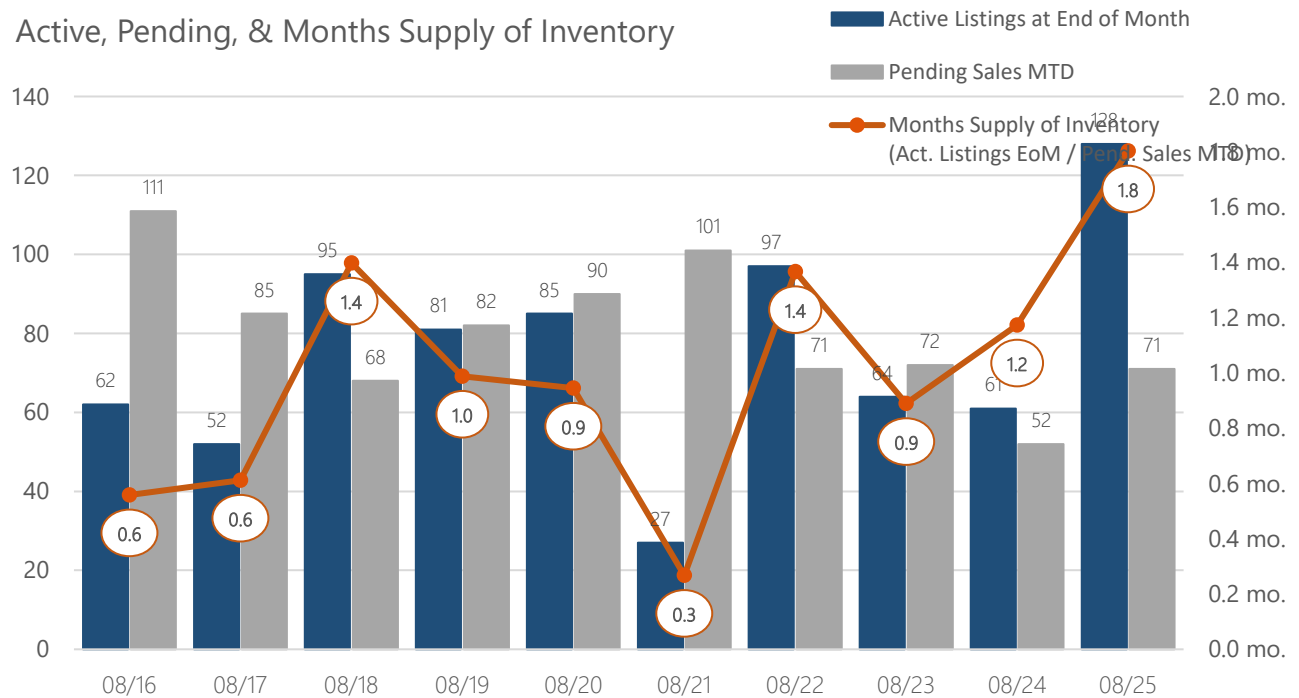


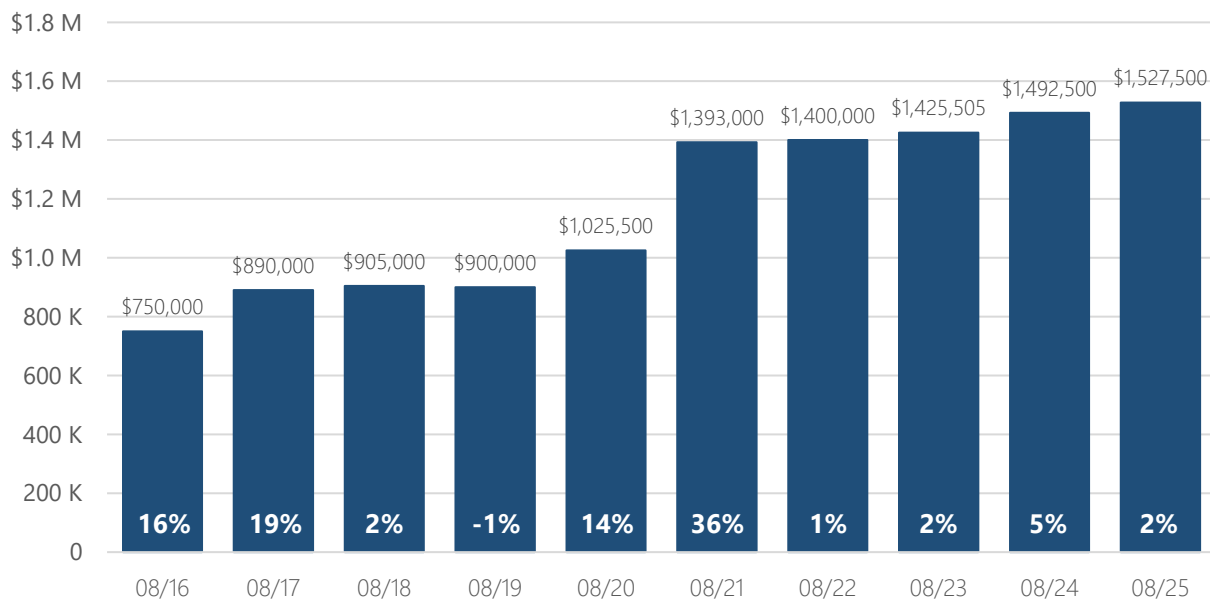
## Bellevue/East of I-405 (530)

### RESIDENTIAL ONLY

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



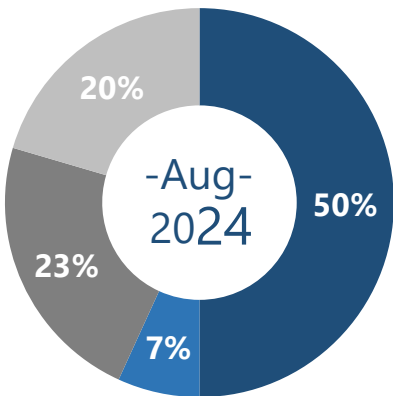
#### Median Closed Sales Price For Current Month Sold Properties



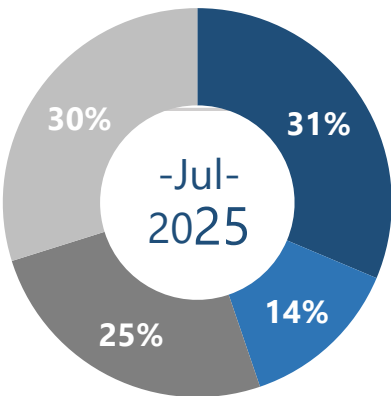
Bellevue/East of I-405 (530)

RESIDENTIAL ONLY

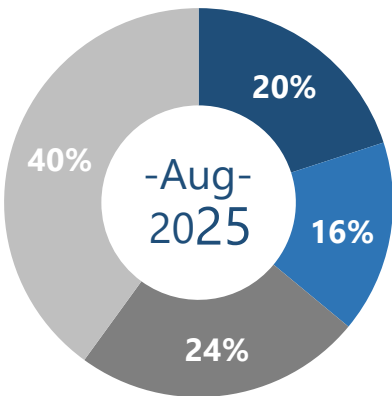
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE










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		4	5	24	72
NUMBER OF SALES IN MONTH		10	8	12	20
MEDIAN % FROM ORIGINAL LIST PRICE		3%	0%	-3%	N/A

