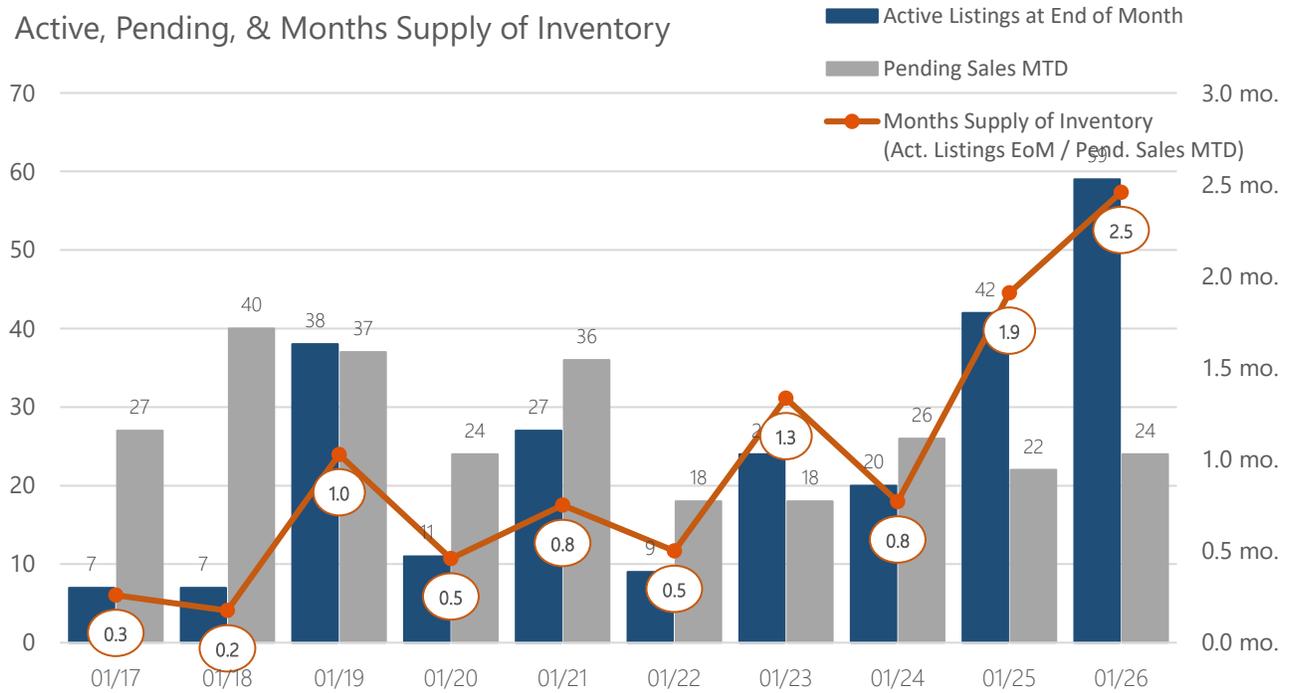


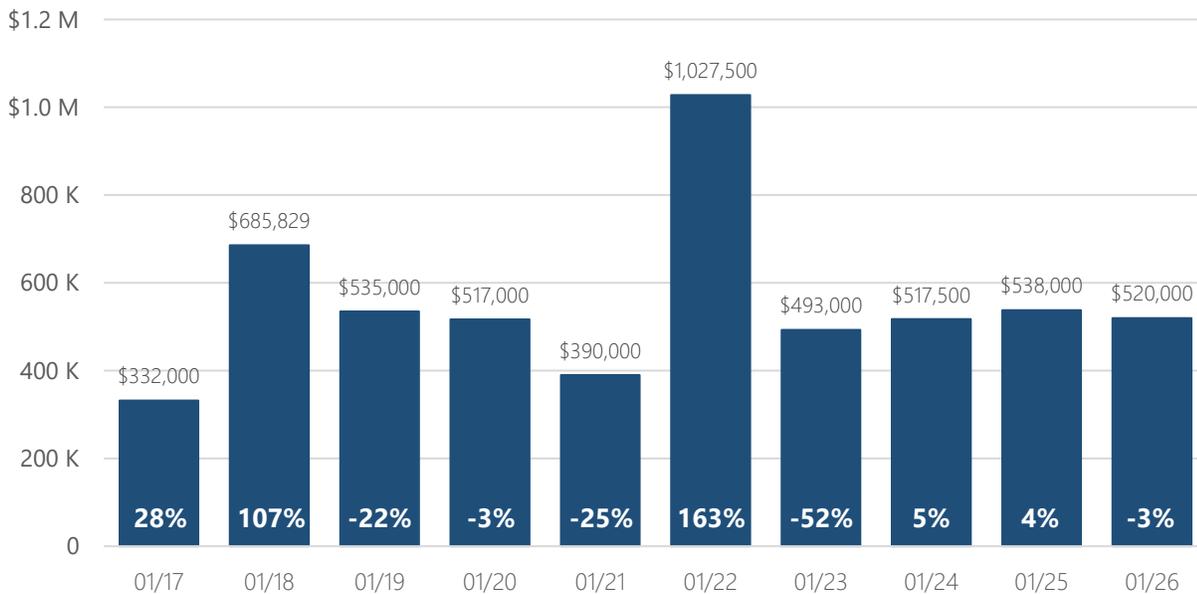
Bellevue/East of I-405 (530)

CONDOMINIUM ONLY

Active, Pending, & Months Supply of Inventory



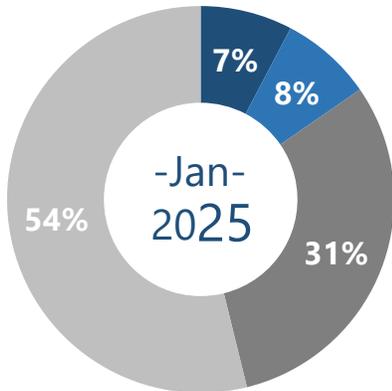
Median Closed Sales Price For Current Month Sold Properties



