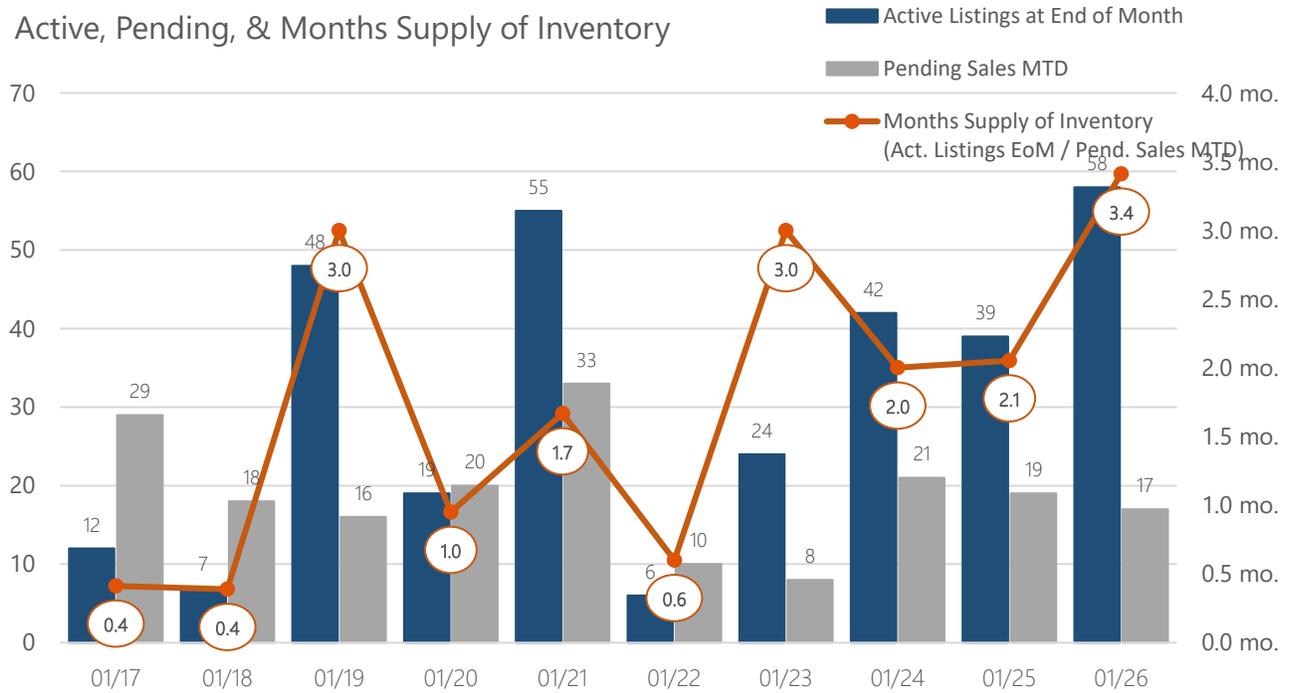


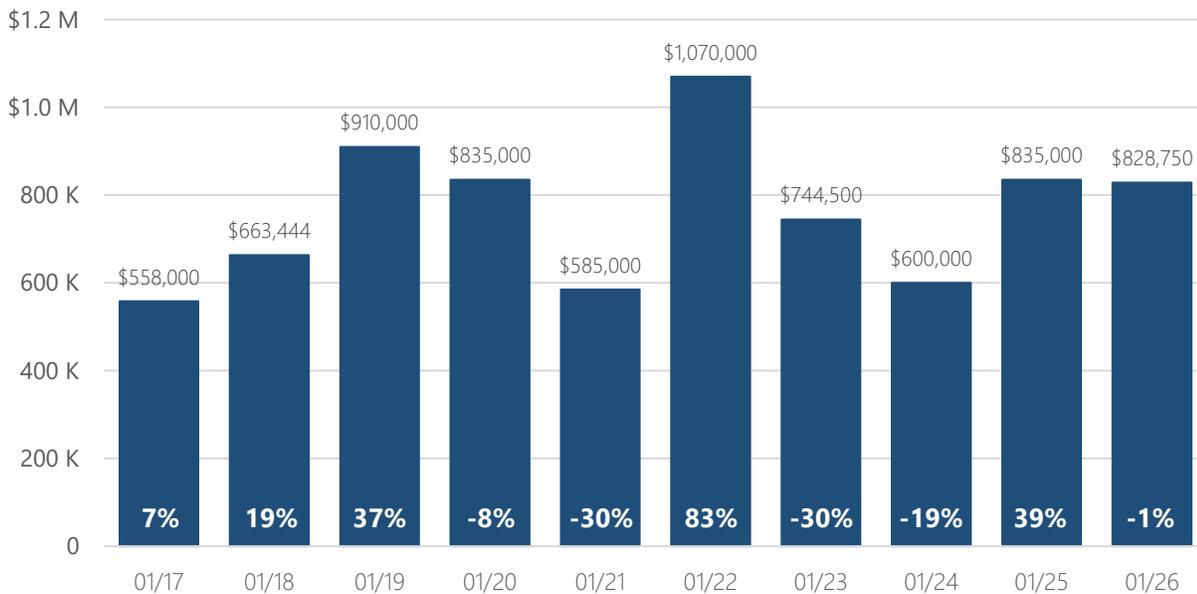
Bellevue/West of I-405 (520)

CONDOMINIUM ONLY

Active, Pending, & Months Supply of Inventory



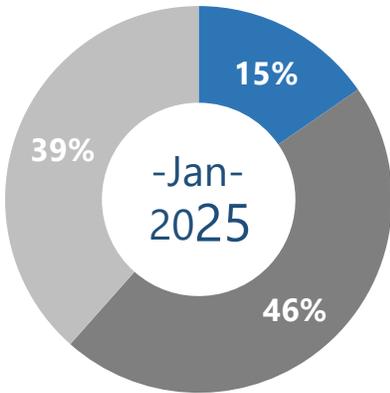
Median Closed Sales Price For Current Month Sold Properties



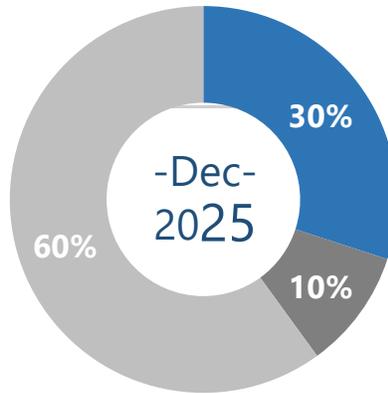
Bellevue/West of I-405 (520)

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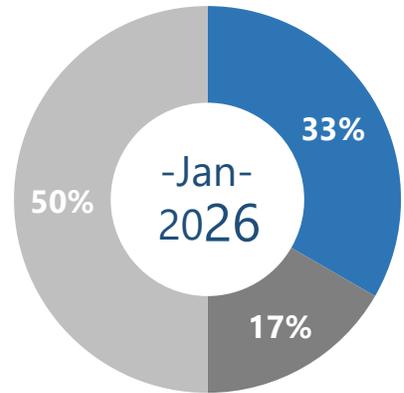
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	69	20	90
NUMBER OF SALES IN MONTH	▶	0	4	2	6
MEDIAN % FROM ORIGINAL LIST PRICE	▶	0%	0%	-3%	N/A

Bellevue/West of I-405 (520)

