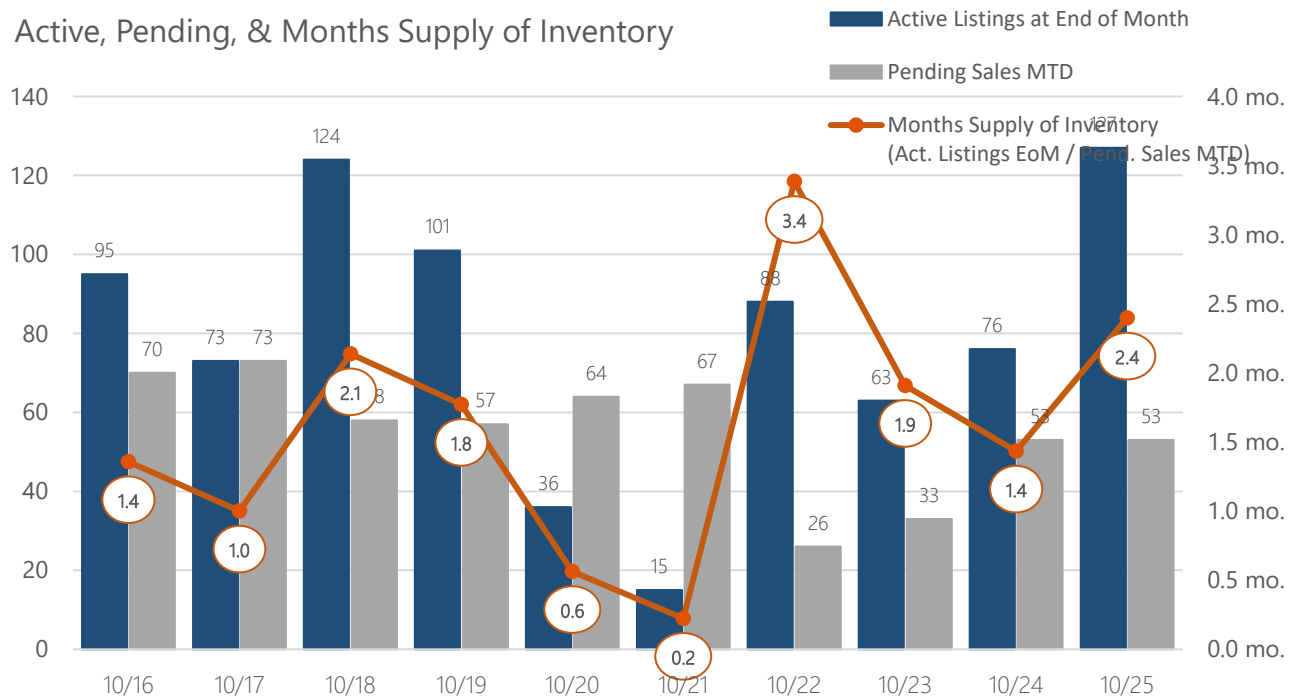


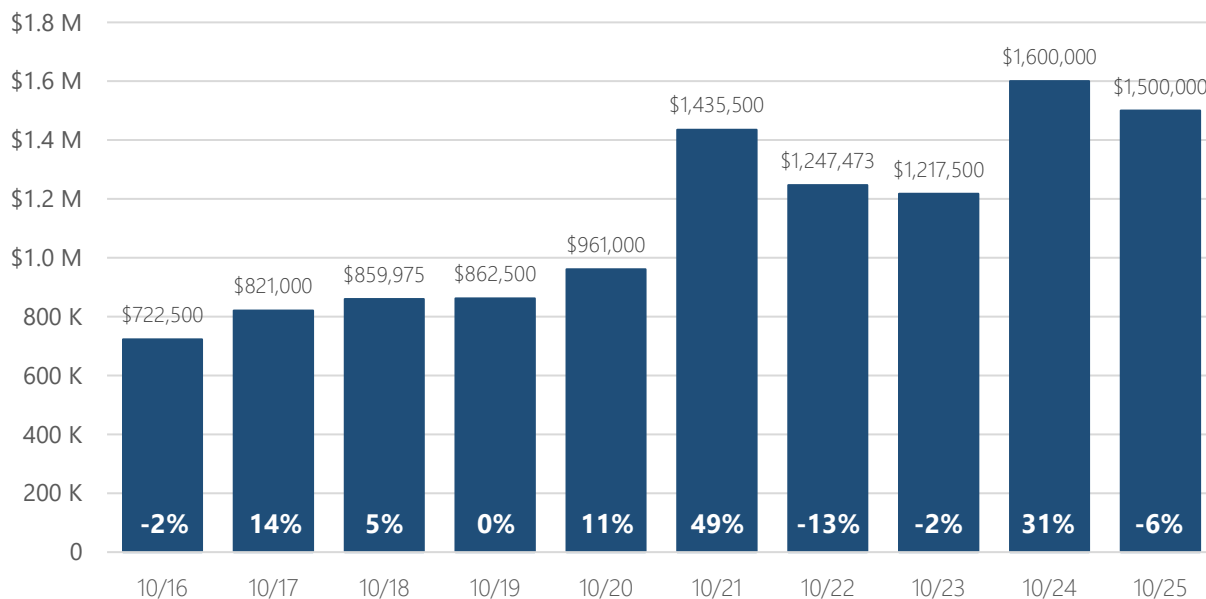
Redmond/Carnation (550)

RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



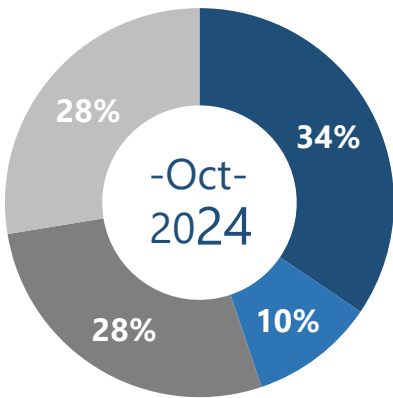
Median Closed Sales Price For Current Month Sold Properties



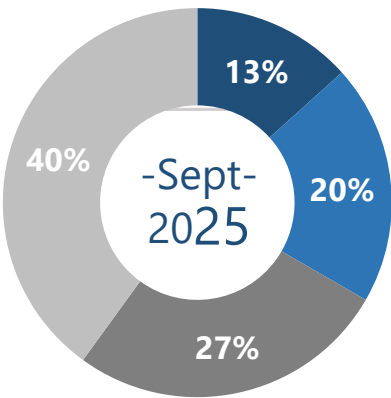
Redmond/Carnation (550)

RESIDENTIAL ONLY

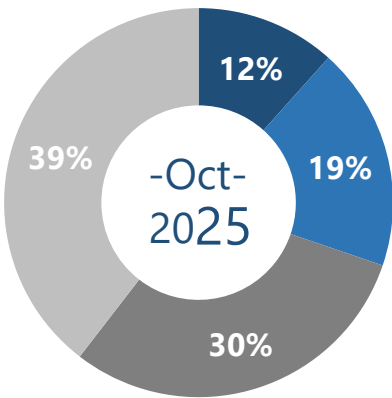
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH

OCTOBER 2025				
	 SOLD ABOVE LIST PRICE	 SOLD AT LIST PRICE	 SOLD BELOW LIST PRICE	 PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	22	30	29	72
NUMBER OF SALES IN MONTH	5	8	13	17
MEDIAN % FROM ORIGINAL LIST PRICE	7%	0%	-3%	N/A

Redmond/Carnation (550)

