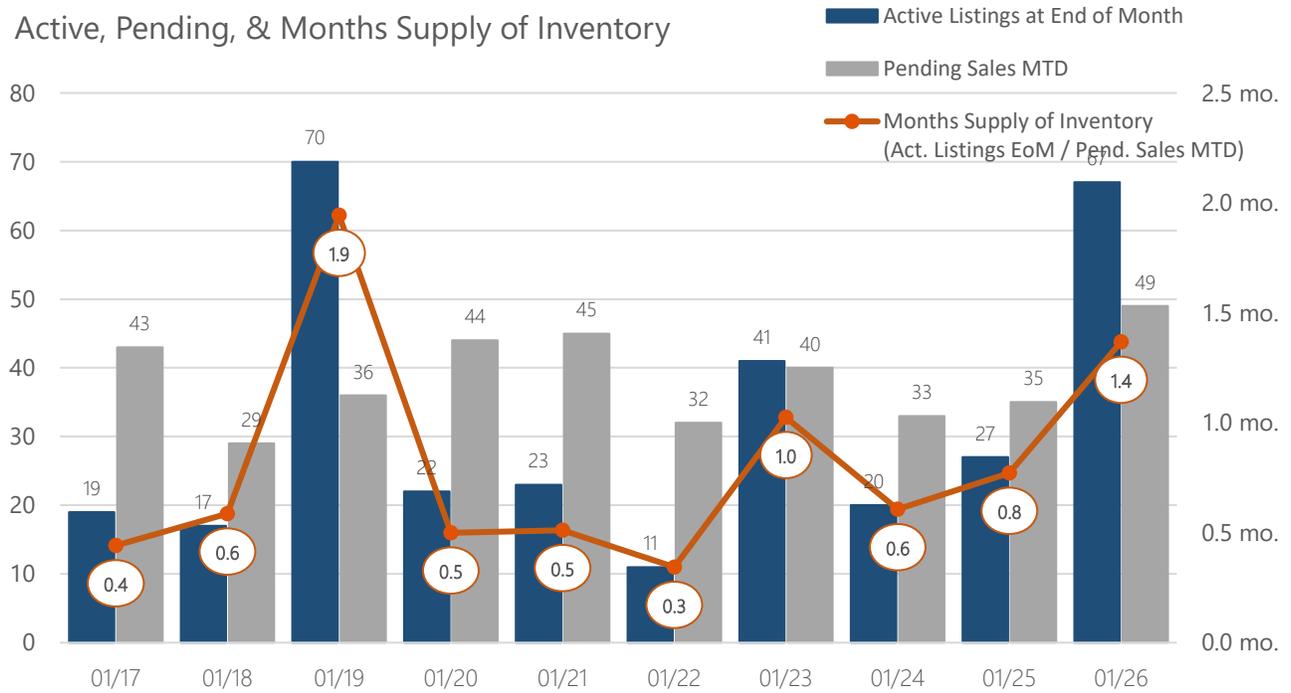


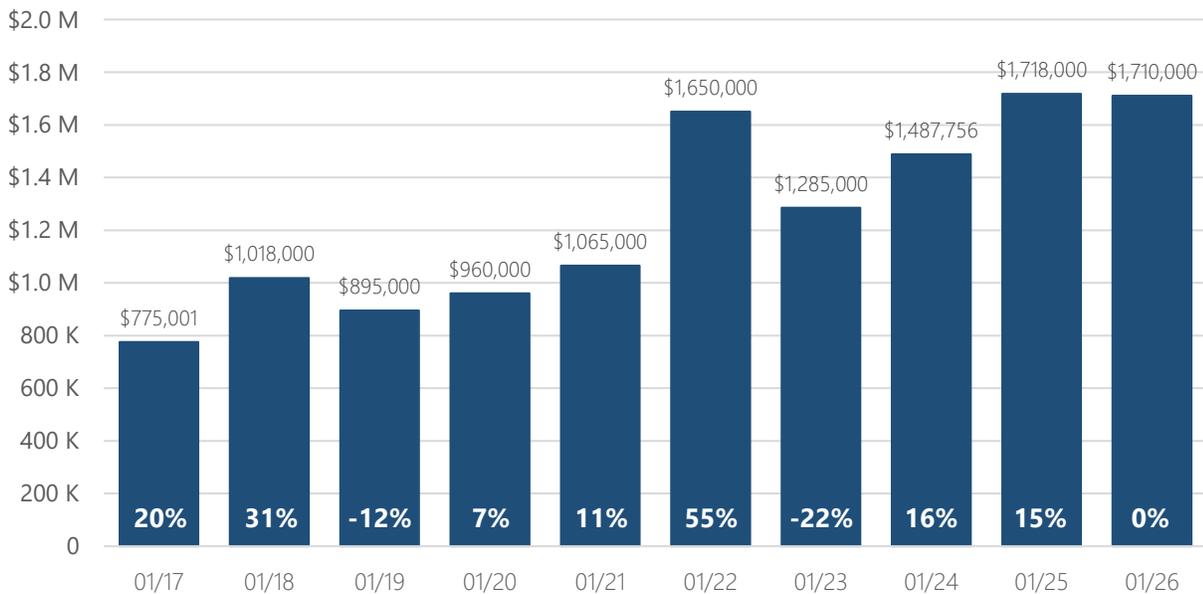
Bellevue/East of I-405 (530)

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Active, Pending, & Months Supply of Inventory



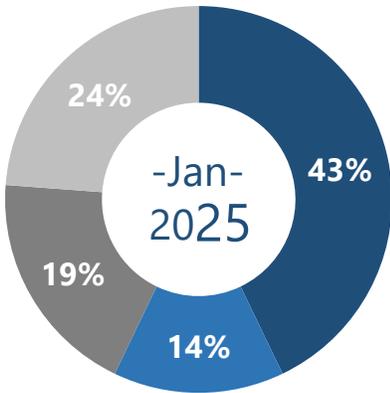
Median Closed Sales Price For Current Month Sold Properties



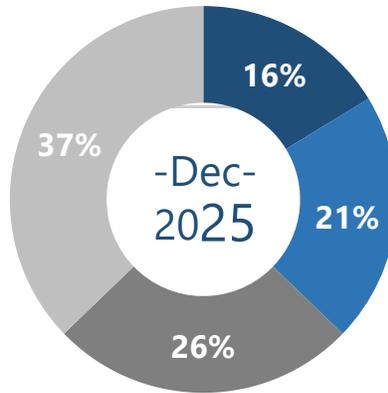
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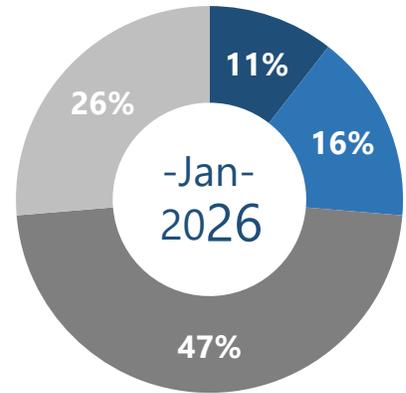
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	▶	5	14	32	53
NUMBER OF SALES IN MONTH	▶	2	3	9	5
MEDIAN % FROM ORIGINAL LIST PRICE	▶	9%	0%	-5%	N/A

Bellevue/East of I-405 (530)

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Sales Price to List Price
based on Market Time