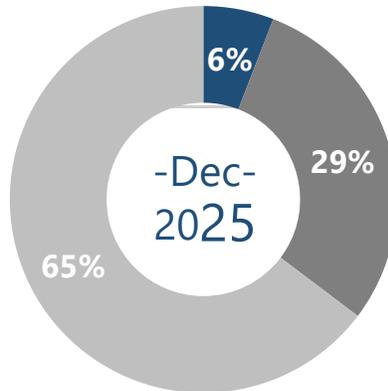
Bellevue/East of I-405 (530)

CONDOMINIUM ONLY

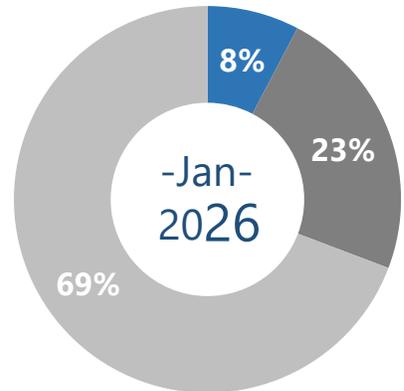
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	5	39	124
NUMBER OF SALES IN MONTH	▶	0	1	3	9
MEDIAN % FROM ORIGINAL LIST PRICE	▶	0%	0%	-4%	N/A

Bellevue/East of I-405 (530)