RESIDENTIAL ONLY

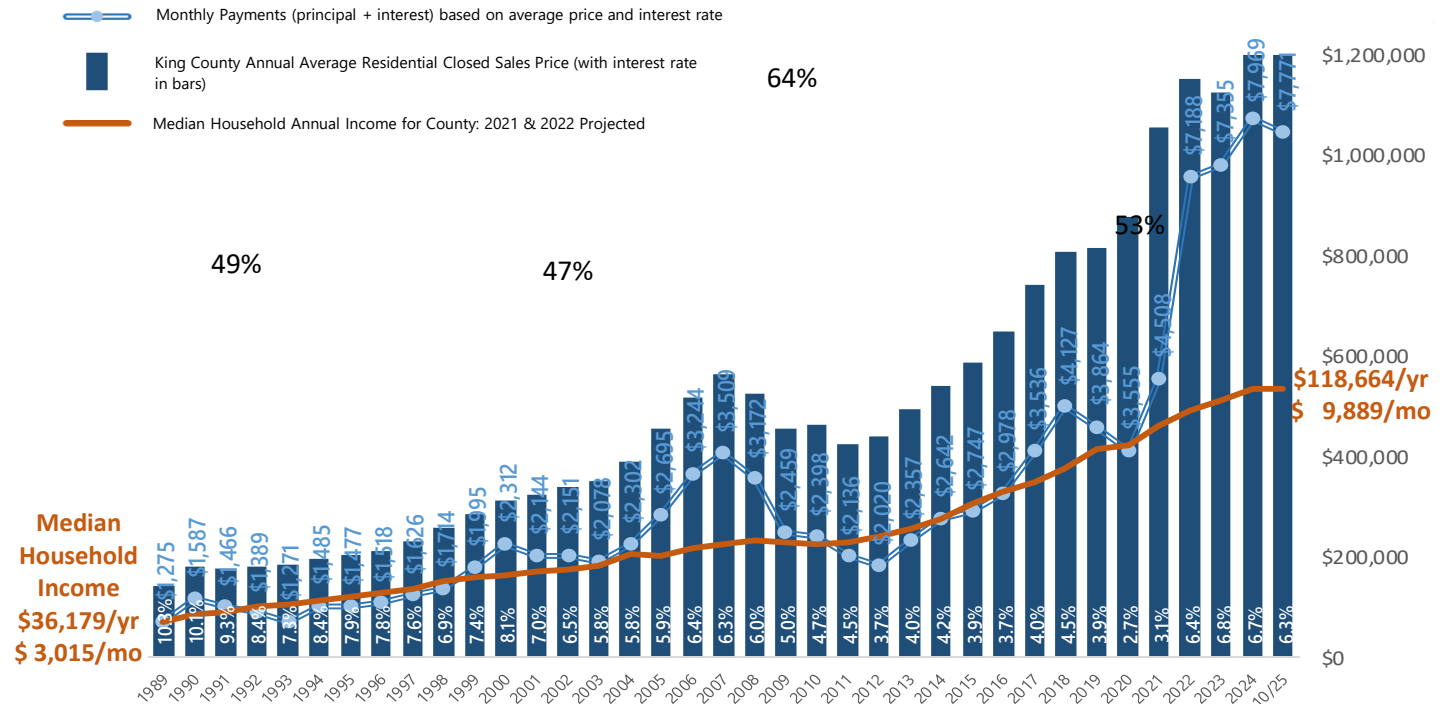
Sales Price to List Price based on Market Time

Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	14	32.6%
15 - 30	97.1%	98.4%	8	18.6%
31 - 60	95.6%	96.8%	12	27.9%
61 - 90	95.0%	97.2%	6	14.0%
90+	89.6%	100.0%	3	7.0%
Totals			43	100.0%

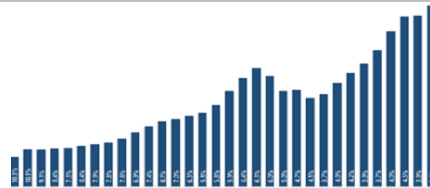
The Cost of Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
October, 2025	\$1,500,000	6.25%	\$9,236
October, 2024	\$1,600,000	6.43%	\$10,040
	-\$100,000	-0.18%	-\$804 Per Month
			-\$9,645 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

