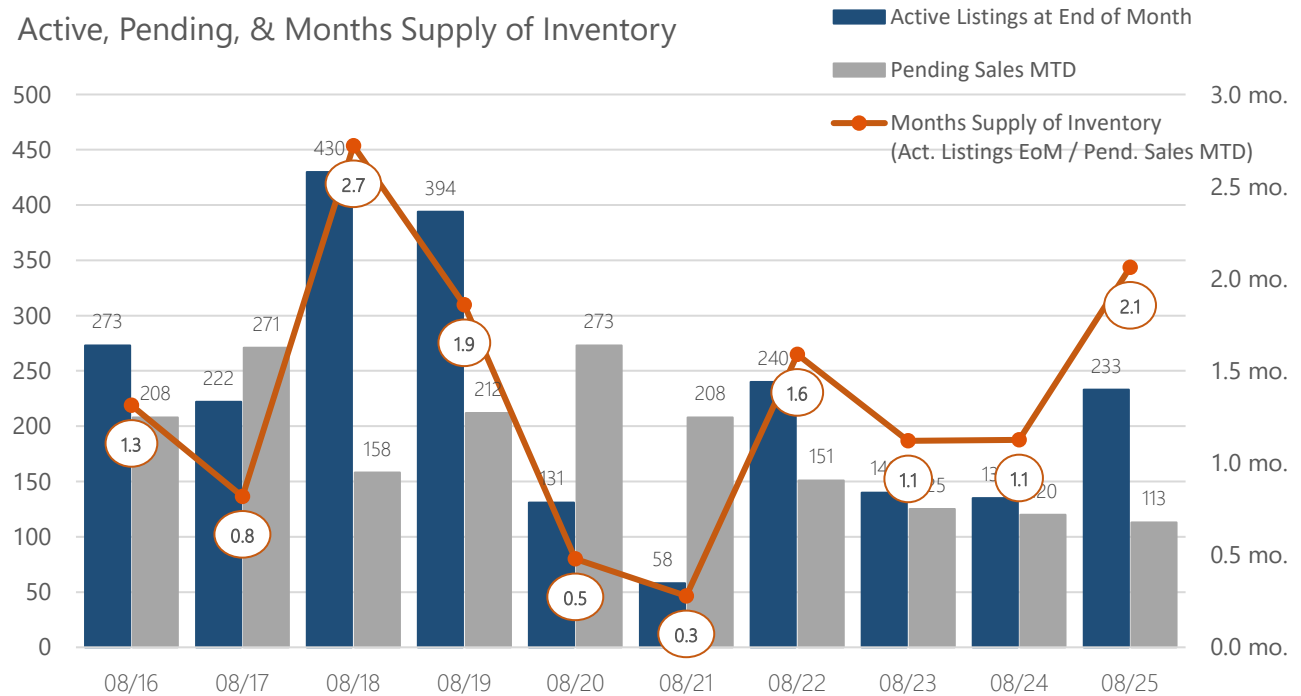


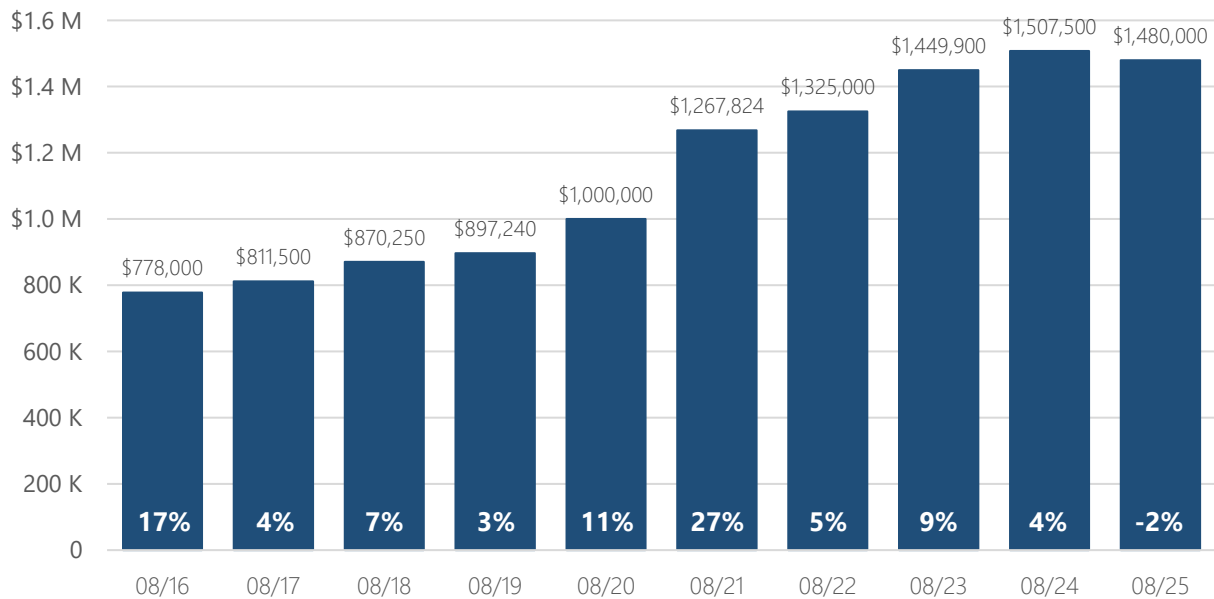
East Of Lake Sammamish (540)

RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



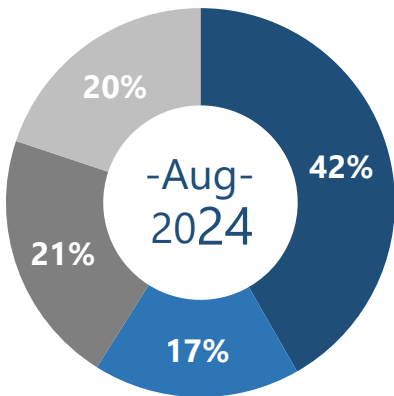
Median Closed Sales Price For Current Month Sold Properties



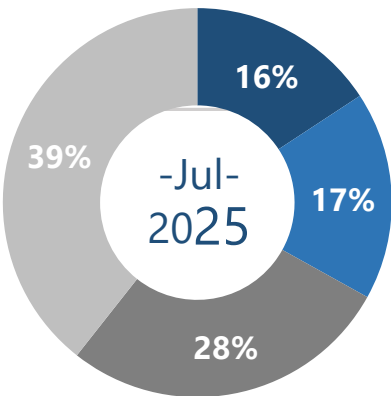
East Of Lake Sammamish (540)

RESIDENTIAL ONLY

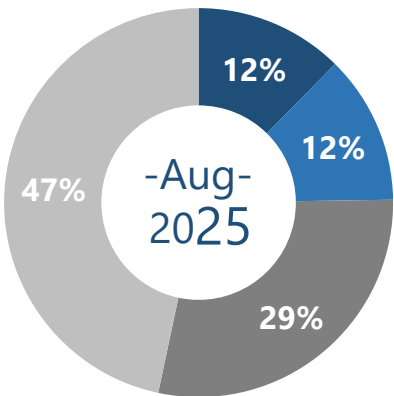
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE







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	17	57
NUMBER OF SALES IN MONTH	13	13	30	49
MEDIAN % FROM ORIGINAL LIST PRICE	2%	0%	-3%	N/A

East Of Lake Sammamish (540)

