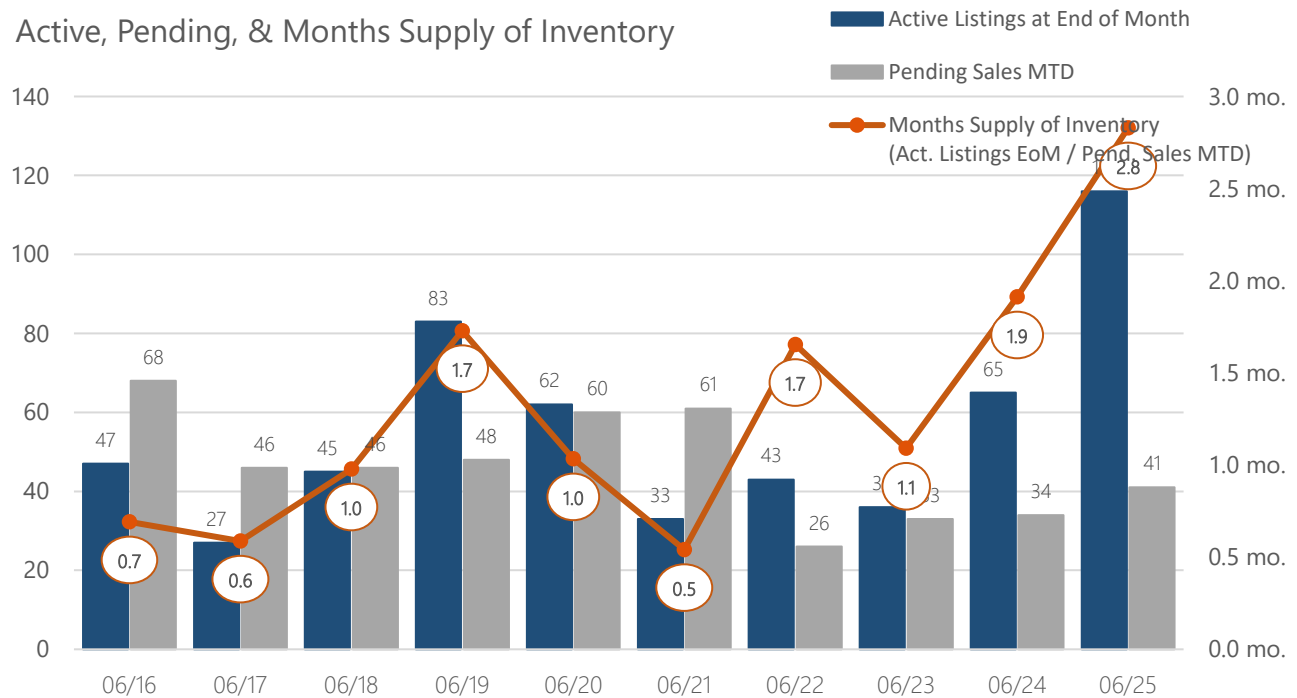


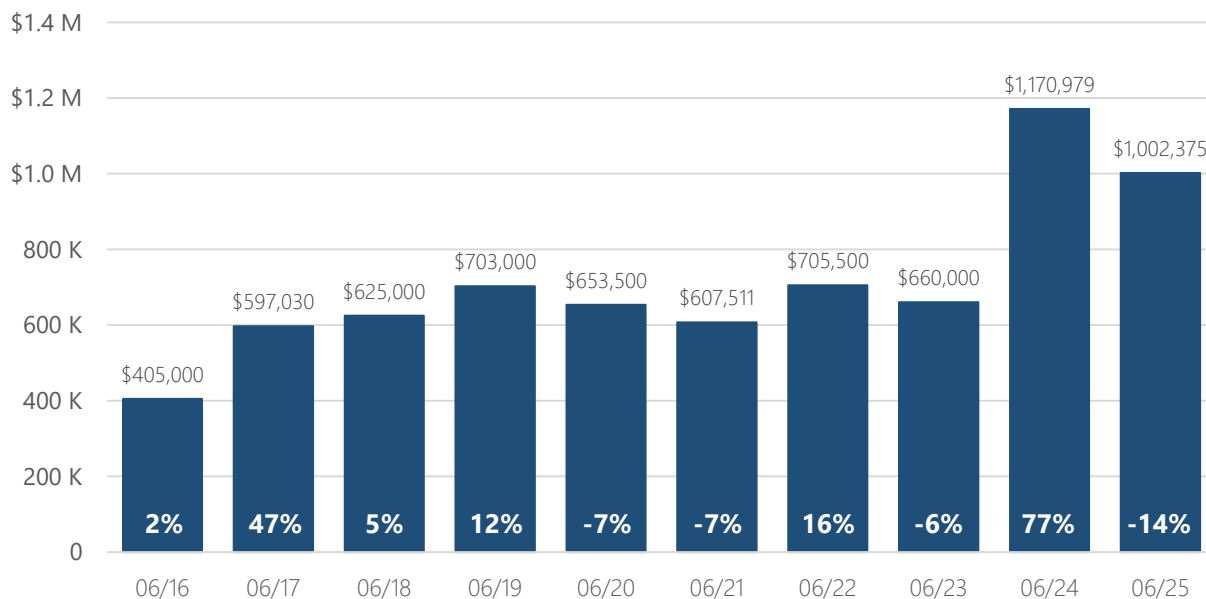
Kirkland/Bridle Trails (560)