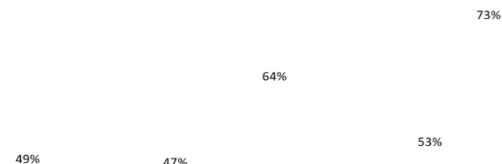
C



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

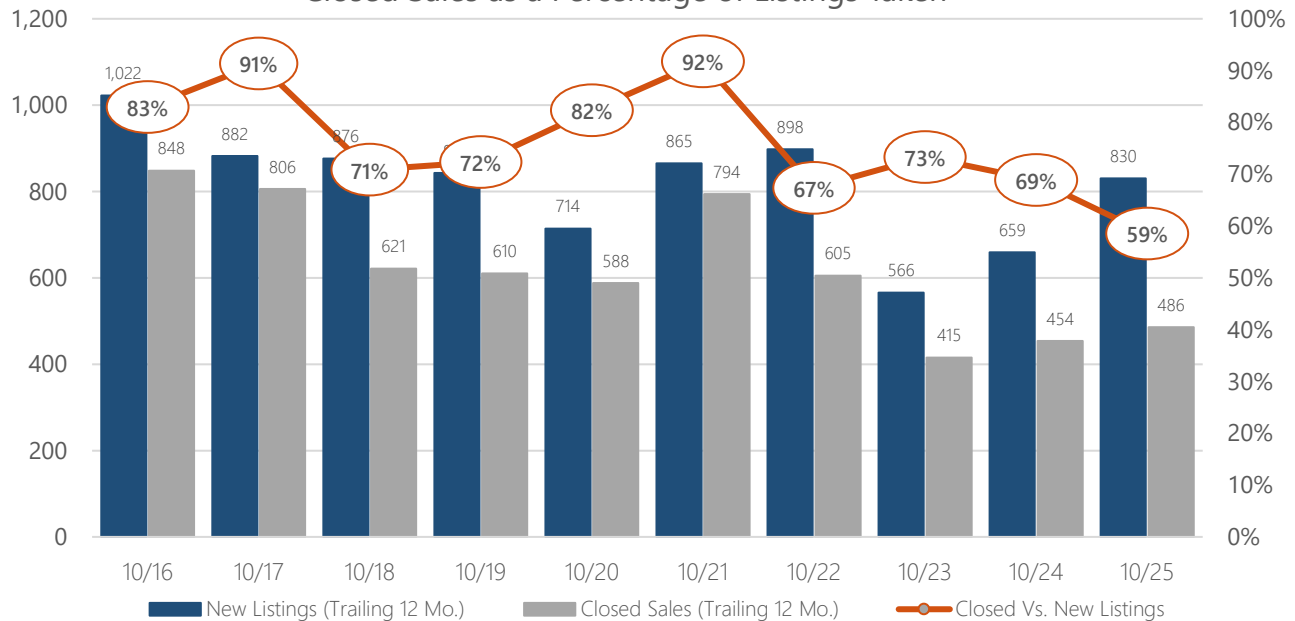
Monthly cycle peaks shown

Redmond/Carnation (550)

