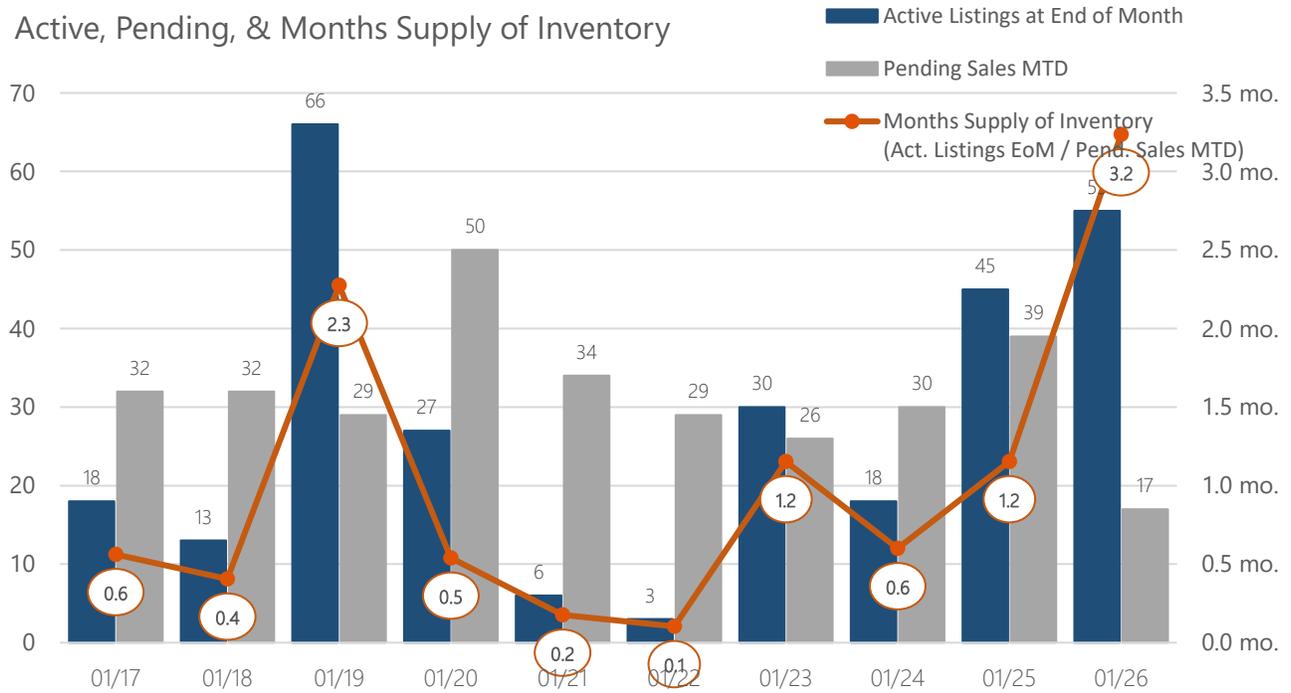


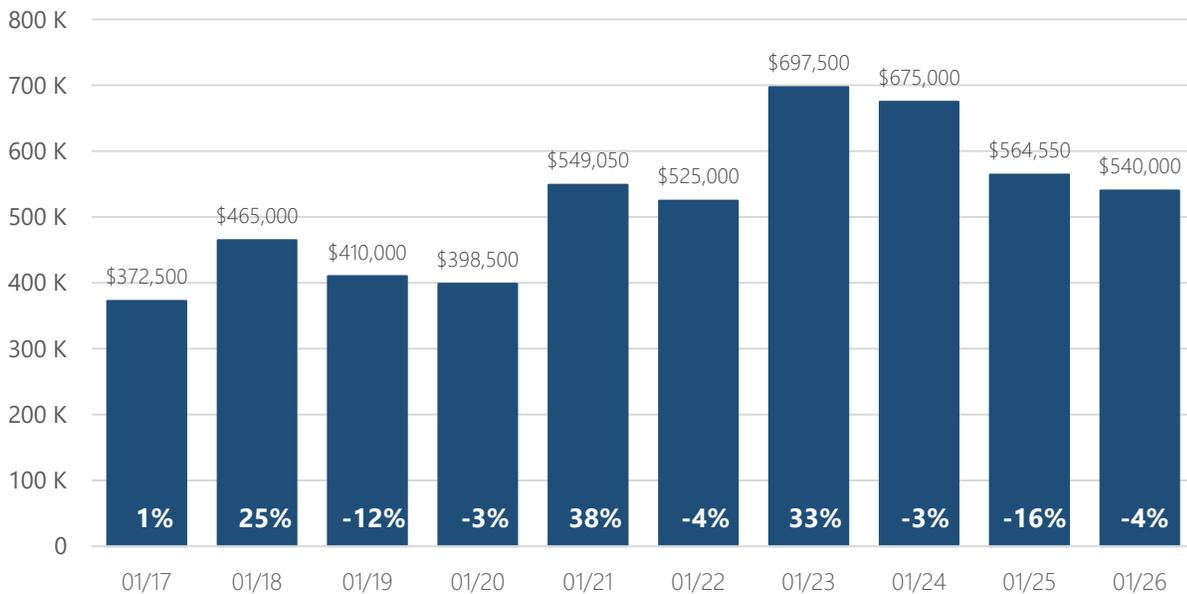
East Of Lake Sammamish (540)

CONDOMINIUM ONLY

Active, Pending, & Months Supply of Inventory



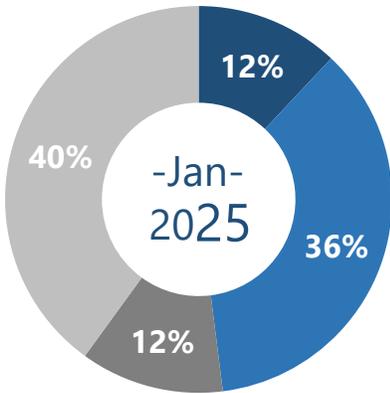
Median Closed Sales Price For Current Month Sold Properties



