

MARKET UPDATE

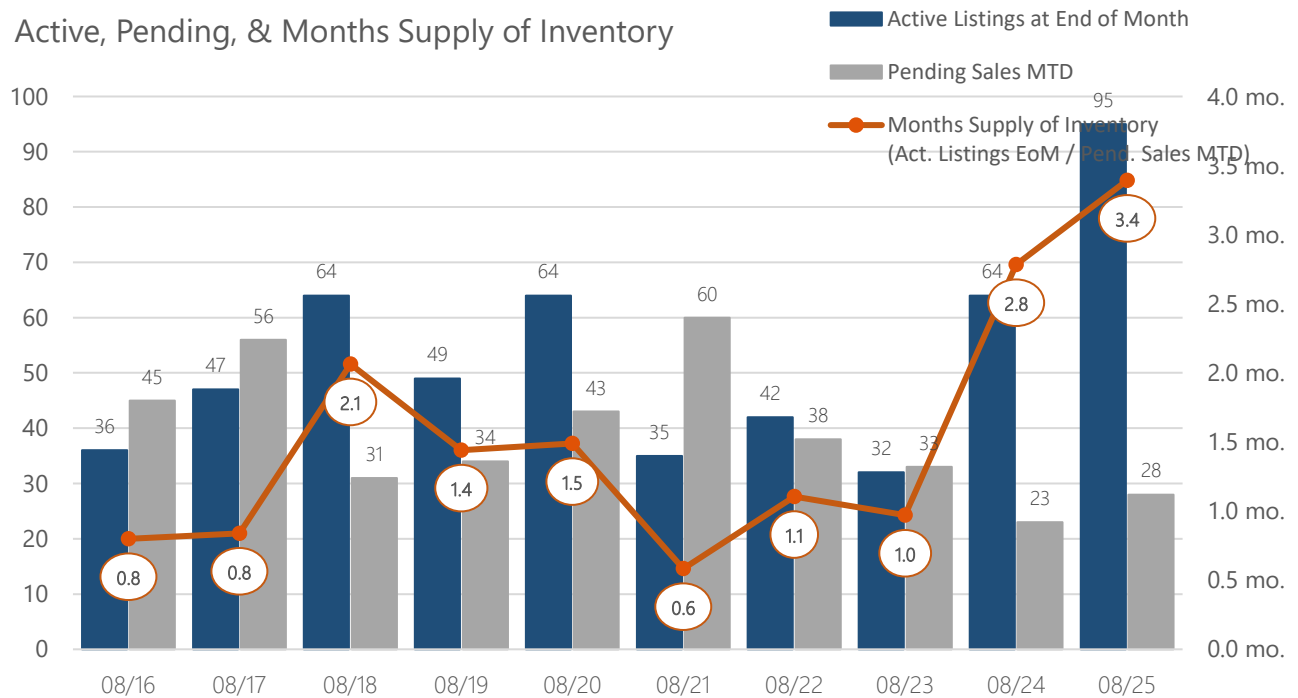
August, 2025



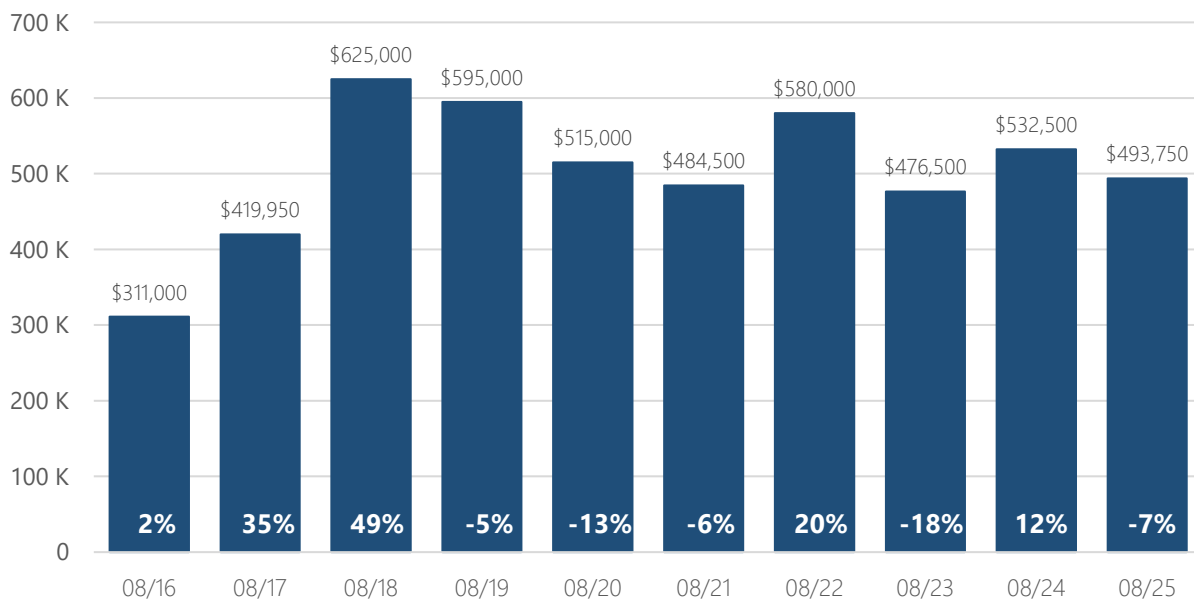
Bellevue/East of I-405 (530)

