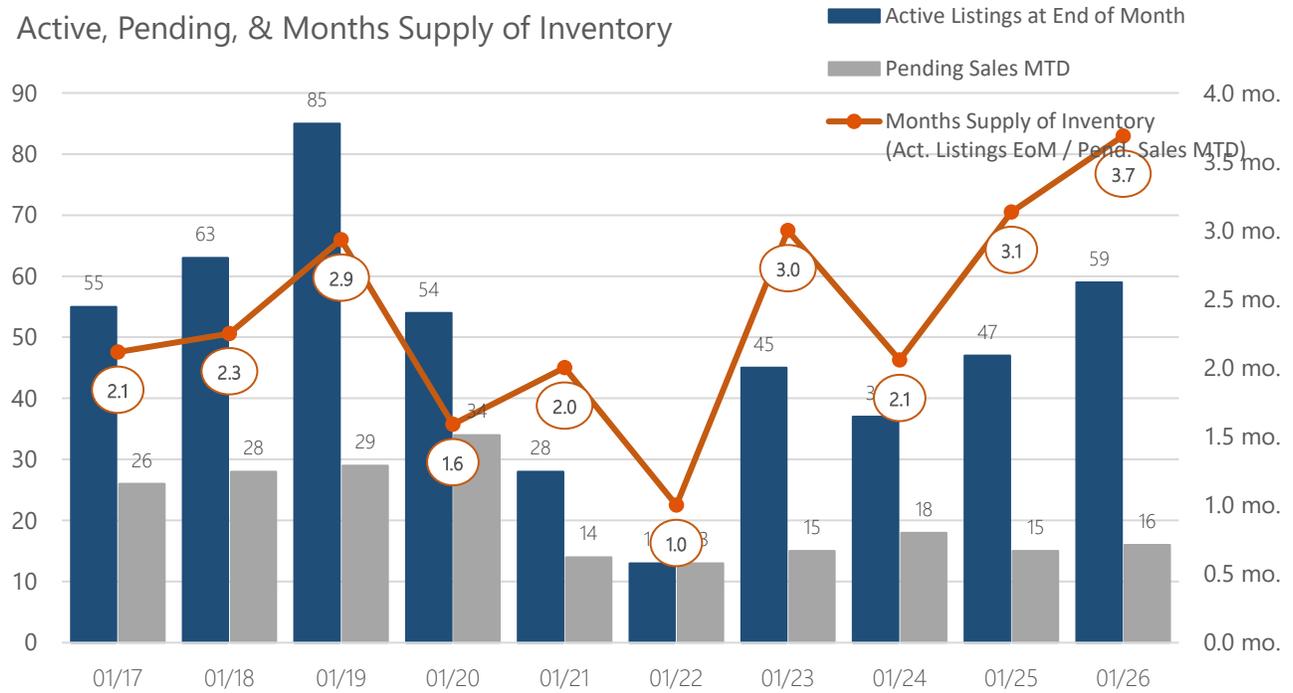


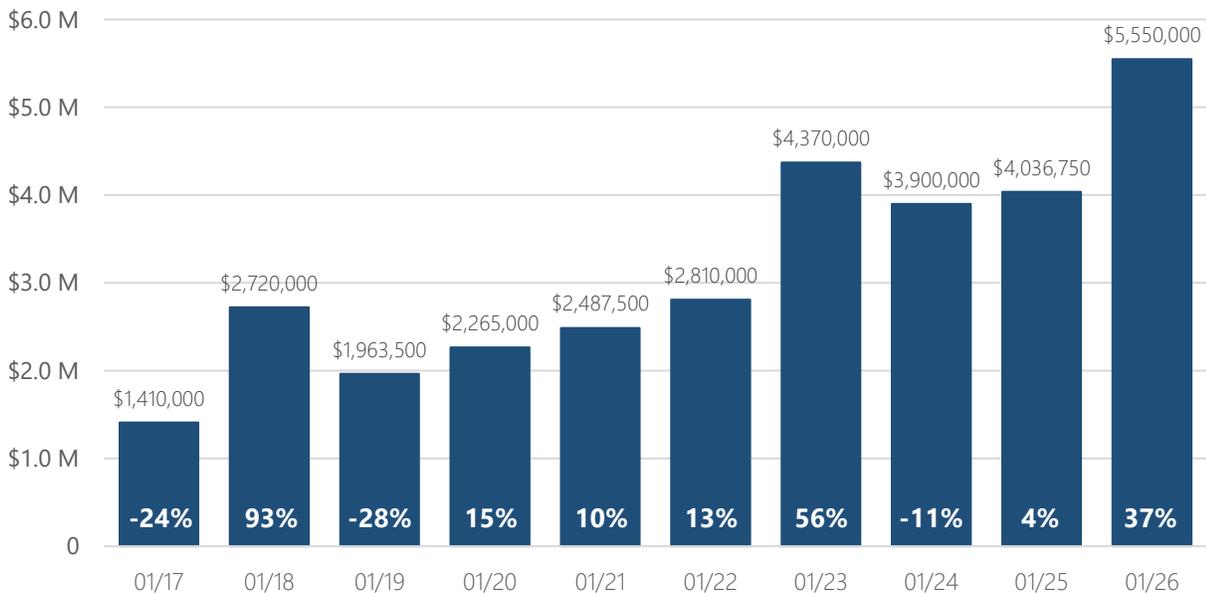
Bellevue/West of I-405 (520)

