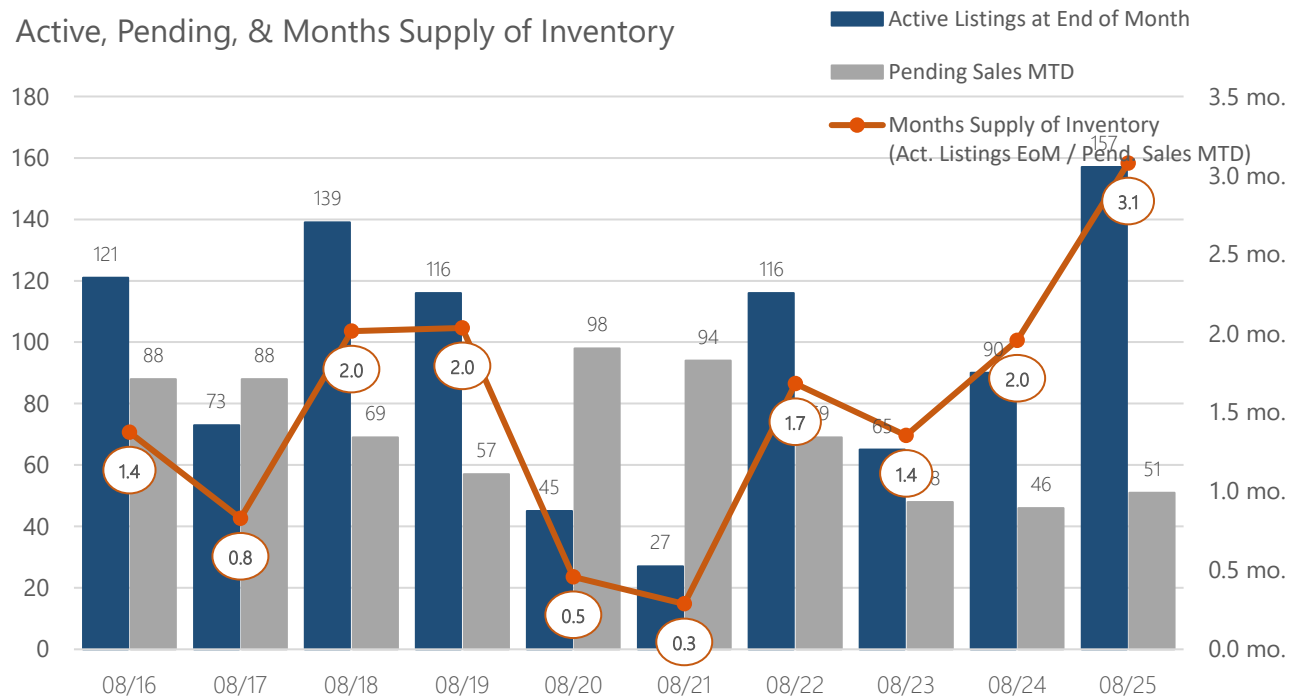


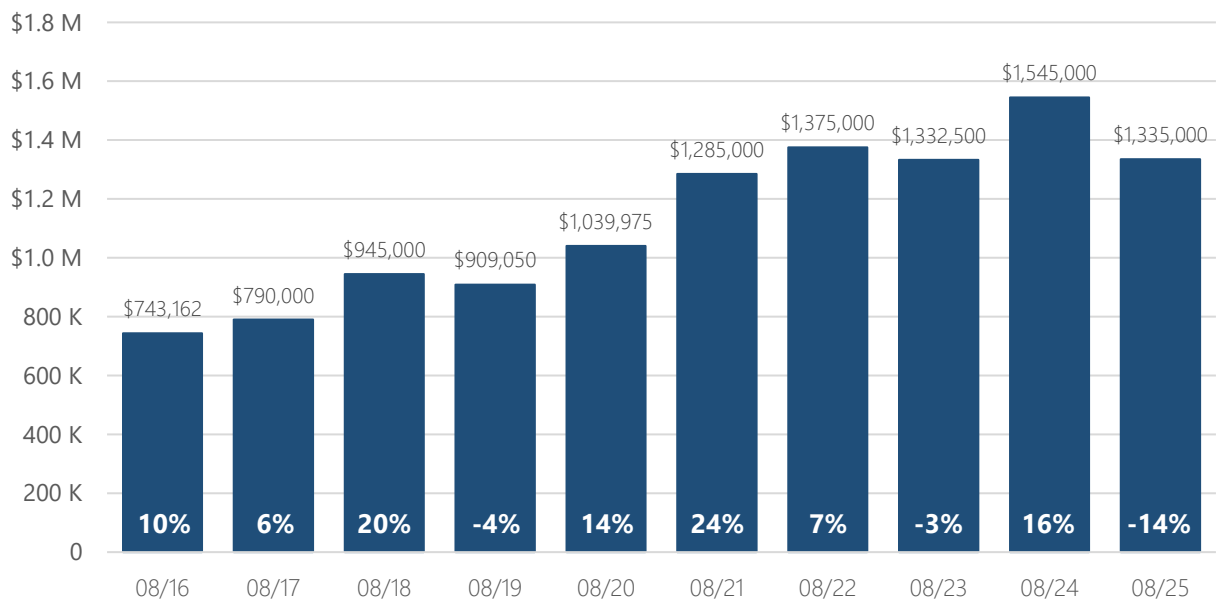
Redmond/Carnation (550)

RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



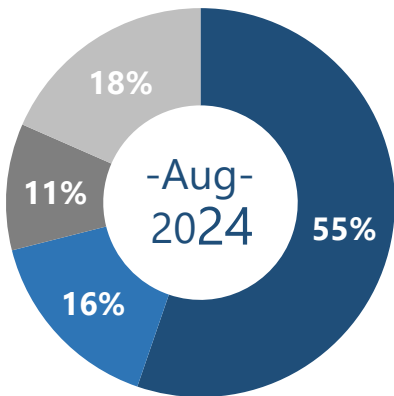
Median Closed Sales Price For Current Month Sold Properties



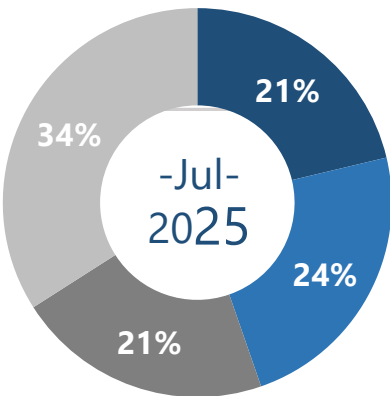
Redmond/Carnation (550)

RESIDENTIAL ONLY

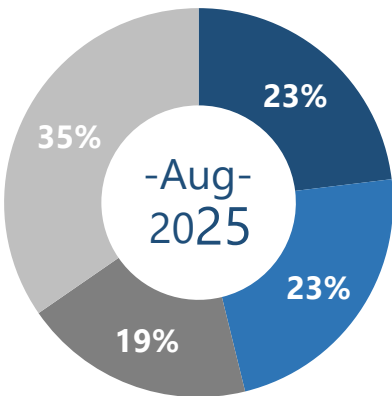
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE










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		5	13	23	69
NUMBER OF SALES IN MONTH		12	12	10	18
MEDIAN % FROM ORIGINAL LIST PRICE		3%	0%	-4%	N/A

Redmond/Carnation (550)

