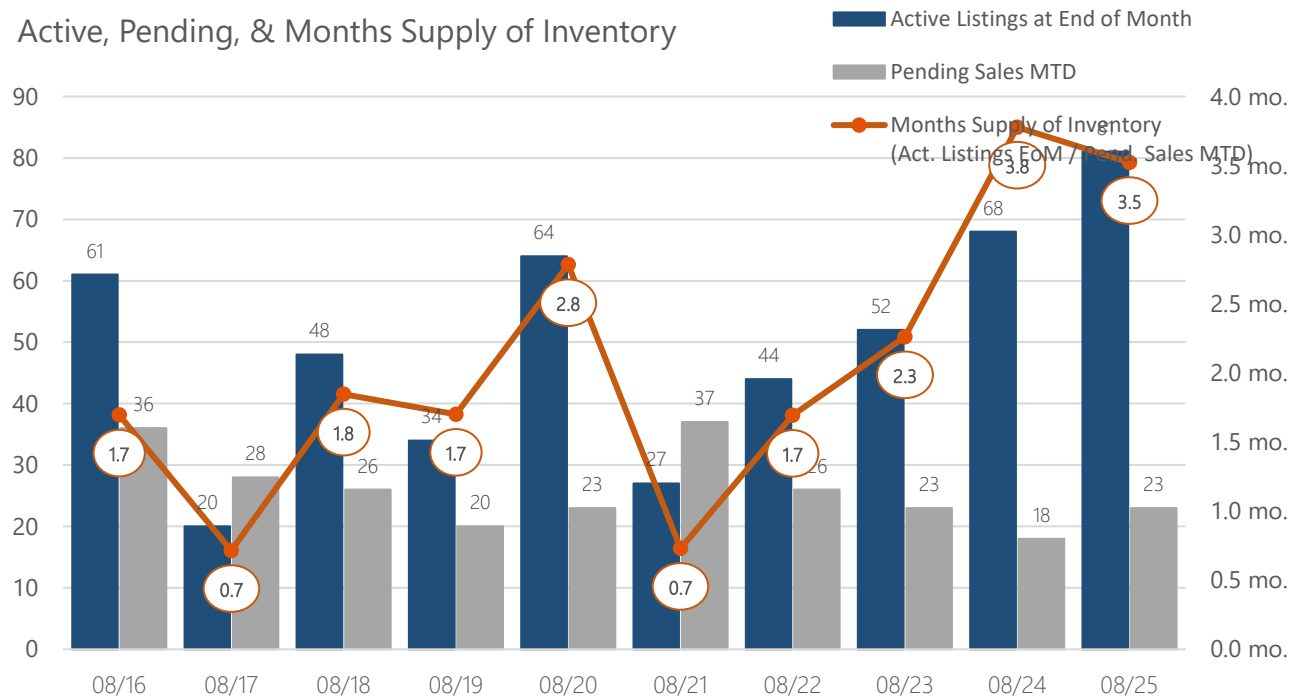


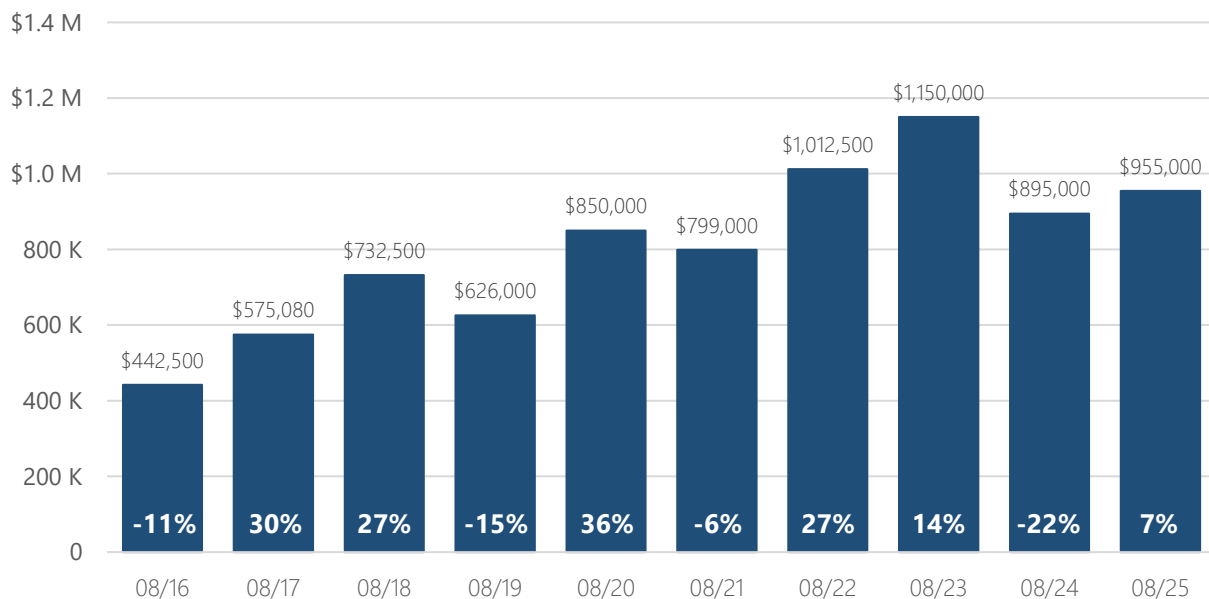
Bellevue/West of I-405 (520)