CONDOMINIUM ONLY

Active, Pending, & Months Supply of Inventory



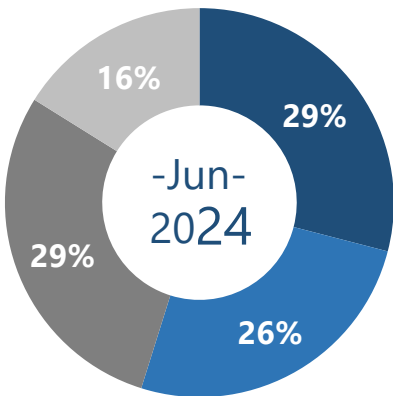
Median Closed Sales Price For Current Month Sold Properties



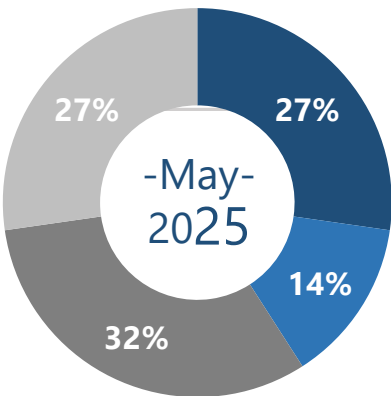
Kirkland/Bridle Trails (560)

CONDOMINIUM ONLY

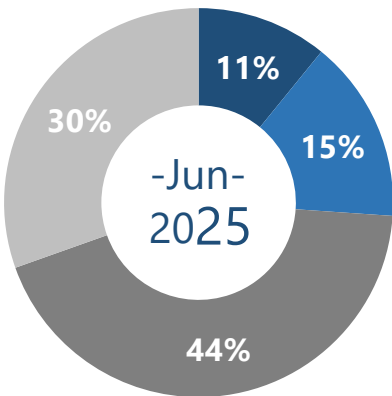
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE







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	11	13	96
NUMBER OF SALES IN MONTH	5	7	20	14
MEDIAN % FROM ORIGINAL LIST PRICE	1%	0%	-2%	N/A

Kirkland/Bridle Trails (560)

