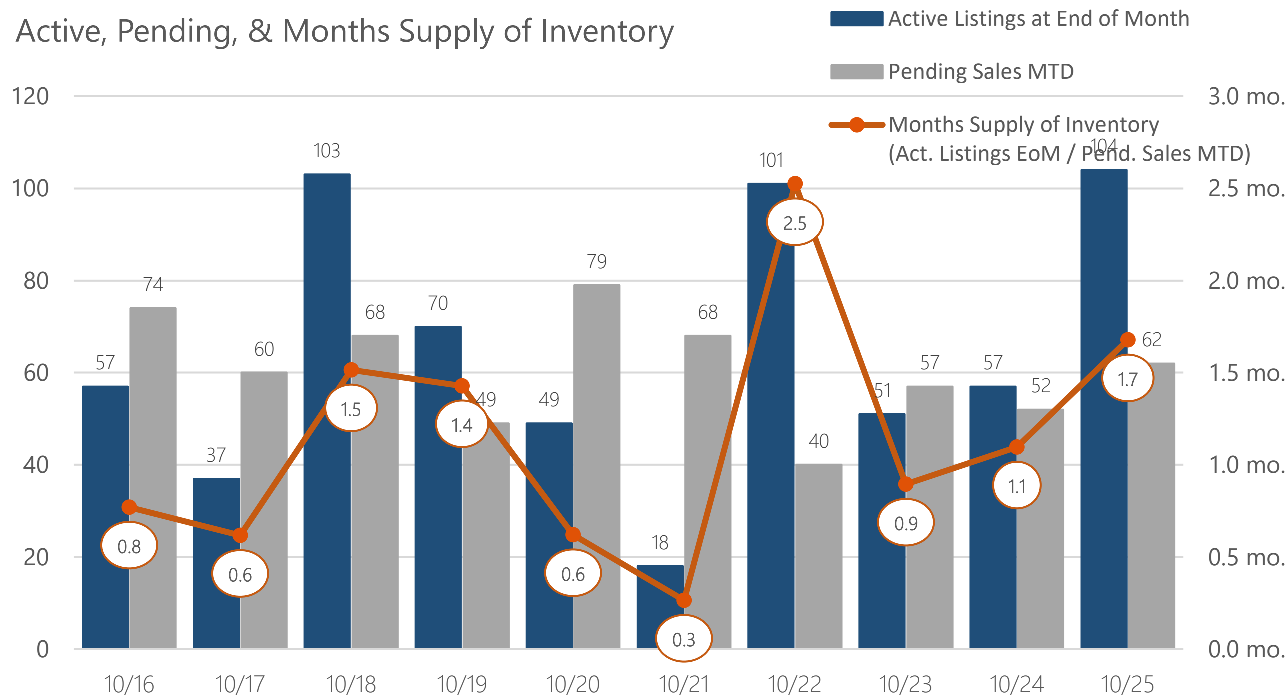
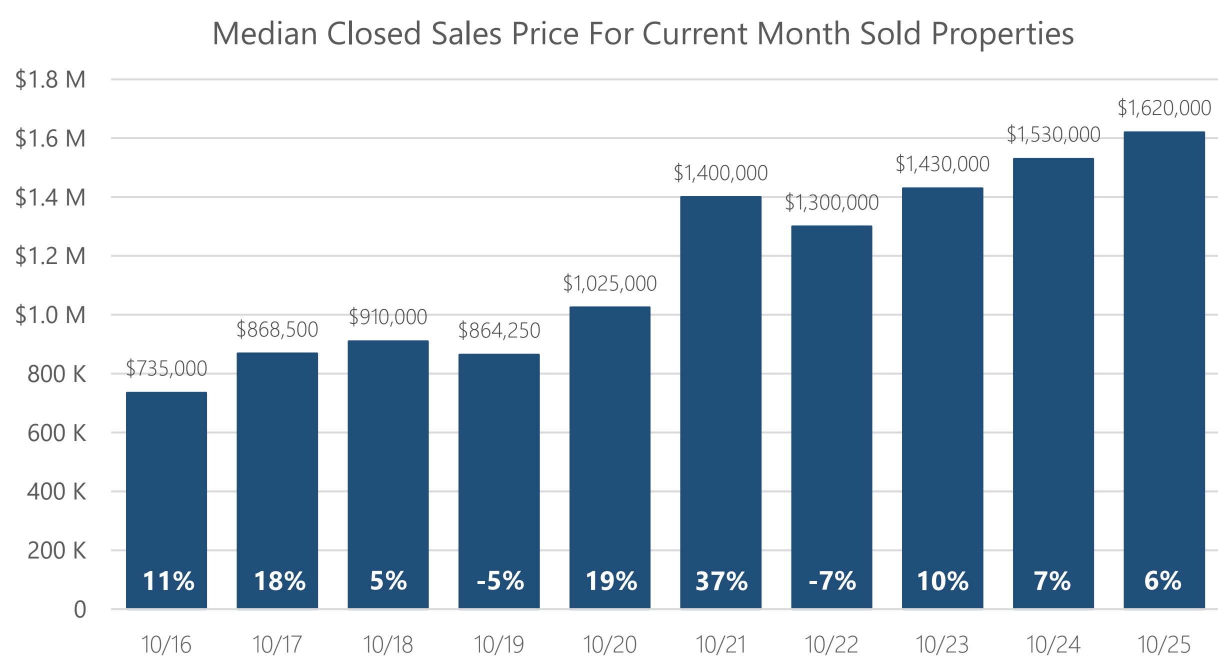
MARKET UPDATE
October, 2025

