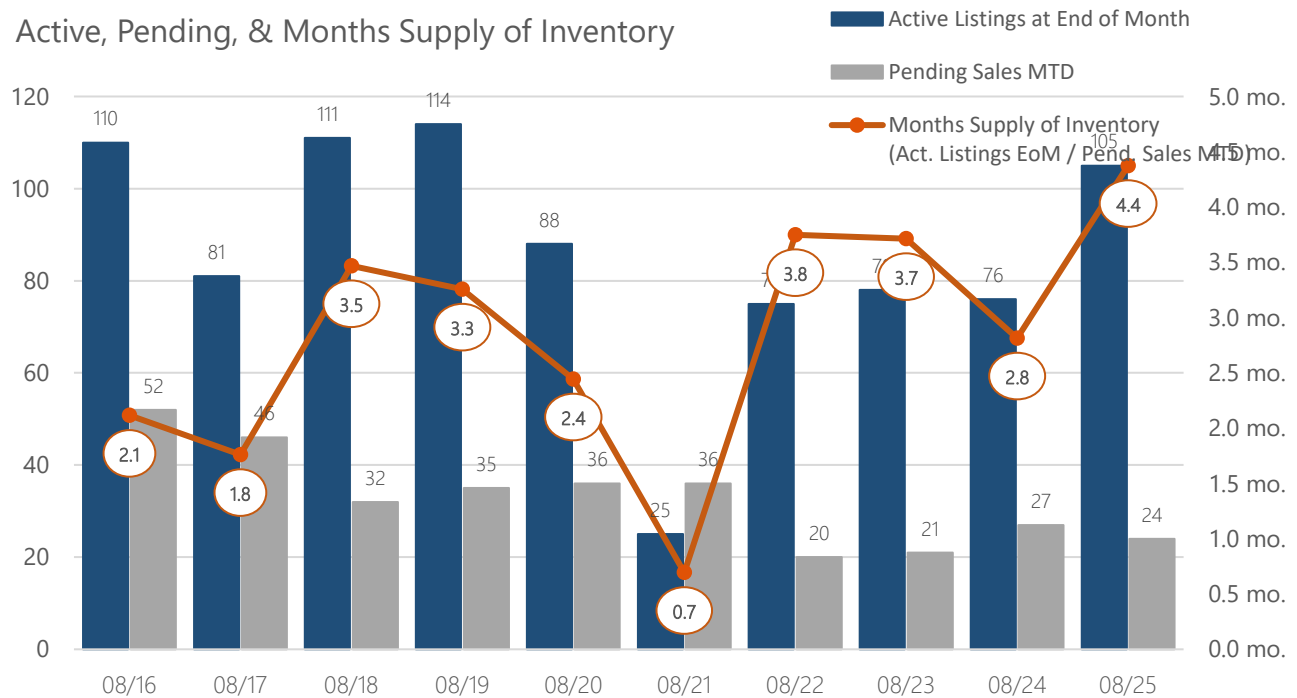


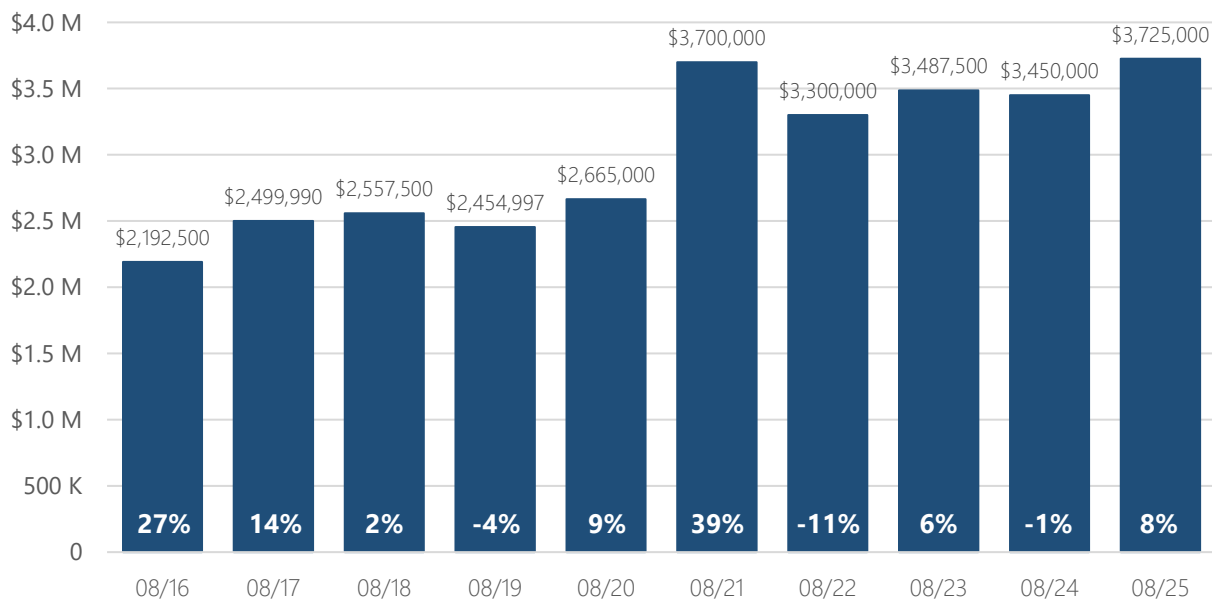
## Bellevue/West of I-405 (520)

