

MARKET UPDATE

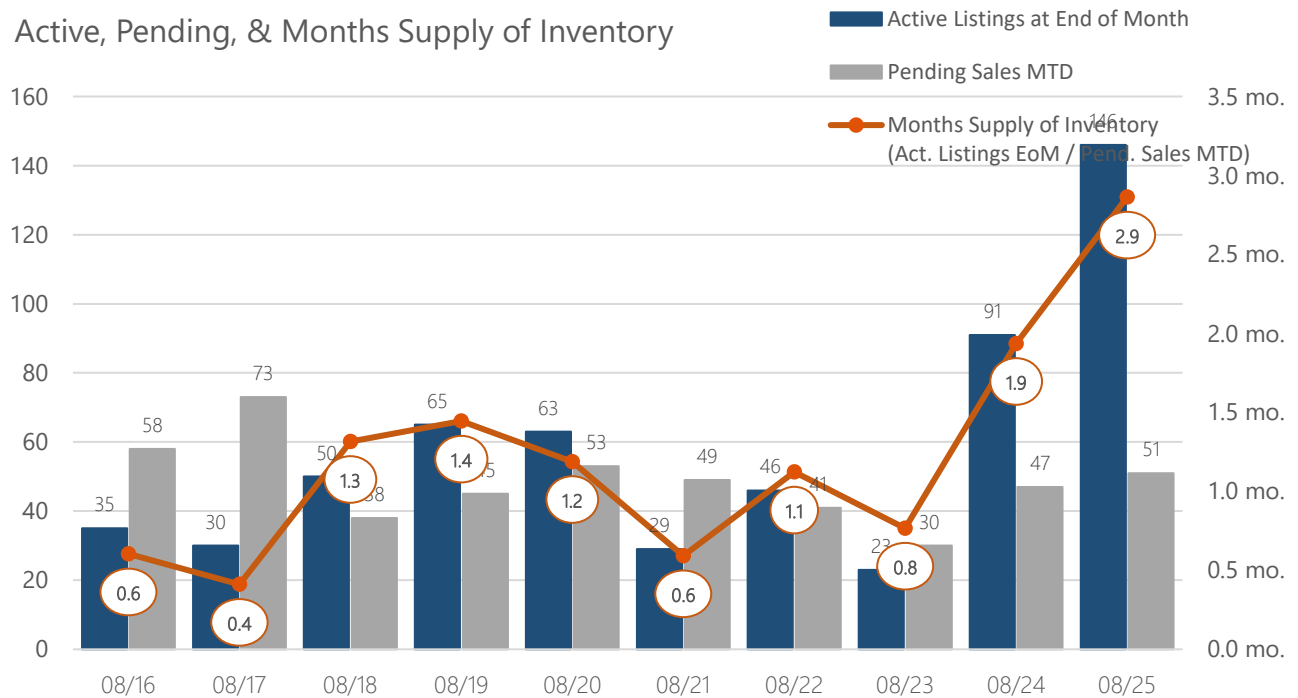
August, 2025



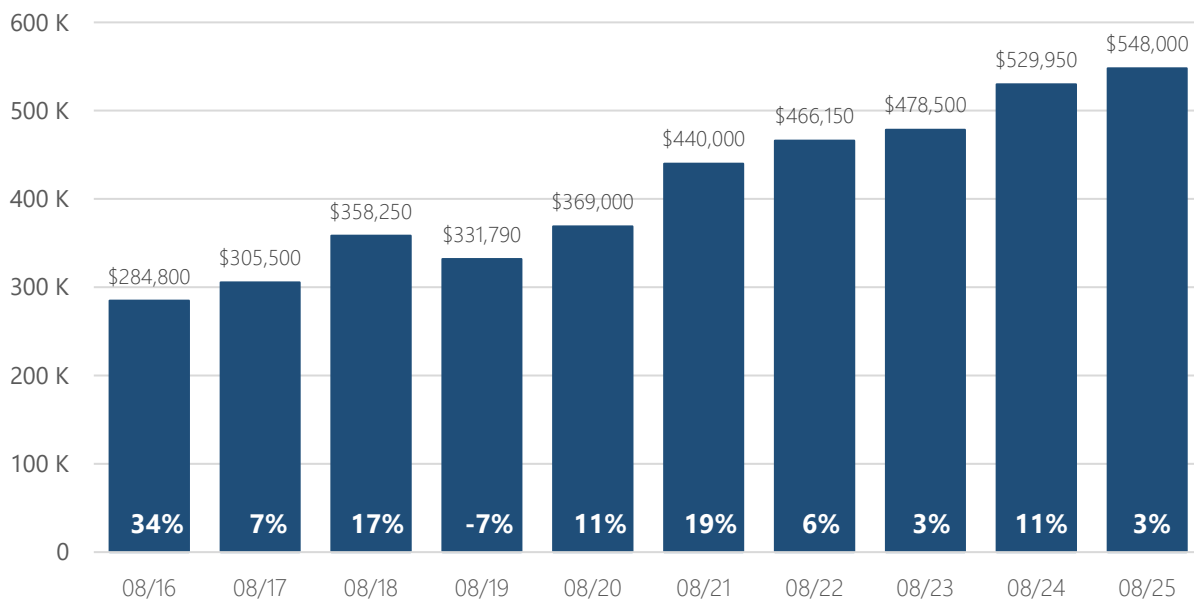
Juanita/Duvall (600)

