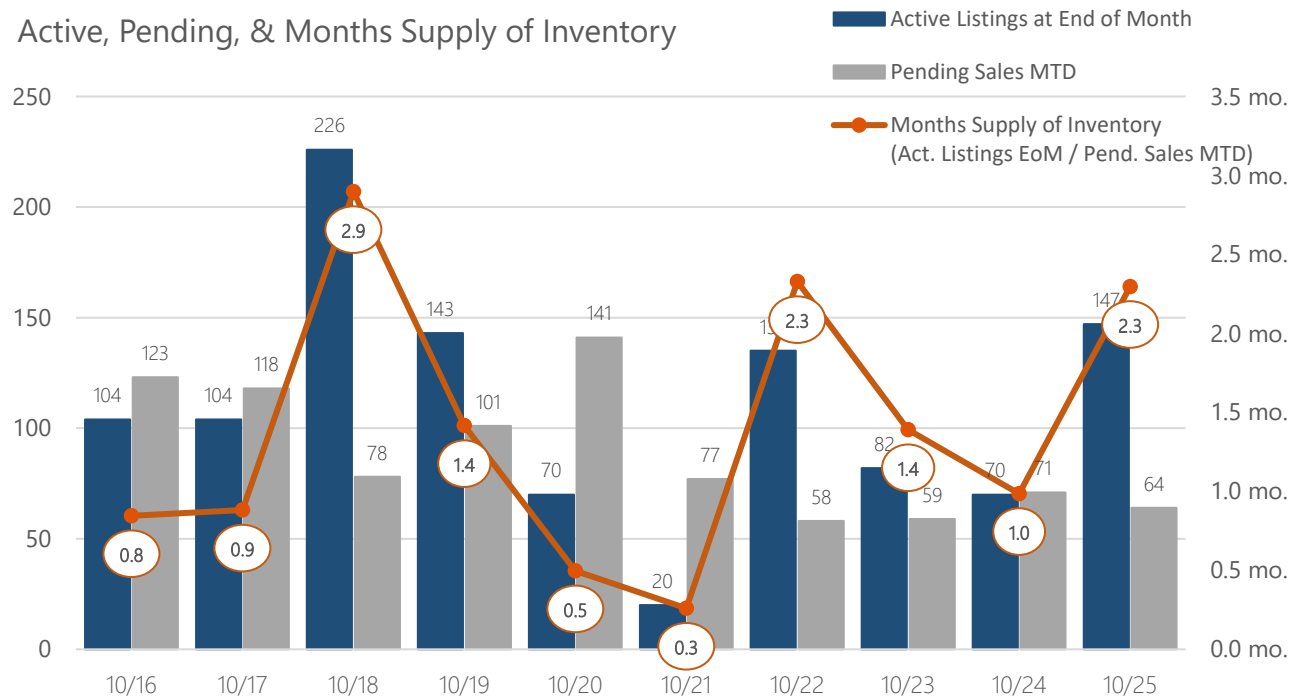


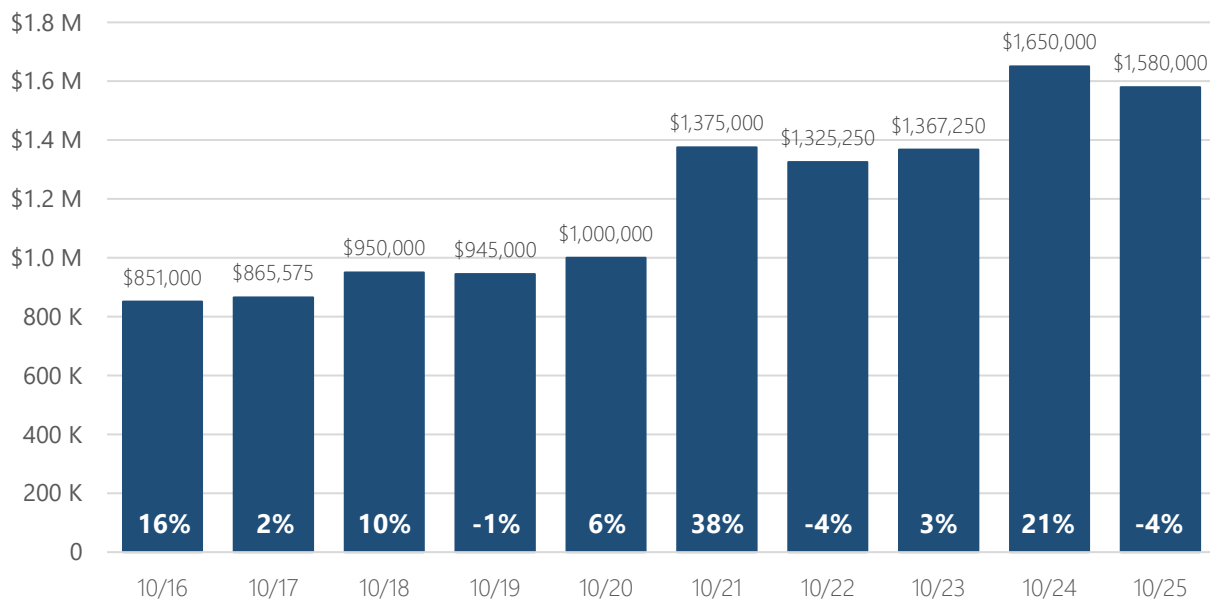
Eastside/South of I-90 (500)

RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



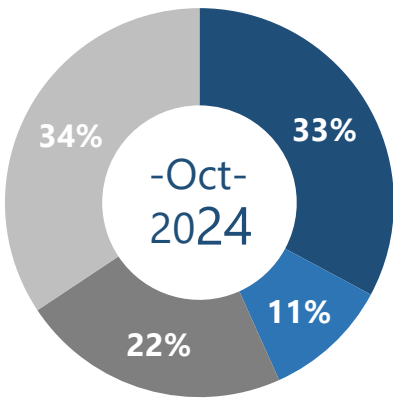
Median Closed Sales Price For Current Month Sold Properties



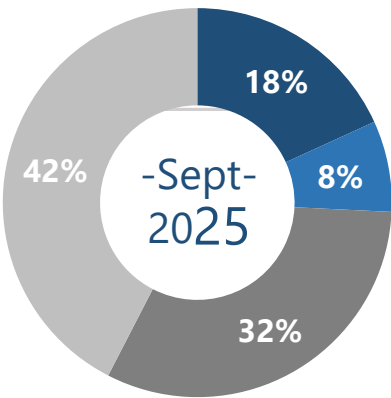
Eastside/South of I-90 (500)

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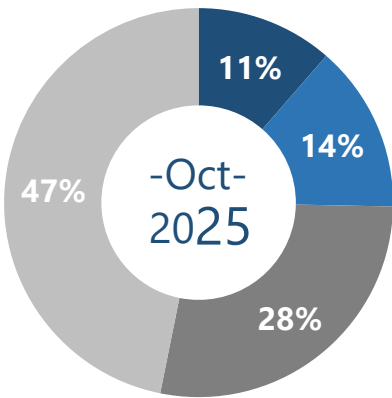
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH

OCTOBER 2025				
	 SOLD ABOVE LIST PRICE	 SOLD AT LIST PRICE	 SOLD BELOW LIST PRICE	 PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	3	101	19	78
NUMBER OF SALES IN MONTH	9	11	22	37
MEDIAN % FROM ORIGINAL LIST PRICE	4%	0%	-5%	N/A

Eastside/South of I-90 (500)