## Bellevue/East of I-405 (530)

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

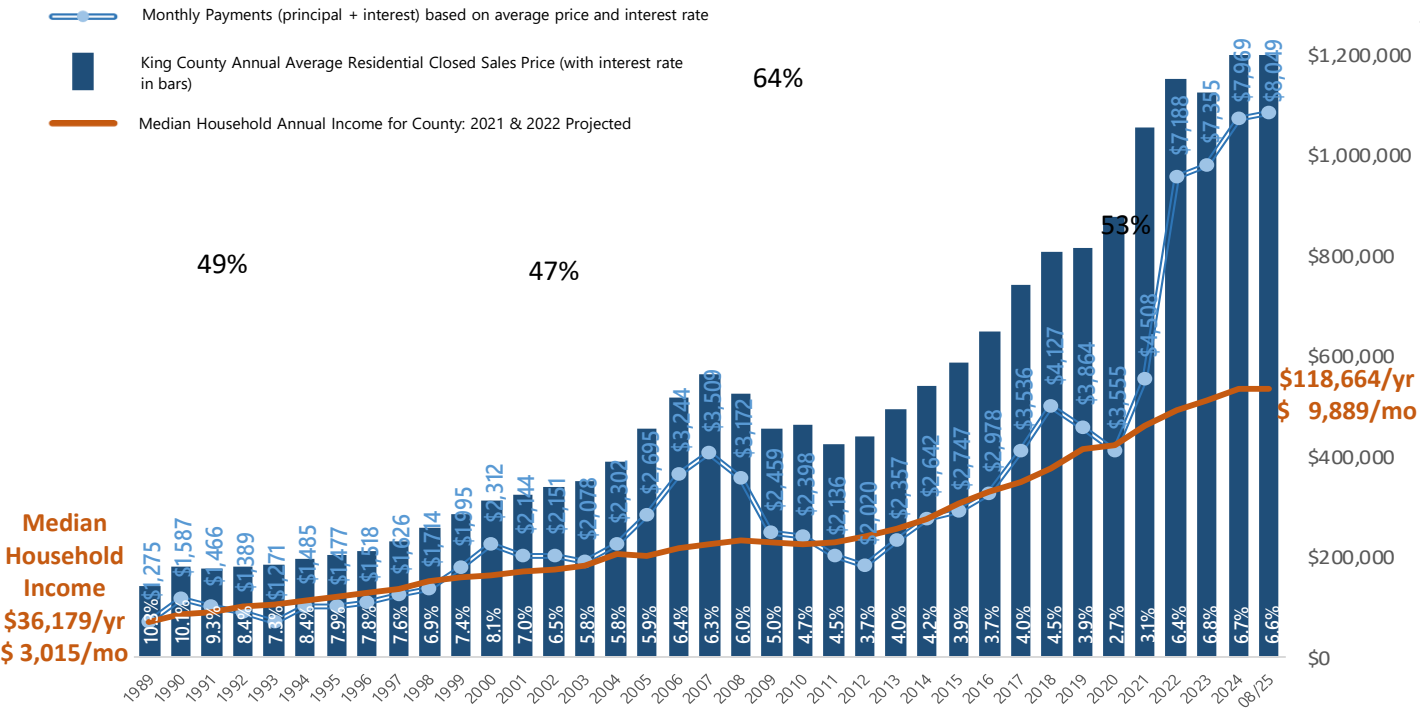
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	29	58.0%
15 - 30	94.1%	95.7%	7	14.0%
31 - 60	95.7%	97.1%	6	12.0%
61 - 90	92.1%	96.6%	7	14.0%
90+	86.9%	94.8%	1	2.0%
Totals			50	100.0%

### The Cost of Waiting a Year

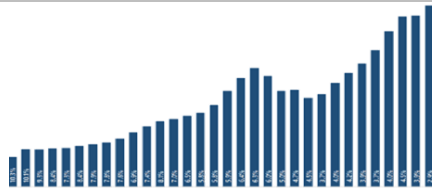
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
August, 2025	\$1,527,500	6.59%	\$9,745
August, 2024	\$1,492,500	6.50%	\$9,434
	<b>\$35,000</b>	<b>0.09%</b>	<b>\$312</b> Per Month
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			<b>\$3,742</b> Per Year

