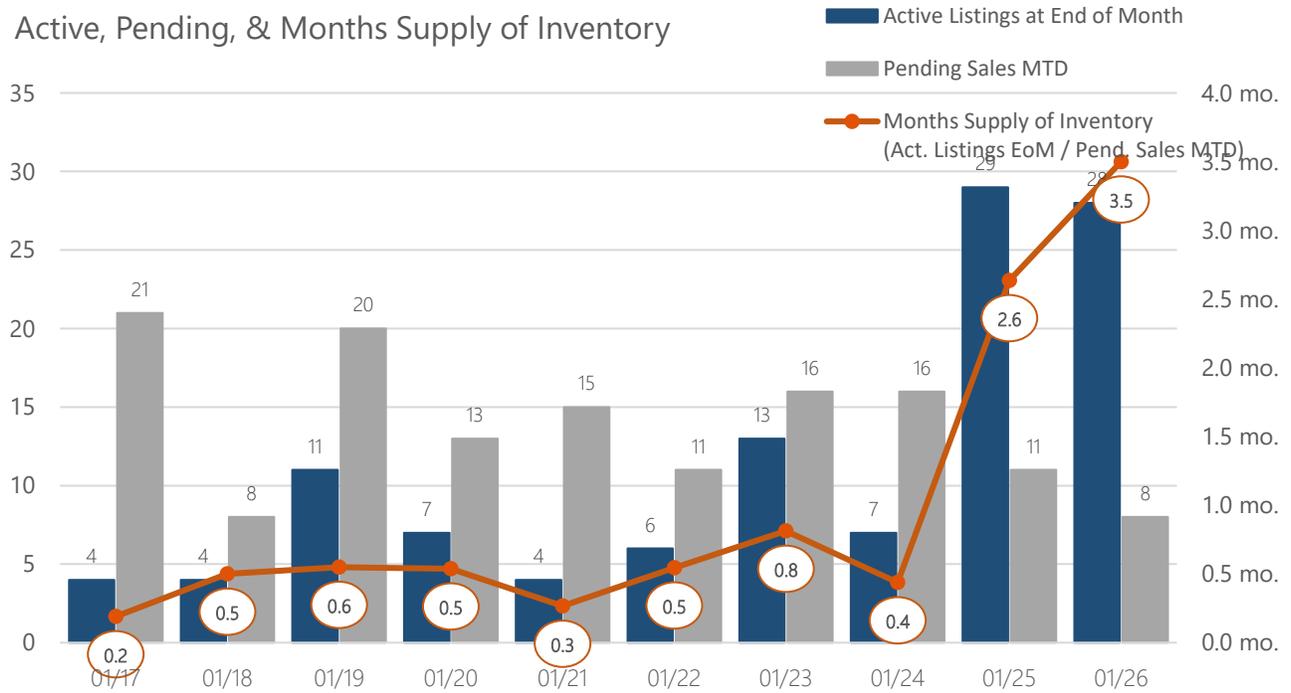


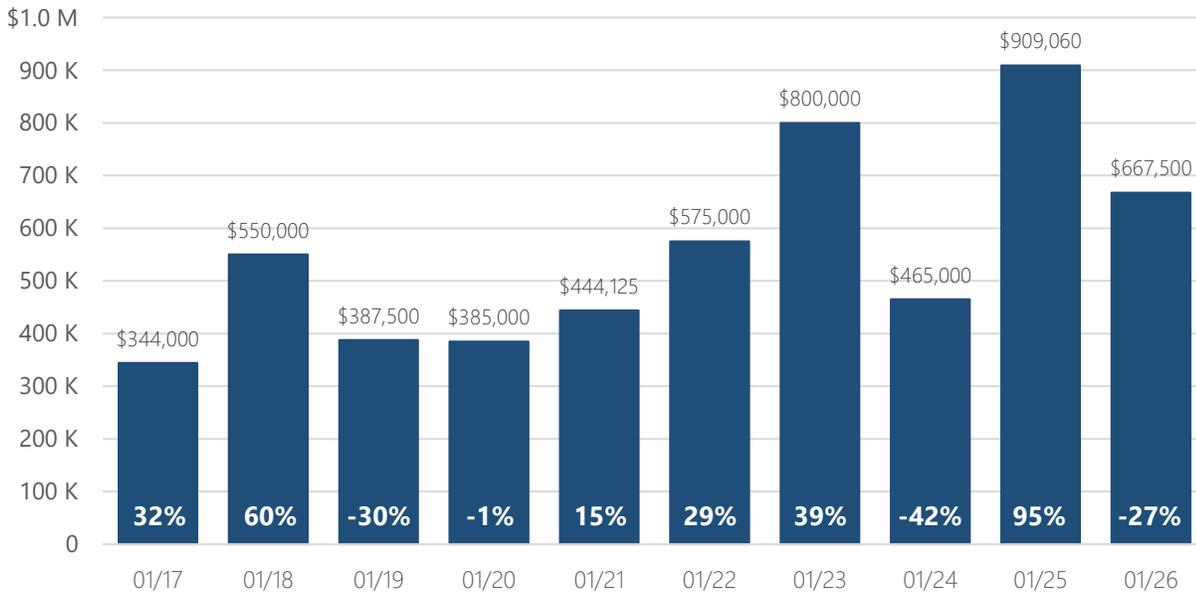
Redmond/Carnation (550)

CONDOMINIUM ONLY

Active, Pending, & Months Supply of Inventory



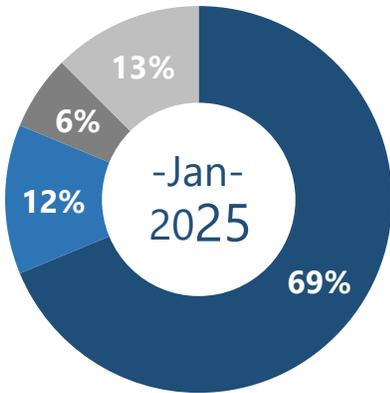
Median Closed Sales Price For Current Month Sold Properties