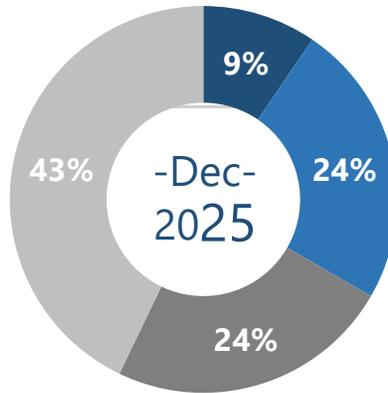
East Of Lake Sammamish (540)

CONDOMINIUM ONLY

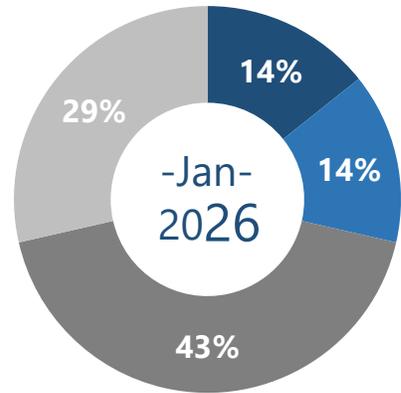
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	▶	3	0	32	104
NUMBER OF SALES IN MONTH	▶	1	1	3	2
MEDIAN % FROM ORIGINAL LIST PRICE	▶	1%	0%	-3%	N/A

East Of Lake Sammamish (540)