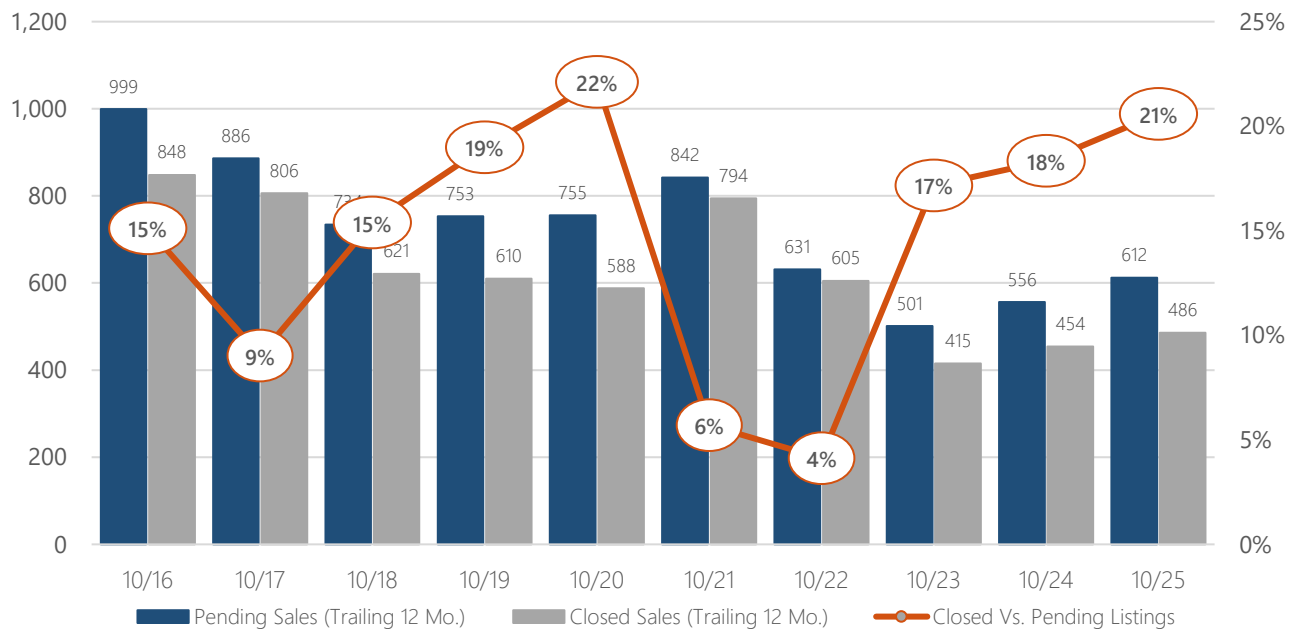
RESIDENTIAL ONLY

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	1.1	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

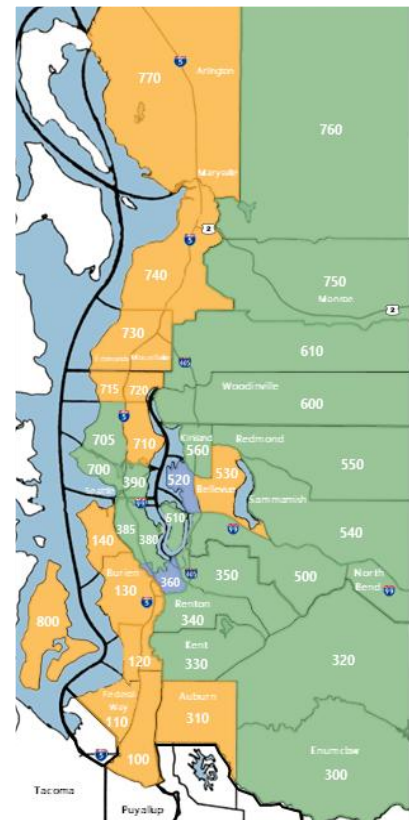
2 YEARS AGO



1 YEAR AGO



CURRENT YEAR



Redmond/Carnation (550)

Statistics To Know

Residential

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	2.4	1.4	1.0	67%
Active Listings at End of Month	127	76	51	67%
Pending Sales MTD	53	53	0	0%
Pending Sales (Trailing 12 Months)	612	556	56	10%
Closed Sales MTD	43	59	-16	-27%
Closed Sales (Trailing 12 Months)	486	454	32	7%
Closed Sales Price (Median)	\$1,500,000	\$1,600,000	-\$100,000	-6%
30-Year-Fixed-Rate Mortgage Rate	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	\$9,236	\$10,040	-\$804	-8%

Condominium

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	2.7	1.3	1.4	103%
Active Listings at End of Month	40	25	15	60%
Pending Sales MTD	15	19	-4	-21%
Pending Sales (Trailing 12 Months)	178	212	-34	-16%
Closed Sales MTD	20	23	-3	-13%
Closed Sales (Trailing 12 Months)	223	150	73	49%
Closed Sales Price (Median)	\$935,000	\$807,020	\$127,980	16%
30-Year-Fixed-Rate Mortgage Rate	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	\$5,757	\$5,064	\$693	14%

Residential & Condominium

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	2.5	1.4	1.1	75%
Active Listings at End of Month	167	101	66	65%
Pending Sales MTD	68	72	-4	-6%
Pending Sales (Trailing 12 Months)	790	768	22	3%
Closed Sales MTD	63	82	-19	-23%
Closed Sales (Trailing 12 Months)	709	604	105	17%
Closed Sales Price (Median)	\$1,355,000	\$1,300,000	\$55,000	4%
30-Year-Fixed-Rate Mortgage Rates	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	\$8,343	\$8,157	\$186	2%