RESIDENTIAL ONLY

Sales Price to List Price based on Market Time

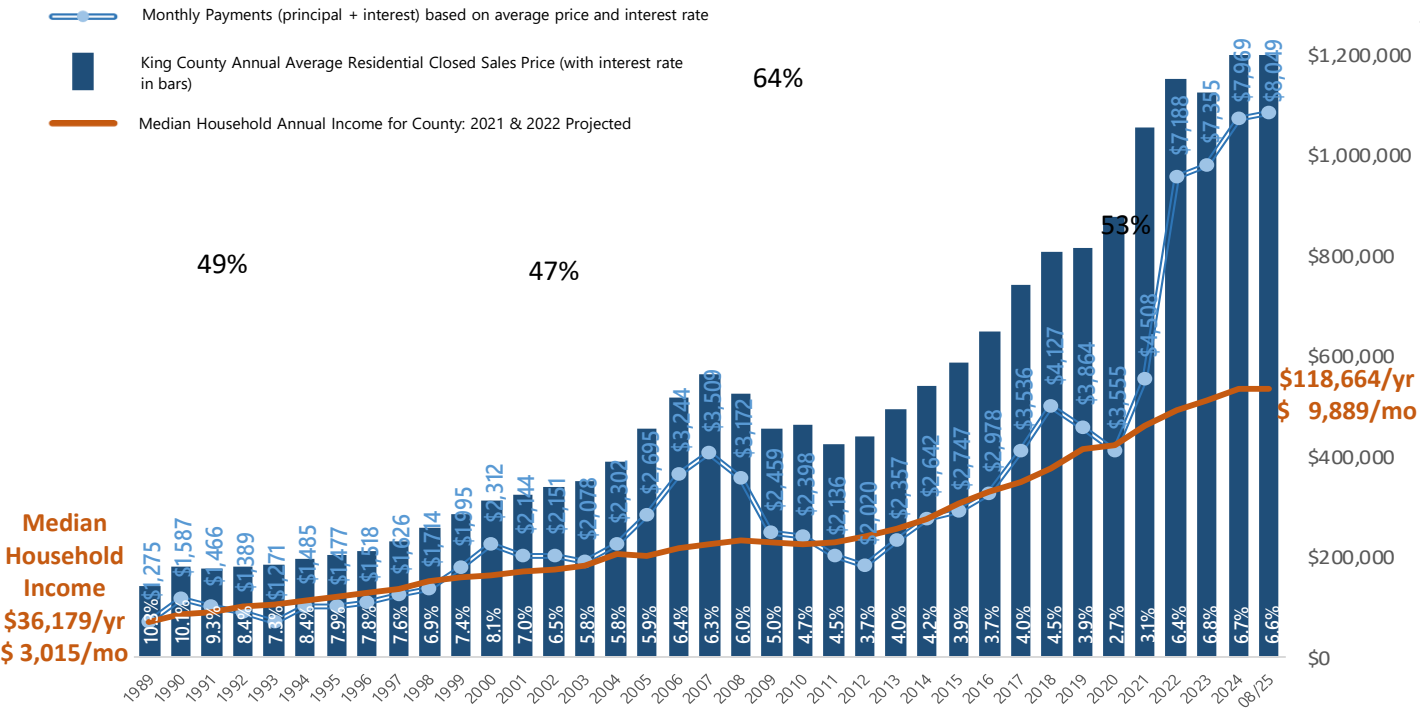
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	48	45.7%
15 - 30	96.7%	97.7%	20	19.0%
31 - 60	93.9%	96.3%	22	21.0%
61 - 90	93.2%	97.4%	12	11.4%
90+	89.9%	98.0%	3	2.9%
Totals			105	100.0%

The Cost of Waiting a Year

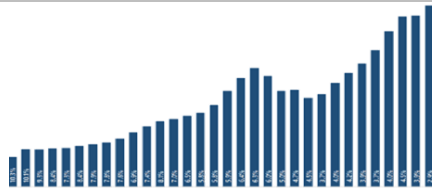
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
August, 2025	\$1,480,000	6.59%	\$9,442
August, 2024	\$1,507,500	6.50%	\$9,528
	-\$27,500	0.09%	-\$86 Per Month
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			-\$1,033 Per Year

