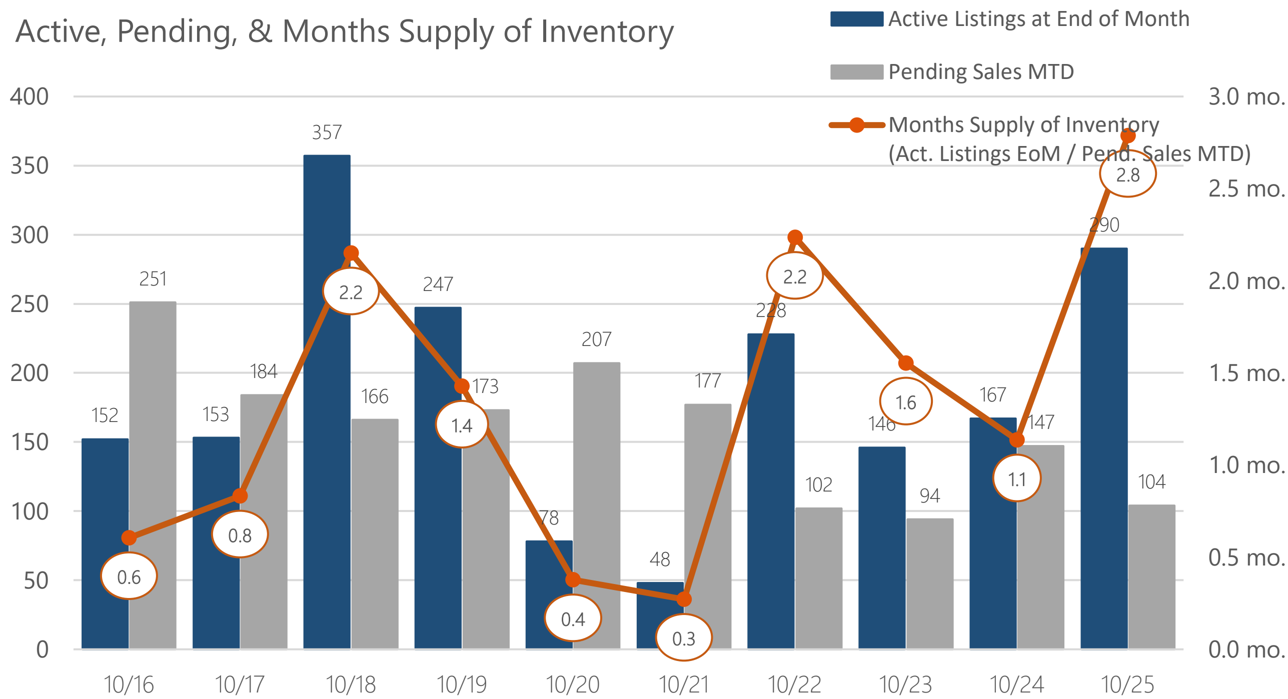
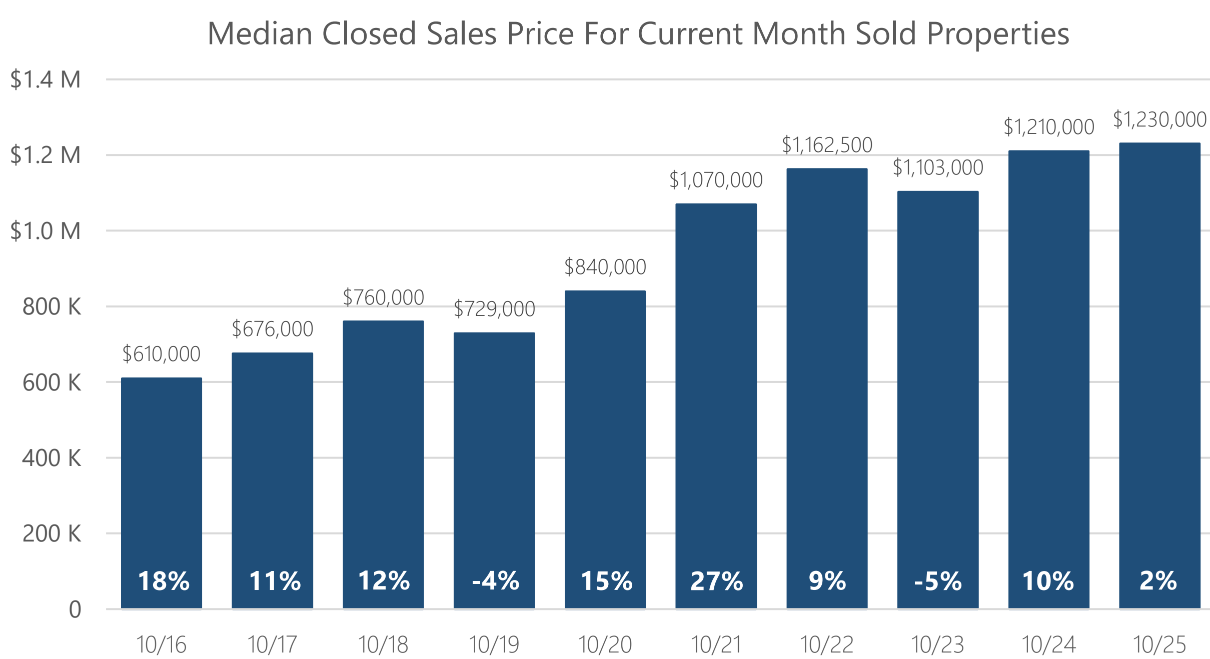
MARKET UPDATE
October, 2025