CONDOMINIUM ONLY

Active, Pending, & Months Supply of Inventory



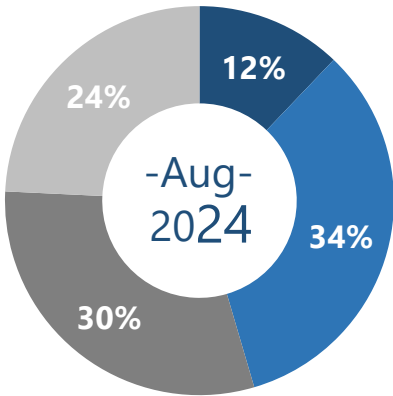
Median Closed Sales Price For Current Month Sold Properties



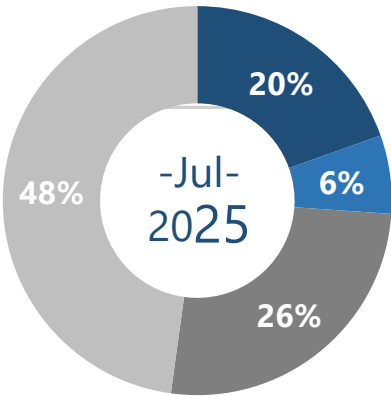
Juanita/Duvall (600)

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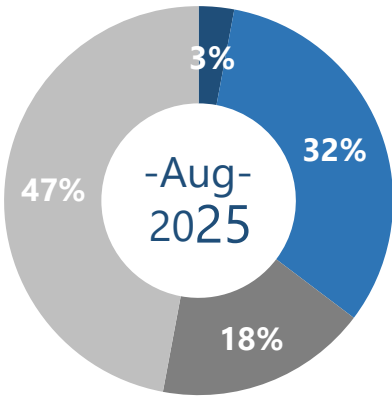
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE










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		20	33	23	68
NUMBER OF SALES IN MONTH		1	11	6	16
MEDIAN % FROM ORIGINAL LIST PRICE		2%	0%	-2%	N/A

Juanita/Duvall (600)

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Sales Price to List Price based on Market Time

