

MARKET UPDATE

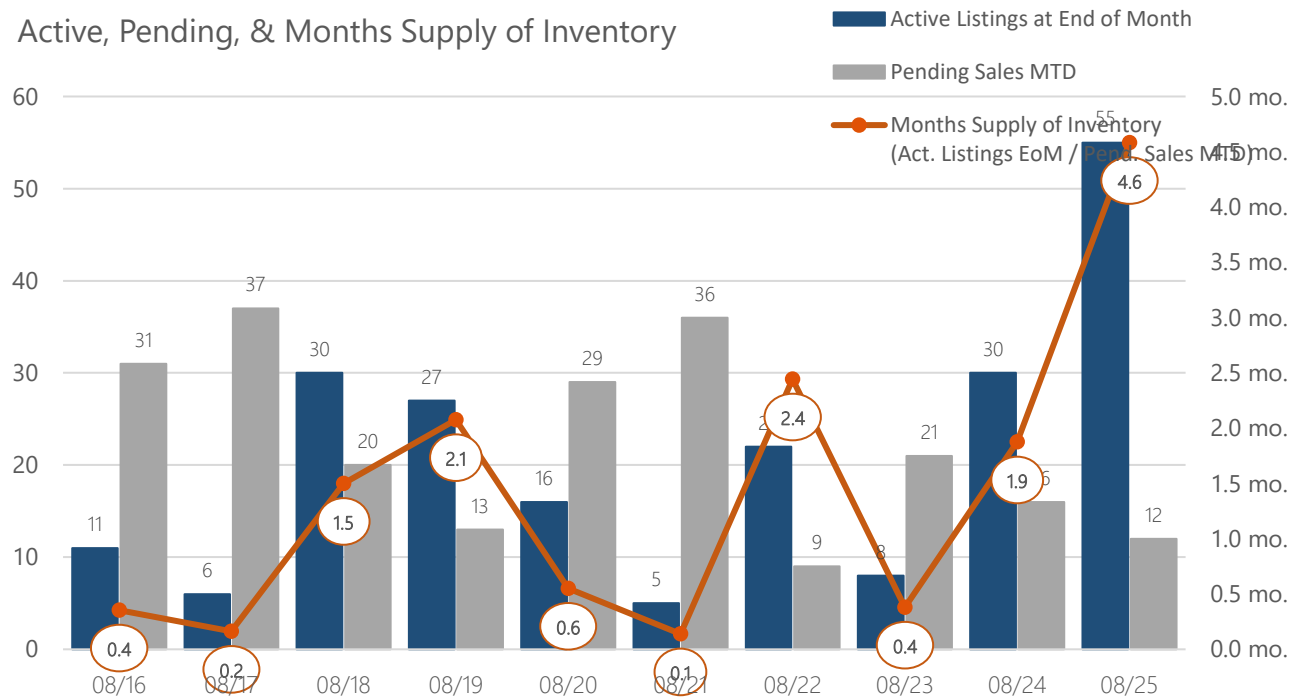
August, 2025



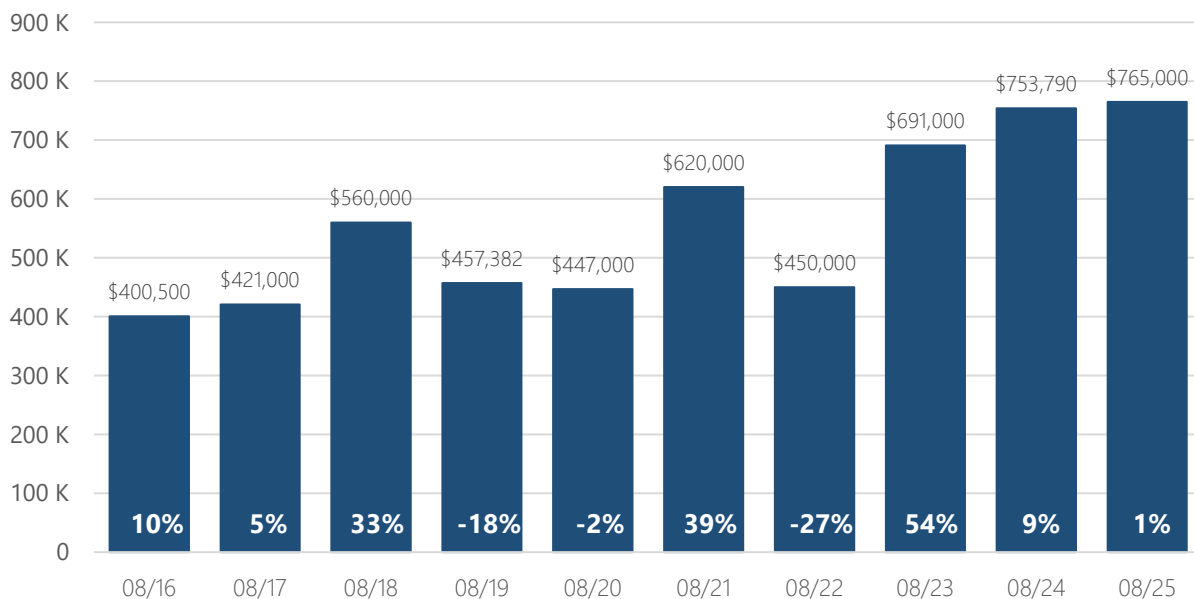
Redmond/Carnation (550)

CONDOMINIUM ONLY

Active, Pending, & Months Supply of Inventory



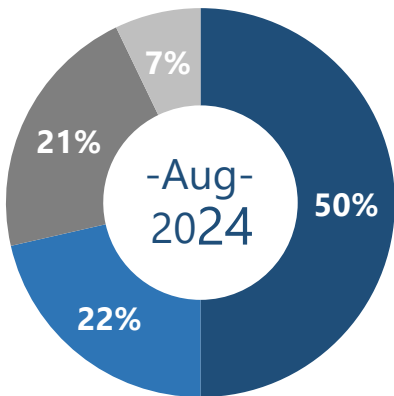
Median Closed Sales Price For Current Month Sold Properties



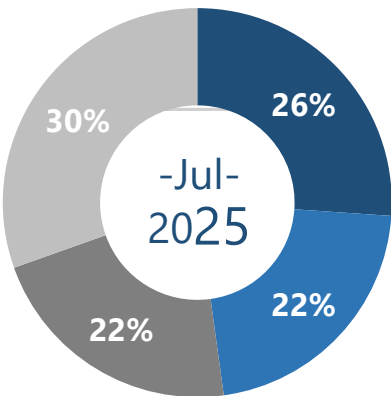
Redmond/Carnation (550)

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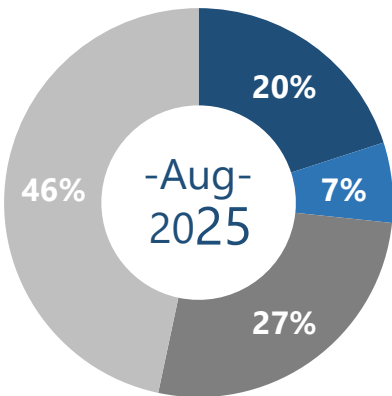
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE







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	2	3	16	100
NUMBER OF SALES IN MONTH	3	1	4	7
MEDIAN % FROM ORIGINAL LIST PRICE	1%	0%	-2%	N/A

Redmond/Carnation (550)

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Sales Price to List Price based on Market Time