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Active, Pending, & Months Supply of Inventory



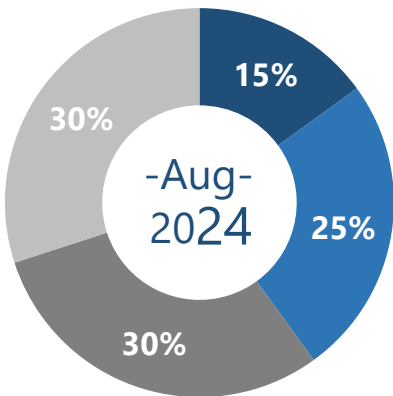
Median Closed Sales Price For Current Month Sold Properties



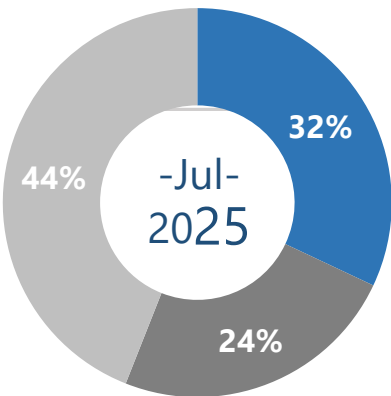
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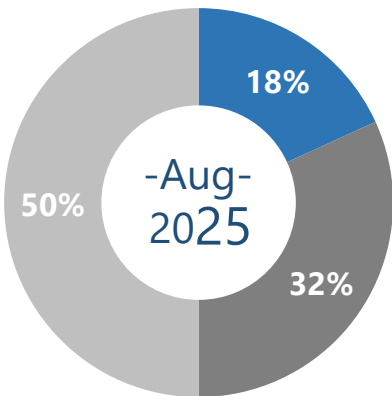
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE










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		0	23	33	121
NUMBER OF SALES IN MONTH		0	4	7	11
MEDIAN % FROM ORIGINAL LIST PRICE		0%	0%	-4%	N/A

Bellevue/East of I-405 (530)

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Sales Price to List Price based on Market Time