### RESIDENTIAL ONLY

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



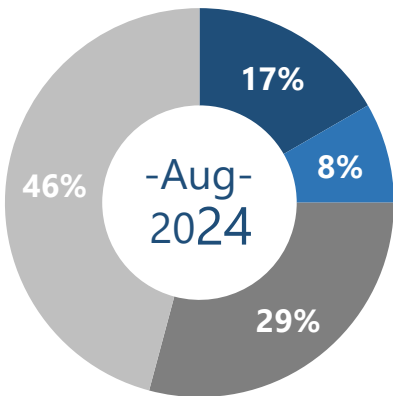
#### Median Closed Sales Price For Current Month Sold Properties



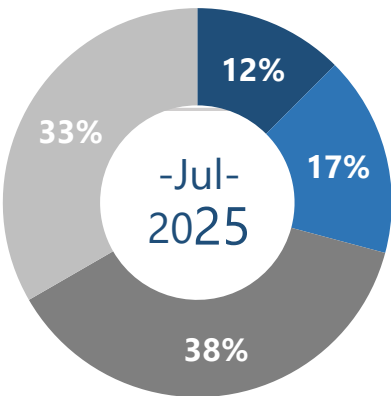
Bellevue/West of I-405 (520)

RESIDENTIAL ONLY

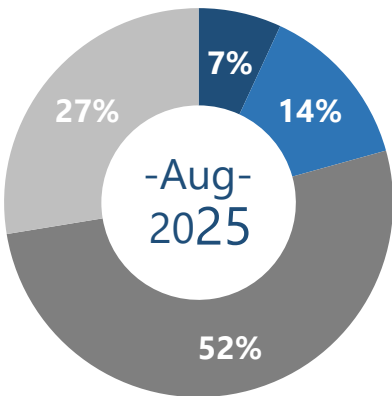
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE







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	3	5	26	102
NUMBER OF SALES IN MONTH	2	4	15	8
MEDIAN % FROM ORIGINAL LIST PRICE	3%	0%	-5%	N/A

