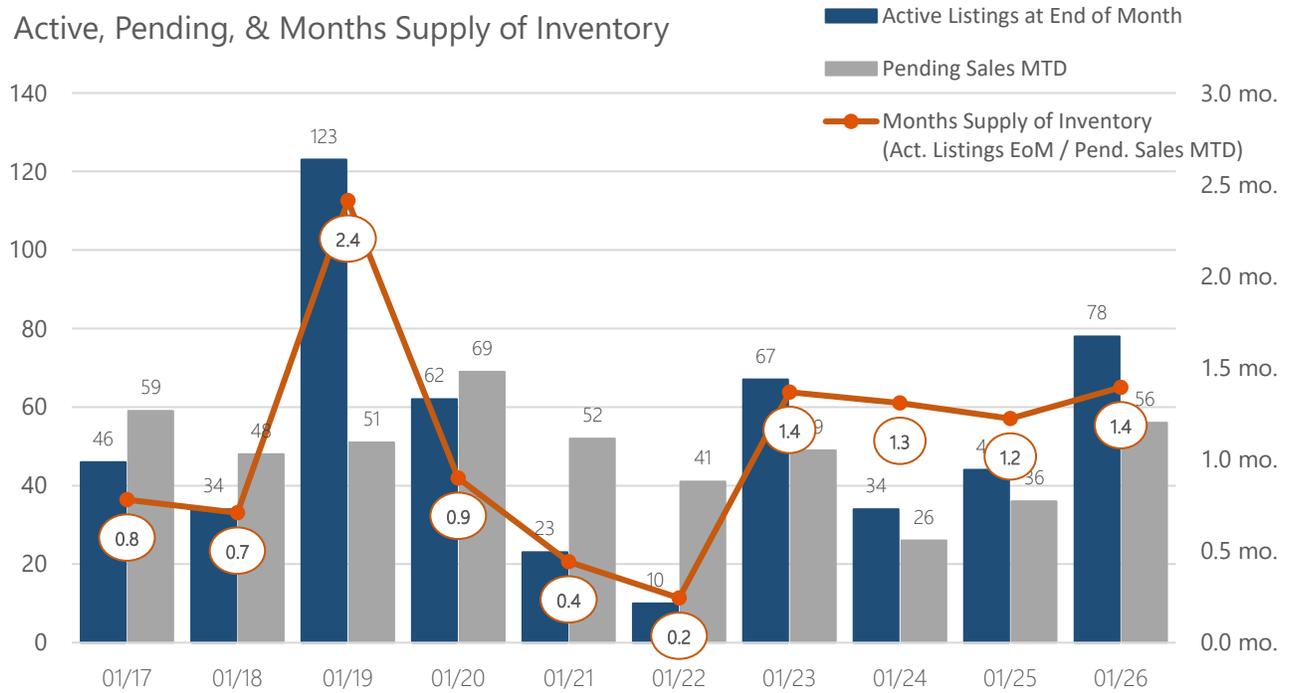


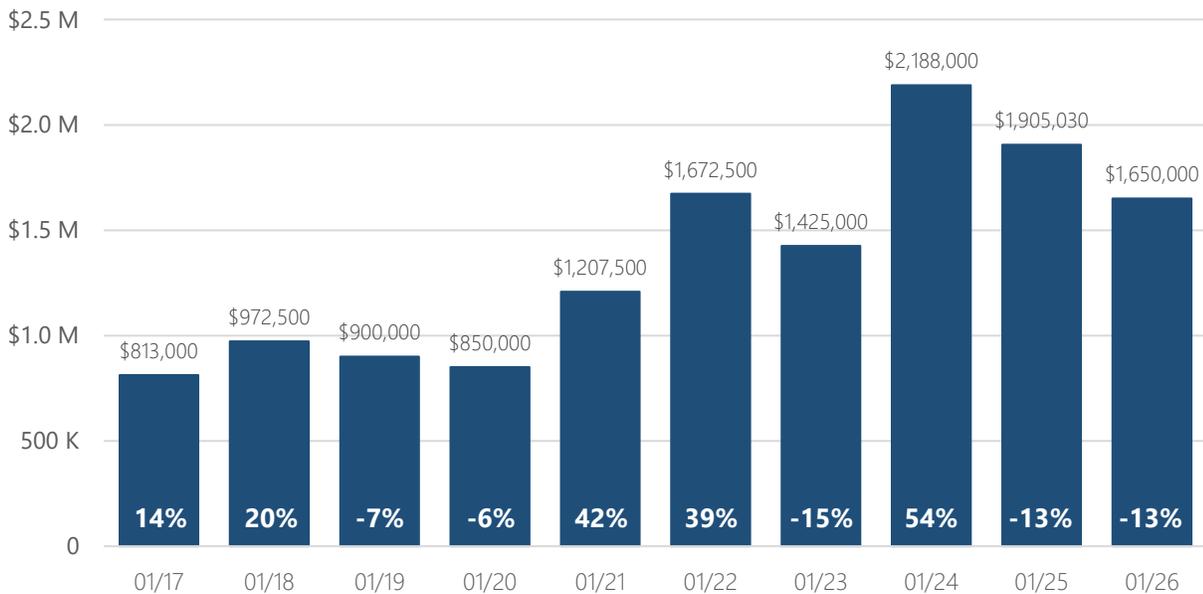
### Eastside/South of I-90 (500)

#### RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



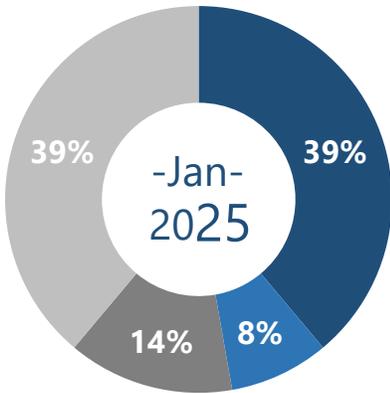
Median Closed Sales Price For Current Month Sold Properties