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Active, Pending, & Months Supply of Inventory



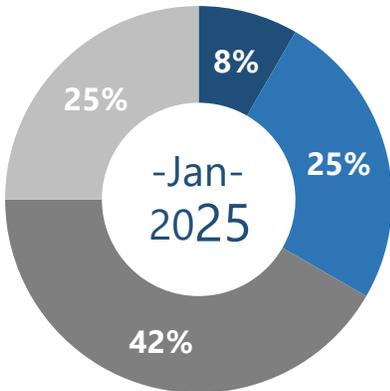
Median Closed Sales Price For Current Month Sold Properties



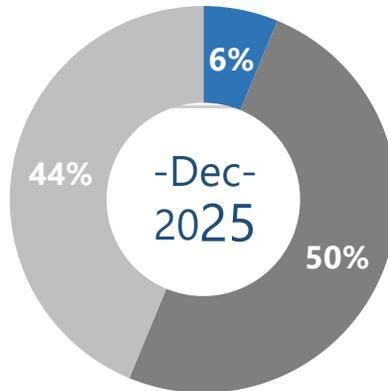
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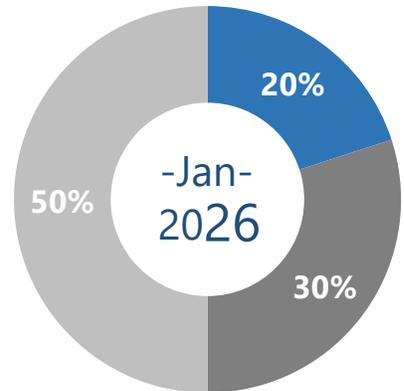
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	6	78	161
NUMBER OF SALES IN MONTH	▶	0	2	3	5
MEDIAN % FROM ORIGINAL LIST PRICE	▶	0%	0%	-6%	N/A

Bellevue/West of I-405 (520)

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Sales Price to List Price
based on Market Time

