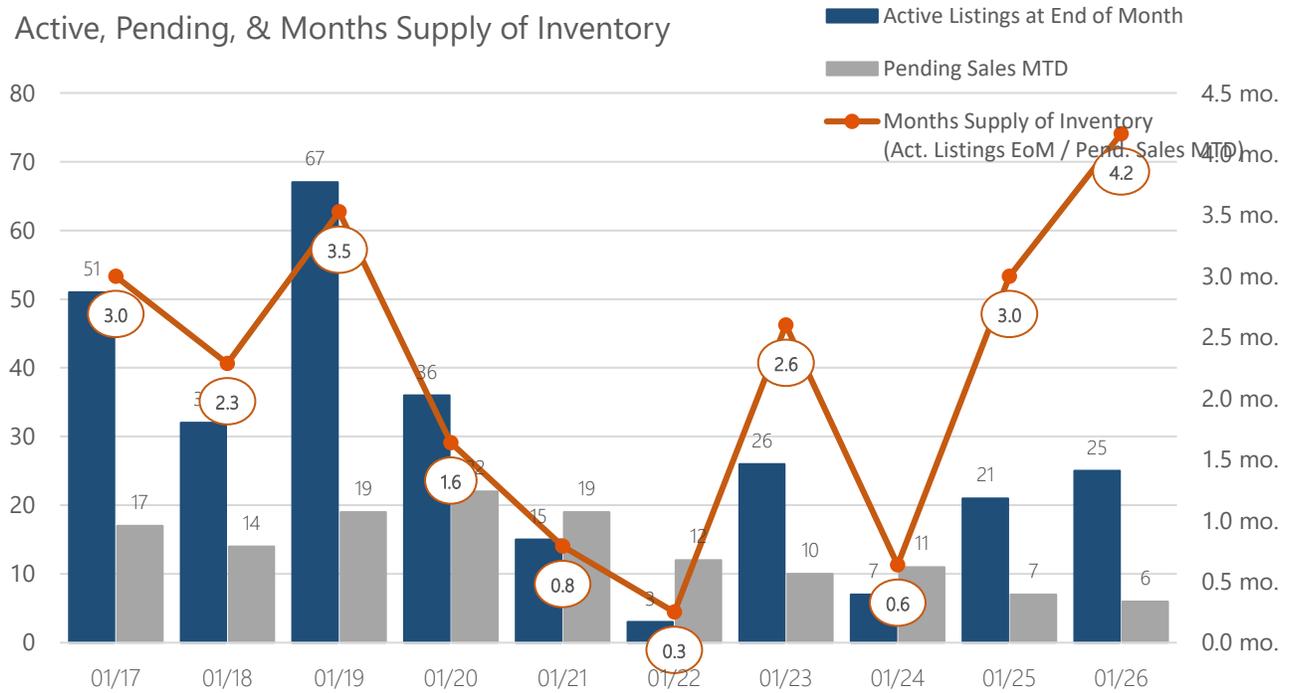


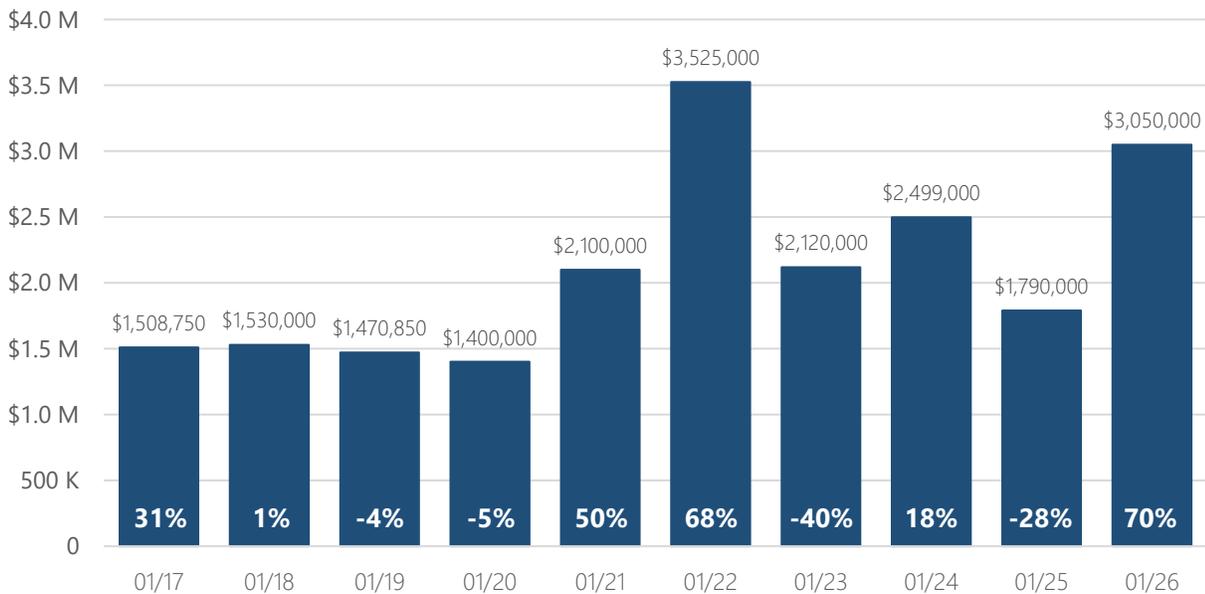
### Mercer Island (510)

#### RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



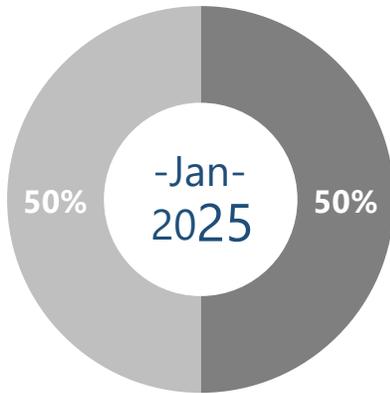
Median Closed Sales Price For Current Month Sold Properties



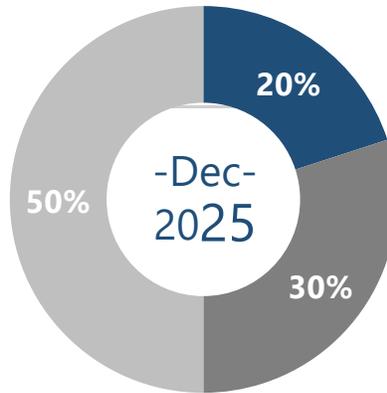
Mercer Island (510)

RESIDENTIAL ONLY

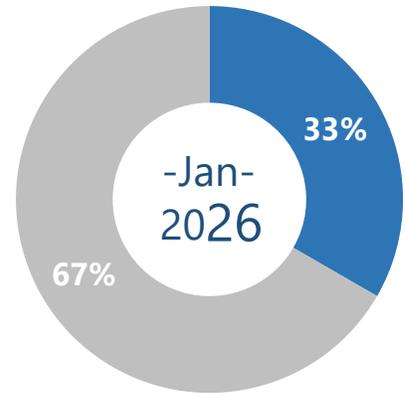
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	▶	0	1	0	249
NUMBER OF SALES IN MONTH	▶	0	1	0	2
MEDIAN % FROM ORIGINAL LIST PRICE	▶	0%	0%	0%	N/A