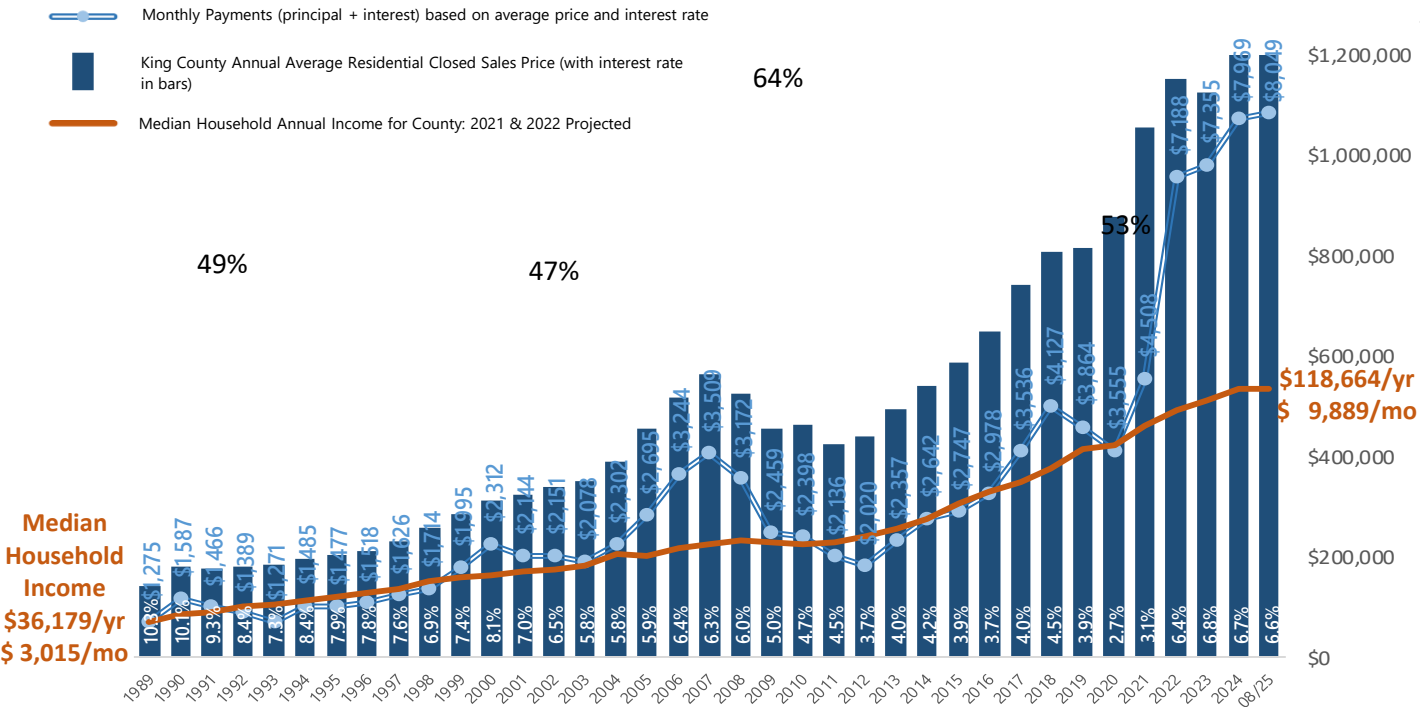
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	95.3%	95.3%	7	31.8%
15 - 30	99.3%	99.3%	4	18.2%
31 - 60	95.9%	96.8%	4	18.2%
61 - 90	93.9%	97.4%	3	13.6%
90+	86.1%	97.0%	4	18.2%
Totals			22	100.0%

The Cost of Waiting a Year

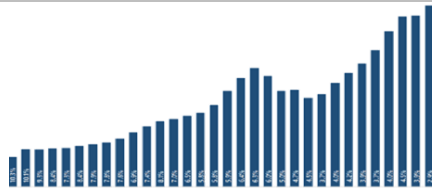
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
August, 2025	\$493,750	6.59%	\$3,150
August, 2024	\$532,500	6.50%	\$3,366
	-\$38,750	0.09%	-\$216 Per Month
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			-\$2,588 Per Year