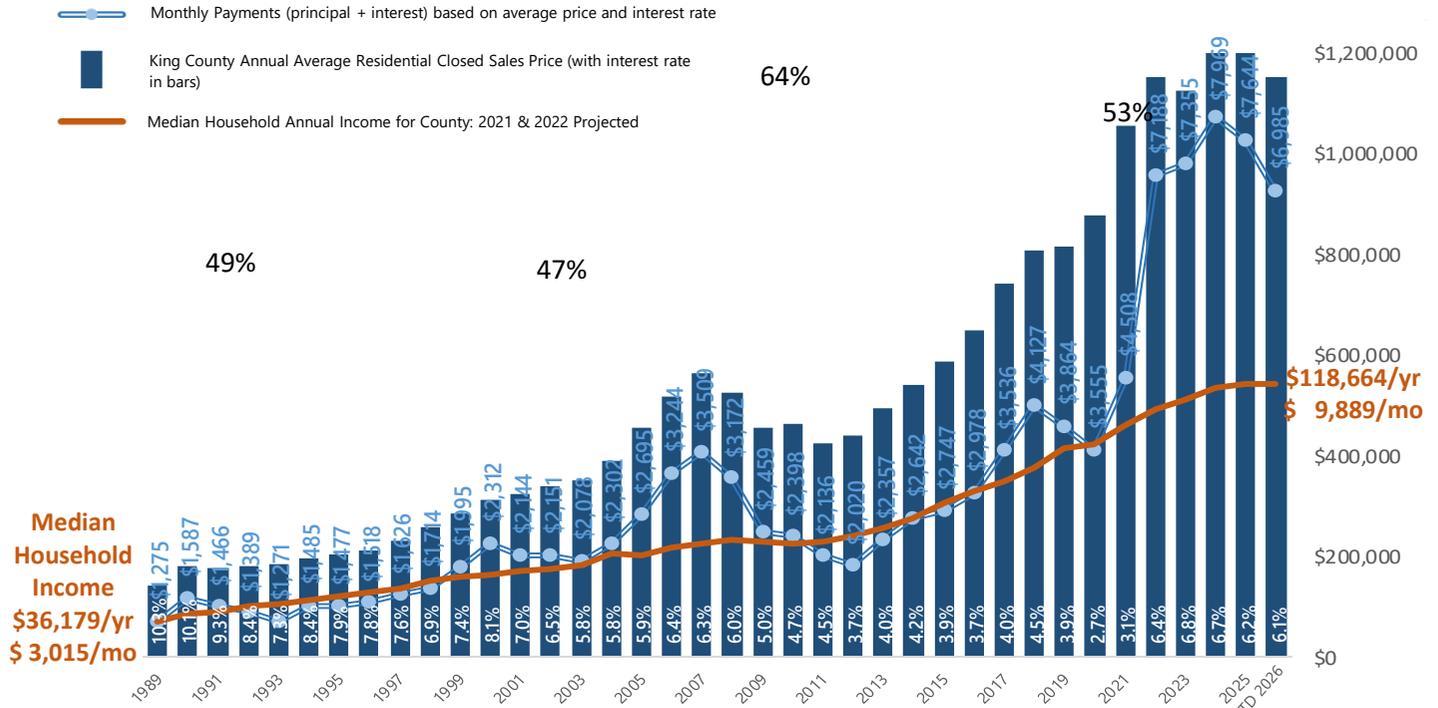
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	3	30.0%
15 - 30	0.0%	0.0%	0	0.0%
31 - 60	93.8%	93.8%	3	30.0%
61 - 90	96.5%	96.5%	1	10.0%
90+	82.4%	94.9%	3	30.0%
Totals			10	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
January, 2026	\$5,550,000	6.10%	\$33,633
January, 2025	\$4,036,750	6.96%	\$26,748
	\$1,513,250	-0.86%	\$6,884 Per Month
			\$82,614 Per Year

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

Monthly Payments Compared to Income Trendline King County



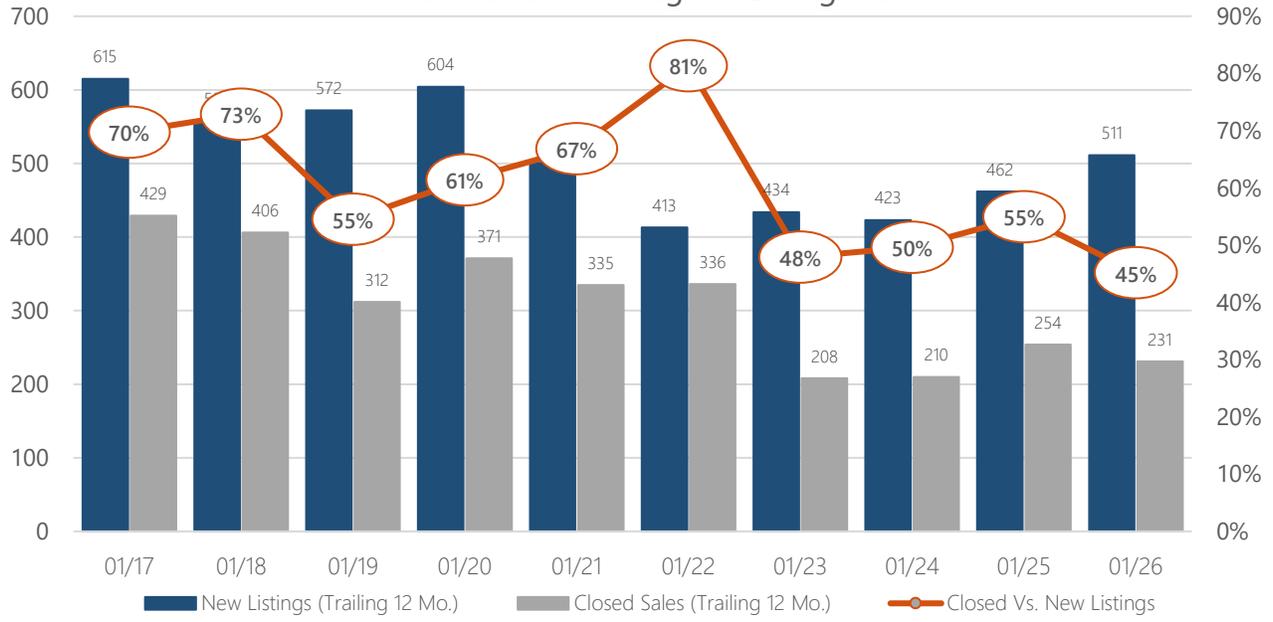
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income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