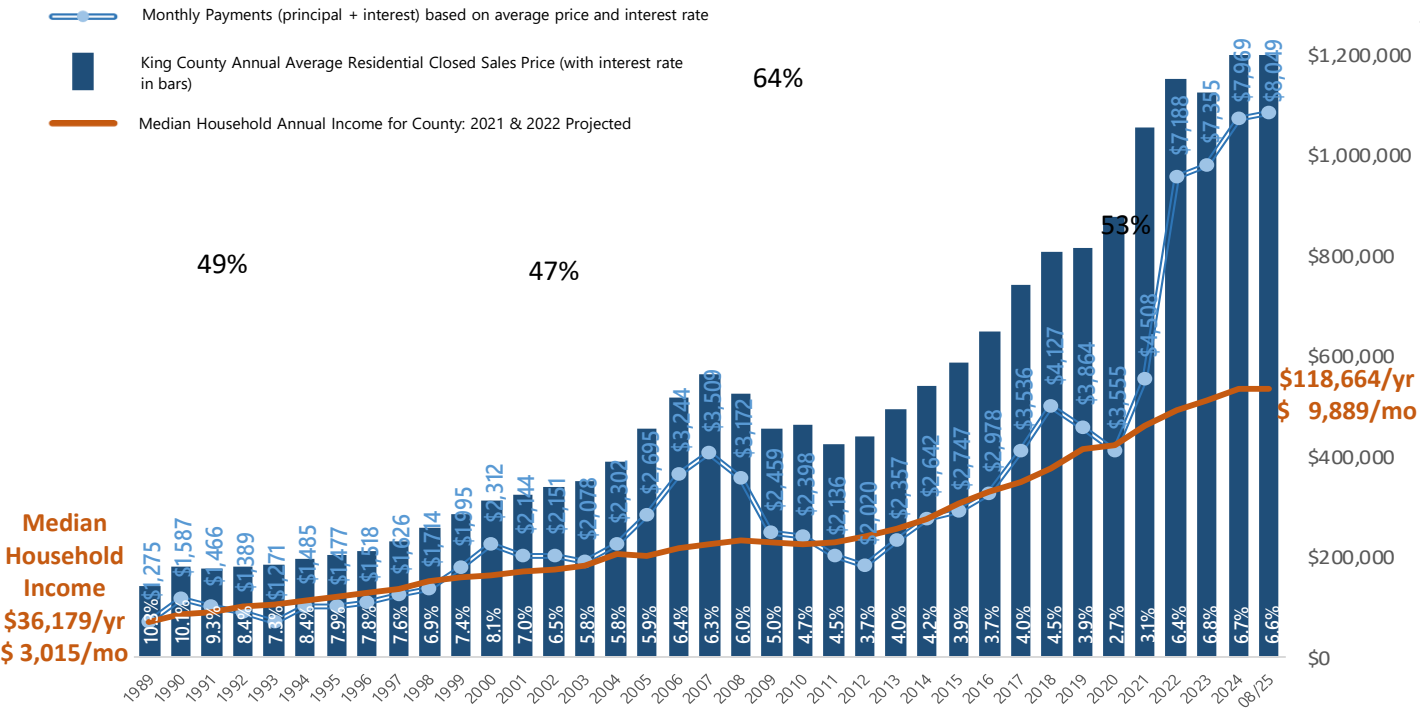
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	11	32.4%
15 - 30	98.9%	100.0%	8	23.5%
31 - 60	95.4%	99.6%	9	26.5%
61 - 90	95.7%	100.0%	3	8.8%
90+	88.8%	100.0%	3	8.8%
Totals			34	100.0%

The Cost of Waiting a Year

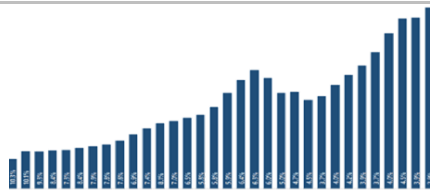
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
August, 2025	\$548,000	6.59%	\$3,496
August, 2024	\$529,950	6.50%	\$3,350
	\$18,050	0.09%	\$147 Per Month
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			\$1,759 Per Year

