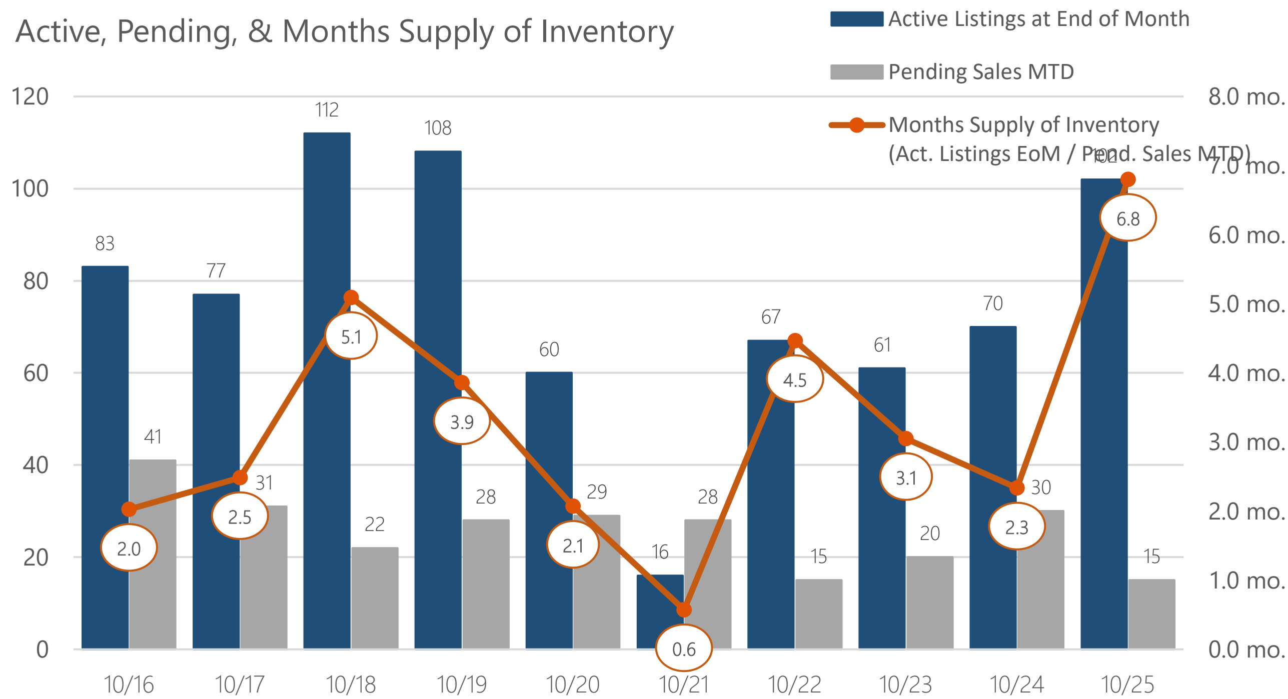
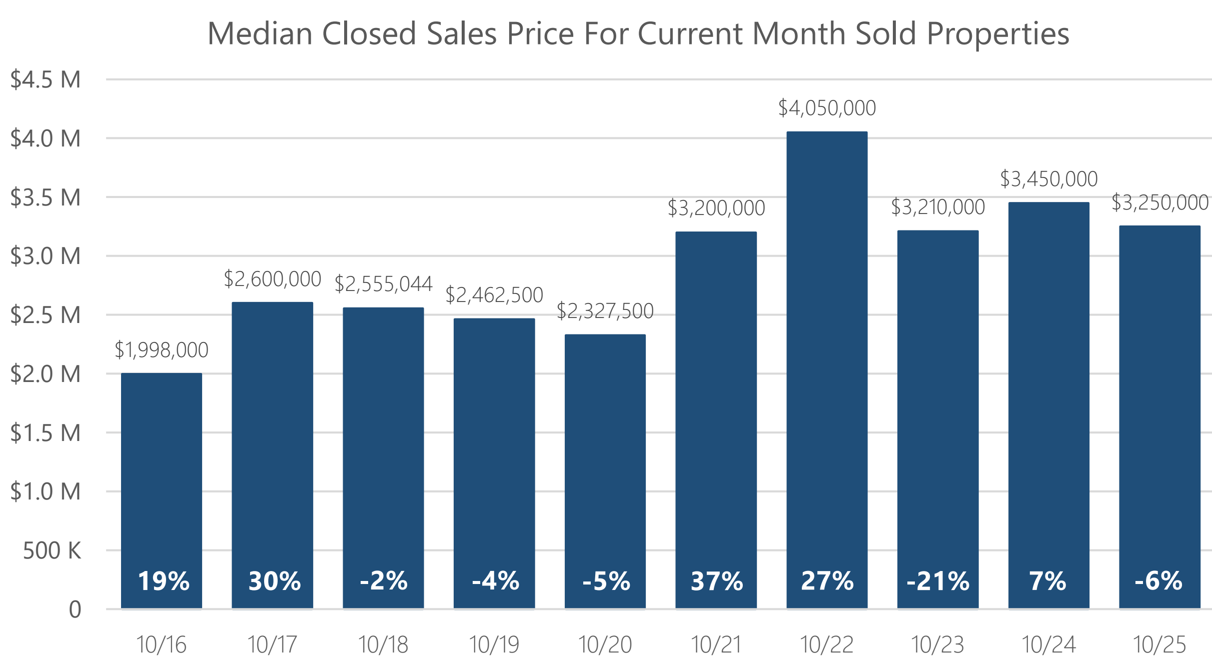
MARKET UPDATE
October, 2025