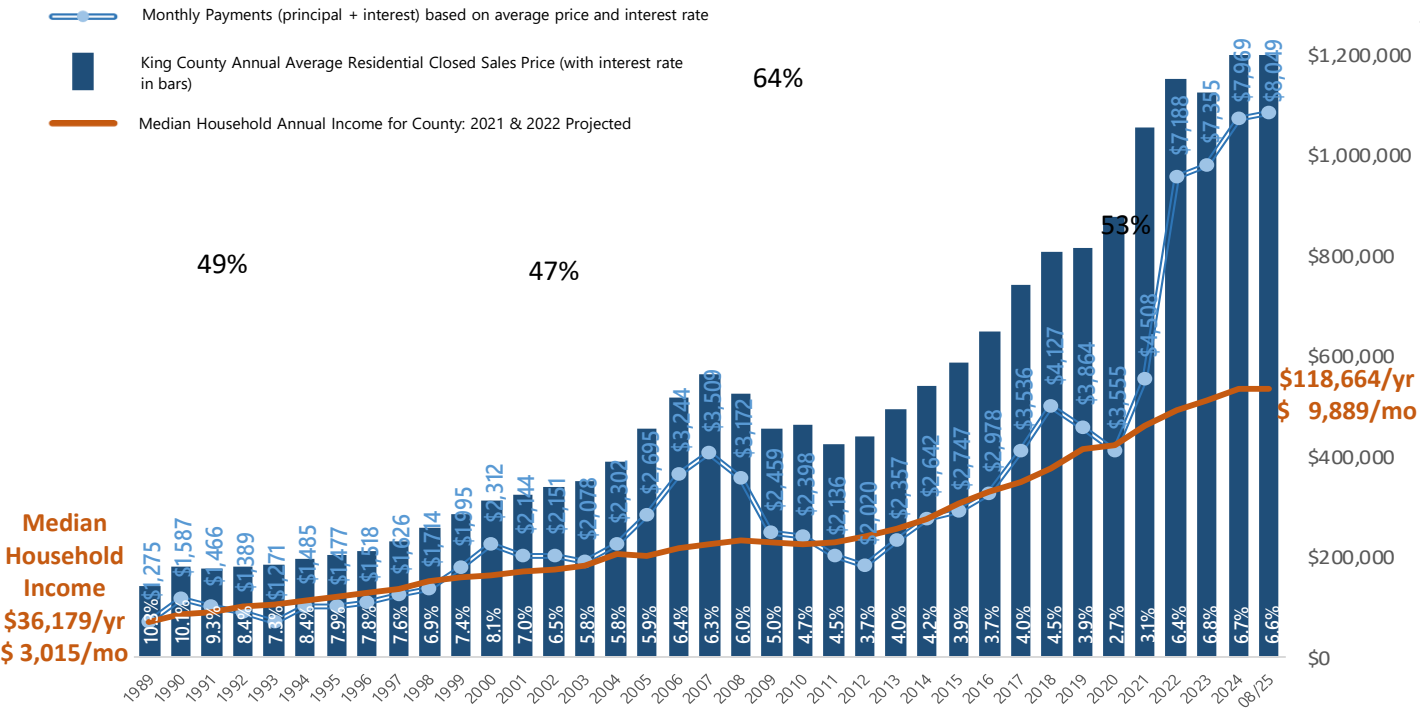
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	8	53.3%
15 - 30	97.3%	100.0%	3	20.0%
31 - 60	97.5%	97.5%	1	6.7%
61 - 90	0.0%	0.0%	0	0.0%
90+	92.5%	93.1%	3	20.0%
Totals			15	100.0%

The Cost of Waiting a Year

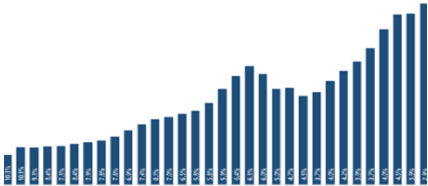
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
August, 2025	\$765,000	6.59%	\$4,881
August, 2024	\$753,790	6.50%	\$4,764
	\$11,210	0.09%	\$116 Per Month
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			\$1,395 Per Year