CONDOMINIUM ONLY

Sales Price to List Price
based on Market Time

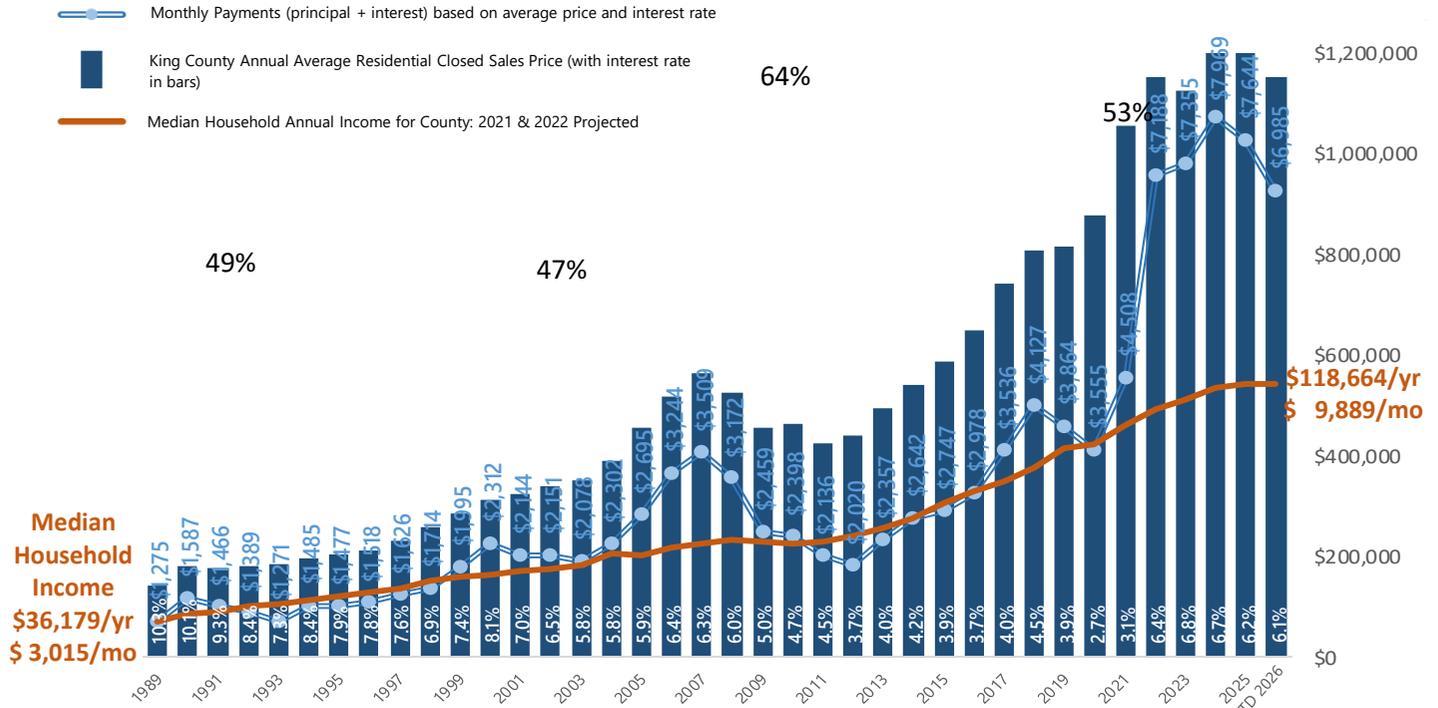
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	1	7.7%
15 - 30	95.6%	95.6%	1	7.7%
31 - 60	95.0%	95.1%	4	30.8%
61 - 90	90.0%	97.6%	3	23.1%
90+	88.3%	97.1%	4	30.8%
Totals			13	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
January, 2026	\$520,000	6.10%	\$3,151
January, 2025	\$538,000	6.96%	\$3,565
	-\$18,000	-0.86%	-\$414 Per Month
			-\$4,965 Per Year

