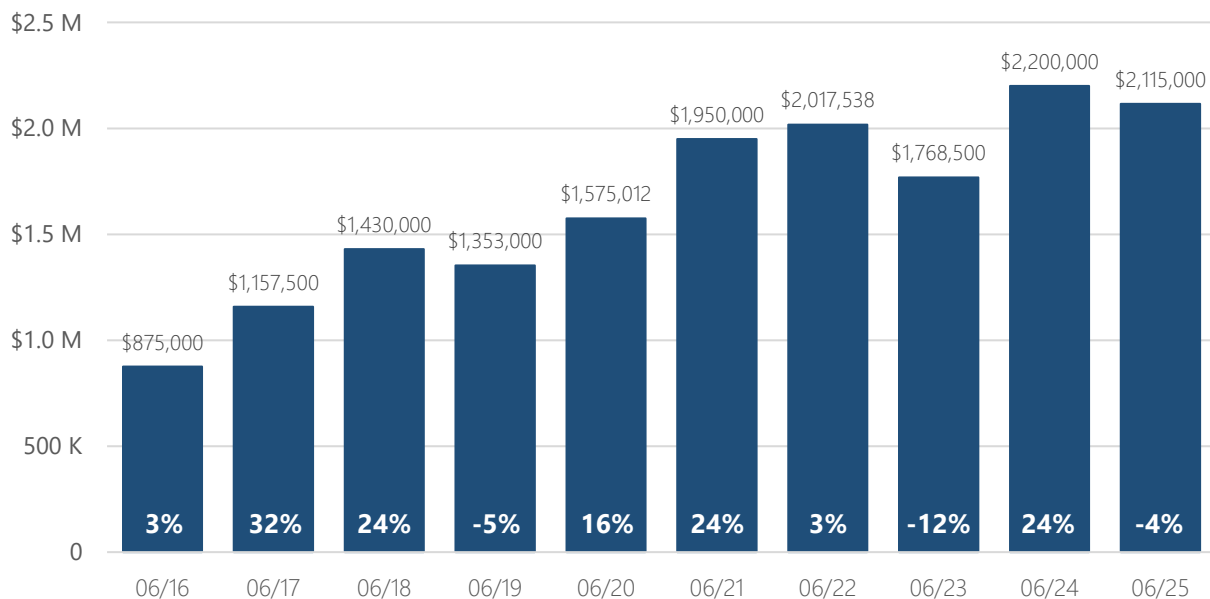
## Kirkland/Bridle Trails (560)

### RESIDENTIAL ONLY

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



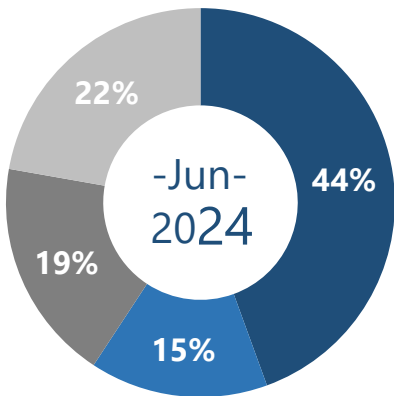
#### Median Closed Sales Price For Current Month Sold Properties



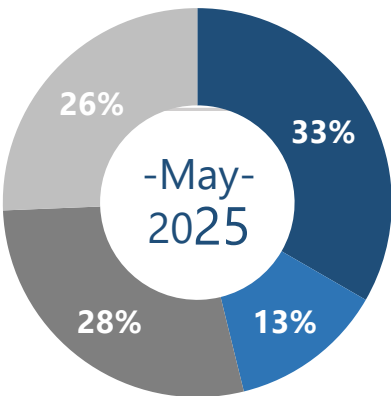
Kirkland/Bridle Trails (560)