Monthly Payments Compared to Income Trendline King County

73%



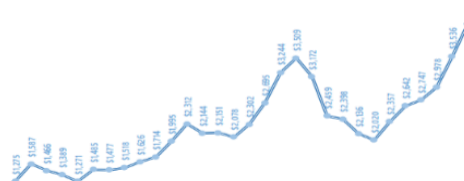
A



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

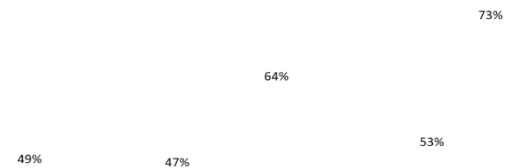
C



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

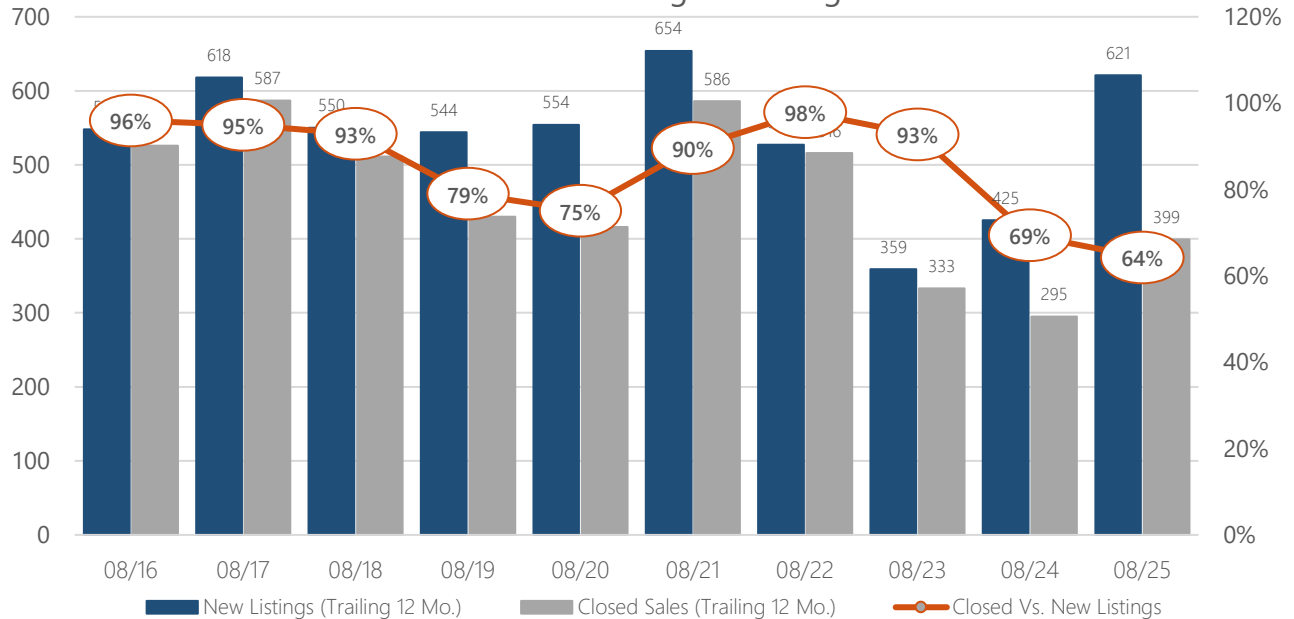
Monthly cycle peaks shown

Juanita/Duvall (600)

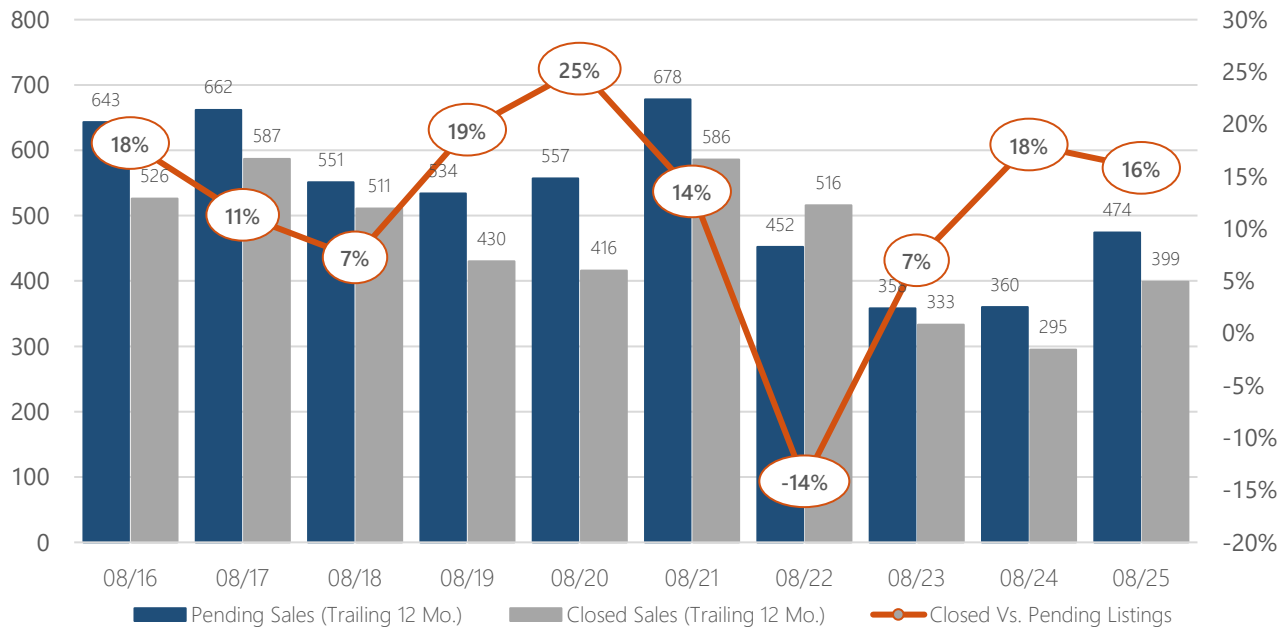
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What Are The Odds of Selling?