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

Monthly Payments Compared to Income Trendline King County



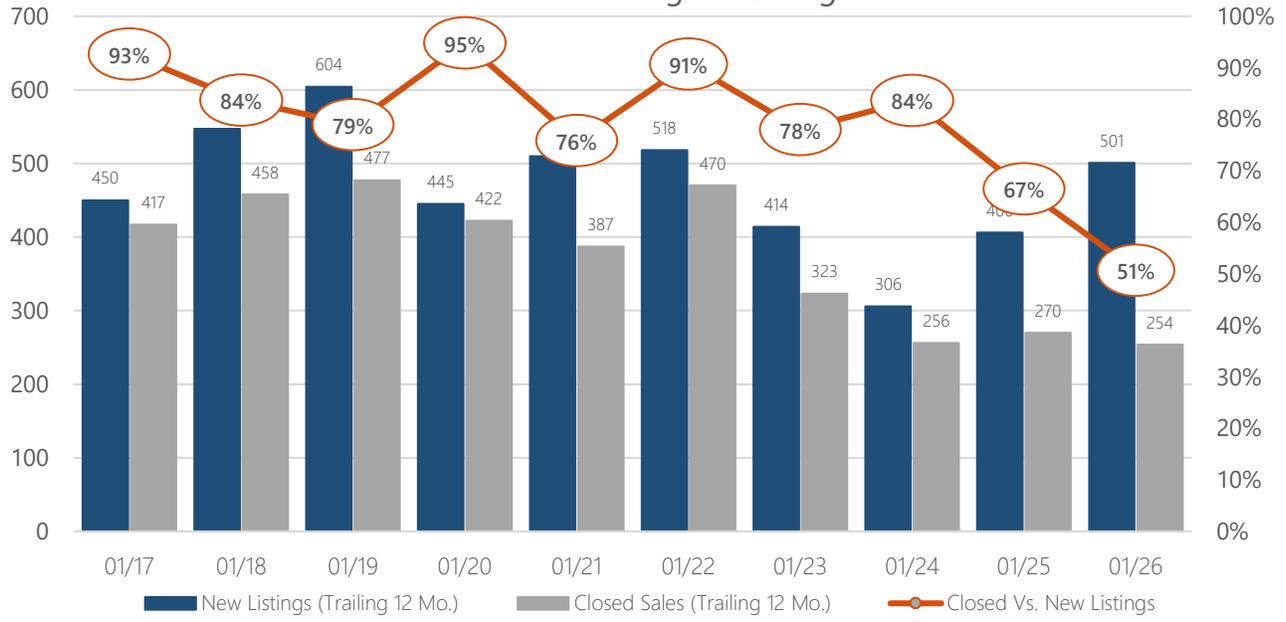
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income 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/East of I-405 (530)