RESIDENTIAL ONLY

Sales Price to List Price based on Market Time

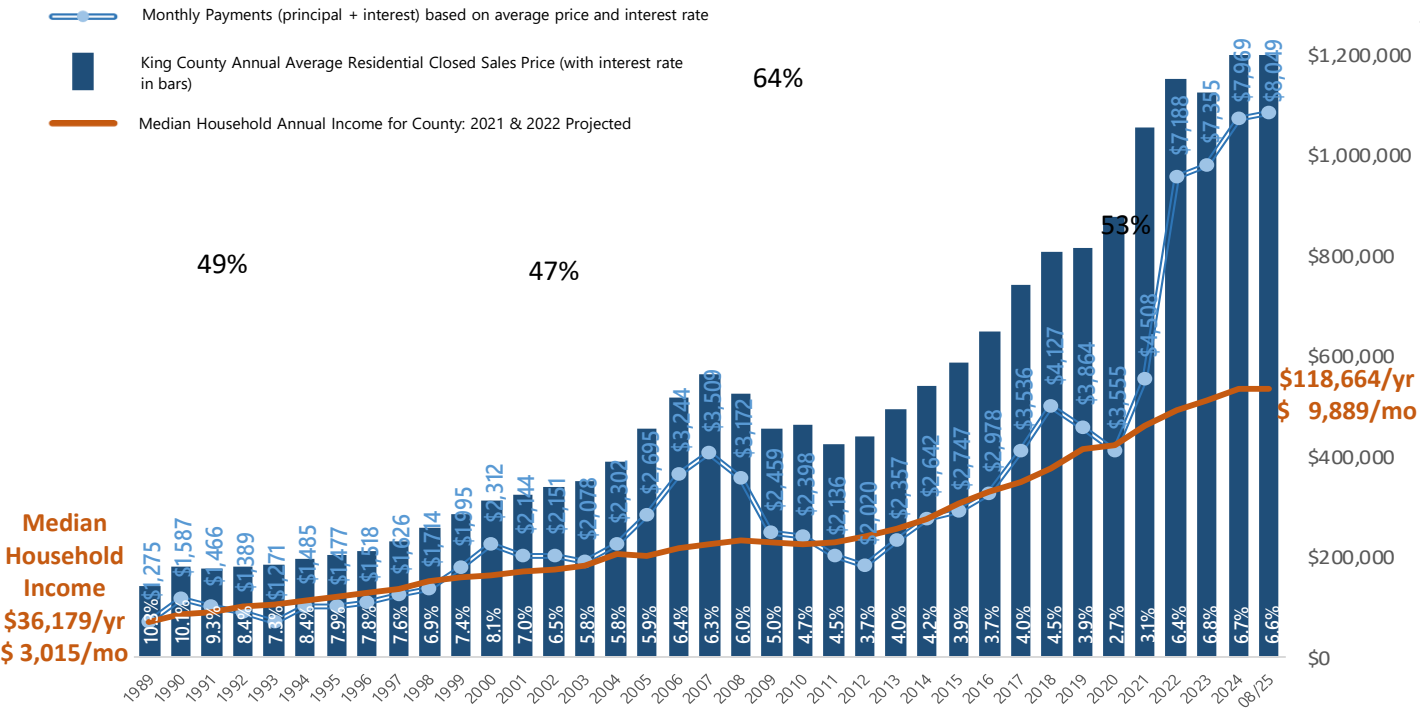
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	30	57.7%
15 - 30	99.0%	99.9%	6	11.5%
31 - 60	95.4%	97.2%	10	19.2%
61 - 90	93.7%	97.5%	5	9.6%
90+	68.8%	87.9%	1	1.9%
Totals			52	100.0%

The Cost of Waiting a Year

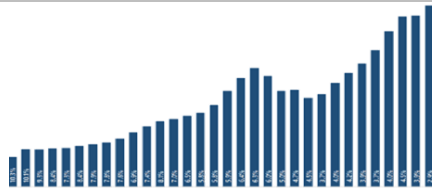
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
August, 2025	\$1,335,000	6.59%	\$8,517
August, 2024	\$1,545,000	6.50%	\$9,765
	-\$210,000	0.09%	-\$1,248 Per Month
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			-\$14,978 Per Year