Monthly Payments Compared to Income Trendline King County

73%



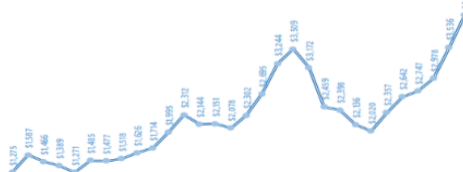
A



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

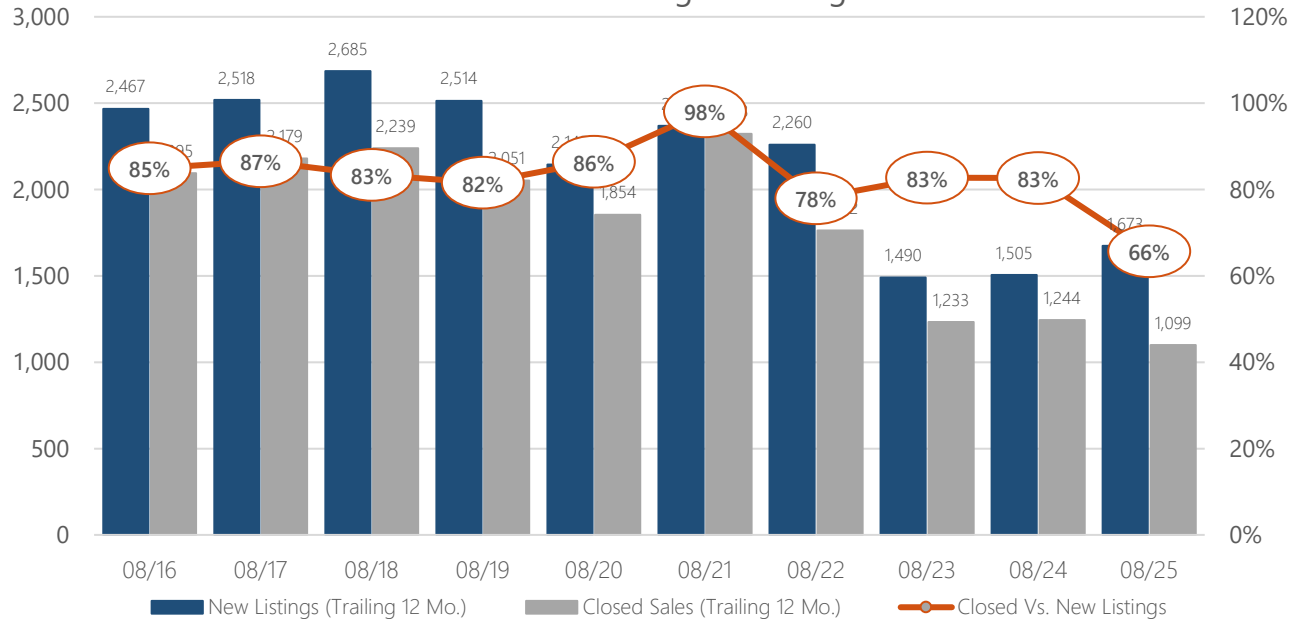
Monthly cycle peaks
shown

East Of Lake Sammamish (540)