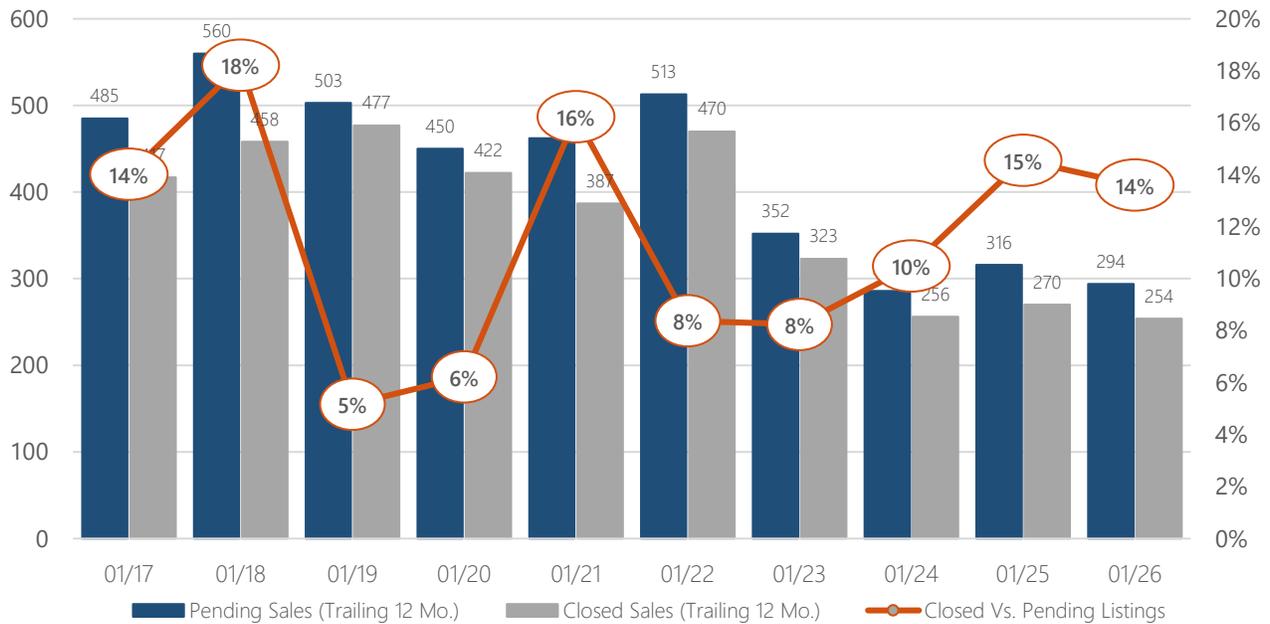
CONDOMINIUM ONLY

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

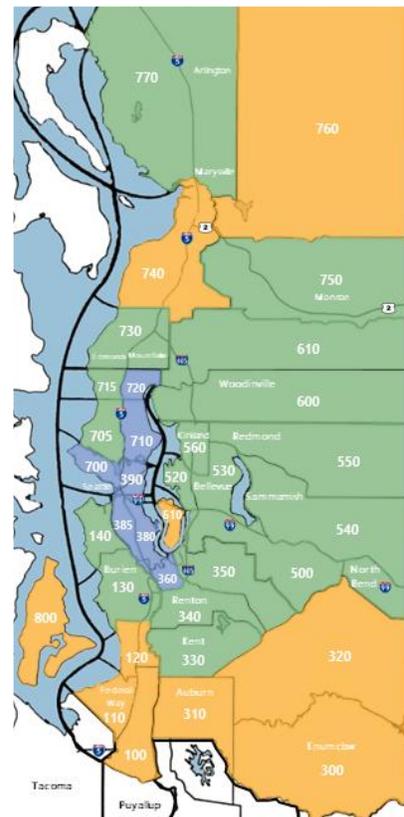
2 YEARS AGO



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/East of I-405 (530)

Statistics To Know

Residential

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	1.4	0.8	0.6	77%
Active Listings at End of Month	67	27	40	148%
Pending Sales MTD	49	35	14	40%
Pending Sales (Trailing 12 Months)	690	594	96	16%
Closed Sales MTD	19	21	-2	-10%
Closed Sales (Trailing 12 Months)	608	542	66	12%
Closed Sales Price (Median)	\$1,710,000	\$1,718,000	-\$8,000	0%
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$10,363	\$11,384	-\$1,021	-9%

Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	2.5	1.9	0.5	29%
Active Listings at End of Month	59	42	17	40%
Pending Sales MTD	24	22	2	9%
Pending Sales (Trailing 12 Months)	294	316	-22	-7%
Closed Sales MTD	13	13	0	0%
Closed Sales (Trailing 12 Months)	254	270	-16	-6%
Closed Sales Price (Median)	\$520,000	\$538,000	-\$18,000	-3%
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$3,151	\$3,565	-\$414	-12%

Residential & Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	1.7	1.2	0.5	43%
Active Listings at End of Month	126	69	57	83%
Pending Sales MTD	73	57	16	28%
Pending Sales (Trailing 12 Months)	984	910	74	8%
Closed Sales MTD	32	34	-2	-6%
Closed Sales (Trailing 12 Months)	862	812	50	6%
Closed Sales Price (Median)	\$1,255,000	\$1,512,250	-\$257,250	-17%
30-Year-Fixed-Rate Mortgage Rates	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$7,605	\$10,020	-\$2,415	-24%