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

SELLER'S
ADVANTAGE

2 - 4

BALANCED
ADVANTAGE

4+

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

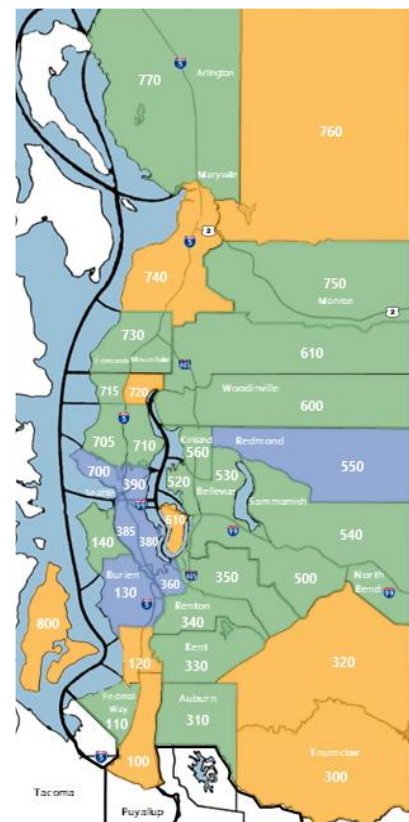
2 YEARS AGO



1 YEAR AGO



CURRENT YEAR



Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service. Months Supply of Inventory is active inventory on the last day of the month divided by the number of properties that went pending, signed agreement between buyers and sellers, during the month.

MARKET UPDATE

August, 2025

Juanita/Duvall (600)

Statistics To Know

Residential

	August, 2025	August, 2024	Difference	% Change
Months Supply of Inventory	2.5	1.3	1.3	100%
Active Listings at End of Month	285	172	113	66%
Pending Sales MTD	112	135	-23	-17%
Pending Sales (Trailing 12 Months)	1,319	1,468	-149	-10%
Closed Sales MTD	102	155	-53	-34%
Closed Sales (Trailing 12 Months)	1,241	1,308	-67	-5%
Closed Sales Price (Median)	\$1,190,500	\$1,280,000	-\$89,500	-7%
30-Year-Fixed-Rate Mortgage Rate	6.6%	6.5%	0.1%	1%
Monthly Payments (P&I)	\$7,595	\$8,090	-\$495	-6%

Condominium

	August, 2025	August, 2024	Difference	% Change
Months Supply of Inventory	2.9	1.9	0.9	48%
Active Listings at End of Month	146	91	55	60%
Pending Sales MTD	51	47	4	9%
Pending Sales (Trailing 12 Months)	474	360	114	32%
Closed Sales MTD	35	33	2	6%
Closed Sales (Trailing 12 Months)	399	295	104	35%
Closed Sales Price (Median)	\$548,000	\$529,950	\$18,050	3%
30-Year-Fixed-Rate Mortgage Rate	6.6%	6.5%	0.1%	1%
Monthly Payments (P&I)	\$3,496	\$3,350	\$147	4%

Residential & Condominium

	August, 2025	August, 2024	Difference	% Change
Months Supply of Inventory	2.6	1.4	1.2	83%
Active Listings at End of Month	431	263	168	64%
Pending Sales MTD	163	182	-19	-10%
Pending Sales (Trailing 12 Months)	1,793	1,828	-35	-2%
Closed Sales MTD	137	188	-51	-27%
Closed Sales (Trailing 12 Months)	1,640	1,603	37	2%
Closed Sales Price (Median)	\$1,100,000	\$1,199,000	-\$99,000	-8%
30-Year-Fixed-Rate Mortgage Rates	6.6%	6.5%	0.1%	1%
Monthly Payments (P&I)	\$7,018	\$7,578	-\$561	-7%