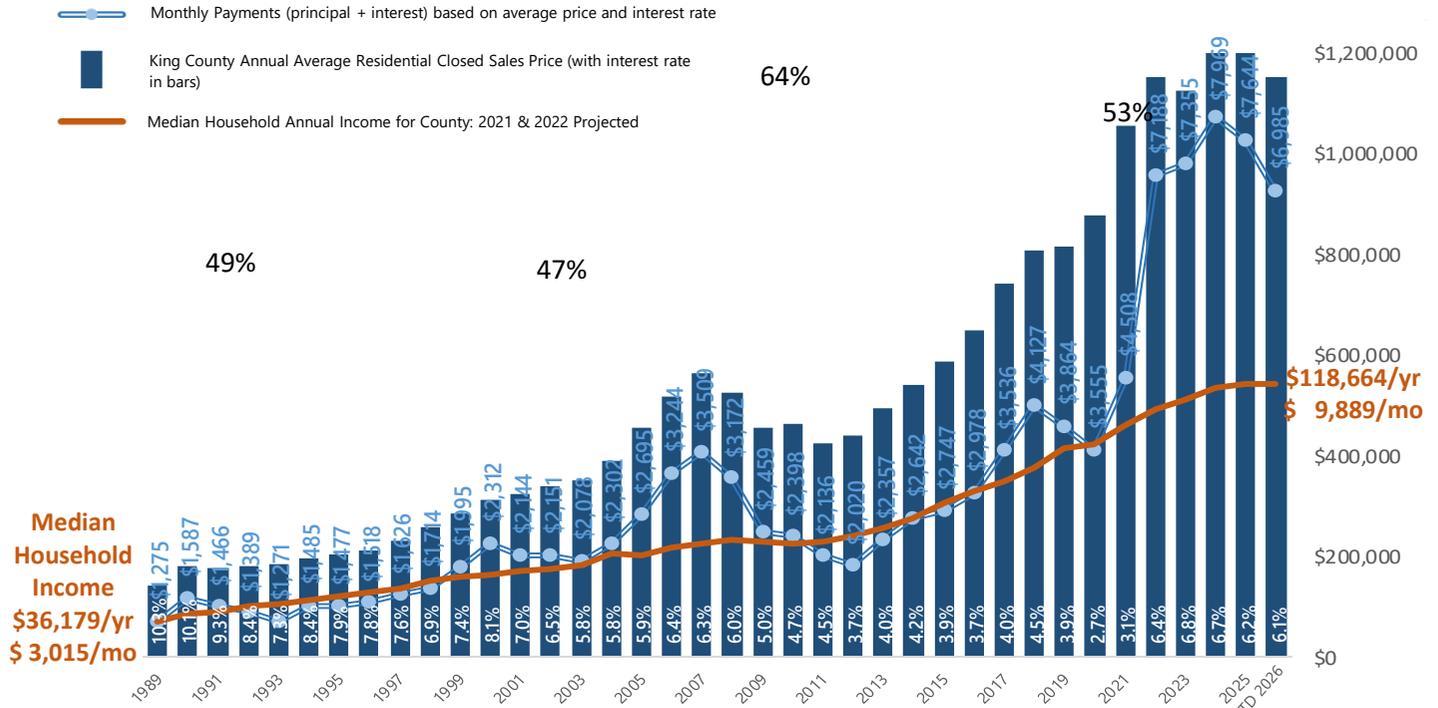
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	10	52.6%
15 - 30	94.9%	94.9%	3	15.8%
31 - 60	90.7%	90.7%	3	15.8%
61 - 90	97.1%	97.1%	1	5.3%
90+	86.7%	92.7%	2	10.5%
Totals			19	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
January, 2026	\$1,710,000	6.10%	\$10,363
January, 2025	\$1,718,000	6.96%	\$11,384
	-\$8,000	-0.86%	-\$1,021 Per Month
			-\$12,255 Per Year

