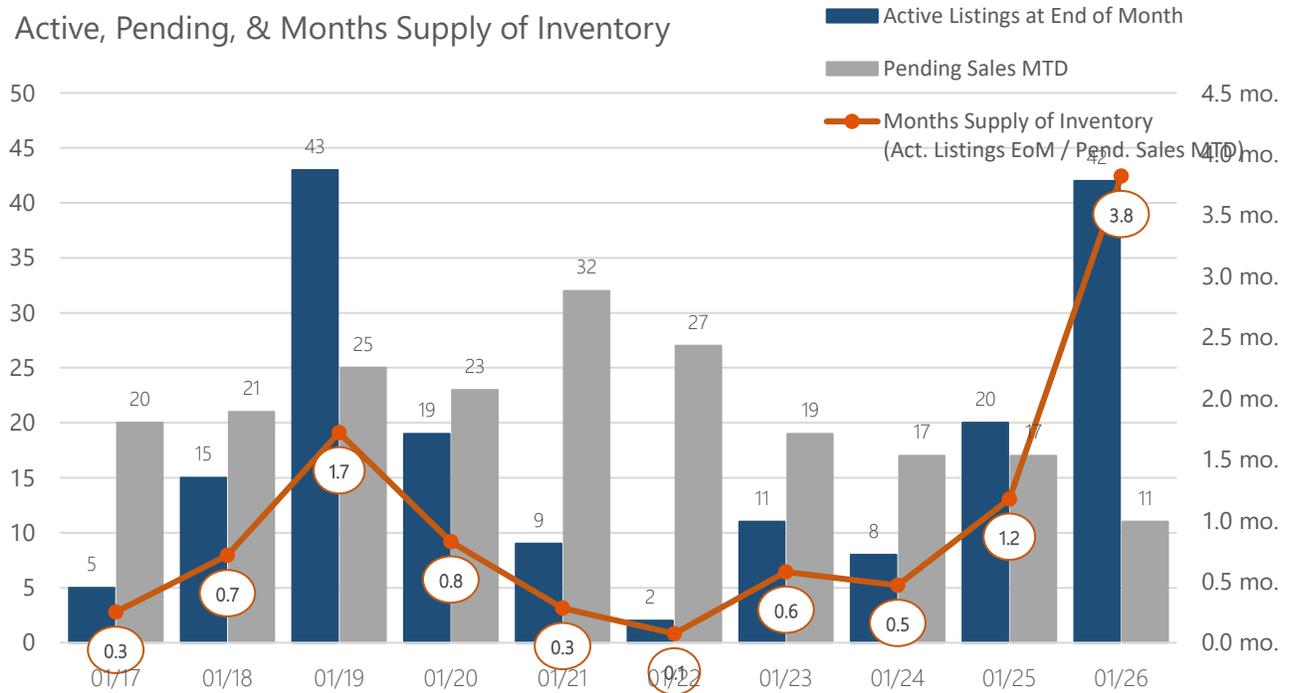


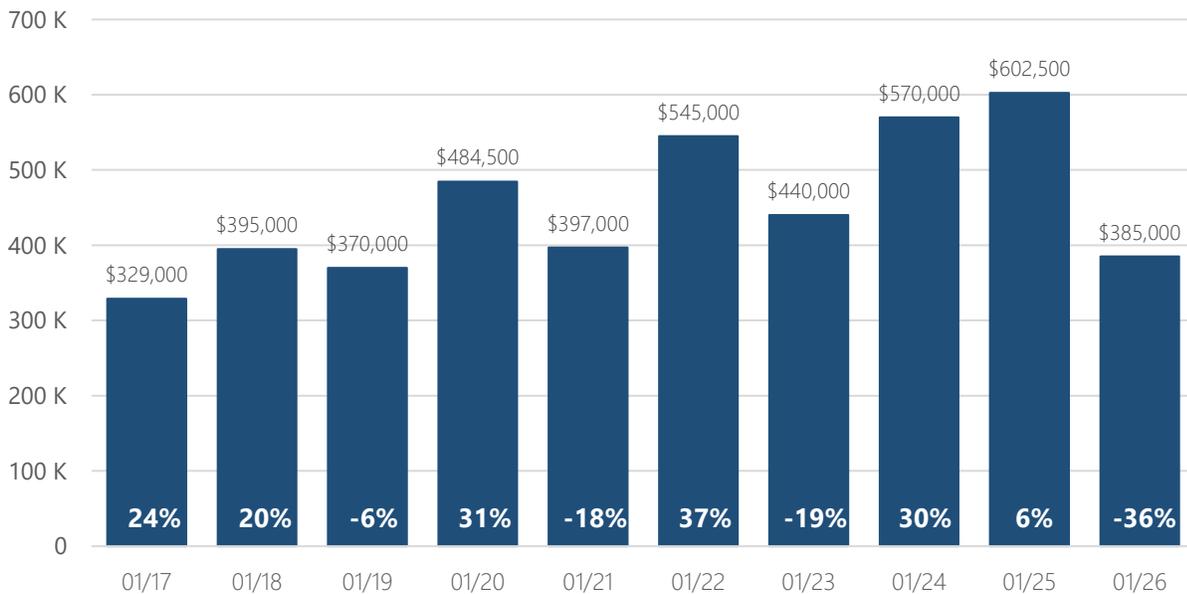
Eastside/South of I-90 (500)