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Active, Pending, & Months Supply of Inventory



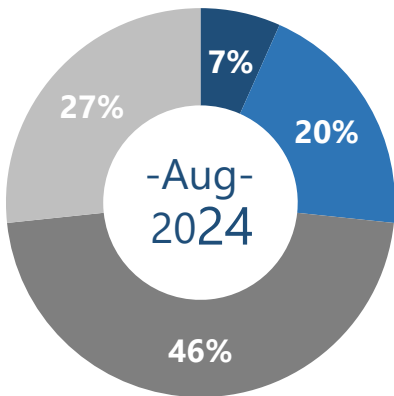
Median Closed Sales Price For Current Month Sold Properties



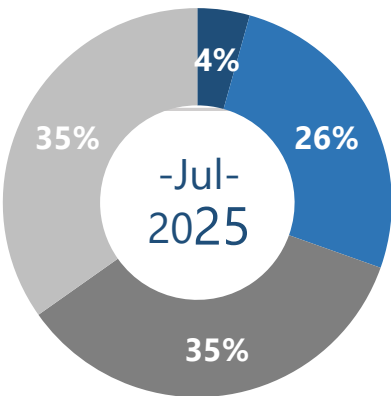
Bellevue/West of I-405 (520)

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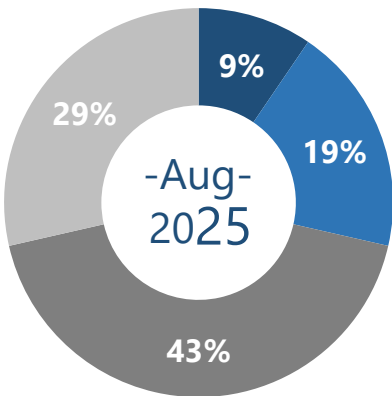
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR







LAST MONTH



CURRENT MONTH

AUGUST 2025

				
	SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	4	17	22	74
NUMBER OF SALES IN MONTH	2	4	9	6
MEDIAN % FROM ORIGINAL LIST PRICE	6%	0%	-3%	N/A

Bellevue/West of I-405 (520)

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Sales Price to List Price based on Market Time