# Monthly Payments Compared to Income Trendline King County

73%



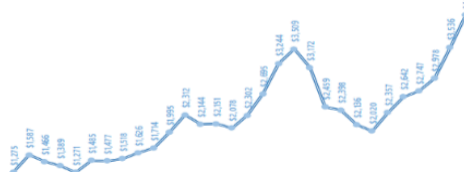
A



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

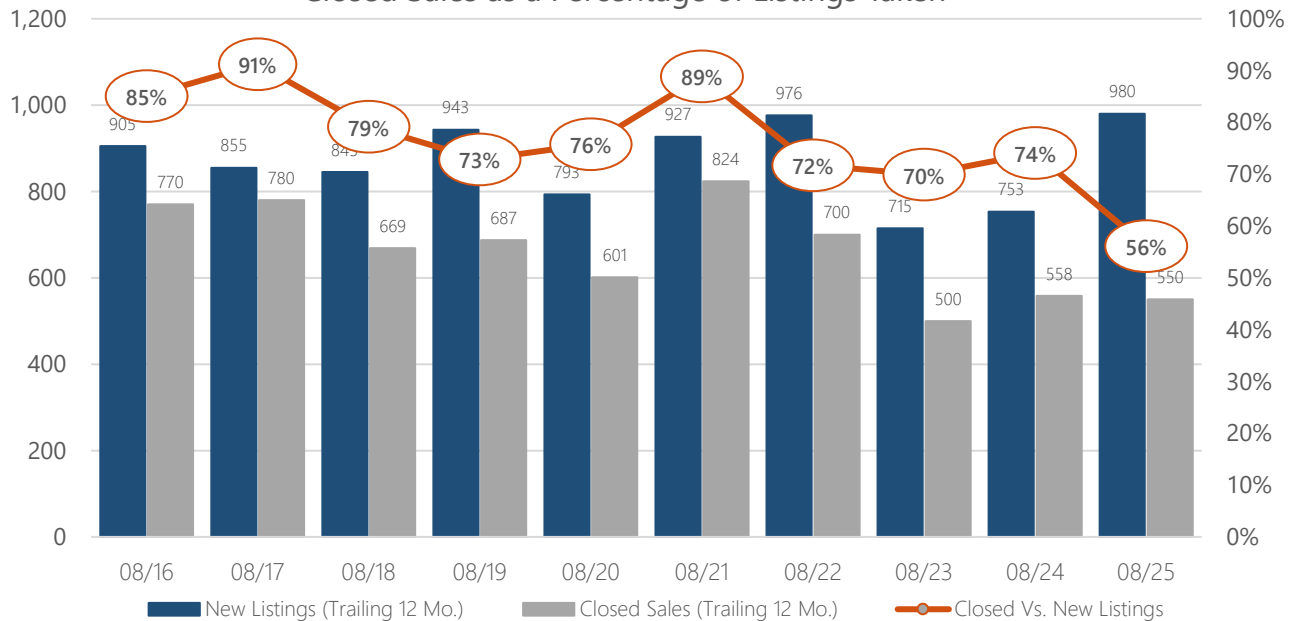
Monthly cycle peaks shown

## Bellevue/East of I-405 (530)

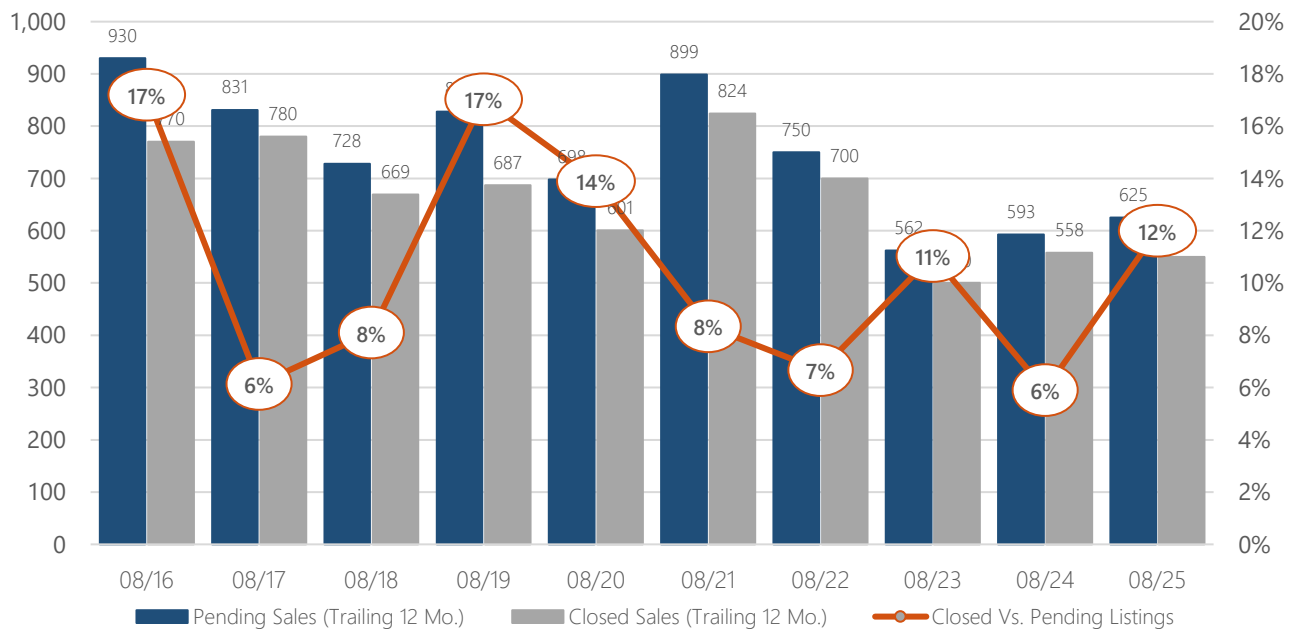
RESIDENTIAL ONLY

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

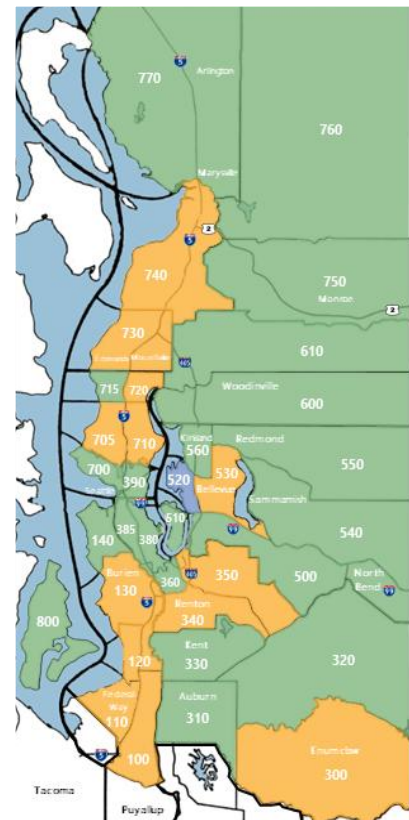
### 2 YEARS AGO



### 1 YEAR AGO



### CURRENT YEAR



## 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)

### 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)	27	40	62	99	139	145	155	128					110%	99	AVG	112%
	New Listings Taken in Month	54	58	102	119	141	121	119	92					26%	806	YTD	35%
	# of Pending Transactions	35	34	64	60	69	73	62	71					37%	468	YTD	8%
	Months Supply of Inventory	0.8	1.2	1.0	1.7	2.0	2.0	2.5	1.8					54%	1.6	AVG	88%
	# of Closed Sales	21	32	35	56	56	64	67	50					14%	381	YTD	3%
	Median Closed Price	1,718,000	1,650,000	2,000,000	1,700,000	1,680,500	1,685,000	1,555,000	1,527,500					2%	1,700,104	WA	6%
2024	Active Listings (EOM)	20	26	40	39	58	63	68	61	64	57	39	20	-5%	47	AVG	-10%