Bellevue/East of I-405 (530)

RESIDENTIAL ONLY





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

Bellevue/East of I-405 (530)

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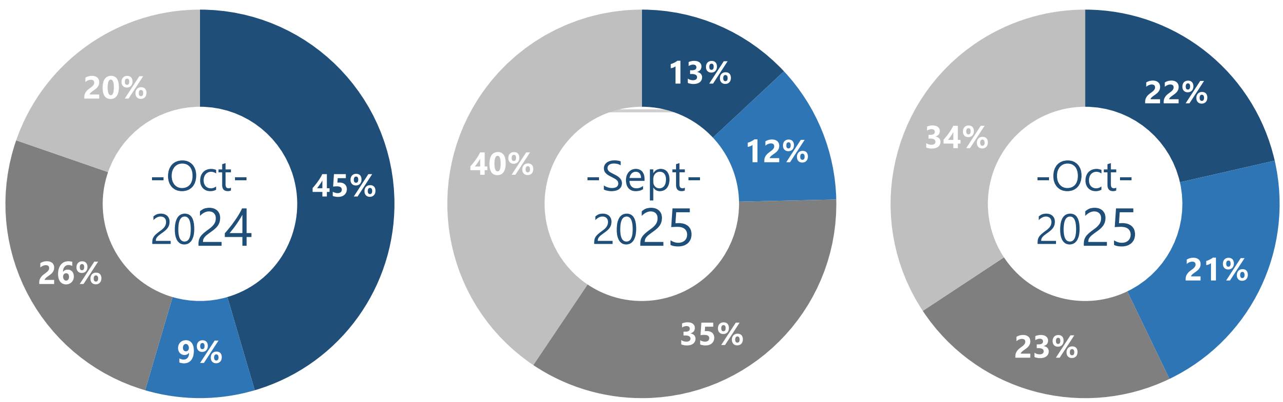
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	6	16	91
NUMBER OF SALES IN MONTH	15	15	16	24
MEDIAN % FROM ORIGINAL LIST PRICE	4%	0%	-3%	N/A

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Bellevue/East of I-405 (530)

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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%	41	58.6%
15 - 30	96.7%	97.1%	8	11.4%
31 - 60	93.2%	97.6%	9	12.9%
61 - 90	92.9%	95.2%	5	7.1%
90+	86.7%	95.0%	7	10.0%
Totals			70	100.0%