**Mercer Island (510)**

RESIDENTIAL ONLY

Sales Price to List Price  
based on Market Time

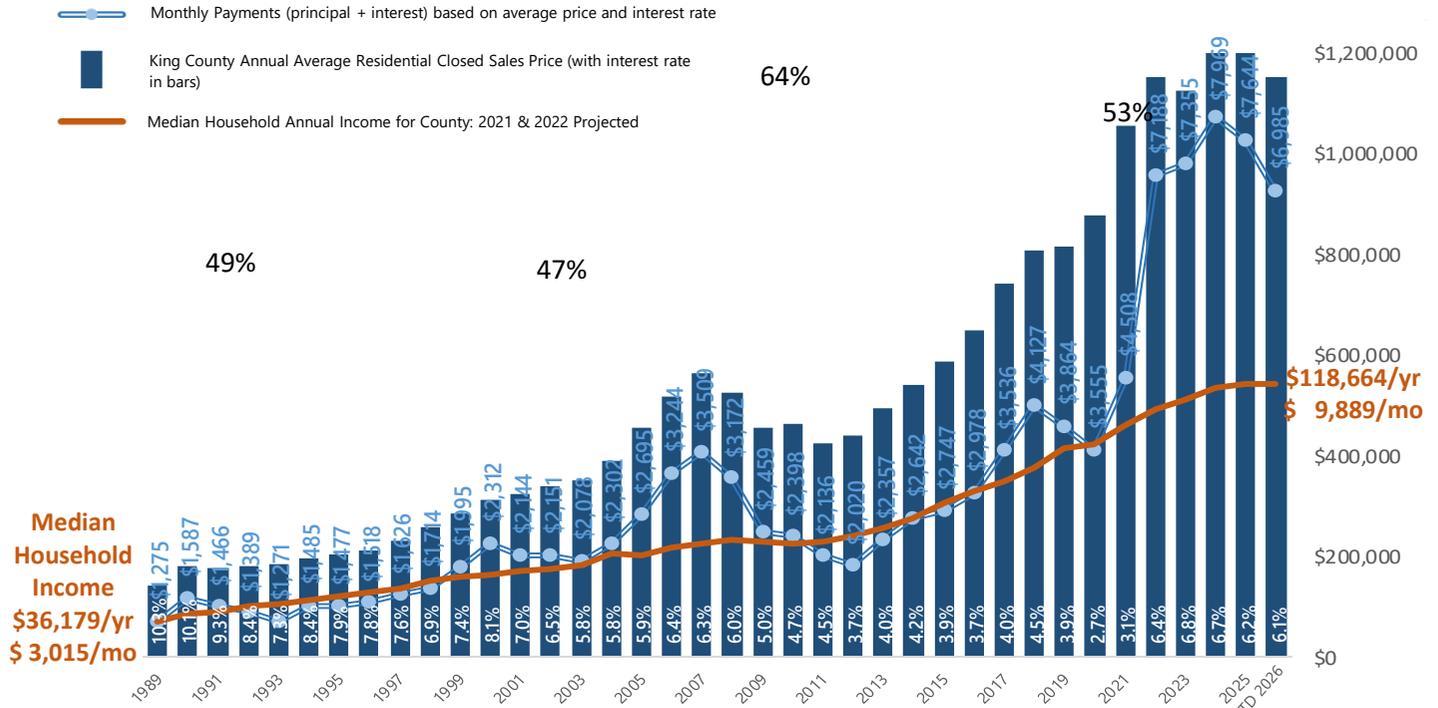
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	1	33.3%
15 - 30	0.0%	0.0%	0	0.0%
31 - 60	0.0%	0.0%	0	0.0%
61 - 90	95.9%	95.9%	1	33.3%
90+	93.6%	93.6%	1	33.3%
Totals			3	100.0%

The Cost of  
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
January, 2026	\$3,050,000	6.10%	\$18,483
January, 2025	\$1,790,000	6.96%	\$11,861
	<b>\$1,260,000</b>	<b>-0.86%</b>	<b>\$6,622</b> Per Month
			<b>\$79,464</b> Per Year

