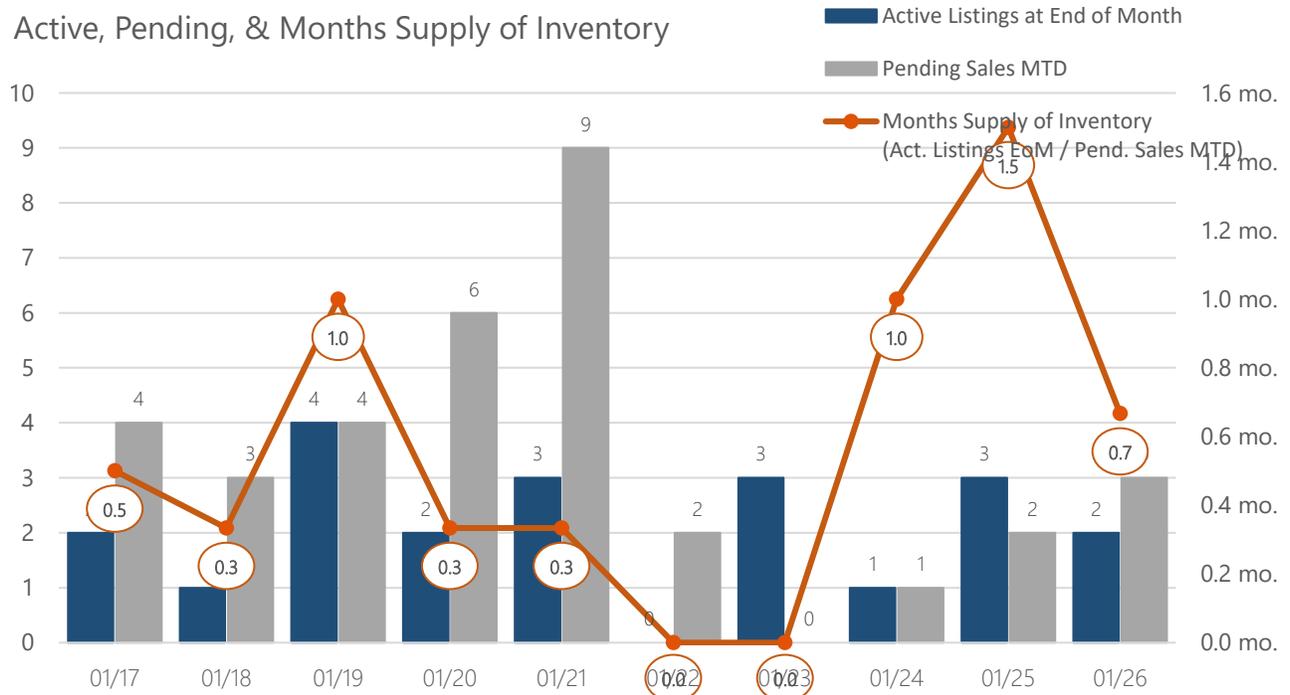


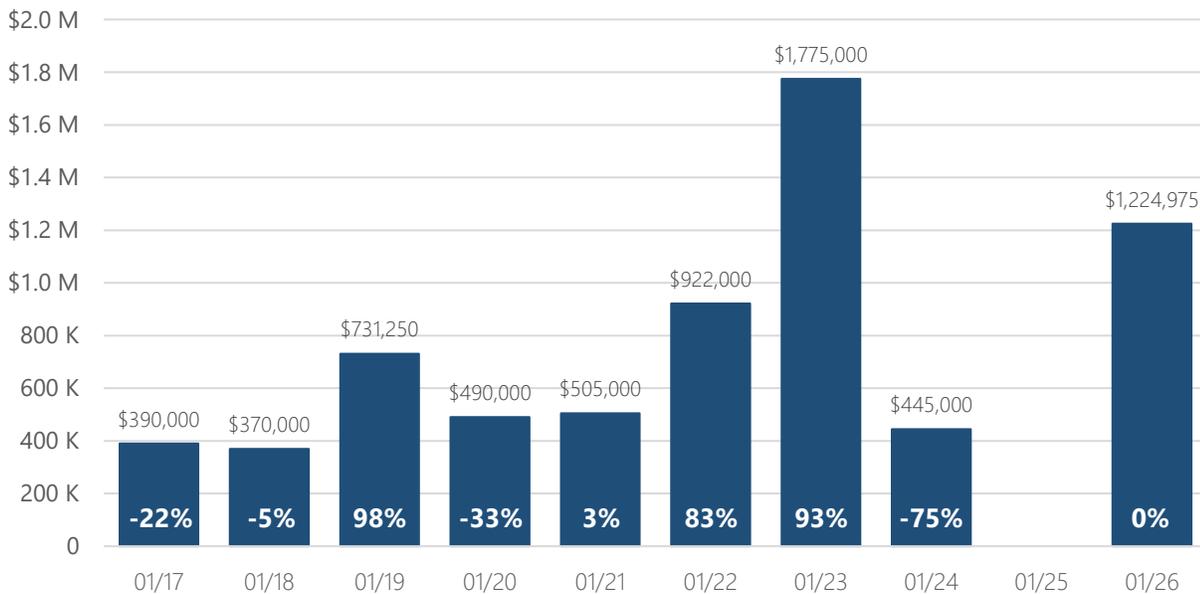
Mercer Island (510)

CONDOMINIUM ONLY

Active, Pending, & Months Supply of Inventory



Median Closed Sales Price For Current Month Sold Properties



Mercer Island (510)

CONDOMINIUM ONLY

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



JANUARY 2026		 SOLD ABOVE LIST PRICE	 SOLD AT LIST PRICE	 SOLD BELOW LIST PRICE	 PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET		0	40	101	0
NUMBER OF SALES IN MONTH		0	1	1	0