Bellevue/West of I-405 (520)

RESIDENTIAL ONLY





Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service.

Windermere REAL ESTATE

Bellevue/West of I-405 (520)

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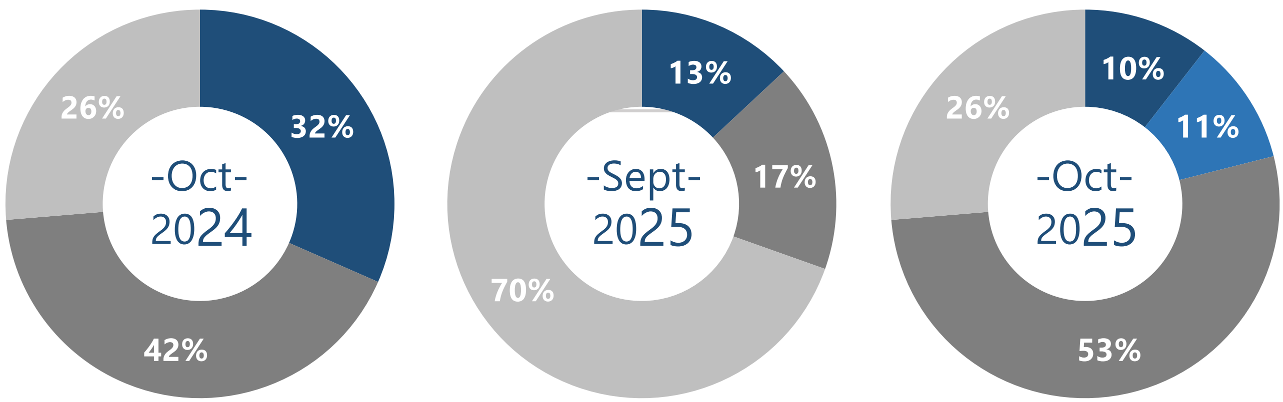
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	7	2	53	74
NUMBER OF SALES IN MONTH	2	2	10	5
MEDIAN % FROM ORIGINAL LIST PRICE	7%	0%	-5%	N/A

Bellevue/West of I-405 (520)

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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	42.1%
15 - 30	94.4%	95.8%	4	21.1%
31 - 60	85.9%	88.7%	2	10.5%
61 - 90	94.9%	94.9%	1	5.3%
90+	88.8%	93.8%	4	21.1%
Totals			19	100.0%