	New Listings Taken in Month	34	48	85	88	107	82	80	73	78	59	20	17	-28%	597	YTD	23%
	# of Pending Transactions	33	36	55	71	70	62	56	52	58	52	26	21	-28%	435	YTD	6%
	Months Supply of Inventory	0.6	0.7	0.7	0.5	0.8	1.0	1.2	1.2	1.1	1.1	1.5	1.0	32%	0.9	AVG	-17%
	# of Closed Sales	19	30	40	50	62	67	59	44	41	66	38	24	2%	371	YTD	16%
	Median Closed Price	1,487,756	1,580,000	1,682,500	1,616,250	1,687,500	1,605,000	1,610,000	1,492,500	1,755,000	1,530,000	1,522,500	1,452,500	5%	1,598,262	WA	6%
2023	Active Listings (EOM)	41	37	45	46	54	60	69	64	65	51	43	25	-34%	52	AVG	-20%
	New Listings Taken in Month	40	37	66	62	73	71	68	70	58	53	28	17	-14%	487	YTD	-36%
	# of Pending Transactions	40	35	52	63	49	56	45	72	52	57	28	21	1%	412	YTD	-22%
	Months Supply of Inventory	1.0	1.1	0.9	0.7	1.1	1.1	1.5	0.9	1.3	0.9	1.5	1.2	-35%	1.0	AVG	3%
	# of Closed Sales	15	35	45	32	61	47	43	43	65	51	43	28	-22%	321	YTD	-26%
	Median Closed Price	1,285,000	1,385,000	1,770,000	1,642,500	1,320,000	1,660,000	1,475,000	1,425,505	1,475,000	1,430,000	1,575,000	1,622,500	2%	1,513,486	WA	-9%
2022	Active Listings (EOM)	11	21	28	57	82	111	114	97	89	101	81	49	259%	65	AVG	201%
