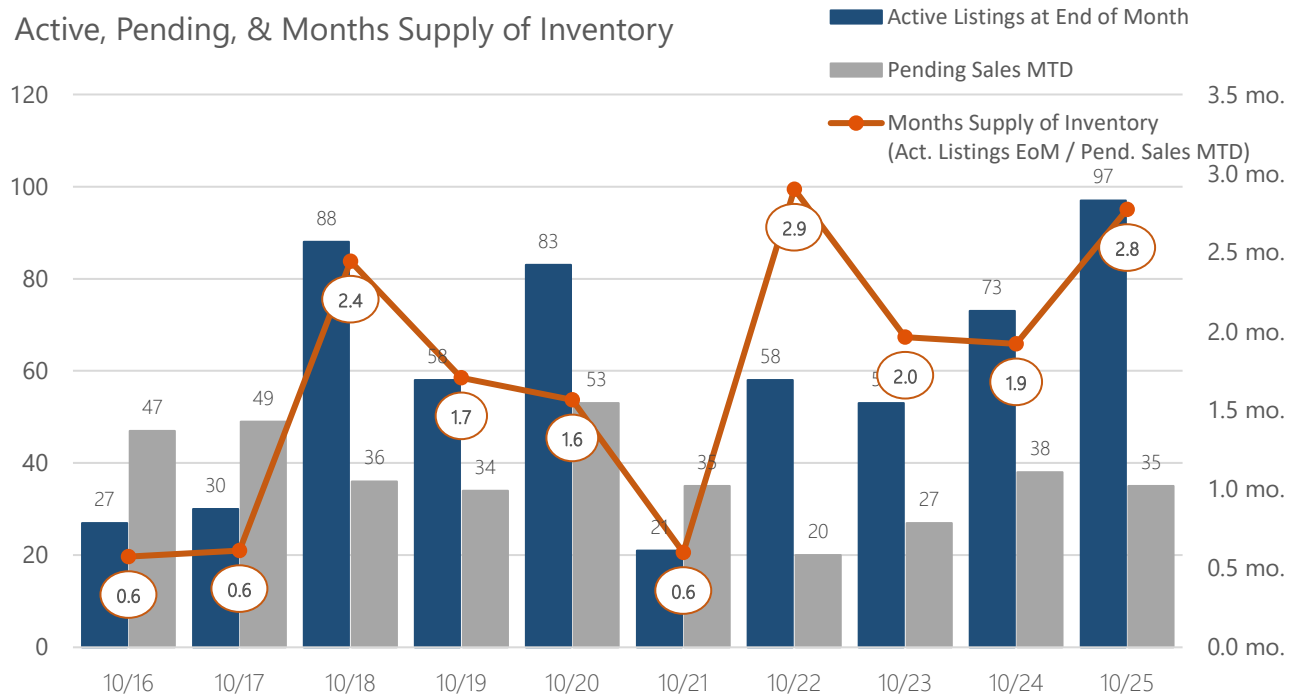


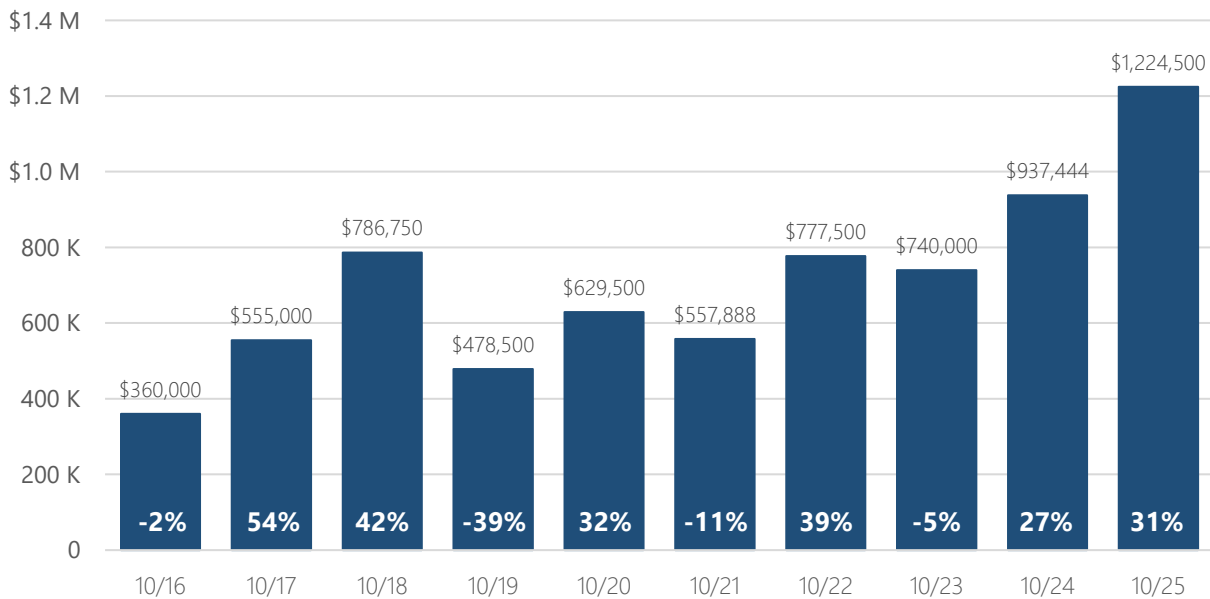
Kirkland/Bridle Trails (560)