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

# Monthly Payments Compared to Income Trendline King County

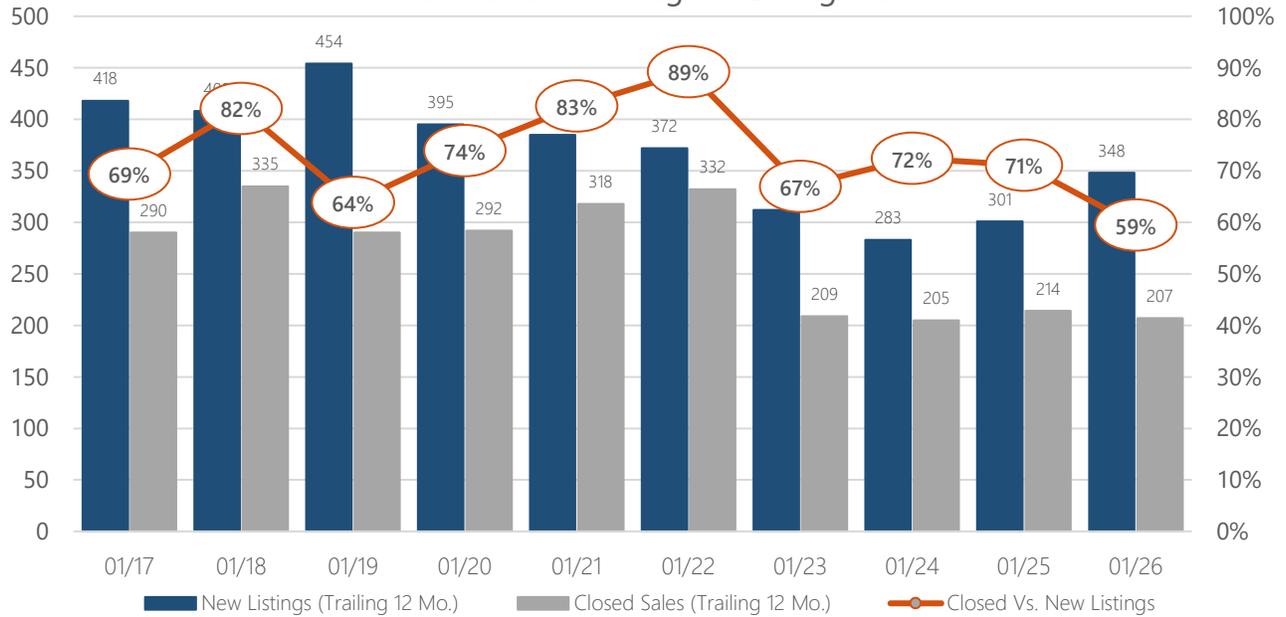


<p><b>A</b></p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p><b>B</b></p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p><b>C</b></p>	<p>Annual Median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

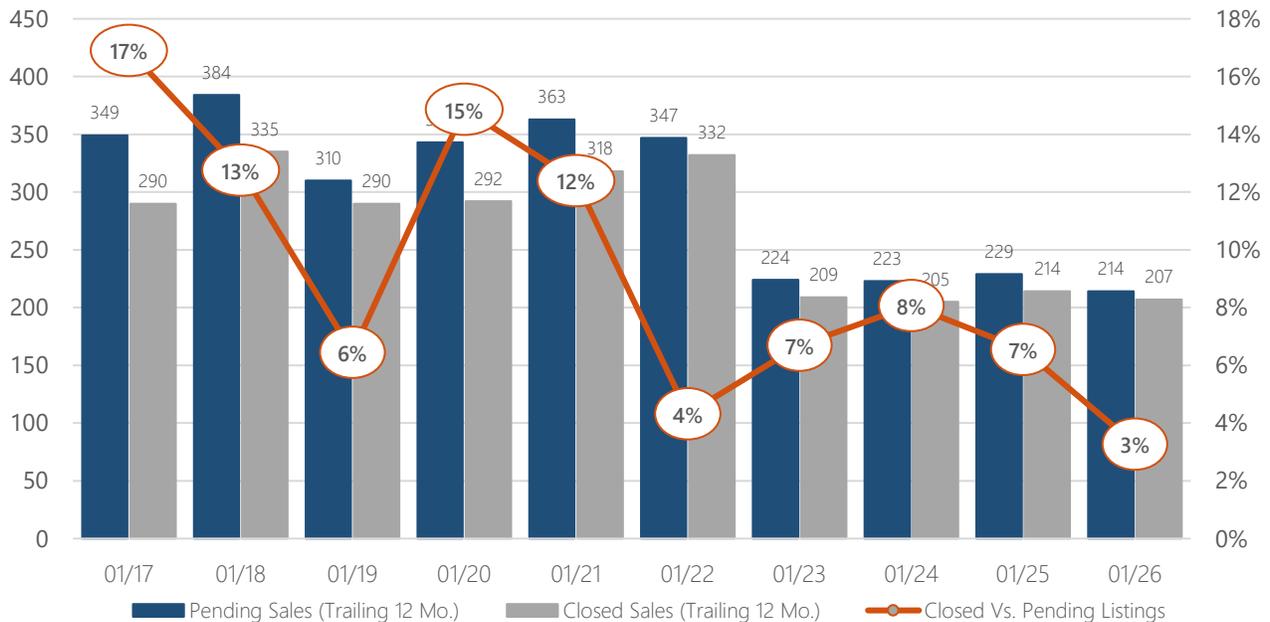
### Mercer Island (510)