Monthly Payments Compared to Income Trendline King County

73%



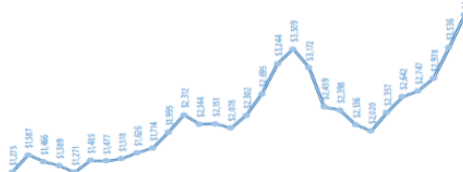
A



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

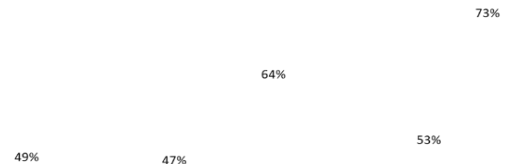
C



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

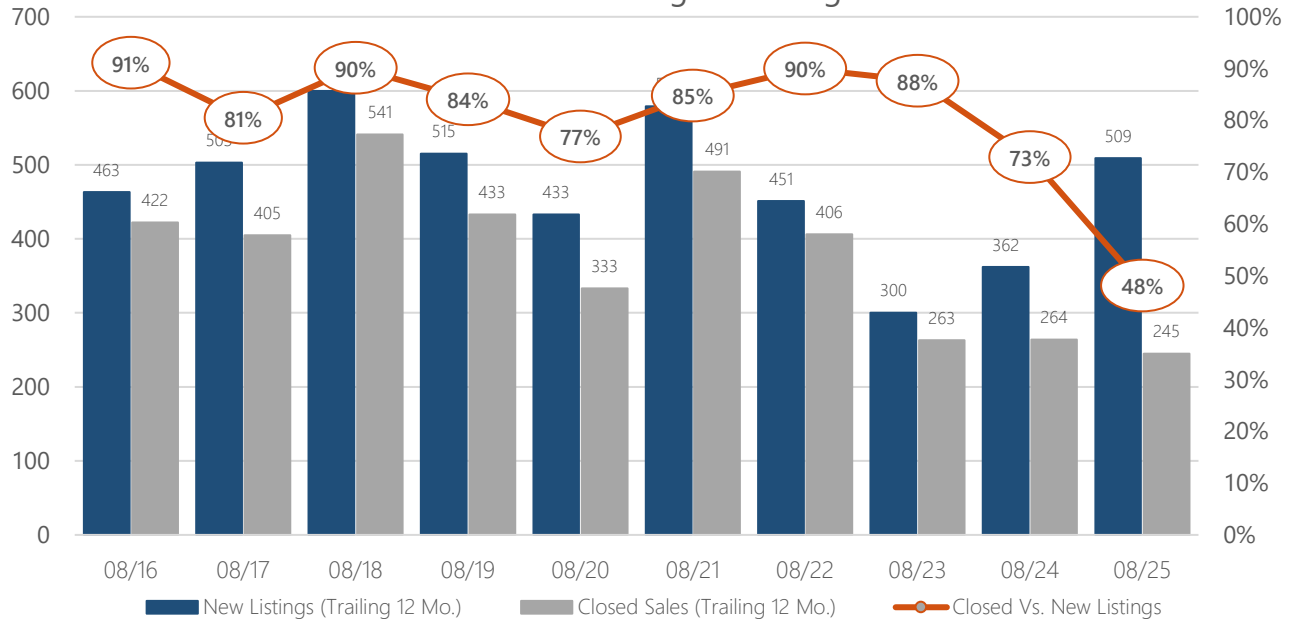
Monthly cycle peaks shown

Bellevue/East of I-405 (530)

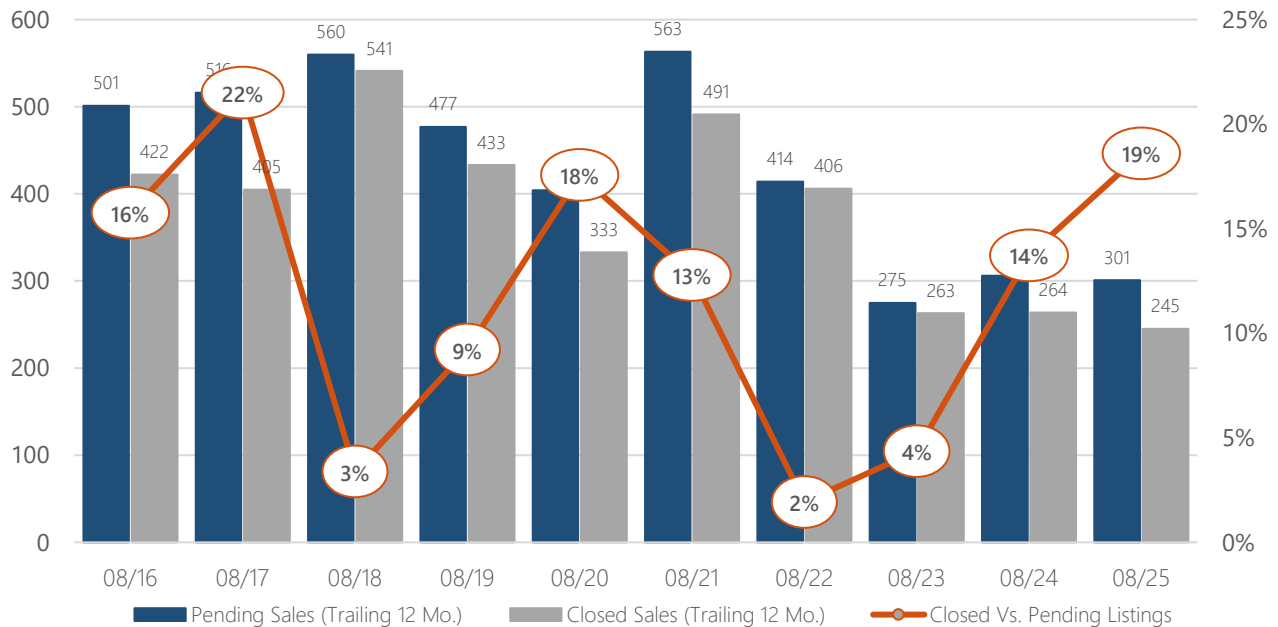
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What Are The Odds of Selling?