RESIDENTIAL ONLY

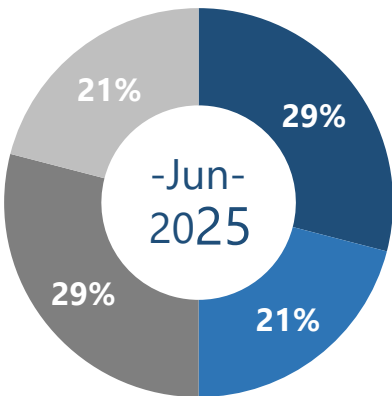
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE










SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH

JUNE 2025		 SOLD ABOVE LIST PRICE	 SOLD AT LIST PRICE	 SOLD BELOW LIST PRICE	 PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET		6	5	20	40
NUMBER OF SALES IN MONTH		18	13	18	13
MEDIAN % FROM ORIGINAL LIST PRICE		5%	0%	-3%	N/A

## Kirkland/Bridle Trails (560)

RESIDENTIAL ONLY

Sales Price to List Price  
based on Market Time

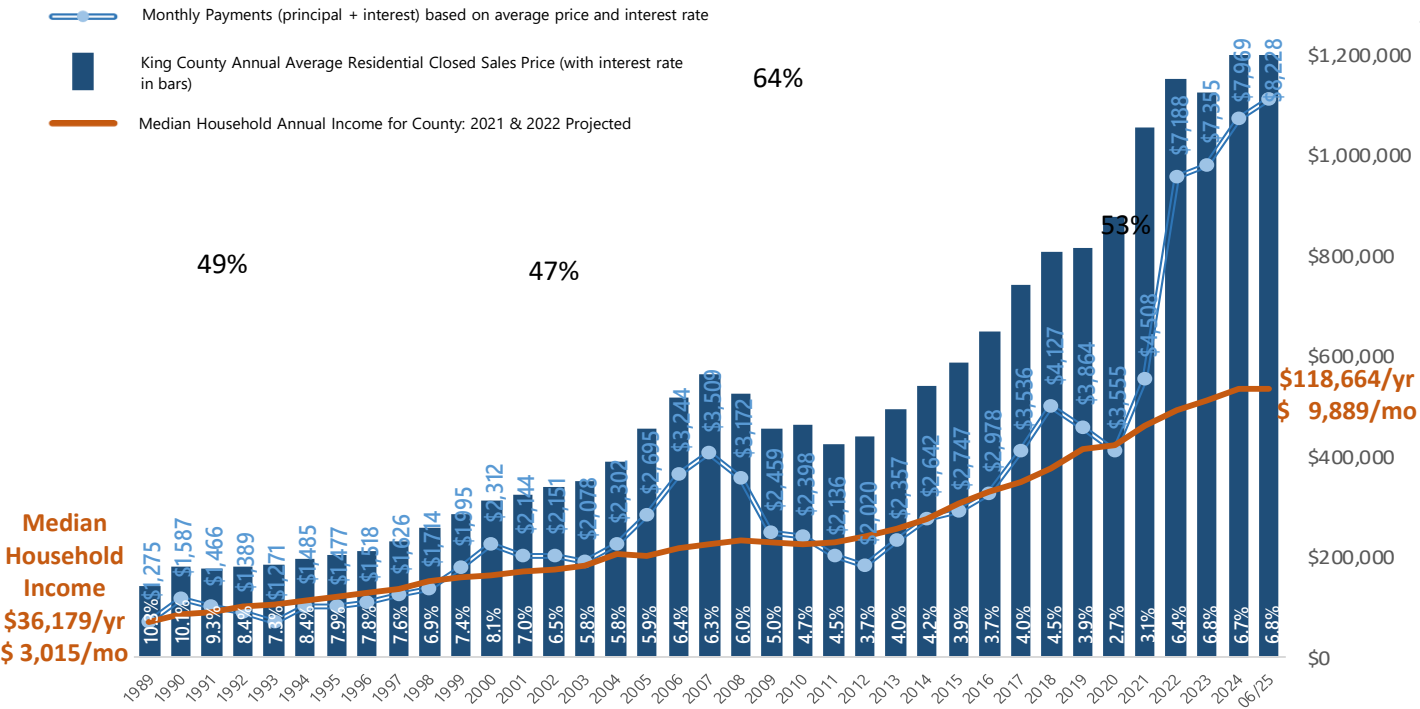
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	42	67.7%
15 - 30	96.7%	97.6%	9	14.5%
31 - 60	89.8%	97.2%	10	16.1%
61 - 90	0.0%	0.0%	0	0.0%
90+	90.6%	90.6%	1	1.6%
Totals			62	100.0%