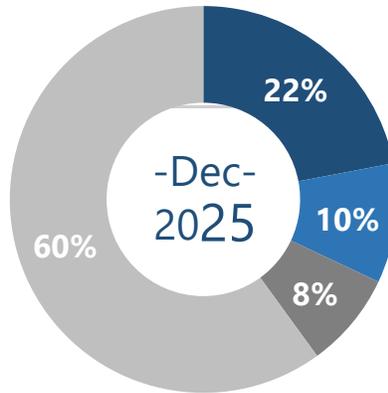
Eastside/South of I-90 (500)

RESIDENTIAL ONLY

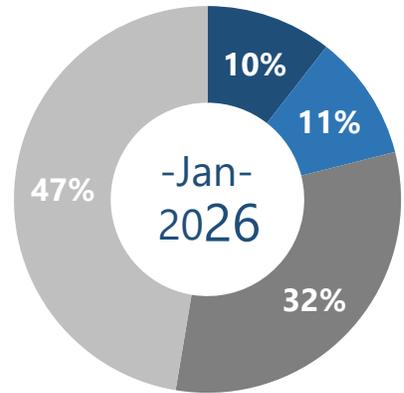
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	▶	3	24	31	107
NUMBER OF SALES IN MONTH	▶	2	2	6	9
MEDIAN % FROM ORIGINAL LIST PRICE	▶	9%	0%	-5%	N/A

Eastside/South of I-90 (500)