Monthly Payments Compared to Income Trendline King County

73%



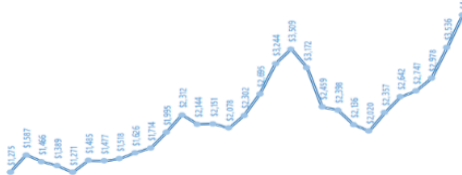
A



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

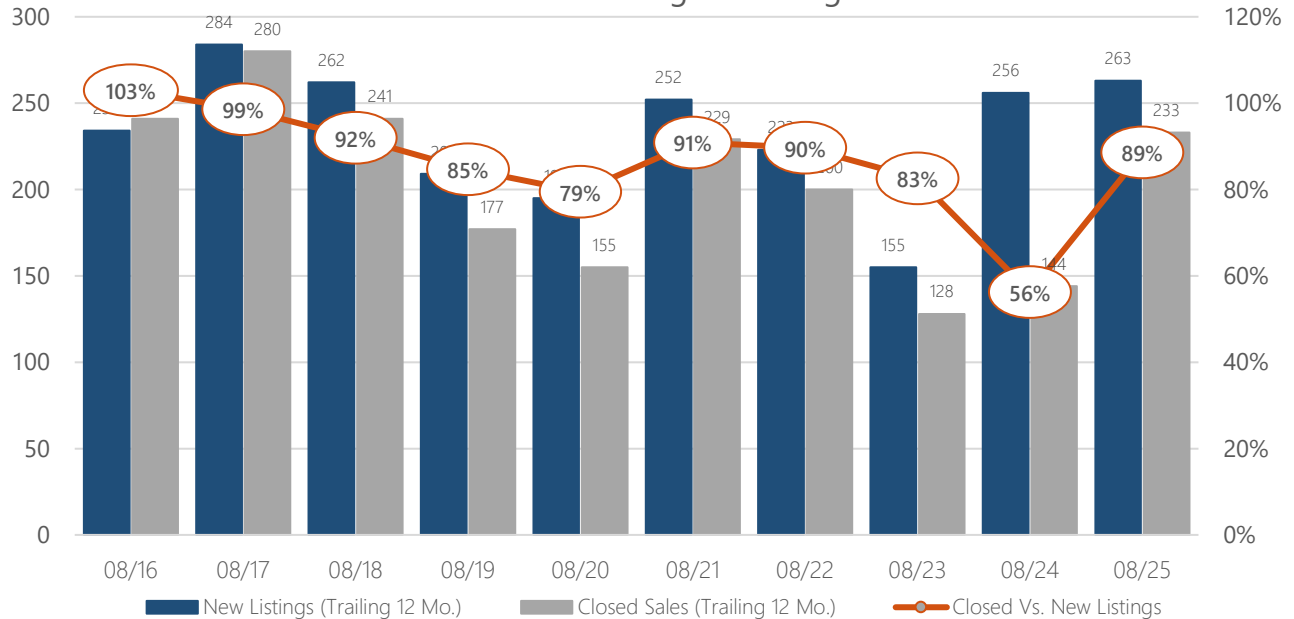
Monthly cycle peaks shown

Redmond/Carnation (550)

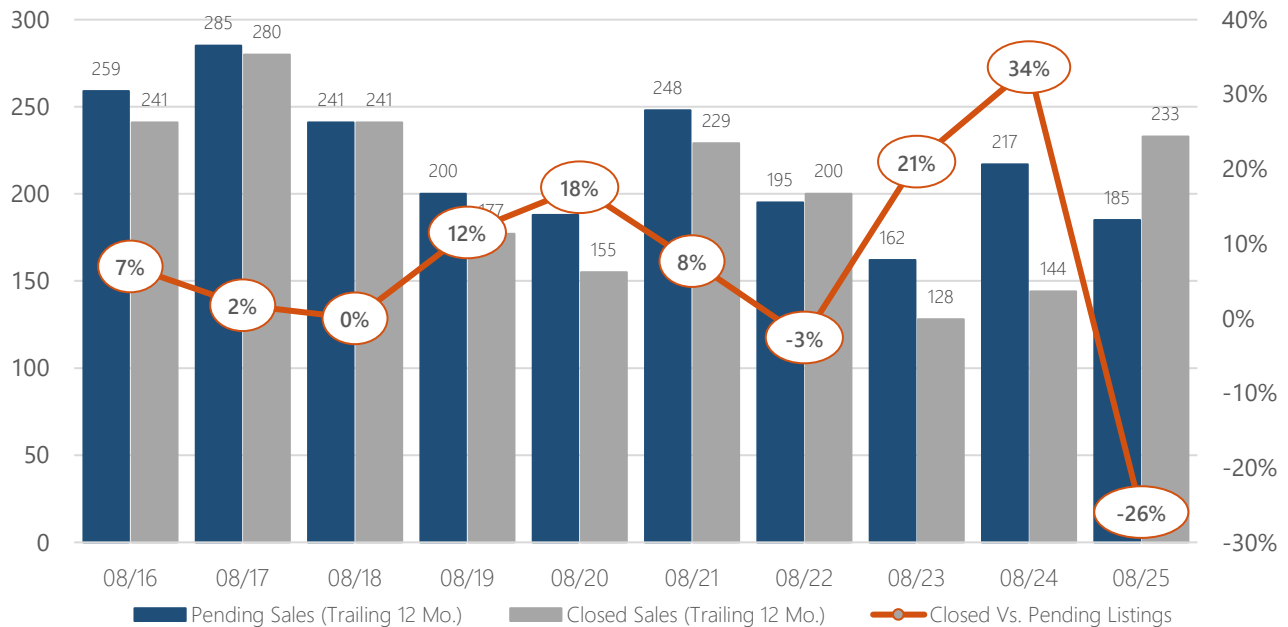
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What Are The Odds of Selling?