## Bellevue/West of I-405 (520)

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

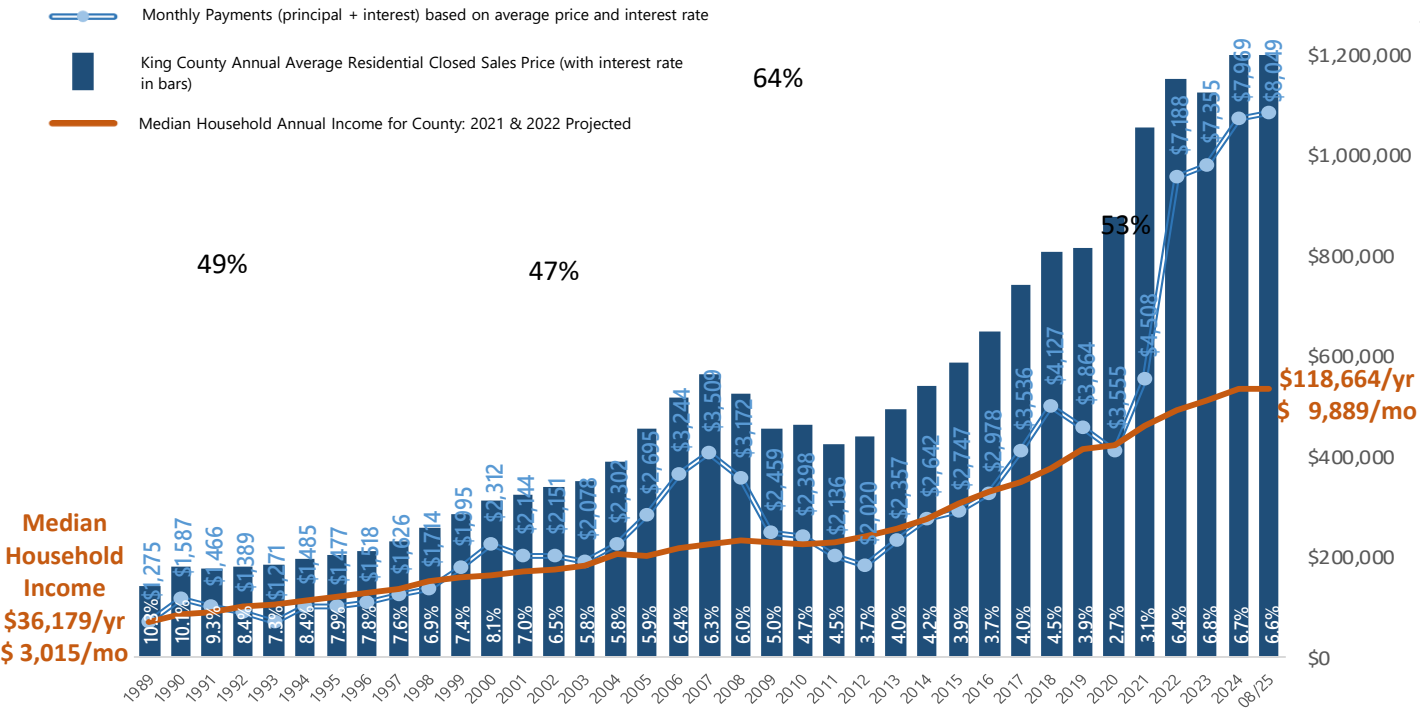
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	99.0%	99.0%	13	44.8%
15 - 30	95.4%	95.4%	9	31.0%
31 - 60	93.4%	94.6%	3	10.3%
61 - 90	83.0%	96.7%	3	10.3%
90+	94.9%	94.9%	1	3.4%
Totals			29	100.0%

### The Cost of Waiting a Year

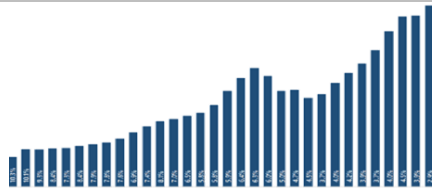
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
August, 2025	\$3,725,000	6.59%	\$23,765
August, 2024	\$3,450,000	6.50%	\$21,806
	<b>\$275,000</b>	<b>0.09%</b>	<b>\$1,959</b> Per Month
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			<b>\$23,509</b> Per Year