Monthly Payments Compared to Income Trendline King County

73%



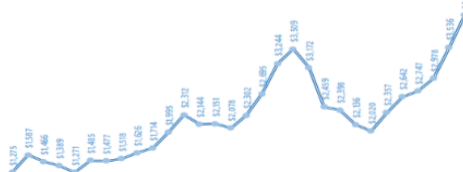
A



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

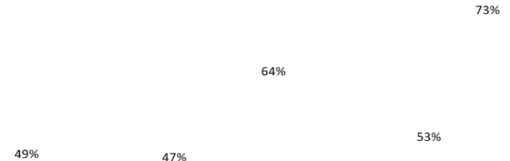
C



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

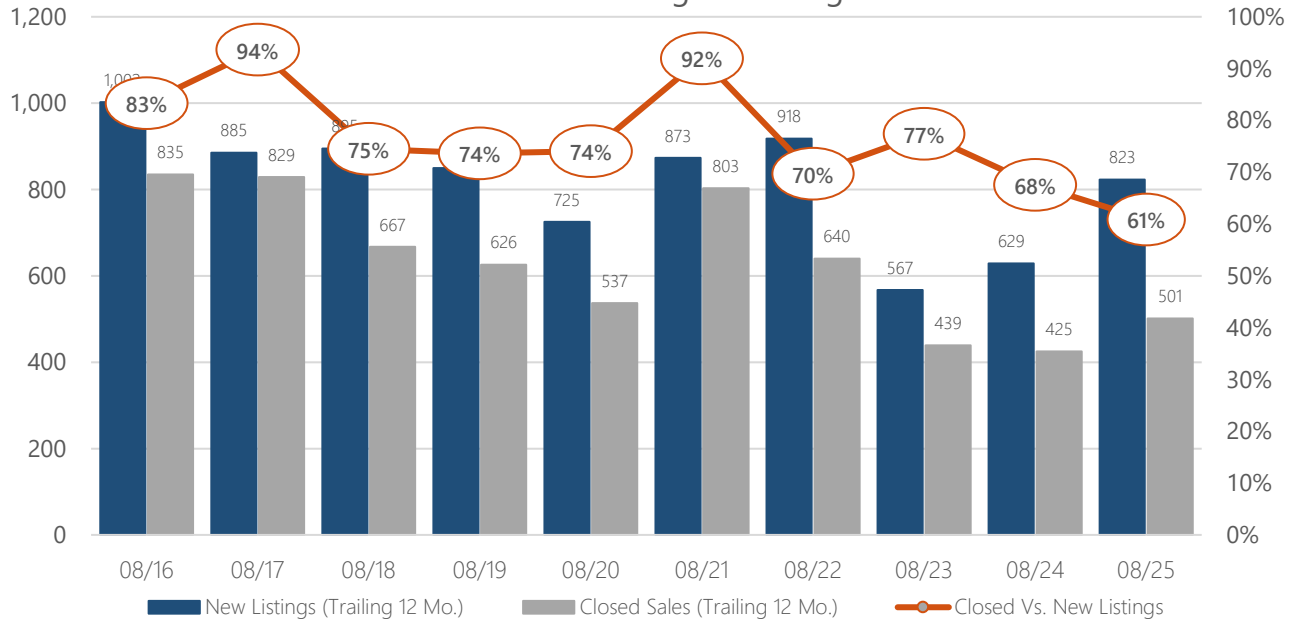
Monthly cycle peaks
shown

Redmond/Carnation (550)