Juanita/Duvall (600)

RESIDENTIAL ONLY





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

MARKET UPDATE
October, 2025

Juanita/Duvall (600)

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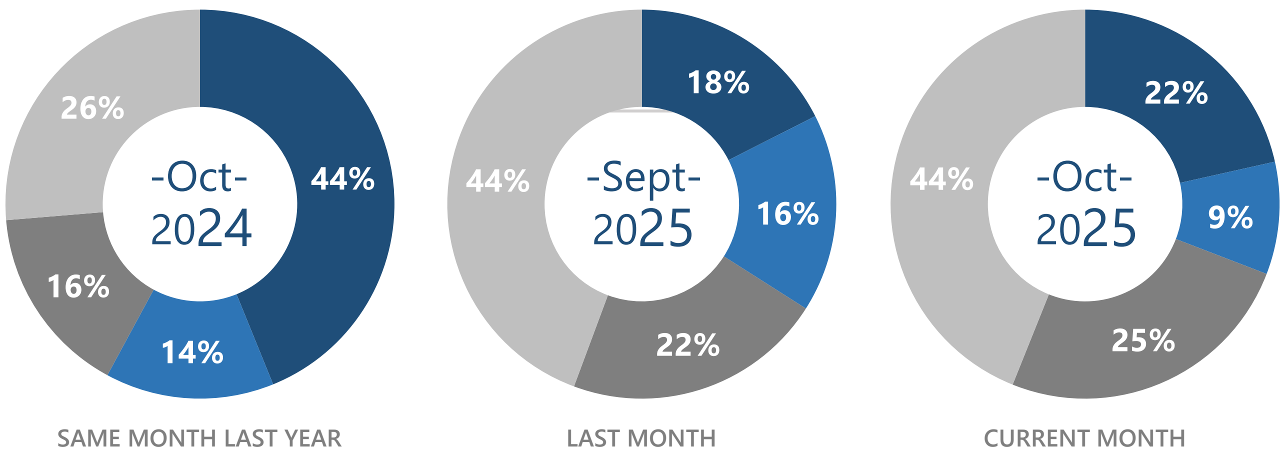
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



OCTOBER 2025	SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	6	7	22	85
NUMBER OF SALES IN MONTH	23	10	27	47
MEDIAN % FROM ORIGINAL LIST PRICE	2%	0%	-3%	N/A

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

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Juanita/Duvall (600)

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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%	52	48.6%
15 - 30	95.6%	96.9%	14	13.1%
31 - 60	93.6%	95.5%	18	16.8%
61 - 90	93.1%	98.8%	11	10.3%
90+	89.6%	96.8%	12	11.2%
Totals			107	100.0%