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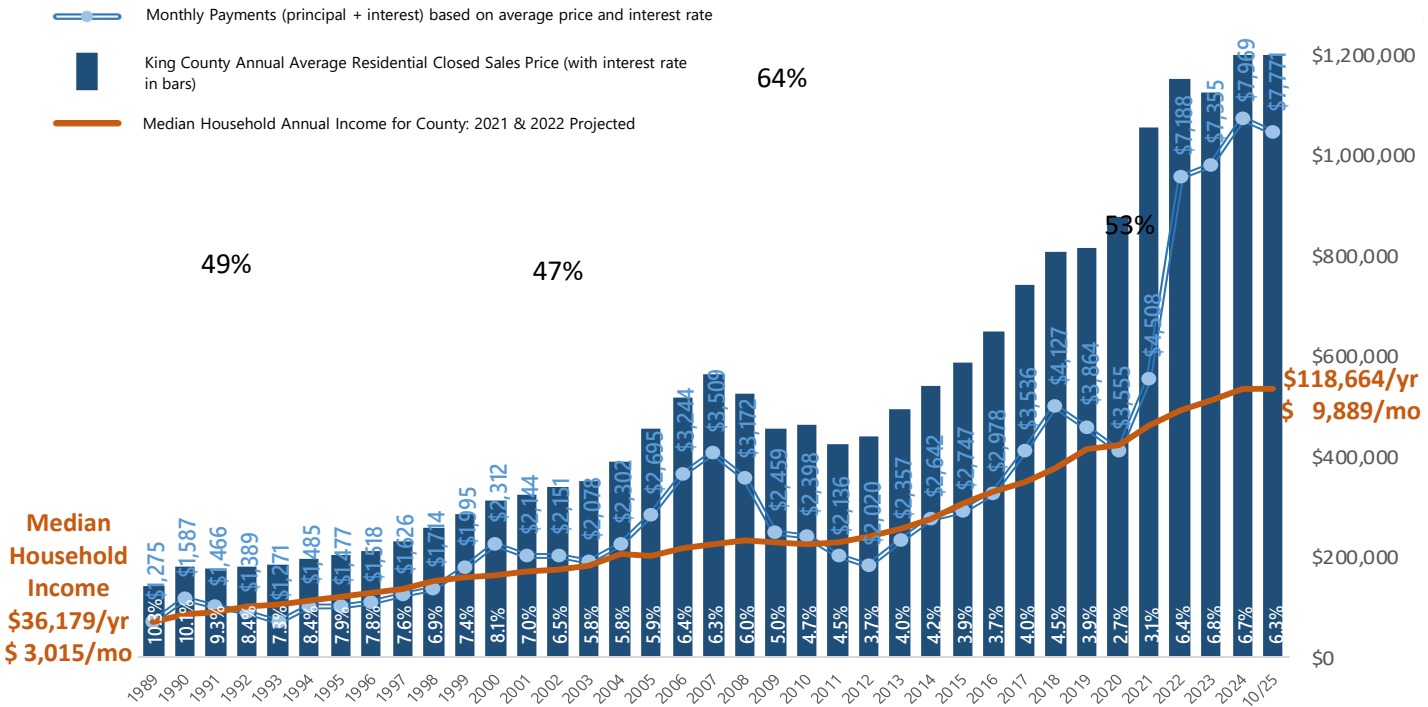
Sales Price to List Price based on Market Time

Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	38	48.1%
15 - 30	94.7%	95.0%	13	16.5%
31 - 60	91.8%	97.5%	12	15.2%
61 - 90	90.2%	98.1%	10	12.7%
90+	97.3%	99.1%	6	7.6%
Totals			79	100.0%

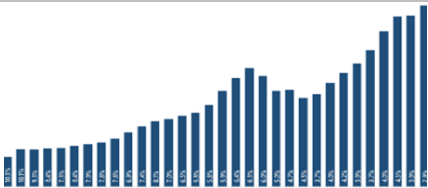
The Cost of Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
October, 2025	\$1,580,000	6.25%	\$9,728
October, 2024	\$1,650,000	6.43%	\$10,353
	-\$70,000	-0.18%	-\$625 Per Month
			-\$7,499 Per Year
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			