Juanita/Duvall (600)
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)	96	92	98	119	152	151	155	146					60%	126	AVG	218%
	New Listings Taken in Month	74	45	46	64	74	60	58	61					-18%	482	YTD	41%
	# of Pending Transactions	47	44	34	43	40	48	35	51					9%	342	YTD	25%
	Months Supply of Inventory	2.0	2.1	2.9	2.8	3.8	3.1	4.4	2.9					48%	3.0	AVG	173%
	# of Closed Sales	29	37	42	25	48	29	46	35					6%	291	YTD	35%
	Median Closed Price	1,049,995	1,074,995	610,000	555,000	691,500	1,024,995	560,000	548,000					3%	830,964	WA	63%
2024	Active Listings (EOM)	17	21	22	23	41	49	53	91	96	108	78	66	296%	40	AVG	96%
	New Listings Taken in Month	25	35	37	34	43	44	51	74	44	55	24	16	57%	343	YTD	41%
	# of Pending Transactions	21	32	34	34	33	34	38	47	30	43	34	25	57%	273	YTD	11%
	Months Supply of Inventory	0.8	0.7	0.6	0.7	1.2	1.4	1.4	1.9	3.2	2.5	2.3	2.6	153%	1.1	AVG	64%
	# of Closed Sales	10	23	30	26	43	19	31	33	26	31	23	28	3%	215	YTD	4%
	Median Closed Price	550,000	530,000	442,500	482,000	620,000	400,000	460,000	529,950	476,500	530,000	440,000	492,500	11%	510,251	WA	5%
2023	Active Listings (EOM)	23	17	22	25	16	21	15	23	24	23	19	14	-50%	20	AVG	-29%
	New Listings Taken in Month	26	17	43	32	25	40	26	34	23	29	19	11	-15%	243	YTD	-40%
	# of Pending Transactions	26	22	40	34	31	34	29	30	21	30	23	13	-27%	246	YTD	-17%
	Months Supply of Inventory	0.9	0.8	0.6	0.7	0.5	0.6	0.5	0.8	1.1	0.8	0.8	1.1	-32%	0.7	AVG	-11%
	# of Closed Sales	15	20	26	26	31	30	27	32	20	21	21	18	-11%	207	YTD	-40%
	Median Closed Price	525,000	429,250	492,475	450,387	490,000	526,000	467,000	478,500	474,975	540,000	445,000	442,500	3%	484,394	WA	-10%
2022	Active Listings (EOM)	1	6	21	25	29	45	56	46	49	48	39	28	59%	29	AVG	-8%
	New Listings Taken in Month	23	39	93	45	60	57	48	40	40	37	24	15	-11%	405	YTD	-13%
	# of Pending Transactions	20	34	47	35	46	41	31	41	33	33	27	19	-16%	295	YTD	-39%
	Months Supply of Inventory	0.1	0.2	0.4	0.7	0.6	1.1	1.8	1.1	1.5	1.5	1.4	1.5	90%	0.8	AVG	43%
	# of Closed Sales	19	44	79	43	46	42	38	36	36	38	24	28	-32%	347	YTD	-16%
	Median Closed Price	470,000	611,990	580,000	590,000	567,500	449,500	500,000	466,150	476,500	485,000	497,500	498,500	6%	536,307	WA	25%
2021	# of Active Listings	34	33	33	39	28	21	32	29	21	22	4	0	0%	31	A	-25%
	New Listings Taken in Month	48	56	74	73	55	50	64	45	45	42	23	12	-2%	465	YTD	22%
	# of Pending Transactions	49	57	78	63	70	58	57	49	59	44	36	18	-8%	481	YTD	26%
	Months Supply of Inventory	0.7	0.6	0.4	0.6	0.4	0.4	0.6	0.6	0.4	0.5	0.1	0.0	0%	0.5	A	-42%
	# of Closed Sales	37	35	57	64	53	68	46	53	50	45	38	36	8%	413	T	58%
	Median Closed Price	360,000	420,000	488,500	418,500	397,000	425,999	455,000	440,000	438,500	429,000	472,500	427,475	19%	428,630	WA	13%