CONDOMINIUM ONLY

Sales Price to List Price
based on Market Time

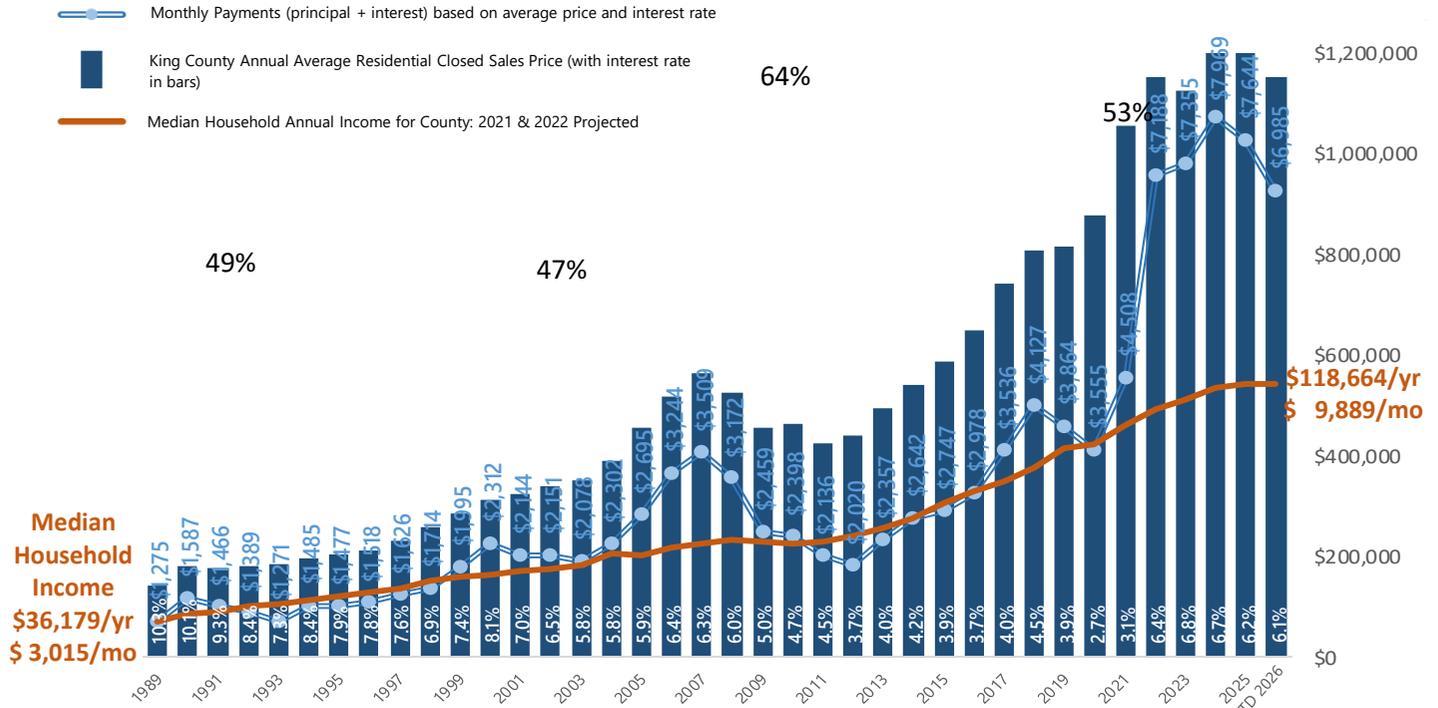
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	3	42.9%
15 - 30	0.0%	0.0%	0	0.0%
31 - 60	94.0%	94.0%	2	28.6%
61 - 90	92.5%	97.9%	1	14.3%
90+	96.8%	98.8%	1	14.3%
Totals			7	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
January, 2026	\$540,000	6.10%	\$3,272
January, 2025	\$564,550	6.96%	\$3,741
	-\$24,550	-0.86%	-\$468 Per Month
			-\$5,621 Per Year