CONDOMINIUM ONLY

Active, Pending, & Months Supply of Inventory



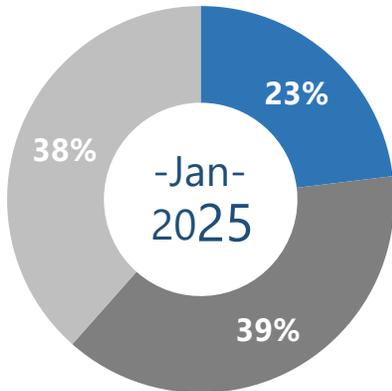
Median Closed Sales Price For Current Month Sold Properties



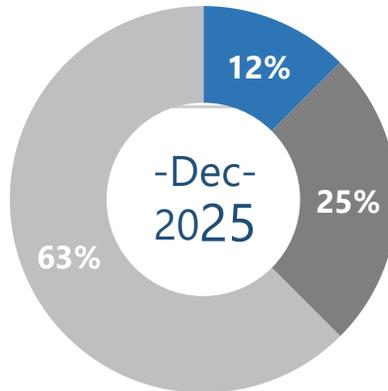
Eastside/South of I-90 (500)

CONDOMINIUM ONLY

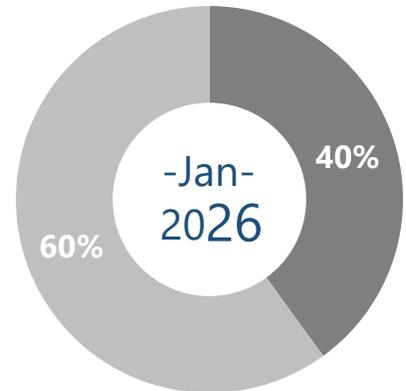
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



SOLD
ABOVE
LIST
PRICE



SOLD
AT
LIST
PRICE



SOLD
BELOW
LIST
PRICE



PRICE
CHANGE
BEFORE
SALE

JANUARY 2026

		SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	▶	0	0	113	119
NUMBER OF SALES IN MONTH	▶	0	0	2	3
MEDIAN % FROM ORIGINAL LIST PRICE	▶	0%	0%	-4%	N/A

Eastside/South of I-90 (500)