MEDIAN % FROM ORIGINAL LIST PRICE		0%	0%	-6%	N/A

Mercer Island (510)

CONDOMINIUM ONLY

Sales Price to List Price
based on Market Time

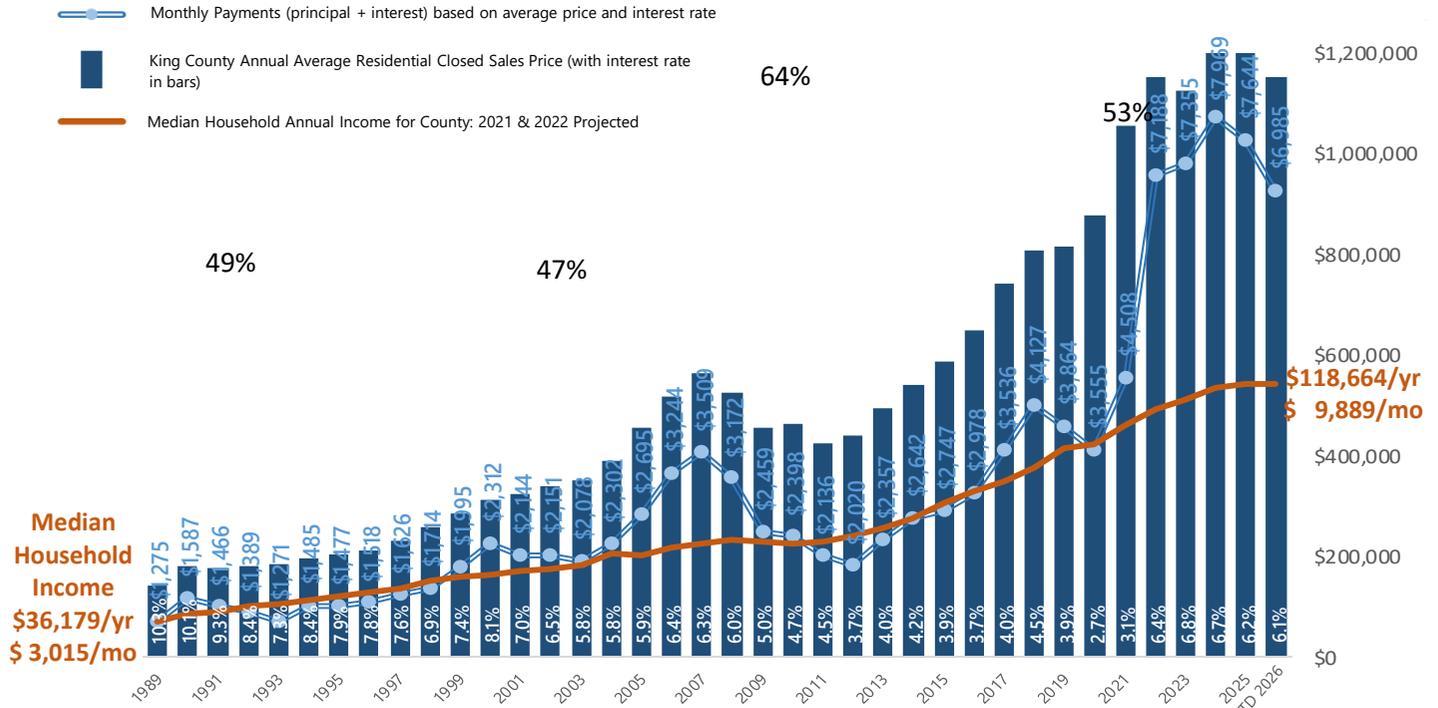
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	0.0%	0.0%	0	0.0%
15 - 30	0.0%	0.0%	0	0.0%
31 - 60	100.0%	100.0%	1	50.0%
61 - 90	0.0%	0.0%	0	0.0%
90+	94.3%	94.3%	1	50.0%
Totals			2	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
January, 2026	\$1,224,975	6.10%	\$7,423
January, 2025	\$0	6.96%	\$0
	\$1,224,975	-0.86%	\$7,423 Per Month
			\$89,079 Per Year