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

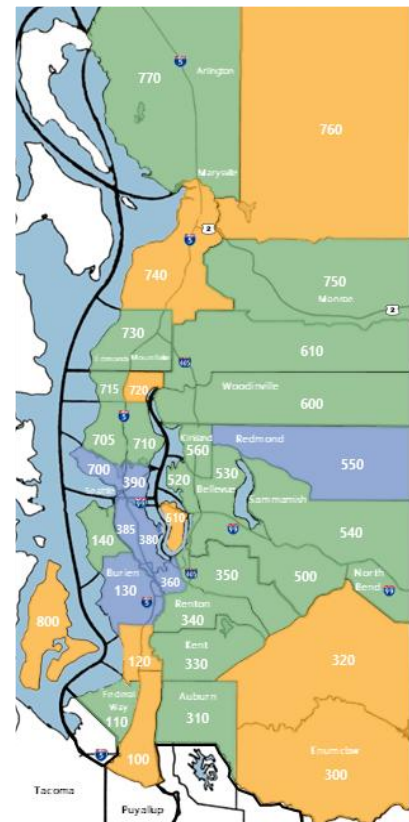
2 YEARS AGO



1 YEAR AGO



CURRENT YEAR



Bellevue/East of I-405 (530)

Statistics To Know

Residential

	August, 2025	August, 2024	Difference	% Change
Months Supply of Inventory	1.8	1.2	0.6	54%
Active Listings at End of Month	128	61	67	110%
Pending Sales MTD	71	52	19	37%
Pending Sales (Trailing 12 Months)	625	593	32	5%
Closed Sales MTD	50	44	6	14%
Closed Sales (Trailing 12 Months)	550	558	-8	-1%
Closed Sales Price (Median)	\$1,527,500	\$1,492,500	\$35,000	2%
30-Year-Fixed-Rate Mortgage Rate	6.6%	6.5%	0.1%	1%
Monthly Payments (P&I)	\$9,745	\$9,434	\$312	3%

Condominium

	August, 2025	August, 2024	Difference	% Change
Months Supply of Inventory	3.4	2.8	0.6	22%
Active Listings at End of Month	95	64	31	48%
Pending Sales MTD	28	23	5	22%
Pending Sales (Trailing 12 Months)	301	306	-5	-2%
Closed Sales MTD	22	20	2	10%
Closed Sales (Trailing 12 Months)	245	264	-19	-7%
Closed Sales Price (Median)	\$493,750	\$532,500	-\$38,750	-7%
30-Year-Fixed-Rate Mortgage Rate	6.6%	6.5%	0.1%	1%
Monthly Payments (P&I)	\$3,150	\$3,366	-\$216	-6%

Residential & Condominium

	August, 2025	August, 2024	Difference	% Change
Months Supply of Inventory	2.3	1.7	0.6	35%
Active Listings at End of Month	223	125	98	78%
Pending Sales MTD	99	75	24	32%
Pending Sales (Trailing 12 Months)	926	899	27	3%
Closed Sales MTD	72	64	8	13%
Closed Sales (Trailing 12 Months)	795	822	-27	-3%
Closed Sales Price (Median)	\$1,420,000	\$1,376,500	\$43,500	3%
30-Year-Fixed-Rate Mortgage Rates	6.6%	6.5%	0.1%	1%
Monthly Payments (P&I)	\$9,060	\$8,700	\$359	4%