The Cost of  
Waiting a Year

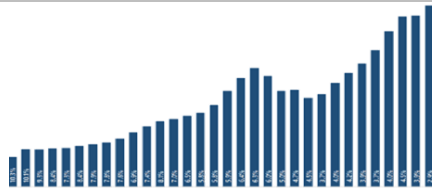
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
June, 2025	\$2,115,000	6.82%	\$13,816
June, 2024	\$2,200,000	6.92%	\$14,519
	<b>-\$85,000</b>	<b>-0.10%</b>	<b>-\$702</b> Per Month
			<b>-\$8,427</b> Per Year
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			

# Monthly Payments Compared to Income Trendline King County

73%



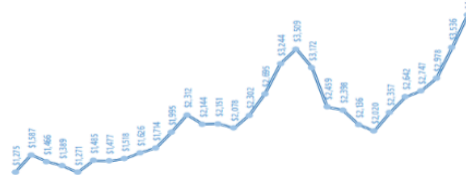
A



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

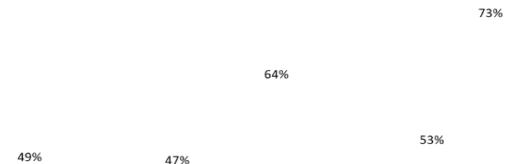
C



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

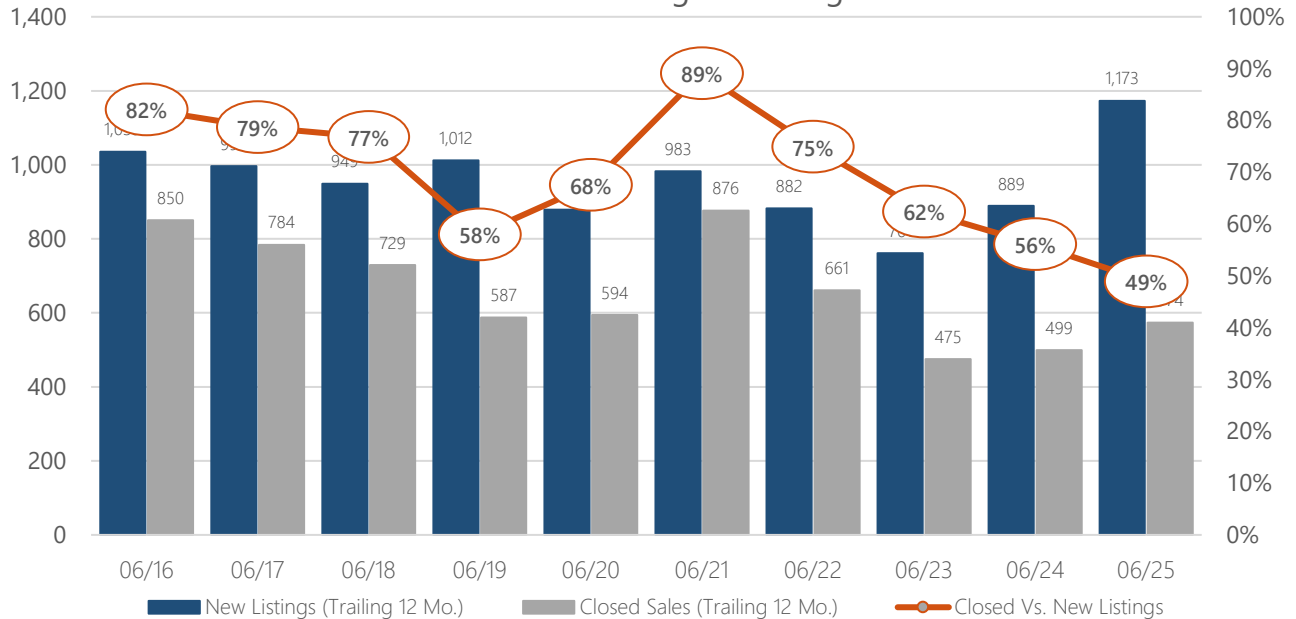
Monthly cycle peaks shown

## Kirkland/Bridle Trails (560)

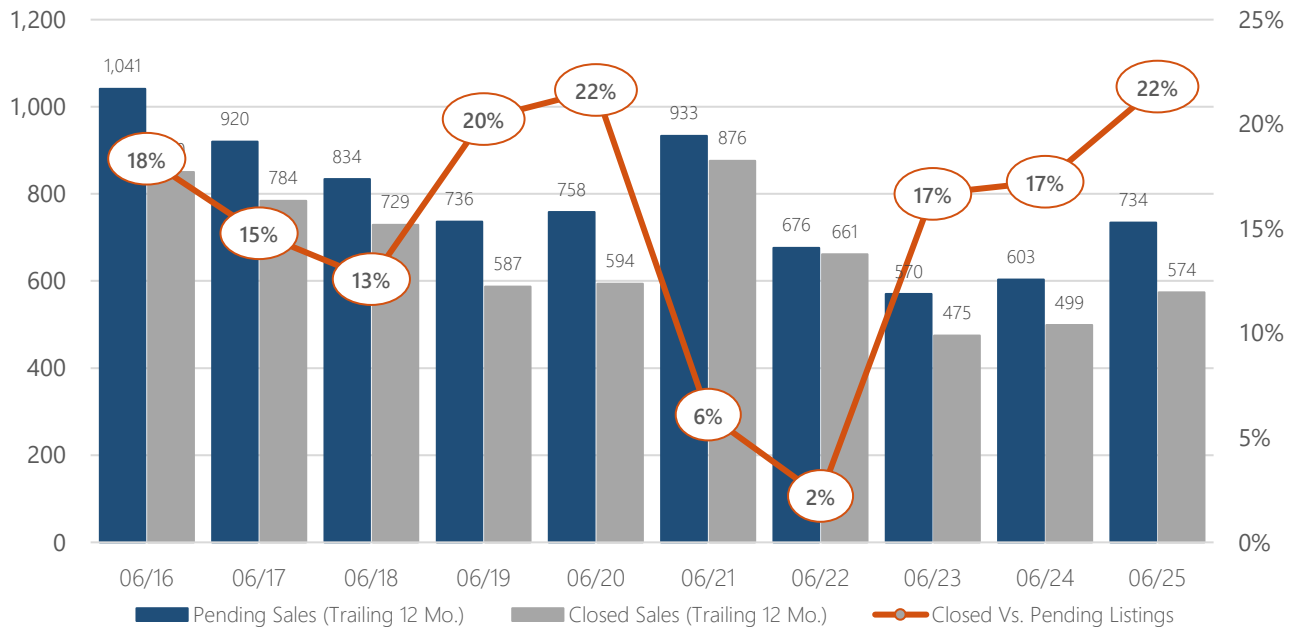
### RESIDENTIAL ONLY

#### 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 ADVANTAGE	BALANCED ADVANTAGE	BUYER'S 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