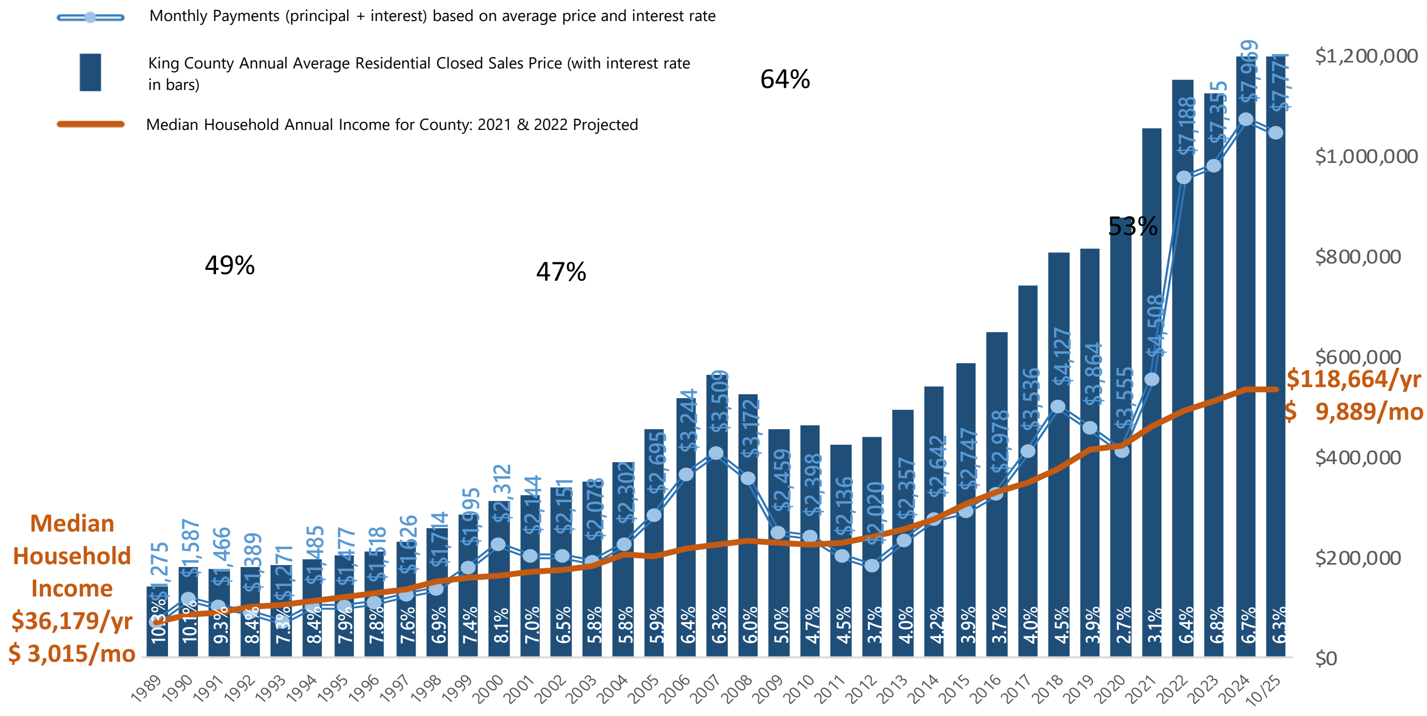
The Cost of Waiting a Year

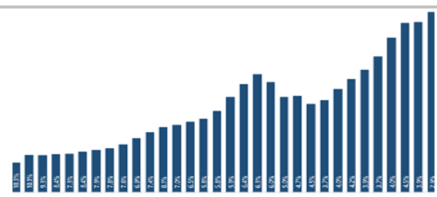
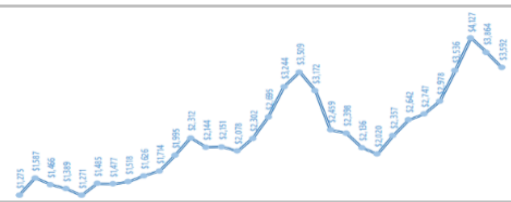
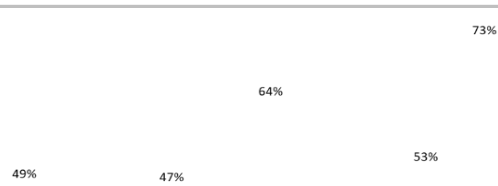
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
October, 2025	$1,230,000	6.25%	$7,573
October, 2024	$1,210,000	6.43%	$7,592
	$20,000	**-0.18%**	**-$19** Per Month
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			**-$229** Per Year

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

Juanita/Duvall (600)