The Cost of Waiting a Year

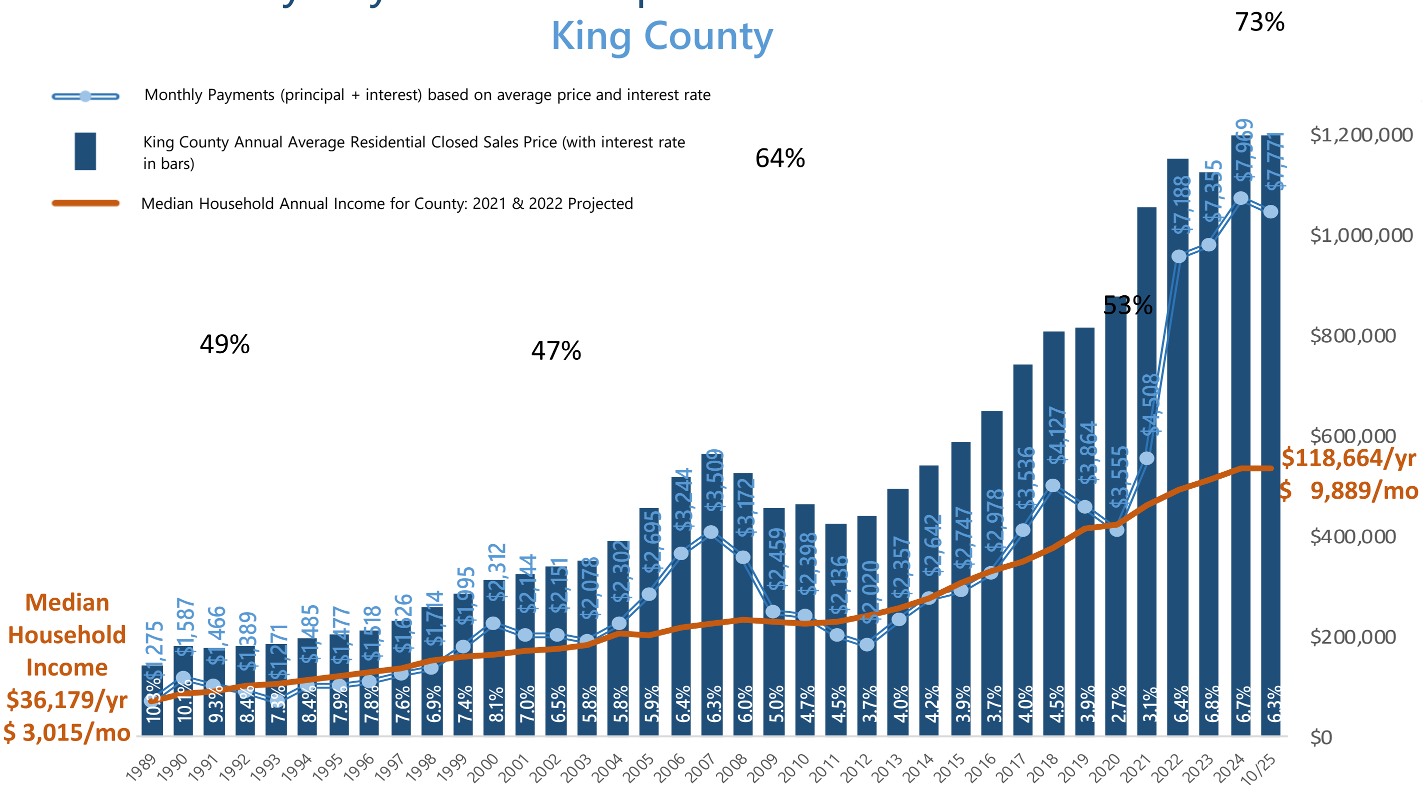
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
October, 2025	$3,250,000	6.25%	$20,011
October, 2024	$3,450,000	6.43%	$21,648
	-$200,000	**-0.18%**	**-$1,637** Per Month
			-$19,643 Per Year

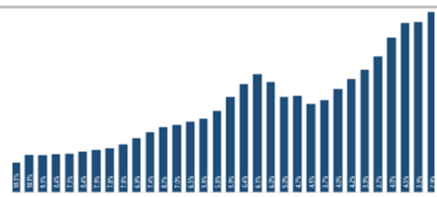
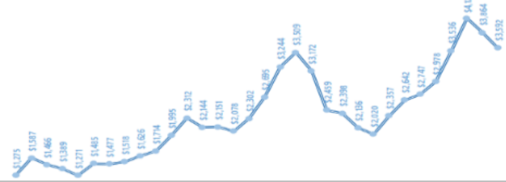
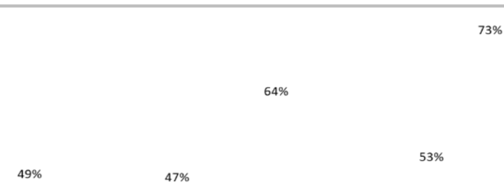
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month

Windermere REAL ESTATE

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

Windermere REAL ESTATE

Bellevue/West of I-405 (520)

