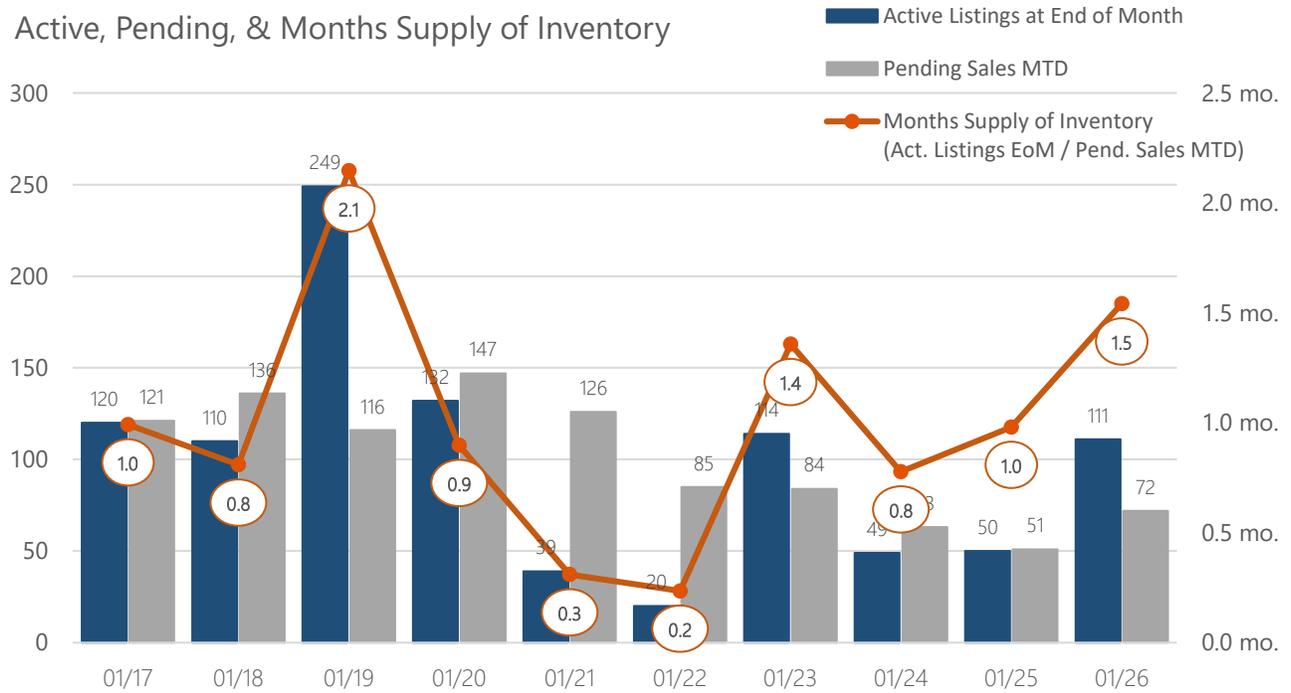


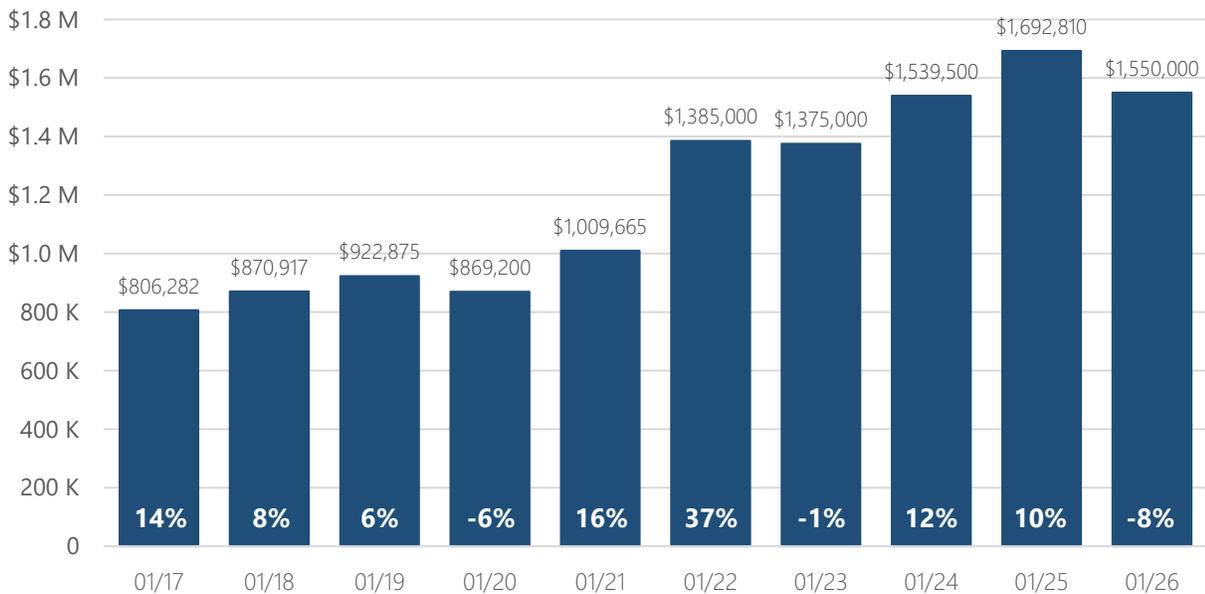
East Of Lake Sammamish (540)

RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



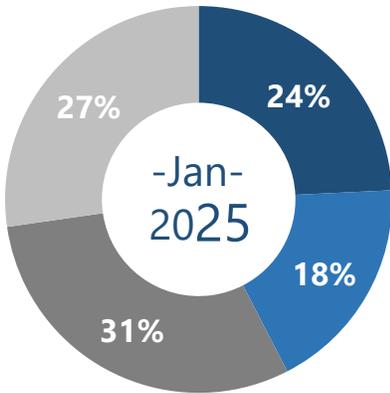
Median Closed Sales Price For Current Month Sold Properties



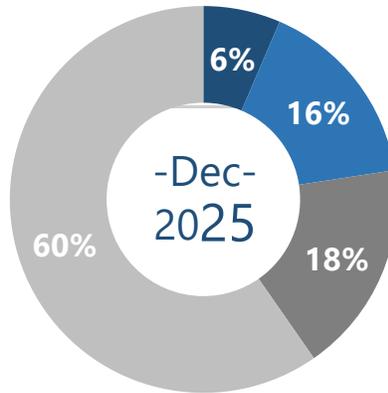
East Of Lake Sammamish (540)

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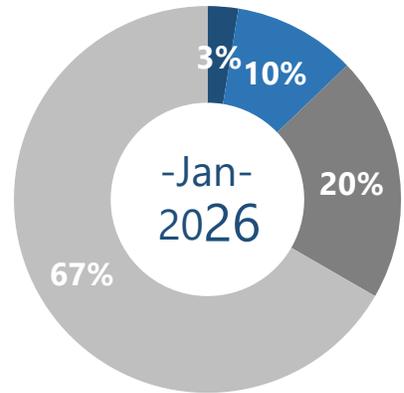
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	11	46	108
NUMBER OF SALES IN MONTH	▶	1	4	8	26
MEDIAN % FROM ORIGINAL LIST PRICE	▶	0%	0%	-3%	N/A

East Of Lake Sammamish (540)