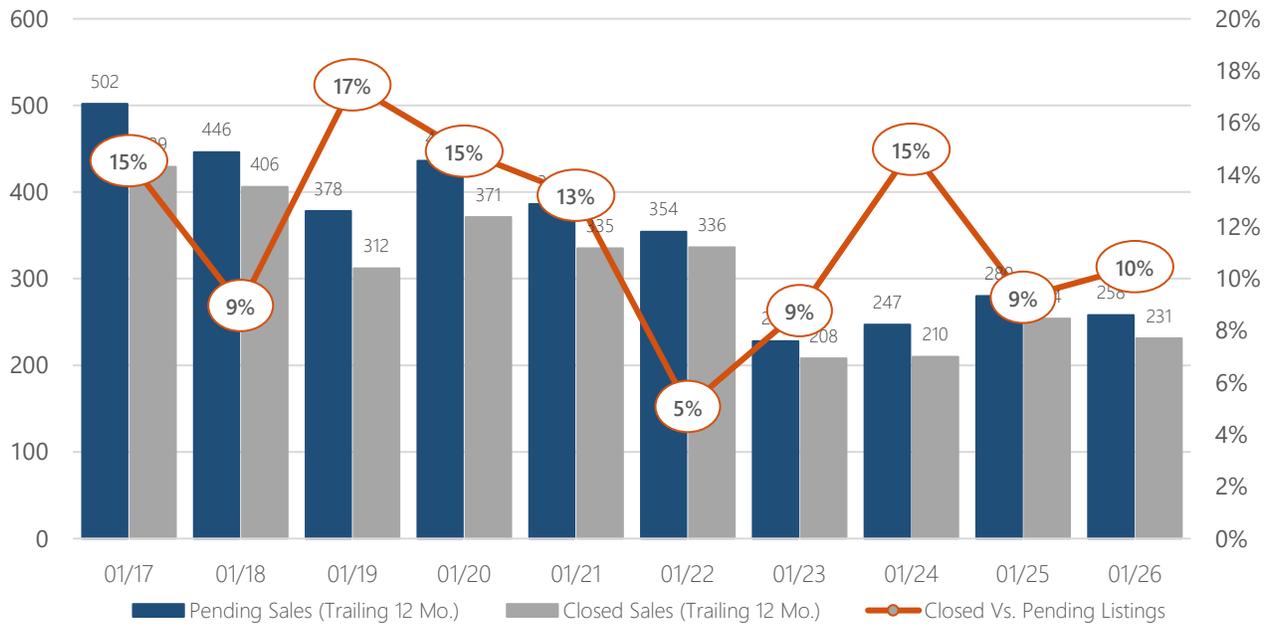
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What Are The Odds of Selling?

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

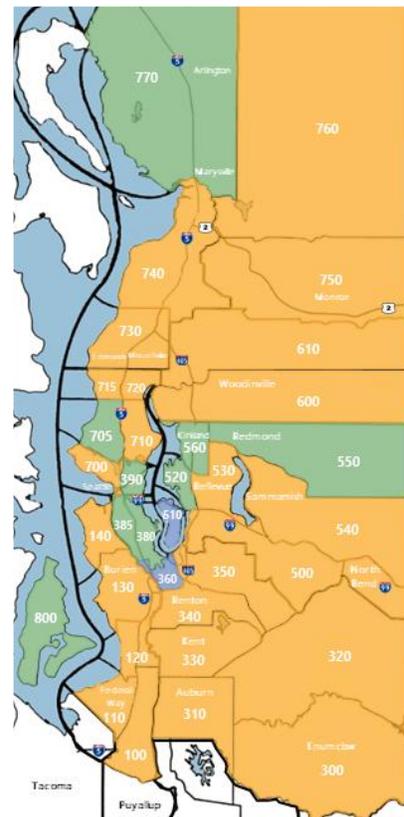
Area	Months Inventory			Area	Months Inventory		
	2024	2025	2026		2024	2025	2026
100	0.7	1.4	1.0	530	0.6	0.8	1.4
110	1.0	1.1	1.4	540	0.8	1.0	1.5
120	0.8	1.0	1.7	550	0.7	1.7	2.5
130	0.9	1.3	1.5	560	1.2	1.9	2.2
140	1.0	1.2	1.7	600	0.8	1.6	1.5
300	1.3	1.6	1.6	610	0.4	1.1	1.7
310	1.0	1.6	1.3	700	0.8	1.3	1.9
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.