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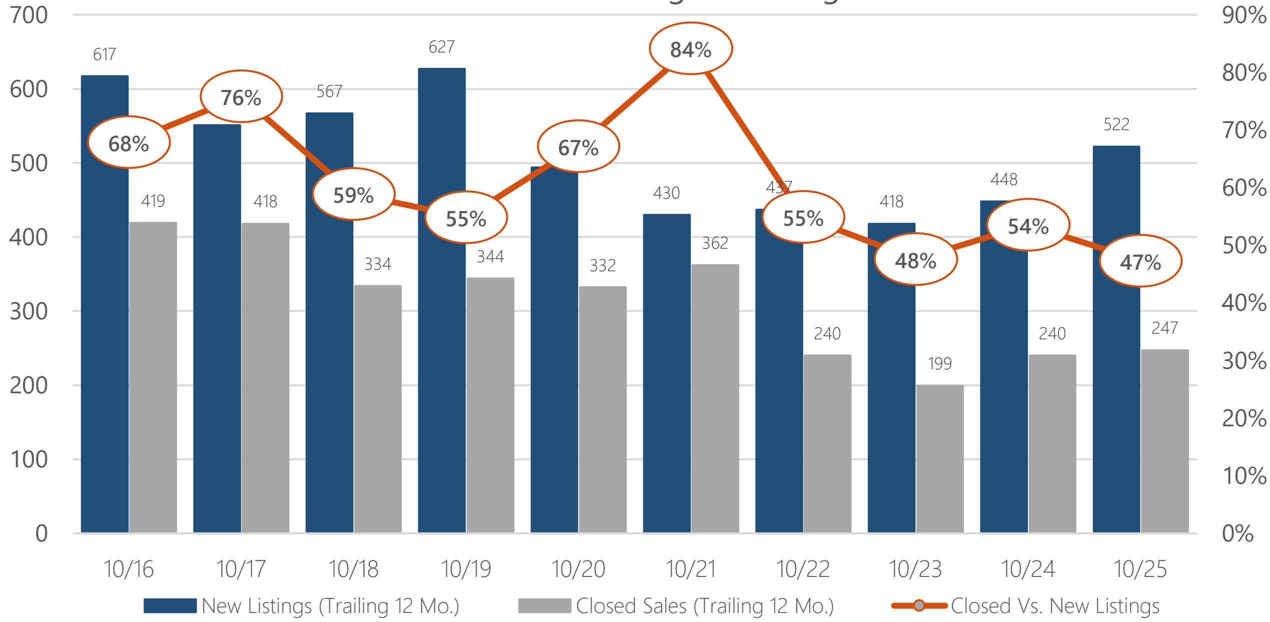
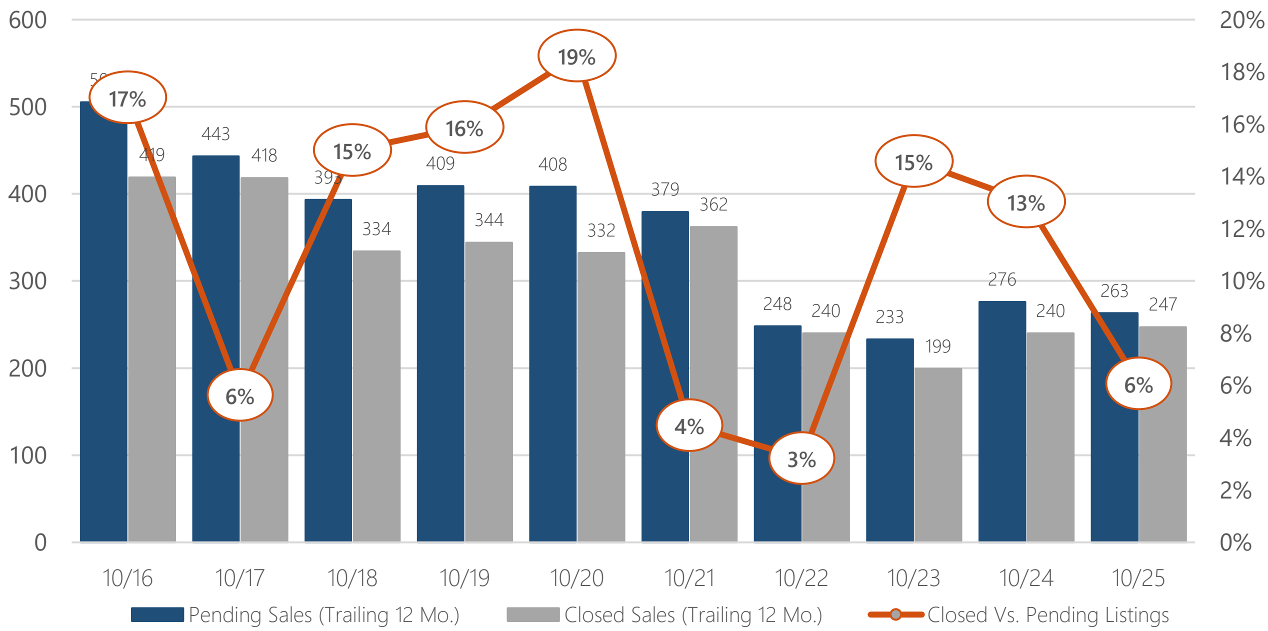
What Are The Odds of Selling?
Closed Sales as a Percentage of Listings Taken