The Cost of Waiting a Year

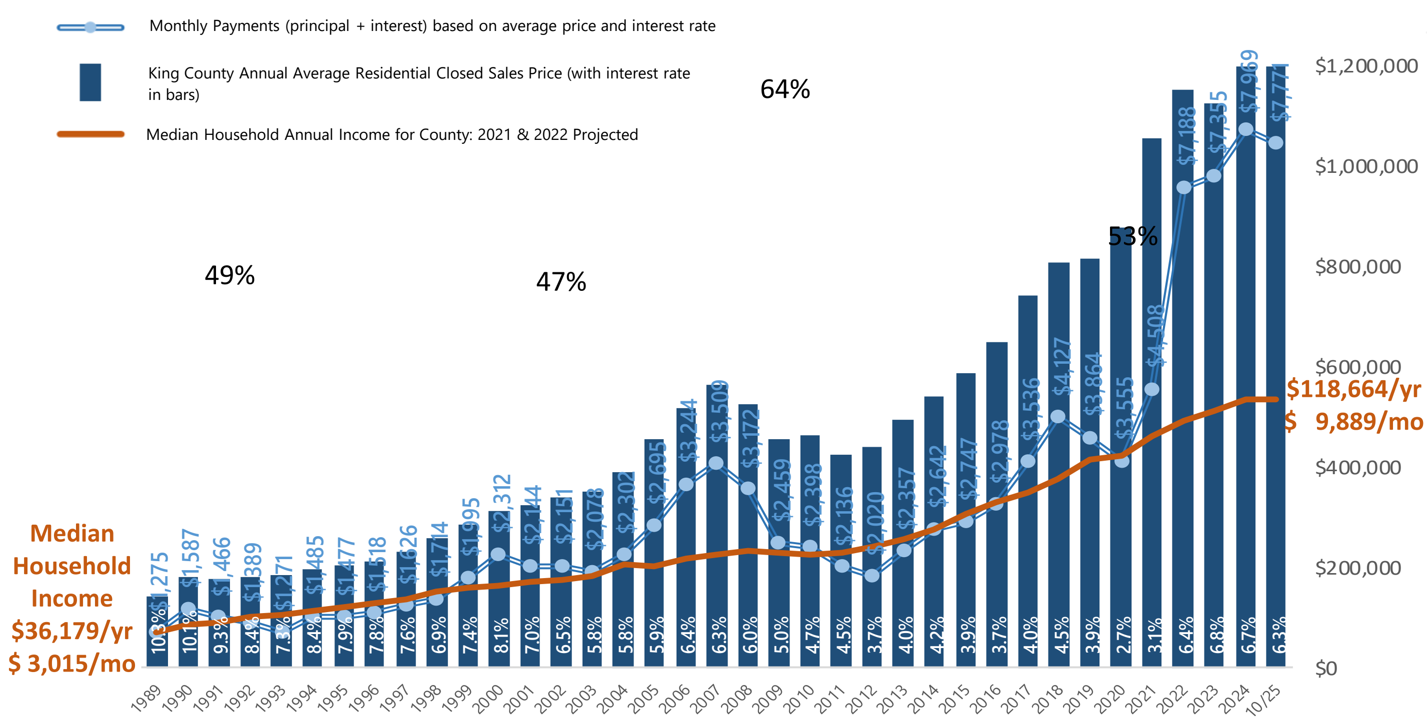
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
October, 2025	$1,620,000	6.25%	$9,975
October, 2024	$1,530,000	6.43%	$9,600
	$90,000	**-0.18%**	**$374** Per Month
			$4,492 Per Year

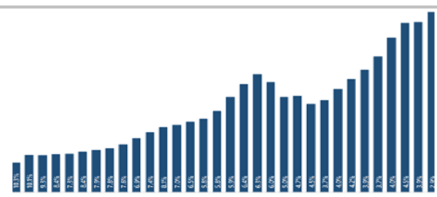
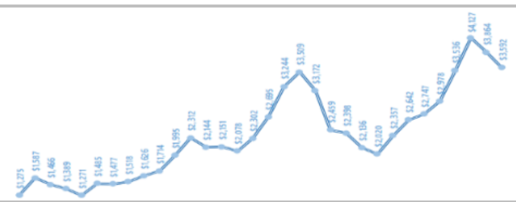
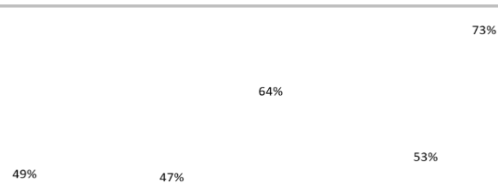
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month

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

MARKET UPDATE
October, 2025

Bellevue/East of I-405 (530)