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

Monthly Payments Compared to Income Trendline King County

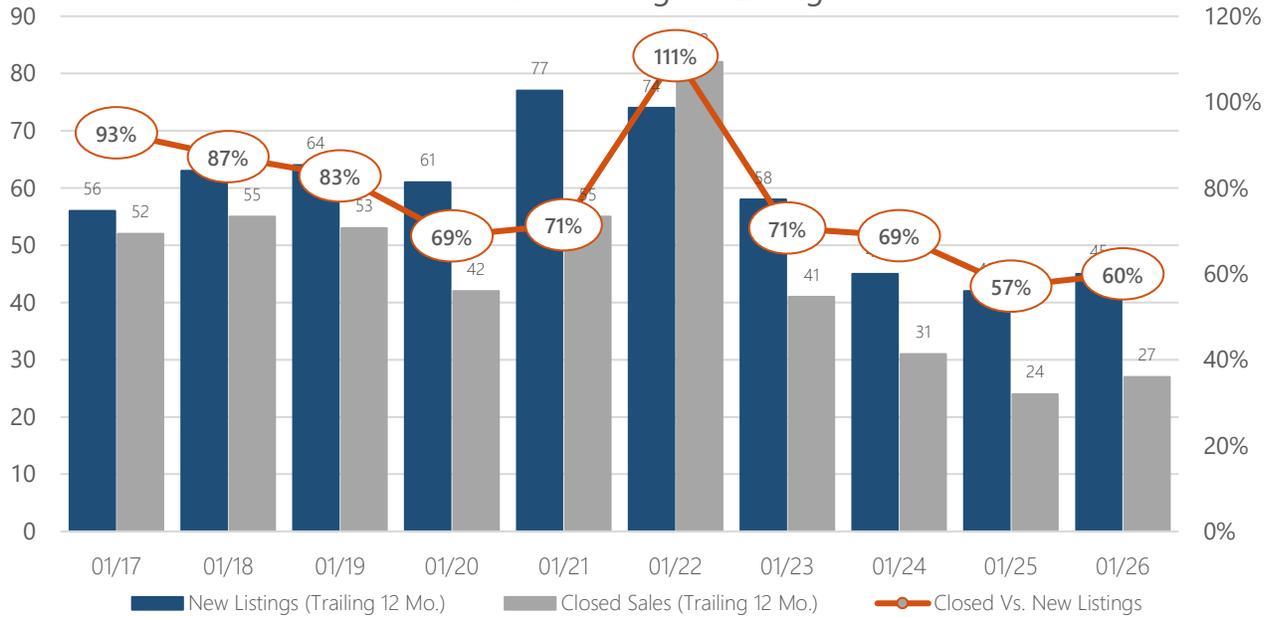


<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income 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>