#### 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.

**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) RESIDENTIAL ONLY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	T	YTD % Change
2026																
Active Listings (EOM)	25												19%	25	AVG	19%
New Listings Taken in Month	12												-20%	12	YTD	-20%
# of Pending Transactions	6												-14%	6	YTD	-14%
Months Supply of Inventory	4.2												39%	4.2	AVG	39%
# of Closed Sales	3												-25%	3	YTD	-25%
Median Closed Price	3,050,000												70%	3,050,000	WA	70%
2025																
Active Listings (EOM)	21	16	29	48	65	65	62	56	61	44	28	19	200%	21	AVG	200%
New Listings Taken in Month	15	17	34	51	64	48	35	24	39	15	6	3	-36%	15	YTD	36%
# of Pending Transactions	7	17	19	21	28	30	20	22	20	16	11	4	-36%	7	YTD	-36%
Months Supply of Inventory	3.0	0.9	1.5	2.3	2.3	2.2	3.1	2.5	3.1	2.8	2.5	4.8	371%	3.0	AVG	371%
# of Closed Sales	4	8	17	20	20	24	30	16	17	29	13	10	-56%	4	YTD	-56%
Median Closed Price	1,790,000	3,016,500	2,600,000	2,500,000	2,500,000	2,504,000	2,600,000	2,080,000	2,625,000	2,630,000	2,190,000	2,286,750	-28%	1,790,000	WA	-28%
2024																
Active Listings (EOM)	7	18	14	16	31	36	40	37	48	32	20	13	-73%	7	AVG	-73%
New Listings Taken in Month	11	22	26	31	37	42	32	30	42	14	9	1	-21%	11	YTD	-21%
# of Pending Transactions	11	10	29	26	20	31	25	22	23	20	13	3	10%	11	YTD	10%
Months Supply of Inventory	0.6	1.8	0.5	0.6	1.6	1.2	1.6	1.7	2.1	1.6	1.5	4.3	-76%	0.6	AVG	-76%
# of Closed Sales	9	10	15	21	24	23	32	16	16	29	12	12	29%	9	YTD	29%
Median Closed Price	2,499,000	2,107,500	2,835,000	2,560,000	2,520,500	2,575,000	2,262,500	2,880,000	2,380,000	2,200,000	1,950,000	2,455,500	18%	2,499,000	WA	18%
2023																
Active Listings (EOM)	26	28	37	38	32	37	31	29	27	28	22	12	767%	26	AVG	767%
New Listings Taken in Month	14	22	37	29	40	38	20	28	28	20	7	3	8%	14	YTD	8%
# of Pending Transactions	10	11	21	26	35	26	20	22	23	11	8	9	-17%	10	YTD	-17%
Months Supply of Inventory	2.6	2.5	1.8	1.5	0.9	1.4	1.6	1.3	1.2	2.5	2.8	1.3	940%	2.6	AVG	940%
# of Closed Sales	7	5	19	19	19	32	28	24	15	15	9	11	0%	7	YTD	0%
Median Closed Price	2,120,000	1,630,000	2,320,000	2,120,000	2,300,000	2,177,500	2,225,000	2,536,500	2,560,000	2,550,000	2,265,500	2,100,000	-40%	2,120,000	WA	-40%
2022																
# of Active Listings	3	5	7	19	22	34	32	30	44	44	43	29	-80%	3	A	-80%
New Listings Taken in Month	13	24	30	39	41	35	29	20	37	26	13	4	-35%	13	YTD	-35%
# of Pending Transactions	12	21	28	23	32	19	27	21	15	12	7	9	-37%	12	YTD	-37%
Months Supply of Inventory	0.3	0.2	0.3	0.8	0.7	1.8	1.2	1.4	2.9	3.7	6.1	3.2	-68%	0.3	A	-68%
# of Closed Sales	7	15	15	30	23	28	19	26	16	11	11	8	-22%	7	T	-22%
Median Closed Price	3,525,000	2,525,000	2,530,000	2,775,000	2,736,000	2,450,000	2,298,000	2,585,875	2,411,500	3,050,000	2,780,000	2,821,250	68%	3,525,000	WA	68%