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

Monthly Payments Compared to Income Trendline King County



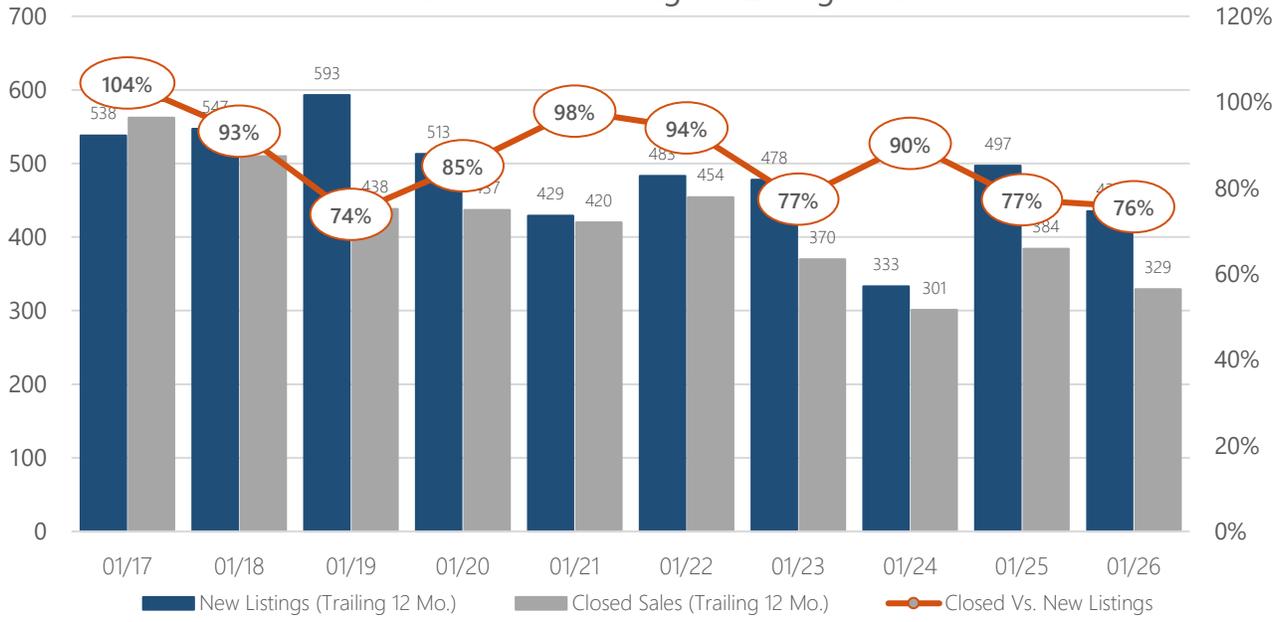
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income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

East Of Lake Sammamish (540)