RESIDENTIAL ONLY

Sales Price to List Price  
based on Market Time

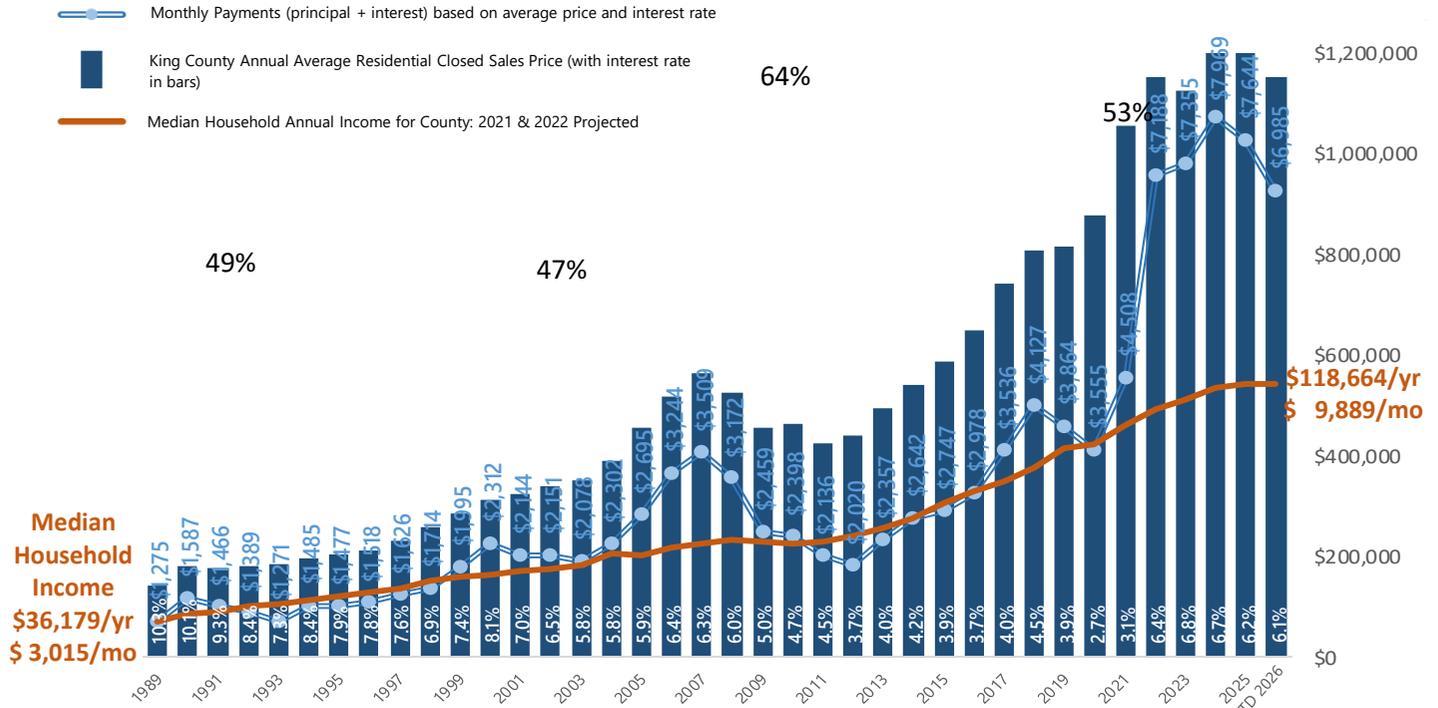
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	97.3%	97.3%	5	26.3%
15 - 30	97.2%	98.2%	6	31.6%
31 - 60	95.5%	100.0%	3	15.8%
61 - 90	91.9%	97.9%	3	15.8%
90+	86.7%	94.6%	2	10.5%
Totals			19	100.0%

The Cost of  
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
January, 2026	\$1,650,000	6.10%	\$9,999
January, 2025	\$1,905,030	6.96%	\$12,623
	<b>-\$255,030</b>	<b>-0.86%</b>	<b>-\$2,624</b> Per Month
			<b>-\$31,490</b> Per Year