**Mercer Island (510)**  
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)	15	15	11	19	12	15	13	14	17	11	4	1	-58%	15	AVG	-58%
	New Listings Taken in Month	21	35	32	45	31	48	35	40	33	25	23	12	5%	21	YTD	5%
	# of Pending Transactions	19	31	29	38	39	39	31	37	28	27	27	9	-14%	19	YTD	-14%
	Months Supply of Inventory	0.8	0.5	0.4	0.5	0.3	0.4	0.4	0.4	0.6	0.4	0.1	0.1	-52%	0.8	AVG	-52%
	# of Closed Sales	9	14	33	24	28	41	37	35	34	28	21	30	-18%	9	YTD	-18%
	Median Closed Price	2,100,000	1,950,000	1,930,000	2,315,000	2,212,500	2,060,000	2,000,000	2,425,000	2,785,000	2,387,500	2,545,000	2,015,000	50%	2,100,000	WA	50%
2020	Active Listings (EOM)	36	37	43	50	54	61	56	38	32	30	17	12	-46%	36	AVG	-46%
	New Listings Taken in Month	20	34	41	20	39	49	46	37	40	37	9	12	-38%	20	YTD	-38%
	# of Pending Transactions	22	34	29	12	32	41	45	45	38	34	23	11	16%	22	YTD	16%
	Months Supply of Inventory	1.6	1.1	1.5	4.2	1.7	1.5	1.2	0.8	0.8	0.9	0.7	1.1	-54%	1.6	AVG	-54%
	# of Closed Sales	11	19	28	19	10	32	39	34	42	33	28	25	-42%	11	YTD	-42%
	Median Closed Price	1,400,000	1,880,000	1,722,500	1,470,000	1,677,500	1,644,000	1,649,000	1,759,500	1,692,500	1,589,500	2,037,500	2,220,000	-5%	1,400,000	WA	-5%
2019	Active Listings (EOM)	67	72	85	84	90	93	97	87	83	81	59	43	109%	67	AVG	109%
	New Listings Taken in Month	32	32	40	48	62	36	37	34	41	30	11	4	45%	32	YTD	45%
	# of Pending Transactions	19	24	24	41	51	24	33	30	32	28	25	9	36%	19	YTD	36%
	Months Supply of Inventory	3.5	3.0	3.5	2.0	1.8	3.9	2.9	2.9	2.6	2.9	2.4	4.8	54%	3.5	AVG	54%
	# of Closed Sales	19	15	24	14	34	51	24	28	26	24	20	21	19%	19	YTD	19%
	Median Closed Price	1,470,850	1,490,000	1,587,500	1,582,500	1,797,500	1,910,000	1,910,000	1,707,250	1,600,000	1,442,607	2,097,000	1,525,000	-4%	1,470,850	WA	-4%
2018	Active Listings (EOM)	32	46	50	48	61	75	76	86	86	74	69	58	-37%	32	AVG	-37%
	New Listings Taken in Month	22	46	47	31	55	66	39	38	31	33	22	14	-27%	22	YTD	-27%
	# of Pending Transactions	14	31	39	29	34	33	29	19	20	24	18	15	-18%	14	YTD	-18%
	Months Supply of Inventory	2.3	1.5	1.3	1.7	1.8	2.3	2.6	4.5	4.3	3.1	3.8	3.9	-24%	2.3	AVG	-24%
	# of Closed Sales	16	16	28	33	32	29	29	35	13	17	21	18	60%	16	YTD	60%
	Median Closed Price	1,530,000	1,762,500	1,573,724	1,614,415	1,705,000	1,662,000	1,680,000	1,745,000	1,720,000	1,595,000	1,650,000	2,308,000	1%	1,530,000	WA	1%
2017	Active Listings (EOM)	51	55	60	52	64	66	66	59	63	69	41	27	89%	51	AVG	89%
	New Listings Taken in Month	30	28	42	39	59	52	32	33	32	42	17	10	58%	30	YTD	58%
	# of Pending Transactions	17	18	33	44	44	48	35	34	29	30	38	17	42%	17	YTD	42%
	Months Supply of Inventory	3.0	3.1	1.8	1.2	1.5	1.4	1.9	1.7	2.2	2.3	1.1	1.6	33%	3.0	AVG	33%
	# of Closed Sales	10	13	25	23	38	46	36	32	26	23	24	33	0%	10	YTD	0%
	Median Closed Price	1,508,750	1,360,000	1,725,000	1,470,000	1,686,500	1,565,000	1,435,000	1,480,000	1,426,900	1,391,600	1,462,500	1,625,000	31%	1,508,750	WA	31%
2016	Active Listings (EOM)	27	25	33	50	59	77	92	81	80	73	48	39	-37%	27	AVG	-37%
	New Listings Taken in Month	19	15	42	51	43	59	55	45	32	29	8	9	-14%	19	YTD	-14%
	# of Pending Transactions	12	19	35	30	31	34	38	52	26	28	26	13	-37%	12	YTD	-37%
	Months Supply of Inventory	2.3	1.3	0.9	1.7	1.9	2.3	2.4	1.6	3.1	2.6	1.8	3.0	-1%	2.3	AVG	-1%
	# of Closed Sales	10	7	22	18	28	31	31	32	38	30	25	18	-29%	10	YTD	-29%
	Median Closed Price	1,147,500	2,200,000	1,590,000	1,255,000	1,450,000	1,321,050	1,303,475	1,417,750	1,298,999	1,265,000	1,150,000	1,349,500	2%	1,147,500	WA	2%