CONDOMINIUM ONLY

Sales Price to List Price
based on Market Time

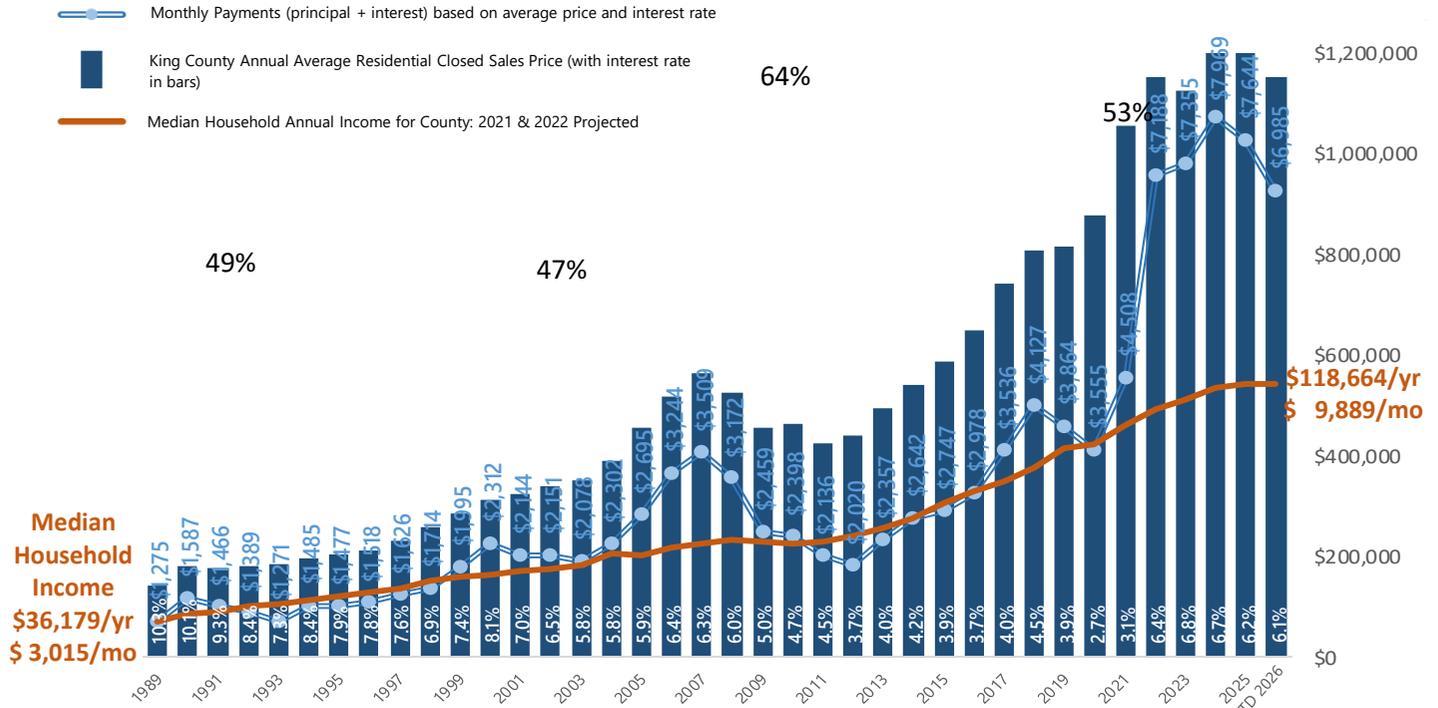
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	0.0%	0.0%	0	0.0%
15 - 30	0.0%	0.0%	0	0.0%
31 - 60	93.6%	98.5%	1	20.0%
61 - 90	95.2%	100.0%	1	20.0%
90+	95.0%	96.3%	3	60.0%
Totals			5	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
January, 2026	\$385,000	6.10%	\$2,333
January, 2025	\$602,500	6.96%	\$3,992
	-\$217,500	-0.86%	-\$1,659 Per Month
			-\$19,910 Per Year