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

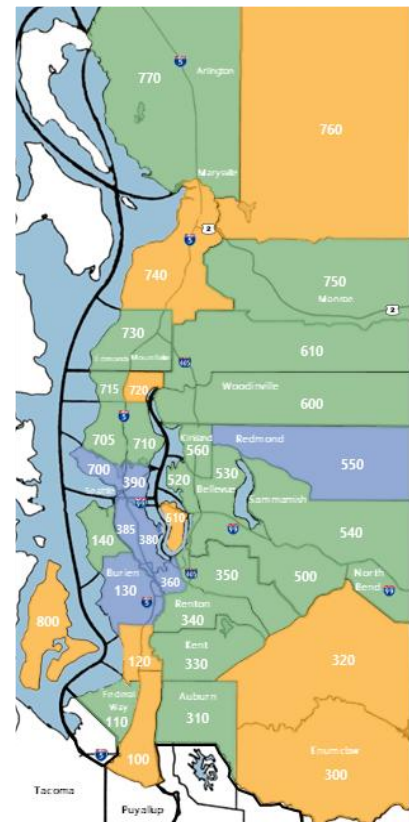
2 YEARS AGO



1 YEAR AGO



CURRENT YEAR



Redmond/Carnation (550)

Statistics To Know

Residential

	August, 2025	August, 2024	Difference	% Change
Months Supply of Inventory	3.1	2.0	1.1	57%
Active Listings at End of Month	157	90	67	74%
Pending Sales MTD	51	46	5	11%
Pending Sales (Trailing 12 Months)	620	511	109	21%
Closed Sales MTD	52	39	13	33%
Closed Sales (Trailing 12 Months)	501	425	76	18%
Closed Sales Price (Median)	\$1,335,000	\$1,545,000	-\$210,000	-14%
30-Year-Fixed-Rate Mortgage Rate	6.6%	6.5%	0.1%	1%
Monthly Payments (P&I)	\$8,517	\$9,765	-\$1,248	-13%

Condominium

	August, 2025	August, 2024	Difference	% Change
Months Supply of Inventory	4.6	1.9	2.7	144%
Active Listings at End of Month	55	30	25	83%
Pending Sales MTD	12	16	-4	-25%
Pending Sales (Trailing 12 Months)	185	217	-32	-15%
Closed Sales MTD	15	14	1	7%
Closed Sales (Trailing 12 Months)	233	144	89	62%
Closed Sales Price (Median)	\$765,000	\$753,790	\$11,210	1%
30-Year-Fixed-Rate Mortgage Rate	6.6%	6.5%	0.1%	1%
Monthly Payments (P&I)	\$4,881	\$4,764	\$116	2%

Residential & Condominium

	August, 2025	August, 2024	Difference	% Change
Months Supply of Inventory	3.4	1.9	1.4	74%
Active Listings at End of Month	212	120	92	77%
Pending Sales MTD	63	62	1	2%
Pending Sales (Trailing 12 Months)	805	728	77	11%
Closed Sales MTD	67	53	14	26%
Closed Sales (Trailing 12 Months)	734	569	165	29%
Closed Sales Price (Median)	\$1,245,000	\$1,225,000	\$20,000	2%
30-Year-Fixed-Rate Mortgage Rates	6.6%	6.5%	0.1%	1%
Monthly Payments (P&I)	\$7,943	\$7,743	\$200	3%