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)**  
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)	29	32	37	42	49	56	57	52	54	49	35	25	43	AVG
% of 12 Month Avg.	66%	74%	86%	99%	114%	130%	131%	120%	126%	113%	82%	59%		
New Listings Taken in Month	20	28	37	38	47	47	36	33	36	27	13	7	368	T
% of 12 Month Avg.	64%	90%	121%	125%	153%	154%	117%	107%	116%	88%	41%	23%		
# of Pending Transactions	14	22	29	29	35	33	30	30	25	23	20	10	299	T
% of 12 Month Avg.	57%	87%	115%	116%	139%	130%	122%	122%	102%	92%	79%	40%		
Months Supply of Inventory	2.0	1.5	1.3	1.5	1.4	1.7	1.9	1.7	2.1	2.1	1.8	2.6	1.8	AVG
% of 12 Month Avg.	111%	82%	72%	82%	79%	96%	104%	95%	119%	118%	100%	143%		
# of Closed Units	10	12	23	22	26	34	31	28	24	24	18	19	270	T
% of 12 Month Avg.	45%	54%	100%	98%	114%	150%	136%	124%	108%	106%	82%	83%		
Median Closed Price	1,909,110	1,992,150	2,041,372	1,966,192	2,058,550	1,986,855	1,936,298	2,061,688	2,049,990	2,010,121	2,012,750	2,070,600	2,007,973	AVG
% of 12 Month Avg.	95%	99%	102%	98%	103%	99%	96%	103%	102%	100%	100%	103%		

# MARKET UPDATE

January, 2026



## Mercer Island (510) 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	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	1												1
\$5,000,000 +	1												1
<b>Grand Total</b>	<b>3</b>												<b>3</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	0	0	0	0	0	0	0	0	0	0	0	0	0
\$750,000 - \$999,999	0	0	0	0	0	0	0	0	0	0	0	0	0
\$1,000,000 - \$1,249,999	0	0	0	0	0	0	0	0	1	1	0	0	0
\$1,250,000 - \$1,499,999	0	0	0	0	0	0	0	1	0	2	4	0	0
\$1,500,000 - \$1,749,999	1	0	0	2	0	4	2	2	1	4	1	2	1
\$1,750,000 - \$1,999,999	2	0	1	2	3	4	2	3	2	2	1	1	2
\$2,000,000 - \$2,499,999	1	0	5	6	6	4	8	6	4	4	2	3	1
\$2,500,000 - \$2,999,999	0	3	3	3	4	4	8	0	2	5	3	0	0
\$3,000,000 - \$4,999,999	0	4	7	6	5	8	7	3	4	9	2	2	0
\$5,000,000 +	0	1	1	1	2	0	3	1	3	2	0	2	0
<b>Grand Total</b>	<b>4</b>	<b>8</b>	<b>17</b>	<b>20</b>	<b>20</b>	<b>24</b>	<b>30</b>	<b>16</b>	<b>17</b>	<b>29</b>	<b>13</b>	<b>10</b>	<b>4</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	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	-100%												-100%
\$1,750,000 - \$1,999,999	-100%												-100%
\$2,000,000 - \$2,499,999	0%												0%
\$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
<b>Grand Total</b>	<b>-25%</b>												<b>-25%</b>

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