Juanita/Duvall (600)
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)	30	33	29	40	45	40	54	63	65	78	64	35	-3%	42	AVG	-11%
	New Listings Taken in Month	45	53	46	28	46	53	69	61	64	66	41	18	33%	401	YTD	6%
	# of Pending Transactions	50	51	47	26	41	57	56	53	52	53	48	44	18%	381	YTD	-2%
	Months Supply of Inventory	0.6	0.6	0.6	1.5	1.1	0.7	1.0	1.2	1.3	1.5	1.3	0.8	-18%	0.9	AVG	-11%
	# of Closed Sales	25	32	36	27	18	29	45	49	40	46	35	52	29%	261	YTD	-14%
	Median Closed Price	359,000	397,500	410,000	400,000	311,500	392,500	379,000	369,000	357,500	400,000	375,000	375,000	11%	379,618	WA	10%
2019	Active Listings (EOM)	35	40	38	30	50	53	65	65	63	66	48	32	30%	47	AVG	83%
	New Listings Taken in Month	25	32	49	55	65	57	51	46	55	50	29	19	-15%	380	YTD	-5%
	# of Pending Transactions	44	28	57	69	47	56	43	45	50	44	49	33	18%	389	YTD	7%
	Months Supply of Inventory	0.8	1.4	0.7	0.4	1.1	0.9	1.5	1.4	1.3	1.5	1.0	1.0	10%	1.0	AVG	78%
	# of Closed Sales	23	28	34	47	51	38	43	38	36	45	32	42	6%	302	YTD	-5%
	Median Closed Price	313,300	347,900	331,900	340,000	349,500	372,500	358,000	331,790	323,082	325,000	329,000	317,875	-7%	343,950	WA	-1%
2018	Active Listings (EOM)	13	16	16	19	22	30	39	50	70	83	78	46	67%	26	AVG	41%
	New Listings Taken in Month	38	41	49	48	63	58	50	54	71	52	30	11	-13%	401	YTD	-14%
	# of Pending Transactions	34	38	51	47	59	51	46	38	44	39	29	33	-48%	364	YTD	-22%
	Months Supply of Inventory	0.4	0.4	0.3	0.4	0.4	0.6	0.8	1.3	1.6	2.1	2.7	1.4	220%	0.6	AVG	86%
	# of Closed Sales	38	30	31	43	43	55	41	36	33	42	21	32	-31%	317	YTD	-19%
	Median Closed Price	295,000	305,000	360,000	355,000	365,000	375,000	356,998	358,250	340,000	342,000	363,000	325,500	17%	348,458	WA	15%
2017	Active Listings (EOM)	12	13	22	10	11	14	33	30	32	22	24	9	-14%	18	AVG	-26%
	New Listings Taken in Month	38	49	69	49	59	67	73	62	48	36	42	23	3%	466	YTD	7%
	# of Pending Transactions	37	49	64	60	61	67	55	73	55	49	41	42	26%	466	YTD	0%
	Months Supply of Inventory	0.3	0.3	0.3	0.2	0.2	0.2	0.6	0.4	0.6	0.4	0.6	0.2	-32%	0.3	AVG	-26%
	# of Closed Sales	27	40	50	46	68	53	56	52	52	51	50	41	-15%	392	YTD	12%
	Median Closed Price	274,500	249,000	295,000	314,500	323,000	325,000	316,250	305,500	330,000	325,000	325,750	349,950	7%	302,397	WA	16%
2016	Active Listings (EOM)	9	20	24	31	19	31	28	35	42	31	8	7	-42%	25	AVG	-56%
	New Listings Taken in Month	26	54	54	57	47	70	67	60	59	41	30	22	-2%	435	YTD	-1%
	# of Pending Transactions	35	46	62	51	70	69	76	58	53	54	59	30	-12%	467	YTD	-7%
	Months Supply of Inventory	0.3	0.4	0.4	0.6	0.3	0.4	0.4	0.6	0.8	0.6	0.1	0.2	-34%	0.4	AVG	-54%
	# of Closed Sales	19	32	41	52	37	52	55	61	51	57	39	48	30%	349	YTD	-1%
	Median Closed Price	210,000	218,000	258,000	259,000	255,000	288,250	285,000	284,800	265,000	278,000	245,000	271,100	34%	260,304	WA	22%
2015	Active Listings (EOM)	50	53	54	63	59	46	58	60	40	30	16	13	-33%	55	AVG	-20%
	New Listings Taken in Month	40	47	55	64	54	58	60	61	40	34	19	20	-5%	439	YTD	3%
	# of Pending Transactions	46	49	68	65	69	78	59	66	70	45	35	26	22%	500	YTD	12%
	Months Supply of Inventory	1.1	1.1	0.8	1.0	0.9	0.6	1.0	0.9	0.6	0.7	0.5	0.5	-45%	0.9	AVG	-30%
	# of Closed Sales	27	26	45	43	52	48	63	47	48	55	38	36	-15%	351	YTD	15%
	Median Closed Price	221,000	167,750	216,000	224,950	211,600	218,000	219,950	213,210	215,000	232,750	205,500	251,475	7%	212,929	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