CONDOMINIUM ONLY

Sales Price to List Price
based on Market Time

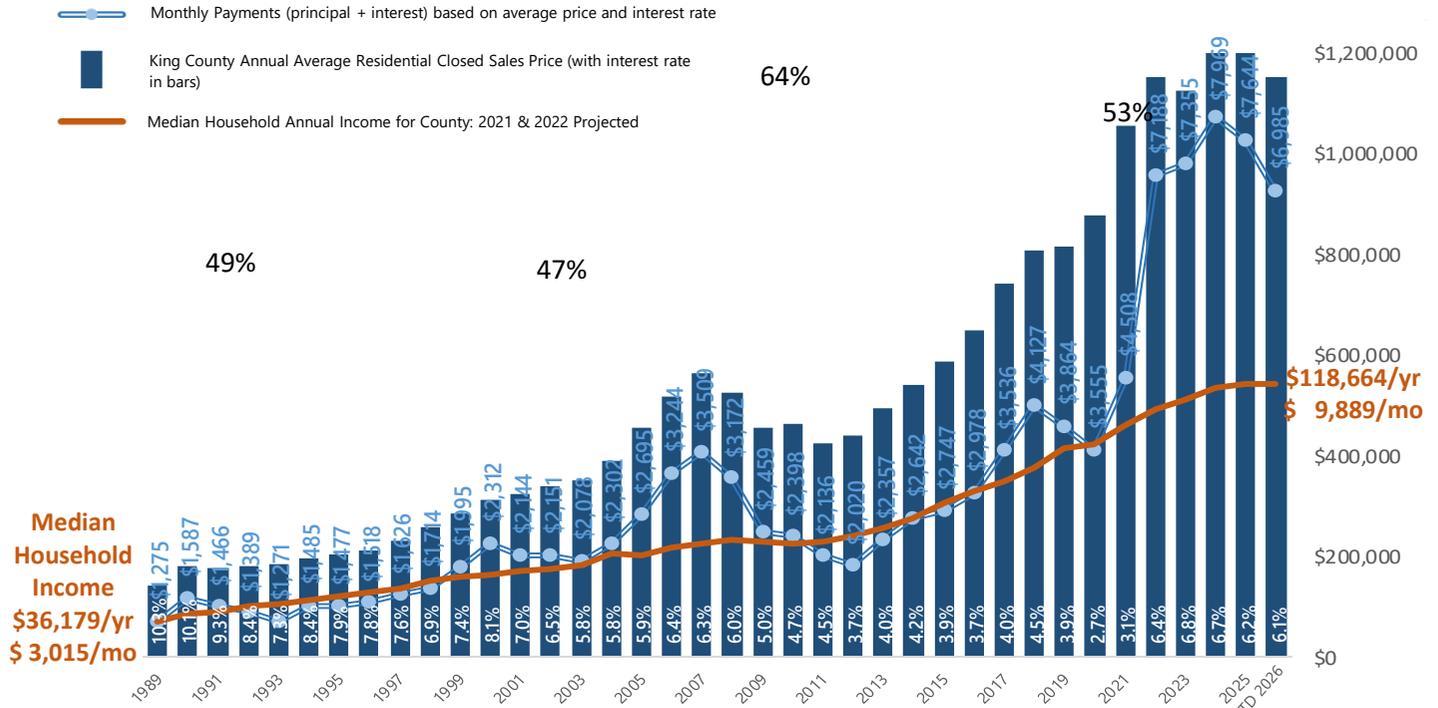
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	98.8%	100.0%	4	33.3%
15 - 30	91.1%	95.7%	1	8.3%
31 - 60	96.5%	96.5%	1	8.3%
61 - 90	100.0%	100.0%	3	25.0%
90+	96.5%	98.9%	3	25.0%
Totals			12	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
January, 2026	\$828,750	6.10%	\$5,022
January, 2025	\$835,000	6.96%	\$5,533
	-\$6,250	-0.86%	-\$511 Per Month
			-\$6,128 Per Year