Monthly Payments Compared to Income Trendline King County



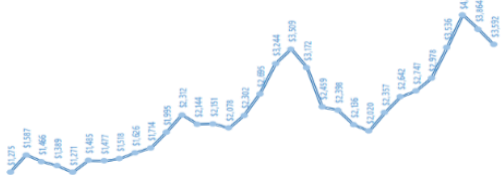
A



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

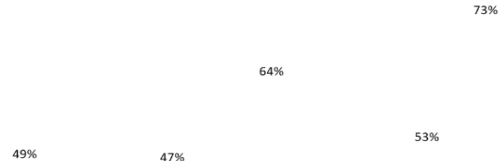
C



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

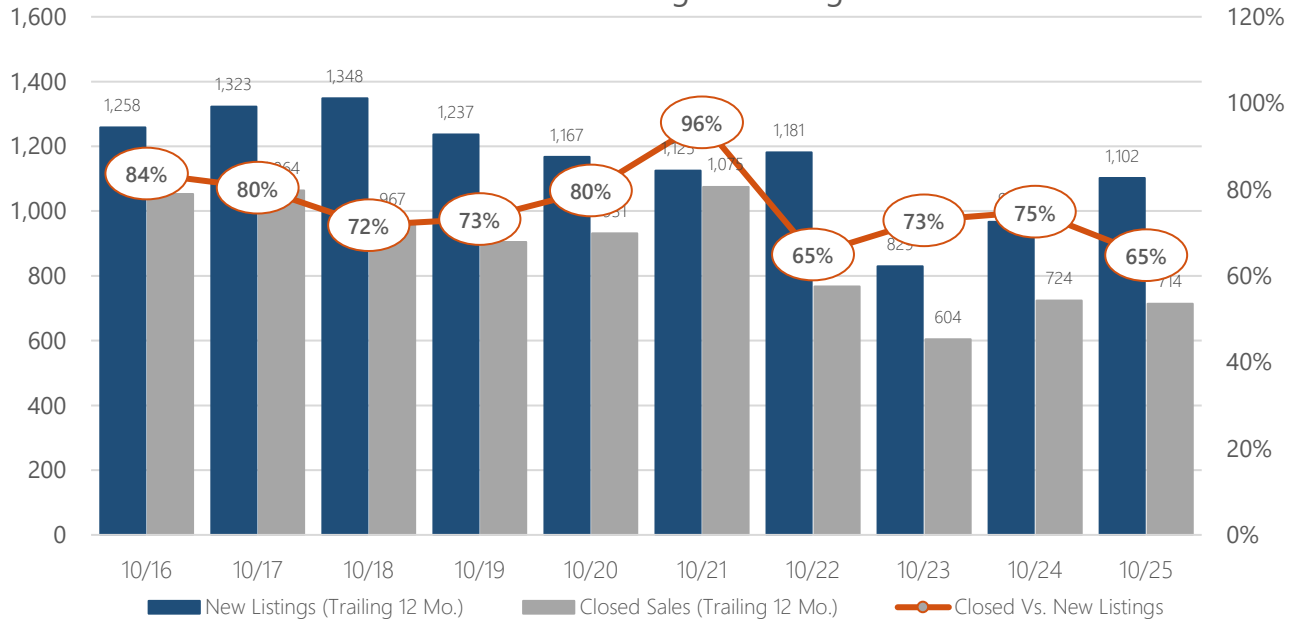
Monthly cycle peaks shown

Eastside/South of I-90 (500)

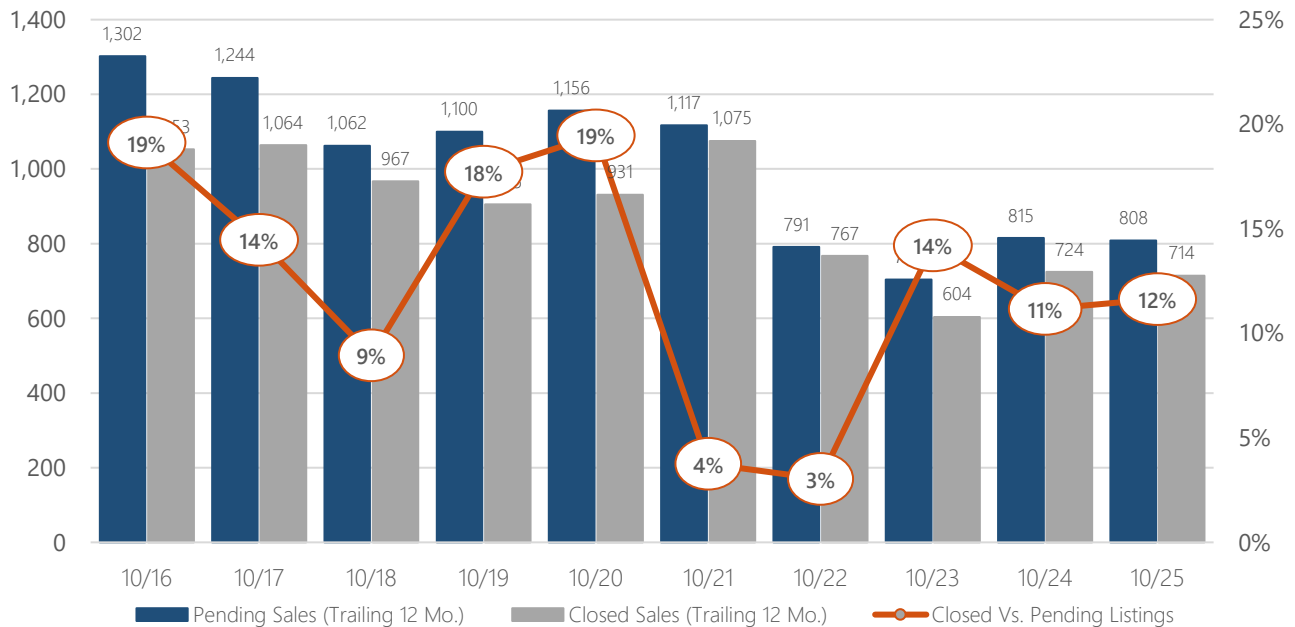
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What Are The Odds of Selling?