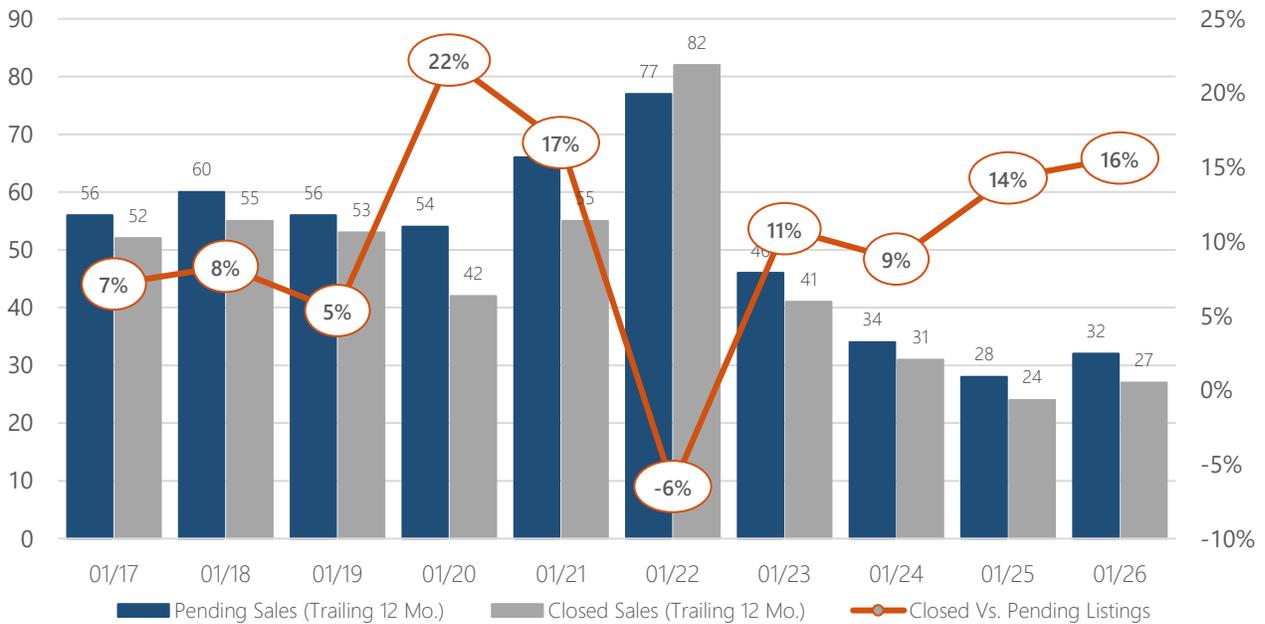
Mercer Island (510)

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.

Mercer Island (510)
Statistics To Know

Residential

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	4.2	3.0	1.2	39%
Active Listings at End of Month	25	21	4	19%
Pending Sales MTD	6	7	-1	-14%
Pending Sales (Trailing 12 Months)	214	229	-15	-7%
Closed Sales MTD	3	4	-1	-25%
Closed Sales (Trailing 12 Months)	207	214	-7	-3%
Closed Sales Price (Median)	\$3,050,000	\$1,790,000	\$1,260,000	70%
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$18,483	\$11,861	\$6,622	56%

Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	0.7	1.5	-0.8	-56%
Active Listings at End of Month	2	3	-1	-33%
Pending Sales MTD	3	2	1	50%
Pending Sales (Trailing 12 Months)	32	28	4	14%
Closed Sales MTD	2	0	2	#DIV/0!
Closed Sales (Trailing 12 Months)	27	24	3	13%
Closed Sales Price (Median)	\$1,224,975	\$0	\$1,224,975	#DIV/0!
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$7,423	\$0	\$7,423	#DIV/0!