RESIDENTIAL ONLY

Sales Price to List Price
based on Market Time

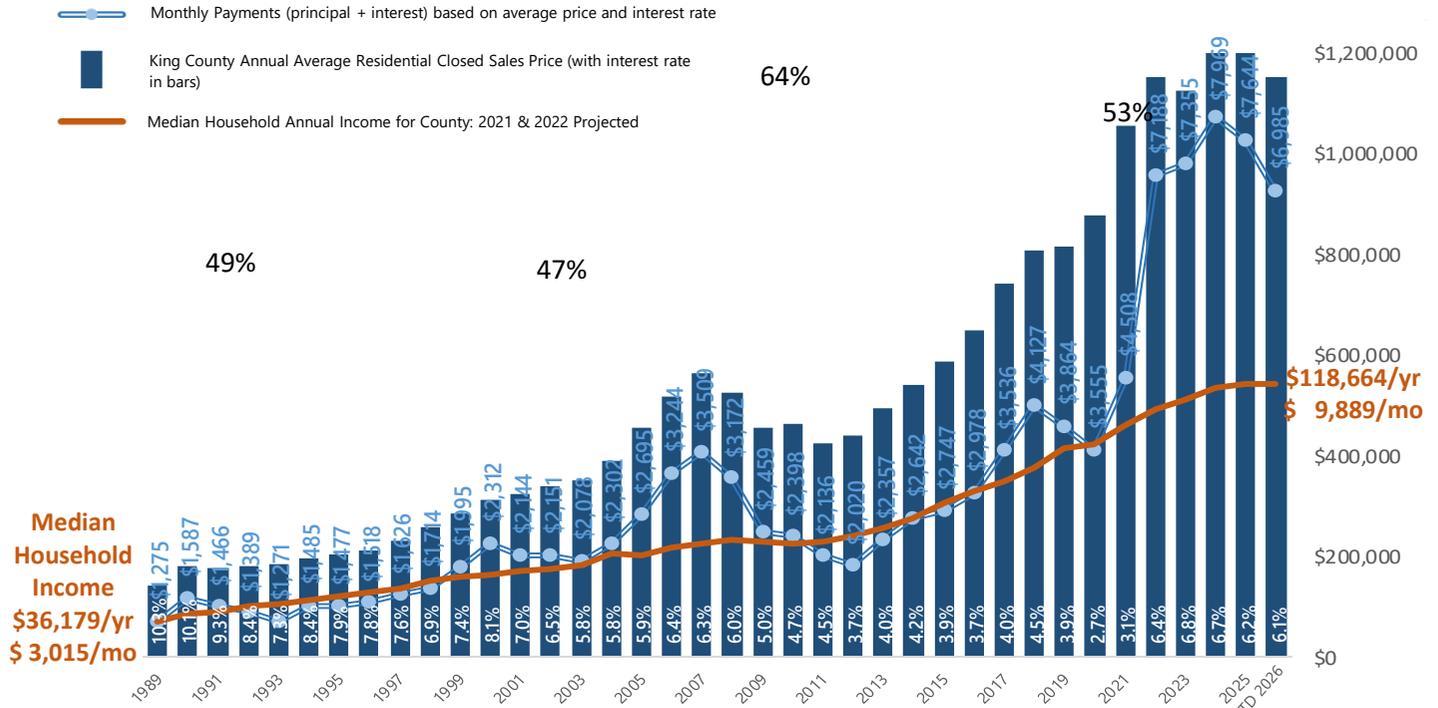
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	99.1%	99.1%	10	25.6%
15 - 30	98.2%	98.2%	2	5.1%
31 - 60	97.3%	97.3%	7	17.9%
61 - 90	92.5%	95.9%	7	17.9%
90+	89.8%	96.5%	13	33.3%
Totals			39	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
January, 2026	\$1,550,000	6.10%	\$9,393
January, 2025	\$1,692,810	6.96%	\$11,217
	-\$142,810	-0.86%	-\$1,824 Per Month
			-\$21,887 Per Year