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

Monthly Payments Compared to Income Trendline King County



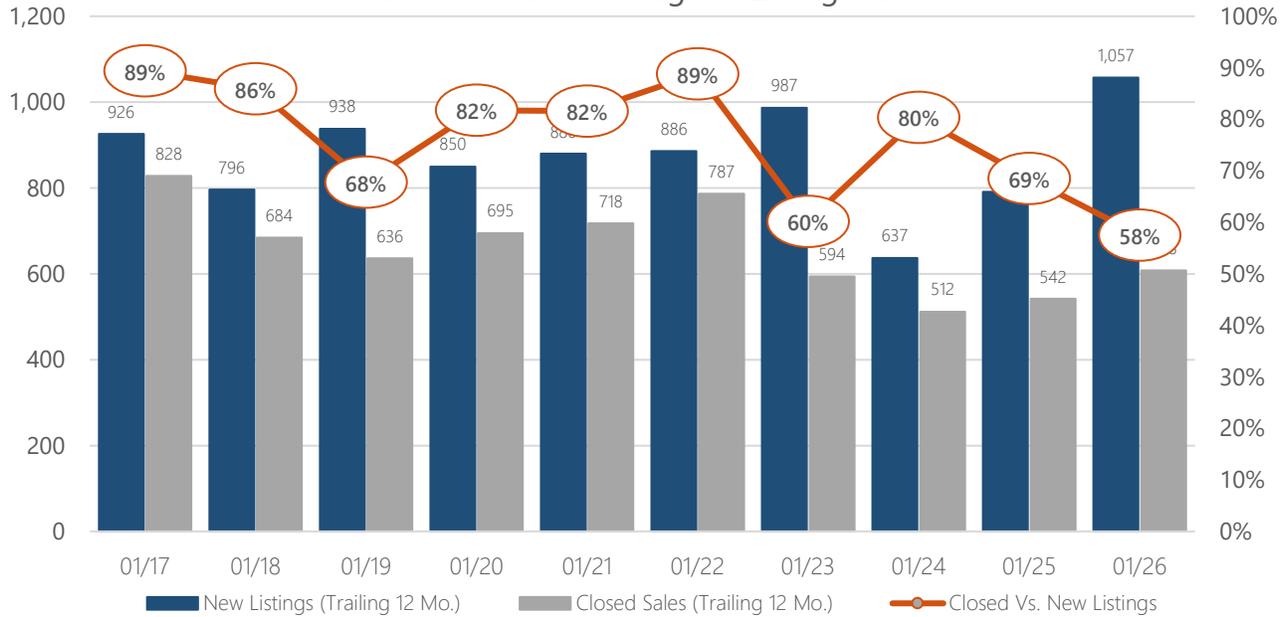
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income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