CONDOMINIUM ONLY

Sales Price to List Price
based on Market Time

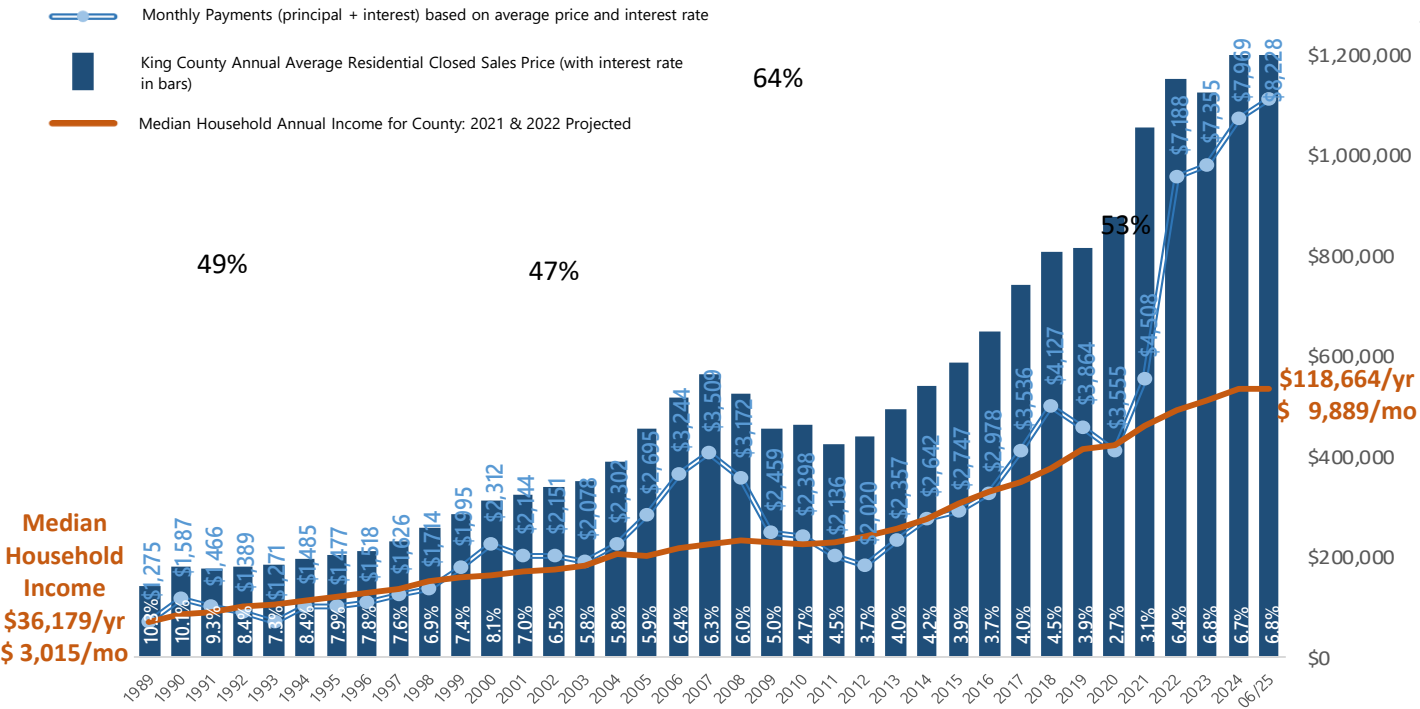
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	98.5%	98.5%	28	60.9%
15 - 30	95.5%	96.2%	8	17.4%
31 - 60	95.4%	95.4%	3	6.5%
61 - 90	89.9%	96.6%	4	8.7%
90+	92.0%	98.8%	3	6.5%
Totals			46	100.0%

The Cost of
Waiting a Year

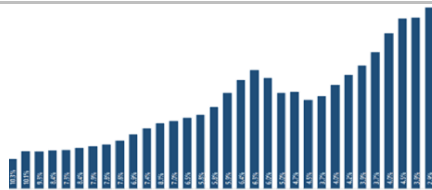
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
June, 2025	\$1,002,375	6.82%	\$6,548
June, 2024	\$1,170,979	6.92%	\$7,728
	-\$168,604	-0.10%	-\$1,180 Per Month
			-\$14,156 Per Year
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			