Percentage of Pending Sales that do not Close



MARKET UPDATE

October, 2025

Months Supply of Inventory

CURRENT MONTH

KING & SNOHOMISH COUNTY

RESIDENTIAL ONLY

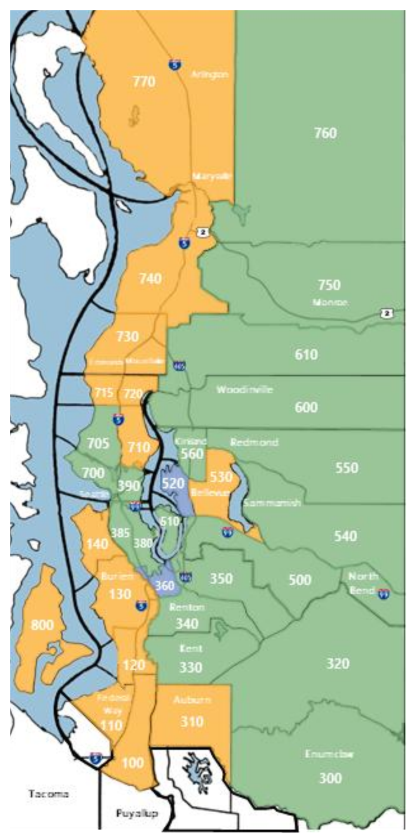
0 - 2	2 - 4	4+
SELLER'S ADVANTAGE	BALANCED ADVANTAGE	BUYER'S ADVANTAGE

Area	Months Inventory			Area	Months Inventory		
	2023	2024	2025		2023	2024	2025
100	1.1	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.

Windermere REAL ESTATE

Bellevue/West of I-405 (520)

Statistics To Know

Residential

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	6.8	2.3	4.5	191%
Active Listings at End of Month	102	70	32	46%
Pending Sales MTD	15	30	-15	-50%
Pending Sales (Trailing 12 Months)	263	276	-13	-5%
Closed Sales MTD	19	19	0	0%
Closed Sales (Trailing 12 Months)	247	240	7	3%
Closed Sales Price (Median)	$3,250,000	$3,450,000	-$200,000	-6%
30-Year-Fixed-Rate Mortgage Rate	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	$20,011	$21,648	-$1,637	-8%

Condominium

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	5.7	2.3	3.4	148%
Active Listings at End of Month	85	64	21	33%
Pending Sales MTD	15	28	-13	-46%
Pending Sales (Trailing 12 Months)	220	235	-15	-6%
Closed Sales MTD	14	12	2	17%
Closed Sales (Trailing 12 Months)	196	193	3	2%
Closed Sales Price (Median)	$933,500	$1,297,500	-$364,000	-28%
30-Year-Fixed-Rate Mortgage Rate	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	$5,748	$8,141	-$2,394	-29%

Residential & Condominium

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	6.2	2.3	3.9	170%
Active Listings at End of Month	187	134	53	40%
Pending Sales MTD	30	58	-28	-48%
Pending Sales (Trailing 12 Months)	483	511	-28	-5%
Closed Sales MTD	33	31	2	6%
Closed Sales (Trailing 12 Months)	443	433	10	2%
Closed Sales Price (Median)	$1,997,000	$2,410,000	-$413,000	-17%
30-Year-Fixed-Rate Mortgage Rates	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	$12,296	$15,122	-$2,826	-19%