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	150	127			67%	124	AVG	105%
	New Listings Taken in Month	38	73	96	95	111	90	83	61	75	59			26%	781	YTD	26%
	# of Pending Transactions	34	53	68	57	70	50	61	51	61	53			0%	558	YTD	10%
	Months Supply of Inventory	1.7	1.4	1.4	2.1	2.0	3.2	2.6	3.1	2.5	2.4			67%	2.2	AVG	89%
	# of Closed Sales	16	24	45	46	51	57	47	52	45	43			-27%	426	YTD	7%
	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	1,350,000	1,500,000			-6%	1,406,410	WA	-4%
2024	Active Listings (EOM)	20	26	38	37	59	77	88	90	93	76	58	52	21%	60	AVG	11%
	New Listings Taken in Month	26	49	73	55	89	69	68	66	80	47	27	22	61%	622	YTD	17%
	# of Pending Transactions	27	43	59	50	61	46	51	46	69	53	34	20	61%	505	YTD	9%
	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	-25%	1.2	AVG	-2%
	# of Closed Sales	19	24	36	37	49	47	44	39	44	59	36	24	55%	398	YTD	6%
	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	31%	1,471,656	WA	15%
2023	Active Listings (EOM)	35	36	49	48	56	70	58	65	65	63	45	20	-28%	55	AVG	-28%
	New Listings Taken in Month	20	39	65	48	73	72	58	58	53	44	25	12	0%	530	YTD	-37%
	# of Pending Transactions	30	36	50	46	61	51	64	48	44	33	29	22	27%	463	YTD	-20%
	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	-44%	1.2	AVG	-14%
	# of Closed Sales	17	23	35	39	32	52	46	56	36	38	25	31	-17%	374	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	-2%	1,275,037	WA	-10%
2022	Active Listings (EOM)	10	7	29	62	87	135	136	116	92	88	63	48	487%	76	AVG	215%
	New Listings Taken in Month	26	53	98	120	126	130	121	75	54	44	24	12	-15%	847	YTD	6%
	# of Pending Transactions	22	51	70	77	81	48	75	69	58	26	22	16	-61%	577	YTD	-23%
	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	1412%	1.4	AVG	299%
	# of Closed Sales	22	19	44	62	80	72	46	73	52	46	22	19	-18%	516	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	-13%	1,412,171	WA	14%
2021	# of Active Listings	17	21	15	28	21	29	36	27	33	15	9	6	-58%	24	A	-54%
	New Listings Taken in Month	41	48	95	92	82	126	104	92	66	52	28	23	-10%	798	YTD	1%
	# of Pending Transactions	33	44	102	78	80	109	88	94	55	67	32	22	5%	750	YTD	12%
	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	-60%	0.4	A	-59%
	# of Closed Sales	37	22	54	86	77	83	103	85	77	56	59	30	-11%	680	T	34%
	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	49%	1,241,358	WA	34%