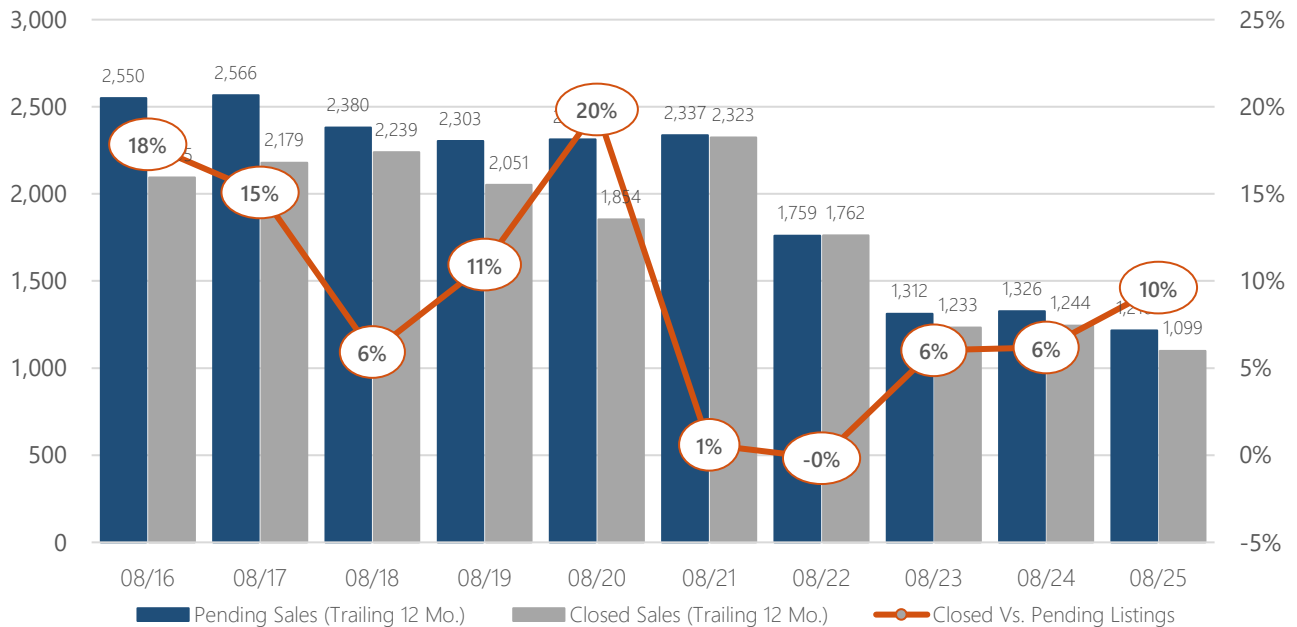
RESIDENTIAL ONLY

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

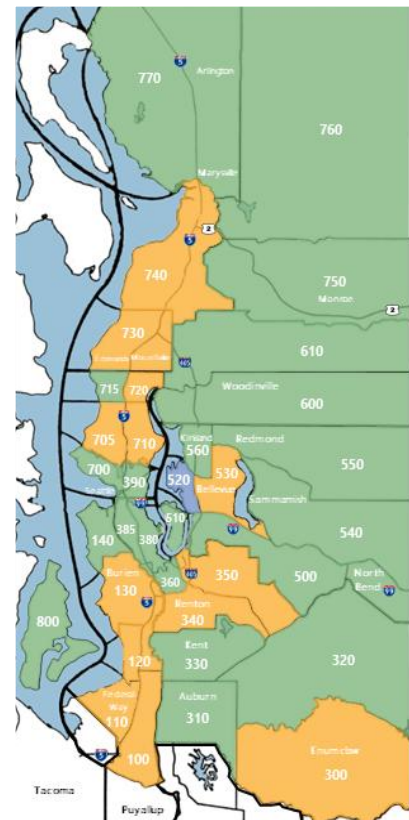
2 YEARS AGO



1 YEAR AGO



CURRENT YEAR



East Of Lake Sammamish (540)

Statistics To Know

Residential

	August, 2025	August, 2024	Difference	% Change
Months Supply of Inventory	2.1	1.1	0.9	83%
Active Listings at End of Month	233	135	98	73%
Pending Sales MTD	113	120	-7	-6%
Pending Sales (Trailing 12 Months)	1,216	1,326	-110	-8%
Closed Sales MTD	105	152	-47	-31%
Closed Sales (Trailing 12 Months)	1,099	1,244	-145	-12%
Closed Sales Price (Median)	\$1,480,000	\$1,507,500	-\$27,500	-2%
30-Year-Fixed-Rate Mortgage Rate	6.6%	6.5%	0.1%	1%
Monthly Payments (P&I)	\$9,442	\$9,528	-\$86	-1%

Condominium

	August, 2025	August, 2024	Difference	% Change
Months Supply of Inventory	2.6	2.0	0.6	30%
Active Listings at End of Month	73	58	15	26%
Pending Sales MTD	28	29	-1	-3%
Pending Sales (Trailing 12 Months)	404	393	11	3%
Closed Sales MTD	25	32	-7	-22%
Closed Sales (Trailing 12 Months)	370	339	31	9%
Closed Sales Price (Median)	\$650,000	\$615,000	\$35,000	6%
30-Year-Fixed-Rate Mortgage Rate	6.6%	6.5%	0.1%	1%
Monthly Payments (P&I)	\$4,147	\$3,887	\$260	7%

Residential & Condominium

	August, 2025	August, 2024	Difference	% Change
Months Supply of Inventory	2.2	1.3	0.9	68%
Active Listings at End of Month	306	193	113	59%
Pending Sales MTD	141	149	-8	-5%
Pending Sales (Trailing 12 Months)	1,620	1,719	-99	-6%
Closed Sales MTD	130	184	-54	-29%
Closed Sales (Trailing 12 Months)	1,469	1,583	-114	-7%
Closed Sales Price (Median)	\$1,350,000	\$1,357,500	-\$7,500	-1%
30-Year-Fixed-Rate Mortgage Rates	6.6%	6.5%	0.1%	1%
Monthly Payments (P&I)	\$8,613	\$8,580	\$33	0%

East Of Lake Sammamish (540)