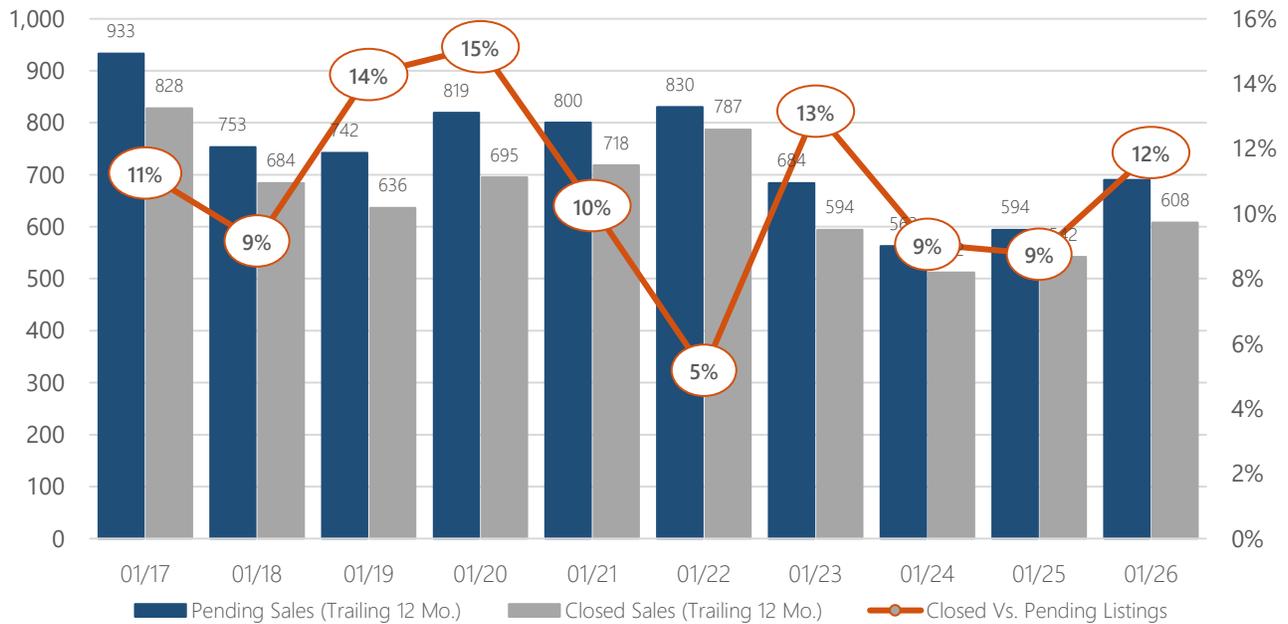
RESIDENTIAL ONLY

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

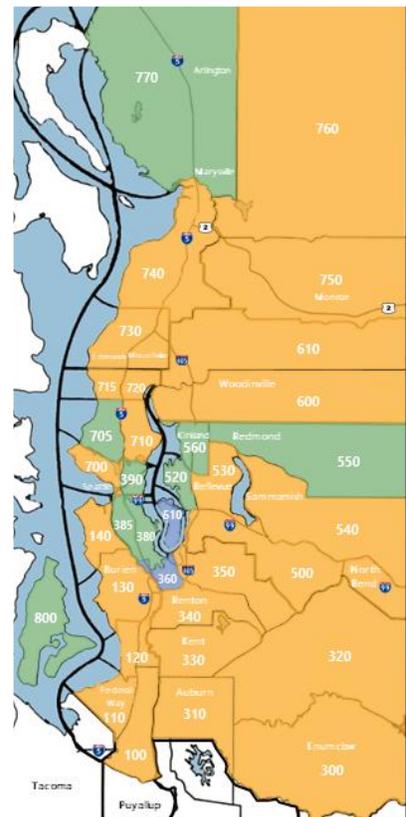
Area	Months Inventory			Area	Months Inventory		
	2024	2025	2026		2024	2025	2026
100	0.7	1.4	1.0	530	0.6	0.8	1.4
110	1.0	1.1	1.4	540	0.8	1.0	1.5
120	0.8	1.0	1.7	550	0.7	1.7	2.5
130	0.9	1.3	1.5	560	1.2	1.9	2.2
140	1.0	1.2	1.7	600	0.8	1.6	1.5
300	1.3	1.6	1.6	610	0.4	1.1	1.7
310	1.0	1.6	1.3	700	0.8	1.3	1.9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