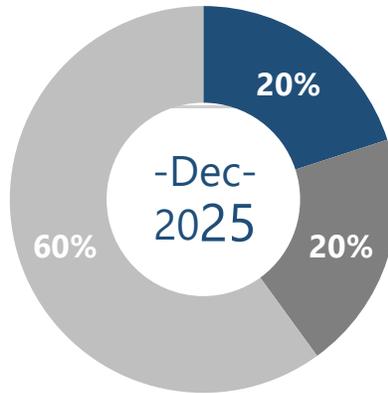
Redmond/Carnation (550)

CONDOMINIUM ONLY

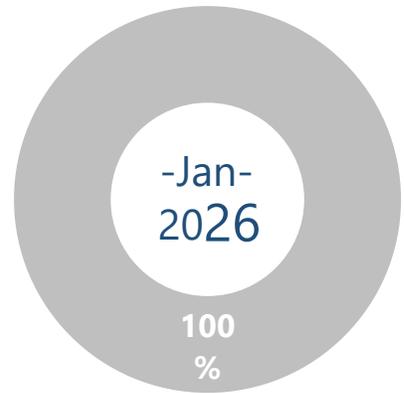
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	0	0	52
NUMBER OF SALES IN MONTH	▶	0	0	0	4
MEDIAN % FROM ORIGINAL LIST PRICE	▶	0%	0%	0%	N/A

Redmond/Carnation (550)