# Monthly Payments Compared to Income Trendline King County

73%



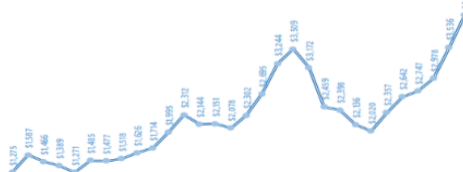
A



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

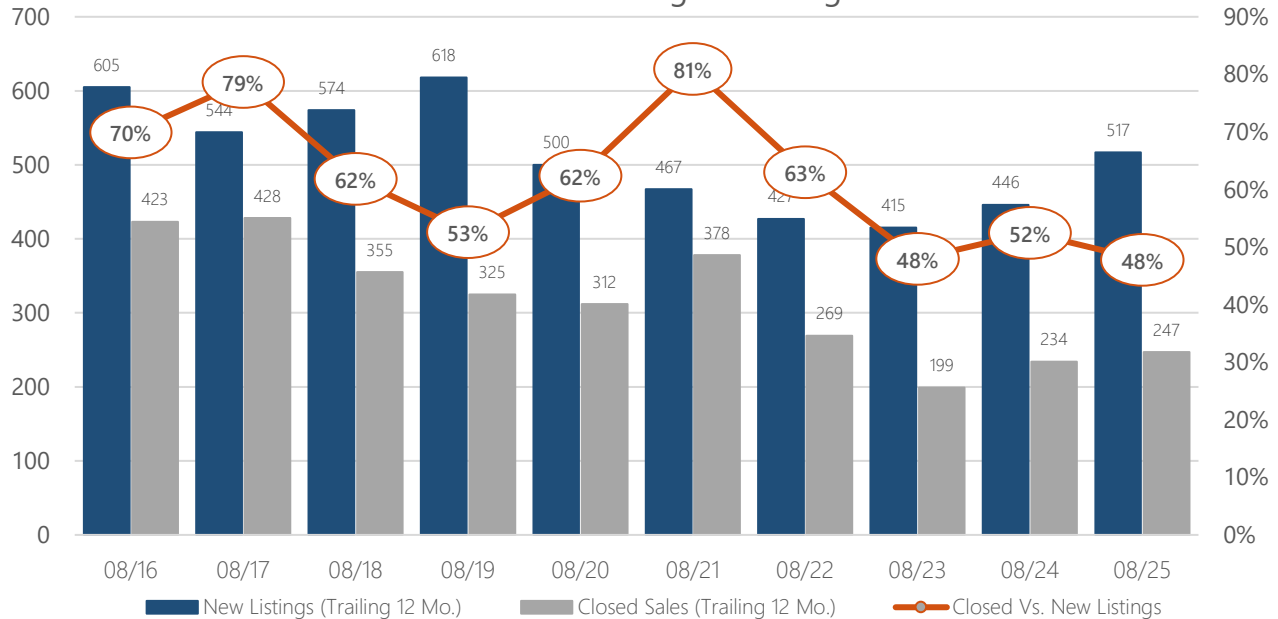
Monthly cycle peaks shown

## Bellevue/West of I-405 (520)

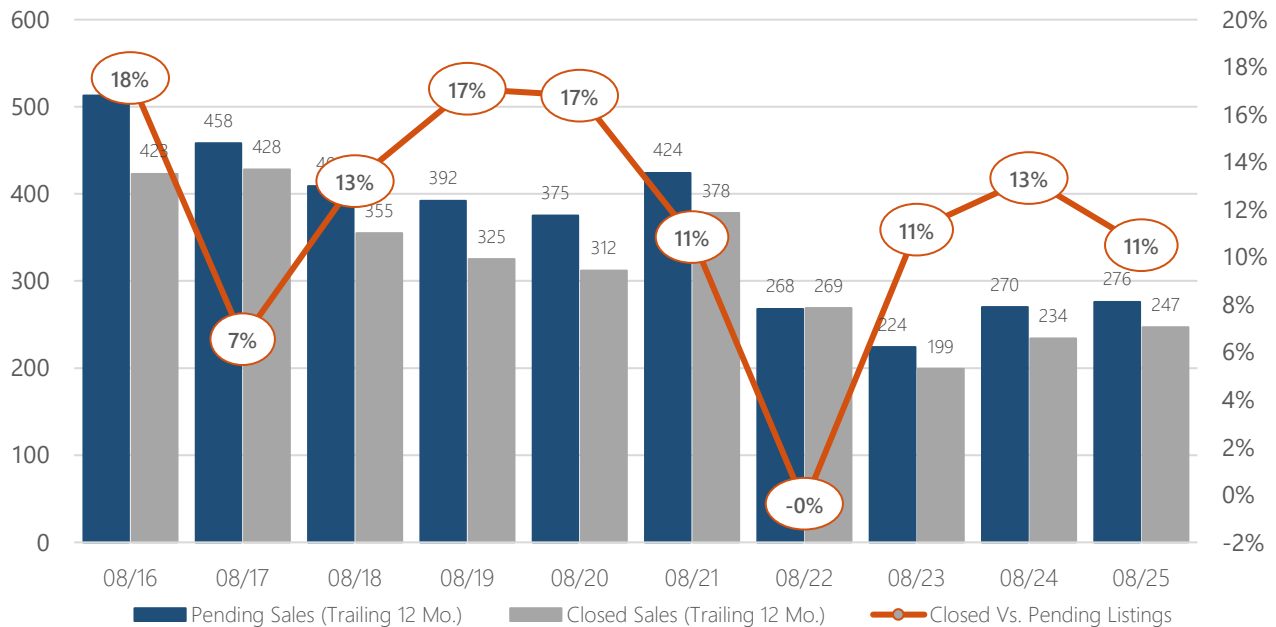
### RESIDENTIAL ONLY

#### 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	1.0	1.9	1.5	530	0.9	1.2	1.8
110	1.3	2.1	1.8	540	1.1	1.1	2.1
120	0.6	1.5	1.8	550	1.4	2.0	3.1
130	1.0	1.7	1.8	560	1.8	2.0	3.4
140	0.9	1.5	2.1	600	1.2	1.3	2.5
300	2.0	1.8	1.6	610	1.1	1.2	2.3
310	1.1	2.0	2.5	700	1.6	2.1	2.3
320	1.4	1.4	2.8	701	0.0	0.0	0.0
330	1.6	1.7	2.2	705	1.4	1.7	1.8
340	1.3	1.5	1.9	710	1.1	2.1	1.7
350	0.9	1.1	1.8	715	2.4	1.1	2.1
360	1.4	1.5	3.8	720	0.8	1.7	1.6
380	1.9	2.2	2.7	730	0.8	1.0	1.6
385	2.0	2.4	3.9	740	1.0	1.2	1.7
390	2.5	2.5	2.8	750	1.2	1.5	2.2
500	1.6	1.2	2.1	760	1.5	1.3	2.4
510	1.3	1.7	2.5	770	1.3	1.2	2.1
520	3.7	2.8	4.4	800	4.7	2.8	3.0