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) 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)	67												148%	67	AVG	148%
New Listings Taken in Month	65												20%	65	YTD	20%
# of Pending Transactions	49												40%	49	YTD	40%
Months Supply of Inventory	1.4												77%	1.4	AVG	77%
# of Closed Sales	19												-10%	19	YTD	-10%
Median Closed Price	1,710,000												0%	1,710,000	WA	0%
2025																
Active Listings (EOM)	27	40	62	99	139	145	155	128	110	104	75	56	35%	27	AVG	35%
New Listings Taken in Month	54	58	102	119	141	121	119	92	83	85	36	36	6%	54	YTD	59%
# of Pending Transactions	35	34	64	60	69	73	62	71	80	62	45	21	6%	35	YTD	6%
Months Supply of Inventory	0.8	1.2	1.0	1.7	2.0	2.0	2.5	1.8	1.4	1.7	1.7	2.7	27%	0.8	AVG	27%
# of Closed Sales	21	32	35	56	56	64	67	50	69	71	46	43	11%	21	YTD	11%
Median Closed Price	1,718,000	1,650,000	2,000,000	1,700,000	1,680,500	1,685,000	1,555,000	1,527,500	1,550,000	1,620,000	1,615,000	1,720,000	15%	1,718,000	WA	15%
2024																
Active Listings (EOM)	20	26	40	39	58	63	68	61	64	57	39	20	-51%	20	AVG	-51%
New Listings Taken in Month	34	48	85	88	107	82	80	73	78	59	20	17	-15%	34	YTD	-15%
# of Pending Transactions	33	36	55	71	70	62	56	52	58	52	26	21	-18%	33	YTD	-18%
Months Supply of Inventory	0.6	0.7	0.7	0.5	0.8	1.0	1.2	1.2	1.1	1.1	1.5	1.0	-41%	0.6	AVG	-41%
# of Closed Sales	19	30	40	50	62	67	59	44	41	66	38	24	27%	19	YTD	27%
Median Closed Price	1,487,756	1,580,000	1,682,500	1,616,250	1,687,500	1,605,000	1,610,000	1,492,500	1,755,000	1,530,000	1,522,500	1,452,500	16%	1,487,756	WA	16%
2023																
Active Listings (EOM)	41	37	45	46	54	60	69	64	65	51	43	25	273%	41	AVG	273%
New Listings Taken in Month	40	37	66	62	73	71	68	70	58	53	28	17	-7%	40	YTD	-7%
# of Pending Transactions	40	35	52	63	49	56	45	72	52	57	28	21	25%	40	YTD	25%
Months Supply of Inventory	1.0	1.1	0.9	0.7	1.1	1.1	1.5	0.9	1.3	0.9	1.5	1.2	198%	1.0	AVG	198%
# of Closed Sales	15	35	45	32	61	47	43	43	65	51	43	28	-52%	15	YTD	-52%
Median Closed Price	1,285,000	1,385,000	1,770,000	1,642,500	1,320,000	1,660,000	1,475,000	1,425,505	1,475,000	1,430,000	1,575,000	1,622,500	-22%	1,285,000	WA	-22%
2022																
# of Active Listings	11	21	28	57	82	111	114	97	89	101	81	49	-52%	11	A	-52%
New Listings Taken in Month	43	71	102	116	132	132	85	81	87	78	36	27	0%	43	YTD	0%
# of Pending Transactions	32	60	90	76	79	64	54	71	65	40	22	23	-29%	32	YTD	-29%
Months Supply of Inventory	0.3	0.4	0.3	0.8	1.0	1.7	2.1	1.4	1.4	2.5	3.7	2.1	-33%	0.3	A	-33%
# of Closed Sales	31	24	65	66	75	62	53	55	68	48	38	25	-3%	31	T	-3%
Median Closed Price	1,650,000	1,777,500	1,760,000	1,760,000	1,750,000	1,600,000	1,500,000	1,400,000	1,250,000	1,300,000	1,320,000	1,192,000	55%	1,650,000	WA	55%