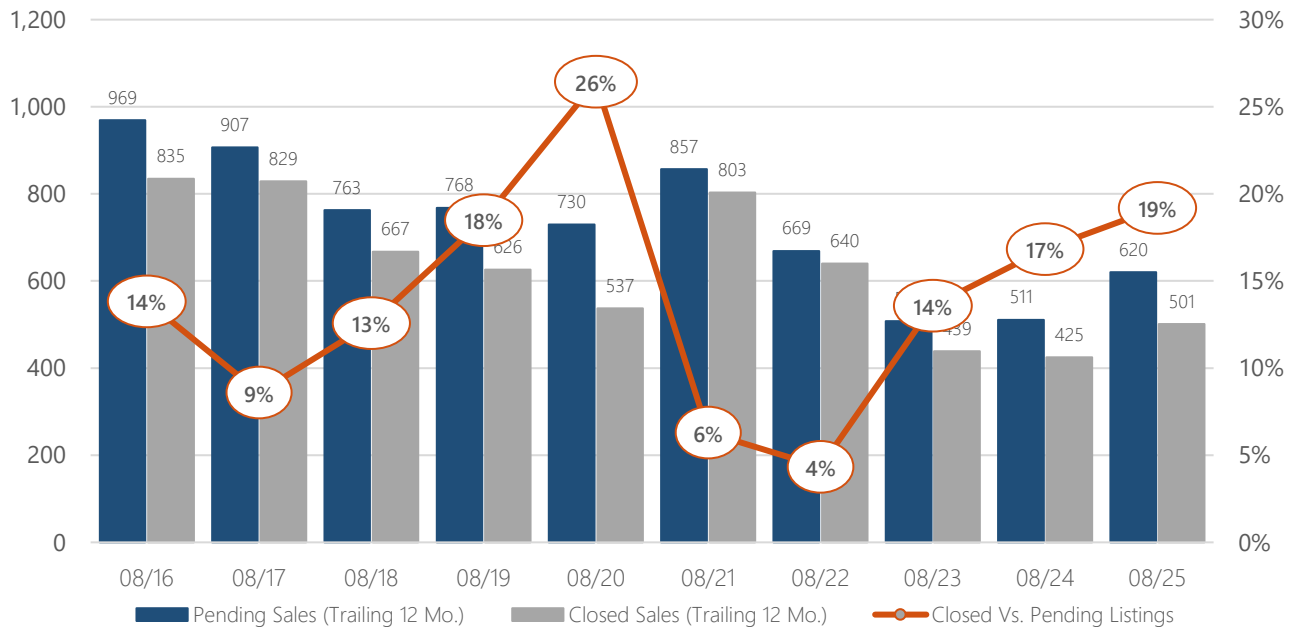
RESIDENTIAL ONLY

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

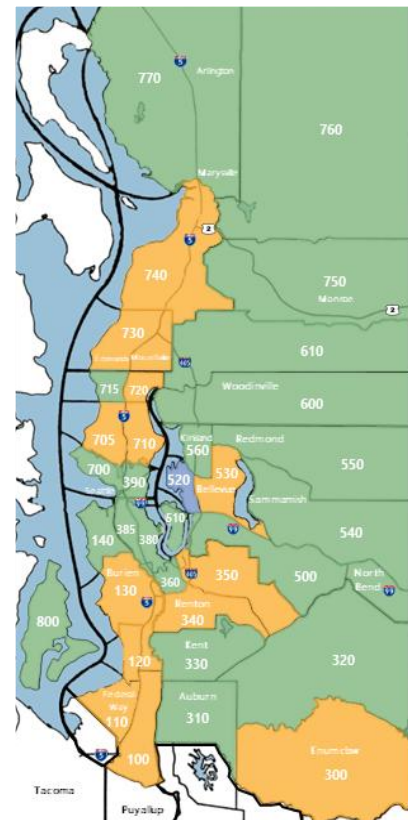
2 YEARS AGO



1 YEAR AGO



CURRENT YEAR



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)