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

Monthly Payments Compared to Income Trendline King County



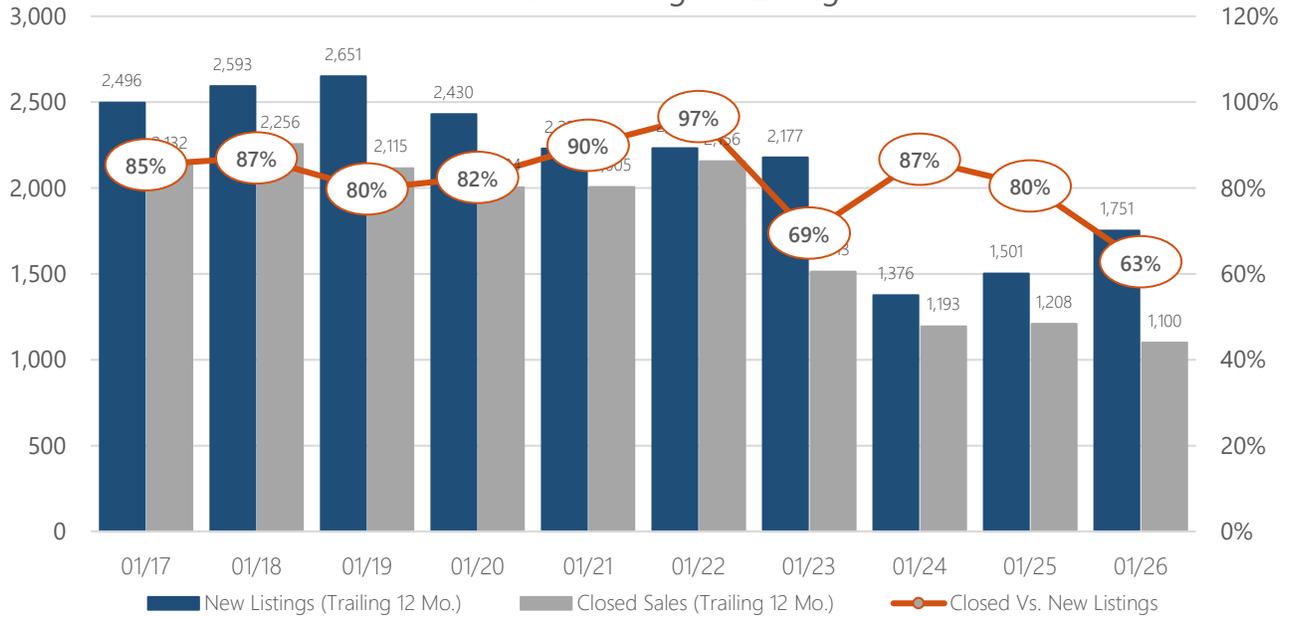
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income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