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)	50	89	99	185	270	265	262	233					73%	182	AVG	81%
	New Listings Taken in Month	75	114	182	242	274	192	170	135					-8%	1,384	YTD	16%
	# of Pending Transactions	51	73	152	127	135	137	121	113					-6%	909	YTD	-8%
	Months Supply of Inventory	1.0	1.2	0.7	1.5	2.0	1.9	2.2	2.1					83%	1.6	AVG	94%
	# of Closed Sales	33	50	81	123	123	115	127	105					-31%	757	YTD	-14%
	Median Closed Price	1,692,810	1,562,500	1,588,000	1,650,000	1,525,000	1,500,000	1,543,000	1,480,000					-2%	1,570,660	WA	-1%
2024	Active Listings (EOM)	49	56	51	91	128	143	148	135	145	105	67	34	-4%	100	AVG	-22%
	New Listings Taken in Month	57	109	119	186	223	167	187	146	144	87	41	17	-4%	1,194	YTD	8%
	# of Pending Transactions	63	93	117	133	172	131	155	120	114	100	60	33	-4%	984	YTD	0%
	Months Supply of Inventory	0.8	0.6	0.4	0.7	0.7	1.1	1.0	1.1	1.3	1.1	1.1	1.0	0%	0.8	AVG	-24%
	# of Closed Sales	46	56	93	104	150	131	147	152	96	123	75	48	12%	879	YTD	6%
	Median Closed Price	1,539,500	1,452,500	1,630,000	1,639,997	1,665,000	1,675,000	1,618,000	1,507,500	1,483,500	1,528,000	1,580,000	1,425,000	4%	1,594,551	WA	16%
2023	Active Listings (EOM)	114	93	136	129	128	128	156	140	150	125	100	51	-42%	128	AVG	-22%
	New Listings Taken in Month	94	86	191	118	166	151	167	129	137	87	66	21	-9%	1,102	YTD	-38%
	# of Pending Transactions	84	102	144	122	159	119	132	125	110	101	78	53	-17%	987	YTD	-22%
	Months Supply of Inventory	1.4	0.9	0.9	1.1	0.8	1.1	1.2	1.1	1.4	1.2	1.3	1.0	-30%	1.1	AVG	4%
	# of Closed Sales	45	65	100	106	117	151	107	136	107	90	89	79	-10%	827	YTD	-26%
	Median Closed Price	1,375,000	1,205,000	1,399,940	1,360,500	1,425,000	1,419,800	1,380,000	1,449,900	1,400,000	1,450,000	1,350,000	1,325,000	9%	1,380,510	WA	-8%
2022	Active Listings (EOM)	20	21	74	139	205	298	313	240	250	231	181	123	314%	164	AVG	173%
	New Listings Taken in Month	94	141	262	280	291	337	242	142	171	111	69	37	-28%	1,789	YTD	-1%
	# of Pending Transactions	85	139	196	203	195	155	146	151	130	90	59	46	-27%	1,270	YTD	-25%
	Months Supply of Inventory	0.2	0.2	0.4	0.7	1.1	1.9	2.1	1.6	1.9	2.6	3.1	2.7	470%	1.0	AVG	252%
	# of Closed Sales	61	62	151	183	184	186	145	151	143	121	83	59	-31%	1,123	YTD	-27%
	Median Closed Price	1,385,000	1,677,500	1,605,000	1,600,000	1,522,475	1,455,000	1,325,000	1,325,000	1,310,000	1,400,000	1,350,000	1,300,000	5%	1,497,646	WA	24%
2021	# of Active Listings	39	52	60	75	48	68	79	58	48	31	21	11	-56%	60	A	-62%
	New Listings Taken in Month	132	160	283	285	232	275	234	197	197	127	92	55	-6%	1,798	YTD	-8%
	# of Pending Transactions	126	151	261	254	247	240	206	208	197	136	98	58	-24%	1,693	YTD	1%
	Months Supply of Inventory	0.3	0.3	0.2	0.3	0.2	0.3	0.4	0.3	0.2	0.2	0.2	0.2	-42%	0.3	A	-64%
	# of Closed Sales	88	115	164	216	251	247	243	220	190	206	140	103	1%	1,544	T	27%
	Median Closed Price	1,009,665	1,059,047	1,260,000	1,240,000	1,220,000	1,250,000	1,320,000	1,267,824	1,277,500	1,345,000	1,372,500	1,399,000	27%	1,211,950	WA	29%

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

East Of Lake Sammamish (540)