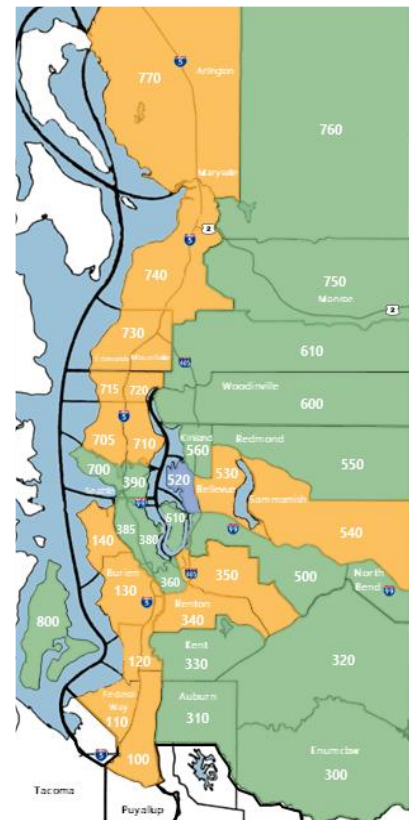
**2 YEARS AGO**



**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.

## Kirkland/Bridle Trails (560)

### Statistics To Know

#### Residential

	June, 2025	June, 2024	Difference	% Change
Months Supply of Inventory	2.3	1.4	0.9	60%
Active Listings at End of Month	192	94	98	104%
Pending Sales MTD	84	66	18	27%
Pending Sales (Trailing 12 Months)	734	603	131	22%
Closed Sales MTD	63	55	8	15%
Closed Sales (Trailing 12 Months)	574	499	75	15%
Closed Sales Price (Median)	\$2,115,000	\$2,200,000	-\$85,000	-4%
30-Year-Fixed-Rate Mortgage Rate	6.8%	6.9%	-0.1%	-1%
Monthly Payments (P&I)	\$13,816	\$14,519	-\$702	-5%

#### Condominium

	June, 2025	June, 2024	Difference	% Change
Months Supply of Inventory	2.8	1.9	0.9	48%
Active Listings at End of Month	116	65	51	78%
Pending Sales MTD	41	34	7	21%
Pending Sales (Trailing 12 Months)	424	380	44	12%
Closed Sales MTD	46	31	15	48%
Closed Sales (Trailing 12 Months)	369	328	41	13%
Closed Sales Price (Median)	\$1,002,375	\$1,170,979	-\$168,604	-14%
30-Year-Fixed-Rate Mortgage Rate	6.8%	6.9%	-0.1%	-1%
Monthly Payments (P&I)	\$6,548	\$7,728	-\$1,180	-15%

#### Residential & Condominium

	June, 2025	June, 2024	Difference	% Change
Months Supply of Inventory	2.5	1.6	0.9	55%
Active Listings at End of Month	308	159	149	94%
Pending Sales MTD	125	100	25	25%
Pending Sales (Trailing 12 Months)	1,158	983	175	18%
Closed Sales MTD	109	86	23	27%
Closed Sales (Trailing 12 Months)	943	827	116	14%
Closed Sales Price (Median)	\$1,650,000	\$1,822,500	-\$172,500	-9%
30-Year-Fixed-Rate Mortgage Rates	6.8%	6.9%	-0.1%	-1%
Monthly Payments (P&I)	\$10,779	\$12,027	-\$1,249	-10%