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		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	π	YTD % Change
2025	Active Listings (EOM)	47	56	69	84	108	115	111	105	109	102			46%	91	AVG	44%
	New Listings Taken in Month	42	35	47	58	72	66	48	41	49	33			3%	491	YTD	17%
	# of Pending Transactions	15	19	21	21	29	28	36	24	24	15			-50%	232	YTD	-8%
	Months Supply of Inventory	3.1	2.9	3.3	4.0	3.7	4.1	3.1	4.4	4.5	6.8			191%	4.0	AVG	55%
	# of Closed Sales	12	16	21	19	19	23	25	29	23	19			0%	206	YTD	-3%
	Median Closed Price	4,036,750	2,737,500	3,370,000	3,750,000	3,200,000	4,549,000	4,298,000	3,725,000	3,688,000	3,250,000			-6%	3,733,291	WA	1%
2024	Active Listings (EOM)	37	44	56	56	66	68	77	76	81	70	52	34	15%	63	AVG	1%
	New Listings Taken in Month	29	34	42	48	56	41	44	47	45	32	22	9	50%	418	YTD	7%
	# of Pending Transactions	18	21	23	35	30	27	19	27	22	30	19	12	50%	252	YTD	15%
	Months Supply of Inventory	2.1	2.1	2.4	1.6	2.2	2.5	4.1	2.8	3.7	2.3	2.7	2.8	-23%	2.6	AVG	-11%
	# of Closed Sales	12	12	23	22	30	21	26	25	23	19	19	22	-30%	213	YTD	19%
	Median Closed Price	3,900,000	3,770,000	3,995,000	3,155,000	3,440,000	3,945,000	4,047,500	3,450,000	3,500,000	3,450,000	3,025,000	3,544,500	7%	3,687,902	WA	1%
2023	Active Listings (EOM)	45	44	60	64	58	66	77	78	70	61	41	31	-9%	62	AVG	31%
	New Listings Taken in Month	28	20	53	34	35	52	53	42	40	35	19	11	21%	392	YTD	-2%
	# of Pending Transactions	15	13	21	23	30	27	24	21	26	20	17	7	33%	220	YTD	3%
	Months Supply of Inventory	3.0	3.4	2.9	2.8	1.9	2.4	3.2	3.7	2.7	3.1	2.4	4.4	-32%	2.9	AVG	20%
	# of Closed Sales	8	10	11	23	18	26	17	30	9	27	13	14	29%	179	YTD	-7%
	Median Closed Price	4,370,000	3,919,000	3,450,000	3,600,000	2,900,000	3,350,000	3,895,000	3,487,500	3,920,000	3,210,000	3,750,000	2,982,500	-21%	3,655,101	WA	0%
2022	Active Listings (EOM)	13	22	27	31	43	53	71	75	73	67	54	42	319%	48	AVG	107%
	New Listings Taken in Month	20	37	48	46	55	44	46	32	43	29	13	13	7%	400	YTD	6%
	# of Pending Transactions	13	20	32	31	25	18	17	20	22	15	9	4	-46%	213	YTD	-33%
	Months Supply of Inventory	1.0	1.1	0.8	1.0	1.7	2.9	4.2	3.8	3.3	4.5	6.0	10.5	682%	2.4	AVG	199%
	# of Closed Sales	12	9	21	29	31	23	18	13	15	21	13	7	-32%	192	YTD	-35%
	Median Closed Price	2,810,000	3,750,000	4,800,000	3,800,000	3,500,000	3,400,000	3,500,000	3,300,000	2,430,000	4,050,000	3,200,000	3,945,000	27%	3,641,653	WA	14%
2021	# of Active Listings	28	23	20	20	21	25	29	25	22	16	4	5	-73%	23	A	-67%
	New Listings Taken in Month	23	32	41	47	55	42	40	37	35	27	22	15	-23%	379	YTD	-36%
	# of Pending Transactions	14	32	43	32	48	30	28	36	29	28	27	8	-3%	320	YTD	-8%
	Months Supply of Inventory	2.0	0.7	0.5	0.6	0.4	0.8	1.0	0.7	0.8	0.6	0.1	0.6	-72%	0.8	A	-66%
	# of Closed Sales	20	16	27	29	31	39	36	33	34	31	25	23	-35%	296	T	11%
	Median Closed Price	2,487,500	3,108,370	3,525,000	2,700,000	3,100,000	2,875,000	3,199,000	3,700,000	3,604,000	3,200,000	3,660,000	4,298,000	37%	3,193,552	WA	27%