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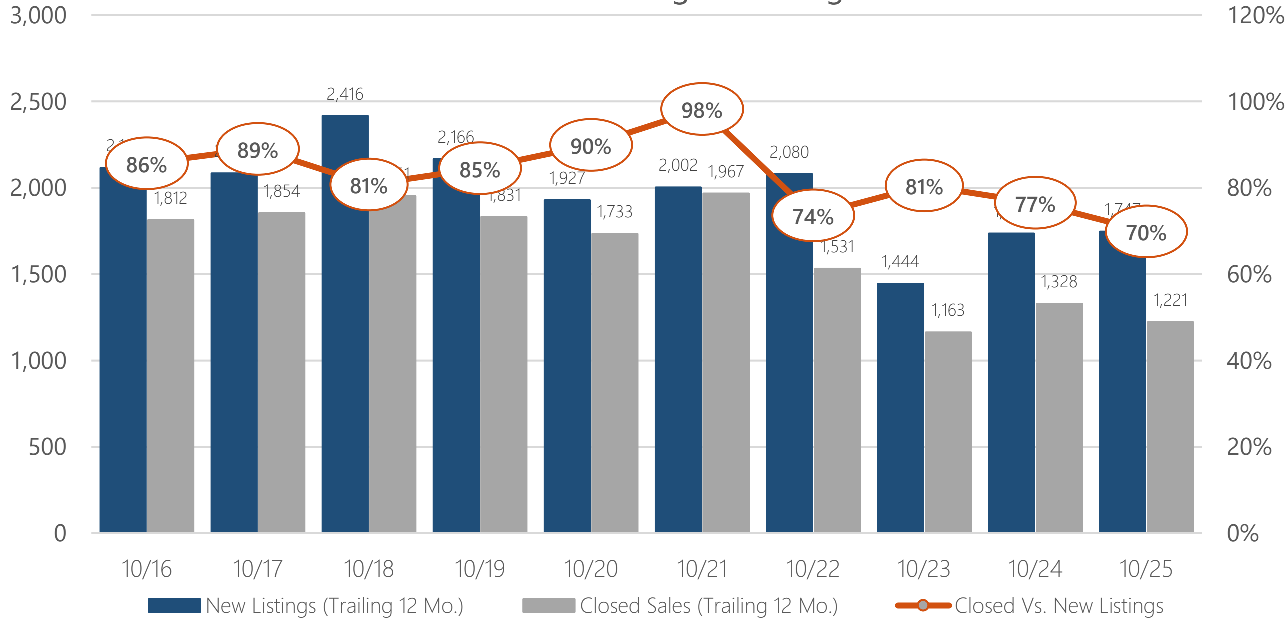
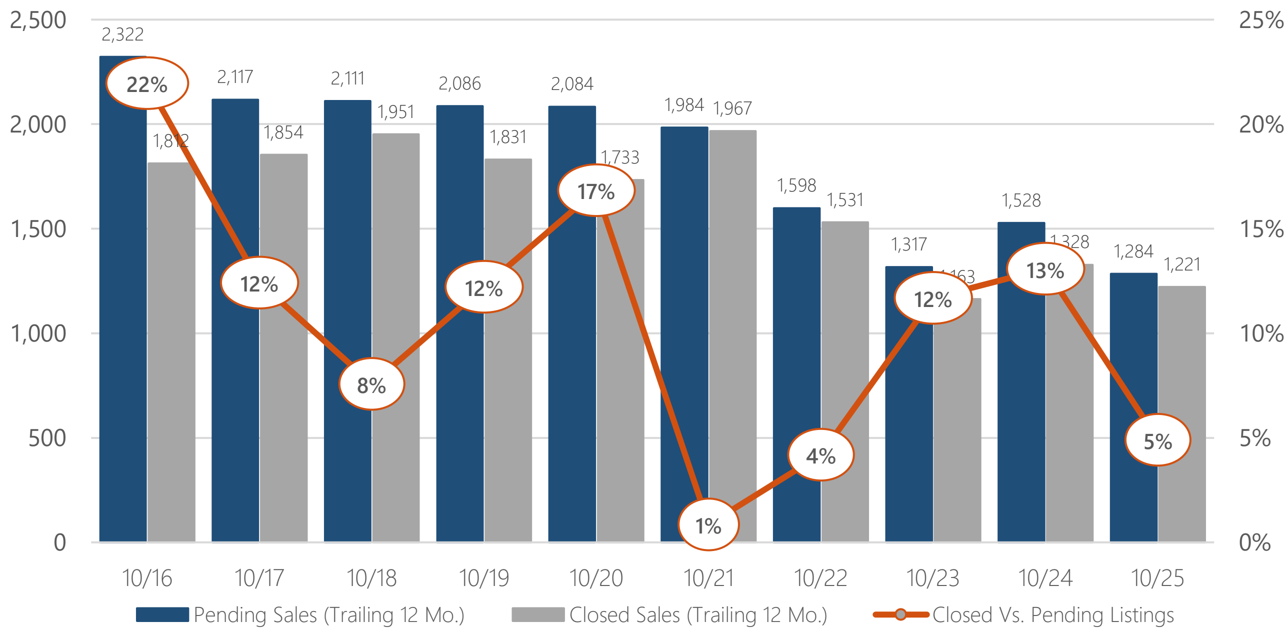
What Are The Odds of Selling? Closed Sales as a Percentage of Listings Taken