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

Monthly Payments Compared to Income Trendline King County



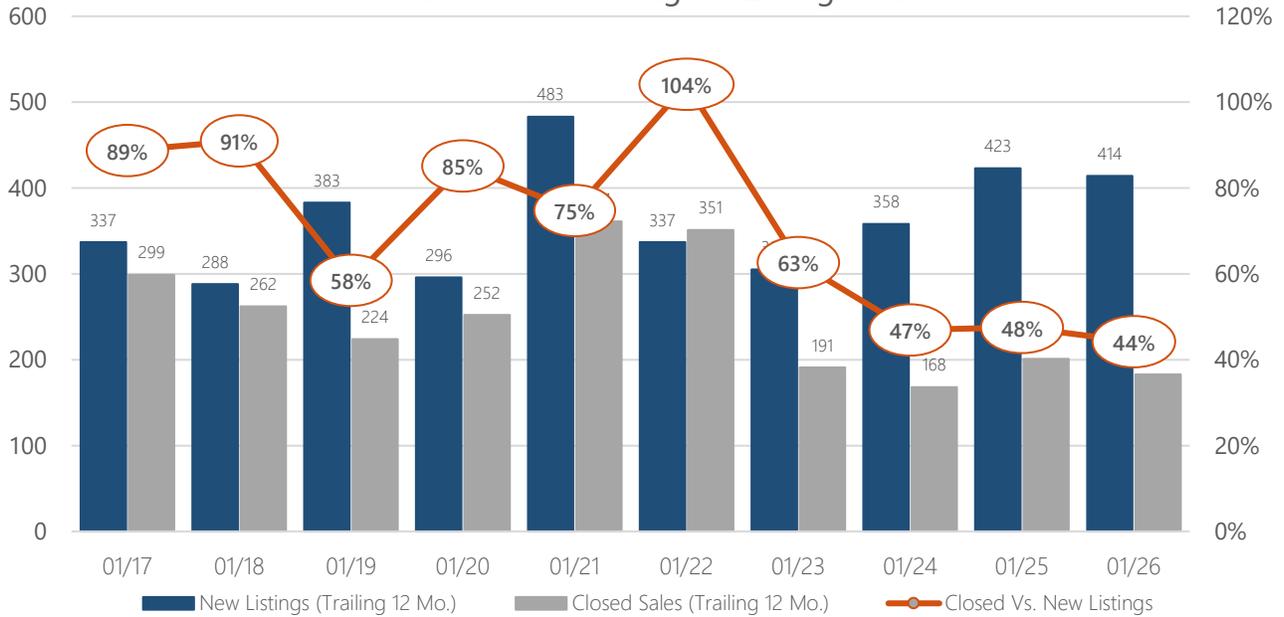
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income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

Bellevue/West of I-405 (520)