CONDOMINIUM ONLY

Active, Pending, & Months Supply of Inventory



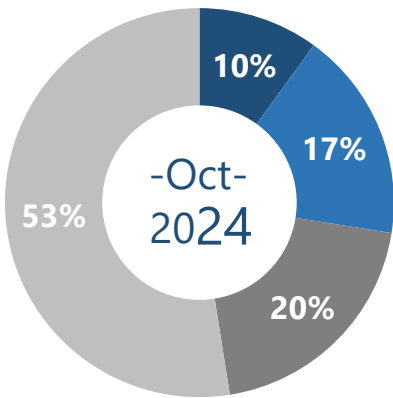
Median Closed Sales Price For Current Month Sold Properties



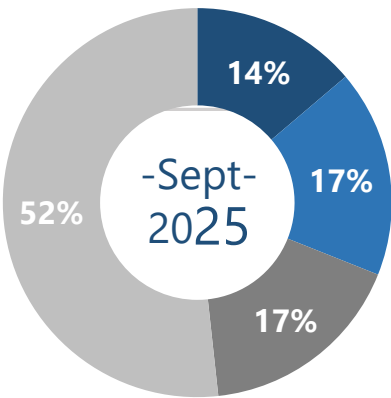
Kirkland/Bridle Trails (560)

CONDOMINIUM ONLY

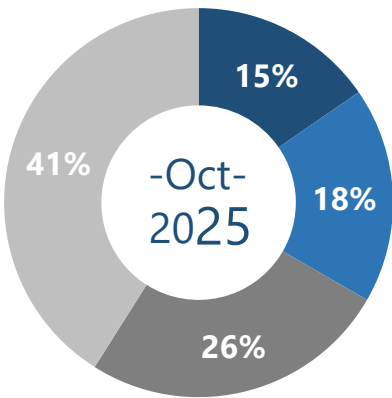
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	15	4	35	95
NUMBER OF SALES IN MONTH	6	7	10	16
MEDIAN % FROM ORIGINAL LIST PRICE	2%	0%	-2%	N/A

Kirkland/Bridle Trails (560)