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

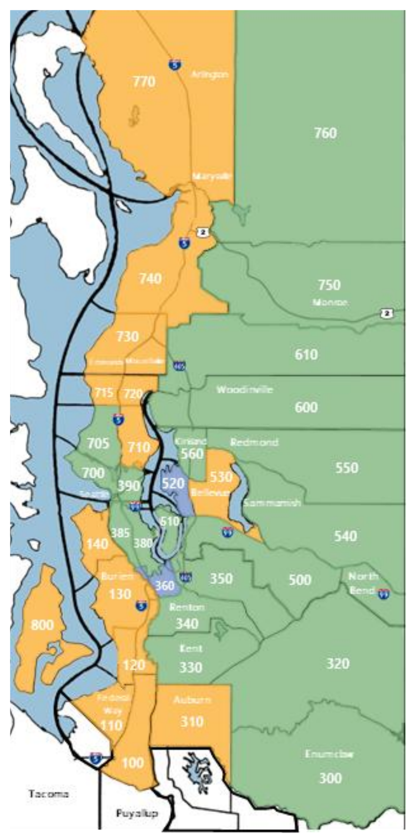
0 - 2	2 - 4	4+
SELLER'S ADVANTAGE	BALANCED ADVANTAGE	BUYER'S ADVANTAGE

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.

MARKET UPDATE
October, 2025

Windermere REAL ESTATE

Juanita/Duvall (600)
Statistics To Know

Residential

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	2.8	1.1	1.7	145%
Active Listings at End of Month	290	167	123	74%
Pending Sales MTD	104	147	-43	-29%
Pending Sales (Trailing 12 Months)	1,284	1,528	-244	-16%
Closed Sales MTD	107	115	-8	-7%
Closed Sales (Trailing 12 Months)	1,221	1,328	-107	-8%
Closed Sales Price (Median)	$1,230,000	$1,210,000	$20,000	2%
30-Year-Fixed-Rate Mortgage Rate	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	$7,573	$7,592	-$19	0%

Condominium

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	3.3	2.5	0.8	32%
Active Listings at End of Month	133	108	25	23%
Pending Sales MTD	40	43	-3	-7%
Pending Sales (Trailing 12 Months)	481	382	99	26%
Closed Sales MTD	42	31	11	35%
Closed Sales (Trailing 12 Months)	427	311	116	37%
Closed Sales Price (Median)	$552,750	$530,000	$22,750	4%
30-Year-Fixed-Rate Mortgage Rate	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	$3,403	$3,326	$78	2%

Residential & Condominium

	October, 2025	October, 2024	Difference	% Change
Months Supply of Inventory	2.9	1.4	1.5	103%
Active Listings at End of Month	423	275	148	54%
Pending Sales MTD	144	190	-46	-24%
Pending Sales (Trailing 12 Months)	1,765	1,910	-145	-8%
Closed Sales MTD	149	146	3	2%
Closed Sales (Trailing 12 Months)	1,648	1,639	9	1%
Closed Sales Price (Median)	$1,082,000	$1,150,034	-$68,034	-6%
30-Year-Fixed-Rate Mortgage Rates	6.3%	6.4%	-0.2%	-3%
Monthly Payments (P&I)	$6,662	$7,216	-$554	-8%

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Windermere REAL ESTATE

Juanita/Duvall (600)