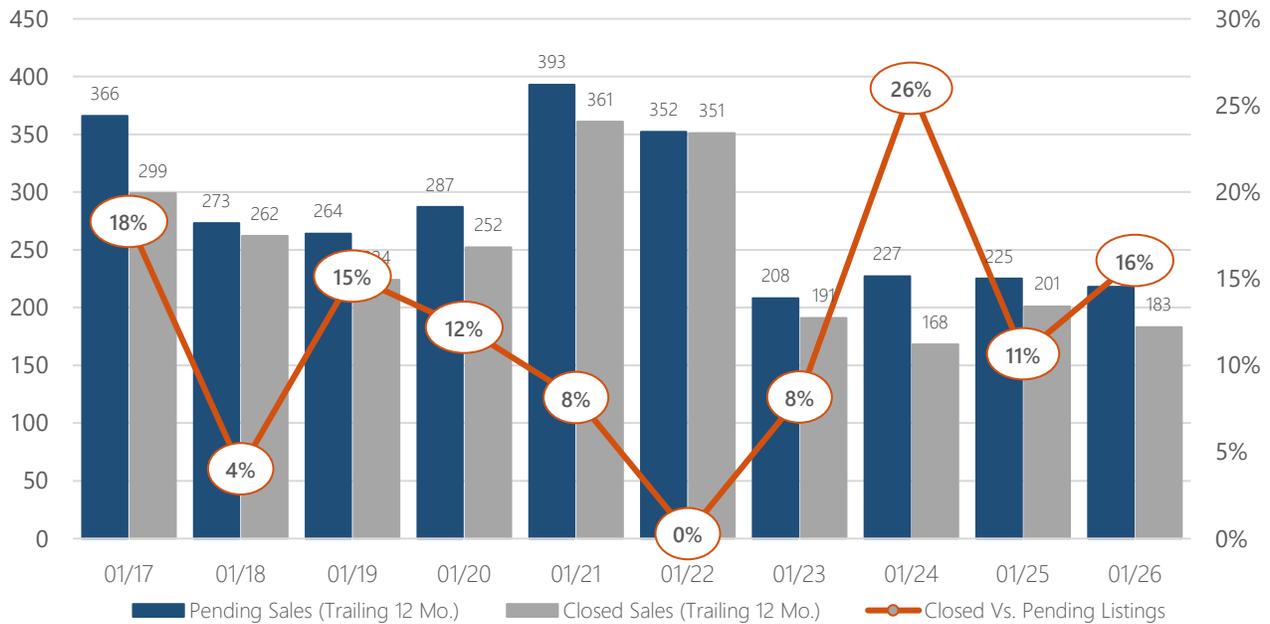
CONDOMINIUM ONLY

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

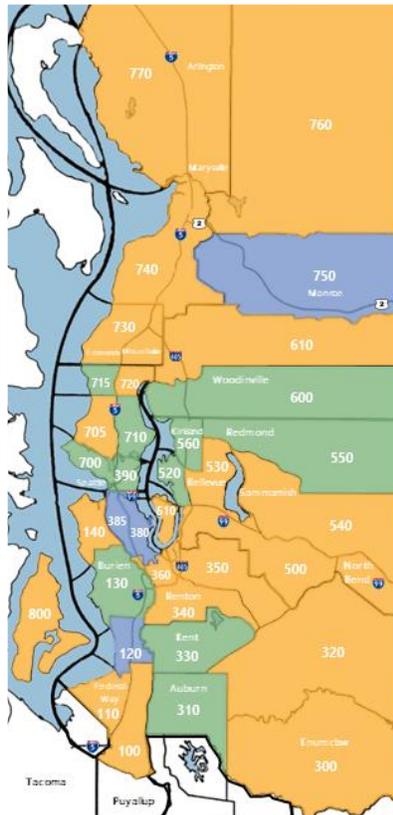
Area	Months Inventory			Area	Months Inventory		
	2024	2025	2026		2024	2025	2026
100	0.0	0.0	2.0	530	0.8	1.9	2.5
110	0.6	1.9	2.0	540	0.6	1.2	3.2
120	0.8	4.6	1.4	550	0.4	2.6	3.5
130	1.4	2.6	3.5	560	1.3	2.3	3.1
140	1.1	1.9	2.1	600	0.8	2.0	3.2
300	0.0	0.0	0.0	610	0.6	1.5	2.0
310	0.6	3.5	2.0	700	1.6	2.9	4.2
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.

Bellevue/West of I-405 (520)

Statistics To Know

Residential

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	3.7	3.1	0.6	18%
Active Listings at End of Month	59	47	12	26%
Pending Sales MTD	16	15	1	7%
Pending Sales (Trailing 12 Months)	258	280	-22	-8%
Closed Sales MTD	10	12	-2	-17%
Closed Sales (Trailing 12 Months)	231	254	-23	-9%
Closed Sales Price (Median)	\$5,550,000	\$4,036,750	\$1,513,250	37%
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$33,633	\$26,748	\$6,884	26%

Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	3.4	2.1	1.4	66%
Active Listings at End of Month	58	39	19	49%
Pending Sales MTD	17	19	-2	-11%
Pending Sales (Trailing 12 Months)	218	225	-7	-3%
Closed Sales MTD	12	13	-1	-8%
Closed Sales (Trailing 12 Months)	183	201	-18	-9%
Closed Sales Price (Median)	\$828,750	\$835,000	-\$6,250	-1%
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$5,022	\$5,533	-\$511	-9%

Residential & Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	3.5	2.5	1.0	40%
Active Listings at End of Month	117	86	31	36%
Pending Sales MTD	33	34	-1	-3%
Pending Sales (Trailing 12 Months)	476	505	-29	-6%
Closed Sales MTD	22	25	-3	-12%
Closed Sales (Trailing 12 Months)	414	455	-41	-9%
Closed Sales Price (Median)	\$2,374,500	\$2,020,000	\$354,500	18%
30-Year-Fixed-Rate Mortgage Rates	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$14,389	\$13,385	\$1,004	8%