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)

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)	59												26%	59	AVG	26%
New Listings Taken in Month	41												-2%	41	YTD	-2%
# of Pending Transactions	16												7%	16	YTD	7%
Months Supply of Inventory	3.7												18%	3.7	AVG	18%
# of Closed Sales	10												-17%	10	YTD	-17%
Median Closed Price	5,550,000												37%	5,550,000	WA	37%
2025																
Active Listings (EOM)	47	56	69	84	108	115	111	105	109	102	74	40	27%	47	AVG	27%
New Listings Taken in Month	42	35	47	58	72	66	48	41	49	33	11	10	-17%	42	YTD	45%
# of Pending Transactions	15	19	21	21	29	28	36	24	24	15	13	12	-17%	15	YTD	-17%
Months Supply of Inventory	3.1	2.9	3.3	4.0	3.7	4.1	3.1	4.4	4.5	6.8	5.7	3.3	52%	3.1	AVG	52%
# of Closed Sales	12	16	21	19	19	23	25	29	23	19	11	16	0%	12	YTD	0%
Median Closed Price	4,036,750	2,737,500	3,370,000	3,750,000	3,200,000	4,549,000	4,298,000	3,725,000	3,688,000	3,250,000	4,500,000	3,849,000	4%	4,036,750	WA	4%
2024																
Active Listings (EOM)	37	44	56	56	66	68	77	76	81	70	52	34	-18%	37	AVG	-18%
New Listings Taken in Month	29	34	42	48	56	41	44	47	45	32	22	9	4%	29	YTD	4%
# of Pending Transactions	18	21	23	35	30	27	19	27	22	30	19	12	20%	18	YTD	20%
Months Supply of Inventory	2.1	2.1	2.4	1.6	2.2	2.5	4.1	2.8	3.7	2.3	2.7	2.8	-31%	2.1	AVG	-31%
# of Closed Sales	12	12	23	22	30	21	26	25	23	19	19	22	50%	12	YTD	50%
Median Closed Price	3,900,000	3,770,000	3,995,000	3,155,000	3,440,000	3,945,000	4,047,500	3,450,000	3,500,000	3,450,000	3,025,000	3,544,500	-11%	3,900,000	WA	-11%
2023																
Active Listings (EOM)	45	44	60	64	58	66	77	78	70	61	41	31	246%	45	AVG	246%
New Listings Taken in Month	28	20	53	34	35	52	53	42	40	35	19	11	40%	28	YTD	40%
# of Pending Transactions	15	13	21	23	30	27	24	21	26	20	17	7	15%	15	YTD	15%
Months Supply of Inventory	3.0	3.4	2.9	2.8	1.9	2.4	3.2	3.7	2.7	3.1	2.4	4.4	200%	3.0	AVG	200%
# of Closed Sales	8	10	11	23	18	26	17	30	9	27	13	14	-33%	8	YTD	-33%
Median Closed Price	4,370,000	3,919,000	3,450,000	3,600,000	2,900,000	3,350,000	3,895,000	3,487,500	3,920,000	3,210,000	3,750,000	2,982,500	56%	4,370,000	WA	56%
2022																
# of Active Listings	13	22	27	31	43	53	71	75	73	67	54	42	-54%	13	A	-54%
New Listings Taken in Month	20	37	48	46	55	44	46	32	43	29	13	13	-47%	20	YTD	-47%
# of Pending Transactions	13	20	32	31	25	18	17	20	22	15	9	4	-7%	13	YTD	-7%
Months Supply of Inventory	1.0	1.1	0.8	1.0	1.7	2.9	4.2	3.8	3.3	4.5	6.0	10.5	-50%	1.0	A	-50%
# of Closed Sales	12	9	21	29	31	23	18	13	15	21	13	7	-40%	12	T	-40%
Median Closed Price	2,810,000	3,750,000	4,800,000	3,800,000	3,500,000	3,400,000	3,500,000	3,300,000	2,430,000	4,050,000	3,200,000	3,945,000	13%	2,810,000	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)