Monthly Payments Compared to Income Trendline King County

73%



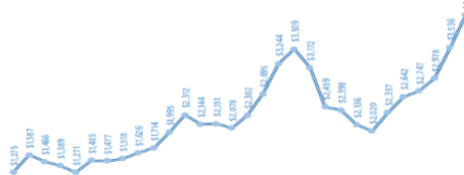
A



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

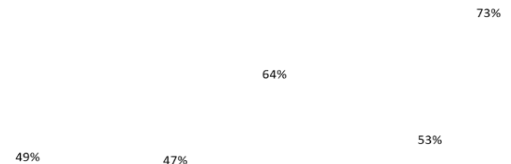
C



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

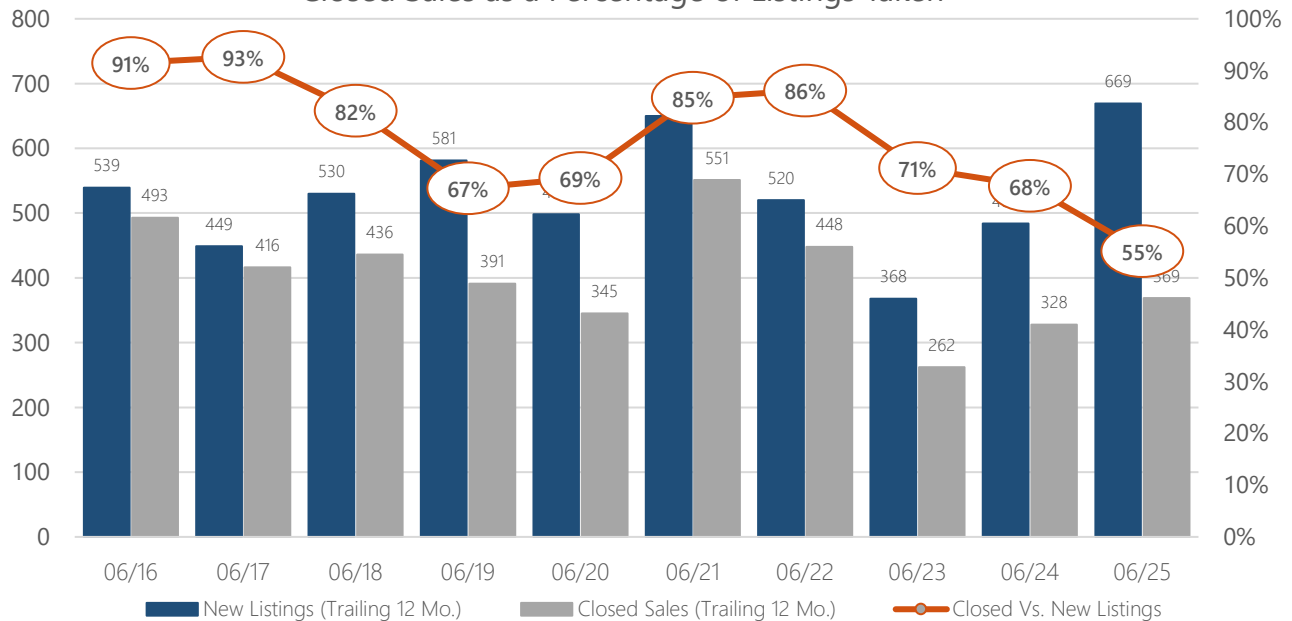
Monthly cycle peaks shown

Kirkland/Bridle Trails (560)