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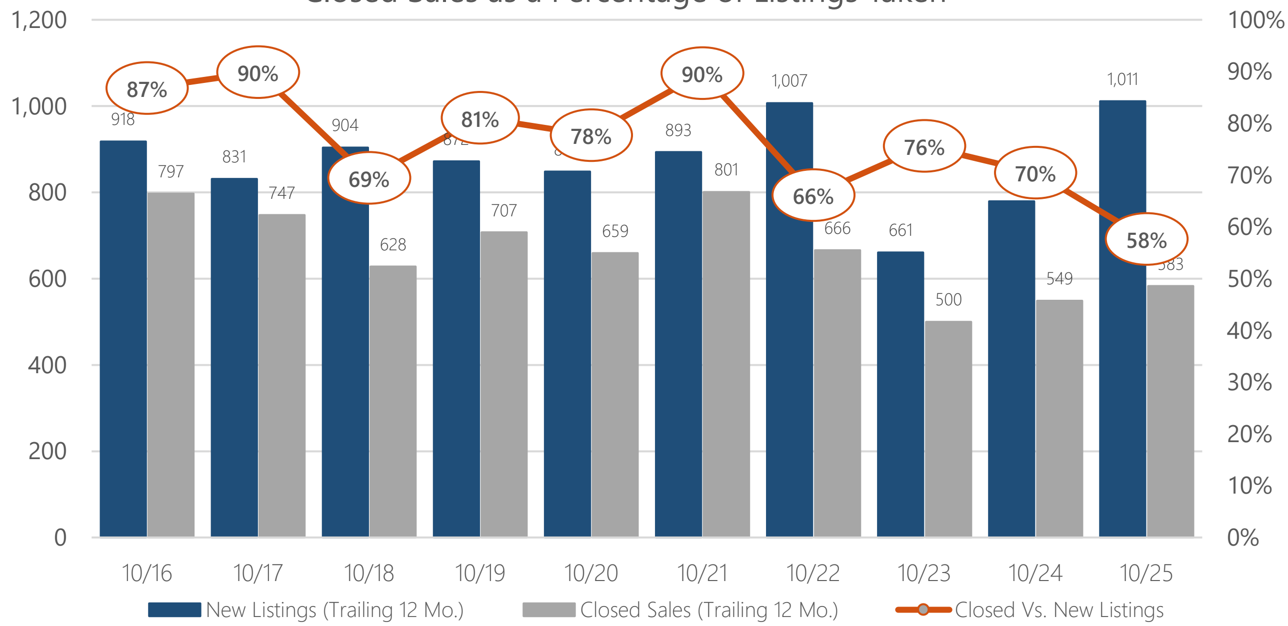
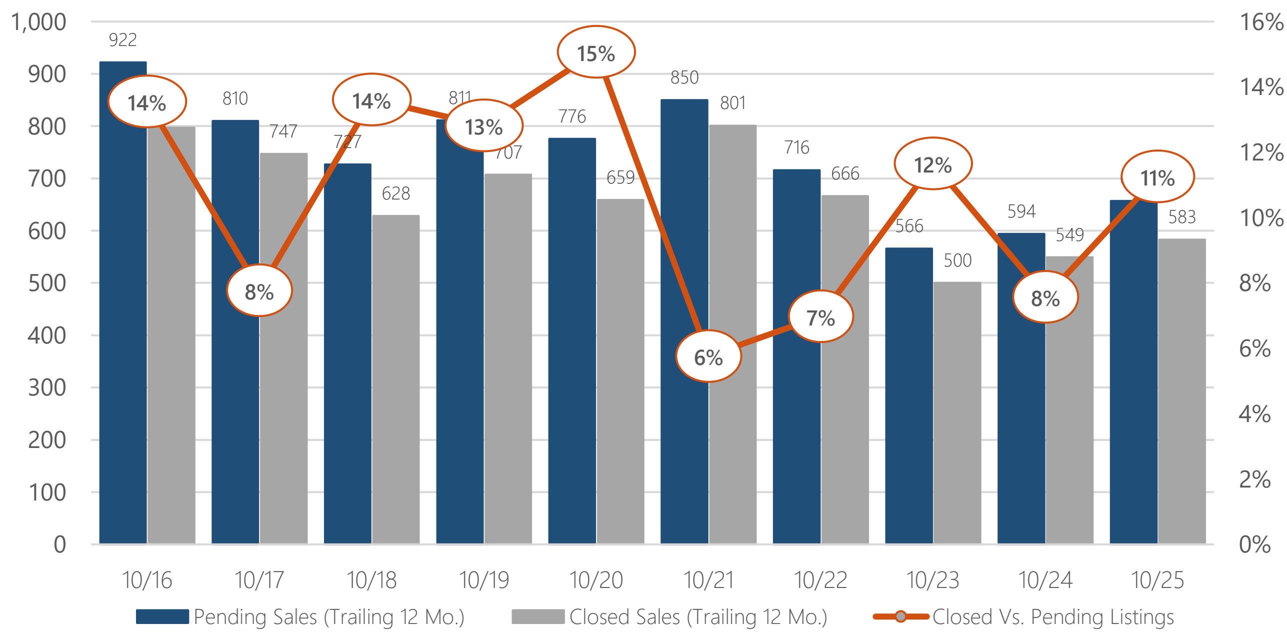
What Are The Odds of Selling?
Closed Sales as a Percentage of Listings Taken