Bellevue/East of I-405 (530) 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)	42	54	79	99	113	111	113	95					48%	88	AVG	129%
	New Listings Taken in Month	29	36	53	66	68	49	52	39					-5%	392	YTD	38%
	# of Pending Transactions	22	19	29	25	32	28	30	28					22%	213	YTD	-8%
	Months Supply of Inventory	1.9	2.8	2.7	4.0	3.5	4.0	3.8	3.4					22%	3.3	AVG	130%
	# of Closed Sales	13	18	16	21	21	26	25	22					10%	162	YTD	-15%
	Median Closed Price	538,000	635,000	689,000	550,000	525,000	733,750	565,000	493,750					-7%	601,949	WA	-4%
2024	Active Listings (EOM)	20	25	26	28	45	52	48	64	74	76	60	43	100%	39	AVG	57%
	New Listings Taken in Month	24	23	39	42	46	42	27	41	36	45	20	16	-30%	284	YTD	26%
	# of Pending Transactions	26	15	35	40	32	33	28	23	22	28	21	17	-30%	232	YTD	14%
	Months Supply of Inventory	0.8	1.7	0.7	0.7	1.4	1.6	1.7	2.8	3.4	2.7	2.9	2.5	187%	1.4	AVG	45%
	# of Closed Sales	16	16	18	31	36	32	21	20	26	13	21	23	-23%	190	YTD	10%
	Median Closed Price	517,500	645,000	674,000	695,000	652,500	678,750	560,000	532,500	605,000	650,000	695,000	740,500	12%	626,557	WA	10%
2023	Active Listings (EOM)	24	21	24	24	26	22	23	32	35	27	34	22	-24%	25	AVG	1%
	New Listings Taken in Month	21	27	27	26	26	26	28	44	31	23	18	6	29%	225	YTD	-35%
	# of Pending Transactions	18	28	27	22	25	25	26	33	27	20	14	13	-13%	204	YTD	-27%
	Months Supply of Inventory	1.3	0.8	0.9	1.1	1.0	0.9	0.9	1.0	1.3	1.4	2.4	1.7	-12%	1.0	AVG	36%
	# of Closed Sales	7	19	32	19	25	22	23	26	24	22	18	10	-4%	173	YTD	-32%
	Median Closed Price	493,000	449,950	605,000	590,000	610,000	703,750	530,000	476,500	500,000	672,500	470,000	752,500	-18%	568,603	WA	-22%
2022	Active Listings (EOM)	9	9	10	15	22	41	47	42	38	40	30	23	20%	24	AVG	-20%
	New Listings Taken in Month	26	41	44	40	53	61	45	34	33	21	14	7	-45%	344	YTD	-18%
	# of Pending Transactions	18	38	42	37	45	33	30	38	25	19	16	11	-37%	281	YTD	-29%
	Months Supply of Inventory	0.5	0.2	0.2	0.4	0.5	1.2	1.6	1.1	1.5	2.1	1.9	2.1	89%	0.7	AVG	16%
	# of Closed Sales	28	24	39	33	39	34	30	27	34	21	19	16	-41%	254	YTD	-21%
	Median Closed Price	1,027,500	735,000	701,000	673,888	627,000	697,500	582,500	580,000	527,500	599,000	575,000	501,944	20%	728,408	WA	40%
2021	# of Active Listings	27	24	23	33	37	33	32	35	23	14	8	4	-45%	31	A	-9%
	New Listings Taken in Month	34	32	54	60	64	55	58	62	39	29	23	16	48%	419	YTD	17%
	# of Pending Transactions	36	35	51	51	58	56	51	60	49	37	27	20	40%	398	YTD	40%
	Months Supply of Inventory	0.8	0.7	0.5	0.6	0.6	0.6	0.6	0.6	0.5	0.4	0.3	0.2	-61%	0.6	A	-30%
	# of Closed Sales	33	31	35	40	47	47	44	46	42	44	38	28	59%	323	T	62%
	Median Closed Price	390,000	518,000	550,000	482,500	600,000	600,000	473,000	484,500	476,250	478,950	550,650	524,000	-6%	520,791	WA	-4%

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/East of I-405 (530)