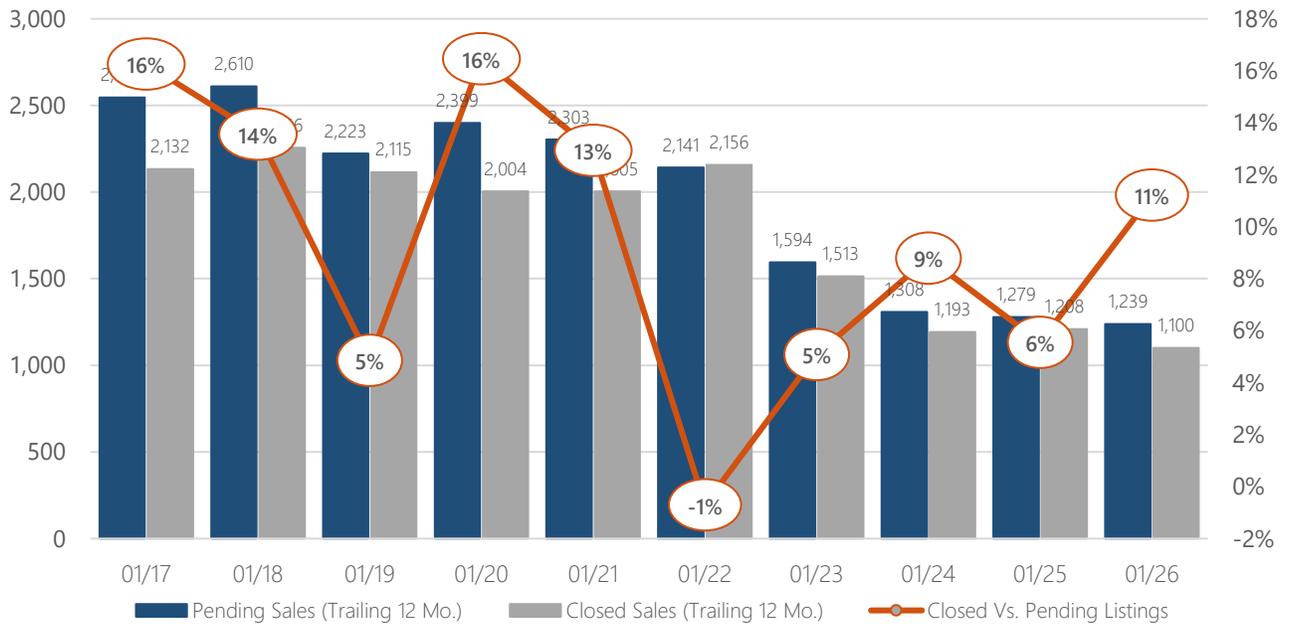
RESIDENTIAL ONLY

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

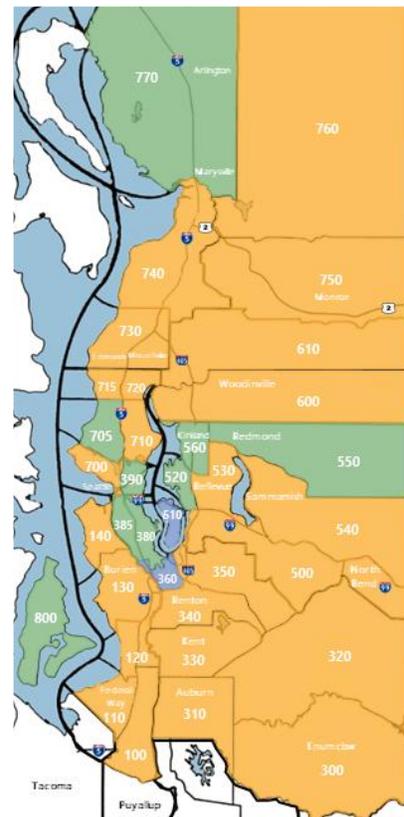
Area	Months Inventory			Area	Months Inventory		
	2024	2025	2026		2024	2025	2026
100	0.7	1.4	1.0	530	0.6	0.8	1.4
110	1.0	1.1	1.4	540	0.8	1.0	1.5
120	0.8	1.0	1.7	550	0.7	1.7	2.5
130	0.9	1.3	1.5	560	1.2	1.9	2.2
140	1.0	1.2	1.7	600	0.8	1.6	1.5
300	1.3	1.6	1.6	610	0.4	1.1	1.7
310	1.0	1.6	1.3	700	0.8	1.3	1.9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