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)	132	127	157	193	181	170	162	131	104	75	48	36	-67%	157	AVG	-56%
	New Listings Taken in Month	153	199	232	156	209	239	259	233	202	186	113	69	11%	1,680	YTD	-14%
	# of Pending Transactions	147	212	192	131	216	249	260	273	219	215	139	71	29%	1,680	YTD	-3%
	Months Supply of Inventory	0.9	0.6	0.8	1.5	0.8	0.7	0.6	0.5	0.5	0.3	0.3	0.5	-74%	0.8	AVG	-53%
	# of Closed Sales	80	98	139	149	131	180	223	218	201	231	166	181	7%	1,218	YTD	-13%
	Median Closed Price	869,200	977,500	955,000	899,000	883,500	922,495	975,000	1,000,000	985,000	1,027,318	999,475	1,037,577	11%	937,413	WA	6%
2019	Active Listings (EOM)	249	260	313	348	432	450	418	394	365	281	186	127	-8%	358	AVG	50%
	New Listings Taken in Month	143	141	291	307	372	269	223	209	174	149	84	58	-21%	1,955	YTD	-7%
	# of Pending Transactions	116	133	238	283	283	241	229	212	184	199	154	96	34%	1,735	YTD	4%
	Months Supply of Inventory	2.1	2.0	1.3	1.2	1.5	1.9	1.8	1.9	2.0	1.4	1.2	1.3	-32%	1.7	AVG	45%
	# of Closed Sales	108	86	125	186	221	246	220	204	157	177	156	146	-5%	1,396	YTD	-4%
	Median Closed Price	922,875	857,873	905,000	903,750	845,000	883,500	873,250	897,240	902,380	885,000	852,072	892,450	3%	886,739	WA	-1%
2018	Active Listings (EOM)	110	104	130	176	262	331	365	430	457	409	324	232	94%	239	AVG	44%
	New Listings Taken in Month	146	183	266	246	373	343	275	263	236	166	112	45	6%	2,095	YTD	5%
	# of Pending Transactions	136	190	244	199	275	264	209	158	165	158	147	98	-42%	1,675	YTD	-11%
	Months Supply of Inventory	0.8	0.5	0.5	0.9	1.0	1.3	1.7	2.7	2.8	2.6	2.2	2.4	232%	1.2	AVG	67%
	# of Closed Sales	100	105	171	192	187	257	226	214	161	202	134	158	-25%	1,452	YTD	-1%
	Median Closed Price	870,917	860,000	899,000	899,750	923,000	930,000	915,500	870,250	880,000	865,000	870,000	840,000	7%	896,732	WA	7%
2017	Active Listings (EOM)	120	94	122	137	171	216	240	222	237	200	151	91	-19%	165	AVG	-24%
	New Listings Taken in Month	137	158	266	224	318	341	302	248	224	173	127	66	19%	1,994	YTD	1%
	# of Pending Transactions	121	181	255	214	285	286	277	271	212	210	166	117	30%	1,890	YTD	0%
	Months Supply of Inventory	1.0	0.5	0.5	0.6	0.6	0.8	0.9	0.8	1.1	1.0	0.9	0.8	-38%	0.7	AVG	-25%
	# of Closed Sales	94	77	158	164	195	246	245	284	210	215	182	180	11%	1,463	YTD	4%
	Median Closed Price	806,282	815,000	850,633	871,000	870,000	844,500	841,000	811,500	791,723	825,000	842,500	873,500	4%	839,418	WA	15%
2016	Active Listings (EOM)	137	160	175	242	215	269	278	273	241	217	149	106	-7%	219	AVG	-16%
	New Listings Taken in Month	130	205	230	305	282	336	269	208	196	157	108	63	-7%	1,965	YTD	-3%
	# of Pending Transactions	134	198	222	250	326	288	257	208	219	191	173	93	-18%	1,883	YTD	-7%
	Months Supply of Inventory	1.0	0.8	0.8	1.0	0.7	0.9	1.1	1.3	1.1	1.1	0.9	1.1	13%	0.9	AVG	-11%
	# of Closed Sales	82	81	138	174	165	266	243	255	174	205	162	175	2%	1,404	YTD	-11%
	Median Closed Price	707,440	740,000	712,500	695,440	715,880	722,500	751,000	778,000	755,000	742,000	769,500	840,000	17%	728,716	WA	14%
2015	Active Listings (EOM)	212	205	225	258	279	290	327	295	258	214	141	128	-37%	261	AVG	-26%
	New Listings Taken in Month	134	182	265	290	330	307	294	224	190	172	83	57	-8%	2,026	YTD	-3%
	# of Pending Transactions	158	204	267	258	335	289	256	254	231	217	143	76	11%	2,021	YTD	2%
	Months Supply of Inventory	1.3	1.0	0.8	1.0	0.8	1.0	1.3	1.2	1.1	1.0	1.0	1.7	-43%	1.1	AVG	-27%
	# of Closed Sales	108	105	169	205	220	285	239	249	200	184	138	169	5%	1,580	YTD	6%
	Median Closed Price	665,000	593,700	592,587	650,000	644,110	625,000	650,000	665,000	679,296	659,200	675,000	649,000	15%	636,841	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