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

# Monthly Payments Compared to Income Trendline King County



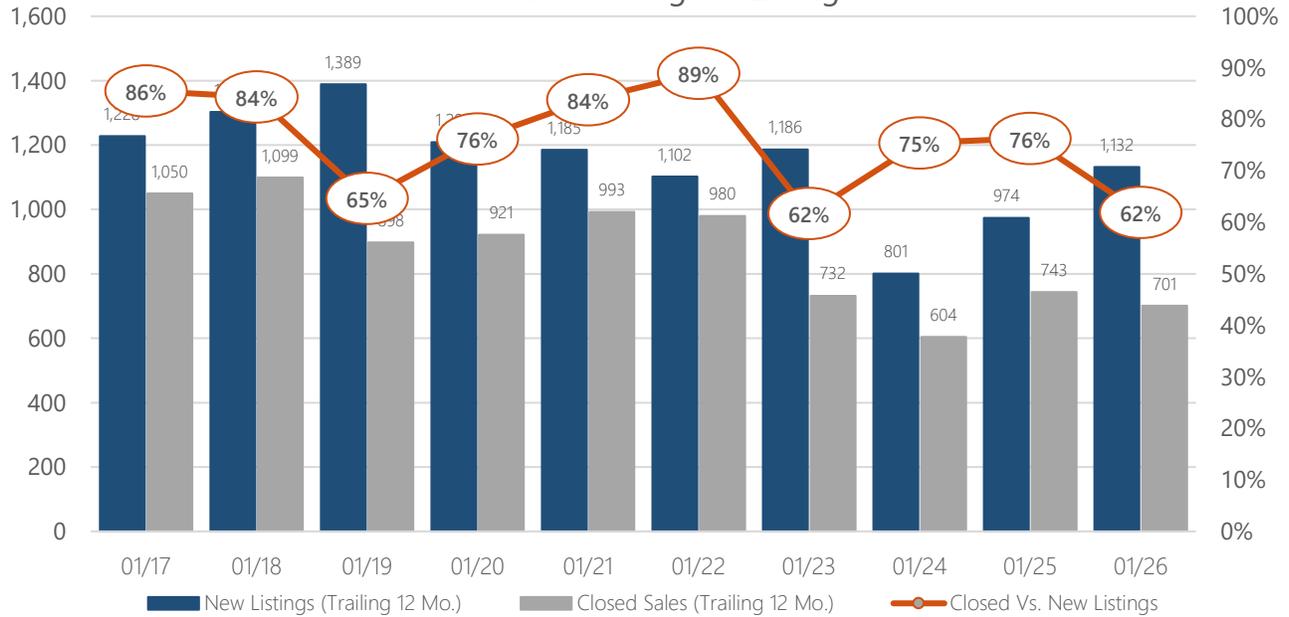
<p><b>A</b></p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p><b>B</b></p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p><b>C</b></p>	<p>Annual Median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