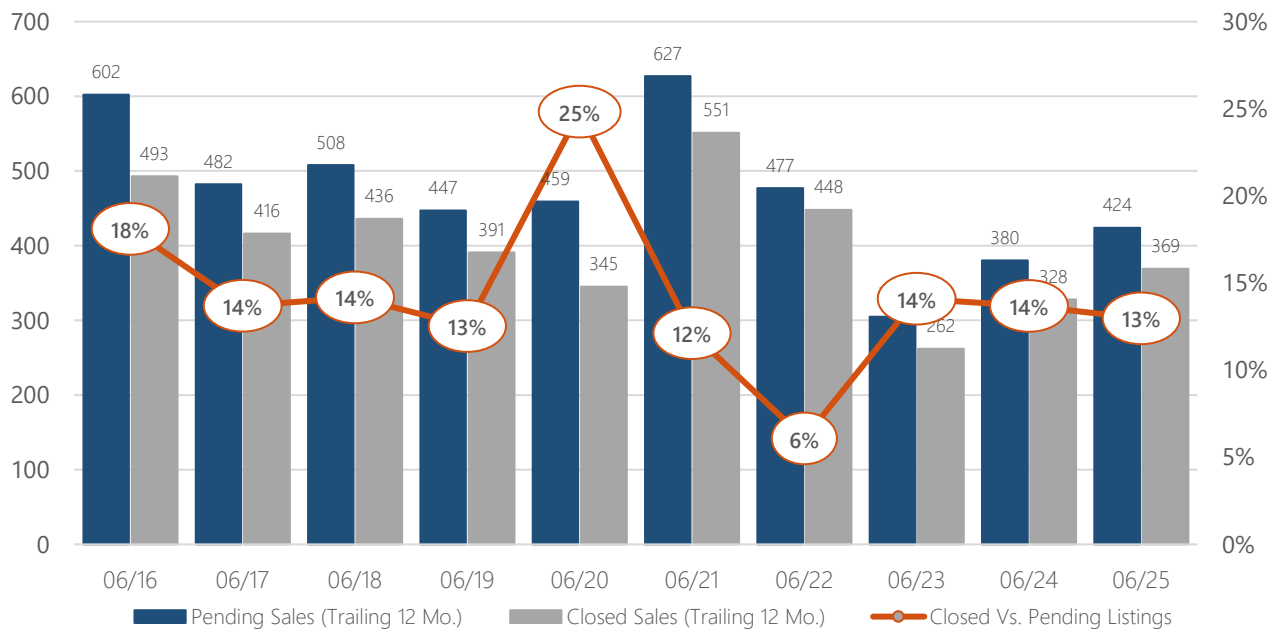
CONDOMINIUM ONLY

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



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)

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)	75	74	86	116	121	116							78%	98	AVG	126%
	New Listings Taken in Month	59	53	76	75	80	67							34%	410	YTD	46%
	# of Pending Transactions	33	41	40	21	53	41							21%	229	YTD	2%
	Months Supply of Inventory	2.3	1.8	2.2	5.5	2.3	2.8							48%	2.8	AVG	133%
	# of Closed Sales	23	29	31	31	22	46							48%	182	YTD	0%
	Median Closed Price	1,295,000	1,100,000	1,098,000	1,250,000	1,016,000	1,002,375							-14%	1,137,659	WA	9%
2024	Active Listings (EOM)	40	28	31	36	60	65	65	67	79	73	74	51	81%	43	AVG	50%
	New Listings Taken in Month	34	38	38	54	66	50	44	49	64	42	39	21	3%	280	YTD	45%
	# of Pending Transactions	31	42	41	43	34	34	32	32	42	38	25	26	3%	225	YTD	32%
	Months Supply of Inventory	1.3	0.7	0.8	0.8	1.8	1.9	2.0	2.1	1.9	1.9	3.0	2.0	75%	1.2	AVG	11%
	# of Closed Sales	11	29	42	39	30	31	35	31	27	40	34	20	-9%	182	YTD	38%
	Median Closed Price	675,000	1,332,500	757,750	999,900	1,047,739	1,170,979	950,000	875,000	1,100,000	937,444	1,062,997	1,072,500	77%	1,048,505	WA	49%
2023	Active Listings (EOM)	27	27	30	27	26	36	40	32	54	53	51	39	-16%	29	AVG	25%
	New Listings Taken in Month	26	22	28	33	38	46	46	28	57	32	25	16	7%	193	YTD	-29%
	# of Pending Transactions	26	19	21	32	39	33	36	35	26	27	13	18	27%	170	YTD	-20%
	Months Supply of Inventory	1.0	1.4	1.4	0.8	0.7	1.1	1.1	0.9	2.1	2.0	3.9	2.2	-34%	1.1	AVG	56%
	# of Closed Sales	10	21	18	18	31	34	26	31	27	25	21	16	6%	132	YTD	-28%
	Median Closed Price	423,500	750,000	831,500	736,500	665,000	660,000	677,500	999,950	805,000	740,000	910,000	1,095,000	-6%	701,710	WA	-2%
2022	Active Listings (EOM)	8	9	21	26	31	43	37	48	56	58	37	32	30%	23	AVG	-38%
	New Listings Taken in Month	32	41	46	49	62	43	37	38	45	29	12	14	-22%	273	YTD	-17%
	# of Pending Transactions	28	40	29	40	49	26	34	21	29	20	19	12	-57%	212	YTD	-35%
	Months Supply of Inventory	0.3	0.2	0.7	0.7	0.6	1.7	1.1	2.3	1.9	2.9	1.9	2.7	206%	0.7	AVG	1%
	# of Closed Sales	18	25	42	26	40	32	24	33	16	24	17	16	-41%	183	YTD	-33%
	Median Closed Price	872,000	626,000	625,000	747,500	665,000	705,500	635,000	610,000	594,950	777,500	569,500	647,000	16%	717,189	WA	19%
2021	# of Active Listings	31	37	36	44	41	33	45	34	20	21	8	4	-47%	37	A	-26%
	New Listings Taken in Month	41	56	58	62	57	55	75	51	44	36	25	16	-2%	329	YTD	4%
	# of Pending Transactions	59	44	55	50	58	61	60	59	53	35	40	18	2%	327	YTD	31%
	Months Supply of Inventory	0.5	0.8	0.7	0.9	0.7	0.5	0.8	0.6	0.4	0.6	0.2	0.2	-48%	0.7	A	-46%
	# of Closed Sales	34	37	47	47	53	54	50	55	44	49	36	31	93%	272	T	69%
	Median Closed Price	515,000	625,000	615,000	540,000	682,000	607,511	564,000	560,000	550,600	557,888	657,500	550,000	-7%	602,556	WA	-8%