Residential & Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	3.0	2.7	0.3	13%
Active Listings at End of Month	27	24	3	13%
Pending Sales MTD	9	9	0	0%
Pending Sales (Trailing 12 Months)	246	257	-11	-4%
Closed Sales MTD	5	4	1	25%
Closed Sales (Trailing 12 Months)	234	238	-4	-2%
Closed Sales Price (Median)	\$2,099,950	\$1,790,000	\$309,950	17%
30-Year-Fixed-Rate Mortgage Rates	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$12,726	\$11,861	\$865	7%

Mercer Island (510) 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)	2												-33%	2	AVG	-33%
New Listings Taken in Month	3												0%	3	YTD	0%
# of Pending Transactions	3												50%	3	YTD	50%
Months Supply of Inventory	0.7												-56%	0.7	AVG	-56%
# of Closed Sales	2												0%	2	YTD	0%
Median Closed Price	1,224,975												0%	1,224,975	WA	0%
2025																
Active Listings (EOM)	3	5	6	8	7	9	8	8	8	6	6	3	200%	3	AVG	200%
New Listings Taken in Month	3	6	3	5	2	4	4	5	5	5	2	1	100%	3	YTD	50%
# of Pending Transactions	2	3	1	3	2	2	2	4	5	3	1	3	100%	2	YTD	100%
Months Supply of Inventory	1.5	1.7	6.0	2.7	3.5	4.5	4.0	2.0	1.6	2.0	6.0	1.0	50%	1.5	AVG	50%
# of Closed Sales	0	1	3	1	2	1	3	0	6	3	4	1	-100%	0	YTD	-100%
Median Closed Price	0	500,000	925,000	595,000	610,000	1,840,000	596,000	0	827,500	517,500	543,250	750,000	-100%	#DIV/0!	WA	0%
2024																
Active Listings (EOM)	1	1	4	3	7	10	9	12	13	9	6	3	-67%	1	AVG	-67%
New Listings Taken in Month	2	2	4	3	4	6	4	6	7	2	1	0	0%	2	YTD	0%
# of Pending Transactions	1	1	1	4	1	3	5	3	3	2	3	0	0%	1	YTD	0%
Months Supply of Inventory	1.0	1.0	4.0	0.8	7.0	3.3	1.8	4.0	4.3	4.5	2.0	0.0	0%	1.0	AVG	0%
# of Closed Sales	2	1	2	1	2	1	4	3	4	3	1	2	100%	2	YTD	100%
Median Closed Price	445,000	450,000	510,750	775,000	672,500	600,000	657,500	780,000	645,000	650,000	1,250,000	907,500	-75%	445,000	WA	-75%
2023																
Active Listings (EOM)	3	4	5	5	4	3	5	4	7	4	2	1	0%	3	AVG	0%
New Listings Taken in Month	2	5	7	4	5	3	7	3	4	3	2	0	0%	2	YTD	0%
# of Pending Transactions	0	4	4	2	4	4	4	4	0	3	3	1	-100%	0	YTD	-100%
Months Supply of Inventory	0.0	1.0	1.3	2.5	1.0	0.8	1.3	1.0	0.0	1.3	0.7	1.0	0%	0.0	AVG	0%
# of Closed Sales	1	2	3	3	3	3	5	3	2	0	3	2	-50%	1	YTD	-50%
Median Closed Price	1,775,000	627,500	585,000	820,000	590,000	560,625	725,000	450,000	509,500	0	615,000	630,000	93%	1,775,000	WA	93%
2022																
# of Active Listings	0	2	3	2	2	6	9	6	11	7	2	1	-100%	0	A	-100%
New Listings Taken in Month	2	8	6	3	7	6	9	4	8	4	1	0	0%	2	YTD	-67%
# of Pending Transactions	2	5	5	4	6	3	4	6	4	6	3	0	0%	2	YTD	-78%
Months Supply of Inventory	0.0	0.4	0.6	0.5	0.3	2.0	2.3	1.0	2.8	1.2	0.7	0.0	0%	0.0	A	-100%
# of Closed Sales	2	2	6	5	1	7	2	4	3	5	4	1	100%	2	T	100%
Median Closed Price	922,000	492,339	713,750	731,000	680,000	815,000	1,381,250	547,000	515,000	615,000	1,083,750	320,000	83%	922,000	WA	83%