Juanita/Duvall (600)
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)	22	25	28	31	32	35	43	49	50	51	38	25	36	AVG
% of 12 Month Avg.	63%	70%	78%	85%	89%	98%	121%	137%	140%	143%	106%	70%		
New Listings Taken in Month	33	42	57	49	52	55	56	54	49	44	28	17	536	T
% of 12 Month Avg.	75%	95%	127%	109%	116%	124%	125%	120%	110%	99%	63%	37%		
# of Pending Transactions	36	41	55	48	53	55	49	50	47	43	38	28	543	T
% of 12 Month Avg.	80%	90%	121%	107%	117%	121%	108%	111%	103%	96%	84%	63%		
Months Supply of Inventory	0.6	0.6	0.5	0.6	0.6	0.6	0.9	1.0	1.1	1.2	1.0	0.9	0.8	AVG
% of 12 Month Avg.	77%	77%	64%	79%	76%	80%	110%	123%	134%	147%	124%	110%		
# of Closed Units	24	31	43	42	44	43	45	44	39	43	32	36	466	T
% of 12 Month Avg.	62%	80%	110%	107%	114%	112%	115%	113%	101%	111%	83%	93%		
Median Closed Price	357,780	367,639	387,438	383,434	389,010	377,275	379,720	377,715	369,706	388,675	369,825	375,188	376,950	AVG
% of 12 Month Avg.	95%	98%	103%	102%	103%	100%	101%	100%	98%	103%	98%	100%		

MARKET UPDATE

August, 2025

Juanita/Duvall (600)

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	1	0	0					1
\$250,000 to \$374,999	1	3	4	1	7	0	5	5					26
\$375,000 to \$499,999	6	6	9	7	6	8	11	9					62
\$500,000 to \$749,999	3	6	12	9	12	5	16	5					68
\$750,000 to \$999,999	2	2	1	1	3	1	2	2					14
\$1,000,000 and above	17	20	16	7	20	15	12	13					120
Grand Total	29	37	42	25	48	30	46	34					291

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	1	1	0	0	0
\$250,000 to \$374,999	2	1	6	6	3	7	2	6	5	3	4	4	33
\$375,000 to \$499,999	2	9	12	9	10	5	15	9	8	5	11	11	71
\$500,000 to \$749,999	3	9	6	7	13	6	7	9	6	9	5	5	60
\$750,000 to \$999,999	2	2	2	3	9	0	3	4	4	3	1	1	25
\$1,000,000 and above	1	2	4	1	8	1	4	5	2	10	2	7	26
Grand Total	10	23	30	26	43	19	31	33	26	31	23	28	215

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	-50%	200%	-33%	-83%	133%	-100%	150%	-17%					-21%
\$375,000 to \$499,999	200%	-33%	-25%	-22%	-40%	60%	-27%	0%					-13%
\$500,000 to \$749,999	0%	-33%	100%	29%	-8%	-17%	129%	-44%					13%
\$750,000 to \$999,999	0%	0%	-50%	-67%	-67%	N/A	-33%	-50%					-44%
\$1,000,000 and above	1600%	900%	300%	600%	150%	1400%	200%	160%					362%
Grand Total	190%	61%	40%	-4%	12%	58%	48%	3%					35%