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) 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)	111												122%	111	AVG	122%
New Listings Taken in Month	94												25%	94	YTD	25%
# of Pending Transactions	72												41%	72	YTD	41%
Months Supply of Inventory	1.5												57%	1.5	AVG	57%
# of Closed Sales	39												18%	39	YTD	18%
Median Closed Price	1,550,000												-8%	1,550,000	WA	-8%
2025																
Active Listings (EOM)	50	89	99	185	270	265	262	233	223	214	147	94	2%	50	AVG	2%
New Listings Taken in Month	75	114	182	242	274	192	170	135	149	131	43	25	-19%	75	YTD	32%
# of Pending Transactions	51	73	152	127	135	137	121	113	122	88	67	32	-19%	51	YTD	-19%
Months Supply of Inventory	1.0	1.2	0.7	1.5	2.0	1.9	2.2	2.1	1.8	2.4	2.2	2.9	26%	1.0	AVG	26%
# of Closed Sales	33	50	81	123	123	115	127	105	101	103	70	63	-28%	33	YTD	-28%
Median Closed Price	1,692,810	1,562,500	1,588,000	1,650,000	1,525,000	1,500,000	1,543,000	1,480,000	1,488,000	1,404,995	1,475,000	1,315,000	10%	1,692,810	WA	10%
2024																
Active Listings (EOM)	49	56	51	91	128	143	148	135	145	105	67	34	-57%	49	AVG	-57%
New Listings Taken in Month	57	109	119	186	223	167	187	146	144	87	41	17	-39%	57	YTD	-39%
# of Pending Transactions	63	93	117	133	172	131	155	120	114	100	60	33	-25%	63	YTD	-25%
Months Supply of Inventory	0.8	0.6	0.4	0.7	0.7	1.1	1.0	1.1	1.3	1.1	1.1	1.0	-43%	0.8	AVG	-43%
# of Closed Sales	46	56	93	104	150	131	147	152	96	123	75	48	2%	46	YTD	2%
Median Closed Price	1,539,500	1,452,500	1,630,000	1,639,997	1,665,000	1,675,000	1,618,000	1,507,500	1,483,500	1,528,000	1,580,000	1,425,000	12%	1,539,500	WA	12%
2023																
Active Listings (EOM)	114	93	136	129	128	128	156	140	150	125	100	51	470%	114	AVG	470%
New Listings Taken in Month	94	86	191	118	166	151	167	129	137	87	66	21	0%	94	YTD	0%
# of Pending Transactions	84	102	144	122	159	119	132	125	110	101	78	53	-1%	84	YTD	-1%
Months Supply of Inventory	1.4	0.9	0.9	1.1	0.8	1.1	1.2	1.1	1.4	1.2	1.3	1.0	477%	1.4	AVG	477%
# of Closed Sales	45	65	100	106	117	151	107	136	107	90	89	79	-26%	45	YTD	-26%
Median Closed Price	1,375,000	1,205,000	1,399,940	1,360,500	1,425,000	1,419,800	1,380,000	1,449,900	1,400,000	1,450,000	1,350,000	1,325,000	-1%	1,375,000	WA	-1%
2022																
# of Active Listings	20	21	74	139	205	298	313	240	250	231	181	123	-49%	20	A	-49%
New Listings Taken in Month	94	141	262	280	291	337	242	142	171	111	69	37	-39%	94	YTD	-39%
# of Pending Transactions	85	139	196	203	195	155	146	151	130	90	59	46	-33%	85	YTD	-33%
Months Supply of Inventory	0.2	0.2	0.4	0.7	1.1	1.9	2.1	1.6	1.9	2.6	3.1	2.7	-24%	0.2	A	-24%
# of Closed Sales	61	62	151	183	184	186	145	151	143	121	83	59	-31%	61	T	-31%
Median Closed Price	1,385,000	1,677,500	1,605,000	1,600,000	1,522,475	1,455,000	1,325,000	1,325,000	1,310,000	1,400,000	1,350,000	1,300,000	37%	1,385,000	WA	37%