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



Kirkland/Bridle Trails (560)

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)	32	34	53	53	65	62	64	64	80	83	67	49	-25%	50	AVG	-22%
	New Listings Taken in Month	52	40	68	37	49	64	56	69	73	60	38	25	14%	310	YTD	-2%
	# of Pending Transactions	44	40	44	28	34	60	48	65	56	53	39	39	25%	250	YTD	3%
	Months Supply of Inventory	0.7	0.9	1.2	1.9	1.9	1.0	1.3	1.0	1.4	1.6	1.7	1.3	-40%	1.3	AVG	-25%
	# of Closed Sales	16	28	41	25	23	28	50	38	49	50	47	45	-18%	161	YTD	-14%
	Median Closed Price	530,000	790,108	738,900	625,000	505,000	653,500	620,500	734,950	695,000	629,500	815,000	815,000	-7%	656,825	WA	6%
2019	Active Listings (EOM)	41	56	58	60	86	83	67	61	56	58	34	25	84%	64	AVG	172%
	New Listings Taken in Month	29	40	62	55	74	56	37	32	41	40	25	13	-8%	316	YTD	11%
	# of Pending Transactions	27	21	52	46	48	48	40	32	39	34	44	20	4%	242	YTD	-3%
	Months Supply of Inventory	1.5	2.7	1.1	1.3	1.8	1.7	1.7	1.9	1.4	1.7	0.8	1.3	77%	1.7	AVG	206%
	# of Closed Sales	29	16	29	35	45	34	38	30	23	30	30	33	-17%	188	YTD	-11%
	Median Closed Price	580,000	574,500	680,000	534,000	610,000	703,000	670,750	567,500	672,000	478,500	462,500	539,000	12%	619,398	WA	-4%
2018	Active Listings (EOM)	13	11	18	26	28	45	57	73	76	88	69	42	67%	24	AVG	-9%
	New Listings Taken in Month	34	24	56	57	53	61	48	67	50	60	23	17	20%	285	YTD	24%
	# of Pending Transactions	32	26	50	47	48	46	35	49	35	36	28	22	0%	249	YTD	15%
	Months Supply of Inventory	0.4	0.4	0.4	0.6	0.6	1.0	1.6	1.5	2.2	2.4	2.5	1.9	67%	0.6	AVG	-28%
	# of Closed Sales	22	31	29	42	47	41	48	29	40	38	23	25	-2%	212	YTD	16%
	Median Closed Price	628,500	815,000	615,000	533,500	590,000	625,000	620,000	750,000	640,000	786,750	739,950	725,000	5%	646,391	WA	22%
2017	Active Listings (EOM)	25	24	28	24	27	27	36	32	43	30	28	13	-43%	26	AVG	-28%
	New Listings Taken in Month	37	21	44	37	40	51	68	44	57	31	31	14	-27%	230	YTD	-25%
	# of Pending Transactions	27	22	44	35	42	46	59	45	46	49	34	26	-32%	216	YTD	-30%
	Months Supply of Inventory	0.9	1.1	0.6	0.7	0.6	0.6	0.6	0.7	0.9	0.6	0.8	0.5	-15%	0.8	AVG	5%
	# of Closed Sales	27	25	21	28	40	42	36	50	43	39	30	26	-19%	183	YTD	-16%
	Median Closed Price	528,500	620,000	406,000	479,500	497,615	597,030	547,500	523,500	625,000	555,000	425,975	514,000	47%	531,391	WA	44%
2016	Active Listings (EOM)	31	24	30	43	41	47	47	46	31	27	22	16	-15%	36	AVG	-29%
	New Listings Taken in Month	38	36	51	66	47	70	44	55	40	36	27	17	13%	308	YTD	-1%
	# of Pending Transactions	30	53	43	58	56	68	51	54	51	47	40	23	-8%	308	YTD	-8%
	Months Supply of Inventory	1.0	0.5	0.7	0.7	0.7	0.7	0.9	0.9	0.6	0.6	0.6	0.7	-7%	0.7	AVG	-24%
	# of Closed Sales	24	22	43	36	42	52	45	48	37	45	33	25	6%	219	YTD	1%
	Median Closed Price	306,709	352,000	420,000	364,000	335,675	405,000	369,950	357,000	388,000	360,000	404,000	465,000	2%	368,040	WA	5%
2015	Active Listings (EOM)	42	42	45	53	67	55	50	59	51	48	30	17	-15%	51	AVG	-7%
	New Listings Taken in Month	32	46	47	50	75	62	41	57	53	45	20	15	24%	312	YTD	4%
	# of Pending Transactions	30	57	49	52	74	74	55	53	75	52	36	23	23%	336	YTD	11%
	Months Supply of Inventory	1.4	0.7	0.9	1.0	0.9	0.7	0.9	1.1	0.7	0.9	0.8	0.7	-31%	1.0	AVG	-12%
	# of Closed Sales	30	18	46	35	38	49	55	53	44	50	37	35	-14%	216	YTD	-7%
	Median Closed Price	317,475	264,500	328,500	329,950	420,000	397,000	319,900	290,000	358,450	367,500	357,930	300,000	-3%	350,700	WA	-7%