### Eastside/South of I-90 (500)

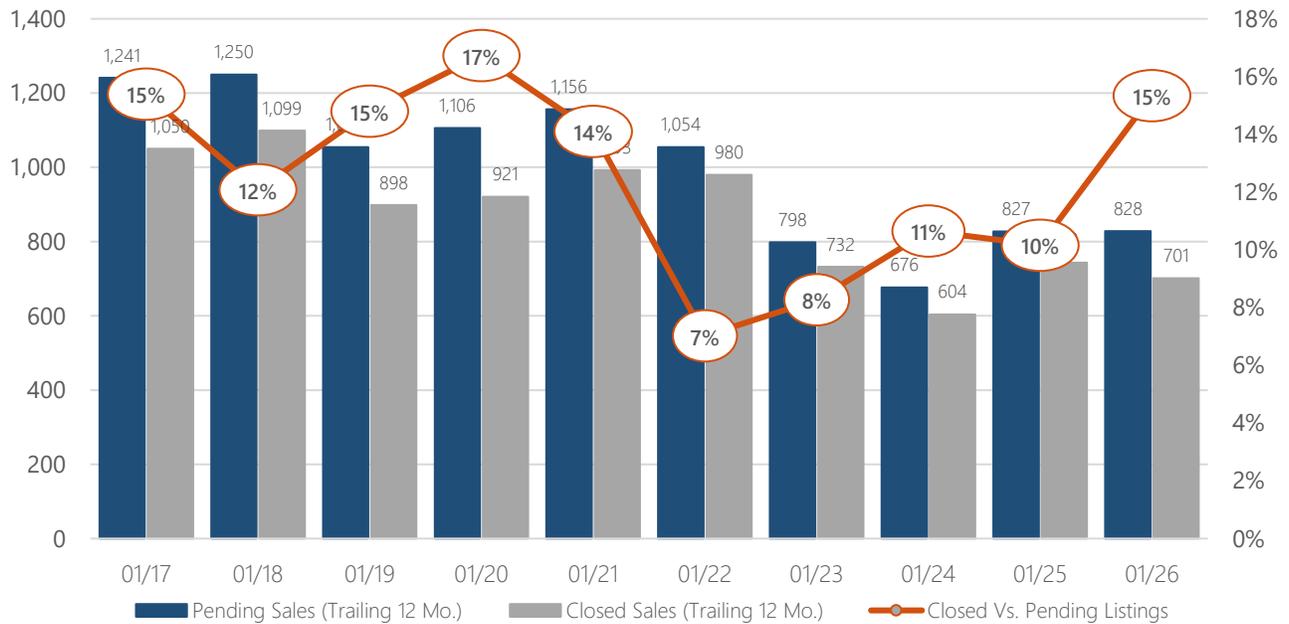
#### RESIDENTIAL ONLY

#### 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

Area	Months Inventory			Area	Months Inventory		
	2024	2025	2026		2024	2025	2026
100	0.7	1.4	1.0	530	0.6	0.8	1.4
110	1.0	1.1	1.4	540	0.8	1.0	1.5
120	0.8	1.0	1.7	550	0.7	1.7	2.5
130	0.9	1.3	1.5	560	1.2	1.9	2.2
140	1.0	1.2	1.7	600	0.8	1.6	1.5
300	1.3	1.6	1.6	610	0.4	1.1	1.7
310	1.0	1.6	1.3	700	0.8	1.3	1.9
320	1.2	1.0	1.7	701	0.0	0.0	0.0
330	0.7	1.2	1.9	705	0.9	1.2	2.0
340	0.7	1.0	1.0	710	1.0	1.4	2.0
350	0.7	0.9	1.9	715	0.5	2.3	1.0
360	0.8	2.1	5.2	720	1.2	1.1	1.6
380	1.3	1.9	2.1	730	0.5	0.7	1.3
385	1.3	2.1	3.6	740	0.4	0.9	1.4
390	1.5	2.2	2.2	750	0.6	1.0	1.7
500	1.3	1.2	1.4	760	1.0	1.5	1.9
510	0.6	3.0	4.2	770	0.7	1.2	2.0
520	2.1	3.1	3.7	800	2.5	2.7	2.7