CONDOMINIUM ONLY

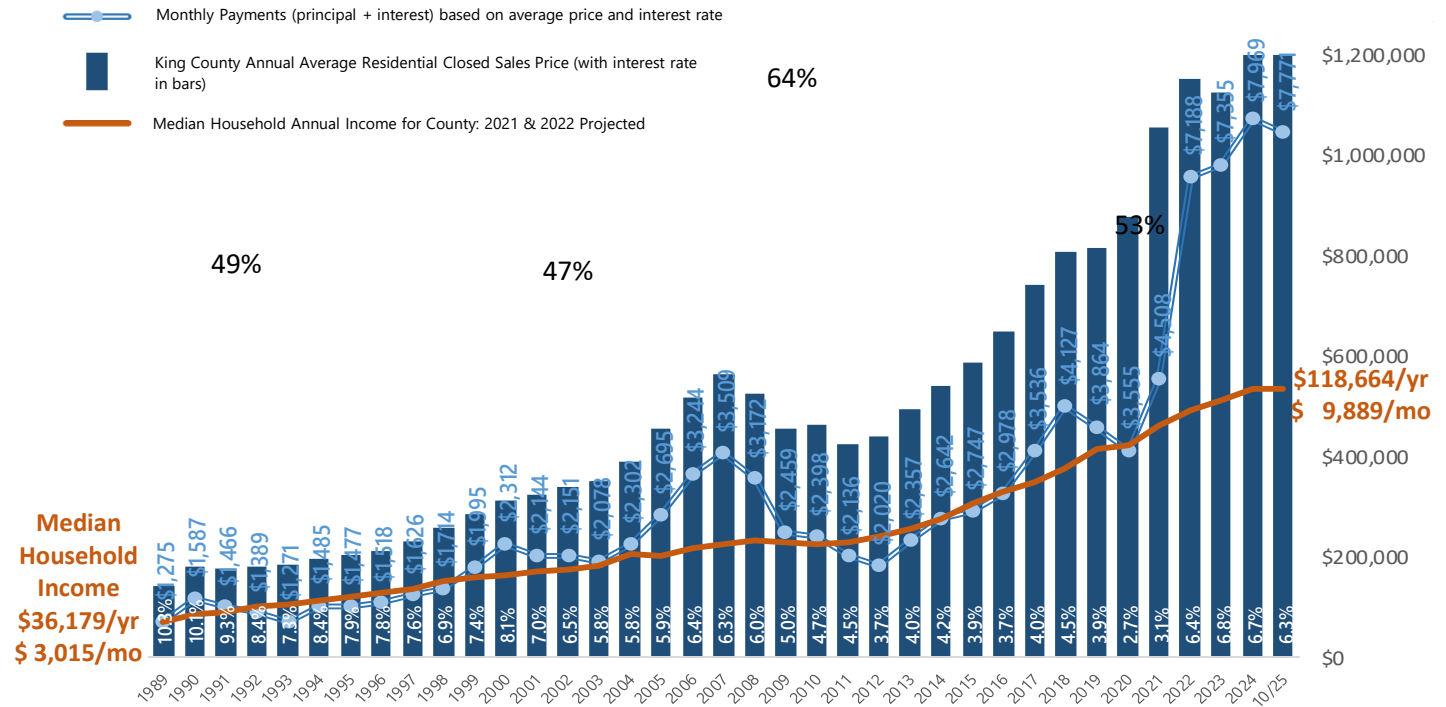
Sales Price to List Price based on Market Time

Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	16	41.0%
15 - 30	98.8%	99.7%	6	15.4%
31 - 60	94.9%	98.3%	10	25.6%
61 - 90	89.6%	97.9%	2	5.1%
90+	93.7%	97.7%	5	12.8%
Totals			39	100.0%

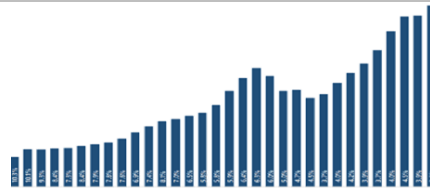
The Cost of Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
October, 2025	\$1,224,500	6.25%	\$7,539
October, 2024	\$937,444	6.43%	\$5,882
	\$287,056	-0.18%	\$1,657 Per Month
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			\$19,887 Per Year