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)	118	135	152	202	285	301	302	285	313	290			74%	238	AVG	92%
	New Listings Taken in Month	96	112	168	185	243	207	158	141	189	139			-6%	1,638	YTD	0%
	# of Pending Transactions	73	79	144	118	130	144	118	112	122	104			-29%	1,144	YTD	-17%
	Months Supply of Inventory	1.6	1.7	1.1	1.7	2.2	2.1	2.6	2.5	2.6	2.8			145%	2.1	AVG	128%
	# of Closed Sales	54	68	96	123	123	118	130	102	97	107			-7%	1,018	YTD	-14%
	Median Closed Price	1,265,000	1,522,500	1,341,558	1,350,000	1,299,500	1,300,000	1,291,475	1,190,500	1,224,800	1,230,000			2%	1,307,492	WA	1%
2024	Active Listings (EOM)	62	77	69	77	136	162	140	172	179	167	135	99	14%	124	AVG	-5%
	New Listings Taken in Month	82	143	168	171	222	206	161	193	144	148	66	43	56%	1,638	YTD	23%
	# of Pending Transactions	78	121	165	160	145	157	161	135	114	147	80	60	56%	1,383	YTD	18%
	Months Supply of Inventory	0.8	0.6	0.4	0.5	0.9	1.0	0.9	1.3	1.6	1.1	1.7	1.7	-27%	0.9	AVG	-19%
	# of Closed Sales	56	64	108	156	133	129	155	155	109	115	128	75	19%	1,180	YTD	16%
	Median Closed Price	1,100,000	1,270,644	1,380,500	1,412,500	1,380,000	1,325,126	1,267,000	1,280,000	1,239,134	1,210,000	1,200,000	1,250,000	10%	1,292,592	WA	16%
2023	Active Listings (EOM)	104	90	123	118	116	138	148	157	168	146	111	65	-36%	131	AVG	-18%
	New Listings Taken in Month	82	96	151	116	151	171	168	148	145	100	57	40	-22%	1,328	YTD	-31%
	# of Pending Transactions	89	101	116	110	145	146	139	129	107	94	74	71	-8%	1,176	YTD	-17%
	Months Supply of Inventory	1.2	0.9	1.1	1.1	0.8	0.9	1.1	1.2	1.6	1.6	1.5	0.9	-31%	1.1	AVG	-5%
	# of Closed Sales	52	70	100	97	101	148	109	134	107	97	86	62	-12%	1,015	YTD	-21%
	Median Closed Price	1,002,000	1,112,500	1,099,000	1,067,515	1,250,000	1,082,500	1,100,000	1,136,244	1,185,000	1,103,000	1,037,500	1,013,861	-5%	1,117,392	WA	-11%
2022	Active Listings (EOM)	26	38	70	118	137	248	264	226	242	228	185	118	375%	160	AVG	178%
	New Listings Taken in Month	90	128	224	252	254	271	231	155	187	128	81	35	-18%	1,920	YTD	3%
	# of Pending Transactions	79	114	185	193	203	123	150	153	115	102	84	57	-42%	1,417	YTD	-22%
	Months Supply of Inventory	0.3	0.3	0.4	0.6	0.7	2.0	1.8	1.5	2.1	2.2	2.2	2.1	724%	1.2	AVG	254%
	# of Closed Sales	53	65	132	172	184	179	97	159	127	110	81	67	-36%	1,278	YTD	-23%
	Median Closed Price	1,221,000	1,310,000	1,380,500	1,460,000	1,321,500	1,250,000	1,115,000	1,100,000	1,050,000	1,162,500	949,995	1,025,000	9%	1,249,773	WA	20%
2021	# of Active Listings	40	46	34	62	55	65	91	63	71	48	24	17	-38%	58	A	-54%
	New Listings Taken in Month	90	110	194	225	237	252	222	184	199	157	99	61	1%	1,870	YTD	-7%
	# of Pending Transactions	82	104	206	193	229	236	191	208	185	177	121	60	-14%	1,811	YTD	-1%
	Months Supply of Inventory	0.5	0.4	0.2	0.3	0.2	0.3	0.5	0.3	0.4	0.3	0.2	0.3	-28%	0.3	A	-54%
	# of Closed Sales	70	69	134	175	196	211	234	215	184	173	139	114	-18%	1,661	T	14%
	Median Closed Price	1,012,500	1,015,000	1,022,500	1,050,000	1,043,500	1,035,000	1,000,500	1,000,000	1,112,500	1,070,000	1,100,000	1,186,250	27%	1,037,211	WA	27%

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

Windermere REAL ESTATE

Juanita/Duvall (600)