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) RESIDENTIAL ONLY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	T	YTD % Change
2026													77%	78	AVG	77%
Active Listings (EOM)	78															
New Listings Taken in Month	75												50%	75	YTD	50%
# of Pending Transactions	56												56%	56	YTD	56%
Months Supply of Inventory	1.4												14%	1.4	AVG	14%
# of Closed Sales	19												-47%	19	YTD	-47%
Median Closed Price	1,650,000												-13%	1,650,000	WA	-13%
2025	44	55	68	106	163	184	162	151	159	147	99	66	29%	44	AVG	29%
Active Listings (EOM)																
New Listings Taken in Month	50	64	102	126	181	128	111	90	122	77	31	25	38%	50	YTD	35%
# of Pending Transactions	36	48	80	80	102	76	92	73	89	64	41	27	38%	36	YTD	38%
Months Supply of Inventory	1.2	1.1	0.9	1.3	1.6	2.4	1.8	2.1	1.8	2.3	2.4	2.4	-7%	1.2	AVG	-7%
# of Closed Sales	36	31	54	64	71	77	73	73	66	79	44	50	64%	36	YTD	64%
Median Closed Price	1,905,030	1,750,000	1,705,000	1,912,500	1,858,000	1,722,500	1,735,000	1,700,000	1,615,000	1,580,000	1,389,997	1,897,500	-13%	1,905,030	WA	-13%
2024	34	47	52	63	96	102	91	85	96	70	48	35	-49%	34	AVG	-49%
Active Listings (EOM)																
New Listings Taken in Month	37	73	98	114	144	102	88	83	102	69	30	21	-30%	37	YTD	-30%
# of Pending Transactions	26	59	82	91	100	87	80	70	83	71	40	28	-47%	26	YTD	-47%
Months Supply of Inventory	1.3	0.8	0.6	0.7	1.0	1.2	1.1	1.2	1.2	1.0	1.2	1.3	-4%	1.3	AVG	-4%
# of Closed Sales	22	28	62	67	100	81	71	75	66	67	59	31	-12%	22	YTD	-12%
Median Closed Price	2,188,000	1,594,000	1,792,936	1,850,000	1,826,125	1,606,000	1,925,950	1,625,000	1,645,000	1,650,000	1,608,000	1,750,000	54%	2,188,000	WA	54%
2023	67	53	60	51	73	79	72	88	100	82	57	34	570%	67	AVG	570%
Active Listings (EOM)																
New Listings Taken in Month	53	47	71	69	112	102	80	86	82	58	39	18	10%	53	YTD	10%
# of Pending Transactions	49	55	54	70	74	79	77	55	61	59	44	22	20%	49	YTD	20%
Months Supply of Inventory	1.4	1.0	1.1	0.7	1.0	1.0	0.9	1.6	1.6	1.4	1.3	1.5	461%	1.4	AVG	461%
# of Closed Sales	25	39	53	46	61	69	58	70	43	58	43	42	25%	25	YTD	25%
Median Closed Price	1,425,000	1,500,000	1,430,000	1,420,000	1,500,000	1,549,000	1,587,500	1,485,000	1,630,000	1,367,250	1,587,000	1,612,500	-15%	1,425,000	WA	-15%
2022	10	14	22	64	88	132	158	148	153	135	108	67	-57%	10	A	-57%
# of Active Listings																
New Listings Taken in Month	48	70	113	126	150	150	130	108	130	87	48	21	-20%	48	YTD	-20%
# of Pending Transactions	41	57	102	85	93	63	65	80	75	58	46	25	-21%	41	YTD	-21%
Months Supply of Inventory	0.2	0.2	0.2	0.8	0.9	2.1	2.4	1.9	2.0	2.3	2.3	2.7	-45%	0.2	A	-45%
# of Closed Sales	20	36	73	76	99	82	65	61	67	66	33	49	-50%	20	T	-50%
Median Closed Price	1,672,500	1,610,000	1,925,000	1,785,000	1,610,000	1,570,000	1,680,000	1,588,000	1,510,000	1,325,250	1,300,000	1,430,000	39%	1,672,500	WA	39%