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

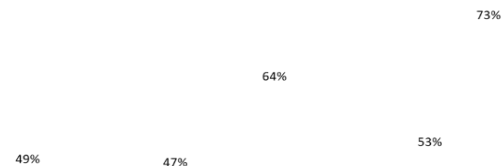
C



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

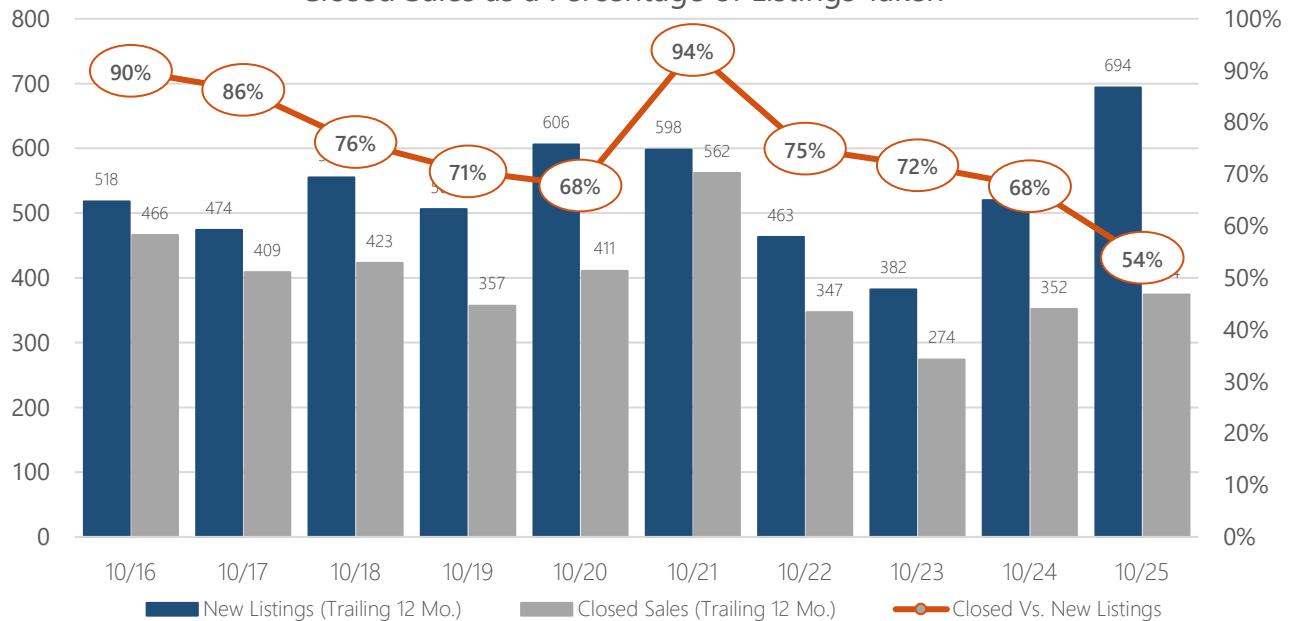
Monthly cycle peaks shown

Kirkland/Bridle Trails (560)