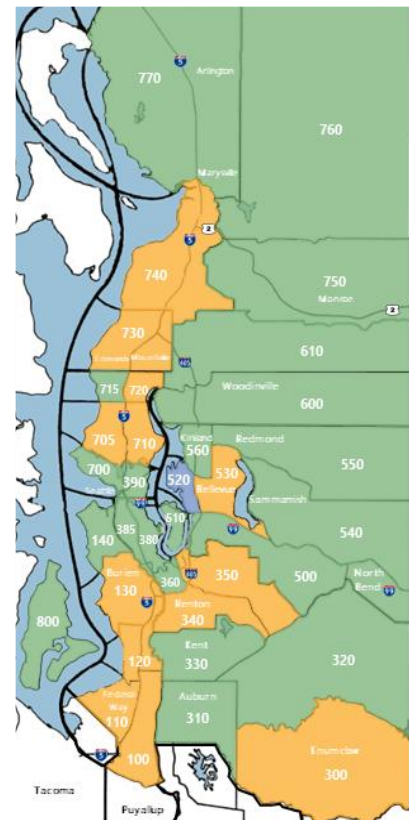
**2 YEARS AGO**



**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)

### 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)	47	56	69	84	108	115	111	105					38%	87	AVG	45%
	New Listings Taken in Month	42	35	47	58	72	66	48	41					-13%	409	YTD	20%
	# of Pending Transactions	15	19	21	21	29	28	36	24					-11%	193	YTD	-4%
	Months Supply of Inventory	3.1	2.9	3.3	4.0	3.7	4.1	3.1	4.4					55%	3.6	AVG	45%
	# of Closed Sales	12	16	21	19	19	23	25	29					16%	164	YTD	-4%
	Median Closed Price	4,036,750	2,737,500	3,370,000	3,750,000	3,200,000	4,549,000	4,298,000	3,725,000					8%	3,791,867	WA	1%
2024	Active Listings (EOM)	37	44	56	56	66	68	77	76	81	70	52	34	-3%	60	AVG	-2%
	New Listings Taken in Month	29	34	42	48	56	41	44	47	45	32	22	9	29%	341	YTD	8%
	# of Pending Transactions	18	21	23	35	30	27	19	27	22	30	19	12	29%	200	YTD	15%
	Months Supply of Inventory	2.1	2.1	2.4	1.6	2.2	2.5	4.1	2.8	3.7	2.3	2.7	2.8	-24%	2.5	AVG	-15%
	# of Closed Sales	12	12	23	22	30	21	26	25	23	19	19	22	-17%	171	YTD	20%
	Median Closed Price	3,900,000	3,770,000	3,995,000	3,155,000	3,440,000	3,945,000	4,047,500	3,450,000	3,500,000	3,450,000	3,025,000	3,544,500	-1%	3,737,676	WA	2%
2023	Active Listings (EOM)	45	44	60	64	58	66	77	78	70	61	41	31	4%	62	AVG	47%
	New Listings Taken in Month	28	20	53	34	35	52	53	42	40	35	19	11	31%	317	YTD	-3%
	# of Pending Transactions	15	13	21	23	30	27	24	21	26	20	17	7	5%	174	YTD	-1%
	Months Supply of Inventory	3.0	3.4	2.9	2.8	1.9	2.4	3.2	3.7	2.7	3.1	2.4	4.4	-1%	2.9	AVG	41%
	# of Closed Sales	8	10	11	23	18	26	17	30	9	27	13	14	131%	143	YTD	-8%
	Median Closed Price	4,370,000	3,919,000	3,450,000	3,600,000	2,900,000	3,350,000	3,895,000	3,487,500	3,920,000	3,210,000	3,750,000	2,982,500	6%	3,668,576	WA	0%
2022	Active Listings (EOM)	13	22	27	31	43	53	71	75	73	67	54	42	200%	42	AVG	75%
	New Listings Taken in Month	20	37	48	46	55	44	46	32	43	29	13	13	-14%	328	YTD	3%
	# of Pending Transactions	13	20	32	31	25	18	17	20	22	15	9	4	-44%	176	YTD	-33%
	Months Supply of Inventory	1.0	1.1	0.8	1.0	1.7	2.9	4.2	3.8	3.3	4.5	6.0	10.5	440%	2.1	AVG	143%
	# of Closed Sales	12	9	21	29	31	23	18	13	15	21	13	7	-61%	156	YTD	-32%
	Median Closed Price	2,810,000	3,750,000	4,800,000	3,800,000	3,500,000	3,400,000	3,500,000	3,300,000	2,430,000	4,050,000	3,200,000	3,945,000	-11%	3,686,369	WA	18%
2021	# of Active Listings	28	23	20	20	21	25	29	25	22	16	4	5	-72%	24	A	-67%
	New Listings Taken in Month	23	32	41	47	55	42	40	37	35	27	22	15	-5%	317	YTD	-34%
	# of Pending Transactions	14	32	43	32	48	30	28	36	29	28	27	8	0%	263	YTD	7%
	Months Supply of Inventory	2.0	0.7	0.5	0.6	0.4	0.8	1.0	0.7	0.8	0.6	0.1	0.6	-72%	0.9	A	-68%
	# of Closed Sales	20	16	27	29	31	39	36	33	34	31	25	23	-8%	231	T	25%
	Median Closed Price	2,487,500	3,108,370	3,525,000	2,700,000	3,100,000	2,875,000	3,199,000	3,700,000	3,604,000	3,200,000	3,660,000	4,298,000	39%	3,132,815	WA	25%

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)