Bellevue/West of I-405 (520) 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)	58												49%	58	AVG	49%
New Listings Taken in Month	37												9%	37	YTD	9%
# of Pending Transactions	17												-11%	17	YTD	-11%
Months Supply of Inventory	3.4												66%	3.4	AVG	66%
# of Closed Sales	12												-8%	12	YTD	-8%
Median Closed Price	828,750												-1%	828,750	WA	-1%
2025																
Active Listings (EOM)	39	51	54	82	88	94	87	81	89	85	73	51	-7%	39	AVG	-7%
New Listings Taken in Month	34	33	40	52	41	49	29	27	36	38	23	9	-10%	34	YTD	-11%
# of Pending Transactions	19	18	20	16	24	22	20	23	19	15	15	9	-10%	19	YTD	-10%
Months Supply of Inventory	2.1	2.8	2.7	5.1	3.7	4.3	4.4	3.5	4.7	5.7	4.9	5.7	3%	2.1	AVG	3%
# of Closed Sales	13	18	13	17	17	13	23	21	17	14	8	10	63%	13	YTD	63%
Median Closed Price	835,000	847,500	1,175,000	995,000	1,050,000	950,000	855,000	955,000	715,000	933,500	547,500	1,042,500	39%	835,000	WA	39%
2024																
Active Listings (EOM)	42	51	48	53	51	60	67	68	68	64	47	32	75%	42	AVG	75%
New Listings Taken in Month	38	49	46	30	39	47	46	34	35	48	8	7	192%	38	YTD	192%
# of Pending Transactions	21	22	26	21	22	21	14	18	10	28	17	7	163%	21	YTD	163%
Months Supply of Inventory	2.0	2.3	1.8	2.5	2.3	2.9	4.8	3.8	6.8	2.3	2.8	4.6	-33%	2.0	AVG	-33%
# of Closed Sales	8	18	19	18	19	21	20	15	16	12	20	10	0%	8	YTD	0%
Median Closed Price	600,000	1,080,000	1,100,000	1,142,500	860,000	940,000	802,500	895,000	1,026,500	1,297,500	847,000	678,500	-19%	600,000	WA	-19%
2023																
Active Listings (EOM)	24	23	40	41	47	53	57	52	62	59	52	46	300%	24	AVG	300%
New Listings Taken in Month	13	15	43	21	31	37	33	24	34	23	33	26	-13%	13	YTD	-13%
# of Pending Transactions	8	13	23	16	16	30	21	23	17	15	17	15	-20%	8	YTD	-20%
Months Supply of Inventory	3.0	1.8	1.7	2.6	2.9	1.8	2.7	2.3	3.6	3.9	3.1	3.1	400%	3.0	AVG	400%
# of Closed Sales	8	6	14	19	11	17	14	25	17	10	13	14	167%	8	YTD	167%
Median Closed Price	744,500	725,000	739,250	795,000	875,000	805,000	940,000	1,150,000	860,000	957,500	767,500	752,500	-30%	744,500	WA	-30%
2022																
# of Active Listings	6	6	12	15	27	37	51	44	52	45	31	20	-89%	6	A	-89%
New Listings Taken in Month	15	19	42	29	37	31	42	24	31	24	9	4	-40%	15	YTD	-40%
# of Pending Transactions	10	20	32	24	18	15	15	26	15	12	13	10	-70%	10	YTD	-70%
Months Supply of Inventory	0.6	0.3	0.4	0.6	1.5	2.5	3.4	1.7	3.5	3.8	2.4	2.0	-64%	0.6	A	-64%
# of Closed Sales	3	14	23	24	18	16	17	18	20	11	13	9	-84%	3	T	-84%
Median Closed Price	1,070,000	1,054,500	900,000	957,500	934,500	1,287,500	1,175,000	1,012,500	1,310,000	740,000	925,000	785,000	83%	1,070,000	WA	83%