Bellevue/East of I-405 (530) 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)	59												40%	59	AVG	40%
New Listings Taken in Month	42												45%	42	YTD	45%
# of Pending Transactions	24												9%	24	YTD	9%
Months Supply of Inventory	2.5												29%	2.5	AVG	29%
# of Closed Sales	13												0%	13	YTD	0%
Median Closed Price	520,000												-3%	520,000	WA	-3%
2025																
Active Listings (EOM)	42	54	79	99	113	111	113	95	91	80	66	49	110%	42	AVG	110%
New Listings Taken in Month	29	36	53	66	68	49	52	39	38	29	17	12	-15%	29	YTD	21%
# of Pending Transactions	22	19	29	25	32	28	30	28	29	22	17	11	-15%	22	YTD	-15%
Months Supply of Inventory	1.9	2.8	2.7	4.0	3.5	4.0	3.8	3.4	3.1	3.6	3.9	4.5	148%	1.9	AVG	148%
# of Closed Sales	13	18	16	21	21	26	25	22	29	26	20	17	-19%	13	YTD	-19%
Median Closed Price	538,000	635,000	689,000	550,000	525,000	733,750	565,000	493,750	535,000	710,000	538,750	460,000	4%	538,000	WA	4%
2024																
Active Listings (EOM)	20	25	26	28	45	52	48	64	74	76	60	43	-17%	20	AVG	-17%
New Listings Taken in Month	24	23	39	42	46	42	27	41	36	45	20	16	14%	24	YTD	14%
# of Pending Transactions	26	15	35	40	32	33	28	23	22	28	21	17	44%	26	YTD	44%
Months Supply of Inventory	0.8	1.7	0.7	0.7	1.4	1.6	1.7	2.8	3.4	2.7	2.9	2.5	-42%	0.8	AVG	-42%
# of Closed Sales	16	16	18	31	36	32	21	20	26	13	21	23	129%	16	YTD	129%
Median Closed Price	517,500	645,000	674,000	695,000	652,500	678,750	560,000	532,500	605,000	650,000	695,000	740,500	5%	517,500	WA	5%
2023																
Active Listings (EOM)	24	21	24	24	26	22	23	32	35	27	34	22	167%	24	AVG	167%
New Listings Taken in Month	21	27	27	26	26	26	28	44	31	23	18	6	-19%	21	YTD	-19%
# of Pending Transactions	18	28	27	22	25	25	26	33	27	20	14	13	0%	18	YTD	0%
Months Supply of Inventory	1.3	0.8	0.9	1.1	1.0	0.9	0.9	1.0	1.3	1.4	2.4	1.7	167%	1.3	AVG	167%
# of Closed Sales	7	19	32	19	25	22	23	26	24	22	18	10	-75%	7	YTD	-75%
Median Closed Price	493,000	449,950	605,000	590,000	610,000	703,750	530,000	476,500	500,000	672,500	470,000	752,500	-52%	493,000	WA	-52%
2022																
# of Active Listings	9	9	10	15	22	41	47	42	38	40	30	23	-67%	9	A	-67%
New Listings Taken in Month	26	41	44	40	53	61	45	34	33	21	14	7	0%	26	YTD	0%
# of Pending Transactions	18	38	42	37	45	33	30	38	25	19	16	11	-50%	18	YTD	-50%
Months Supply of Inventory	0.5	0.2	0.2	0.4	0.5	1.2	1.6	1.1	1.5	2.1	1.9	2.1	-33%	0.5	A	-33%
# of Closed Sales	28	24	39	33	39	34	30	27	34	21	19	16	-15%	28	T	-15%
Median Closed Price	1,027,500	735,000	701,000	673,888	627,000	697,500	582,500	580,000	527,500	599,000	575,000	501,944	163%	1,027,500	WA	163%