### 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)	54	56	61	69	80	87	79	88	60	60	45	27	-23%	72	AVG	-37%
	New Listings Taken in Month	38	39	50	26	52	51	50	60	60	39	30	21	54%	366	YTD	-24%
	# of Pending Transactions	34	33	27	12	35	25	43	36	73	29	29	30	3%	245	YTD	-19%
	Months Supply of Inventory	1.6	1.7	2.3	5.8	2.3	3.5	1.8	2.4	0.8	2.1	1.6	0.9	-25%	2.7	AVG	-14%
	# of Closed Sales	17	23	27	16	9	30	27	36	33	48	30	36	20%	185	YTD	-23%
	Median Closed Price	2,265,000	2,660,000	2,437,000	2,736,000	1,800,000	2,640,000	2,540,000	2,665,000	2,699,000	2,327,500	3,018,000	2,905,000	9%	2,501,844	WA	3%
2019	Active Listings (EOM)	85	82	96	119	140	139	139	114	123	108	73	52	3%	114	AVG	31%
	New Listings Taken in Month	51	44	58	75	89	78	49	39	70	35	18	11	-17%	483	YTD	12%
	# of Pending Transactions	29	32	48	44	45	36	32	35	41	28	42	19	9%	301	YTD	5%
	Months Supply of Inventory	2.9	2.6	2.0	2.7	3.1	3.9	4.3	3.3	3.0	3.9	1.7	2.7	-6%	3.1	AVG	24%
	# of Closed Sales	12	22	29	36	43	35	32	30	29	32	33	33	-6%	239	YTD	2%
	Median Closed Price	1,963,500	2,262,500	2,586,183	2,234,000	2,380,000	2,900,000	2,372,500	2,454,997	2,150,000	2,462,500	2,250,000	2,500,000	-4%	2,421,650	WA	-2%
2018	Active Listings (EOM)	63	64	67	75	102	113	103	111	116	112	94	66	37%	87	AVG	17%
	New Listings Taken in Month	45	38	50	51	85	75	40	47	50	46	27	12	-16%	431	YTD	4%
	# of Pending Transactions	28	29	39	36	44	50	28	32	30	22	24	15	-30%	286	YTD	-11%
	Months Supply of Inventory	2.3	2.2	1.7	2.1	2.3	2.3	3.7	3.5	3.9	5.1	3.9	4.4	97%	2.5	AVG	31%
	# of Closed Sales	21	19	27	30	32	45	29	32	20	22	20	24	-29%	235	YTD	-18%
	Median Closed Price	2,720,000	2,070,000	2,505,000	2,538,250	2,355,000	2,500,000	2,325,000	2,557,500	3,299,000	2,555,044	2,435,000	2,800,000	2%	2,459,972	WA	13%
2017	Active Listings (EOM)	55	48	71	74	98	86	84	81	90	77	61	41	-26%	75	AVG	-19%
	New Listings Taken in Month	46	24	59	52	88	54	36	56	58	45	28	12	17%	415	YTD	-13%
	# of Pending Transactions	26	30	33	38	54	58	36	46	37	31	29	26	-12%	321	YTD	-13%
	Months Supply of Inventory	2.1	1.6	2.2	1.9	1.8	1.5	2.3	1.8	2.4	2.5	2.1	1.6	-17%	1.9	AVG	-7%
	# of Closed Sales	20	22	31	33	32	53	49	45	34	29	24	33	18%	285	YTD	0%
	Median Closed Price	1,410,000	2,229,000	2,198,000	2,203,000	1,950,000	2,200,000	2,308,000	2,499,990	2,308,550	2,600,000	2,144,000	2,575,000	14%	2,168,507	WA	15%
2016	Active Listings (EOM)	56	66	84	89	99	114	123	110	109	83	66	42	20%	93	AVG	3%
	New Listings Taken in Month	37	41	68	73	69	84	57	48	61	35	20	13	9%	477	YTD	7%
	# of Pending Transactions	28	30	45	55	55	58	44	52	42	41	31	23	21%	367	YTD	-2%
	Months Supply of Inventory	2.0	2.2	1.9	1.6	1.8	2.0	2.8	2.1	2.6	2.0	2.1	1.8	-1%	2.0	AVG	5%
	# of Closed Sales	20	23	38	34	39	51	43	38	38	35	37	33	-12%	286	YTD	6%
	Median Closed Price	1,849,995	1,750,000	1,799,975	1,800,000	2,050,000	1,902,500	1,635,000	2,192,500	2,041,000	1,998,000	2,238,000	2,125,000	27%	1,886,998	WA	8%
2015	Active Listings (EOM)	57	69	82	105	113	107	93	92	82	78	65	46	-20%	90	AVG	2%
	New Listings Taken in Month	36	45	72	70	63	65	52	44	38	46	27	17	2%	447	YTD	12%
	# of Pending Transactions	27	35	56	46	55	63	50	43	47	44	29	26	23%	375	YTD	19%
	Months Supply of Inventory	2.1	2.0	1.5	2.3	2.1	1.7	1.9	2.1	1.7	1.8	2.2	1.8	-35%	1.9	AVG	-15%
	# of Closed Sales	19	14	40	34	35	44	42	43	40	37	30	30	26%	271	YTD	10%
	Median Closed Price	1,960,000	1,545,000	1,782,500	1,663,000	1,914,000	1,811,250	1,537,500	1,725,000	2,092,495	1,675,000	1,660,000	1,656,500	3%	1,754,528	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