CONDOMINIUM ONLY

Sales Price to List Price
based on Market Time

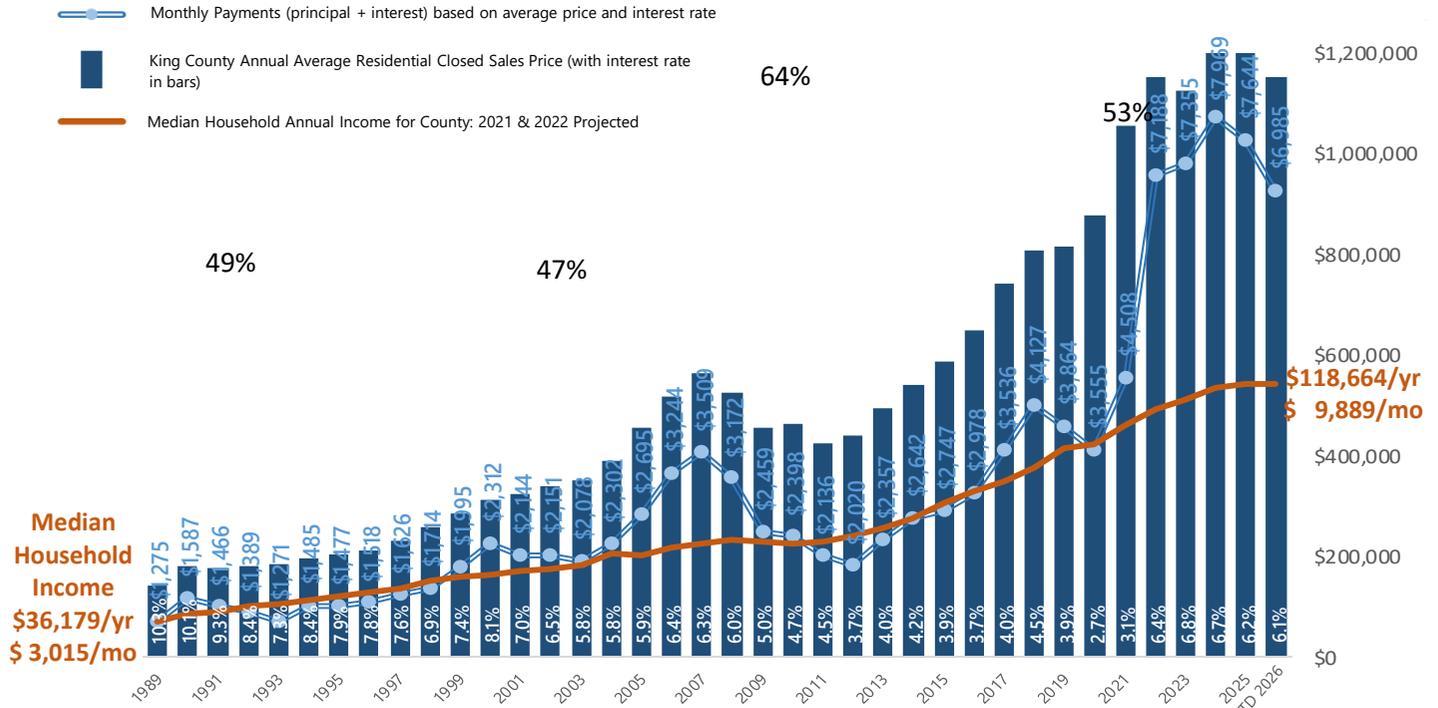
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	0.0%	0.0%	0	0.0%
15 - 30	97.9%	98.9%	1	25.0%
31 - 60	94.4%	96.4%	2	50.0%
61 - 90	98.3%	98.3%	1	25.0%
90+	0.0%	0.0%	0	0.0%
Totals			4	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
January, 2026	\$667,500	6.10%	\$4,045
January, 2025	\$909,060	6.96%	\$6,024
	-\$241,560	-0.86%	-\$1,979 Per Month
			-\$23,743 Per Year