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

•
RESIDENTIAL 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	1.1	1.7	1.0	530	0.9	1.1	1.7
110	1.3	1.6	1.5	540	1.2	1.1	2.4
120	1.1	1.6	1.4	550	1.9	1.4	2.4
130	1.4	1.7	1.5	560	2.1	1.4	2.5
140	1.9	1.7	1.8	600	1.6	1.1	2.8
300	1.4	0.9	2.7	610	1.0	1.3	2.3
310	1.4	1.3	1.8	700	2.6	2.0	2.0
320	1.5	1.5	2.7	701	0.0	0.0	0.0
330	1.4	1.4	2.1	705	1.4	1.7	2.2
340	1.5	1.3	2.0	710	1.3	1.4	2.0
350	1.6	1.2	3.0	715	1.5	1.1	1.4
360	1.3	1.8	4.5	720	1.0	1.1	1.5
380	2.2	2.0	2.6	730	1.0	1.0	1.6
385	2.2	2.0	3.0	740	1.3	1.5	1.9
390	2.6	2.1	3.2	750	1.2	1.5	2.3
500	1.4	1.0	2.3	760	2.4	1.5	3.0
510	2.5	1.6	2.8	770	1.5	1.4	2.0
520	3.1	2.3	6.8	800	5.0	1.7	1.6

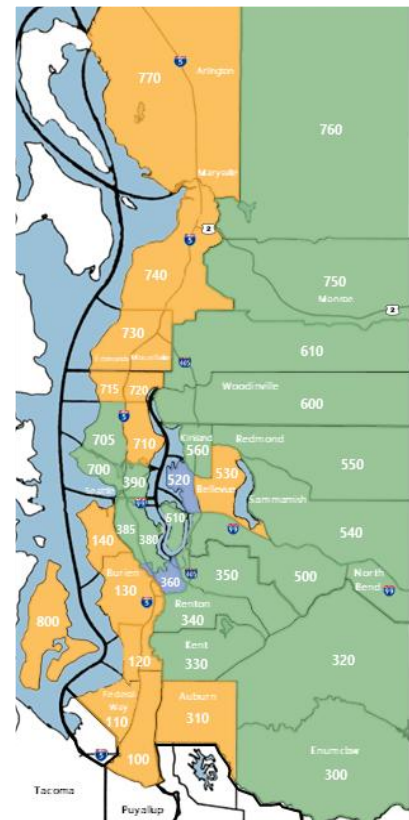
2 YEARS AGO



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.

Eastside/South of I-90 (500)

Statistics To Know

Residential

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	2.3	1.0	1.3	133%
Active Listings at End of Month	147	70	77	110%
Pending Sales MTD	64	71	-7	-10%
Pending Sales (Trailing 12 Months)	808	815	-7	-1%
Closed Sales MTD	79	67	12	18%
Closed Sales (Trailing 12 Months)	714	724	-10	-1%
Closed Sales Price (Median)	\$1,580,000	\$1,650,000	-\$70,000	-4%
30-Year-Fixed-Rate Mortgage Rate	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	\$9,728	\$10,353	-\$625	-6%

Condominium

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	10.6	1.8	8.8	502%
Active Listings at End of Month	53	44	9	20%
Pending Sales MTD	5	25	-20	-80%
Pending Sales (Trailing 12 Months)	202	238	-36	-15%
Closed Sales MTD	10	16	-6	-38%
Closed Sales (Trailing 12 Months)	183	191	-8	-4%
Closed Sales Price (Median)	\$460,000	\$610,000	-\$150,000	-25%
30-Year-Fixed-Rate Mortgage Rate	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	\$2,832	\$3,828	-\$995	-26%

Residential & Condominium

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	2.9	1.2	1.7	144%
Active Listings at End of Month	200	114	86	75%
Pending Sales MTD	69	96	-27	-28%
Pending Sales (Trailing 12 Months)	1,010	1,053	-43	-4%
Closed Sales MTD	89	83	6	7%
Closed Sales (Trailing 12 Months)	897	915	-18	-2%
Closed Sales Price (Median)	\$1,515,000	\$1,410,000	\$105,000	7%
30-Year-Fixed-Rate Mortgage Rates	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	\$9,328	\$8,847	\$481	5%