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)	11	7	19	30	42	43	51	64	67	61	45	28	31%	33	AVG	-23%
	New Listings Taken in Month	26	27	46	38	48	46	50	61	72	43	23	22	45%	342	YTD	-4%
	# of Pending Transactions	24	32	34	30	35	47	40	43	62	36	32	35	26%	285	YTD	-17%
	Months Supply of Inventory	0.5	0.2	0.6	1.0	1.2	0.9	1.3	1.5	1.1	1.7	1.4	0.8	3%	0.9	AVG	-15%
	# of Closed Sales	14	24	29	27	15	26	36	29	35	61	37	35	-37%	200	YTD	-33%
	Median Closed Price	517,000	460,000	450,000	461,000	634,000	682,500	536,500	515,000	540,000	475,000	620,000	565,000	-13%	543,874	WA	3%
2019	Active Listings (EOM)	38	33	42	39	48	52	48	49	37	36	20	8	-23%	44	AVG	39%
	New Listings Taken in Month	30	33	57	51	60	44	41	42	36	32	17	6	-33%	358	YTD	-21%
	# of Pending Transactions	37	31	51	57	51	38	45	34	42	29	35	13	10%	344	YTD	-8%
	Months Supply of Inventory	1.0	1.1	0.8	0.7	0.9	1.4	1.1	1.4	0.9	1.2	0.6	0.6	-30%	1.1	AVG	44%
	# of Closed Sales	23	24	36	40	53	44	32	46	36	28	36	33	-13%	298	YTD	-19%
	Median Closed Price	535,000	535,000	593,250	502,500	502,000	504,500	435,500	595,000	512,500	397,500	499,975	450,000	-5%	529,918	WA	-8%
2018	Active Listings (EOM)	7	14	21	26	39	43	37	64	78	68	58	50	36%	31	AVG	20%
	New Listings Taken in Month	39	40	66	59	63	72	54	63	64	41	24	28	7%	456	YTD	18%
	# of Pending Transactions	40	33	62	52	53	59	43	31	40	41	23	29	-45%	373	YTD	4%
	Months Supply of Inventory	0.2	0.4	0.3	0.5	0.7	0.7	0.9	2.1	2.0	1.7	2.5	1.7	146%	0.7	AVG	33%
	# of Closed Sales	48	33	49	48	52	46	38	53	29	45	31	30	29%	367	YTD	43%
	Median Closed Price	685,829	620,000	545,100	530,000	469,300	614,500	451,000	625,000	665,000	565,500	568,000	710,995	49%	578,029	WA	53%
2017	Active Listings (EOM)	7	5	23	26	21	37	44	47	46	34	18	5	31%	26	AVG	20%
	New Listings Taken in Month	21	21	56	59	49	61	59	59	40	53	34	17	9%	385	YTD	14%
	# of Pending Transactions	27	27	38	59	56	42	55	56	42	67	52	26	24%	360	YTD	7%
	Months Supply of Inventory	0.3	0.2	0.6	0.4	0.4	0.9	0.8	0.8	1.1	0.5	0.3	0.2	5%	0.5	AVG	4%
	# of Closed Sales	20	17	30	25	54	35	34	41	52	38	25	59	5%	256	YTD	-7%
	Median Closed Price	332,000	320,000	350,000	370,000	401,500	375,000	430,000	419,950	485,000	425,000	450,000	580,000	35%	378,565	WA	25%
2016	Active Listings (EOM)	9	16	24	18	16	26	30	36	27	16	17	10	-12%	22	AVG	-43%
	New Listings Taken in Month	28	27	53	37	46	48	46	54	48	24	25	21	35%	339	YTD	8%
	# of Pending Transactions	35	25	45	47	55	42	43	45	64	37	26	29	7%	337	YTD	4%
	Months Supply of Inventory	0.3	0.6	0.5	0.4	0.3	0.6	0.7	0.8	0.4	0.4	0.7	0.3	-18%	0.5	AVG	-45%
	# of Closed Sales	28	20	34	38	44	39	34	39	37	49	38	25	18%	276	YTD	12%
	Median Closed Price	259,475	299,000	290,000	306,250	312,500	313,500	319,000	311,000	355,000	305,000	340,000	285,000	2%	302,414	WA	7%
2015	Active Listings (EOM)	31	34	31	41	45	42	42	41	49	42	25	9	-44%	38	AVG	-14%
	New Listings Taken in Month	31	36	28	41	47	43	47	40	52	38	21	13	-13%	313	YTD	-7%
	# of Pending Transactions	34	32	36	34	47	48	52	42	54	46	41	23	8%	325	YTD	0%
	Months Supply of Inventory	0.9	1.1	0.9	1.2	1.0	0.9	0.8	1.0	0.9	0.9	0.6	0.4	-48%	1.0	AVG	-19%
	# of Closed Sales	21	21	37	25	34	33	43	33	32	52	28	34	38%	247	YTD	-3%
	Median Closed Price	252,000	218,000	270,000	295,000	313,500	298,000	289,000	305,000	317,500	289,975	284,475	252,500	50%	283,234	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/East of I-405 (530)
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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)	18	19	24	28	34	39	40	47	47	41	32	20	33	AVG
% of 12 Month Avg.	56%	58%	75%	86%	105%	120%	123%	146%	146%	127%	97%	62%		
New Listings Taken in Month	28	31	47	45	50	50	46	50	45	35	22	15	464	T
% of 12 Month Avg.	72%	79%	122%	117%	130%	129%	118%	129%	117%	90%	57%	39%		
# of Pending Transactions	30	30	42	43	46	42	41	41	43	36	29	22	443	T
% of 12 Month Avg.	80%	80%	114%	116%	124%	115%	112%	110%	116%	98%	78%	59%		
Months Supply of Inventory	0.6	0.6	0.6	0.7	0.7	0.9	1.0	1.2	1.1	1.2	1.1	0.9	0.9	AVG
% of 12 Month Avg.	70%	72%	65%	74%	85%	105%	110%	133%	126%	130%	124%	106%		
# of Closed Units	24	23	34	33	40	36	34	36	35	37	29	29	389	T
% of 12 Month Avg.	73%	71%	105%	101%	123%	110%	103%	111%	107%	115%	90%	90%		
Median Closed Price	500,930	479,995	502,835	490,614	512,230	546,800	460,650	484,445	498,375	485,843	505,310	536,244	500,356	AVG
% of 12 Month Avg.	100%	96%	100%	98%	102%	109%	92%	97%	100%	97%	101%	107%		