Percentage of Pending Sales that do not Close



MARKET UPDATE
October, 2025

Windermere REAL ESTATE

Months Supply *of* Inventory

•

CURRENT MONTH

•

KING & SNOHOMISH COUNTY

•

RESIDENTIAL ONLY

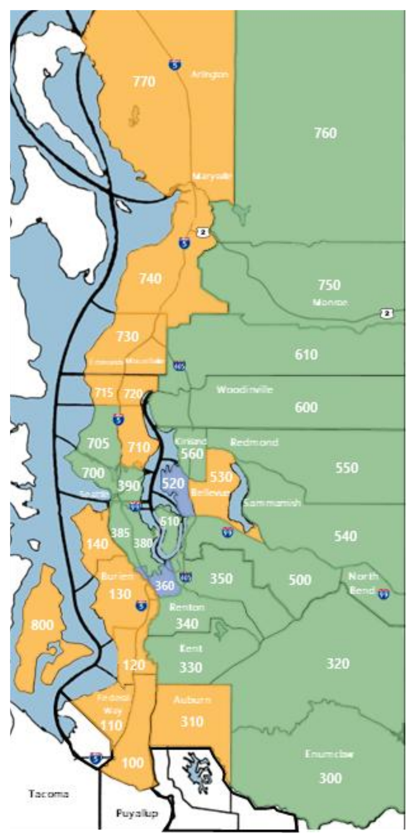
Area	Months Inventory 2023	2024	2025	Area	Months Inventory 2023	2024	2025
100	1.1	1.7	1.0	530	0.9	1.1	1.7
110	1.3	1.6	1.5	540	1.2	1.1	2.4
120	1.1	1.6	1.4	550	1.9	1.4	2.4
130	1.4	1.7	1.5	560	2.1	1.4	2.5
140	1.9	1.7	1.8	600	1.6	1.1	2.8
300	1.4	0.9	2.7	610	1.0	1.3	2.3
310	1.4	1.3	1.8	700	2.6	2.0	2.0
320	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

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

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
October, 2025

Windermere REAL ESTATE

Bellevue/East of I-405 (530)

Statistics To Know

Residential

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	1.7	1.1	0.6	53%
Active Listings at End of Month	104	57	47	82%
Pending Sales MTD	62	52	10	19%
Pending Sales (Trailing 12 Months)	657	594	63	11%
Closed Sales MTD	71	66	5	8%
Closed Sales (Trailing 12 Months)	583	549	34	6%
Closed Sales Price (Median)	$1,620,000	$1,530,000	$90,000	6%
30-Year-Fixed-Rate Mortgage Rate	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	$9,975	$9,600	$374	4%

Condominium

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	3.6	2.7	0.9	34%
Active Listings at End of Month	80	76	4	5%
Pending Sales MTD	22	28	-6	-21%
Pending Sales (Trailing 12 Months)	302	309	-7	-2%
Closed Sales MTD	26	13	13	100%
Closed Sales (Trailing 12 Months)	261	257	4	2%
Closed Sales Price (Median)	$710,000	$650,000	$60,000	9%
30-Year-Fixed-Rate Mortgage Rate	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	$4,372	$4,079	$293	7%

Residential & Condominium

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	2.2	1.7	0.5	32%
Active Listings at End of Month	184	133	51	38%
Pending Sales MTD	84	80	4	5%
Pending Sales (Trailing 12 Months)	959	903	56	6%
Closed Sales MTD	97	79	18	23%
Closed Sales (Trailing 12 Months)	844	806	38	5%
Closed Sales Price (Median)	$1,480,000	$1,450,000	$30,000	2%
30-Year-Fixed-Rate Mortgage Rates	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	$9,113	$9,098	$14	0%

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MARKET UPDATE
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Windermere
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Bellevue/East of I-405 (530)

RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	π	YTD % Change
2025	Active Listings (EOM)	27	40	62	99	139	145	155	128	110	104			82%	101	AVG	103%
	New Listings Taken in Month	54	58	102	119	141	121	119	92	83	85			44%	974	YTD	33%
	# of Pending Transactions	35	34	64	60	69	73	62	71	80	62			19%	610	YTD	12%
	Months Supply of Inventory	0.8	1.2	1.0	1.7	2.0	2.0	2.5	1.8	1.4	1.7			53%	1.6	AVG	76%
	# of Closed Sales	21	32	35	56	56	64	67	50	69	71			8%	521	YTD	9%
	Median Closed Price	1,718,000	1,650,000	2,000,000	1,700,000	1,680,500	1,685,000	1,555,000	1,527,500	1,550,000	1,620,000			6%	1,678,384	WA	4%
2024	Active Listings (EOM)	20	26	40	39	58	63	68	61	64	57	39	20	12%	50	AVG	-7%
	New Listings Taken in Month	34	48	85	88	107	82	80	73	78	59	20	17	-9%	734	YTD	23%
	# of Pending Transactions	33	36	55	71	70	62	56	52	58	52	26	21	-9%	545	YTD	5%
	Months Supply of Inventory	0.6	0.7	0.7	0.5	0.8	1.0	1.2	1.2	1.1	1.1	1.5	1.0	23%	0.9	AVG	-13%
	# of Closed Sales	19	30	40	50	62	67	59	44	41	66	38	24	29%	478	YTD	9%
	Median Closed Price	1,487,756	1,580,000	1,682,500	1,616,250	1,687,500	1,605,000	1,610,000	1,492,500	1,755,000	1,530,000	1,522,500	1,452,500	7%	1,608,895	WA	7%
2023	Active Listings (EOM)	41	37	45	46	54	60	69	64	65	51	43	25	-50%	53	AVG	-25%
	New Listings Taken in Month	40	37	66	62	73	71	68	70	58	53	28	17	-32%	598	YTD	-35%
	# of Pending Transactions	40	35	52	63	49	56	45	72	52	57	28	21	43%	521	YTD	-17%
	Months Supply of Inventory	1.0	1.1	0.9	0.7	1.1	1.1	1.5	0.9	1.3	0.9	1.5	1.2	-65%	1.0	AVG	-12%
	# of Closed Sales	15	35	45	32	61	47	43	43	65	51	43	28	6%	437	YTD	-20%
	Median Closed Price	1,285,000	1,385,000	1,770,000	1,642,500	1,320,000	1,660,000	1,475,000	1,425,505	1,475,000	1,430,000	1,575,000	1,622,500	10%	1,501,639	WA	-6%
2022	Active Listings (EOM)	11	21	28	57	82	111	114	97	89	101	81	49	461%	71	AVG	245%
	New Listings Taken in Month	43	71	102	116	132	132	85	81	87	78	36	27	5%	927	YTD	13%
	# of Pending Transactions	32	60	90	76	79	64	54	71	65	40	22	23	-41%	631	YTD	-17%
	Months Supply of Inventory	0.3	0.4	0.3	0.8	1.0	1.7	2.1	1.4	1.4	2.5	3.7	2.1	854%	1.2	AVG	311%
	# of Closed Sales	31	24	65	66	75	62	53	55	68	48	38	25	-30%	547	YTD	-18%
	Median Closed Price	1,650,000	1,777,500	1,760,000	1,760,000	1,750,000	1,600,000	1,500,000	1,400,000	1,250,000	1,300,000	1,320,000	1,192,000	-7%	1,597,854	WA	22%
2021	# of Active Listings	23	20	17	30	12	20	24	27	15	18	10	5	-63%	21	A	-61%
	New Listings Taken in Month	55	53	75	102	82	113	95	109	60	74	44	36	48%	818	YTD	3%
	# of Pending Transactions	45	49	69	81	88	100	86	101	71	68	51	34	-14%	758	YTD	7%
	Months Supply of Inventory	0.5	0.4	0.2	0.4	0.1	0.2	0.3	0.3	0.2	0.3	0.2	0.1	-57%	0.3	A	-61%
	# of Closed Sales	32	42	50	65	69	84	95	82	81	69	69	50	-29%	669	T	17%
	Median Closed Price	1,065,000	1,243,500	1,340,500	1,308,000	1,300,000	1,395,000	1,300,000	1,393,000	1,310,000	1,400,000	1,520,000	1,522,500	37%	1,312,210	WA	29%

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

Windermere REAL ESTATE

Bellevue/East of I-405 (530)

RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	π	YTD % Change
2020	Active Listings (EOM)	22	29	30	41	58	71	88	85	62	49	30	15	-30%	54	AVG	-39%
	New Listings Taken in Month	43	55	75	59	87	99	110	97	94	74	41	34	48%	793	YTD	0%
	# of Pending Transactions	44	45	56	46	67	85	86	90	109	79	52	40	61%	707	YTD	-5%
	Months Supply of Inventory	0.5	0.6	0.5	0.9	0.9	0.8	1.0	0.9	0.6	0.6	0.6	0.4	-57%	0.7	AVG	-40%
	# of Closed Sales	19	35	44	41	38	72	83	68	76	97	64	68	80%	573	YTD	-7%
	Median Closed Price	960,000	980,000	1,118,250	965,000	918,500	1,035,000	1,070,000	1,025,500	1,012,500	1,025,000	1,111,000	1,056,250	19%	1,013,962	WA	12%
2019	Active Listings (EOM)	70	73	77	75	112	125	111	81	77	70	48	24	-32%	87	AVG	27%
	New Listings Taken in Month	44	57	99	97	124	112	82	68	63	50	35	20	-39%	796	YTD	-7%
	# of Pending Transactions	36	56	100	93	86	87	92	82	61	49	43	26	-28%	742	YTD	11%
	Months Supply of Inventory	1.9	1.3	0.8	0.8	1.3	1.4	1.2	1.0	1.3	1.4	1.1	0.9	-6%	1.2	AVG	19%
	# of Closed Sales	28	29	65	65	79	82	69	86	61	54	42	44	23%	618	YTD	14%
	Median Closed Price	895,000	820,000	927,000	920,000	902,000	947,500	915,000	900,000	945,000	864,250	912,500	1,072,550	-5%	905,037	WA	-5%
2018	Active Listings (EOM)	17	30	33	44	69	86	91	95	118	103	92	69	178%	69	AVG	77%
	New Listings Taken in Month	34	47	85	84	128	123	86	81	102	82	46	30	37%	852	YTD	12%
	# of Pending Transactions	29	30	84	65	93	97	73	68	59	68	36	33	13%	666	YTD	-6%
	Months Supply of Inventory	0.6	1.0	0.4	0.7	0.7	0.9	1.2	1.4	2.0	1.5	2.6	2.1	146%	1.0	AVG	91%
	# of Closed Sales	22	29	34	67	64	90	82	58	51	44	53	36	-34%	541	YTD	-12%
	Median Closed Price	1,018,000	985,000	921,500	939,000	1,030,000	1,047,500	904,975	905,000	871,060	910,000	832,500	839,000	5%	956,820	WA	10%
2017	Active Listings (EOM)	19	19	25	43	44	49	55	52	45	37	23	14	-35%	39	AVG	-36%
	New Listings Taken in Month	54	42	80	92	96	114	84	77	65	60	37	15	-2%	764	YTD	-10%
	# of Pending Transactions	43	39	70	69	88	105	79	85	68	60	39	22	-19%	706	YTD	-14%
	Months Supply of Inventory	0.4	0.5	0.4	0.6	0.5	0.5	0.7	0.6	0.7	0.6	0.6	0.6	-20%	0.5	AVG	-27%
	# of Closed Sales	43	28	47	54	63	84	89	74	69	67	49	38	-20%	618	YTD	-10%
	Median Closed Price	775,001	802,500	830,000	936,250	895,000	916,650	856,000	890,000	890,500	868,500	896,000	872,000	18%	868,723	WA	20%
2016	Active Listings (EOM)	36	36	42	64	66	83	86	62	74	57	38	15	-19%	61	AVG	-14%
	New Listings Taken in Month	44	56	78	99	112	129	93	89	88	61	43	24	-16%	849	YTD	-2%
	# of Pending Transactions	38	63	76	72	111	107	97	111	75	74	63	41	-5%	824	YTD	-3%
	Months Supply of Inventory	0.9	0.6	0.6	0.9	0.6	0.8	0.9	0.6	1.0	0.8	0.6	0.4	-14%	0.8	AVG	-9%
	# of Closed Sales	30	39	53	61	69	96	80	89	85	84	68	61	17%	686	YTD	0%
	Median Closed Price	648,250	705,000	745,000	735,000	750,000	715,000	688,250	750,000	730,000	735,000	750,000	734,000	11%	721,453	WA	14%
2015	Active Listings (EOM)	41	51	45	73	76	78	83	100	85	70	52	31	-17%	70	AVG	4%
	New Listings Taken in Month	50	60	81	112	100	116	105	105	63	73	43	26	-9%	865	YTD	7%
	# of Pending Transactions	52	56	90	90	94	110	110	94	79	78	57	41	-3%	853	YTD	13%
	Months Supply of Inventory	0.8	0.9	0.5	0.8	0.8	0.7	0.8	1.1	1.1	0.9	0.9	0.8	-15%	0.8	AVG	-7%
	# of Closed Sales	39	41	53	60	76	83	99	92	70	72	48	63	13%	685	YTD	13%
	Median Closed Price	621,000	599,380	554,500	639,950	645,000	645,000	620,000	645,000	668,500	661,250	649,975	625,000	18%	631,554	WA	9%