	New Listings Taken in Month	43	71	102	116	132	132	85	81	87	78	36	27	-26%	762	YTD	11%
	# of Pending Transactions	32	60	90	76	79	64	54	71	65	40	22	23	-30%	526	YTD	-15%
	Months Supply of Inventory	0.3	0.4	0.3	0.8	1.0	1.7	2.1	1.4	1.4	2.5	3.7	2.1	411%	1.0	AVG	231%
	# of Closed Sales	31	24	65	66	75	62	53	55	68	48	38	25	-33%	431	YTD	-17%
	Median Closed Price	1,650,000	1,777,500	1,760,000	1,760,000	1,750,000	1,600,000	1,500,000	1,400,000	1,250,000	1,300,000	1,320,000	1,192,000	1%	1,660,141	WA	28%
2021	# of Active Listings	23	20	17	30	12	20	24	27	15	18	10	5	-68%	22	A	-59%
	New Listings Taken in Month	55	53	75	102	82	113	95	109	60	74	44	36	60%	684	YTD	0%
	# of Pending Transactions	45	49	69	81	88	100	86	101	71	68	51	34	12%	619	YTD	19%
	Months Supply of Inventory	0.5	0.4	0.2	0.4	0.1	0.2	0.3	0.3	0.2	0.3	0.2	0.1	-72%	0.3	A	-61%
	# of Closed Sales	32	42	50	65	69	84	95	82	81	69	69	50	21%	519	T	30%
	Median Closed Price	1,065,000	1,243,500	1,340,500	1,308,000	1,300,000	1,395,000	1,300,000	1,393,000	1,310,000	1,400,000	1,520,000	1,522,500	36%	1,300,609	WA	28%

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)