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) 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)	39	52	60	75	48	68	79	58	48	31	21	11	-70%	39	AVG	-70%
	New Listings Taken in Month	132	160	283	285	232	275	234	197	197	127	92	55	-14%	132	YTD	-14%
	# of Pending Transactions	126	151	261	254	247	240	206	208	197	136	98	58	-14%	126	YTD	-14%
	Months Supply of Inventory	0.3	0.3	0.2	0.3	0.2	0.3	0.4	0.3	0.2	0.2	0.2	0.2	-66%	0.3	AVG	-66%
	# of Closed Sales	88	115	164	216	251	247	243	220	190	206	140	103	10%	88	YTD	10%
	Median Closed Price	1,009,665	1,059,047	1,260,000	1,240,000	1,220,000	1,250,000	1,320,000	1,267,824	1,277,500	1,345,000	1,372,500	1,399,000	16%	1,009,665	WA	16%
2020	Active Listings (EOM)	132	127	157	193	181	170	162	131	104	75	48	36	-47%	132	AVG	-47%
	New Listings Taken in Month	153	199	232	156	209	239	259	233	202	186	113	69	7%	153	YTD	7%
	# of Pending Transactions	147	212	192	131	216	249	260	273	219	215	139	71	27%	147	YTD	27%
	Months Supply of Inventory	0.9	0.6	0.8	1.5	0.8	0.7	0.6	0.5	0.5	0.3	0.3	0.5	-58%	0.9	AVG	-58%
	# of Closed Sales	80	98	139	149	131	180	223	218	201	231	166	181	-26%	80	YTD	-26%
	Median Closed Price	869,200	977,500	955,000	899,000	883,500	922,495	975,000	1,000,000	985,000	1,027,318	999,475	1,037,577	-6%	869,200	WA	-6%
2019	Active Listings (EOM)	249	260	313	348	432	450	418	394	365	281	186	127	126%	249	AVG	126%
	New Listings Taken in Month	143	141	291	307	372	269	223	209	174	149	84	58	-2%	143	YTD	-2%
	# of Pending Transactions	116	133	238	283	283	241	229	212	184	199	154	96	-15%	116	YTD	-15%
	Months Supply of Inventory	2.1	2.0	1.3	1.2	1.5	1.9	1.8	1.9	2.0	1.4	1.2	1.3	165%	2.1	AVG	165%
	# of Closed Sales	108	86	125	186	221	246	220	204	157	177	156	146	8%	108	YTD	8%
	Median Closed Price	922,875	857,873	905,000	903,750	845,000	883,500	873,250	897,240	902,380	885,000	852,072	892,450	6%	922,875	WA	6%
2018	Active Listings (EOM)	110	104	130	176	262	331	365	430	457	409	324	232	-8%	110	AVG	-8%
	New Listings Taken in Month	146	183	266	246	373	343	275	263	236	166	112	45	7%	146	YTD	7%
	# of Pending Transactions	136	190	244	199	275	264	209	158	165	158	147	98	12%	136	YTD	12%
	Months Supply of Inventory	0.8	0.5	0.5	0.9	1.0	1.3	1.7	2.7	2.8	2.6	2.2	2.4	-18%	0.8	AVG	-18%
	# of Closed Sales	100	105	171	192	187	257	226	214	161	202	134	158	6%	100	YTD	6%
	Median Closed Price	870,917	860,000	899,000	899,750	923,000	930,000	915,500	870,250	880,000	865,000	870,000	840,000	8%	870,917	WA	8%
2017	Active Listings (EOM)	120	94	122	137	171	216	240	222	237	200	151	91	-12%	120	AVG	-12%
	New Listings Taken in Month	137	158	266	224	318	341	302	248	224	173	127	66	5%	137	YTD	5%
	# of Pending Transactions	121	181	255	214	285	286	277	271	212	210	166	117	-10%	121	YTD	-10%
	Months Supply of Inventory	1.0	0.5	0.5	0.6	0.6	0.8	0.9	0.8	1.1	1.0	0.9	0.8	-3%	1.0	AVG	-3%
	# of Closed Sales	94	77	158	164	195	246	245	284	210	215	182	180	15%	94	YTD	15%
	Median Closed Price	806,282	815,000	850,633	871,000	870,000	844,500	841,000	811,500	791,723	825,000	842,500	873,500	14%	806,282	WA	14%
2016	Active Listings (EOM)	137	160	175	242	215	269	278	273	241	217	149	106	-35%	137	AVG	-35%
	New Listings Taken in Month	130	205	230	305	282	336	269	208	196	157	108	63	-3%	130	YTD	-3%
	# of Pending Transactions	134	198	222	250	326	288	257	208	219	191	173	93	-15%	134	YTD	-15%
	Months Supply of Inventory	1.0	0.8	0.8	1.0	0.7	0.9	1.1	1.3	1.1	1.1	0.9	1.1	-24%	1.0	AVG	-24%
	# of Closed Sales	82	81	138	174	165	266	243	255	174	205	162	175	-24%	82	YTD	-24%
	Median Closed Price	707,440	740,000	712,500	695,440	715,880	722,500	751,000	778,000	755,000	742,000	769,500	840,000	6%	707,440	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