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		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	T	YTD % Change
2021	Active Listings (EOM)	28	23	20	20	21	25	29	25	22	16	4	5	-48%	28	AVG	-48%
	New Listings Taken in Month	23	32	41	47	55	42	40	37	35	27	22	15	-39%	23	YTD	-39%
	# of Pending Transactions	14	32	43	32	48	30	28	36	29	28	27	8	-59%	14	YTD	-59%
	Months Supply of Inventory	2.0	0.7	0.5	0.6	0.4	0.8	1.0	0.7	0.8	0.6	0.1	0.6	26%	2.0	AVG	26%
	# of Closed Sales	20	16	27	29	31	39	36	33	34	31	25	23	18%	20	YTD	18%
	Median Closed Price	2,487,500	3,108,370	3,525,000	2,700,000	3,100,000	2,875,000	3,199,000	3,700,000	3,604,000	3,200,000	3,660,000	4,298,000	10%	2,487,500	WA	10%
2020	Active Listings (EOM)	54	56	61	69	80	87	79	88	60	60	45	27	-36%	54	AVG	-36%
	New Listings Taken in Month	38	39	50	26	52	51	50	60	60	39	30	21	-25%	38	YTD	-25%
	# of Pending Transactions	34	33	27	12	35	25	43	36	73	29	29	30	17%	34	YTD	17%
	Months Supply of Inventory	1.6	1.7	2.3	5.8	2.3	3.5	1.8	2.4	0.8	2.1	1.6	0.9	-46%	1.6	AVG	-46%
	# of Closed Sales	17	23	27	16	9	30	27	36	33	48	30	36	42%	17	YTD	42%
	Median Closed Price	2,265,000	2,660,000	2,437,000	2,736,000	1,800,000	2,640,000	2,540,000	2,665,000	2,699,000	2,327,500	3,018,000	2,905,000	15%	2,265,000	WA	15%
2019	Active Listings (EOM)	85	82	96	119	140	139	139	114	123	108	73	52	35%	85	AVG	35%
	New Listings Taken in Month	51	44	58	75	89	78	49	39	70	35	18	11	13%	51	YTD	13%
	# of Pending Transactions	29	32	48	44	45	36	32	35	41	28	42	19	4%	29	YTD	4%
	Months Supply of Inventory	2.9	2.6	2.0	2.7	3.1	3.9	4.3	3.3	3.0	3.9	1.7	2.7	30%	2.9	AVG	30%
	# of Closed Sales	12	22	29	36	43	35	32	30	29	32	33	33	-43%	12	YTD	-43%
	Median Closed Price	1,963,500	2,262,500	2,586,183	2,234,000	2,380,000	2,900,000	2,372,500	2,454,997	2,150,000	2,462,500	2,250,000	2,500,000	-28%	1,963,500	WA	-28%
2018	Active Listings (EOM)	63	64	67	75	102	113	103	111	116	112	94	66	15%	63	AVG	15%
	New Listings Taken in Month	45	38	50	51	85	75	40	47	50	46	27	12	-2%	45	YTD	-2%
	# of Pending Transactions	28	29	39	36	44	50	28	32	30	22	24	15	8%	28	YTD	8%
	Months Supply of Inventory	2.3	2.2	1.7	2.1	2.3	2.3	3.7	3.5	3.9	5.1	3.9	4.4	6%	2.3	AVG	6%
	# of Closed Sales	21	19	27	30	32	45	29	32	20	22	20	24	5%	21	YTD	5%
	Median Closed Price	2,720,000	2,070,000	2,505,000	2,538,250	2,355,000	2,500,000	2,325,000	2,557,500	3,299,000	2,555,044	2,435,000	2,800,000	93%	2,720,000	WA	93%
2017	Active Listings (EOM)	55	48	71	74	98	86	84	81	90	77	61	41	-2%	55	AVG	-2%
	New Listings Taken in Month	46	24	59	52	88	54	36	56	58	45	28	12	24%	46	YTD	24%
	# of Pending Transactions	26	30	33	38	54	58	36	46	37	31	29	26	-7%	26	YTD	-7%
	Months Supply of Inventory	2.1	1.6	2.2	1.9	1.8	1.5	2.3	1.8	2.4	2.5	2.1	1.6	6%	2.1	AVG	6%
	# of Closed Sales	20	22	31	33	32	53	49	45	34	29	24	33	0%	20	YTD	0%
	Median Closed Price	1,410,000	2,229,000	2,198,000	2,203,000	1,950,000	2,200,000	2,308,000	2,499,990	2,308,550	2,600,000	2,144,000	2,575,000	-24%	1,410,000	WA	-24%
2016	Active Listings (EOM)	56	66	84	89	99	114	123	110	109	83	66	42	-2%	56	AVG	-2%
	New Listings Taken in Month	37	41	68	73	69	84	57	48	61	35	20	13	3%	37	YTD	3%
	# of Pending Transactions	28	30	45	55	55	58	44	52	42	41	31	23	4%	28	YTD	4%
	Months Supply of Inventory	2.0	2.2	1.9	1.6	1.8	2.0	2.8	2.1	2.6	2.0	2.1	1.8	-5%	2.0	AVG	-5%
	# of Closed Sales	20	23	38	34	39	51	43	38	38	35	37	33	5%	20	YTD	5%
	Median Closed Price	1,849,995	1,750,000	1,799,975	1,800,000	2,050,000	1,902,500	1,635,000	2,192,500	2,041,000	1,998,000	2,238,000	2,125,000	-6%	1,849,995	WA	-6%