### 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)	22	29	30	41	58	71	88	85	62	49	30	15	5%	53	AVG	-41%
	New Listings Taken in Month	43	55	75	59	87	99	110	97	94	74	41	34	43%	625	YTD	-8%
	# of Pending Transactions	44	45	56	46	67	85	86	90	109	79	52	40	10%	519	YTD	-18%
	Months Supply of Inventory	0.5	0.6	0.5	0.9	0.9	0.8	1.0	0.9	0.6	0.6	0.6	0.4	-4%	0.8	AVG	-36%
	# of Closed Sales	19	35	44	41	38	72	83	68	76	97	64	68	-21%	400	YTD	-20%
	Median Closed Price	960,000	980,000	1,118,250	965,000	918,500	1,035,000	1,070,000	1,025,500	1,012,500	1,025,000	1,111,000	1,056,250	14%	1,012,744	WA	12%
2019	Active Listings (EOM)	70	73	77	75	112	125	111	81	77	70	48	24	-15%	91	AVG	56%
	New Listings Taken in Month	44	57	99	97	124	112	82	68	63	50	35	20	-16%	683	YTD	2%
	# of Pending Transactions	36	56	100	93	86	87	92	82	61	49	43	26	21%	632	YTD	17%
	Months Supply of Inventory	1.9	1.3	0.8	0.8	1.3	1.4	1.2	1.0	1.3	1.4	1.1	0.9	-29%	1.2	AVG	41%
	# of Closed Sales	28	29	65	65	79	82	69	86	61	54	42	44	48%	503	YTD	13%
	Median Closed Price	895,000	820,000	927,000	920,000	902,000	947,500	915,000	900,000	945,000	864,250	912,500	1,072,550	-1%	904,690	WA	-7%
2018	Active Listings (EOM)	17	30	33	44	69	86	91	95	118	103	92	69	83%	58	AVG	52%
	New Listings Taken in Month	34	47	85	84	128	123	86	81	102	82	46	30	5%	668	YTD	5%
	# of Pending Transactions	29	30	84	65	93	97	73	68	59	68	36	33	-20%	539	YTD	-7%
	Months Supply of Inventory	0.6	1.0	0.4	0.7	0.7	0.9	1.2	1.4	2.0	1.5	2.6	2.1	128%	0.9	AVG	66%
	# of Closed Sales	22	29	34	67	64	90	82	58	51	44	53	36	-22%	446	YTD	-7%
	Median Closed Price	1,018,000	985,000	921,500	939,000	1,030,000	1,047,500	904,975	905,000	871,060	910,000	832,500	839,000	2%	971,954	WA	12%
2017	Active Listings (EOM)	19	19	25	43	44	49	55	52	45	37	23	14	-16%	38	AVG	-36%
	New Listings Taken in Month	54	42	80	92	96	114	84	77	65	60	37	15	-13%	639	YTD	-9%
	# of Pending Transactions	43	39	70	69	88	105	79	85	68	60	39	22	-23%	578	YTD	-14%
	Months Supply of Inventory	0.4	0.5	0.4	0.6	0.5	0.5	0.7	0.6	0.7	0.6	0.6	0.6	10%	0.5	AVG	-28%
	# of Closed Sales	43	28	47	54	63	84	89	74	69	67	49	38	-17%	482	YTD	-7%
	Median Closed Price	775,001	802,500	830,000	936,250	895,000	916,650	856,000	890,000	890,500	868,500	896,000	872,000	19%	865,941	WA	20%
2016	Active Listings (EOM)	36	36	42	64	66	83	86	62	74	57	38	15	-38%	59	AVG	-13%
	New Listings Taken in Month	44	56	78	99	112	129	93	89	88	61	43	24	-15%	700	YTD	-4%
	# of Pending Transactions	38	63	76	72	111	107	97	111	75	74	63	41	18%	675	YTD	-3%
	Months Supply of Inventory	0.9	0.6	0.6	0.9	0.6	0.8	0.9	0.6	1.0	0.8	0.6	0.4	-47%	0.7	AVG	-9%
	# of Closed Sales	30	39	53	61	69	96	80	89	85	84	68	61	-3%	517	YTD	-5%
	Median Closed Price	648,250	705,000	745,000	735,000	750,000	715,000	688,250	750,000	730,000	735,000	750,000	734,000	16%	718,629	WA	15%
2015	Active Listings (EOM)	41	51	45	73	76	78	83	100	85	70	52	31	4%	68	AVG	9%
	New Listings Taken in Month	50	60	81	112	100	116	105	105	63	73	43	26	21%	729	YTD	11%
	# of Pending Transactions	52	56	90	90	94	110	110	94	79	78	57	41	18%	696	YTD	17%
	Months Supply of Inventory	0.8	0.9	0.5	0.8	0.8	0.7	0.8	1.1	1.1	0.9	0.9	0.8	-11%	0.8	AVG	-6%
	# of Closed Sales	39	41	53	60	76	83	99	92	70	72	48	63	35%	543	YTD	14%
	Median Closed Price	621,000	599,380	554,500	639,950	645,000	645,000	620,000	645,000	668,500	661,250	649,975	625,000	11%	622,633	WA	9%