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

Monthly Payments Compared to Income Trendline King County



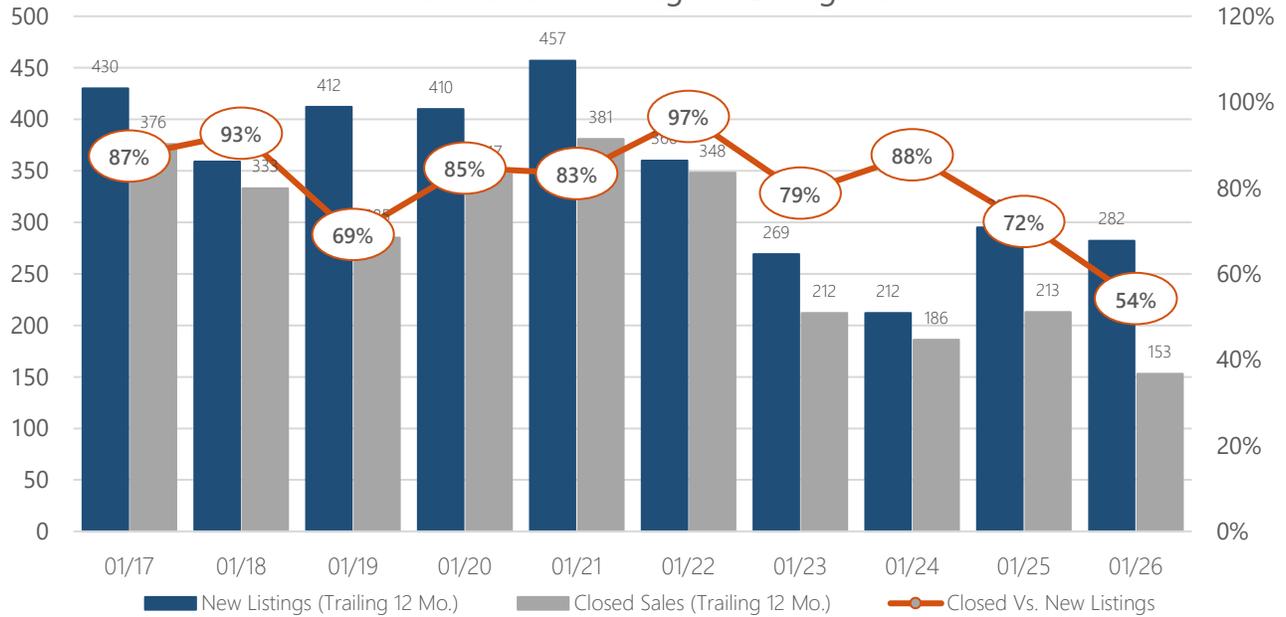
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income for County: 2021 & 2022 Projected</p>	<p>Payments tend to rise above the County Median Household Income Line and then return to it.</p>
<p>D</p>	<p>Monthly payments divided by median income</p>	<p>Monthly cycle peaks shown</p>

Eastside/South of I-90 (500)