Redmond/Carnation (550)

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)	29	33	34	37	47	45	47	55					83%	41	AVG	102%
	New Listings Taken in Month	21	23	24	30	34	26	24	22					29%	204	YTD	8%
	# of Pending Transactions	11	22	24	17	15	18	13	12					-25%	132	YTD	-14%
	Months Supply of Inventory	2.6	1.5	1.4	2.2	3.1	2.5	3.6	4.6					144%	2.7	AVG	150%
	# of Closed Sales	16	17	20	19	29	17	23	15					7%	156	YTD	56%
	Median Closed Price	909,060	1,039,540	764,500	780,000	900,000	760,000	716,000	765,000					1%	841,919	WA	12%
2024	Active Listings (EOM)	7	6	17	14	20	32	36	30	31	25	28	17	275%	20	AVG	116%
	New Listings Taken in Month	18	14	36	22	29	30	23	17	26	20	10	3	-24%	189	YTD	72%
	# of Pending Transactions	16	14	26	24	20	21	17	16	21	19	6	7	-24%	154	YTD	28%
	Months Supply of Inventory	0.4	0.4	0.7	0.6	1.0	1.5	2.1	1.9	1.5	1.3	4.7	2.4	392%	1.1	AVG	63%
	# of Closed Sales	5	11	3	22	22	13	10	14	15	23	25	14	8%	100	YTD	18%
	Median Closed Price	465,000	689,950	679,000	902,620	855,000	765,000	731,570	753,790	795,000	807,020	861,790	1,027,072	9%	751,064	WA	11%
2023	Active Listings (EOM)	13	10	12	8	5	5	14	8	21	16	12	8	-64%	9	AVG	-20%
	New Listings Taken in Month	16	8	11	9	12	11	28	15	35	20	5	7	0%	110	YTD	-35%
	# of Pending Transactions	16	10	11	13	15	12	22	21	21	24	9	9	133%	120	YTD	-12%
	Months Supply of Inventory	0.8	1.0	1.1	0.6	0.3	0.4	0.6	0.4	1.0	0.7	1.3	0.9	-84%	0.7	AVG	-22%
	# of Closed Sales	7	15	8	11	10	13	8	13	13	19	9	3	18%	85	YTD	-30%
	Median Closed Price	800,000	548,000	679,400	805,000	567,500	610,000	623,750	691,000	775,000	750,000	926,240	537,000	54%	678,094	WA	-2%
2022	Active Listings (EOM)	6	2	7	9	11	16	21	22	20	17	16	12	340%	12	AVG	65%
	New Listings Taken in Month	16	16	30	24	16	24	29	15	20	9	11	5	-44%	170	YTD	-11%
	# of Pending Transactions	11	20	27	21	15	15	18	9	19	8	8	7	-75%	136	YTD	-27%
	Months Supply of Inventory	0.5	0.1	0.3	0.4	0.7	1.1	1.2	2.4	1.1	2.1	2.0	1.7	1660%	0.8	AVG	134%
	# of Closed Sales	10	11	16	25	19	12	18	11	10	18	6	9	-59%	122	YTD	-22%
	Median Closed Price	575,000	680,000	735,475	645,000	865,000	830,000	505,000	450,000	682,500	621,750	557,500	550,000	-27%	689,555	WA	8%
2021	# of Active Listings	4	9	4	4	8	8	15	5	7	5	2	1	-69%	7	A	-43%
	New Listings Taken in Month	15	17	17	25	24	33	33	27	15	23	6	9	93%	191	YTD	22%
	# of Pending Transactions	15	10	22	26	20	31	26	36	12	25	10	12	24%	186	YTD	48%
	Months Supply of Inventory	0.3	0.9	0.2	0.2	0.4	0.3	0.6	0.1	0.6	0.2	0.2	0.1	-75%	0.4	A	-56%
	# of Closed Sales	10	13	15	14	25	23	29	27	30	11	26	11	50%	156	T	56%
	Median Closed Price	444,125	575,000	649,000	540,500	655,000	765,000	722,000	620,000	631,500	701,000	564,975	437,668	39%	635,966	WA	23%

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

Redmond/Carnation (550)