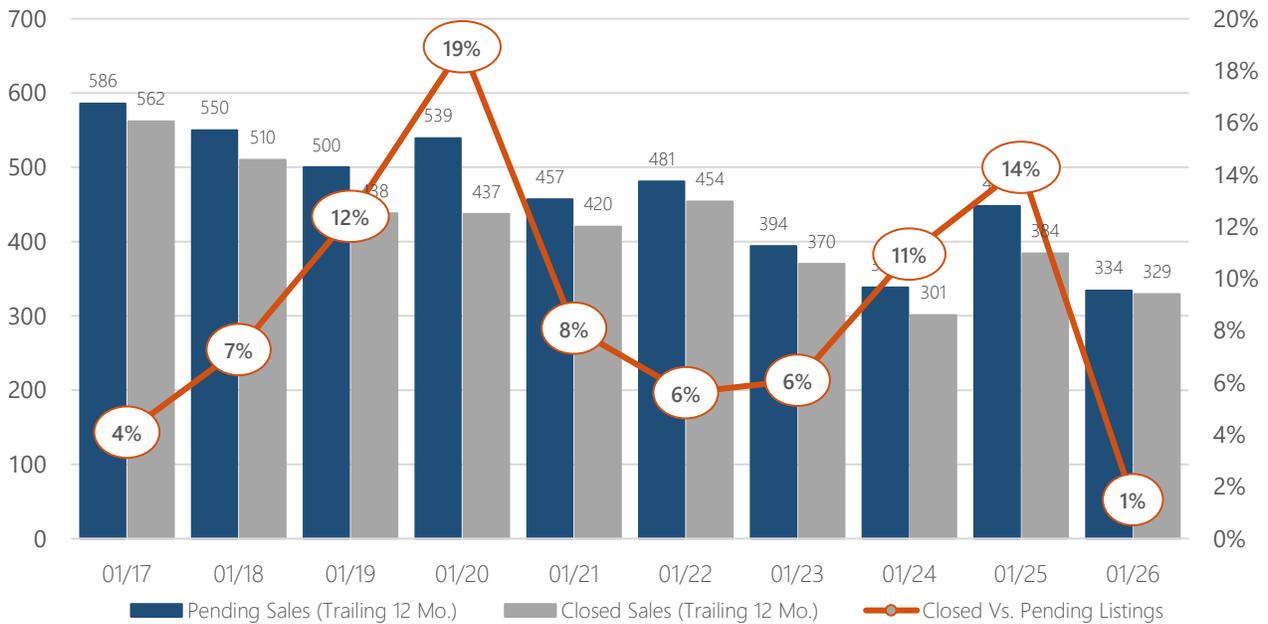
CONDOMINIUM ONLY

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

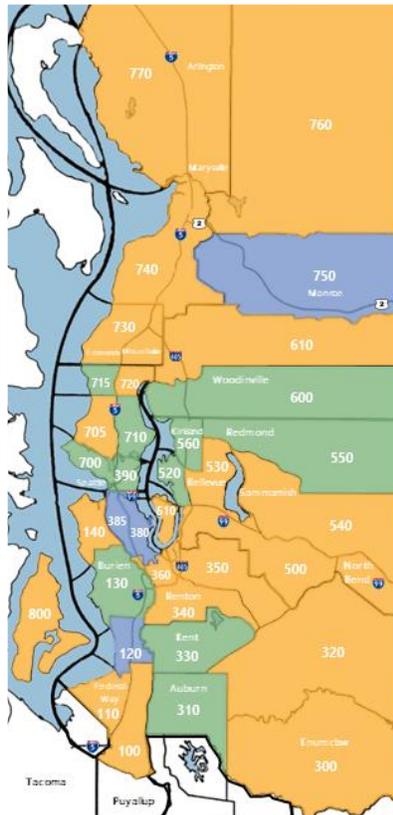
Area	Months Inventory			Area	Months Inventory		
	2024	2025	2026		2024	2025	2026
100	0.0	0.0	2.0	530	0.8	1.9	2.5
110	0.6	1.9	2.0	540	0.6	1.2	3.2
120	0.8	4.6	1.4	550	0.4	2.6	3.5
130	1.4	2.6	3.5	560	1.3	2.3	3.1
140	1.1	1.9	2.1	600	0.8	2.0	3.2
300	0.0	0.0	0.0	610	0.6	1.5	2.0
310	0.6	3.5	2.0	700	1.6	2.9	4.2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

East Of Lake Sammamish (540)

Statistics To Know

Residential

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	1.5	1.0	0.6	57%
Active Listings at End of Month	111	50	61	122%
Pending Sales MTD	72	51	21	41%
Pending Sales (Trailing 12 Months)	1,239	1,279	-40	-3%
Closed Sales MTD	39	33	6	18%
Closed Sales (Trailing 12 Months)	1,100	1,208	-108	-9%
Closed Sales Price (Median)	\$1,550,000	\$1,692,810	-\$142,810	-8%
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$9,393	\$11,217	-\$1,824	-16%

Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	3.2	1.2	2.1	180%
Active Listings at End of Month	55	45	10	22%
Pending Sales MTD	17	39	-22	-56%
Pending Sales (Trailing 12 Months)	334	448	-114	-25%
Closed Sales MTD	7	25	-18	-72%
Closed Sales (Trailing 12 Months)	329	384	-55	-14%
Closed Sales Price (Median)	\$540,000	\$564,550	-\$24,550	-4%
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$3,272	\$3,741	-\$468	-13%