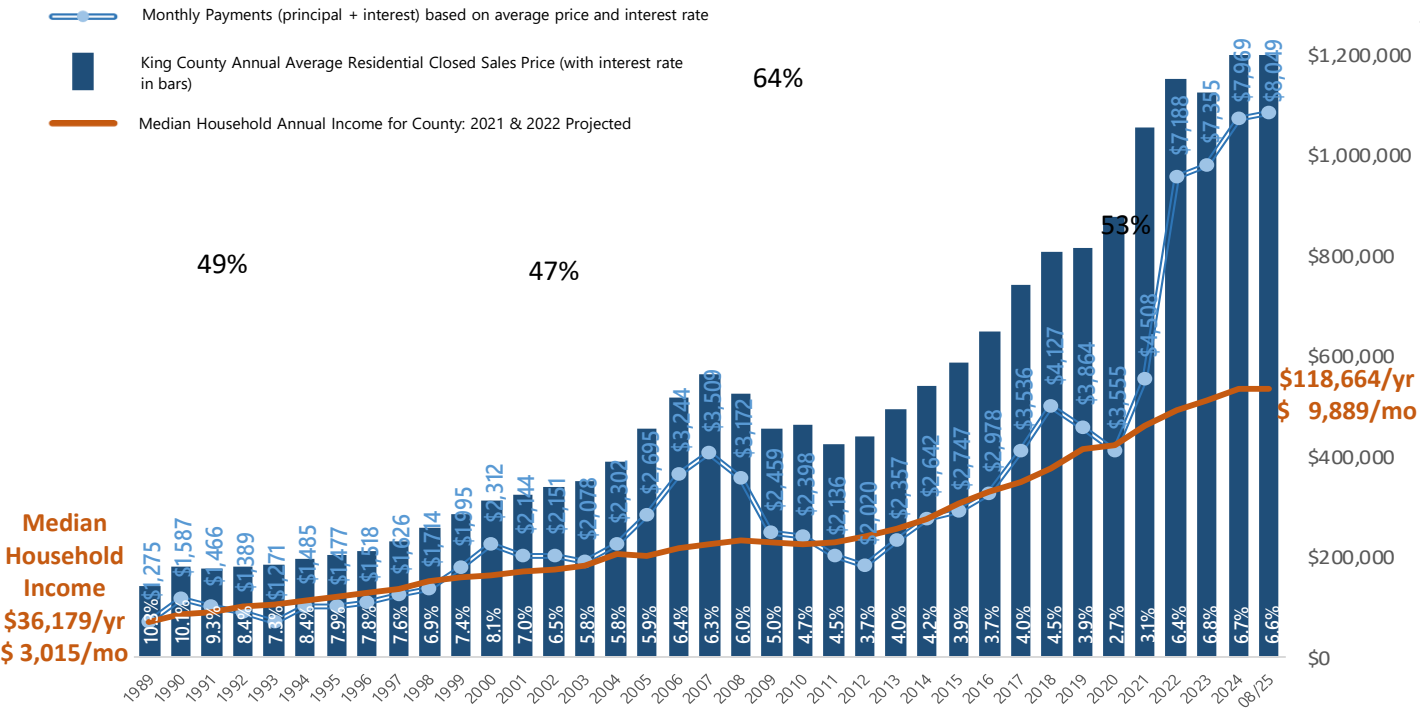
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	98.9%	98.9%	10	47.6%
15 - 30	97.5%	97.5%	2	9.5%
31 - 60	96.7%	96.8%	7	33.3%
61 - 90	86.9%	95.4%	2	9.5%
90+	0.0%	0.0%	0	0.0%
Totals			21	100.0%

The Cost of Waiting a Year

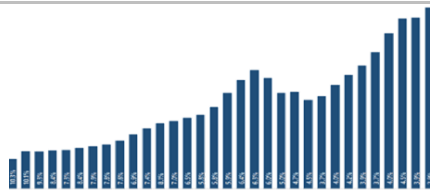
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
August, 2025	\$955,000	6.59%	\$6,093
August, 2024	\$895,000	6.50%	\$5,657
	\$60,000	0.09%	\$436 Per Month
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			\$5,231 Per Year

Monthly Payments Compared to Income Trendline King County

73%



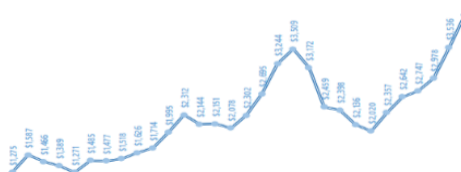
A



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

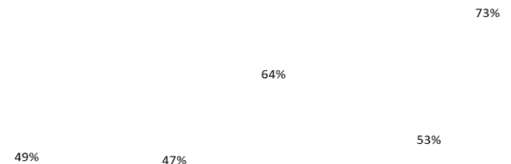
C



Annual Median Household Income for County: 2021 & 2022 Projected

Payments tend to rise above the County Median Household Income Line and then return to it.