Eastside/South of I-90 (500) 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)	44	55	68	106	163	184	162	151	159	147			110%	124	AVG	68%
	New Listings Taken in Month	50	64	102	126	181	128	111	90	122	77			12%	1,051	YTD	15%
	# of Pending Transactions	36	48	80	80	102	76	92	73	89	64			-10%	740	YTD	-1%
	Months Supply of Inventory	1.2	1.1	0.9	1.3	1.6	2.4	1.8	2.1	1.8	2.3			133%	1.6	AVG	64%
	# of Closed Sales	36	31	54	64	71	77	73	73	66	79			18%	624	YTD	-2%
	Median Closed Price	1,905,030	1,750,000	1,705,000	1,912,500	1,858,000	1,722,500	1,735,000	1,700,000	1,615,000	1,580,000			-4%	1,754,864	WA	-2%
2024	Active Listings (EOM)	34	47	52	63	96	102	91	85	96	70	48	35	-15%	74	AVG	2%
	New Listings Taken in Month	37	73	98	114	144	102	88	83	102	69	30	21	20%	910	YTD	20%
	# of Pending Transactions	26	59	82	91	100	87	80	70	83	71	40	28	20%	749	YTD	18%
	Months Supply of Inventory	1.3	0.8	0.6	0.7	1.0	1.2	1.1	1.2	1.2	1.0	1.2	1.3	-29%	1.0	AVG	-14%
	# of Closed Sales	22	28	62	67	100	81	71	75	66	67	59	31	16%	639	YTD	22%
	Median Closed Price	2,188,000	1,594,000	1,792,936	1,850,000	1,826,125	1,606,000	1,925,950	1,625,000	1,645,000	1,650,000	1,608,000	1,750,000	21%	1,788,266	WA	20%
2023	Active Listings (EOM)	67	53	60	51	73	79	72	88	100	82	57	34	-39%	73	AVG	-22%
	New Listings Taken in Month	53	47	71	69	112	102	80	86	82	58	39	18	-33%	760	YTD	-32%
	# of Pending Transactions	49	55	54	70	74	79	77	55	61	59	44	22	2%	633	YTD	-12%
	Months Supply of Inventory	1.4	1.0	1.1	0.7	1.0	1.0	0.9	1.6	1.6	1.4	1.3	1.5	-40%	1.2	AVG	-11%
	# of Closed Sales	25	39	53	46	61	69	58	70	43	58	43	42	-12%	522	YTD	-19%
	Median Closed Price	1,425,000	1,500,000	1,430,000	1,420,000	1,500,000	1,549,000	1,587,500	1,485,000	1,630,000	1,367,250	1,587,000	1,612,500	3%	1,493,444	WA	-9%
2022	Active Listings (EOM)	10	14	22	64	88	132	158	148	153	135	108	67	575%	92	AVG	176%
	New Listings Taken in Month	48	70	113	126	150	150	130	108	130	87	48	21	30%	1,112	YTD	8%
	# of Pending Transactions	41	57	102	85	93	63	65	80	75	58	46	25	-25%	719	YTD	-28%
	Months Supply of Inventory	0.2	0.2	0.2	0.8	0.9	2.1	2.4	1.9	2.0	2.3	2.3	2.7	796%	1.3	AVG	278%
	# of Closed Sales	20	36	73	76	99	82	65	61	67	66	33	49	-29%	645	YTD	-27%
	Median Closed Price	1,672,500	1,610,000	1,925,000	1,785,000	1,610,000	1,570,000	1,680,000	1,588,000	1,510,000	1,325,250	1,300,000	1,430,000	-4%	1,641,629	WA	16%
2021	# of Active Listings	23	27	29	39	40	35	46	33	43	20	13	7	-71%	34	A	-66%
	New Listings Taken in Month	48	78	117	124	109	147	114	113	116	67	48	21	-20%	1,033	YTD	-11%
	# of Pending Transactions	52	67	109	116	105	144	98	118	107	77	55	17	-45%	993	YTD	-5%
	Months Supply of Inventory	0.4	0.4	0.3	0.3	0.4	0.2	0.5	0.3	0.4	0.3	0.2	0.4	-48%	0.3	A	-65%
	# of Closed Sales	40	40	82	83	102	113	129	91	105	93	75	47	-17%	878	T	11%
	Median Closed Price	1,207,500	1,312,500	1,450,000	1,600,000	1,439,500	1,400,000	1,539,100	1,326,000	1,450,000	1,375,000	1,435,000	1,500,000	38%	1,418,168	WA	40%

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

Eastside/South of I-90 (500)