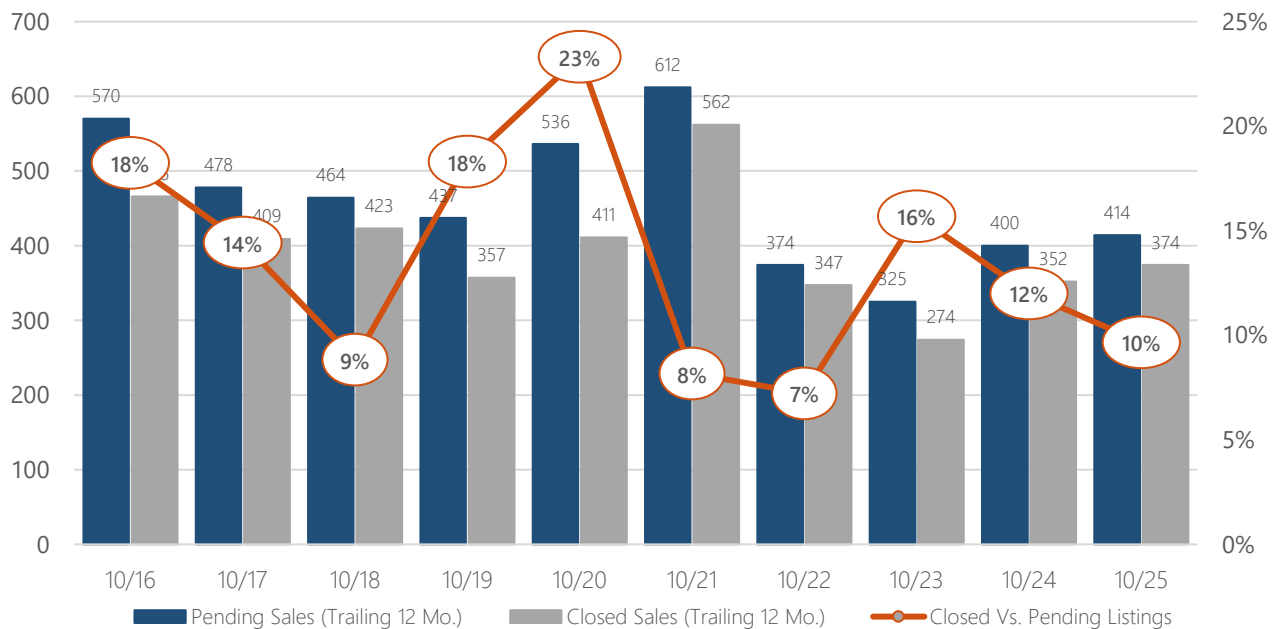
CONDOMINIUM ONLY

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

•
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	0.4	0.0	5.0	530	1.4	2.7	3.6
110	2.0	4.7	2.1	540	1.1	2.1	4.4
120	2.9	1.8	2.9	550	0.7	1.3	2.7
130	2.3	4.5	3.1	560	2.0	1.9	2.8
140	2.2	3.2	3.1	600	0.8	2.5	3.3
300	0.0	0.0	0.0	610	1.3	1.7	3.7
310	0.6	17.0	1.1	700	2.7	3.9	4.5
320	2.3	3.3	11.0	701	11.0	4.0	5.9
330	1.2	2.0	2.0	705	1.9	3.1	2.9
340	1.2	2.9	3.0	710	2.7	3.6	6.0
350	3.5	7.0	3.5	715	3.0	9.3	3.0
360	3.5	5.0	5.5	720	1.8	2.5	3.4
380	3.8	3.1	15.5	730	1.3	1.5	2.4
385	1.1	4.6	3.5	740	1.5	2.0	3.0
390	4.0	4.1	4.8	750	1.7	0.8	1.7
500	2.5	1.8	10.6	760	1.2	1.5	2.8
510	1.3	4.5	2.0	770	1.6	2.1	1.0
520	3.9	2.3	5.7	800	0.0	0.0	0.0

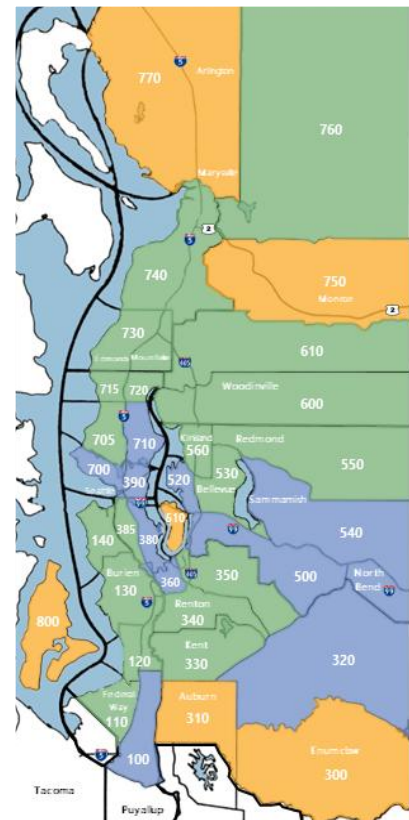
2 YEARS AGO



1 YEAR AGO



CURRENT YEAR



Kirkland/Bridle Trails (560)

Statistics To Know

Residential

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	2.5	1.4	1.1	77%
Active Listings at End of Month	163	98	65	66%
Pending Sales MTD	64	68	-4	-6%
Pending Sales (Trailing 12 Months)	725	691	34	5%
Closed Sales MTD	48	49	-1	-2%
Closed Sales (Trailing 12 Months)	558	562	-4	-1%
Closed Sales Price (Median)	\$2,070,809	\$1,990,000	\$80,809	4%
30-Year-Fixed-Rate Mortgage Rate	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	\$12,750	\$12,487	\$264	2%

Condominium

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	2.8	1.9	0.9	44%
Active Listings at End of Month	97	73	24	33%
Pending Sales MTD	35	38	-3	-8%
Pending Sales (Trailing 12 Months)	414	400	14	3%
Closed Sales MTD	40	40	0	0%
Closed Sales (Trailing 12 Months)	374	352	22	6%
Closed Sales Price (Median)	\$1,224,500	\$937,444	\$287,056	31%
30-Year-Fixed-Rate Mortgage Rate	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	\$7,539	\$5,882	\$1,657	28%

Residential & Condominium

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	2.6	1.6	1.0	63%
Active Listings at End of Month	260	171	89	52%
Pending Sales MTD	99	106	-7	-7%
Pending Sales (Trailing 12 Months)	1,139	1,091	48	4%
Closed Sales MTD	88	89	-1	-1%
Closed Sales (Trailing 12 Months)	932	914	18	2%
Closed Sales Price (Median)	\$1,532,500	\$1,620,000	-\$87,500	-5%
30-Year-Fixed-Rate Mortgage Rates	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	\$9,436	\$10,165	-\$729	-7%