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) 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)	23	20	17	30	12	20	24	27	15	18	10	5	5%	23	AVG	5%
	New Listings Taken in Month	55	53	75	102	82	113	95	109	60	74	44	36	28%	55	YTD	28%
	# of Pending Transactions	45	49	69	81	88	100	86	101	71	68	51	34	2%	45	YTD	2%
	Months Supply of Inventory	0.5	0.4	0.2	0.4	0.1	0.2	0.3	0.3	0.2	0.3	0.2	0.1	2%	0.5	AVG	2%
	# of Closed Sales	32	42	50	65	69	84	95	82	81	69	69	50	68%	32	YTD	68%
	Median Closed Price	1,065,000	1,243,500	1,340,500	1,308,000	1,300,000	1,395,000	1,300,000	1,393,000	1,310,000	1,400,000	1,520,000	1,522,500	11%	1,065,000	WA	11%
2020	Active Listings (EOM)	22	29	30	41	58	71	88	85	62	49	30	15	-69%	22	AVG	-69%
	New Listings Taken in Month	43	55	75	59	87	99	110	97	94	74	41	34	-2%	43	YTD	-2%
	# of Pending Transactions	44	45	56	46	67	85	86	90	109	79	52	40	22%	44	YTD	22%
	Months Supply of Inventory	0.5	0.6	0.5	0.9	0.9	0.8	1.0	0.9	0.6	0.6	0.6	0.4	-74%	0.5	AVG	-74%
	# of Closed Sales	19	35	44	41	38	72	83	68	76	97	64	68	-32%	19	YTD	-32%
	Median Closed Price	960,000	980,000	1,118,250	965,000	918,500	1,035,000	1,070,000	1,025,500	1,012,500	1,025,000	1,111,000	1,056,250	7%	960,000	WA	7%
2019	Active Listings (EOM)	70	73	77	75	112	125	111	81	77	70	48	24	312%	70	AVG	312%
	New Listings Taken in Month	44	57	99	97	124	112	82	68	63	50	35	20	29%	44	YTD	29%
	# of Pending Transactions	36	56	100	93	86	87	92	82	61	49	43	26	24%	36	YTD	24%
	Months Supply of Inventory	1.9	1.3	0.8	0.8	1.3	1.4	1.2	1.0	1.3	1.4	1.1	0.9	232%	1.9	AVG	232%
	# of Closed Sales	28	29	65	65	79	82	69	86	61	54	42	44	27%	28	YTD	27%
	Median Closed Price	895,000	820,000	927,000	920,000	902,000	947,500	915,000	900,000	945,000	864,250	912,500	1,072,550	-12%	895,000	WA	-12%
2018	Active Listings (EOM)	17	30	33	44	69	86	91	95	118	103	92	69	-11%	17	AVG	-11%
	New Listings Taken in Month	34	47	85	84	128	123	86	81	102	82	46	30	-37%	34	YTD	-37%
	# of Pending Transactions	29	30	84	65	93	97	73	68	59	68	36	33	-33%	29	YTD	-33%
	Months Supply of Inventory	0.6	1.0	0.4	0.7	0.7	0.9	1.2	1.4	2.0	1.5	2.6	2.1	33%	0.6	AVG	33%
	# of Closed Sales	22	29	34	67	64	90	82	58	51	44	53	36	-49%	22	YTD	-49%
	Median Closed Price	1,018,000	985,000	921,500	939,000	1,030,000	1,047,500	904,975	905,000	871,060	910,000	832,500	839,000	31%	1,018,000	WA	31%
2017	Active Listings (EOM)	19	19	25	43	44	49	55	52	45	37	23	14	-47%	19	AVG	-47%
	New Listings Taken in Month	54	42	80	92	96	114	84	77	65	60	37	15	23%	54	YTD	23%
	# of Pending Transactions	43	39	70	69	88	105	79	85	68	60	39	22	13%	43	YTD	13%
	Months Supply of Inventory	0.4	0.5	0.4	0.6	0.5	0.5	0.7	0.6	0.7	0.6	0.6	0.6	-53%	0.4	AVG	-53%
	# of Closed Sales	43	28	47	54	63	84	89	74	69	67	49	38	43%	43	YTD	43%
	Median Closed Price	775,001	802,500	830,000	936,250	895,000	916,650	856,000	890,000	890,500	868,500	896,000	872,000	20%	775,001	WA	20%
2016	Active Listings (EOM)	36	36	42	64	66	83	86	62	74	57	38	15	-12%	36	AVG	-12%
	New Listings Taken in Month	44	56	78	99	112	129	93	89	88	61	43	24	-12%	44	YTD	-12%
	# of Pending Transactions	38	63	76	72	111	107	97	111	75	74	63	41	-27%	38	YTD	-27%
	Months Supply of Inventory	0.9	0.6	0.6	0.9	0.6	0.8	0.9	0.6	1.0	0.8	0.6	0.4	20%	0.9	AVG	20%
	# of Closed Sales	30	39	53	61	69	96	80	89	85	84	68	61	-23%	30	YTD	-23%
	Median Closed Price	648,250	705,000	745,000	735,000	750,000	715,000	688,250	750,000	730,000	735,000	750,000	734,000	4%	648,250	WA	4%