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)	62	67	100	108	116	112	128	123	94	70	55	30	-51%	98	AVG	-43%
	New Listings Taken in Month	60	79	126	78	94	140	147	142	116	123	63	29	46%	1,105	YTD	-4%
	# of Pending Transactions	69	69	85	65	88	132	132	136	132	141	77	47	40%	1,049	YTD	7%
	Months Supply of Inventory	0.9	1.0	1.2	1.7	1.3	0.8	1.0	0.9	0.7	0.5	0.7	0.6	-65%	1.0	AVG	-46%
	# of Closed Sales	34	50	58	62	61	82	110	109	112	112	109	88	70%	790	YTD	0%
	Median Closed Price	850,000	983,000	1,002,500	1,040,000	1,050,000	922,495	996,500	1,180,000	1,069,500	1,000,000	1,150,000	1,185,000	6%	1,016,261	WA	6%
2019	Active Listings (EOM)	123	131	167	171	209	201	201	184	181	143	103	67	-37%	171	AVG	13%
	New Listings Taken in Month	70	74	156	148	170	121	122	103	109	84	33	29	-15%	1,157	YTD	-10%
	# of Pending Transactions	51	60	116	143	123	113	94	93	87	101	68	39	29%	981	YTD	5%
	Months Supply of Inventory	2.4	2.2	1.4	1.2	1.7	1.8	2.1	2.0	2.1	1.4	1.5	1.7	-51%	1.8	AVG	12%
	# of Closed Sales	41	37	70	81	134	96	106	89	67	66	73	68	0%	787	YTD	0%
	Median Closed Price	900,000	825,000	890,312	999,888	932,975	1,029,000	942,500	990,000	1,080,000	945,000	860,000	961,500	-1%	958,624	WA	-3%
2018	Active Listings (EOM)	34	49	68	93	143	185	226	239	250	226	178	114	117%	151	AVG	50%
	New Listings Taken in Month	48	73	137	150	195	161	169	123	132	99	59	21	-4%	1,287	YTD	3%
	# of Pending Transactions	48	62	105	115	130	110	106	100	78	78	70	49	-34%	932	YTD	-18%
	Months Supply of Inventory	0.7	0.8	0.6	0.8	1.1	1.7	2.1	2.4	3.2	2.9	2.5	2.3	229%	1.6	AVG	86%
	# of Closed Sales	46	53	67	77	110	125	81	90	70	66	65	53	-45%	785	YTD	-14%
	Median Closed Price	972,500	978,260	1,000,000	920,000	988,500	1,060,000	1,051,000	980,000	937,500	950,000	862,000	938,500	10%	985,620	WA	8%
2017	Active Listings (EOM)	46	45	89	87	111	132	132	119	142	104	55	36	0%	101	AVG	-10%
	New Listings Taken in Month	60	72	141	131	170	146	155	128	148	103	35	26	39%	1,254	YTD	7%
	# of Pending Transactions	59	77	92	133	145	118	143	126	120	118	85	45	-4%	1,131	YTD	-1%
	Months Supply of Inventory	0.8	0.6	1.0	0.7	0.8	1.1	0.9	0.9	1.2	0.9	0.6	0.8	4%	0.9	AVG	-11%
	# of Closed Sales	45	47	64	76	108	121	100	130	105	120	99	83	25%	916	YTD	0%
	Median Closed Price	813,000	900,000	930,000	907,750	943,250	950,000	922,500	894,450	991,900	865,575	1,000,000	1,020,000	2%	914,218	WA	15%
2016	Active Listings (EOM)	68	62	89	102	115	125	151	146	155	104	69	52	-23%	112	AVG	-16%
	New Listings Taken in Month	72	82	131	132	146	147	146	119	122	74	44	25	-24%	1,171	YTD	-3%
	# of Pending Transactions	68	96	106	128	138	133	115	121	109	123	71	42	18%	1,137	YTD	-5%
	Months Supply of Inventory	1.0	0.6	0.8	0.8	0.8	0.9	1.3	1.2	1.4	0.8	1.0	1.2	-35%	1.0	AVG	-14%
	# of Closed Sales	56	60	68	83	106	122	114	106	102	96	83	65	-2%	913	YTD	-5%
	Median Closed Price	715,000	747,475	736,500	805,000	797,450	838,724	838,750	775,000	800,000	851,000	750,000	795,000	16%	792,940	WA	11%
2015	Active Listings (EOM)	101	104	111	119	153	153	149	148	150	135	95	63	-26%	132	AVG	-24%
	New Listings Taken in Month	73	97	120	161	162	149	133	106	109	97	54	33	1%	1,207	YTD	-5%
	# of Pending Transactions	74	97	130	152	137	150	141	105	105	104	100	65	-5%	1,195	YTD	-1%
	Months Supply of Inventory	1.4	1.1	0.9	0.8	1.1	1.0	1.1	1.4	1.4	1.3	1.0	1.0	-23%	1.1	AVG	-21%
	# of Closed Sales	48	58	89	104	110	121	144	90	97	98	57	83	0%	959	YTD	8%
	Median Closed Price	656,200	710,000	723,000	706,500	730,000	688,000	754,975	682,500	726,500	734,000	639,000	730,000	7%	712,232	WA	10%