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/East of I-405 (530)
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)	27	24	23	33	37	33	32	35	23	14	8	4	145%	27	AVG	145%
	New Listings Taken in Month	34	32	54	60	64	55	58	62	39	29	23	16	31%	34	YTD	31%
	# of Pending Transactions	36	35	51	51	58	56	51	60	49	37	27	20	50%	36	YTD	50%
	Months Supply of Inventory	0.8	0.7	0.5	0.6	0.6	0.6	0.6	0.6	0.5	0.4	0.3	0.2	64%	0.8	AVG	64%
	# of Closed Sales	33	31	35	40	47	47	44	46	42	44	38	28	136%	33	YTD	136%
	Median Closed Price	390,000	518,000	550,000	482,500	600,000	600,000	473,000	484,500	476,250	478,950	550,650	524,000	-25%	390,000	WA	-25%
2020	Active Listings (EOM)	11	7	19	30	42	43	51	64	67	61	45	28	-71%	11	AVG	-71%
	New Listings Taken in Month	26	27	46	38	48	46	50	61	72	43	23	22	-13%	26	YTD	-13%
	# of Pending Transactions	24	32	34	30	35	47	40	43	62	36	32	35	-35%	24	YTD	-35%
	Months Supply of Inventory	0.5	0.2	0.6	1.0	1.2	0.9	1.3	1.5	1.1	1.7	1.4	0.8	-55%	0.5	AVG	-55%
	# of Closed Sales	14	24	29	27	15	26	36	29	35	61	37	35	-39%	14	YTD	-39%
	Median Closed Price	517,000	460,000	450,000	461,000	634,000	682,500	536,500	515,000	540,000	475,000	620,000	565,000	-3%	517,000	WA	-3%
2019	Active Listings (EOM)	38	33	42	39	48	52	48	49	37	36	20	8	443%	38	AVG	443%
	New Listings Taken in Month	30	33	57	51	60	44	41	42	36	32	17	6	-23%	30	YTD	-23%
	# of Pending Transactions	37	31	51	57	51	38	45	34	42	29	35	13	-8%	37	YTD	-8%
	Months Supply of Inventory	1.0	1.1	0.8	0.7	0.9	1.4	1.1	1.4	0.9	1.2	0.6	0.6	487%	1.0	AVG	487%
	# of Closed Sales	23	24	36	40	53	44	32	46	36	28	36	33	-52%	23	YTD	-52%
	Median Closed Price	535,000	535,000	593,250	502,500	502,000	504,500	435,500	595,000	512,500	397,500	499,975	450,000	-22%	535,000	WA	-22%
2018	Active Listings (EOM)	7	14	21	26	39	43	37	64	78	68	58	50	0%	7	AVG	0%
	New Listings Taken in Month	39	40	66	59	63	72	54	63	64	41	24	28	86%	39	YTD	86%
	# of Pending Transactions	40	33	62	52	53	59	43	31	40	41	23	29	48%	40	YTD	48%
	Months Supply of Inventory	0.2	0.4	0.3	0.5	0.7	0.7	0.9	2.1	2.0	1.7	2.5	1.7	-33%	0.2	AVG	-33%
	# of Closed Sales	48	33	49	48	52	46	38	53	29	45	31	30	140%	48	YTD	140%
	Median Closed Price	685,829	620,000	545,100	530,000	469,300	614,500	451,000	625,000	665,000	565,500	568,000	710,995	107%	685,829	WA	107%
2017	Active Listings (EOM)	7	5	23	26	21	37	44	47	46	34	18	5	-22%	7	AVG	-22%
	New Listings Taken in Month	21	21	56	59	49	61	59	59	40	53	34	17	-25%	21	YTD	-25%
	# of Pending Transactions	27	27	38	59	56	42	55	56	42	67	52	26	-23%	27	YTD	-23%
	Months Supply of Inventory	0.3	0.2	0.6	0.4	0.4	0.9	0.8	0.8	1.1	0.5	0.3	0.2	1%	0.3	AVG	1%
	# of Closed Sales	20	17	30	25	54	35	34	41	52	38	25	59	-29%	20	YTD	-29%
	Median Closed Price	332,000	320,000	350,000	370,000	401,500	375,000	430,000	419,950	485,000	425,000	450,000	580,000	28%	332,000	WA	28%
2016	Active Listings (EOM)	9	16	24	18	16	26	30	36	27	16	17	10	-71%	9	AVG	-71%
	New Listings Taken in Month	28	27	53	37	46	48	46	54	48	24	25	21	-10%	28	YTD	-10%
	# of Pending Transactions	35	25	45	47	55	42	43	45	64	37	26	29	3%	35	YTD	3%
	Months Supply of Inventory	0.3	0.6	0.5	0.4	0.3	0.6	0.7	0.8	0.4	0.4	0.7	0.3	-72%	0.3	AVG	-72%
	# of Closed Sales	28	20	34	38	44	39	34	39	37	49	38	25	33%	28	YTD	33%
	Median Closed Price	259,475	299,000	290,000	306,250	312,500	313,500	319,000	311,000	355,000	305,000	340,000	285,000	3%	259,475	WA	3%