D



Monthly payments divided by median income

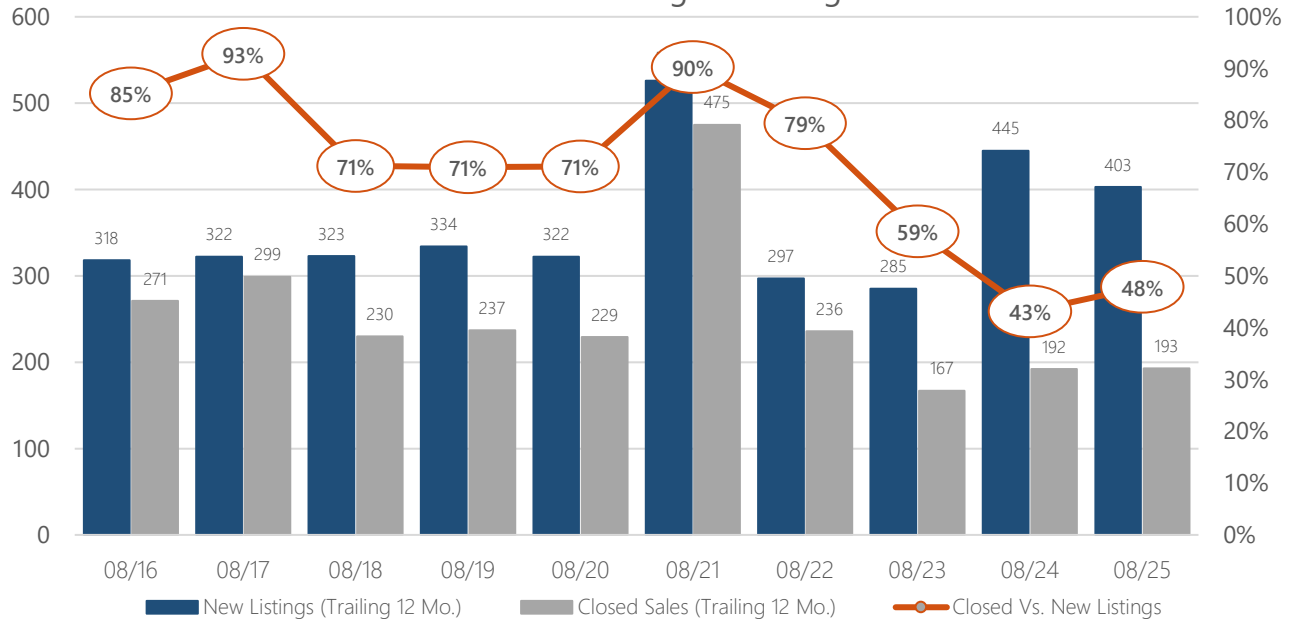
Monthly cycle peaks shown

Bellevue/West of I-405 (520)

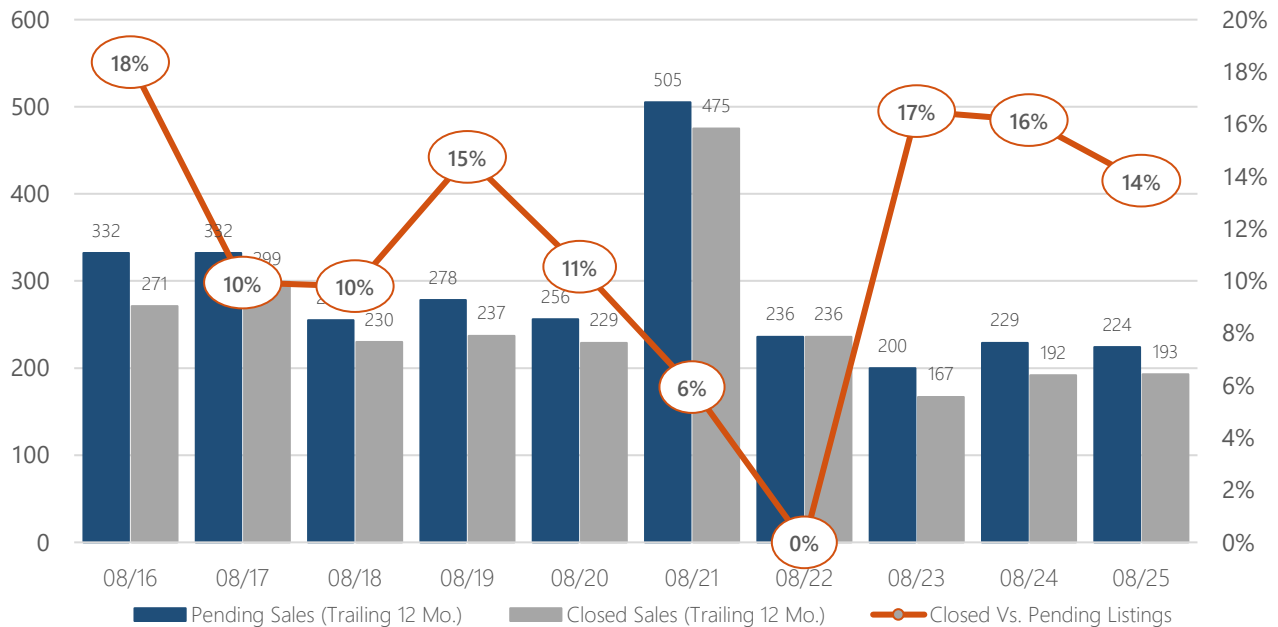
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What Are The Odds of Selling?