Mercer Island (510)
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)	3	7	10	9	8	5	2	3	3	2	0	0	0%	3	AVG	50%
	New Listings Taken in Month	4	11	10	8	7	5	6	7	5	5	6	2	-33%	4	YTD	-33%
	# of Pending Transactions	9	7	8	11	8	7	8	5	5	6	8	2	50%	9	YTD	50%
	Months Supply of Inventory	0.3	1.0	1.3	0.8	1.0	0.7	0.3	0.6	0.6	0.3	0.0	0.0	0%	0.3	AVG	0%
	# of Closed Sales	1	5	12	8	7	9	7	8	5	6	4	9	0%	1	YTD	0%
	Median Closed Price	505,000	510,000	525,000	590,500	635,000	545,000	590,000	617,500	595,000	687,975	594,500	670,000	3%	505,000	WA	3%
2020	Active Listings (EOM)	2	2	6	6	6	8	15	10	11	14	12	8	-50%	2	AVG	-50%
	New Listings Taken in Month	6	9	7	7	3	7	9	5	10	9	4	3	50%	6	YTD	50%
	# of Pending Transactions	6	9	4	5	3	4	5	7	7	5	5	3	50%	6	YTD	50%
	Months Supply of Inventory	0.3	0.2	1.5	1.2	2.0	2.0	3.0	1.4	1.6	2.8	2.4	2.7	-67%	0.3	AVG	-67%
	# of Closed Sales	1	6	8	4	5	2	3	2	10	5	4	5	-50%	1	YTD	-50%
	Median Closed Price	490,000	622,100	510,000	525,000	555,000	462,500	775,000	461,250	562,500	515,000	614,500	875,000	-33%	490,000	WA	-33%
2019	Active Listings (EOM)	4	4	6	4	10	4	6	9	9	4	4	3	300%	4	AVG	300%
	New Listings Taken in Month	4	2	7	2	10	2	7	6	9	5	4	1	100%	4	YTD	100%
	# of Pending Transactions	4	2	5	3	4	6	4	3	6	8	5	2	33%	4	YTD	33%
	Months Supply of Inventory	1.0	2.0	1.2	1.3	2.5	0.7	1.5	3.0	1.5	0.5	0.8	1.5	200%	1.0	AVG	200%
	# of Closed Sales	2	1	2	2	4	4	4	1	5	6	7	5	-33%	2	YTD	-33%
	Median Closed Price	731,250	389,000	714,975	430,000	467,500	600,000	546,500	680,000	534,000	512,500	640,000	460,000	98%	731,250	WA	98%
2018	Active Listings (EOM)	1	1	2	2	3	1	6	5	7	4	4	5	-50%	1	AVG	-50%
	New Listings Taken in Month	2	2	7	6	7	4	9	6	10	1	7	1	-33%	2	YTD	-33%
	# of Pending Transactions	3	2	6	7	6	6	4	7	7	4	3	0	0%	3	YTD	-25%
	Months Supply of Inventory	0.3	0.5	0.3	0.3	0.5	0.2	1.5	0.7	1.0	1.0	1.3	0.0	0%	0.3	AVG	-33%
	# of Closed Sales	3	2	3	5	8	6	4	6	6	6	2	3	-40%	3	YTD	-40%
	Median Closed Price	370,000	464,000	590,000	540,000	428,000	629,000	384,000	371,500	582,500	463,250	602,500	488,500	-5%	370,000	WA	-5%
2017	Active Listings (EOM)	2	2	5	3	4	3	4	4	5	7	3	1	-33%	2	AVG	-33%
	New Listings Taken in Month	3	6	10	3	6	8	8	5	9	4	1	1	-50%	3	YTD	-50%
	# of Pending Transactions	4	6	8	6	4	6	7	6	6	1	5	2	-33%	4	YTD	-33%
	Months Supply of Inventory	0.5	0.3	0.6	0.5	1.0	0.5	0.6	0.7	0.8	7.0	0.6	0.5	0%	0.5	AVG	0%
	# of Closed Sales	5	4	6	8	2	5	4	8	4	7	1	3	400%	5	YTD	400%
	Median Closed Price	390,000	409,500	468,364	380,500	522,748	468,000	375,950	432,500	452,250	534,950	389,000	586,800	-22%	390,000	WA	-22%
2016	Active Listings (EOM)	3	3	4	4	2	3	6	7	6	7	2	4	-67%	3	AVG	-67%
	New Listings Taken in Month	6	7	6	6	5	6	6	5	6	2	0	4	20%	6	YTD	20%
	# of Pending Transactions	6	7	4	7	7	5	3	4	7	1	5	2	100%	6	YTD	100%
	Months Supply of Inventory	0.5	0.4	1.0	0.6	0.3	0.6	2.0	1.8	0.9	7.0	0.4	2.0	-83%	0.5	AVG	-83%
	# of Closed Sales	1	5	3	4	9	6	4	5	2	7	0	2	-67%	1	YTD	-67%
	Median Closed Price	496,950	500,000	450,000	336,000	417,251	443,500	455,500	550,000	396,500	493,000	0	497,500	98%	496,950	WA	98%