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)	49	52	62	70	82	86	88	85	83	73	56	39	69	AVG
% of 12 Month Avg.	72%	75%	91%	102%	119%	125%	127%	124%	120%	107%	81%	56%		
New Listings Taken in Month	35	35	54	52	65	59	47	45	50	37	23	13	515	T
% of 12 Month Avg.	82%	82%	126%	122%	151%	137%	109%	105%	116%	86%	53%	31%		
# of Pending Transactions	23	28	37	35	42	39	32	35	37	29	26	17	379	T
% of 12 Month Avg.	73%	87%	116%	111%	133%	124%	102%	110%	117%	91%	81%	54%		
Months Supply of Inventory	2.1	1.9	1.7	2.0	1.9	2.2	2.7	2.4	2.2	2.5	2.2	2.3	2.2	AVG
% of 12 Month Avg.	97%	86%	78%	91%	89%	100%	125%	112%	102%	116%	99%	104%		
# of Closed Units	16	17	27	29	30	37	32	33	28	30	24	26	328	T
% of 12 Month Avg.	59%	62%	100%	105%	110%	134%	117%	119%	101%	110%	89%	93%		
Median Closed Price	2,573,600	2,706,387	2,907,866	2,642,925	2,538,900	2,752,375	2,735,950	2,803,249	2,804,405	2,752,804	2,738,000	2,933,150	2,740,801	AVG
% of 12 Month Avg.	94%	99%	106%	96%	93%	100%	100%	102%	102%	100%	100%	107%		

# MARKET UPDATE

August, 2025

## Bellevue/West of I-405 (520)

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	0					0
\$250,000 to \$499,999	0	0	0	0	0	0	0	0					0
\$500,000 to \$749,999	0	0	0	0	0	0	0	0					0
\$750,000 to \$999,999	0	0	0	0	0	0	0	0					0
\$1,000,000 to \$1,499,999	0	1	0	1	0	0	0	0					2
\$1,500,000 to \$2,499,999	3	6	1	4	3	2	3	5					27
\$2,500,000 and above	9	9	20	14	16	21	21	24					134
<b>Grand Total</b>	<b>12</b>	<b>16</b>	<b>21</b>	<b>19</b>	<b>19</b>	<b>23</b>	<b>24</b>	<b>29</b>					<b>163</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	0	0	0	1	0	0	0	0	0	1
\$750,000 to \$999,999	0	0	0	0	0	0	0	0	0	0	0	0	0
\$1,000,000 to \$1,499,999	1	0	0	2	1	0	0	1	1	1	0	0	5
\$1,500,000 to \$2,499,999	2	2	5	6	6	5	8	3	4	3	7	3	37
\$2,500,000 and above	9	10	18	14	23	15	17	20	18	15	12	19	126
<b>Grand Total</b>	<b>12</b>	<b>12</b>	<b>23</b>	<b>22</b>	<b>30</b>	<b>20</b>	<b>26</b>	<b>24</b>	<b>23</b>	<b>19</b>	<b>19</b>	<b>22</b>	<b>169</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	N/A					N/A
\$250,000 to \$499,999	N/A	N/A	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	N/A	N/A	N/A	-100%	N/A					-100%
\$750,000 to \$999,999	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A					N/A
\$1,000,000 to \$1,499,999	-100%	N/A	N/A	-50%	-100%	N/A	N/A	-100%					-60%
\$1,500,000 to \$2,499,999	50%	200%	-80%	-33%	-50%	-60%	-63%	67%					-27%
\$2,500,000 and above	0%	-10%	11%	0%	-30%	40%	24%	20%					6%
<b>Grand Total</b>	<b>0%</b>	<b>33%</b>	<b>-9%</b>	<b>-14%</b>	<b>-37%</b>	<b>15%</b>	<b>-8%</b>	<b>21%</b>					<b>-4%</b>