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	-64%	53	AVG	-51%
	New Listings Taken in Month	42	53	91	53	75	70	76	84	70	56	39	28	-3%	670	YTD	-15%
	# of Pending Transactions	40	47	62	42	79	84	80	98	73	64	51	41	12%	669	YTD	-1%
	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	-68%	0.9	AVG	-48%
	# of Closed Sales	27	29	42	35	34	65	62	70	79	63	58	56	26%	506	YTD	-3%
	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	11%	924,386	WA	7%
2019	Active Listings (EOM)	84	84	102	97	125	121	116	116	124	101	70	35	-19%	107	AVG	25%
	New Listings Taken in Month	60	54	96	81	126	89	82	66	79	58	27	17	2%	791	YTD	-2%
	# of Pending Transactions	42	50	77	85	98	82	70	57	55	57	49	37	-2%	673	YTD	5%
	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	-17%	1.7	AVG	27%
	# of Closed Sales	21	29	43	51	77	75	79	58	41	50	49	33	-11%	524	YTD	3%
	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	0%	862,003	WA	-2%
2018	Active Listings (EOM)	29	37	41	52	77	109	108	139	141	124	90	65	70%	86	AVG	36%
	New Listings Taken in Month	38	50	76	68	123	117	95	100	87	57	39	13	-16%	811	YTD	0%
	# of Pending Transactions	39	42	66	51	93	82	75	69	69	58	54	26	-21%	644	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	114%	1.3	AVG	60%
	# of Closed Sales	24	31	42	48	52	58	80	69	51	56	43	43	-33%	511	YTD	-24%
	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	5%	882,056	WA	10%
2017	Active Listings (EOM)	38	34	42	64	67	75	78	73	88	73	52	27	-23%	63	AVG	-32%
	New Listings Taken in Month	35	49	78	106	96	97	97	90	95	68	48	17	13%	811	YTD	-14%
	# of Pending Transactions	49	53	76	86	96	81	85	88	83	73	59	31	4%	770	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	-26%	0.8	AVG	-24%
	# of Closed Sales	49	40	49	55	83	90	67	87	70	83	60	50	-14%	673	YTD	-8%
	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	14%	804,315	WA	17%
2016	Active Listings (EOM)	55	62	68	88	97	118	118	121	114	95	73	50	-17%	94	AVG	-24%
	New Listings Taken in Month	53	69	92	112	117	134	100	99	106	60	44	27	-24%	942	YTD	0%
	# of Pending Transactions	50	61	84	95	105	114	101	88	107	70	66	50	3%	875	YTD	-8%
	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	-20%	1.1	AVG	-18%
	# of Closed Sales	42	38	44	71	69	90	118	84	80	96	74	59	30%	732	YTD	-4%
	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	-2%	687,623	WA	6%
2015	Active Listings (EOM)	108	113	112	117	133	143	148	128	109	115	82	53	-27%	123	AVG	-27%
	New Listings Taken in Month	61	91	85	107	136	121	114	82	67	79	42	38	4%	943	YTD	-9%
	# of Pending Transactions	68	92	95	107	119	112	110	103	79	68	69	55	-31%	953	YTD	-3%
	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	6%	1.3	AVG	-23%
	# of Closed Sales	45	44	69	64	91	108	86	91	89	74	56	60	-12%	761	YTD	10%
	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	23%	651,160	WA	5%

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

October, 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	0			0
\$250,000 to \$499,999	1	1	0	0	1	0	0	0	0	1			4
\$500,000 to \$749,999	1	2	3	3	3	4	2	4	1	2			25
\$750,000 to \$999,999	3	3	6	7	8	10	9	10	11	5			72
\$1,000,000 to \$1,499,999	9	8	12	12	17	19	16	15	14	12			134
\$1,500,000 to \$2,499,999	2	9	20	17	17	17	15	21	18	21			157
\$2,500,000 and above	0	0	4	7	3	7	5	2	1	2			31
Grand Total	16	23	45	46	49	57	47	52	45	43			423

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	1
\$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	18
\$750,000 to \$999,999	5	2	4	6	3	4	6	4	9	5	4	3	48
\$1,000,000 to \$1,499,999	5	15	10	9	13	20	18	11	19	20	11	9	140
\$1,500,000 to \$2,499,999	4	2	17	14	25	17	14	16	11	25	13	8	145
\$2,500,000 and above	2	2	3	6	7	3	6	4	3	6	3	2	42
Grand Total	19	24	36	37	49	46	44	38	44	58	34	24	395

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	-100%			-100%
\$250,000 to \$499,999	0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			300%
\$500,000 to \$749,999	-50%	-33%	50%	50%	200%	100%	N/A	33%	-50%	100%			39%
\$750,000 to \$999,999	-40%	50%	50%	17%	167%	150%	50%	150%	22%	0%			50%
\$1,000,000 to \$1,499,999	80%	-47%	20%	33%	31%	-5%	-11%	36%	-26%	-40%			-4%
\$1,500,000 to \$2,499,999	-50%	350%	18%	21%	-32%	0%	7%	31%	64%	-16%			8%
\$2,500,000 and above	-100%	-100%	33%	17%	-57%	133%	-17%	-50%	-67%	-67%			-26%
Grand Total	-16%	-4%	25%	24%	0%	24%	7%	37%	2%	-26%			7%