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)	98	97	129	154	165	154	147	133	94	78	42	27	-68%	125	AVG	-53%
	New Listings Taken in Month	110	123	195	137	182	214	237	215	198	189	75	57	21%	1,800	YTD	-10%
	# of Pending Transactions	104	123	151	126	183	219	251	229	244	207	103	70	20%	1,837	YTD	-3%
	Months Supply of Inventory	0.9	0.8	0.9	1.2	0.9	0.7	0.6	0.6	0.4	0.4	0.4	0.4	-74%	0.7	AVG	-49%
	# of Closed Sales	73	78	105	111	108	168	192	211	204	211	177	129	42%	1,461	YTD	-6%
	Median Closed Price	742,000	784,500	791,000	800,000	827,500	838,875	812,950	810,000	873,750	840,000	840,000	910,000	15%	813,511	WA	5%
2019	Active Listings (EOM)	205	190	252	262	323	325	312	294	266	247	156	96	-31%	268	AVG	12%
	New Listings Taken in Month	145	126	252	236	337	223	187	168	179	156	80	47	-5%	2,009	YTD	-10%
	# of Pending Transactions	150	144	196	233	251	211	190	174	163	173	143	104	4%	1,885	YTD	1%
	Months Supply of Inventory	1.4	1.3	1.3	1.1	1.3	1.5	1.6	1.7	1.6	1.4	1.1	0.9	-34%	1.4	AVG	9%
	# of Closed Sales	73	120	139	163	198	205	200	176	135	149	138	134	-9%	1,558	YTD	-4%
	Median Closed Price	745,000	803,725	814,037	730,900	751,000	825,200	790,000	765,000	775,000	729,000	795,000	788,891	-4%	774,269	WA	-2%
2018	Active Listings (EOM)	91	105	136	178	231	266	294	341	395	357	288	219	133%	239	AVG	66%
	New Listings Taken in Month	120	167	237	248	334	258	234	238	237	165	97	60	15%	2,238	YTD	16%
	# of Pending Transactions	111	153	202	216	285	206	193	184	157	166	121	80	-10%	1,873	YTD	-1%
	Months Supply of Inventory	0.8	0.7	0.7	0.8	0.8	1.3	1.5	1.9	2.5	2.2	2.4	2.7	159%	1.3	AVG	72%
	# of Closed Sales	90	89	145	163	196	234	204	186	149	163	141	132	6%	1,619	YTD	5%
	Median Closed Price	756,821	840,000	800,000	787,404	802,000	802,499	784,500	786,500	774,950	760,000	800,000	817,500	12%	790,123	WA	16%
2017	Active Listings (EOM)	90	88	104	105	132	159	199	205	205	153	118	85	1%	144	AVG	-23%
	New Listings Taken in Month	104	117	166	196	273	253	247	233	193	143	109	69	1%	1,925	YTD	-2%
	# of Pending Transactions	111	125	155	196	243	229	213	215	212	184	145	93	-27%	1,883	YTD	-10%
	Months Supply of Inventory	0.8	0.7	0.7	0.5	0.5	0.7	0.9	1.0	1.0	0.8	0.8	0.9	37%	0.8	AVG	-15%
	# of Closed Sales	110	79	122	132	178	225	171	193	176	154	192	140	18%	1,540	YTD	-2%
	Median Closed Price	649,995	640,000	692,475	699,475	677,000	706,000	715,000	700,000	658,975	676,000	693,490	785,000	11%	682,340	WA	13%
2016	Active Listings (EOM)	144	143	162	198	190	225	237	199	217	152	130	92	-34%	187	AVG	-27%
	New Listings Taken in Month	139	141	220	230	231	243	230	186	207	142	104	54	-5%	1,969	YTD	-3%
	# of Pending Transactions	145	148	209	208	237	214	221	222	239	251	136	98	32%	2,094	YTD	2%
	Months Supply of Inventory	1.0	1.0	0.8	1.0	0.8	1.1	1.1	0.9	0.9	0.6	1.0	0.9	-50%	0.9	AVG	-28%
	# of Closed Sales	91	106	130	147	186	197	197	190	190	131	175	139	-25%	1,565	YTD	-2%
	Median Closed Price	511,000	617,970	590,000	601,000	640,000	625,000	615,000	631,250	581,500	610,000	590,000	661,000	18%	604,291	WA	17%
2015	Active Listings (EOM)	193	205	218	254	265	289	300	304	285	230	164	136	-40%	254	AVG	-14%
	New Listings Taken in Month	110	162	225	257	237	240	228	219	194	150	75	71	-19%	2,022	YTD	-1%
	# of Pending Transactions	139	167	232	247	231	212	227	214	198	190	136	92	6%	2,057	YTD	14%
	Months Supply of Inventory	1.4	1.2	0.9	1.0	1.1	1.4	1.3	1.4	1.4	1.2	1.2	1.5	-43%	1.2	AVG	-24%
	# of Closed Sales	100	98	133	165	172	210	200	181	172	174	111	136	18%	1,605	YTD	14%
	Median Closed Price	480,000	478,000	494,250	518,000	539,000	528,444	536,500	532,200	549,475	516,506	545,000	548,500	1%	518,337	WA	4%