Residential & Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	1.9	1.1	0.8	77%
Active Listings at End of Month	166	95	71	75%
Pending Sales MTD	89	90	-1	-1%
Pending Sales (Trailing 12 Months)	1,573	1,727	-154	-9%
Closed Sales MTD	46	58	-12	-21%
Closed Sales (Trailing 12 Months)	1,429	1,592	-163	-10%
Closed Sales Price (Median)	\$1,306,500	\$868,000	\$438,500	51%
30-Year-Fixed-Rate Mortgage Rates	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$7,917	\$5,752	\$2,166	38%

East Of Lake Sammamish (540) 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)	55												22%	55	AVG	22%
New Listings Taken in Month	32												-37%	32	YTD	-37%
# of Pending Transactions	17												-56%	17	YTD	-56%
Months Supply of Inventory	3.2												180%	3.2	AVG	180%
# of Closed Sales	7												-72%	7	YTD	-72%
Median Closed Price	540,000												-4%	540,000	WA	-4%
2025																
Active Listings (EOM)	45	42	48	62	78	77	66	73	65	71	55	45	150%	45	AVG	150%
New Listings Taken in Month	51	39	48	50	69	34	31	44	28	32	18	10	30%	51	YTD	46%
# of Pending Transactions	39	41	38	30	39	30	30	28	32	16	24	9	30%	39	YTD	30%
Months Supply of Inventory	1.2	1.0	1.3	2.1	2.0	2.6	2.2	2.6	2.0	4.4	2.3	5.0	92%	1.2	AVG	92%
# of Closed Sales	25	33	36	34	42	31	29	25	28	28	15	21	67%	25	YTD	67%
Median Closed Price	564,550	590,000	554,500	592,500	624,000	780,000	586,000	650,000	588,750	590,000	785,000	717,500	-16%	564,550	WA	-16%
2024																
Active Listings (EOM)	18	14	32	35	42	48	48	58	68	65	56	36	-40%	18	AVG	-40%
New Listings Taken in Month	35	17	64	45	53	55	43	43	54	32	22	18	59%	35	YTD	59%
# of Pending Transactions	30	20	47	42	59	45	38	29	41	31	27	30	15%	30	YTD	15%
Months Supply of Inventory	0.6	0.7	0.7	0.8	0.7	1.1	1.3	2.0	1.7	2.1	2.1	1.2	-48%	0.6	AVG	-48%
# of Closed Sales	15	21	28	33	46	49	35	32	31	35	22	27	50%	15	YTD	50%
Median Closed Price	675,000	649,900	644,950	680,000	644,000	557,430	630,000	615,000	521,450	675,000	600,000	626,000	-3%	675,000	WA	-3%
2023																
Active Listings (EOM)	30	23	27	29	26	16	25	24	27	30	32	19	900%	30	AVG	900%
New Listings Taken in Month	22	26	43	27	39	25	28	25	27	28	19	11	-31%	22	YTD	-31%
# of Pending Transactions	26	30	39	29	44	36	21	26	23	27	14	19	-10%	26	YTD	-10%
Months Supply of Inventory	1.2	0.8	0.7	1.0	0.6	0.4	1.2	0.9	1.2	1.1	2.3	1.0	1015%	1.2	AVG	1015%
# of Closed Sales	10	22	27	37	26	38	37	19	25	25	15	15	-41%	10	YTD	-41%
Median Closed Price	697,500	588,500	612,000	680,000	687,500	773,000	619,000	525,000	649,000	725,000	600,000	649,900	33%	697,500	WA	33%
2022																
# of Active Listings	3	4	10	17	24	44	44	53	56	52	45	38	-50%	3	A	-50%
New Listings Taken in Month	32	42	53	50	55	59	44	53	44	34	14	8	-27%	32	YTD	-27%
# of Pending Transactions	29	39	44	41	43	35	38	35	35	30	13	15	-15%	29	YTD	-15%
Months Supply of Inventory	0.1	0.1	0.2	0.4	0.6	1.3	1.2	1.5	1.6	1.7	3.5	2.5	-41%	0.1	A	-41%
# of Closed Sales	17	31	37	39	33	45	33	34	29	36	23	20	-23%	17	T	-23%
Median Closed Price	525,000	608,000	700,000	651,000	732,000	680,000	700,000	584,500	650,000	710,000	620,000	652,500	-4%	525,000	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