MARKET UPDATE

August, 2025



Bellevue/East of I-405 (530)

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	0					0
\$125,000 to \$249,999	0	0	0	0	0	0	1	0					1
\$250,000 to \$374,999	4	2	1	3	2	1	1	3					17
\$375,000 to \$499,999	1	5	4	6	6	4	5	9					40
\$500,000 to \$749,999	6	3	4	6	7	8	13	6					53
\$750,000 to \$999,999	1	4	2	5	4	10	3	3					32
\$1,000,000 and above	1	4	5	1	2	3	2	1					19
Grand Total	13	18	16	21	21	26	25	22					162

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	1	0	0	0	1	0	0	0	0	0	0	0	2
\$250,000 to \$374,999	3	2	1	2	1	3	3	2	3	2	2	1	17
\$375,000 to \$499,999	3	1	4	6	8	5	3	7	4	1	3	6	37
\$500,000 to \$749,999	4	7	8	9	14	10	12	7	10	7	7	5	71
\$750,000 to \$999,999	5	2	5	6	7	6	3	4	5	2	8	5	38
\$1,000,000 and above	0	4	0	8	5	8	0	0	4	1	1	6	25
Grand Total	16	16	18	31	36	32	21	20	26	13	21	23	190

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	-100%	N/A	N/A	N/A	-100%	N/A	N/A	N/A					-50%
\$250,000 to \$374,999	33%	0%	0%	50%	100%	-67%	-67%	50%					0%
\$375,000 to \$499,999	-67%	400%	0%	0%	-25%	-20%	67%	29%					8%
\$500,000 to \$749,999	50%	-57%	-50%	-33%	-50%	-20%	8%	-14%					-25%
\$750,000 to \$999,999	-80%	100%	-60%	-17%	-43%	67%	0%	-25%					-16%
\$1,000,000 and above	N/A	0%	N/A	-88%	-60%	-63%	N/A	N/A					-24%
Grand Total	-19%	12%	-11%	-32%	-42%	-19%	19%	10%					-15%