Bellevue/West of I-405 (520)
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)	55	61	44	41	31	28	25	27	22	8	3	2	189%	55	AVG	189%
	New Listings Taken in Month	38	35	34	42	37	34	42	40	26	21	7	4	52%	38	YTD	52%
	# of Pending Transactions	33	29	51	35	42	30	42	37	28	30	12	6	65%	33	YTD	65%
	Months Supply of Inventory	1.7	2.1	0.9	1.2	0.7	0.9	0.6	0.7	0.8	0.3	0.3	0.3	75%	1.7	AVG	75%
	# of Closed Sales	19	25	32	46	39	34	30	39	37	24	26	16	90%	19	YTD	90%
	Median Closed Price	585,000	618,000	866,250	891,500	1,018,500	1,150,000	942,500	799,000	935,000	964,500	822,250	849,500	-30%	585,000	WA	-30%
2020	Active Listings (EOM)	19	25	27	35	36	45	52	64	79	85	72	57	-60%	19	AVG	-60%
	New Listings Taken in Month	25	46	26	18	19	35	40	37	48	96	54	26	-7%	25	YTD	-7%
	# of Pending Transactions	20	39	12	11	19	20	30	23	20	107	53	26	25%	20	YTD	25%
	Months Supply of Inventory	1.0	0.6	2.3	3.2	1.9	2.3	1.7	2.8	4.0	0.8	1.4	2.2	-68%	1.0	AVG	-68%
	# of Closed Sales	10	15	25	22	14	13	19	23	20	101	65	25	-23%	10	YTD	-23%
	Median Closed Price	835,000	685,000	550,000	771,000	992,500	795,000	728,000	850,000	932,500	1,565,500	1,369,900	875,000	-8%	835,000	WA	-8%
2019	Active Listings (EOM)	48	48	37	33	39	39	41	34	39	35	24	16	586%	48	AVG	586%
	New Listings Taken in Month	27	18	29	38	34	27	32	17	28	31	9	8	50%	27	YTD	50%
	# of Pending Transactions	16	16	33	41	25	22	28	20	19	35	17	11	-11%	16	YTD	-11%
	Months Supply of Inventory	3.0	3.0	1.1	0.8	1.6	1.8	1.5	1.7	2.1	1.0	1.4	1.5	671%	3.0	AVG	671%
	# of Closed Sales	13	10	16	27	44	20	16	21	24	18	25	21	30%	13	YTD	30%
	Median Closed Price	910,000	597,400	684,500	710,000	717,500	845,000	926,500	626,000	754,000	848,500	900,000	665,000	37%	910,000	WA	37%
2018	Active Listings (EOM)	7	6	17	18	30	37	50	48	56	57	58	41	-42%	7	AVG	-42%
	New Listings Taken in Month	18	20	39	27	47	39	39	33	39	28	33	12	-18%	18	YTD	-18%
	# of Pending Transactions	18	19	24	21	29	30	22	26	26	18	23	10	-38%	18	YTD	-38%
	Months Supply of Inventory	0.4	0.3	0.7	0.9	1.0	1.2	2.3	1.8	2.2	3.2	2.5	4.1	-6%	0.4	AVG	-6%
	# of Closed Sales	10	13	25	16	20	20	24	23	24	19	14	13	-52%	10	YTD	-52%
	Median Closed Price	663,444	875,000	830,000	663,000	707,500	717,500	669,000	732,500	702,500	570,000	847,500	750,000	19%	663,444	WA	19%
2017	Active Listings (EOM)	12	14	23	23	19	21	24	20	16	15	12	8	-81%	12	AVG	-81%
	New Listings Taken in Month	22	20	33	31	26	37	31	31	24	18	14	5	5%	22	YTD	5%
	# of Pending Transactions	29	18	22	28	28	33	32	28	26	19	15	6	45%	29	YTD	45%
	Months Supply of Inventory	0.4	0.8	1.0	0.8	0.7	0.6	0.8	0.7	0.6	0.8	0.8	1.3	-87%	0.4	AVG	-87%
	# of Closed Sales	21	18	27	21	26	28	22	31	25	28	14	12	62%	21	YTD	62%
	Median Closed Price	558,000	723,528	866,955	705,000	675,000	718,500	569,750	575,080	750,000	571,500	687,475	561,500	7%	558,000	WA	7%
2016	Active Listings (EOM)	63	61	62	67	71	63	73	61	73	52	42	31	-36%	63	AVG	-36%
	New Listings Taken in Month	21	22	33	37	34	38	37	23	47	16	20	8	-30%	21	YTD	-30%
	# of Pending Transactions	20	27	31	32	31	40	26	36	38	32	27	17	-23%	20	YTD	-23%
	Months Supply of Inventory	3.2	2.3	2.0	2.1	2.3	1.6	2.8	1.7	1.9	1.6	1.6	1.8	-17%	3.2	AVG	-17%
	# of Closed Sales	13	16	23	26	26	25	31	26	26	27	35	17	44%	13	YTD	44%
	Median Closed Price	520,000	518,515	615,000	590,000	525,000	642,500	580,000	442,500	540,000	560,000	525,000	675,000	13%	520,000	WA	13%