Kirkland/Bridle Trails (560)

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)	75	74	86	116	121	116	121	118	126	97			33%	105	AVG	93%
	New Listings Taken in Month	59	53	76	75	80	67	53	53	72	46			10%	634	YTD	32%
	# of Pending Transactions	33	41	40	21	53	41	31	33	35	35			-8%	363	YTD	-2%
	Months Supply of Inventory	2.3	1.8	2.2	5.5	2.3	2.8	3.9	3.6	3.6	2.8			44%	3.1	AVG	103%
	# of Closed Sales	23	29	31	31	22	46	32	37	29	40			0%	320	YTD	2%
	Median Closed Price	1,295,000	1,100,000	1,098,000	1,250,000	1,016,000	1,002,375	1,227,843	1,050,000	1,160,000	1,224,500			31%	1,150,872	WA	13%
2024	Active Listings (EOM)	40	28	31	36	60	65	65	67	79	73	74	51	38%	54	AVG	55%
	New Listings Taken in Month	34	38	38	54	66	50	44	49	64	42	39	21	41%	479	YTD	35%
	# of Pending Transactions	31	42	41	43	34	34	32	32	42	38	25	26	41%	369	YTD	26%
	Months Supply of Inventory	1.3	0.7	0.8	0.8	1.8	1.9	2.0	2.1	1.9	1.9	3.0	2.0	-2%	1.5	AVG	21%
	# of Closed Sales	11	29	42	39	30	31	35	31	27	40	34	20	60%	315	YTD	31%
	Median Closed Price	675,000	1,332,500	757,750	999,900	1,047,739	1,170,979	950,000	875,000	1,100,000	937,444	1,062,997	1,072,500	27%	1,018,761	WA	35%
2023	Active Listings (EOM)	27	27	30	27	26	36	40	32	54	53	51	39	-9%	35	AVG	4%
	New Listings Taken in Month	26	22	28	33	38	46	46	28	57	32	25	16	10%	356	YTD	-16%
	# of Pending Transactions	26	19	21	32	39	33	36	35	26	27	13	18	35%	294	YTD	-7%
	Months Supply of Inventory	1.0	1.4	1.4	0.8	0.7	1.1	1.1	0.9	2.1	2.0	3.9	2.2	-32%	1.3	AVG	1%
	# of Closed Sales	10	21	18	18	31	34	26	31	27	25	21	16	4%	241	YTD	-14%
	Median Closed Price	423,500	750,000	831,500	736,500	665,000	660,000	677,500	999,950	805,000	740,000	910,000	1,095,000	-5%	755,669	WA	9%
2022	Active Listings (EOM)	8	9	21	26	31	43	37	48	56	58	37	32	176%	34	AVG	-1%
	New Listings Taken in Month	32	41	46	49	62	43	37	38	45	29	12	14	-19%	422	YTD	-21%
	# of Pending Transactions	28	40	29	40	49	26	34	21	29	20	19	12	-43%	316	YTD	-41%
	Months Supply of Inventory	0.3	0.2	0.7	0.7	0.6	1.7	1.1	2.3	1.9	2.9	1.9	2.7	383%	1.2	AVG	92%
	# of Closed Sales	18	25	42	26	40	32	24	33	16	24	17	16	-51%	280	YTD	-40%
	Median Closed Price	872,000	626,000	625,000	747,500	665,000	705,500	635,000	610,000	594,950	777,500	569,500	647,000	39%	696,279	WA	19%
2021	# of Active Listings	31	37	36	44	41	33	45	34	20	21	8	4	-75%	34	A	-42%
	New Listings Taken in Month	41	56	58	62	57	55	75	51	44	36	25	16	-10%	535	YTD	15%
	# of Pending Transactions	59	44	55	50	58	61	60	59	53	35	40	18	-34%	534	YTD	13%
	Months Supply of Inventory	0.5	0.8	0.7	0.9	0.7	0.5	0.8	0.6	0.4	0.6	0.2	0.2	-62%	0.6	A	-50%
	# of Closed Sales	34	37	47	47	53	54	50	55	44	49	36	31	-2%	470	T	35%
	Median Closed Price	515,000	625,000	615,000	540,000	682,000	607,511	564,000	560,000	550,600	557,888	657,500	550,000	-11%	585,519	WA	-12%