## Kirkland/Bridle Trails (560)

### RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2025	Active Listings (EOM)	87	92	109	148	197	192							104%	138	AVG	105%
	New Listings Taken in Month	80	70	116	129	163	135							39%	693	YTD	30%
	# of Pending Transactions	46	56	75	50	80	84							27%	391	YTD	3%
	Months Supply of Inventory	1.9	1.6	1.5	3.0	2.5	2.3							60%	2.1	AVG	100%
	# of Closed Sales	28	33	47	47	40	63							15%	258	YTD	-7%
	Median Closed Price	2,255,000	2,000,000	2,214,905	2,000,000	2,317,500	2,115,000							-4%	2,157,339	WA	4%
2024	Active Listings (EOM)	52	50	47	61	98	94	88	104	107	98	73	56	40%	67	AVG	23%
	New Listings Taken in Month	64	71	76	93	134	97	104	104	94	92	53	33	-1%	535	YTD	40%
	# of Pending Transactions	45	63	68	65	73	66	75	53	62	68	52	33	-1%	380	YTD	31%
	Months Supply of Inventory	1.2	0.8	0.7	0.9	1.3	1.4	1.2	2.0	1.7	1.4	1.4	1.7	42%	1.1	AVG	-13%
	# of Closed Sales	15	33	53	57	64	55	66	66	39	49	55	41	10%	277	YTD	33%
	Median Closed Price	2,420,000	1,930,000	1,955,000	2,025,000	1,830,000	2,200,000	2,137,500	1,994,000	1,980,000	1,990,000	1,970,000	2,200,000	24%	2,078,710	WA	23%
2023	Active Listings (EOM)	44	41	55	56	63	67	80	77	92	81	70	44	-29%	54	AVG	17%
	New Listings Taken in Month	38	37	70	78	75	85	75	68	91	52	47	21	-19%	383	YTD	-22%
	# of Pending Transactions	24	36	43	69	51	67	41	44	46	39	31	22	20%	290	YTD	-8%
	Months Supply of Inventory	1.8	1.1	1.3	0.8	1.2	1.0	2.0	1.8	2.0	2.1	2.3	2.0	-40%	1.2	AVG	38%
	# of Closed Sales	15	22	33	35	54	50	47	40	36	34	35	30	9%	209	YTD	-20%
	Median Closed Price	1,400,000	1,623,750	1,760,000	1,850,000	1,644,975	1,768,500	2,100,000	1,887,450	1,700,000	2,012,000	1,920,000	2,237,500	-12%	1,687,053	WA	-26%
2022	Active Listings (EOM)	9	20	31	43	81	94	109	90	90	78	53	35	203%	46	AVG	54%
	New Listings Taken in Month	35	62	99	82	107	105	95	68	91	71	31	22	-7%	490	YTD	-3%
	# of Pending Transactions	26	46	76	64	46	56	41	63	62	58	34	22	-43%	314	YTD	-32%
	Months Supply of Inventory	0.3	0.4	0.4	0.7	1.8	1.7	2.7	1.4	1.5	1.3	1.6	1.6	436%	0.9	AVG	115%
	# of Closed Sales	28	22	50	60	55	46	36	43	51	53	44	39	-55%	261	YTD	-33%
	Median Closed Price	2,256,500	2,505,000	2,330,000	2,490,000	2,015,500	2,017,538	1,887,500	1,800,000	1,787,000	1,700,000	1,675,000	1,450,000	3%	2,286,417	WA	26%
2021	# of Active Listings	34	20	30	36	30	31	32	31	33	26	15	3	-70%	30	A	-66%
	New Listings Taken in Month	57	61	90	92	94	113	81	80	82	69	45	35	-10%	507	YTD	-13%
	# of Pending Transactions	52	71	74	72	95	99	64	71	69	75	48	35	1%	463	YTD	21%
	Months Supply of Inventory	0.7	0.3	0.4	0.5	0.3	0.3	0.5	0.4	0.5	0.3	0.3	0.1	-71%	0.4	A	-72%
	# of Closed Sales	48	45	73	67	54	103	88	72	64	61	61	54	66%	390	T	57%
	Median Closed Price	1,580,000	1,860,000	1,787,000	1,830,000	1,863,500	1,950,000	1,775,000	2,012,500	1,912,500	1,800,000	1,936,000	2,034,500	24%	1,818,996	WA	29%