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	1.5	0.0	530	1.0	2.8	3.4
110	0.6	2.1	3.1	540	0.9	2.0	2.6
120	0.8	3.0	1.7	550	0.4	1.9	4.6
130	1.4	3.4	7.8	560	0.9	2.1	3.6
140	0.9	2.2	3.7	600	0.8	1.9	2.9
300	0.0	0.0	1.0	610	1.6	2.0	3.2
310	0.6	1.1	3.2	700	1.5	4.1	4.9
320	1.3	0.8	0.0	701	4.0	7.2	8.3
330	0.7	2.2	2.2	705	2.0	3.1	2.6
340	1.1	1.8	3.7	710	1.6	2.8	3.8
350	0.9	1.1	3.4	715	2.8	2.5	2.2
360	1.0	3.5	6.0	720	1.0	6.0	1.4
380	2.6	9.0	9.5	730	0.6	1.3	2.5
385	1.5	9.5	4.8	740	1.2	1.6	1.8
390	3.5	4.3	5.5	750	0.8	2.3	2.4
500	0.7	1.9	2.6	760	0.6	1.5	2.0
510	1.0	4.0	2.0	770	0.9	3.6	2.2
520	2.3	3.8	3.5	800	0.0	0.0	1.0

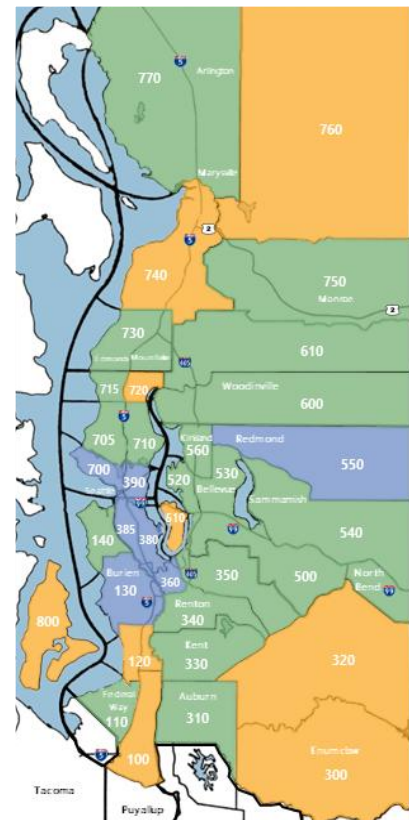
2 YEARS AGO



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.

Bellevue/West of I-405 (520)

Statistics To Know

Residential

	August, 2025	August, 2024	Difference	% Change
Months Supply of Inventory	4.4	2.8	1.6	55%
Active Listings at End of Month	105	76	29	38%
Pending Sales MTD	24	27	-3	-11%
Pending Sales (Trailing 12 Months)	276	270	6	2%
Closed Sales MTD	29	25	4	16%
Closed Sales (Trailing 12 Months)	247	234	13	6%
Closed Sales Price (Median)	\$3,725,000	\$3,450,000	\$275,000	8%
30-Year-Fixed-Rate Mortgage Rate	6.6%	6.5%	0.1%	1%
Monthly Payments (P&I)	\$23,765	\$21,806	\$1,959	9%

Condominium

	August, 2025	August, 2024	Difference	% Change
Months Supply of Inventory	3.5	3.8	-0.3	-7%
Active Listings at End of Month	81	68	13	19%
Pending Sales MTD	23	18	5	28%
Pending Sales (Trailing 12 Months)	224	229	-5	-2%
Closed Sales MTD	21	15	6	40%
Closed Sales (Trailing 12 Months)	193	192	1	1%
Closed Sales Price (Median)	\$955,000	\$895,000	\$60,000	7%
30-Year-Fixed-Rate Mortgage Rate	6.6%	6.5%	0.1%	1%
Monthly Payments (P&I)	\$6,093	\$5,657	\$436	8%