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

Kirkland/Bridle Trails (560)

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)	32	34	53	53	65	62	64	64	80	83	67	49	43%	59	AVG	-6%
	New Listings Taken in Month	52	40	68	37	49	64	56	69	73	60	38	25	50%	568	YTD	22%
	# of Pending Transactions	44	40	44	28	34	60	48	65	56	53	39	39	56%	472	YTD	22%
	Months Supply of Inventory	0.7	0.9	1.2	1.9	1.9	1.0	1.3	1.0	1.4	1.6	1.7	1.3	-8%	1.3	AVG	-23%
	# of Closed Sales	16	28	41	25	23	28	50	38	49	50	47	45	67%	348	YTD	13%
	Median Closed Price	530,000	790,108	738,900	625,000	505,000	653,500	620,500	734,950	695,000	629,500	815,000	815,000	32%	663,603	WA	8%
2019	Active Listings (EOM)	41	56	58	60	86	83	67	61	56	58	34	25	-34%	63	AVG	44%
	New Listings Taken in Month	29	40	62	55	74	56	37	32	41	40	25	13	-33%	466	YTD	-9%
	# of Pending Transactions	27	21	52	46	48	48	40	32	39	34	44	20	-6%	387	YTD	-4%
	Months Supply of Inventory	1.5	2.7	1.1	1.3	1.8	1.7	1.7	1.9	1.4	1.7	0.8	1.3	-30%	1.7	AVG	53%
	# of Closed Sales	29	16	29	35	45	34	38	30	23	30	30	33	-21%	309	YTD	-16%
	Median Closed Price	580,000	574,500	680,000	534,000	610,000	703,000	670,750	567,500	672,000	478,500	462,500	539,000	-39%	614,937	WA	-8%
2018	Active Listings (EOM)	13	11	18	26	28	45	57	73	76	88	69	42	193%	44	AVG	47%
	New Listings Taken in Month	34	24	56	57	53	61	48	67	50	60	23	17	94%	510	YTD	19%
	# of Pending Transactions	32	26	50	47	48	46	35	49	35	36	28	22	-27%	404	YTD	-3%
	Months Supply of Inventory	0.4	0.4	0.4	0.6	0.6	1.0	1.6	1.5	2.2	2.4	2.5	1.9	299%	1.1	AVG	48%
	# of Closed Sales	22	31	29	42	47	41	48	29	40	38	23	25	-3%	367	YTD	5%
	Median Closed Price	628,500	815,000	615,000	533,500	590,000	625,000	620,000	750,000	640,000	786,750	739,950	725,000	42%	671,783	WA	23%
2017	Active Listings (EOM)	25	24	28	24	27	27	36	32	43	30	28	13	11%	30	AVG	-19%
	New Listings Taken in Month	37	21	44	37	40	51	68	44	57	31	31	14	-14%	430	YTD	-11%
	# of Pending Transactions	27	22	44	35	42	46	59	45	46	49	34	26	4%	415	YTD	-19%
	Months Supply of Inventory	0.9	1.1	0.6	0.7	0.6	0.6	0.6	0.7	0.9	0.6	0.8	0.5	7%	0.7	AVG	2%
	# of Closed Sales	27	25	21	28	40	42	36	50	43	39	30	26	-13%	351	YTD	-11%
	Median Closed Price	528,500	620,000	406,000	479,500	497,615	597,030	547,500	523,500	625,000	555,000	425,975	514,000	54%	545,574	WA	48%
2016	Active Listings (EOM)	31	24	30	43	41	47	47	46	31	27	22	16	-44%	37	AVG	-28%
	New Listings Taken in Month	38	36	51	66	47	70	44	55	40	36	27	17	-20%	483	YTD	-5%
	# of Pending Transactions	30	53	43	58	56	68	51	54	51	47	40	23	-10%	511	YTD	-11%
	Months Supply of Inventory	1.0	0.5	0.7	0.7	0.7	0.7	0.9	0.9	0.6	0.6	0.6	0.7	-38%	0.7	AVG	-22%
	# of Closed Sales	24	22	43	36	42	52	45	48	37	45	33	25	-10%	394	YTD	-6%
	Median Closed Price	306,709	352,000	420,000	364,000	335,675	405,000	369,950	357,000	388,000	360,000	404,000	465,000	-2%	368,482	WA	7%
2015	Active Listings (EOM)	42	42	45	53	67	55	50	59	51	48	30	17	-31%	51	AVG	-14%
	New Listings Taken in Month	32	46	47	50	75	62	41	57	53	45	20	15	10%	508	YTD	5%
	# of Pending Transactions	30	57	49	52	74	74	55	53	75	52	36	23	24%	571	YTD	20%
	Months Supply of Inventory	1.4	0.7	0.9	1.0	0.9	0.7	0.9	1.1	0.7	0.9	0.8	0.7	-45%	0.9	AVG	-27%
	# of Closed Sales	30	18	46	35	38	49	55	53	44	50	37	35	25%	418	YTD	8%
	Median Closed Price	317,475	264,500	328,500	329,950	420,000	397,000	319,900	290,000	358,450	367,500	357,930	300,000	27%	345,247	WA	-14%