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**



**Kirkland/Bridle Trails (560)**  
RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2020	Active Listings (EOM)	73	63	92	97	104	105	102	96	87	75	54	31	-36%	89	AVG	-29%
	New Listings Taken in Month	68	58	114	59	103	112	86	117	81	90	59	43	-11%	514	YTD	-12%
	# of Pending Transactions	43	62	57	46	78	98	71	109	87	85	70	48	10%	384	YTD	-10%
	Months Supply of Inventory	1.7	1.0	1.6	2.1	1.3	1.1	1.4	0.9	1.0	0.9	0.8	0.6	-42%	1.5	AVG	-21%
	# of Closed Sales	29	27	62	33	35	62	80	74	89	95	69	79	-2%	248	YTD	-15%
	Median Closed Price	1,459,990	1,415,000	1,557,500	1,050,000	1,250,000	1,575,012	1,407,500	1,307,498	1,500,000	1,546,316	1,380,800	1,670,000	16%	1,408,999	WA	5%
2019	Active Listings (EOM)	96	109	115	129	136	164	137	135	137	118	82	55	45%	125	AVG	84%
	New Listings Taken in Month	68	63	112	101	115	126	87	70	92	63	35	18	20%	585	YTD	10%
	# of Pending Transactions	54	38	77	75	94	89	93	55	73	62	57	34	20%	427	YTD	5%
	Months Supply of Inventory	1.8	2.9	1.5	1.7	1.4	1.8	1.5	2.5	1.9	1.9	1.4	1.6	21%	1.9	AVG	84%
	# of Closed Sales	20	41	42	52	73	63	73	78	38	55	57	45	-14%	291	YTD	-5%
	Median Closed Price	1,262,500	1,260,000	1,451,000	1,387,500	1,350,000	1,353,000	1,398,000	1,337,475	1,057,500	1,350,000	1,482,000	1,269,000	-5%	1,347,368	WA	1%
2018	Active Listings (EOM)	36	40	52	70	95	113	115	115	127	132	111	95	3%	68	AVG	0%
	New Listings Taken in Month	44	45	92	109	136	105	89	88	100	75	47	28	-34%	531	YTD	-8%
	# of Pending Transactions	43	33	71	84	102	74	63	75	64	40	44	23	-38%	407	YTD	-17%
	Months Supply of Inventory	0.8	1.2	0.7	0.8	0.9	1.5	1.8	1.5	2.0	3.3	2.5	4.1	67%	1.0	AVG	18%
	# of Closed Sales	34	28	43	53	75	73	67	51	54	57	39	28	-5%	306	YTD	-14%
	Median Closed Price	1,224,444	1,316,250	1,376,000	1,250,000	1,372,000	1,430,000	1,275,000	975,000	1,175,000	1,220,000	1,398,800	1,400,000	24%	1,332,080	WA	31%
2017	Active Listings (EOM)	34	55	72	61	73	110	96	88	92	84	61	38	11%	68	AVG	-17%
	New Listings Taken in Month	65	66	99	80	108	158	89	100	93	76	39	21	34%	576	YTD	4%
	# of Pending Transactions	61	42	76	92	99	120	91	91	71	84	51	39	25%	490	YTD	-8%
	Months Supply of Inventory	0.6	1.3	0.9	0.7	0.7	0.9	1.1	1.0	1.3	1.0	1.2	1.0	-11%	0.9	AVG	-8%
	# of Closed Sales	54	39	57	48	80	77	98	74	76	73	57	45	-9%	355	YTD	-15%
	Median Closed Price	880,000	935,000	1,050,000	1,057,500	988,000	1,157,500	977,500	1,036,500	1,150,000	1,069,705	1,000,000	1,268,888	32%	1,019,344	WA	12%
2016	Active Listings (EOM)	69	70	87	78	84	99	122	109	103	86	59	40	-20%	81	AVG	-16%
	New Listings Taken in Month	72	71	107	86	102	118	116	98	82	63	35	26	7%	556	YTD	-3%
	# of Pending Transactions	65	87	82	96	105	96	94	93	77	77	50	39	-17%	531	YTD	2%
	Months Supply of Inventory	1.1	0.8	1.1	0.8	0.8	1.0	1.3	1.2	1.3	1.1	1.2	1.0	-3%	0.9	AVG	-19%
	# of Closed Sales	61	34	72	67	97	85	83	83	63	80	70	50	-3%	416	YTD	9%
	Median Closed Price	790,000	999,500	891,450	920,000	975,000	875,000	937,000	860,000	931,500	886,250	826,000	992,500	3%	913,682	WA	11%
2015	Active Listings (EOM)	63	92	78	90	135	123	130	119	133	119	84	62	-27%	97	AVG	-25%
	New Listings Taken in Month	54	92	82	103	132	110	95	104	105	86	54	35	-8%	573	YTD	0%
	# of Pending Transactions	44	70	97	96	100	116	89	110	83	94	86	48	13%	523	YTD	5%
	Months Supply of Inventory	1.4	1.3	0.8	0.9	1.4	1.1	1.5	1.1	1.6	1.3	1.0	1.3	-35%	1.1	AVG	-28%
	# of Closed Sales	46	40	60	69	77	88	83	74	85	52	65	75	21%	380	YTD	24%
	Median Closed Price	826,250	879,500	749,000	809,000	799,950	845,600	825,000	743,500	888,000	753,500	790,000	830,000	6%	820,209	WA	19%