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

Monthly Payments Compared to Income Trendline King County



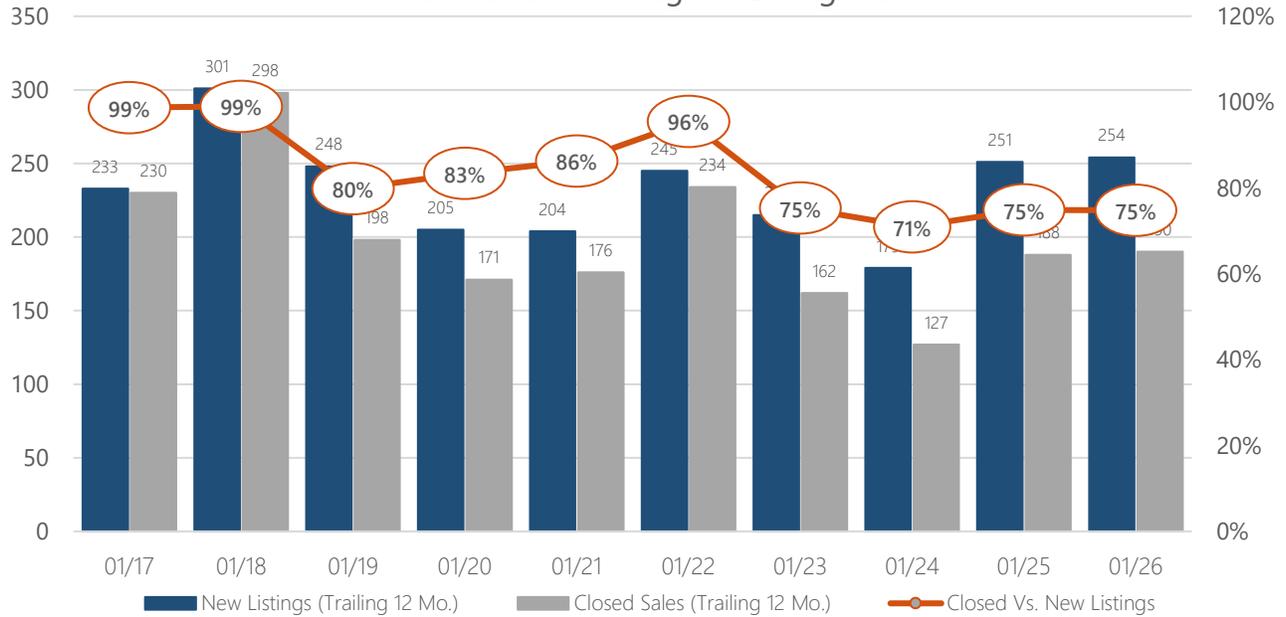
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income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

Redmond/Carnation (550)