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

Mercer Island (510)
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)	2	3	5	5	5	5	7	7	8	6	4	3	5	AVG
% of 12 Month Avg.	43%	61%	101%	91%	105%	103%	138%	134%	158%	127%	81%	57%		
New Listings Taken in Month	3	6	7	5	6	5	7	5	7	4	3	1	59	T
% of 12 Month Avg.	69%	118%	137%	96%	114%	104%	141%	106%	149%	82%	57%	27%		
# of Pending Transactions	4	5	5	5	5	5	5	5	5	4	4	2	51	T
% of 12 Month Avg.	87%	108%	108%	122%	105%	108%	108%	115%	117%	91%	96%	35%		
Months Supply of Inventory	0.6	0.7	1.1	0.9	1.2	1.1	1.5	1.4	1.6	1.6	1.0	1.9	1.2	AVG
% of 12 Month Avg.	49%	55%	91%	72%	96%	93%	125%	114%	131%	134%	82%	158%		
# of Closed Units	2	3	5	4	4	4	4	4	5	5	3	3	46	T
% of 12 Month Avg.	47%	75%	125%	107%	112%	115%	104%	104%	122%	125%	78%	86%		
Median Closed Price	612,520	496,444	599,284	572,300	557,800	696,363	648,670	488,975	561,975	498,918	633,250	618,530	582,086	AVG
% of 12 Month Avg.	105%	85%	103%	98%	96%	120%	111%	84%	97%	86%	109%	106%		

MARKET UPDATE

January, 2026



Mercer Island (510) 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	1												1
\$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	1												1
\$2,500,000 - \$2,999,999	0												0
\$3,000,000 - \$4,999,999	0												0
\$5,000,000 +	0												0
Grand Total	2												2

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	1	1	0	0
\$500,000 - \$749,999	0	1	1	1	2	0	3	0	2	2	2	0	0
\$750,000 - \$999,999	0	0	2	0	0	0	0	0	4	0	0	1	0
\$1,000,000 - \$1,249,999	0	0	0	0	0	0	0	0	0	0	0	0	0
\$1,250,000 - \$1,499,999	0	0	0	0	0	0	0	0	0	0	0	0	0
\$1,500,000 - \$1,749,999	0	0	0	0	0	0	0	0	0	0	0	0	0
\$1,750,000 - \$1,999,999	0	0	0	0	0	1	0	0	0	0	1	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	0	0	0	0	0	0
\$5,000,000 +	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	1	3	1	2	1	3	0	6	3	4	1	0

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	N/A												N/A
\$750,000 - \$999,999	N/A												N/A
\$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	N/A												N/A

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