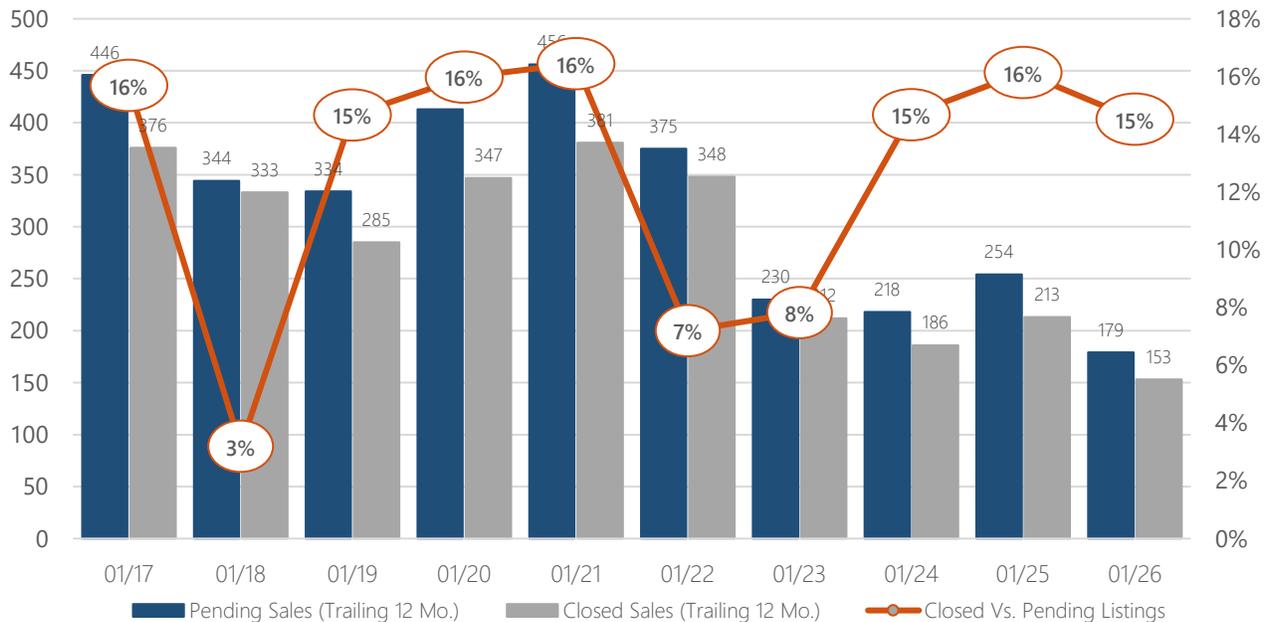
CONDOMINIUM ONLY

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

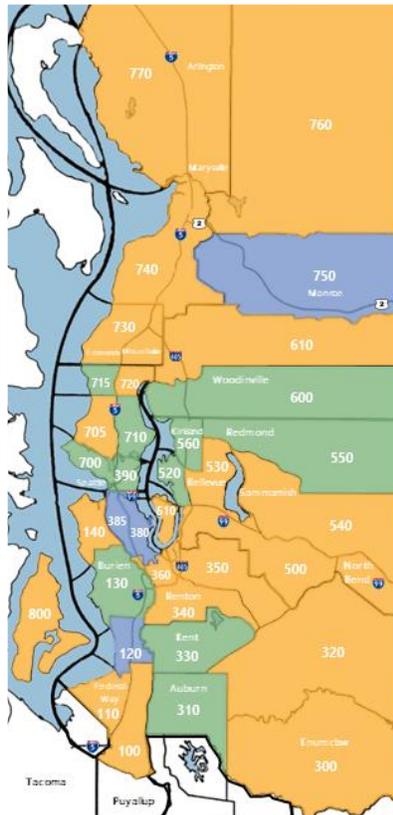
Area	Months Inventory			Area	Months Inventory		
	2024	2025	2026		2024	2025	2026
100	0.0	0.0	2.0	530	0.8	1.9	2.5
110	0.6	1.9	2.0	540	0.6	1.2	3.2
120	0.8	4.6	1.4	550	0.4	2.6	3.5
130	1.4	2.6	3.5	560	1.3	2.3	3.1
140	1.1	1.9	2.1	600	0.8	2.0	3.2
300	0.0	0.0	0.0	610	0.6	1.5	2.0
310	0.6	3.5	2.0	700	1.6	2.9	4.2
320	1.5	0.2	0.6	701	3.5	4.9	5.0
330	0.4	3.0	2.2	705	1.2	1.5	2.6
340	0.9	0.9	2.6	710	2.0	2.2	4.1
350	0.6	1.6	3.5	715	4.3	2.4	4.0
360	0.2	1.5	12.0	720	0.8	0.7	6.5
380	2.0	5.6	5.8	730	0.7	1.3	2.3
385	0.6	4.4	5.5	740	0.6	1.9	1.6
390	3.6	3.2	4.6	750	0.6	5.0	3.3
500	0.5	1.2	3.8	760	1.0	1.8	1.4
510	1.0	1.5	0.7	770	0.2	1.1	4.0
520	2.0	2.1	3.4	800	0.0	2.0	0.0

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.

Eastside/South of I-90 (500)

Statistics To Know

Residential

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	1.4	1.2	0.2	14%
Active Listings at End of Month	78	44	34	77%
Pending Sales MTD	56	36	20	56%
Pending Sales (Trailing 12 Months)	828	827	1	0%
Closed Sales MTD	19	36	-17	-47%
Closed Sales (Trailing 12 Months)	701	743	-42	-6%
Closed Sales Price (Median)	\$1,650,000	\$1,905,030	-\$255,030	-13%
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$9,999	\$12,623	-\$2,624	-21%

Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	3.8	1.2	2.6	225%
Active Listings at End of Month	42	20	22	110%
Pending Sales MTD	11	17	-6	-35%
Pending Sales (Trailing 12 Months)	179	254	-75	-30%
Closed Sales MTD	5	12	-7	-58%
Closed Sales (Trailing 12 Months)	153	213	-60	-28%
Closed Sales Price (Median)	\$385,000	\$602,500	-\$217,500	-36%
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$2,333	\$3,992	-\$1,659	-42%

Residential & Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	1.8	1.2	0.6	48%
Active Listings at End of Month	120	64	56	88%
Pending Sales MTD	67	53	14	26%
Pending Sales (Trailing 12 Months)	1,007	1,081	-74	-7%
Closed Sales MTD	24	48	-24	-50%
Closed Sales (Trailing 12 Months)	854	956	-102	-11%
Closed Sales Price (Median)	\$1,402,497	\$1,752,500	-\$350,003	-20%
30-Year-Fixed-Rate Mortgage Rates	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$8,499	\$11,612	-\$3,113	-27%