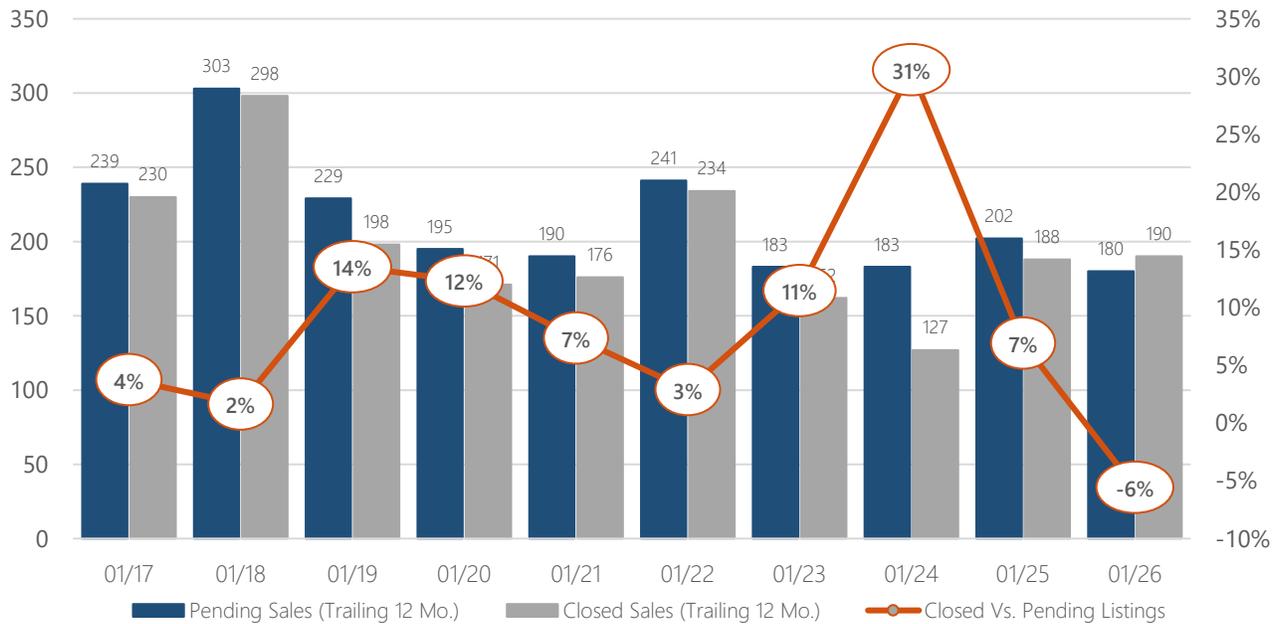
CONDOMINIUM ONLY

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

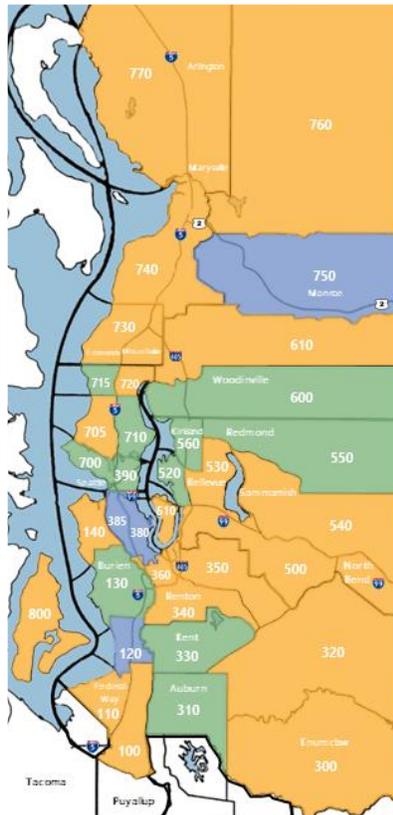
Area	Months Inventory			Area	Months Inventory		
	2024	2025	2026		2024	2025	2026
100	0.0	0.0	2.0	530	0.8	1.9	2.5
110	0.6	1.9	2.0	540	0.6	1.2	3.2
120	0.8	4.6	1.4	550	0.4	2.6	3.5
130	1.4	2.6	3.5	560	1.3	2.3	3.1
140	1.1	1.9	2.1	600	0.8	2.0	3.2
300	0.0	0.0	0.0	610	0.6	1.5	2.0
310	0.6	3.5	2.0	700	1.6	2.9	4.2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

Redmond/Carnation (550)

Statistics To Know

Residential

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	2.5	1.7	0.8	47%
Active Listings at End of Month	80	58	22	38%
Pending Sales MTD	32	34	-2	-6%
Pending Sales (Trailing 12 Months)	617	566	51	9%
Closed Sales MTD	27	16	11	69%
Closed Sales (Trailing 12 Months)	545	455	90	20%
Closed Sales Price (Median)	\$949,995	\$1,205,000	-\$255,005	-21%
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$5,757	\$7,985	-\$2,228	-28%

Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	3.5	2.6	0.9	33%
Active Listings at End of Month	28	29	-1	-3%
Pending Sales MTD	8	11	-3	-27%
Pending Sales (Trailing 12 Months)	180	202	-22	-11%
Closed Sales MTD	4	16	-12	-75%
Closed Sales (Trailing 12 Months)	190	188	2	1%
Closed Sales Price (Median)	\$667,500	\$909,060	-\$241,560	-27%
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$4,045	\$6,024	-\$1,979	-33%