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

Kirkland/Bridle Trails (560)

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)	29	29	35	39	47	50	51	52	55	54	42	29	43	AVG
% of 12 Month Avg.	68%	69%	82%	92%	111%	117%	119%	121%	128%	127%	99%	68%		
New Listings Taken in Month	36	36	50	50	56	56	50	49	52	41	27	17	519	T
% of 12 Month Avg.	82%	84%	115%	116%	130%	129%	115%	113%	121%	95%	61%	39%		
# of Pending Transactions	33	36	43	43	48	50	45	45	45	39	32	23	482	T
% of 12 Month Avg.	83%	91%	107%	107%	120%	124%	112%	111%	113%	97%	79%	57%		
Months Supply of Inventory	0.9	0.8	0.8	0.9	1.0	1.0	1.1	1.2	1.2	1.4	1.3	1.3	1.1	AVG
% of 12 Month Avg.	81%	75%	76%	85%	92%	93%	105%	108%	113%	129%	123%	119%		
# of Closed Units	22	25	36	33	39	40	41	40	35	39	31	27	407	T
% of 12 Month Avg.	65%	74%	105%	98%	115%	117%	120%	117%	103%	115%	91%	80%		
Median Closed Price	537,668	674,961	601,765	588,985	601,803	652,452	597,510	626,790	642,900	619,008	640,535	672,250	621,386	AVG
% of 12 Month Avg.	87%	109%	97%	95%	97%	105%	96%	101%	103%	100%	103%	108%		

MARKET UPDATE

October, 2025

Kirkland/Bridle Trails (560)

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	0			0
\$125,000 to \$249,999	0	0	0	0	0	0	1	0	0	0			1
\$250,000 to \$374,999	2	1	1	1	1	4	2	3	1	2			18
\$375,000 to \$499,999	1	2	3	1	2	2	3	2	3	0			19
\$500,000 to \$749,999	2	4	3	4	3	12	3	9	3	7			50
\$750,000 to \$999,999	1	5	7	4	4	5	2	4	7	4			43
\$1,000,000 and above	17	17	17	21	12	23	21	19	15	26			188
Grand Total	23	29	31	31	22	46	32	37	29	39			319

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	0	0	0	0	0
\$250,000 to \$374,999	0	0	3	3	1	1	1	1	0	6	1	1	16
\$375,000 to \$499,999	0	0	5	2	2	3	5	2	1	3	5	2	23
\$500,000 to \$749,999	6	7	13	10	6	5	5	12	6	6	6	3	76
\$750,000 to \$999,999	1	3	5	5	5	4	8	1	5	6	3	2	43
\$1,000,000 and above	4	19	16	19	16	18	16	15	15	19	19	12	157
Grand Total	11	29	42	39	30	31	35	31	27	40	34	20	315

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	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	N/A			N/A
\$250,000 to \$374,999	N/A	N/A	-67%	-67%	0%	300%	100%	200%	N/A	-67%			12%
\$375,000 to \$499,999	N/A	N/A	-40%	-50%	0%	-33%	-40%	0%	200%	-100%			-17%
\$500,000 to \$749,999	-67%	-43%	-77%	-60%	-50%	140%	-40%	-25%	-50%	17%			-34%
\$750,000 to \$999,999	0%	67%	40%	-20%	-20%	25%	-75%	300%	40%	-33%			0%
\$1,000,000 and above	325%	-11%	6%	11%	-25%	28%	31%	27%	0%	37%			20%
Grand Total	109%	0%	-26%	-21%	-27%	48%	-9%	19%	7%	-2%			1%