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AVG = Average, YTD = Year to Date, WA = Weighted Average, T = Total

Eastside/South of I-90 (500)

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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)	57	60	79	90	114	126	135	131	136	109	78	51	97	AVG
% of 12 Month Avg.	58%	62%	81%	92%	118%	129%	139%	135%	140%	112%	80%	52%		
New Listings Taken in Month	57	75	121	123	145	137	128	111	117	86	45	24	1,169	T
% of 12 Month Avg.	58%	76%	124%	127%	149%	140%	132%	114%	120%	88%	46%	25%		
# of Pending Transactions	54	70	98	110	113	113	105	100	96	93	66	38	1,055	T
% of 12 Month Avg.	61%	79%	112%	125%	129%	128%	119%	114%	109%	106%	75%	43%		
Months Supply of Inventory	1.1	0.9	0.8	0.8	1.0	1.1	1.3	1.3	1.4	1.2	1.2	1.3	1.1	AVG
% of 12 Month Avg.	95%	77%	72%	73%	91%	100%	116%	117%	128%	105%	107%	120%		
# of Closed Units	38	45	69	76	99	101	98	91	83	84	70	61	914	T
% of 12 Month Avg.	50%	59%	90%	99%	130%	133%	128%	120%	110%	111%	91%	80%		
Median Closed Price	1,139,970	1,116,024	1,188,025	1,203,414	1,181,780	1,161,322	1,223,878	1,152,595	1,184,040	1,106,308	1,119,100	1,192,250	1,164,059	AVG
% of 12 Month Avg.	98%	96%	102%	103%	102%	100%	105%	99%	102%	95%	96%	102%		

Eastside/South of I-90 (500)

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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	0			0
\$250,000 to \$499,999	0	0	0	0	0	0	0	0	0	0			0
\$500,000 to \$749,999	1	0	2	0	1	0	1	3	0	0			8
\$750,000 to \$999,999	2	3	3	2	1	2	5	3	7	9			37
\$1,000,000 to \$1,499,999	4	9	12	16	17	24	22	24	23	25			176
\$1,500,000 to \$2,499,999	20	15	31	34	43	38	29	34	33	39			316
\$2,500,000 and above	9	3	6	13	7	12	15	9	3	6			83
Grand Total	36	30	54	65	69	76	72	73	66	79			620

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	1	0	0	1
\$500,000 to \$749,999	0	0	1	0	0	0	2	0	0	0	0	1	3
\$750,000 to \$999,999	1	6	1	3	4	9	8	5	4	8	4	2	49
\$1,000,000 to \$1,499,999	4	7	14	15	27	22	13	24	22	19	20	8	167
\$1,500,000 to \$2,499,999	12	11	32	37	55	39	36	39	31	32	32	11	324
\$2,500,000 and above	5	4	14	12	13	9	12	6	9	7	2	9	91
Grand Total	22	28	62	67	99	79	71	74	66	67	58	31	635

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	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	-100%			-100%
\$500,000 to \$749,999	N/A	N/A	100%	N/A	N/A	N/A	-50%	N/A	N/A	N/A			167%
\$750,000 to \$999,999	100%	-50%	200%	-33%	-75%	-78%	-38%	-40%	75%	13%			-24%
\$1,000,000 to \$1,499,999	0%	29%	-14%	7%	-37%	9%	69%	0%	5%	32%			5%
\$1,500,000 to \$2,499,999	67%	36%	-3%	-8%	-22%	-3%	-19%	-13%	6%	22%			-2%
\$2,500,000 and above	80%	-25%	-57%	8%	-46%	33%	25%	50%	-67%	-14%			-9%
Grand Total	64%	7%	-13%	-3%	-30%	-4%	1%	-1%	0%	18%			-2%