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)  
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)	30	34	38	51	63	75	79	72	69	61	46	27	54	AVG
% of 12 Month Avg.	56%	64%	71%	95%	117%	139%	147%	135%	129%	114%	85%	50%		
New Listings Taken in Month	44	53	83	91	104	109	89	85	76	66	37	25	862	T
% of 12 Month Avg.	61%	73%	115%	127%	145%	152%	124%	118%	106%	92%	52%	34%		
# of Pending Transactions	39	47	74	73	83	87	78	83	70	63	42	30	767	T
% of 12 Month Avg.	61%	73%	116%	114%	129%	137%	122%	129%	109%	98%	65%	47%		
Months Supply of Inventory	0.8	0.7	0.5	0.7	0.8	0.9	1.0	0.9	1.0	1.0	1.1	0.9	0.8	AVG
% of 12 Month Avg.	90%	86%	61%	83%	90%	101%	120%	103%	117%	116%	129%	104%		
# of Closed Units	28	33	50	56	66	77	75	69	67	65	51	44	680	T
% of 12 Month Avg.	49%	59%	88%	99%	116%	135%	133%	122%	118%	115%	90%	77%		
Median Closed Price	1,040,501	1,087,788	1,164,925	1,146,195	1,119,800	1,156,665	1,093,923	1,082,651	1,090,756	1,072,400	1,108,948	1,098,830	1,105,282	AVG
% of 12 Month Avg.	94%	98%	105%	104%	101%	105%	99%	98%	99%	97%	100%	99%		

# MARKET UPDATE

August, 2025

## Bellevue/East of I-405 (530)

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	1	0	0	0	0	1	0					2
\$750,000 to \$999,999	0	1	1	0	0	2	0	2					6
\$1,000,000 to \$1,499,999	4	9	5	13	12	18	22	16					99
\$1,500,000 to \$2,499,999	10	17	24	30	32	25	37	23					198
\$2,500,000 and above	7	3	5	12	12	17	7	9					72
<b>Grand Total</b>	<b>21</b>	<b>31</b>	<b>35</b>	<b>55</b>	<b>56</b>	<b>62</b>	<b>67</b>	<b>50</b>					<b>377</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	1	1	1	0	0	0	1	0	0	1	0	0	4
\$750,000 to \$999,999	0	0	2	1	2	4	2	1	0	2	0	1	12
\$1,000,000 to \$1,499,999	8	8	12	15	16	23	18	21	9	27	14	12	121
\$1,500,000 to \$2,499,999	4	15	18	25	31	26	33	16	23	26	20	5	168
\$2,500,000 and above	5	6	7	9	12	13	5	6	8	10	4	5	63
<b>Grand Total</b>	<b>18</b>	<b>30</b>	<b>40</b>	<b>50</b>	<b>61</b>	<b>66</b>	<b>59</b>	<b>44</b>	<b>40</b>	<b>66</b>	<b>38</b>	<b>23</b>	<b>368</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	-100%	0%	-100%	N/A	N/A	N/A	0%	N/A					-50%
\$750,000 to \$999,999	N/A	N/A	-50%	-100%	-100%	-50%	-100%	100%					-50%
\$1,000,000 to \$1,499,999	-50%	13%	-58%	-13%	-25%	-22%	22%	-24%					-18%
\$1,500,000 to \$2,499,999	150%	13%	33%	20%	3%	-4%	12%	44%					18%
\$2,500,000 and above	40%	-50%	-29%	33%	0%	31%	40%	50%					14%
<b>Grand Total</b>	<b>17%</b>	<b>3%</b>	<b>-12%</b>	<b>10%</b>	<b>-8%</b>	<b>-6%</b>	<b>14%</b>	<b>14%</b>					<b>2%</b>