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Windermere REAL ESTATE

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RESIDENTIAL ONLY

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)	30	34	38	51	63	75	79	72	69	61	46	27	54	AVG
% of 12 Month Avg.	56%	64%	71%	95%	117%	139%	147%	135%	129%	114%	85%	50%		
New Listings Taken in Month	44	53	83	91	104	109	89	85	76	66	37	25	862	T
% of 12 Month Avg.	61%	73%	115%	127%	145%	152%	124%	118%	106%	92%	52%	34%		
# of Pending Transactions	39	47	74	73	83	87	78	83	70	63	42	30	767	T
% of 12 Month Avg.	61%	73%	116%	114%	129%	137%	122%	129%	109%	98%	65%	47%		
Months Supply of Inventory	0.8	0.7	0.5	0.7	0.8	0.9	1.0	0.9	1.0	1.0	1.1	0.9	0.8	AVG
% of 12 Month Avg.	90%	86%	61%	83%	90%	101%	120%	103%	117%	116%	129%	104%		
# of Closed Units	28	33	50	56	66	77	75	69	67	65	51	44	680	T
% of 12 Month Avg.	49%	59%	88%	99%	116%	135%	133%	122%	118%	115%	90%	77%		
Median Closed Price	1,040,501	1,087,788	1,164,925	1,146,195	1,119,800	1,156,665	1,093,923	1,082,651	1,090,756	1,072,400	1,108,948	1,098,830	1,105,282	AVG
% of 12 Month Avg.	94%	98%	105%	104%	101%	105%	99%	98%	99%	97%	100%	99%		

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Bellevue/East of I-405 (530)

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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	1	0	0	0	0	1	0	2	0			**4**
$750,000 to $999,999	0	1	1	0	0	2	0	2	1	2			**9**
$1,000,000 to $1,499,999	4	9	5	13	12	18	22	16	28	24			**151**
$1,500,000 to $2,499,999	10	17	24	30	32	25	37	23	21	35			**254**
$2,500,000 and above	7	3	5	12	12	17	7	9	17	9			**98**
Grand Total	**21**	**31**	**35**	**55**	**56**	**62**	**67**	**50**	**69**	**70**			**516**

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	1	1	1	0	0	0	1	0	0	1	0	0	**5**
$750,000 to $999,999	0	0	2	1	2	4	2	1	0	2	0	1	**14**
$1,000,000 to $1,499,999	8	8	12	15	16	23	18	21	9	27	14	12	**157**
$1,500,000 to $2,499,999	4	15	18	25	31	26	33	16	23	26	20	5	**217**
$2,500,000 and above	5	6	7	9	12	13	5	6	8	10	4	5	**81**
Grand Total	**18**	**30**	**40**	**50**	**61**	**66**	**59**	**44**	**40**	**66**	**38**	**23**	**474**

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	-100%	0%	-100%	N/A	N/A	N/A	0%	N/A	N/A	-100%			-20%
$750,000 to $999,999	N/A	N/A	-50%	-100%	-100%	-50%	-100%	100%	N/A	0%			-36%
$1,000,000 to $1,499,999	-50%	13%	-58%	-13%	-25%	-22%	22%	-24%	211%	-11%			-4%
$1,500,000 to $2,499,999	150%	13%	33%	20%	3%	-4%	12%	44%	-9%	35%			17%
$2,500,000 and above	40%	-50%	-29%	33%	0%	31%	40%	50%	113%	-10%			21%
Grand Total	**17%**	**3%**	**-12%**	**10%**	**-8%**	**-6%**	**14%**	**14%**	**72%**	**6%**			**9%**