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)	58	74	96	120	139	161	156	157					74%	120	AVG	121%
	New Listings Taken in Month	38	73	96	95	111	90	83	61					-8%	647	YTD	31%
	# of Pending Transactions	34	53	68	57	70	50	61	51					11%	444	YTD	16%
	Months Supply of Inventory	1.7	1.4	1.4	2.1	2.0	3.2	2.6	3.1					57%	2.2	AVG	93%
	# of Closed Sales	16	24	45	46	51	57	47	52					33%	338	YTD	15%
	Median Closed Price	1,205,000	1,327,500	1,575,000	1,565,000	1,350,000	1,399,880	1,370,000	1,335,000					-14%	1,400,637	WA	-5%
2024	Active Listings (EOM)	20	26	38	37	59	77	88	90	93	76	58	52	38%	54	AVG	4%
	New Listings Taken in Month	26	49	73	55	89	69	68	66	80	47	27	22	-4%	495	YTD	14%
	# of Pending Transactions	27	43	59	50	61	46	51	46	69	53	34	20	-4%	383	YTD	-1%
	Months Supply of Inventory	0.7	0.6	0.6	0.7	1.0	1.7	1.7	2.0	1.3	1.4	1.7	2.6	44%	1.1	AVG	4%
	# of Closed Sales	19	24	36	37	49	47	44	39	44	59	36	24	-30%	295	YTD	-2%
	Median Closed Price	1,094,000	1,142,500	1,550,000	1,715,688	1,698,000	1,350,000	1,392,500	1,545,000	1,337,500	1,600,000	1,408,750	1,422,545	16%	1,469,400	WA	16%
2023	Active Listings (EOM)	35	36	49	48	56	70	58	65	65	63	45	20	-44%	52	AVG	-28%
	New Listings Taken in Month	20	39	65	48	73	72	58	58	53	44	25	12	-23%	433	YTD	-42%
	# of Pending Transactions	30	36	50	46	61	51	64	48	44	33	29	22	-30%	386	YTD	-22%
	Months Supply of Inventory	1.2	1.0	1.0	1.0	0.9	1.4	0.9	1.4	1.5	1.9	1.6	0.9	-19%	1.1	AVG	-5%
	# of Closed Sales	17	23	35	39	32	52	46	56	36	38	25	31	-23%	300	YTD	-28%
	Median Closed Price	980,000	1,200,000	1,312,500	1,200,000	1,248,000	1,327,500	1,430,000	1,332,500	1,387,500	1,217,500	1,510,000	1,259,000	-3%	1,266,465	WA	-10%
2022	Active Listings (EOM)	10	7	29	62	87	135	136	116	92	88	63	48	330%	73	AVG	200%
	New Listings Taken in Month	26	53	98	120	126	130	121	75	54	44	24	12	-18%	749	YTD	10%
	# of Pending Transactions	22	51	70	77	81	48	75	69	58	26	22	16	-27%	493	YTD	-21%
	Months Supply of Inventory	0.5	0.1	0.4	0.8	1.1	2.8	1.8	1.7	1.6	3.4	2.9	3.0	485%	1.1	AVG	238%
	# of Closed Sales	22	19	44	62	80	72	46	73	52	46	22	19	-14%	418	YTD	-24%
	Median Closed Price	859,342	1,360,000	1,362,500	1,775,000	1,500,000	1,460,000	1,262,500	1,375,000	1,550,000	1,247,473	1,157,500	1,100,000	7%	1,411,425	WA	15%
2021	# of Active Listings	17	21	15	28	21	29	36	27	33	15	9	6	-40%	24	A	-57%
	New Listings Taken in Month	41	48	95	92	82	126	104	92	66	52	28	23	39%	680	YTD	4%
	# of Pending Transactions	33	44	102	78	80	109	88	94	55	67	32	22	-4%	628	YTD	18%
	Months Supply of Inventory	0.5	0.5	0.1	0.4	0.3	0.3	0.4	0.3	0.6	0.2	0.3	0.3	-37%	0.3	A	-63%
	# of Closed Sales	37	22	54	86	77	83	103	85	77	56	59	30	21%	547	T	50%
	Median Closed Price	944,688	1,105,000	1,230,000	1,054,300	1,330,000	1,365,000	1,327,999	1,285,000	1,160,000	1,435,500	1,355,000	1,440,000	24%	1,222,242	WA	33%

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)