East Of Lake Sammamish (540)
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)	6	12	9	15	17	12	22	20	11	9	4	1	-78%	6	AVG	-78%
	New Listings Taken in Month	30	40	44	59	49	51	69	40	42	29	18	10	-32%	30	YTD	-32%
	# of Pending Transactions	34	36	47	56	48	55	55	40	49	28	24	14	-32%	34	YTD	-32%
	Months Supply of Inventory	0.2	0.3	0.2	0.3	0.4	0.2	0.4	0.5	0.2	0.3	0.2	0.1	-67%	0.2	AVG	-67%
	# of Closed Sales	22	34	40	38	45	50	52	48	40	40	16	34	-21%	22	YTD	-21%
	Median Closed Price	549,050	661,500	555,000	527,500	565,000	640,000	537,500	676,375	638,500	579,000	499,440	634,975	38%	549,050	WA	38%
2020	Active Listings (EOM)	27	18	36	40	45	46	33	41	31	33	16	13	-59%	27	AVG	-59%
	New Listings Taken in Month	44	33	49	29	32	42	50	39	44	45	24	12	-6%	44	YTD	-6%
	# of Pending Transactions	50	43	35	24	31	41	59	36	52	45	39	18	72%	50	YTD	72%
	Months Supply of Inventory	0.5	0.4	1.0	1.7	1.5	1.1	0.6	1.1	0.6	0.7	0.4	0.7	-76%	0.5	AVG	-76%
	# of Closed Sales	28	35	34	30	21	28	36	64	29	42	42	37	33%	28	YTD	33%
	Median Closed Price	398,500	485,000	522,500	600,000	510,500	442,500	484,250	526,500	495,500	506,250	480,000	440,000	-3%	398,500	WA	-3%
2019	Active Listings (EOM)	66	63	71	64	76	83	77	70	69	60	45	31	408%	66	AVG	408%
	New Listings Taken in Month	47	28	71	58	57	59	44	32	34	40	28	18	52%	47	YTD	52%
	# of Pending Transactions	29	31	66	67	50	48	44	36	31	42	42	32	-9%	29	YTD	-9%
	Months Supply of Inventory	2.3	2.0	1.1	1.0	1.5	1.7	1.8	1.9	2.2	1.4	1.1	1.0	460%	2.3	AVG	460%
	# of Closed Sales	21	25	30	53	48	44	41	34	33	31	30	40	5%	21	YTD	5%
	Median Closed Price	410,000	445,000	452,000	470,000	440,850	474,500	414,000	499,500	428,000	465,500	455,250	527,500	-12%	410,000	WA	-12%
2018	Active Listings (EOM)	13	13	20	27	30	54	64	69	85	88	76	57	-28%	13	AVG	-28%
	New Listings Taken in Month	31	42	50	68	66	77	53	52	53	39	28	18	-9%	31	YTD	-9%
	# of Pending Transactions	32	45	45	67	60	57	42	41	24	29	36	25	0%	32	YTD	0%
	Months Supply of Inventory	0.4	0.3	0.4	0.4	0.5	0.9	1.5	1.7	3.5	3.0	2.1	2.3	-28%	0.4	AVG	-28%
	# of Closed Sales	20	25	48	41	52	56	31	48	24	34	26	32	-23%	20	YTD	-23%
	Median Closed Price	465,000	434,950	470,000	435,000	470,500	500,000	470,000	451,662	500,000	505,000	499,000	501,499	25%	465,000	WA	25%
2017	Active Listings (EOM)	18	19	27	21	22	24	44	19	20	19	21	12	-5%	18	AVG	-5%
	New Listings Taken in Month	34	32	65	38	65	58	78	43	30	50	38	19	-26%	34	YTD	-26%
	# of Pending Transactions	32	28	58	41	65	57	63	66	29	51	37	23	-36%	32	YTD	-36%
	Months Supply of Inventory	0.6	0.7	0.5	0.5	0.3	0.4	0.7	0.3	0.7	0.4	0.6	0.5	48%	0.6	AVG	48%
	# of Closed Sales	26	22	30	55	44	54	42	63	58	33	45	44	-41%	26	YTD	-41%
	Median Closed Price	372,500	418,000	476,750	399,500	437,000	415,000	415,000	423,000	395,500	372,500	407,500	472,500	1%	372,500	WA	1%
2016	Active Listings (EOM)	19	18	25	26	24	25	40	36	34	27	17	15	-60%	19	AVG	-60%
	New Listings Taken in Month	46	57	66	57	49	69	50	40	46	33	17	20	-8%	46	YTD	-8%
	# of Pending Transactions	50	64	61	65	61	68	38	48	51	45	29	24	-2%	50	YTD	-2%
	Months Supply of Inventory	0.4	0.3	0.4	0.4	0.4	0.4	1.1	0.8	0.7	0.6	0.6	0.6	-60%	0.4	AVG	-60%
	# of Closed Sales	44	31	50	69	63	69	47	50	33	51	44	29	132%	44	YTD	132%
	Median Closed Price	367,000	318,000	344,500	412,500	335,000	370,000	330,050	388,750	380,000	394,000	375,750	325,000	2%	367,000	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