Eastside/South of I-90 (500) CONDOMINIUM ONLY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	T	YTD % Change
2026																
Active Listings (EOM)	42												110%	42	AVG	110%
New Listings Taken in Month	26												24%	26	YTD	24%
# of Pending Transactions	11												-35%	11	YTD	-35%
Months Supply of Inventory	3.8												225%	3.8	AVG	225%
# of Closed Sales	5												-58%	5	YTD	-58%
Median Closed Price	385,000												-36%	385,000	WA	-36%
2025																
Active Listings (EOM)	20	29	30	38	62	59	57	49	45	53	42	29	150%	20	AVG	150%
New Listings Taken in Month	21	24	24	33	44	27	29	22	17	18	13	5	0%	21	YTD	75%
# of Pending Transactions	17	11	21	17	22	15	27	19	14	5	9	8	0%	17	YTD	0%
Months Supply of Inventory	1.2	2.6	1.4	2.2	2.8	3.9	2.1	2.6	3.2	10.6	4.7	3.6	150%	1.2	AVG	150%
# of Closed Sales	12	15	16	14	17	18	16	19	11	10	4	8	71%	12	YTD	71%
Median Closed Price	602,500	583,000	570,000	656,675	654,500	502,000	640,000	525,000	740,000	460,000	568,975	382,500	6%	602,500	WA	6%
2024																
Active Listings (EOM)	8	11	19	20	26	31	30	31	41	44	34	21	-27%	8	AVG	-27%
New Listings Taken in Month	12	26	24	27	32	34	23	23	36	32	13	4	9%	12	YTD	9%
# of Pending Transactions	17	24	19	26	21	30	23	16	19	25	21	13	-11%	17	YTD	-11%
Months Supply of Inventory	0.5	0.5	1.0	0.8	1.2	1.0	1.3	1.9	2.2	1.8	1.6	1.6	-19%	0.5	AVG	-19%
# of Closed Sales	7	12	19	18	24	17	28	20	12	16	22	13	40%	7	YTD	40%
Median Closed Price	570,000	494,975	562,500	741,250	674,451	630,000	583,000	537,500	546,500	610,000	535,000	536,662	30%	570,000	WA	30%
2023																
Active Listings (EOM)	11	8	12	10	10	14	16	17	14	20	14	10	450%	11	AVG	450%
New Listings Taken in Month	11	10	20	20	17	18	30	25	28	16	11	5	-54%	11	YTD	-54%
# of Pending Transactions	19	11	19	25	21	17	27	25	30	8	9	9	-30%	19	YTD	-30%
Months Supply of Inventory	0.6	0.7	0.6	0.4	0.5	0.8	0.6	0.7	0.5	2.5	1.6	1.1	682%	0.6	AVG	682%
# of Closed Sales	5	15	18	10	26	14	12	23	23	20	7	11	-50%	5	YTD	-50%
Median Closed Price	440,000	465,000	486,250	509,000	525,000	489,500	473,450	570,000	555,000	566,500	685,000	698,000	-19%	440,000	WA	-19%
2022																
# of Active Listings	2	9	4	7	10	29	31	32	37	23	25	17	-78%	2	A	-78%
New Listings Taken in Month	24	30	22	17	32	37	40	25	26	13	13	3	-4%	24	YTD	-4%
# of Pending Transactions	27	21	26	14	34	16	27	19	14	21	11	8	-16%	27	YTD	-16%
Months Supply of Inventory	0.1	0.4	0.2	0.5	0.3	1.8	1.1	1.7	2.6	1.1	2.3	2.1	-74%	0.1	A	-74%
# of Closed Sales	10	25	29	25	17	26	15	23	11	15	13	8	-58%	10	T	-58%
Median Closed Price	545,000	465,000	576,250	655,000	725,000	576,500	501,000	520,000	485,000	475,000	541,250	527,000	37%	545,000	WA	37%