East Of Lake Sammamish (540)
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)	118	117	144	179	205	236	249	232	226	189	137	94	177	AVG
% of 12 Month Avg.	67%	66%	81%	101%	116%	133%	140%	131%	127%	107%	77%	53%		
New Listings Taken in Month	122	156	241	240	280	277	245	200	187	142	90	49	2,227	T
% of 12 Month Avg.	66%	84%	130%	129%	151%	149%	132%	108%	101%	76%	48%	26%		
# of Pending Transactions	117	160	214	205	249	226	213	198	178	162	122	74	2,117	T
% of 12 Month Avg.	66%	91%	121%	116%	141%	128%	121%	112%	101%	92%	69%	42%		
Months Supply of Inventory	1.0	0.7	0.7	0.9	0.8	1.0	1.2	1.2	1.3	1.2	1.1	1.3	1.0	AVG
% of 12 Month Avg.	98%	71%	66%	85%	80%	102%	114%	114%	123%	114%	109%	123%		
# of Closed Units	81	85	141	168	182	220	204	208	164	175	133	130	1,890	T
% of 12 Month Avg.	52%	54%	89%	107%	116%	139%	129%	132%	104%	111%	84%	82%		
Median Closed Price	1,015,088	1,023,812	1,080,966	1,075,944	1,071,397	1,072,780	1,064,875	1,057,221	1,046,440	1,072,652	1,066,105	1,058,153	1,058,786	AVG
% of 12 Month Avg.	96%	97%	102%	102%	101%	101%	101%	100%	99%	101%	101%	100%		

East Of Lake Sammamish (540)

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	1	0	1	0	0	0	0					2
\$500,000 to \$749,999	3	3	1	3	4	5	3	3					25
\$750,000 to \$999,999	4	6	11	11	14	12	13	9					80
\$1,000,000 to \$1,499,999	5	10	23	35	39	37	40	42					231
\$1,500,000 to \$2,499,999	14	25	38	60	57	51	64	45					354
\$2,500,000 and above	7	4	8	13	9	8	7	6					62
Grand Total	33	49	81	123	123	113	127	105					754

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	2	1	1	1	0	1	1	1	5
\$500,000 to \$749,999	4	4	9	7	8	5	6	8	7	3	4	2	51
\$750,000 to \$999,999	8	6	12	14	13	11	13	20	7	12	7	5	97
\$1,000,000 to \$1,499,999	11	19	18	19	39	40	39	44	36	41	19	19	229
\$1,500,000 to \$2,499,999	19	21	40	54	74	57	71	66	38	55	33	16	402
\$2,500,000 and above	4	6	14	10	14	15	16	12	8	9	10	5	91
Grand Total	46	56	93	104	150	129	146	151	96	121	74	48	875

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	-100%	-100%	-100%	-100%					-60%
\$500,000 to \$749,999	-25%	-25%	-89%	-57%	-50%	0%	-50%	-63%					-51%
\$750,000 to \$999,999	-50%	0%	-8%	-21%	8%	9%	0%	-55%					-18%
\$1,000,000 to \$1,499,999	-55%	-47%	28%	84%	0%	-8%	3%	-5%					1%
\$1,500,000 to \$2,499,999	-26%	19%	-5%	11%	-23%	-11%	-10%	-32%					-12%
\$2,500,000 and above	75%	-33%	-43%	30%	-36%	-47%	-56%	-50%					-32%
Grand Total	-28%	-13%	-13%	18%	-18%	-12%	-13%	-30%					-14%