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)
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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)	48	51	61	68	82	87	89	86	85	76	56	38	69	AVG
% of 12 Month Avg.	70%	73%	89%	99%	118%	126%	130%	125%	124%	110%	82%	55%		
New Listings Taken in Month	36	34	52	51	66	59	46	45	51	36	21	13	509	T
% of 12 Month Avg.	85%	81%	122%	120%	155%	138%	109%	106%	121%	84%	50%	30%		
# of Pending Transactions	22	26	33	33	40	36	31	33	35	26	24	16	353	T
% of 12 Month Avg.	75%	88%	113%	111%	134%	121%	104%	112%	118%	88%	82%	53%		
Months Supply of Inventory	2.2	1.9	1.8	2.1	2.1	2.4	2.9	2.6	2.5	2.9	2.4	2.4	2.4	AVG
% of 12 Month Avg.	93%	83%	78%	88%	88%	103%	124%	111%	105%	124%	100%	103%		
# of Closed Units	15	17	26	27	28	35	30	31	26	28	23	24	310	T
% of 12 Month Avg.	60%	67%	99%	105%	110%	134%	117%	120%	100%	109%	87%	93%		
Median Closed Price	2,781,275	2,825,637	3,066,616	2,851,625	2,667,500	3,026,150	3,012,000	3,003,249	2,963,955	2,910,304	3,022,000	3,152,400	2,940,226	AVG
% of 12 Month Avg.	95%	96%	104%	97%	91%	103%	102%	102%	101%	99%	103%	107%		

Bellevue/West of I-405 (520)

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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	1												1
\$3,000,000 - \$4,999,999	2												2
\$5,000,000 +	6												6
Grand Total	10												10

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	0	0	0	0	0
\$1,250,000 - \$1,499,999	0	1	0	1	0	0	0	0	0	0	0	1	0
\$1,500,000 - \$1,749,999	0	0	0	0	0	0	1	1	2	2	0	0	0
\$1,750,000 - \$1,999,999	1	1	0	2	2	0	0	3	0	2	0	0	1
\$2,000,000 - \$2,499,999	2	5	1	2	1	2	2	1	1	2	1	1	2
\$2,500,000 - \$2,999,999	0	2	3	2	6	2	5	5	3	2	1	1	0
\$3,000,000 - \$4,999,999	6	6	14	7	7	11	10	13	10	4	6	8	6
\$5,000,000 +	3	1	3	5	3	8	6	6	7	7	3	5	3
Grand Total	12	16	21	19	19	23	24	29	23	19	11	16	12

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	-100%												-100%
\$2,000,000 - \$2,499,999	-50%												-50%
\$2,500,000 - \$2,999,999	N/A												N/A
\$3,000,000 - \$4,999,999	-67%												-67%
\$5,000,000 +	100%												100%
Grand Total	-17%												-17%