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

Kirkland/Bridle Trails (560)  
RESIDENTIAL 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)	51	56	66	72	90	100	101	96	100	90	66	46	78	AVG
% of 12 Month Avg.	66%	72%	85%	93%	115%	128%	130%	124%	129%	115%	85%	59%		
New Listings Taken in Month	57	63	94	88	111	113	92	90	91	74	45	28	944	T
% of 12 Month Avg.	72%	80%	120%	112%	141%	144%	117%	114%	116%	94%	57%	36%		
# of Pending Transactions	46	55	72	76	84	88	72	76	69	68	52	34	794	T
% of 12 Month Avg.	69%	83%	109%	115%	127%	133%	109%	116%	105%	103%	79%	52%		
Months Supply of Inventory	1.1	1.0	0.9	0.9	1.1	1.1	1.4	1.3	1.4	1.3	1.3	1.3	1.2	AVG
% of 12 Month Avg.	94%	86%	77%	80%	90%	96%	118%	106%	122%	111%	107%	113%		
# of Closed Units	35	33	55	54	66	70	72	66	60	61	55	49	675	T
% of 12 Month Avg.	62%	59%	97%	96%	118%	125%	128%	116%	106%	108%	98%	86%		
Median Closed Price	1,409,968	1,472,400	1,490,695	1,466,900	1,408,893	1,517,215	1,472,000	1,395,392	1,408,150	1,432,777	1,437,860	1,535,239	1,453,957	AVG
% of 12 Month Avg.	97%	101%	103%	101%	97%	104%	101%	96%	97%	99%	99%	106%		

## Kirkland/Bridle Trails (560)

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	1							1
\$750,000 to \$999,999	0	1	0	4	1	3							9
\$1,000,000 to \$1,499,999	6	3	5	6	4	9							33
\$1,500,000 to \$2,499,999	7	13	20	22	16	32							110
\$2,500,000 and above	13	11	22	15	18	17							96
<b>Grand Total</b>	<b>26</b>	<b>28</b>	<b>47</b>	<b>47</b>	<b>39</b>	<b>62</b>							<b>249</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	1	0	0	0	0	0	0	1	0	1
\$750,000 to \$999,999	0	1	2	3	5	1	0	1	0	2	0	1	12
\$1,000,000 to \$1,499,999	2	8	14	8	12	3	8	13	4	9	14	9	47
\$1,500,000 to \$2,499,999	7	12	18	21	29	29	32	32	22	22	22	15	116
\$2,500,000 and above	6	12	19	23	18	21	26	19	11	16	18	16	99
<b>Grand Total</b>	<b>15</b>	<b>33</b>	<b>53</b>	<b>56</b>	<b>64</b>	<b>54</b>	<b>66</b>	<b>65</b>	<b>37</b>	<b>49</b>	<b>55</b>	<b>41</b>	<b>275</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	-100%	N/A	N/A							0%
\$750,000 to \$999,999	N/A	0%	-100%	33%	-80%	200%							-25%
\$1,000,000 to \$1,499,999	200%	-63%	-64%	-25%	-67%	200%							-30%
\$1,500,000 to \$2,499,999	0%	8%	11%	5%	-45%	10%							-5%
\$2,500,000 and above	117%	-8%	16%	-35%	0%	-19%							-3%
<b>Grand Total</b>	<b>73%</b>	<b>-15%</b>	<b>-11%</b>	<b>-16%</b>	<b>-39%</b>	<b>15%</b>							<b>-9%</b>