Eastside/South of I-90 (500)
CONDOMINIUM ONLY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	T	YTD % Change
2021 Active Listings (EOM)	9	15	13	14	7	13	24	18	18	9	4	2	-53%	9	AVG	-53%
New Listings Taken in Month	30	34	48	30	27	41	38	33	38	26	12	9	20%	30	YTD	20%
# of Pending Transactions	32	27	49	31	34	33	28	41	41	36	18	10	39%	32	YTD	39%
Months Supply of Inventory	0.3	0.6	0.3	0.5	0.2	0.4	0.9	0.4	0.4	0.3	0.2	0.2	-66%	0.3	AVG	-66%
# of Closed Sales	24	33	25	46	25	25	32	27	34	37	32	22	-20%	24	YTD	-20%
Median Closed Price	397,000	573,000	550,000	472,500	480,000	509,000	562,500	528,000	545,000	506,000	585,000	826,500	-18%	397,000	WA	-18%
2020 Active Listings (EOM)	19	22	34	43	53	36	48	50	47	35	23	12	-56%	19	AVG	-56%
New Listings Taken in Month	25	35	46	24	45	47	53	51	51	33	25	17	-11%	25	YTD	-11%
# of Pending Transactions	23	35	37	14	33	59	44	46	54	40	34	28	-8%	23	YTD	-8%
Months Supply of Inventory	0.8	0.6	0.9	3.1	1.6	0.6	1.1	1.1	0.9	0.9	0.7	0.4	-52%	0.8	AVG	-52%
# of Closed Sales	30	21	32	21	15	26	41	35	47	43	34	42	67%	30	YTD	67%
Median Closed Price	484,500	425,325	628,275	524,900	615,100	462,500	480,000	445,000	463,500	437,650	648,500	515,750	31%	484,500	WA	31%
2019 Active Listings (EOM)	43	39	30	36	46	64	61	66	53	46	33	17	187%	43	AVG	187%
New Listings Taken in Month	28	20	34	39	44	46	55	46	29	30	28	14	-7%	28	YTD	-7%
# of Pending Transactions	25	23	49	36	33	24	47	36	37	36	38	31	19%	25	YTD	19%
Months Supply of Inventory	1.7	1.7	0.6	1.0	1.4	2.7	1.3	1.8	1.4	1.3	0.9	0.5	141%	1.7	AVG	141%
# of Closed Sales	18	21	27	30	40	21	25	35	33	27	29	29	20%	18	YTD	20%
Median Closed Price	370,000	475,000	475,000	417,500	522,500	465,000	502,000	465,000	470,000	499,000	450,000	505,000	-6%	370,000	WA	-6%
2018 Active Listings (EOM)	15	4	19	15	27	30	51	65	64	65	57	38	200%	15	AVG	200%
New Listings Taken in Month	30	20	45	25	42	42	49	54	35	40	24	8	76%	30	YTD	76%
# of Pending Transactions	21	27	30	30	29	40	30	38	23	26	22	14	5%	21	YTD	5%
Months Supply of Inventory	0.7	0.1	0.6	0.5	0.9	0.8	1.7	1.7	2.8	2.5	2.6	2.7	186%	0.7	AVG	186%
# of Closed Sales	15	14	25	28	31	23	38	24	28	14	24	18	0%	15	YTD	0%
Median Closed Price	395,000	418,250	480,000	477,250	520,000	489,000	411,250	367,500	382,500	426,247	499,975	387,400	20%	395,000	WA	20%
2017 Active Listings (EOM)	5	13	13	7	6	12	11	14	19	20	8	5	-62%	5	AVG	-62%
New Listings Taken in Month	17	32	34	31	34	39	27	40	35	31	18	8	-11%	17	YTD	-11%
# of Pending Transactions	20	26	35	37	33	33	30	35	31	25	29	9	-5%	20	YTD	-5%
Months Supply of Inventory	0.3	0.5	0.4	0.2	0.2	0.4	0.4	0.4	0.6	0.8	0.3	0.6	-60%	0.3	AVG	-60%
# of Closed Sales	15	16	37	35	34	29	31	27	36	25	26	22	-35%	15	YTD	-35%
Median Closed Price	329,000	348,500	356,000	350,000	437,500	390,000	389,000	457,000	427,500	375,000	381,500	395,500	24%	329,000	WA	24%
2016 Active Listings (EOM)	13	15	16	17	26	26	45	38	34	21	11	7	-50%	13	AVG	-50%
New Listings Taken in Month	19	27	43	40	53	48	57	46	35	33	22	9	-32%	19	YTD	-32%
# of Pending Transactions	21	28	45	39	42	45	40	52	41	45	38	11	-28%	21	YTD	-28%
Months Supply of Inventory	0.6	0.5	0.4	0.4	0.6	0.6	1.1	0.7	0.8	0.5	0.3	0.6	-31%	0.6	AVG	-31%
# of Closed Sales	23	12	27	34	31	45	34	36	32	30	44	36	64%	23	YTD	64%
Median Closed Price	265,000	287,500	266,000	314,225	352,000	365,900	328,000	313,784	309,224	283,000	420,000	419,250	5%	265,000	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