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/East of I-405 (530)
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)	19	21	29	34	41	46	47	53	52	45	36	24	37	AVG
% of 12 Month Avg.	52%	56%	78%	91%	110%	124%	127%	142%	139%	121%	96%	65%		
New Listings Taken in Month	28	31	50	48	52	50	46	50	44	34	22	15	469	T
% of 12 Month Avg.	71%	79%	127%	122%	134%	129%	118%	128%	112%	87%	55%	39%		
# of Pending Transactions	28	28	41	42	44	40	39	39	40	34	26	20	423	T
% of 12 Month Avg.	80%	80%	117%	119%	125%	114%	111%	111%	114%	95%	75%	58%		
Months Supply of Inventory	0.7	0.7	0.7	0.8	0.9	1.1	1.2	1.4	1.3	1.3	1.4	1.2	1.1	AVG
% of 12 Month Avg.	65%	69%	66%	76%	87%	108%	114%	127%	121%	127%	128%	112%		
# of Closed Units	23	23	32	32	39	35	32	35	34	35	28	28	375	T
% of 12 Month Avg.	74%	72%	102%	103%	124%	112%	101%	112%	110%	111%	91%	88%		
Median Closed Price	529,530	521,695	544,735	516,114	533,380	590,375	488,250	503,320	520,125	527,845	530,738	556,994	530,258	AVG
% of 12 Month Avg.	100%	98%	103%	97%	101%	111%	92%	95%	98%	100%	100%	105%		

MARKET UPDATE

January, 2026



Bellevue/East of I-405 (530)

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	3												3
\$500,000 - \$749,999	6												6
\$750,000 - \$999,999	0												0
\$1,000,000 - \$1,249,999	2												2
\$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	0												0
\$2,500,000 - \$2,999,999	0												0
\$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	4	5	3	5	5	3	6	7	10	5	7	8	4
\$500,000 - \$749,999	6	3	4	6	7	8	13	6	10	6	5	4	6
\$750,000 - \$999,999	1	4	2	5	4	10	3	3	5	5	2	3	1
\$1,000,000 - \$1,249,999	0	2	4	1	1	3	2	0	0	1	1	0	0
\$1,250,000 - \$1,499,999	1	2	1	0	0	0	0	0	0	4	3	0	1
\$1,500,000 - \$1,749,999	0	0	0	0	1	0	0	0	0	1	0	0	0
\$1,750,000 - \$1,999,999	0	0	0	0	0	0	0	0	0	1	0	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	1	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	12	16	14	17	18	24	24	17	25	23	18	15	12

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	-25%												-25%
\$500,000 - \$749,999	0%												0%
\$750,000 - \$999,999	-100%												-100%
\$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	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	-8%												-8%

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