East Of Lake Sammamish (540)
RESIDENTIAL 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)	102	106	132	172	204	234	242	226	222	189	137	91	171	AVG
% of 12 Month Avg.	60%	62%	77%	100%	119%	137%	141%	132%	130%	110%	80%	53%		
New Listings Taken in Month	116	150	232	235	274	265	233	191	183	137	86	46	2,147	T
% of 12 Month Avg.	65%	84%	130%	131%	153%	148%	130%	107%	102%	77%	48%	25%		
# of Pending Transactions	106	147	202	192	229	211	199	184	167	149	114	70	1,970	T
% of 12 Month Avg.	65%	90%	123%	117%	140%	129%	121%	112%	102%	91%	69%	42%		
Months Supply of Inventory	1.0	0.7	0.7	0.9	0.9	1.1	1.2	1.2	1.3	1.3	1.2	1.3	1.1	AVG
% of 12 Month Avg.	90%	67%	61%	84%	84%	104%	114%	115%	125%	119%	113%	122%		
# of Closed Units	74	80	132	160	172	203	193	194	154	167	126	119	1,773	T
% of 12 Month Avg.	50%	54%	89%	108%	117%	137%	130%	131%	104%	113%	85%	81%		
Median Closed Price	1,117,869	1,120,692	1,180,507	1,175,944	1,159,486	1,160,280	1,154,175	1,138,721	1,127,310	1,147,231	1,146,105	1,124,753	1,146,089	AVG
% of 12 Month Avg.	98%	98%	103%	103%	101%	101%	101%	99%	98%	100%	100%	98%		

MARKET UPDATE

January, 2026



East Of Lake Sammamish (540)

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	10												10
\$1,000,000 - \$1,249,999	5												5
\$1,250,000 - \$1,499,999	4												4
\$1,500,000 - \$1,749,999	7												7
\$1,750,000 - \$1,999,999	3												3
\$2,000,000 - \$2,499,999	5												5
\$2,500,000 - \$2,999,999	1												1
\$3,000,000 - \$4,999,999	2												2
\$5,000,000 +	2												2
Grand Total	39												39

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	0	0	0	1	0	0	0	0	1	0	0	1	0
\$500,000 - \$749,999	3	3	1	3	4	5	3	3	2	9	2	6	3
\$750,000 - \$999,999	4	6	11	11	14	12	13	9	11	9	11	12	4
\$1,000,000 - \$1,249,999	3	3	8	17	16	20	19	16	18	16	5	10	3
\$1,250,000 - \$1,499,999	2	7	15	18	23	17	21	26	19	26	18	16	2
\$1,500,000 - \$1,749,999	5	9	13	19	22	19	34	23	13	14	12	6	5
\$1,750,000 - \$1,999,999	7	11	15	21	16	15	18	9	13	9	8	2	7
\$2,000,000 - \$2,499,999	2	5	10	20	19	17	12	13	13	13	8	6	2
\$2,500,000 - \$2,999,999	7	3	4	9	4	7	3	5	5	5	2	2	7
\$3,000,000 - \$4,999,999	0	1	4	4	4	0	4	1	5	1	4	1	0
\$5,000,000 +	0	0	0	0	1	1	0	0	0	0	0	0	0
Grand Total	33	48	81	123	123	113	127	105	100	102	70	62	33

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	-100%												-100%
\$750,000 - \$999,999	150%												150%
\$1,000,000 - \$1,249,999	67%												67%
\$1,250,000 - \$1,499,999	100%												100%
\$1,500,000 - \$1,749,999	40%												40%
\$1,750,000 - \$1,999,999	-57%												-57%
\$2,000,000 - \$2,499,999	150%												150%
\$2,500,000 - \$2,999,999	-86%												-86%
\$3,000,000 - \$4,999,999	N/A												N/A
\$5,000,000 +	N/A												N/A
Grand Total	18%												18%

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