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)
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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)	29	33	40	54	69	81	86	75	72	65	48	29	57	AVG
% of 12 Month Avg.	50%	58%	70%	95%	122%	143%	152%	132%	127%	114%	84%	51%		
New Listings Taken in Month	45	52	85	92	108	110	90	84	78	68	37	26	873	T
% of 12 Month Avg.	61%	72%	116%	126%	149%	151%	124%	115%	107%	93%	50%	35%		
# of Pending Transactions	38	45	72	70	80	84	73	80	70	61	41	28	740	T
% of 12 Month Avg.	61%	73%	116%	113%	130%	136%	118%	130%	113%	99%	66%	46%		
Months Supply of Inventory	0.8	0.7	0.6	0.8	0.9	1.0	1.2	0.9	1.0	1.1	1.2	1.0	0.9	AVG
% of 12 Month Avg.	82%	80%	60%	84%	94%	105%	128%	101%	111%	115%	128%	112%		
# of Closed Units	26	32	48	56	64	75	72	65	67	65	51	42	662	T
% of 12 Month Avg.	47%	59%	87%	101%	115%	136%	131%	118%	121%	118%	93%	76%		
Median Closed Price	1,150,201	1,192,850	1,309,475	1,252,200	1,223,350	1,260,665	1,187,423	1,170,901	1,178,906	1,168,275	1,205,450	1,208,330	1,209,002	AVG
% of 12 Month Avg.	95%	99%	108%	104%	101%	104%	98%	97%	98%	97%	100%	100%		

MARKET UPDATE

January, 2026



Bellevue/East of I-405 (530)

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	3												3
\$1,250,000 - \$1,499,999	3												3
\$1,500,000 - \$1,749,999	5												5
\$1,750,000 - \$1,999,999	2												2
\$2,000,000 - \$2,499,999	2												2
\$2,500,000 - \$2,999,999	2												2
\$3,000,000 - \$4,999,999	2												2
\$5,000,000 +	0												0
Grand Total	19												19

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	1	0	0	0	0	1	0	2	0	0	0	0
\$750,000 - \$999,999	0	1	1	0	0	2	0	2	1	2	3	0	0
\$1,000,000 - \$1,249,999	1	3	0	2	3	5	5	4	11	10	6	6	1
\$1,250,000 - \$1,499,999	3	6	5	11	9	13	17	12	17	14	8	8	3
\$1,500,000 - \$1,749,999	7	8	9	17	18	14	23	16	11	14	9	8	7
\$1,750,000 - \$1,999,999	1	6	2	3	6	6	9	5	10	16	4	4	1
\$2,000,000 - \$2,499,999	2	3	13	10	8	5	5	2	0	5	3	4	2
\$2,500,000 - \$2,999,999	0	2	1	4	4	2	2	6	9	3	9	4	0
\$3,000,000 - \$4,999,999	6	1	4	8	6	13	5	2	8	4	4	8	6
\$5,000,000 +	1	0	0	0	2	2	0	1	0	2	0	1	1
Grand Total	21	31	35	55	56	62	67	50	69	70	46	43	21

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	200%												200%
\$1,250,000 - \$1,499,999	0%												0%
\$1,500,000 - \$1,749,999	-29%												-29%
\$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	-67%												-67%
\$5,000,000 +	-100%												-100%
Grand Total	-10%												-10%

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