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

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		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	π	YTD % Change
2020	Active Listings (EOM)	54	56	61	69	80	87	79	88	60	60	45	27	-44%	69	AVG	-39%
	New Listings Taken in Month	38	39	50	26	52	51	50	60	60	39	30	21	11%	465	YTD	-21%
	# of Pending Transactions	34	33	27	12	35	25	43	36	73	29	29	30	4%	347	YTD	-6%
	Months Supply of Inventory	1.6	1.7	2.3	5.8	2.3	3.5	1.8	2.4	0.8	2.1	1.6	0.9	-46%	2.4	AVG	-23%
	# of Closed Sales	17	23	27	16	9	30	27	36	33	48	30	36	50%	266	YTD	-11%
	Median Closed Price	2,265,000	2,660,000	2,437,000	2,736,000	1,800,000	2,640,000	2,540,000	2,665,000	2,699,000	2,327,500	3,018,000	2,905,000	-5%	2,506,945	WA	4%
2019	Active Listings (EOM)	85	82	96	119	140	139	139	114	123	108	73	52	-4%	115	AVG	24%
	New Listings Taken in Month	51	44	58	75	89	78	49	39	70	35	18	11	-24%	588	YTD	12%
	# of Pending Transactions	29	32	48	44	45	36	32	35	41	28	42	19	27%	370	YTD	9%
	Months Supply of Inventory	2.9	2.6	2.0	2.7	3.1	3.9	4.3	3.3	3.0	3.9	1.7	2.7	-24%	3.2	AVG	9%
	# of Closed Sales	12	22	29	36	43	35	32	30	29	32	33	33	45%	300	YTD	8%
	Median Closed Price	1,963,500	2,262,500	2,586,183	2,234,000	2,380,000	2,900,000	2,372,500	2,454,997	2,150,000	2,462,500	2,250,000	2,500,000	-4%	2,401,308	WA	-7%
2018	Active Listings (EOM)	63	64	67	75	102	113	103	111	116	112	94	66	45%	93	AVG	21%
	New Listings Taken in Month	45	38	50	51	85	75	40	47	50	46	27	12	2%	527	YTD	2%
	# of Pending Transactions	28	29	39	36	44	50	28	32	30	22	24	15	-29%	338	YTD	-13%
	Months Supply of Inventory	2.3	2.2	1.7	2.1	2.3	2.3	3.7	3.5	3.9	5.1	3.9	4.4	105%	2.9	AVG	44%
	# of Closed Sales	21	19	27	30	32	45	29	32	20	22	20	24	-24%	277	YTD	-20%
	Median Closed Price	2,720,000	2,070,000	2,505,000	2,538,250	2,355,000	2,500,000	2,325,000	2,557,500	3,299,000	2,555,044	2,435,000	2,800,000	-2%	2,578,394	WA	15%
2017	Active Listings (EOM)	55	48	71	74	98	86	84	81	90	77	61	41	-7%	76	AVG	-18%
	New Listings Taken in Month	46	24	59	52	88	54	36	56	58	45	28	12	29%	518	YTD	-10%
	# of Pending Transactions	26	30	33	38	54	58	36	46	37	31	29	26	-24%	389	YTD	-14%
	Months Supply of Inventory	2.1	1.6	2.2	1.9	1.8	1.5	2.3	1.8	2.4	2.5	2.1	1.6	23%	2.0	AVG	-4%
	# of Closed Sales	20	22	31	33	32	53	49	45	34	29	24	33	-17%	348	YTD	-3%
	Median Closed Price	1,410,000	2,229,000	2,198,000	2,203,000	1,950,000	2,200,000	2,308,000	2,499,990	2,308,550	2,600,000	2,144,000	2,575,000	30%	2,234,478	WA	17%
2016	Active Listings (EOM)	56	66	84	89	99	114	123	110	109	83	66	42	6%	93	AVG	6%
	New Listings Taken in Month	37	41	68	73	69	84	57	48	61	35	20	13	-24%	573	YTD	8%
	# of Pending Transactions	28	30	45	55	55	58	44	52	42	41	31	23	-7%	450	YTD	-3%
	Months Supply of Inventory	2.0	2.2	1.9	1.6	1.8	2.0	2.8	2.1	2.6	2.0	2.1	1.8	14%	2.1	AVG	10%
	# of Closed Sales	20	23	38	34	39	51	43	38	38	35	37	33	-5%	359	YTD	3%
	Median Closed Price	1,849,995	1,750,000	1,799,975	1,800,000	2,050,000	1,902,500	1,635,000	2,192,500	2,041,000	1,998,000	2,238,000	2,125,000	19%	1,915,186	WA	7%
2015	Active Listings (EOM)	57	69	82	105	113	107	93	92	82	78	65	46	-1%	88	AVG	0%
	New Listings Taken in Month	36	45	72	70	63	65	52	44	38	46	27	17	44%	531	YTD	11%
	# of Pending Transactions	27	35	56	46	55	63	50	43	47	44	29	26	22%	466	YTD	18%
	Months Supply of Inventory	2.1	2.0	1.5	2.3	2.1	1.7	1.9	2.1	1.7	1.8	2.2	1.8	-19%	1.9	AVG	-15%
	# of Closed Sales	19	14	40	34	35	44	42	43	40	37	30	30	-5%	348	YTD	10%
	Median Closed Price	1,960,000	1,545,000	1,782,500	1,663,000	1,914,000	1,811,250	1,537,500	1,725,000	2,092,495	1,675,000	1,660,000	1,656,500	-2%	1,786,946	WA	18%