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)	40	43	70	70	67	59	56	45	42	36	25	10	-61%	56	AVG	-47%
	New Listings Taken in Month	42	53	91	53	75	70	76	84	70	56	39	28	27%	544	YTD	-17%
	# of Pending Transactions	40	47	62	42	79	84	80	98	73	64	51	41	72%	532	YTD	-5%
	Months Supply of Inventory	1.0	0.9	1.1	1.7	0.8	0.7	0.7	0.5	0.6	0.6	0.5	0.2	-77%	0.9	AVG	-41%
	# of Closed Sales	27	29	42	35	34	65	62	70	79	63	58	56	21%	364	YTD	-16%
	Median Closed Price	910,000	930,000	846,250	885,000	927,500	850,000	948,000	1,039,975	915,000	961,000	985,000	922,911	14%	920,761	WA	7%
2019	Active Listings (EOM)	84	84	102	97	125	121	116	116	124	101	70	35	-17%	106	AVG	43%
	New Listings Taken in Month	60	54	96	81	126	89	82	66	79	58	27	17	-34%	654	YTD	-2%
	# of Pending Transactions	42	50	77	85	98	82	70	57	55	57	49	37	-17%	561	YTD	9%
	Months Supply of Inventory	2.0	1.7	1.3	1.1	1.3	1.5	1.7	2.0	2.3	1.8	1.4	0.9	1%	1.6	AVG	42%
	# of Closed Sales	21	29	43	51	77	75	79	58	41	50	49	33	-16%	433	YTD	7%
	Median Closed Price	800,000	750,000	870,000	890,100	938,000	840,000	880,000	909,050	850,000	862,500	985,600	921,200	-4%	863,424	WA	-3%
2018	Active Listings (EOM)	29	37	41	52	77	109	108	139	141	124	90	65	90%	74	AVG	26%
	New Listings Taken in Month	38	50	76	68	123	117	95	100	87	57	39	13	11%	667	YTD	3%
	# of Pending Transactions	39	42	66	51	93	82	75	69	69	58	54	26	-22%	517	YTD	-16%
	Months Supply of Inventory	0.7	0.9	0.6	1.0	0.8	1.3	1.4	2.0	2.0	2.1	1.7	2.5	143%	1.1	AVG	46%
	# of Closed Sales	24	31	42	48	52	58	80	69	51	56	43	43	-21%	404	YTD	-22%
	Median Closed Price	780,750	820,000	794,564	910,400	982,500	935,000	932,500	945,000	805,000	859,975	850,000	849,950	20%	893,466	WA	12%
2017	Active Listings (EOM)	38	34	42	64	67	75	78	73	88	73	52	27	-40%	59	AVG	-35%
	New Listings Taken in Month	35	49	78	106	96	97	97	90	95	68	48	17	-9%	648	YTD	-16%
	# of Pending Transactions	49	53	76	86	96	81	85	88	83	73	59	31	0%	614	YTD	-12%
	Months Supply of Inventory	0.8	0.6	0.6	0.7	0.7	0.9	0.9	0.8	1.1	1.0	0.9	0.9	-40%	0.8	AVG	-27%
	# of Closed Sales	49	40	49	55	83	90	67	87	70	83	60	50	4%	520	YTD	-6%
	Median Closed Price	705,950	700,000	815,000	790,000	855,700	880,000	830,000	790,000	817,500	821,000	777,500	797,500	6%	800,470	WA	17%
2016	Active Listings (EOM)	55	62	68	88	97	118	118	121	114	95	73	50	-5%	91	AVG	-27%
	New Listings Taken in Month	53	69	92	112	117	134	100	99	106	60	44	27	21%	776	YTD	-3%
	# of Pending Transactions	50	61	84	95	105	114	101	88	107	70	66	50	-15%	698	YTD	-13%
	Months Supply of Inventory	1.1	1.0	0.8	0.9	0.9	1.0	1.2	1.4	1.1	1.4	1.1	1.0	11%	1.0	AVG	-17%
	# of Closed Sales	42	38	44	71	69	90	118	84	80	96	74	59	-8%	556	YTD	-7%
	Median Closed Price	608,750	655,000	652,500	710,000	725,000	677,525	675,000	743,162	685,000	722,500	775,000	798,930	10%	683,327	WA	6%
2015	Active Listings (EOM)	108	113	112	117	133	143	148	128	109	115	82	53	-35%	125	AVG	-24%
	New Listings Taken in Month	61	91	85	107	136	121	114	82	67	79	42	38	-23%	797	YTD	-8%
	# of Pending Transactions	68	92	95	107	119	112	110	103	79	68	69	55	-6%	806	YTD	2%
	Months Supply of Inventory	1.6	1.2	1.2	1.1	1.1	1.3	1.3	1.2	1.4	1.7	1.2	1.0	-31%	1.3	AVG	-26%
	# of Closed Sales	45	44	69	64	91	108	86	91	89	74	56	60	14%	598	YTD	15%
	Median Closed Price	535,000	686,250	590,000	650,000	600,000	697,500	693,000	675,000	588,000	739,500	702,500	607,500	1%	645,661	WA	3%