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)

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)	29	29	35	39	47	50	51	52	55	54	42	29	43	AVG
% of 12 Month Avg.	68%	69%	82%	92%	111%	117%	119%	121%	128%	127%	99%	68%		
New Listings Taken in Month	36	36	50	50	56	56	50	49	52	41	27	17	519	T
% of 12 Month Avg.	82%	84%	115%	116%	130%	129%	115%	113%	121%	95%	61%	39%		
# of Pending Transactions	33	36	43	43	48	50	45	45	45	39	32	23	482	T
% of 12 Month Avg.	83%	91%	107%	107%	120%	124%	112%	111%	113%	97%	79%	57%		
Months Supply of Inventory	0.9	0.8	0.8	0.9	1.0	1.0	1.1	1.2	1.2	1.4	1.3	1.3	1.1	AVG
% of 12 Month Avg.	81%	75%	76%	85%	92%	93%	105%	108%	113%	129%	123%	119%		
# of Closed Units	22	25	36	33	39	40	41	40	35	39	31	27	407	T
% of 12 Month Avg.	65%	74%	105%	98%	115%	117%	120%	117%	103%	115%	91%	80%		
Median Closed Price	537,668	674,961	601,765	588,985	601,803	652,452	597,510	626,790	642,900	619,008	640,535	672,250	621,386	AVG
% of 12 Month Avg.	87%	109%	97%	95%	97%	105%	96%	101%	103%	100%	103%	108%		

Kirkland/Bridle Trails (560)

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	2	1	1	1	1	4							10
\$375,000 to \$499,999	1	2	3	1	2	2							11
\$500,000 to \$749,999	2	4	3	4	3	12							28
\$750,000 to \$999,999	1	5	7	4	4	5							26
\$1,000,000 and above	17	17	17	21	12	23							107
Grand Total	23	29	31	31	22	46							182

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	0	0	3	3	1	1	1	1	0	6	1	1	8
\$375,000 to \$499,999	0	0	5	2	2	3	5	2	1	3	5	2	12
\$500,000 to \$749,999	6	7	13	10	6	5	5	12	6	6	6	3	47
\$750,000 to \$999,999	1	3	5	5	5	4	8	1	5	6	3	2	23
\$1,000,000 and above	4	19	16	19	16	18	16	15	15	19	19	12	92
Grand Total	11	29	42	39	30	31	35	31	27	40	34	20	182

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	N/A	N/A	-67%	-67%	0%	300%							25%
\$375,000 to \$499,999	N/A	N/A	-40%	-50%	0%	-33%							-8%
\$500,000 to \$749,999	-67%	-43%	-77%	-60%	-50%	140%							-40%
\$750,000 to \$999,999	0%	67%	40%	-20%	-20%	25%							13%
\$1,000,000 and above	325%	-11%	6%	11%	-25%	28%							16%
Grand Total	109%	0%	-26%	-21%	-27%	48%							0%