Residential & Condominium

	August, 2025	August, 2024	Difference	% Change
Months Supply of Inventory	4.0	3.2	0.8	24%
Active Listings at End of Month	186	144	42	29%
Pending Sales MTD	47	45	2	4%
Pending Sales (Trailing 12 Months)	500	499	1	0%
Closed Sales MTD	50	40	10	25%
Closed Sales (Trailing 12 Months)	440	426	14	3%
Closed Sales Price (Median)	\$2,385,000	\$2,600,000	-\$215,000	-8%
30-Year-Fixed-Rate Mortgage Rates	6.6%	6.5%	0.1%	1%
Monthly Payments (P&I)	\$15,216	\$16,434	-\$1,218	-7%

Bellevue/West of I-405 (520)

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)	39	51	54	82	88	94	87	81					19%	72	AVG	31%
	New Listings Taken in Month	34	33	40	52	41	49	29	27					-21%	305	YTD	-7%
	# of Pending Transactions	19	18	20	16	24	22	20	23					28%	162	YTD	-2%
	Months Supply of Inventory	2.1	2.8	2.7	5.1	3.7	4.3	4.4	3.5					-7%	3.6	AVG	27%
	# of Closed Sales	13	18	13	17	17	13	23	21					40%	135	YTD	-2%
	Median Closed Price	835,000	847,500	1,175,000	995,000	1,050,000	950,000	855,000	955,000					7%	970,203	WA	1%
2024	Active Listings (EOM)	42	51	48	53	51	60	67	68	68	64	47	32	31%	55	AVG	31%
	New Listings Taken in Month	38	49	46	30	39	47	46	34	35	48	8	7	-22%	329	YTD	52%
	# of Pending Transactions	21	22	26	21	22	21	14	18	10	28	17	7	-22%	165	YTD	10%
	Months Supply of Inventory	2.0	2.3	1.8	2.5	2.3	2.9	4.8	3.8	6.8	2.3	2.8	4.6	67%	2.8	AVG	20%
	# of Closed Sales	8	18	19	18	19	21	20	15	16	12	20	10	-40%	138	YTD	21%
	Median Closed Price	600,000	1,080,000	1,100,000	1,142,500	860,000	940,000	802,500	895,000	1,026,500	1,297,500	847,000	678,500	-22%	958,213	WA	10%
2023	Active Listings (EOM)	24	23	40	41	47	53	57	52	62	59	52	46	18%	42	AVG	70%
	New Listings Taken in Month	13	15	43	21	31	37	33	24	34	23	33	26	0%	217	YTD	-9%
	# of Pending Transactions	8	13	23	16	16	30	21	23	17	15	17	15	-12%	150	YTD	-6%
	Months Supply of Inventory	3.0	1.8	1.7	2.6	2.9	1.8	2.7	2.3	3.6	3.9	3.1	3.1	34%	2.3	AVG	71%
	# of Closed Sales	8	6	14	19	11	17	14	25	17	10	13	14	39%	114	YTD	-14%
	Median Closed Price	744,500	725,000	739,250	795,000	875,000	805,000	940,000	1,150,000	860,000	957,500	767,500	752,500	14%	867,787	WA	-18%
2022	Active Listings (EOM)	6	6	12	15	27	37	51	44	52	45	31	20	63%	25	AVG	-37%
	New Listings Taken in Month	15	19	42	29	37	31	42	24	31	24	9	4	-40%	239	YTD	-21%
	# of Pending Transactions	10	20	32	24	18	15	15	26	15	12	13	10	-30%	160	YTD	-46%
	Months Supply of Inventory	0.6	0.3	0.4	0.6	1.5	2.5	3.4	1.7	3.5	3.8	2.4	2.0	132%	1.4	AVG	25%
	# of Closed Sales	3	14	23	24	18	16	17	18	20	11	13	9	-54%	133	YTD	-50%
	Median Closed Price	1,070,000	1,054,500	900,000	957,500	934,500	1,287,500	1,175,000	1,012,500	1,310,000	740,000	925,000	785,000	27%	1,063,029	WA	19%
2021	# of Active Listings	55	61	44	41	31	28	25	27	22	8	3	2	-58%	39	A	3%
	New Listings Taken in Month	38	35	34	42	37	34	42	40	26	21	7	4	135%	302	YTD	36%
	# of Pending Transactions	33	29	51	35	42	30	42	37	28	30	12	6	61%	299	YTD	72%
	Months Supply of Inventory	1.7	2.1	0.9	1.2	0.7	0.9	0.6	0.7	0.8	0.3	0.3	0.3	-74%	1.1	A	-44%
	# of Closed Sales	19	25	32	46	39	34	30	39	37	24	26	16	70%	264	T	87%
	Median Closed Price	585,000	618,000	866,250	891,500	1,018,500	1,150,000	942,500	799,000	935,000	964,500	822,250	849,500	-6%	895,952	WA	13%