East Of Lake Sammamish (540)
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)	25	23	31	34	38	43	46	46	47	45	37	27	37	AVG
% of 12 Month Avg.	67%	62%	83%	92%	105%	117%	126%	126%	127%	124%	100%	73%		
New Listings Taken in Month	37	36	55	48	53	53	49	41	40	36	23	14	486	T
% of 12 Month Avg.	92%	88%	137%	119%	132%	131%	121%	101%	99%	89%	56%	36%		
# of Pending Transactions	35	38	48	46	50	47	43	39	37	34	29	21	466	T
% of 12 Month Avg.	90%	97%	124%	119%	129%	122%	110%	99%	95%	89%	73%	54%		
Months Supply of Inventory	0.7	0.6	0.6	0.7	0.8	0.9	1.1	1.2	1.3	1.3	1.3	1.3	1.0	AVG
% of 12 Month Avg.	71%	61%	65%	74%	78%	93%	110%	123%	129%	134%	131%	130%		
# of Closed Units	23	28	36	43	42	46	38	42	33	36	28	30	424	T
% of 12 Month Avg.	64%	79%	102%	121%	119%	131%	108%	118%	93%	100%	79%	85%		
Median Closed Price	502,410	519,885	533,220	544,800	544,635	563,243	518,580	534,029	524,670	552,225	532,194	554,737	535,386	AVG
% of 12 Month Avg.	94%	97%	100%	102%	102%	105%	97%	100%	98%	103%	99%	104%		

MARKET UPDATE

January, 2026



East Of Lake Sammamish (540)

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	1												1
\$500,000 - \$749,999	3												3
\$750,000 - \$999,999	2												2
\$1,000,000 - \$1,249,999	1												1
\$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	7												7

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	9	5	2	6	1	1	6	4	5	2	2	3	9
\$500,000 - \$749,999	13	15	26	13	28	9	12	14	10	10	4	10	13
\$750,000 - \$999,999	0	8	1	9	8	14	8	6	9	5	7	6	0
\$1,000,000 - \$1,249,999	0	0	4	2	0	3	2	0	0	3	1	2	0
\$1,250,000 - \$1,499,999	1	1	0	2	0	1	0	0	0	0	1	0	1
\$1,500,000 - \$1,749,999	0	0	0	0	0	0	0	0	0	0	0	0	0
\$1,750,000 - \$1,999,999	0	0	1	0	0	0	0	0	0	0	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	23	29	34	32	37	28	28	25	24	20	15	21	23

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	-89%												-89%
\$500,000 - \$749,999	-77%												-77%
\$750,000 - \$999,999	N/A												N/A
\$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	-70%												-70%

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