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)**  
RESIDENTIAL ONLY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	T	YTD % Change
2021 Active Listings (EOM)	23	27	29	39	40	35	46	33	43	20	13	7	-63%	23	AVG	-63%
New Listings Taken in Month	48	78	117	124	109	147	114	113	116	67	48	21	-20%	48	YTD	-20%
# of Pending Transactions	52	67	109	116	105	144	98	118	107	77	55	17	-25%	52	YTD	-25%
Months Supply of Inventory	0.4	0.4	0.3	0.3	0.4	0.2	0.5	0.3	0.4	0.3	0.2	0.4	-51%	0.4	AVG	-51%
# of Closed Sales	40	40	82	83	102	113	129	91	105	93	75	47	18%	40	YTD	18%
Median Closed Price	1,207,500	1,312,500	1,450,000	1,600,000	1,439,500	1,400,000	1,539,100	1,326,000	1,450,000	1,375,000	1,435,000	1,500,000	42%	1,207,500	WA	42%
2020 Active Listings (EOM)	62	67	100	108	116	112	128	123	94	70	55	30	-50%	62	AVG	-50%
New Listings Taken in Month	60	79	126	78	94	140	147	142	116	123	63	29	-14%	60	YTD	-14%
# of Pending Transactions	69	69	85	65	88	132	132	136	132	141	77	47	35%	69	YTD	35%
Months Supply of Inventory	0.9	1.0	1.2	1.7	1.3	0.8	1.0	0.9	0.7	0.5	0.7	0.6	-63%	0.9	AVG	-63%
# of Closed Sales	34	50	58	62	61	82	110	109	112	112	109	88	-17%	34	YTD	-17%
Median Closed Price	850,000	983,000	1,002,500	1,040,000	1,050,000	922,495	996,500	1,180,000	1,069,500	1,000,000	1,150,000	1,185,000	-6%	850,000	WA	-6%
2019 Active Listings (EOM)	123	131	167	171	209	201	201	184	181	143	103	67	262%	123	AVG	262%
New Listings Taken in Month	70	74	156	148	170	121	122	103	109	84	33	29	46%	70	YTD	46%
# of Pending Transactions	51	60	116	143	123	113	94	93	87	101	68	39	6%	51	YTD	6%
Months Supply of Inventory	2.4	2.2	1.4	1.2	1.7	1.8	2.1	2.0	2.1	1.4	1.5	1.7	240%	2.4	AVG	240%
# of Closed Sales	41	37	70	81	134	96	106	89	67	66	73	68	-11%	41	YTD	-11%
Median Closed Price	900,000	825,000	890,312	999,888	932,975	1,029,000	942,500	990,000	1,080,000	945,000	860,000	961,500	-7%	900,000	WA	-7%
2018 Active Listings (EOM)	34	49	68	93	143	185	226	239	250	226	178	114	-26%	34	AVG	-26%
New Listings Taken in Month	48	73	137	150	195	161	169	123	132	99	59	21	-20%	48	YTD	-20%
# of Pending Transactions	48	62	105	115	130	110	106	100	78	78	70	49	-19%	48	YTD	-19%
Months Supply of Inventory	0.7	0.8	0.6	0.8	1.1	1.7	2.1	2.4	3.2	2.9	2.5	2.3	-9%	0.7	AVG	-9%
# of Closed Sales	46	53	67	77	110	125	81	90	70	66	65	53	2%	46	YTD	2%
Median Closed Price	972,500	978,260	1,000,000	920,000	988,500	1,060,000	1,051,000	980,000	937,500	950,000	862,000	938,500	20%	972,500	WA	20%
2017 Active Listings (EOM)	46	45	89	87	111	132	132	119	142	104	55	36	-32%	46	AVG	-32%
New Listings Taken in Month	60	72	141	131	170	146	155	128	148	103	35	26	-17%	60	YTD	-17%
# of Pending Transactions	59	77	92	133	145	118	143	126	120	118	85	45	-13%	59	YTD	-13%
Months Supply of Inventory	0.8	0.6	1.0	0.7	0.8	1.1	0.9	0.9	1.2	0.9	0.6	0.8	-22%	0.8	AVG	-22%
# of Closed Sales	45	47	64	76	108	121	100	130	105	120	99	83	-20%	45	YTD	-20%
Median Closed Price	813,000	900,000	930,000	907,750	943,250	950,000	922,500	894,450	991,900	865,575	1,000,000	1,020,000	14%	813,000	WA	14%
2016 Active Listings (EOM)	68	62	89	102	115	125	151	146	155	104	69	52	-33%	68	AVG	-33%
New Listings Taken in Month	72	82	131	132	146	147	146	119	122	74	44	25	-1%	72	YTD	-1%
# of Pending Transactions	68	96	106	128	138	133	115	121	109	123	71	42	-8%	68	YTD	-8%
Months Supply of Inventory	1.0	0.6	0.8	0.8	0.8	0.9	1.3	1.2	1.4	0.8	1.0	1.2	-27%	1.0	AVG	-27%
# of Closed Sales	56	60	68	83	106	122	114	106	102	96	83	65	17%	56	YTD	17%
Median Closed Price	715,000	747,475	736,500	805,000	797,450	838,724	838,750	775,000	800,000	851,000	750,000	795,000	9%	715,000	WA	9%