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)

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)	19	25	27	35	36	45	52	64	79	85	72	57	88%	38	AVG	-5%
	New Listings Taken in Month	25	46	26	18	19	35	40	37	48	96	54	26	118%	246	YTD	11%
	# of Pending Transactions	20	39	12	11	19	20	30	23	20	107	53	26	15%	174	YTD	-13%
	Months Supply of Inventory	1.0	0.6	2.3	3.2	1.9	2.3	1.7	2.8	4.0	0.8	1.4	2.2	64%	2.0	AVG	9%
	# of Closed Sales	10	15	25	22	14	13	19	23	20	101	65	25	10%	141	YTD	-16%
	Median Closed Price	835,000	685,000	550,000	771,000	992,500	795,000	728,000	850,000	932,500	1,565,500	1,369,900	875,000	36%	794,805	WA	3%
2019	Active Listings (EOM)	48	48	37	33	39	39	41	34	39	35	24	16	-29%	40	AVG	50%
	New Listings Taken in Month	27	18	29	38	34	27	32	17	28	31	9	8	-48%	222	YTD	-15%
	# of Pending Transactions	16	16	33	41	25	22	28	20	19	35	17	11	-23%	201	YTD	6%
	Months Supply of Inventory	3.0	3.0	1.1	0.8	1.6	1.8	1.5	1.7	2.1	1.0	1.4	1.5	-8%	1.8	AVG	67%
	# of Closed Sales	13	10	16	27	44	20	16	21	24	18	25	21	-9%	167	YTD	11%
	Median Closed Price	910,000	597,400	684,500	710,000	717,500	845,000	926,500	626,000	754,000	848,500	900,000	665,000	-15%	770,619	WA	4%
2018	Active Listings (EOM)	7	6	17	18	30	37	50	48	56	57	58	41	140%	27	AVG	37%
	New Listings Taken in Month	18	20	39	27	47	39	39	33	39	28	33	12	6%	262	YTD	13%
	# of Pending Transactions	18	19	24	21	29	30	22	26	26	18	23	10	-7%	189	YTD	-13%
	Months Supply of Inventory	0.4	0.3	0.7	0.9	1.0	1.2	2.3	1.8	2.2	3.2	2.5	4.1	158%	1.1	AVG	48%
	# of Closed Sales	10	13	25	16	20	20	24	23	24	19	14	13	-26%	151	YTD	-22%
	Median Closed Price	663,444	875,000	830,000	663,000	707,500	717,500	669,000	732,500	702,500	570,000	847,500	750,000	27%	739,804	WA	7%
2017	Active Listings (EOM)	12	14	23	23	19	21	24	20	16	15	12	8	-67%	20	AVG	-70%
	New Listings Taken in Month	22	20	33	31	26	37	31	31	24	18	14	5	35%	231	YTD	-6%
	# of Pending Transactions	29	18	22	28	28	33	32	28	26	19	15	6	-22%	218	YTD	-10%
	Months Supply of Inventory	0.4	0.8	1.0	0.8	0.7	0.6	0.8	0.7	0.6	0.8	0.8	1.3	-58%	0.7	AVG	-67%
	# of Closed Sales	21	18	27	21	26	28	22	31	25	28	14	12	19%	194	YTD	4%
	Median Closed Price	558,000	723,528	866,955	705,000	675,000	718,500	569,750	575,080	750,000	571,500	687,475	561,500	30%	688,209	WA	23%
2016	Active Listings (EOM)	63	61	62	67	71	63	73	61	73	52	42	31	-21%	65	AVG	-31%
	New Listings Taken in Month	21	22	33	37	34	38	37	23	47	16	20	8	-15%	245	YTD	2%
	# of Pending Transactions	20	27	31	32	31	40	26	36	38	32	27	17	9%	243	YTD	-10%
	Months Supply of Inventory	3.2	2.3	2.0	2.1	2.3	1.6	2.8	1.7	1.9	1.6	1.6	1.8	-27%	2.2	AVG	-23%
	# of Closed Sales	13	16	23	26	26	25	31	26	26	27	35	17	-4%	186	YTD	-5%
	Median Closed Price	520,000	518,515	615,000	590,000	525,000	642,500	580,000	442,500	540,000	560,000	525,000	675,000	-11%	560,779	WA	5%
2015	Active Listings (EOM)	99	104	101	99	91	100	85	77	78	59	66	56	17%	95	AVG	65%
	New Listings Taken in Month	30	34	27	38	27	33	24	27	29	17	16	11	-4%	240	YTD	-5%
	# of Pending Transactions	26	27	38	42	39	28	37	33	32	20	18	19	32%	270	YTD	32%
	Months Supply of Inventory	3.8	3.9	2.7	2.4	2.3	3.6	2.3	2.3	2.4	3.0	3.7	2.9	-12%	2.9	AVG	26%
	# of Closed Sales	9	16	27	23	30	34	29	27	28	25	17	15	-4%	195	YTD	19%
	Median Closed Price	460,000	601,500	470,000	550,000	615,000	517,000	499,950	495,000	654,000	440,000	631,652	625,000	-4%	531,619	WA	10%