Eastside/South of I-90 (500)
CONDOMINIUM ONLY

MONTHLY AVERAGES BASED ON HISTORICAL DATA | 2016 - 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Totals	T
Active Listings (EOM)	15	17	19	21	27	31	37	38	37	34	25	16	26	AVG
% of 12 Month Avg.	55%	63%	72%	78%	104%	119%	142%	144%	141%	127%	95%	60%		
New Listings Taken in Month	22	26	34	29	37	38	40	37	33	27	18	8	348	T
% of 12 Month Avg.	75%	89%	117%	99%	128%	131%	138%	126%	114%	94%	62%	28%		
# of Pending Transactions	22	23	33	27	30	31	32	33	30	27	23	14	326	T
% of 12 Month Avg.	82%	86%	122%	99%	111%	115%	119%	120%	112%	98%	84%	52%		
Months Supply of Inventory	0.7	0.7	0.6	0.8	0.9	1.0	1.2	1.2	1.2	1.3	1.1	1.1	1.0	AVG
% of 12 Month Avg.	67%	73%	59%	79%	93%	104%	119%	120%	126%	130%	113%	116%		
# of Closed Units	16	18	26	26	26	24	27	27	27	24	24	21	285	T
% of 12 Month Avg.	67%	77%	107%	110%	109%	103%	114%	113%	112%	100%	99%	88%		
Median Closed Price	439,800	453,555	495,028	511,830	550,605	487,940	487,020	472,878	492,422	463,840	531,520	519,356	492,150	AVG
% of 12 Month Avg.	89%	92%	101%	104%	112%	99%	99%	96%	100%	94%	108%	106%		

MARKET UPDATE

January, 2026



Eastside/South of I-90 (500)

CONDOMINIUM ONLY

Closed Sales by Price by Month

2026

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	3												3
\$500,000 - \$749,999	0												0
\$750,000 - \$999,999	0												0
\$1,000,000 - \$1,249,999	0												0
\$1,250,000 - \$1,499,999	0												0
\$1,500,000 - \$1,749,999	0												0
\$1,750,000 - \$1,999,999	0												0
\$2,000,000 - \$2,499,999	0												0
\$2,500,000 - \$2,999,999	0												0
\$3,000,000 - \$4,999,999	0												0
\$5,000,000 +	0												0
Grand Total	3												3

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	3	0	2	1	2	7	5	5	3	5	1	6	3
\$500,000 - \$749,999	6	9	9	6	6	5	3	6	3	2	2	0	6
\$750,000 - \$999,999	4	3	3	2	4	3	7	3	4	0	0	1	4
\$1,000,000 - \$1,249,999	0	0	0	1	2	0	0	0	0	1	0	0	0
\$1,250,000 - \$1,499,999	0	0	1	1	0	1	0	1	0	0	0	1	0
\$1,500,000 - \$1,749,999	0	0	0	1	0	0	0	0	1	0	0	0	0
\$1,750,000 - \$1,999,999	0	0	0	0	0	0	0	0	0	0	0	0	0
\$2,000,000 - \$2,499,999	0	0	0	0	0	0	0	0	0	0	0	0	0
\$2,500,000 - \$2,999,999	0	0	0	0	0	0	0	0	0	0	0	0	0
\$3,000,000 - \$4,999,999	0	0	0	0	0	0	0	1	0	0	0	0	0
\$5,000,000 +	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	13	12	15	12	14	16	15	16	11	8	3	8	13

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	0%												0%
\$500,000 - \$749,999	-100%												-100%
\$750,000 - \$999,999	-100%												-100%
\$1,000,000 - \$1,249,999	N/A												N/A
\$1,250,000 - \$1,499,999	N/A												N/A
\$1,500,000 - \$1,749,999	N/A												N/A
\$1,750,000 - \$1,999,999	N/A												N/A
\$2,000,000 - \$2,499,999	N/A												N/A
\$2,500,000 - \$2,999,999	N/A												N/A
\$3,000,000 - \$4,999,999	N/A												N/A
\$5,000,000 +	N/A												N/A
Grand Total	-77%												-77%

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