Residential & Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	2.7	1.9	0.8	40%
Active Listings at End of Month	108	87	21	24%
Pending Sales MTD	40	45	-5	-11%
Pending Sales (Trailing 12 Months)	797	768	29	4%
Closed Sales MTD	31	32	-1	-3%
Closed Sales (Trailing 12 Months)	735	643	92	14%
Closed Sales Price (Median)	\$939,995	\$995,693	-\$55,698	-6%
30-Year-Fixed-Rate Mortgage Rates	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$5,696	\$6,598	-\$901	-14%

Redmond/Carnation (550) 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)	28												-3%	28	AVG	-3%
New Listings Taken in Month	17												-19%	17	YTD	-19%
# of Pending Transactions	8												-27%	8	YTD	-27%
Months Supply of Inventory	3.5												33%	3.5	AVG	33%
# of Closed Sales	4												-75%	4	YTD	-75%
Median Closed Price	667,500												-27%	667,500	WA	-27%
2025																
Active Listings (EOM)	29	33	34	37	47	45	47	55	46	40	34	23	314%	29	AVG	314%
New Listings Taken in Month	21	23	24	30	34	26	24	22	15	24	13	2	-31%	21	YTD	17%
# of Pending Transactions	11	22	24	17	15	18	13	12	18	15	12	6	-31%	11	YTD	-31%
Months Supply of Inventory	2.6	1.5	1.4	2.2	3.1	2.5	3.6	4.6	2.6	2.7	2.8	3.8	503%	2.6	AVG	503%
# of Closed Sales	16	17	20	19	29	17	23	15	8	20	8	10	220%	16	YTD	220%
Median Closed Price	909,060	1,039,540	764,500	780,000	900,000	760,000	716,000	765,000	805,000	935,000	1,005,000	877,500	95%	909,060	WA	95%
2024																
Active Listings (EOM)	7	6	17	14	20	32	36	30	31	25	28	17	-46%	7	AVG	-46%
New Listings Taken in Month	18	14	36	22	29	30	23	17	26	20	10	3	13%	18	YTD	13%
# of Pending Transactions	16	14	26	24	20	21	17	16	21	19	6	7	0%	16	YTD	0%
Months Supply of Inventory	0.4	0.4	0.7	0.6	1.0	1.5	2.1	1.9	1.5	1.3	4.7	2.4	-46%	0.4	AVG	-46%
# of Closed Sales	5	11	3	22	22	13	10	14	15	23	25	14	-29%	5	YTD	-29%
Median Closed Price	465,000	689,950	679,000	902,620	855,000	765,000	731,570	753,790	795,000	807,020	861,790	1,027,072	-42%	465,000	WA	-42%
2023																
Active Listings (EOM)	13	10	12	8	5	5	14	8	21	16	12	8	117%	13	AVG	117%
New Listings Taken in Month	16	8	11	9	12	11	28	15	35	20	5	7	0%	16	YTD	0%
# of Pending Transactions	16	10	11	13	15	12	22	21	21	24	9	9	45%	16	YTD	45%
Months Supply of Inventory	0.8	1.0	1.1	0.6	0.3	0.4	0.6	0.4	1.0	0.7	1.3	0.9	49%	0.8	AVG	49%
# of Closed Sales	7	15	8	11	10	13	8	13	13	19	9	3	-30%	7	YTD	-30%
Median Closed Price	800,000	548,000	679,400	805,000	567,500	610,000	623,750	691,000	775,000	750,000	926,240	537,000	39%	800,000	WA	39%
2022																
# of Active Listings	6	2	7	9	11	16	21	22	20	17	16	12	50%	6	A	50%
New Listings Taken in Month	16	16	30	24	16	24	29	15	20	9	11	5	78%	16	YTD	78%
# of Pending Transactions	11	20	27	21	15	15	18	9	19	8	8	7	-27%	11	YTD	-27%
Months Supply of Inventory	0.5	0.1	0.3	0.4	0.7	1.1	1.2	2.4	1.1	2.1	2.0	1.7	105%	0.5	A	105%
# of Closed Sales	10	11	16	25	19	12	18	11	10	18	6	9	0%	10	T	0%
Median Closed Price	575,000	680,000	735,475	645,000	865,000	830,000	505,000	450,000	682,500	621,750	557,500	550,000	29%	575,000	WA	29%