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)	7	6	7	8	14	21	21	16	14	14	8	4	-41%	13	AVG	-31%
	New Listings Taken in Month	9	15	13	12	17	24	20	27	27	14	10	10	93%	137	YTD	-12%
	# of Pending Transactions	13	17	12	8	13	17	17	29	25	15	12	10	123%	126	YTD	-10%
	Months Supply of Inventory	0.5	0.4	0.6	1.0	1.1	1.2	1.2	0.6	0.6	0.9	0.7	0.4	-73%	0.8	AVG	-22%
	# of Closed Sales	7	13	16	11	6	16	13	18	25	19	17	12	-5%	100	YTD	-16%
	Median Closed Price	385,000	430,000	675,000	508,000	580,000	496,500	507,500	447,000	577,020	629,950	534,000	599,450	-2%	518,017	WA	12%
2019	Active Listings (EOM)	11	10	13	13	20	26	25	27	31	34	17	11	-10%	18	AVG	61%
	New Listings Taken in Month	18	10	20	14	25	31	24	14	24	24	9	1	-56%	156	YTD	-16%
	# of Pending Transactions	20	12	17	14	20	22	22	13	11	18	25	8	-35%	140	YTD	-11%
	Months Supply of Inventory	0.6	0.8	0.8	0.9	1.0	1.2	1.1	2.1	2.8	1.9	0.7	1.4	38%	1.1	AVG	79%
	# of Closed Sales	10	14	15	10	18	14	19	19	8	9	12	26	12%	119	YTD	-16%
	Median Closed Price	387,500	502,000	470,000	418,886	415,000	512,500	495,000	457,382	481,500	545,000	462,500	410,000	-18%	461,319	WA	-18%
2018	Active Listings (EOM)	4	3	8	5	11	9	20	30	35	26	23	16	400%	11	AVG	27%
	New Listings Taken in Month	8	19	23	22	36	18	27	32	18	15	15	5	3%	185	YTD	-22%
	# of Pending Transactions	8	20	18	23	27	23	18	20	16	21	15	8	-46%	157	YTD	-32%
	Months Supply of Inventory	0.5	0.2	0.4	0.2	0.4	0.4	1.1	1.5	2.2	1.2	1.5	2.0	825%	0.6	AVG	83%
	# of Closed Sales	11	11	18	18	20	27	19	17	16	17	14	11	-45%	141	YTD	-28%
	Median Closed Price	550,000	606,000	493,250	579,000	539,000	620,000	545,000	560,000	570,000	382,000	510,000	549,000	33%	564,042	WA	29%
2017	Active Listings (EOM)	4	8	9	9	10	13	12	6	12	10	3	3	-45%	9	AVG	6%
	New Listings Taken in Month	22	17	26	31	34	42	35	31	28	27	9	13	55%	238	YTD	37%
	# of Pending Transactions	21	14	25	32	33	38	32	37	26	27	17	14	19%	232	YTD	31%
	Months Supply of Inventory	0.2	0.6	0.4	0.3	0.3	0.3	0.4	0.2	0.5	0.4	0.2	0.2	-54%	0.3	AVG	-14%
	# of Closed Sales	9	15	18	25	27	37	34	31	29	30	22	19	72%	196	YTD	36%
	Median Closed Price	344,000	420,000	403,500	450,000	458,000	475,000	482,625	421,000	470,000	500,000	470,000	557,000	5%	435,886	WA	14%
2016	Active Listings (EOM)	3	7	7	6	6	10	17	11	12	11	5	4	-42%	8	AVG	-63%
	New Listings Taken in Month	9	19	27	15	22	32	30	20	16	17	6	7	-17%	174	YTD	-20%
	# of Pending Transactions	12	15	26	18	21	31	23	31	15	21	11	6	-18%	177	YTD	-28%
	Months Supply of Inventory	0.3	0.5	0.3	0.3	0.3	0.3	0.7	0.4	0.8	0.5	0.5	0.7	-29%	0.4	AVG	-50%
	# of Closed Sales	7	17	15	23	19	21	24	18	25	28	23	8	-25%	144	YTD	-13%
	Median Closed Price	260,000	383,000	370,000	329,200	398,500	429,250	427,475	400,500	408,051	592,000	422,000	392,500	10%	382,183	WA	11%
2015	Active Listings (EOM)	24	24	22	16	19	27	29	19	17	19	7	5	-57%	23	AVG	-29%
	New Listings Taken in Month	22	24	25	29	24	37	33	24	21	26	8	5	-31%	218	YTD	-16%
	# of Pending Transactions	25	26	32	33	26	31	34	38	29	22	21	10	15%	245	YTD	-1%
	Months Supply of Inventory	1.0	0.9	0.7	0.5	0.7	0.9	0.9	0.5	0.6	0.9	0.3	0.5	-63%	0.8	AVG	-27%
	# of Closed Sales	8	20	24	20	27	22	21	24	29	24	21	23	-8%	166	YTD	-8%
	Median Closed Price	304,975	368,750	346,500	325,000	375,000	349,000	308,000	365,000	385,000	302,625	347,260	359,990	2%	344,679	WA	0%