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

Bellevue/West of I-405 (520)
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)	32	35	36	41	44	48	53	50	56	51	41	30	43	AVG
% of 12 Month Avg.	73%	81%	85%	95%	102%	111%	123%	116%	129%	118%	96%	71%		
New Listings Taken in Month	25	28	37	33	35	37	37	29	35	34	21	11	361	T
% of 12 Month Avg.	83%	92%	121%	108%	115%	124%	123%	96%	116%	114%	70%	36%		
# of Pending Transactions	19	22	27	25	25	26	25	26	22	31	21	12	282	T
% of 12 Month Avg.	83%	94%	117%	104%	108%	112%	107%	111%	93%	133%	89%	50%		
Months Supply of Inventory	1.6	1.6	1.3	1.7	1.7	1.8	2.1	1.9	2.6	1.6	2.0	2.6	1.9	AVG
% of 12 Month Avg.	87%	83%	71%	89%	92%	97%	112%	102%	136%	87%	106%	139%		
# of Closed Units	12	15	22	24	23	21	22	24	23	26	23	15	249	T
% of 12 Month Avg.	57%	74%	104%	114%	113%	100%	104%	116%	109%	127%	112%	71%		
Median Closed Price	732,094	772,444	832,696	822,050	835,550	885,100	818,825	803,758	852,550	900,850	823,913	763,450	820,273	AVG
% of 12 Month Avg.	89%	94%	102%	100%	102%	108%	100%	98%	104%	110%	100%	93%		

Bellevue/West of I-405 (520)

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	0												0
\$500,000 - \$749,999	4												4
\$750,000 - \$999,999	2												2
\$1,000,000 - \$1,249,999	0												0
\$1,250,000 - \$1,499,999	2												2
\$1,500,000 - \$1,749,999	0												0
\$1,750,000 - \$1,999,999	1												1
\$2,000,000 - \$2,499,999	1												1
\$2,500,000 - \$2,999,999	1												1
\$3,000,000 - \$4,999,999	0												0
\$5,000,000 +	0												0
Grand Total	11												11

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	2	1	0	2	1	0	1	1	0	0	2	1	2
\$500,000 - \$749,999	3	7	2	2	3	1	8	4	7	2	1	2	3
\$750,000 - \$999,999	3	2	2	5	3	6	5	7	3	5	2	2	3
\$1,000,000 - \$1,249,999	0	1	4	2	3	0	2	2	0	2	1	2	0
\$1,250,000 - \$1,499,999	1	2	0	2	2	2	2	3	2	1	0	1	1
\$1,500,000 - \$1,749,999	0	0	1	0	1	0	1	3	3	1	0	1	0
\$1,750,000 - \$1,999,999	1	0	0	0	1	2	0	0	0	0	0	0	1
\$2,000,000 - \$2,499,999	2	2	2	3	0	1	2	0	0	0	0	0	2
\$2,500,000 - \$2,999,999	1	1	2	0	2	1	1	0	0	0	0	0	1
\$3,000,000 - \$4,999,999	0	2	0	1	0	0	0	1	0	1	0	1	0
\$5,000,000 +	0	0	0	0	1	0	0	0	0	0	0	0	0
Grand Total	13	18	13	17	17	13	22	21	15	12	6	10	13

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	-100%												-100%
\$500,000 - \$749,999	33%												33%
\$750,000 - \$999,999	-33%												-33%
\$1,000,000 - \$1,249,999	N/A												N/A
\$1,250,000 - \$1,499,999	100%												100%
\$1,500,000 - \$1,749,999	N/A												N/A
\$1,750,000 - \$1,999,999	0%												0%
\$2,000,000 - \$2,499,999	-50%												-50%
\$2,500,000 - \$2,999,999	0%												0%
\$3,000,000 - \$4,999,999	N/A												N/A
\$5,000,000 +	N/A												N/A
Grand Total	-15%												-15%