Redmond/Carnation (550)

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)	4	9	4	4	8	8	15	5	7	5	2	1	-43%	4	AVG	-43%
	New Listings Taken in Month	15	17	17	25	24	33	33	27	15	23	6	9	67%	15	YTD	67%
	# of Pending Transactions	15	10	22	26	20	31	26	36	12	25	10	12	15%	15	YTD	15%
	Months Supply of Inventory	0.3	0.9	0.2	0.2	0.4	0.3	0.6	0.1	0.6	0.2	0.2	0.1	-50%	0.3	AVG	-50%
	# of Closed Sales	10	13	15	14	25	23	29	27	30	11	26	11	43%	10	YTD	43%
	Median Closed Price	444,125	575,000	649,000	540,500	655,000	765,000	722,000	620,000	631,500	701,000	564,975	437,668	15%	444,125	WA	15%
2020	Active Listings (EOM)	7	6	7	8	14	21	21	16	14	14	8	4	-36%	7	AVG	-36%
	New Listings Taken in Month	9	15	13	12	17	24	20	27	27	14	10	10	-50%	9	YTD	-50%
	# of Pending Transactions	13	17	12	8	13	17	17	29	25	15	12	10	-35%	13	YTD	-35%
	Months Supply of Inventory	0.5	0.4	0.6	1.0	1.1	1.2	1.2	0.6	0.6	0.9	0.7	0.4	-2%	0.5	AVG	-2%
	# of Closed Sales	7	13	16	11	6	16	13	18	25	19	17	12	-30%	7	YTD	-30%
	Median Closed Price	385,000	430,000	675,000	508,000	580,000	496,500	507,500	447,000	577,020	629,950	534,000	599,450	-1%	385,000	WA	-1%
2019	Active Listings (EOM)	11	10	13	13	20	26	25	27	31	34	17	11	175%	11	AVG	175%
	New Listings Taken in Month	18	10	20	14	25	31	24	14	24	24	9	1	125%	18	YTD	125%
	# of Pending Transactions	20	12	17	14	20	22	22	13	11	18	25	8	150%	20	YTD	150%
	Months Supply of Inventory	0.6	0.8	0.8	0.9	1.0	1.2	1.1	2.1	2.8	1.9	0.7	1.4	10%	0.6	AVG	10%
	# of Closed Sales	10	14	15	10	18	14	19	19	8	9	12	26	-9%	10	YTD	-9%
	Median Closed Price	387,500	502,000	470,000	418,886	415,000	512,500	495,000	457,382	481,500	545,000	462,500	410,000	-30%	387,500	WA	-30%
2018	Active Listings (EOM)	4	3	8	5	11	9	20	30	35	26	23	16	0%	4	AVG	0%
	New Listings Taken in Month	8	19	23	22	36	18	27	32	18	15	15	5	-64%	8	YTD	-64%
	# of Pending Transactions	8	20	18	23	27	23	18	20	16	21	15	8	-62%	8	YTD	-62%
	Months Supply of Inventory	0.5	0.2	0.4	0.2	0.4	0.4	1.1	1.5	2.2	1.2	1.5	2.0	163%	0.5	AVG	163%
	# of Closed Sales	11	11	18	18	20	27	19	17	16	17	14	11	22%	11	YTD	22%
	Median Closed Price	550,000	606,000	493,250	579,000	539,000	620,000	545,000	560,000	570,000	382,000	510,000	549,000	60%	550,000	WA	60%
2017	Active Listings (EOM)	4	8	9	9	10	13	12	6	12	10	3	3	33%	4	AVG	33%
	New Listings Taken in Month	22	17	26	31	34	42	35	31	28	27	9	13	144%	22	YTD	144%
	# of Pending Transactions	21	14	25	32	33	38	32	37	26	27	17	14	75%	21	YTD	75%
	Months Supply of Inventory	0.2	0.6	0.4	0.3	0.3	0.3	0.4	0.2	0.5	0.4	0.2	0.2	-24%	0.2	AVG	-24%
	# of Closed Sales	9	15	18	25	27	37	34	31	29	30	22	19	29%	9	YTD	29%
	Median Closed Price	344,000	420,000	403,500	450,000	458,000	475,000	482,625	421,000	470,000	500,000	470,000	557,000	32%	344,000	WA	32%
2016	Active Listings (EOM)	3	7	7	6	6	10	17	11	12	11	5	4	-88%	3	AVG	-88%
	New Listings Taken in Month	9	19	27	15	22	32	30	20	16	17	6	7	-59%	9	YTD	-59%
	# of Pending Transactions	12	15	26	18	21	31	23	31	15	21	11	6	-52%	12	YTD	-52%
	Months Supply of Inventory	0.3	0.5	0.3	0.3	0.3	0.3	0.7	0.4	0.8	0.5	0.5	0.7	-74%	0.3	AVG	-74%
	# of Closed Sales	7	17	15	23	19	21	24	18	25	28	23	8	-13%	7	YTD	-13%
	Median Closed Price	260,000	383,000	370,000	329,200	398,500	429,250	427,475	400,500	408,051	592,000	422,000	392,500	-15%	260,000	WA	-15%