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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	π
Active Listings (EOM)	49	52	62	70	82	86	88	85	83	73	56	39	69	AVG
% of 12 Month Avg.	72%	75%	91%	102%	119%	125%	127%	124%	120%	107%	81%	56%		
New Listings Taken in Month	35	35	54	52	65	59	47	45	50	37	23	13	515	T
% of 12 Month Avg.	82%	82%	126%	122%	151%	137%	109%	105%	116%	86%	53%	31%		
# of Pending Transactions	23	28	37	35	42	39	32	35	37	29	26	17	379	T
% of 12 Month Avg.	73%	87%	116%	111%	133%	124%	102%	110%	117%	91%	81%	54%		
Months Supply of Inventory	2.1	1.9	1.7	2.0	1.9	2.2	2.7	2.4	2.2	2.5	2.2	2.3	2.2	AVG
% of 12 Month Avg.	97%	86%	78%	91%	89%	100%	125%	112%	102%	116%	99%	104%		
# of Closed Units	16	17	27	29	30	37	32	33	28	30	24	26	328	T
% of 12 Month Avg.	59%	62%	100%	105%	110%	134%	117%	119%	101%	110%	89%	93%		
Median Closed Price	2,573,600	2,706,387	2,907,866	2,642,925	2,538,900	2,752,375	2,735,950	2,803,249	2,804,405	2,752,804	2,738,000	2,933,150	2,740,801	AVG
% of 12 Month Avg.	94%	99%	106%	96%	93%	100%	100%	102%	102%	100%	100%	107%		

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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	0	0	0	0	0	0	0	0	0	0			**0**
$750,000 to $999,999	0	0	0	0	0	0	0	0	0	0			**0**
$1,000,000 to $1,499,999	0	1	0	1	0	0	0	0	0	0			**2**
$1,500,000 to $2,499,999	3	6	1	4	3	2	3	5	3	6			**36**
$2,500,000 and above	9	9	20	14	16	21	21	24	20	13			**167**
Grand Total	**12**	**16**	**21**	**19**	**19**	**23**	**24**	**29**	**23**	**19**			**205**

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	0	0	0	**0**
$500,000 to $749,999	0	0	0	0	0	0	1	0	0	0	0	0	**1**
$750,000 to $999,999	0	0	0	0	0	0	0	0	0	0	0	0	**0**
$1,000,000 to $1,499,999	1	0	0	2	1	0	0	1	1	1	0	0	**7**
$1,500,000 to $2,499,999	2	2	5	6	6	5	8	3	4	3	7	3	**44**
$2,500,000 and above	9	10	18	14	23	15	17	20	18	15	12	19	**159**
Grand Total	**12**	**12**	**23**	**22**	**30**	**20**	**26**	**24**	**23**	**19**	**19**	**22**	**211**

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	N/A			N/A
$500,000 to $749,999	N/A	N/A	N/A	N/A	N/A	N/A	-100%	N/A	N/A	N/A			-100%
$750,000 to $999,999	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			N/A
$1,000,000 to $1,499,999	-100%	N/A	N/A	-50%	-100%	N/A	N/A	-100%	-100%	-100%			-71%
$1,500,000 to $2,499,999	50%	200%	-80%	-33%	-50%	-60%	-63%	67%	-25%	100%			-18%
$2,500,000 and above	0%	-10%	11%	0%	-30%	40%	24%	20%	11%	-13%			5%
Grand Total	**0%**	**33%**	**-9%**	**-14%**	**-37%**	**15%**	**-8%**	**21%**	**0%**	**0%**			**-3%**