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

Redmond/Carnation (550)
CONDOMINIUM 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)	8	9	11	9	12	17	21	17	20	18	12	8	14	AVG
% of 12 Month Avg.	61%	63%	79%	68%	92%	124%	156%	129%	148%	131%	90%	60%		
New Listings Taken in Month	15	16	23	20	24	28	28	22	23	20	9	7	235	T
% of 12 Month Avg.	78%	81%	117%	104%	122%	144%	144%	114%	118%	100%	46%	33%		
# of Pending Transactions	16	16	22	21	21	24	23	25	20	20	13	9	229	T
% of 12 Month Avg.	82%	83%	113%	111%	110%	126%	120%	131%	102%	105%	70%	48%		
Months Supply of Inventory	0.5	0.5	0.5	0.4	0.6	0.7	0.9	0.7	1.0	0.9	0.9	0.9	0.7	AVG
% of 12 Month Avg.	74%	75%	69%	61%	82%	97%	128%	97%	143%	124%	126%	124%		
# of Closed Units	8	14	15	18	19	20	20	19	20	20	18	14	204	T
% of 12 Month Avg.	49%	82%	87%	105%	114%	117%	115%	113%	118%	117%	103%	80%		
Median Closed Price	451,560	520,270	550,113	550,321	570,800	585,225	534,792	516,567	577,557	583,135	565,627	541,968	545,661	AVG
% of 12 Month Avg.	83%	95%	101%	101%	105%	107%	98%	95%	106%	107%	104%	99%		

MARKET UPDATE

August, 2025

Redmond/Carnation (550)

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	0	0					0
\$250,000 to \$374,999	0	2	0	0	2	1	2	1					8
\$375,000 to \$499,999	1	0	5	1	2	4	4	2					19
\$500,000 to \$749,999	3	2	4	5	7	2	6	4					33
\$750,000 to \$999,999	7	4	8	6	6	4	5	5					45
\$1,000,000 and above	5	9	3	7	12	6	6	3					51
Grand Total	16	17	20	19	29	17	23	15					156

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	2	1	1	0	2	0	0	0	0	0	0	1	6
\$375,000 to \$499,999	1	2	0	1	0	1	1	0	1	1	1	1	6
\$500,000 to \$749,999	1	4	1	9	5	3	4	7	4	6	6	1	34
\$750,000 to \$999,999	1	1	1	7	9	7	2	6	6	8	8	3	34
\$1,000,000 and above	0	3	0	5	6	2	3	1	4	8	10	8	20
Grand Total	5	11	3	22	22	13	10	14	15	23	25	14	100

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	-100%	100%	-100%	N/A	0%	N/A	N/A	N/A					33%
\$375,000 to \$499,999	0%	-100%	N/A	0%	N/A	300%	300%	N/A					217%
\$500,000 to \$749,999	200%	-50%	300%	-44%	40%	-33%	50%	-43%					-3%
\$750,000 to \$999,999	600%	300%	700%	-14%	-33%	-43%	150%	-17%					32%
\$1,000,000 and above	N/A	200%	N/A	40%	100%	200%	100%	200%					155%
Grand Total	220%	55%	567%	-14%	32%	31%	130%	7%					56%