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

Redmond/Carnation (550)
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)	9	9	12	11	15	19	23	21	23	20	15	10	16	AVG
% of 12 Month Avg.	57%	61%	76%	73%	98%	119%	147%	135%	148%	128%	95%	64%		
New Listings Taken in Month	15	16	23	20	25	27	27	22	22	19	9	6	233	T
% of 12 Month Avg.	78%	81%	117%	105%	128%	140%	141%	113%	116%	100%	48%	32%		
# of Pending Transactions	14	15	21	20	20	23	21	22	18	19	13	9	215	T
% of 12 Month Avg.	80%	86%	116%	109%	111%	127%	116%	125%	103%	108%	70%	49%		
Months Supply of Inventory	0.6	0.6	0.6	0.6	0.8	0.8	1.1	0.9	1.2	1.0	1.2	1.1	0.9	AVG
% of 12 Month Avg.	70%	69%	64%	65%	87%	92%	124%	106%	141%	116%	134%	129%		
# of Closed Units	9	14	14	18	20	19	20	18	18	19	16	12	198	T
% of 12 Month Avg.	56%	83%	87%	108%	118%	117%	120%	111%	109%	118%	98%	75%		
Median Closed Price	511,969	587,349	591,913	595,821	623,300	626,325	575,592	556,567	619,557	646,372	631,401	593,719	596,657	AVG
% of 12 Month Avg.	86%	98%	99%	100%	104%	105%	96%	93%	104%	108%	106%	100%		

MARKET UPDATE

January, 2026



Redmond/Carnation (550)

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	1												1
\$750,000 - \$999,999	2												2
\$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	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	4												4

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	0	2	1	1	2	2	5	2	1	1	2	0	0
\$500,000 - \$749,999	3	2	4	5	7	2	6	4	2	5	0	3	3
\$750,000 - \$999,999	7	4	8	6	6	4	5	5	5	5	1	7	7
\$1,000,000 - \$1,249,999	5	6	2	6	8	4	6	0	0	4	2	0	5
\$1,250,000 - \$1,499,999	0	3	1	1	4	2	0	3	0	4	2	0	0
\$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	0	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	0	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	15	17	16	19	27	14	22	14	8	19	7	10	15

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	-67%												-67%
\$750,000 - \$999,999	-71%												-71%
\$1,000,000 - \$1,249,999	-100%												-100%
\$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	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	-73%												-73%

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