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

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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)	105	108	130	153	175	203	213	209	212	181	135	95	160	AVG
% of 12 Month Avg.	66%	67%	81%	95%	109%	127%	133%	131%	133%	113%	85%	60%		
New Listings Taken in Month	107	131	203	207	246	233	215	194	188	148	84	54	2,010	T
% of 12 Month Avg.	64%	78%	121%	123%	147%	139%	128%	116%	112%	88%	50%	32%		
# of Pending Transactions	109	130	182	188	215	195	194	186	173	169	114	79	1,934	T
% of 12 Month Avg.	67%	81%	113%	117%	133%	121%	120%	116%	108%	105%	71%	49%		
Months Supply of Inventory	1.0	0.8	0.7	0.8	0.8	1.0	1.1	1.1	1.2	1.1	1.2	1.2	1.0	AVG
% of 12 Month Avg.	96%	82%	71%	80%	81%	103%	109%	112%	121%	106%	117%	121%		
# of Closed Units	77	84	125	148	165	191	176	180	155	148	137	113	1,698	T
% of 12 Month Avg.	54%	59%	88%	105%	117%	135%	124%	127%	110%	104%	97%	80%		
Median Closed Price	822,032	887,234	906,426	912,679	923,150	901,864	873,645	874,119	880,028	867,701	855,099	898,600	883,548	AVG
% of 12 Month Avg.	93%	100%	103%	103%	104%	102%	99%	99%	100%	98%	97%	102%		

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October, 2025

Windermere REAL ESTATE

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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	1	1	1	0	4	1	0	2	0	1			**11**
$500,000 to $749,999	6	3	5	5	5	2	4	6	5	8			**49**
$750,000 to $999,999	8	6	12	17	19	19	28	15	23	24			**171**
$1,000,000 to $1,499,999	19	22	41	56	52	59	55	48	38	38			**428**
$1,500,000 to $2,499,999	12	27	31	38	33	29	34	22	26	24			**276**
$2,500,000 and above	7	9	6	6	6	8	9	7	5	12			**75**
Grand Total	**53**	**68**	**96**	**122**	**119**	**118**	**130**	**100**	**97**	**107**			**1,010**

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	1	0	2	1	0	3	2	2	0	2	**11**
$500,000 to $749,999	3	5	4	1	4	3	6	4	3	1	11	5	**34**
$750,000 to $999,999	18	12	18	25	21	22	29	37	21	28	29	15	**231**
$1,000,000 to $1,499,999	29	30	38	63	49	57	68	59	51	57	44	34	**501**
$1,500,000 to $2,499,999	5	13	39	56	49	41	45	42	28	20	33	13	**338**
$2,500,000 and above	1	4	8	11	8	4	7	8	3	6	9	6	**60**
Grand Total	**56**	**64**	**108**	**156**	**133**	**128**	**155**	**153**	**108**	**114**	**126**	**75**	**1,175**

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	0%	N/A	100%	0%	N/A	-33%	-100%	-50%			0%
$500,000 to $749,999	100%	-40%	25%	400%	25%	-33%	-33%	50%	67%	700%			44%
$750,000 to $999,999	-56%	-50%	-33%	-32%	-10%	-14%	-3%	-59%	10%	-14%			-26%
$1,000,000 to $1,499,999	-34%	-27%	8%	-11%	6%	4%	-19%	-19%	-25%	-33%			-15%
$1,500,000 to $2,499,999	140%	108%	-21%	-32%	-33%	-29%	-24%	-48%	-7%	20%			-18%
$2,500,000 and above	600%	125%	-25%	-45%	-25%	100%	29%	-13%	67%	100%			25%
Grand Total	**-5%**	**6%**	**-11%**	**-22%**	**-11%**	**-8%**	**-16%**	**-35%**	**-10%**	**-6%**			**-14%**