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)
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)	44	46	57	66	79	94	94	92	90	79	57	37	69	AVG
% of 12 Month Avg.	63%	67%	81%	95%	114%	135%	136%	132%	130%	113%	82%	53%		
New Listings Taken in Month	40	56	85	84	104	103	92	81	76	57	34	21	832	T
% of 12 Month Avg.	58%	80%	122%	121%	150%	148%	132%	117%	109%	82%	49%	30%		
# of Pending Transactions	40	52	74	72	87	81	80	76	69	57	47	32	766	T
% of 12 Month Avg.	63%	81%	116%	112%	137%	127%	125%	119%	108%	89%	73%	50%		
Months Supply of Inventory	1.1	0.9	0.8	0.9	0.9	1.2	1.2	1.2	1.3	1.4	1.2	1.1	1.1	AVG
% of 12 Month Avg.	99%	81%	70%	84%	82%	105%	107%	110%	119%	126%	111%	104%		
# of Closed Units	30	30	46	55	64	74	73	71	62	62	48	41	656	T
% of 12 Month Avg.	55%	55%	84%	100%	118%	135%	134%	130%	113%	114%	88%	74%		
Median Closed Price	821,848	934,875	1,002,331	1,058,049	1,080,470	1,038,253	1,037,150	1,063,969	1,009,550	1,046,695	1,050,685	1,011,954	1,012,986	AVG
% of 12 Month Avg.	81%	92%	99%	104%	107%	102%	102%	105%	100%	103%	104%	100%		

MARKET UPDATE

August, 2025

Redmond/Carnation (550)

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	1	1	0	0	1	0	0	0					3
\$500,000 to \$749,999	1	2	3	3	3	4	2	4					22
\$750,000 to \$999,999	3	3	6	7	8	10	9	10					56
\$1,000,000 to \$1,499,999	9	8	12	12	17	19	16	15					108
\$1,500,000 to \$2,499,999	2	9	20	17	17	17	15	21					118
\$2,500,000 and above	0	0	4	7	3	7	5	2					28
Grand Total	16	23	45	46	49	57	47	52					335

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	1	0	0	0
\$250,000 to \$499,999	1	0	0	0	0	0	0	0	0	0	2	0	1
\$500,000 to \$749,999	2	3	2	2	1	2	0	3	2	1	1	2	15
\$750,000 to \$999,999	5	2	4	6	3	4	6	4	9	5	4	3	34
\$1,000,000 to \$1,499,999	5	15	10	9	13	20	18	11	19	20	11	9	101
\$1,500,000 to \$2,499,999	4	2	17	14	25	17	14	16	11	25	13	8	109
\$2,500,000 and above	2	2	3	6	7	3	6	4	3	6	3	2	33
Grand Total	19	24	36	37	49	46	44	38	44	58	34	24	293

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	0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A					200%
\$500,000 to \$749,999	-50%	-33%	50%	50%	200%	100%	N/A	33%					47%
\$750,000 to \$999,999	-40%	50%	50%	17%	167%	150%	50%	150%					65%
\$1,000,000 to \$1,499,999	80%	-47%	20%	33%	31%	-5%	-11%	36%					7%
\$1,500,000 to \$2,499,999	-50%	350%	18%	21%	-32%	0%	7%	31%					8%
\$2,500,000 and above	-100%	-100%	33%	17%	-57%	133%	-17%	-50%					-15%
Grand Total	-16%	-4%	25%	24%	0%	24%	7%	37%					14%