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)**  
RESIDENTIAL 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)	51	55	74	88	115	129	137	132	137	110	79	51	97	AVG
% of 12 Month Avg.	53%	57%	77%	92%	120%	133%	142%	136%	142%	114%	81%	53%		
New Listings Taken in Month	55	71	119	120	147	134	126	110	118	84	43	24	1,151	T
% of 12 Month Avg.	57%	74%	124%	125%	153%	140%	132%	114%	123%	88%	45%	25%		
# of Pending Transactions	50	65	93	103	110	106	100	97	94	89	60	34	1,000	T
% of 12 Month Avg.	60%	78%	112%	123%	132%	127%	120%	117%	113%	107%	72%	41%		
Months Supply of Inventory	1.0	0.8	0.8	0.9	1.1	1.2	1.4	1.4	1.5	1.2	1.3	1.5	1.2	AVG
% of 12 Month Avg.	88%	72%	68%	74%	90%	104%	117%	116%	125%	106%	113%	128%		
# of Closed Units	37	42	65	72	95	97	91	89	80	82	68	58	876	T
% of 12 Month Avg.	50%	58%	89%	98%	130%	133%	124%	122%	110%	113%	94%	79%		
Median Closed Price	1,264,853	1,220,024	1,286,225	1,324,014	1,294,580	1,264,772	1,321,880	1,254,345	1,272,890	1,190,908	1,194,200	1,309,000	1,266,474	AVG
% of 12 Month Avg.	100%	96%	102%	105%	102%	100%	104%	99%	101%	94%	94%	103%		

# MARKET UPDATE

January, 2026



## Eastside/South of I-90 (500)

RESIDENTIAL 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	0												0
\$500,000 - \$749,999	0												0
\$750,000 - \$999,999	2												2
\$1,000,000 - \$1,249,999	2												2
\$1,250,000 - \$1,499,999	4												4
\$1,500,000 - \$1,749,999	3												3
\$1,750,000 - \$1,999,999	3												3
\$2,000,000 - \$2,499,999	3												3
\$2,500,000 - \$2,999,999	2												2
\$3,000,000 - \$4,999,999	0												0
\$5,000,000 +	0												0
<b>Grand Total</b>	<b>19</b>												<b>19</b>

### 2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	0	0	0	0	0	0	0	0	0	0	0	0	0
\$500,000 - \$749,999	1	0	2	0	1	0	1	3	0	0	2	0	1
\$750,000 - \$999,999	2	3	3	2	1	2	5	3	7	9	8	2	2
\$1,000,000 - \$1,249,999	2	3	5	5	4	12	6	9	9	12	7	6	2
\$1,250,000 - \$1,499,999	2	6	7	11	13	12	16	15	14	13	7	5	2
\$1,500,000 - \$1,749,999	4	3	12	7	8	12	9	11	9	13	7	9	4
\$1,750,000 - \$1,999,999	10	5	7	12	12	10	11	9	9	9	3	6	10
\$2,000,000 - \$2,499,999	6	7	12	15	23	16	9	14	15	17	4	9	6
\$2,500,000 - \$2,999,999	6	2	4	8	3	1	8	2	2	3	2	9	6
\$3,000,000 - \$4,999,999	2	1	1	5	4	10	7	7	1	2	4	4	2
\$5,000,000 +	1	0	1	0	0	1	0	0	0	1	0	0	1
<b>Grand Total</b>	<b>36</b>	<b>30</b>	<b>54</b>	<b>65</b>	<b>69</b>	<b>76</b>	<b>72</b>	<b>73</b>	<b>66</b>	<b>79</b>	<b>44</b>	<b>50</b>	<b>36</b>

### YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	N/A												N/A
\$500,000 - \$749,999	-100%												-100%
\$750,000 - \$999,999	0%												0%
\$1,000,000 - \$1,249,999	0%												0%
\$1,250,000 - \$1,499,999	100%												100%
\$1,500,000 - \$1,749,999	-25%												-25%
\$1,750,000 - \$1,999,999	-70%												-70%
\$2,000,000 - \$2,499,999	-50%												-50%
\$2,500,000 - \$2,999,999	-67%												-67%
\$3,000,000 - \$4,999,999	-100%												-100%
\$5,000,000 +	-100%												-100%
<b>Grand Total</b>	<b>-47%</b>												<b>-47%</b>

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