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)
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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)	38	40	41	43	44	48	53	50	55	48	41	31	44	AVG
% of 12 Month Avg.	85%	90%	93%	96%	100%	109%	119%	112%	124%	109%	92%	70%		
New Listings Taken in Month	25	28	35	31	33	36	37	29	34	32	20	11	351	T
% of 12 Month Avg.	84%	95%	120%	106%	113%	122%	125%	99%	117%	110%	69%	38%		
# of Pending Transactions	20	23	29	27	27	27	27	27	23	32	21	13	296	T
% of 12 Month Avg.	82%	93%	119%	110%	109%	109%	108%	110%	94%	128%	86%	52%		
Months Supply of Inventory	1.9	1.7	1.4	1.6	1.6	1.8	2.0	1.8	2.4	1.5	1.9	2.4	1.8	AVG
% of 12 Month Avg.	102%	94%	77%	85%	89%	98%	107%	100%	128%	83%	105%	132%		
# of Closed Units	11	15	23	24	25	23	22	25	24	28	24	15	259	T
% of 12 Month Avg.	53%	70%	107%	112%	114%	106%	103%	115%	110%	127%	112%	70%		
Median Closed Price	694,594	747,844	762,196	777,550	792,050	841,800	783,320	757,758	846,450	851,500	832,328	721,700	784,091	AVG
% of 12 Month Avg.	89%	95%	97%	99%	101%	107%	100%	97%	108%	109%	106%	92%		

MARKET UPDATE

August, 2025



Bellevue/West of I-405 (520)

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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	0					0
\$125,000 to \$249,999	0	0	0	0	0	0	0	0					0
\$250,000 to \$374,999	1	0	0	0	0	0	0	0					1
\$375,000 to \$499,999	1	1	0	2	1	0	2	1					8
\$500,000 to \$749,999	3	7	2	2	3	1	8	4					30
\$750,000 to \$999,999	3	2	2	5	3	6	5	7					33
\$1,000,000 and above	5	8	9	8	10	6	8	9					63
Grand Total	13	18	13	17	17	13	23	21					135

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	0	0	0	0	0	0	0	0	1	0	0
\$375,000 to \$499,999	2	1	3	0	0	1	3	3	1	1	6	2	13
\$500,000 to \$749,999	3	4	2	6	2	4	4	4	3	3	2	3	29
\$750,000 to \$999,999	1	4	3	1	12	6	8	1	4	0	4	2	36
\$1,000,000 and above	2	9	11	11	5	10	5	7	8	8	7	3	60
Grand Total	8	18	19	18	19	21	20	15	16	12	20	10	138

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	N/A					N/A
\$125,000 to \$249,999	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					N/A
\$250,000 to \$374,999	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					N/A
\$375,000 to \$499,999	-50%	0%	-100%	N/A	N/A	-100%	-33%	-67%					-38%
\$500,000 to \$749,999	0%	75%	0%	-67%	50%	-75%	100%	0%					3%
\$750,000 to \$999,999	200%	-50%	-33%	400%	-75%	0%	-38%	600%					-8%
\$1,000,000 and above	150%	-11%	-18%	-27%	100%	-40%	60%	29%					5%
Grand Total	62%	0%	-32%	-6%	-11%	-38%	15%	40%					-2%