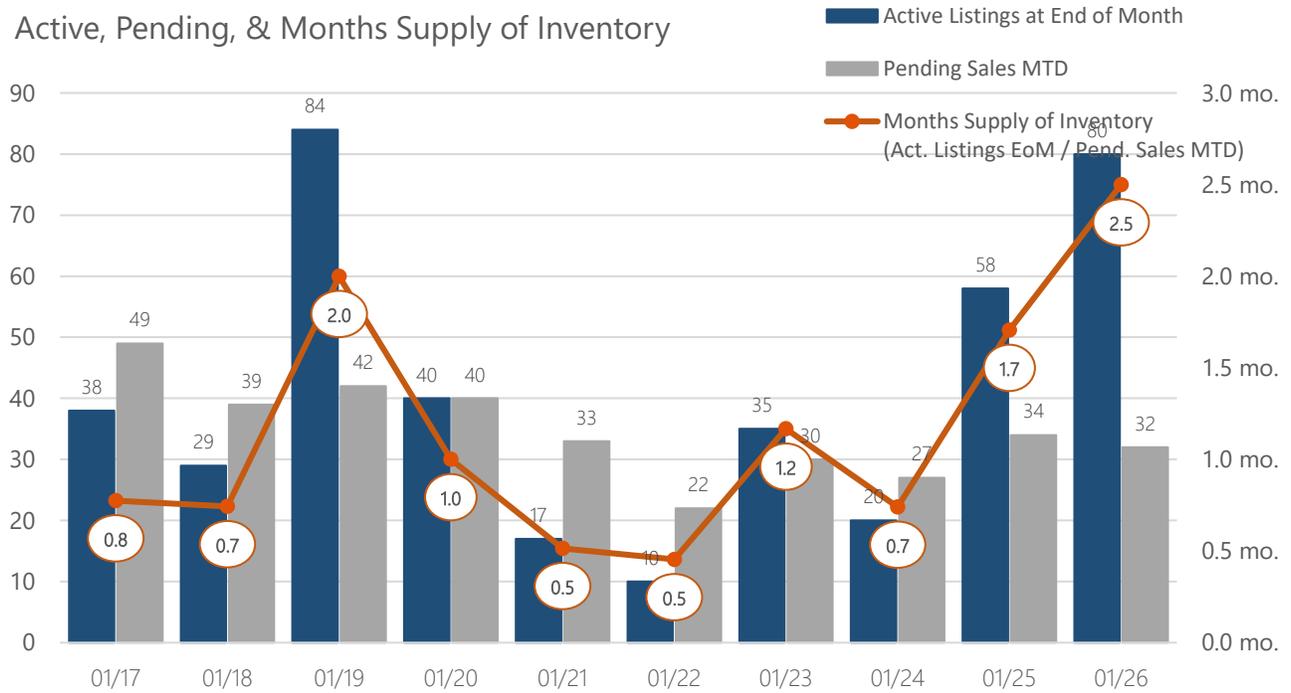


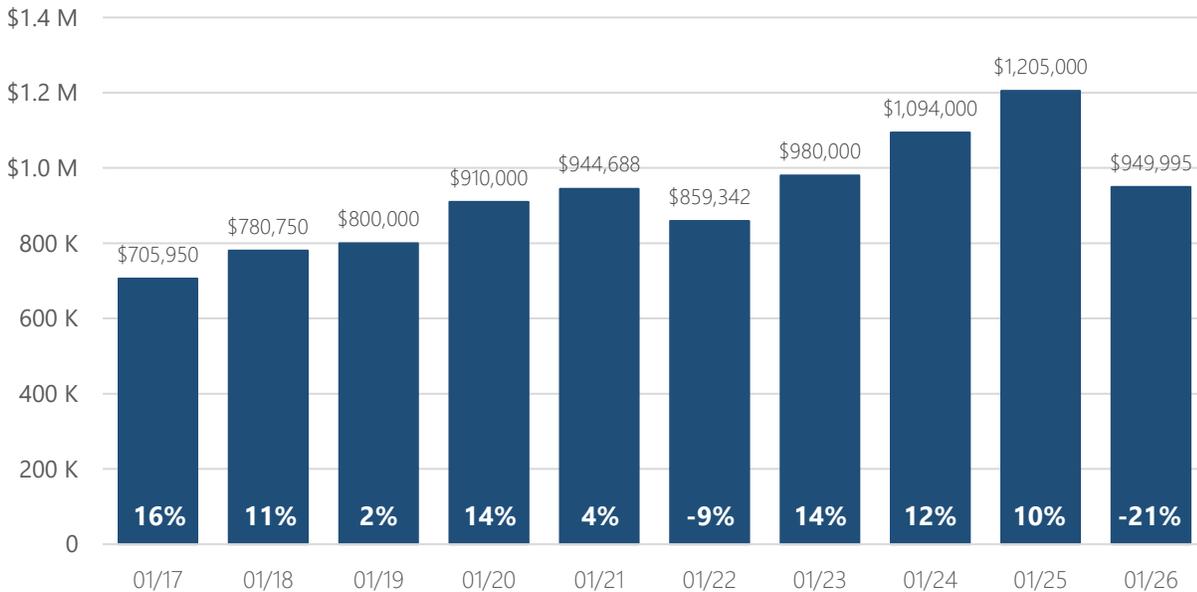
Redmond/Carnation (550)

RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



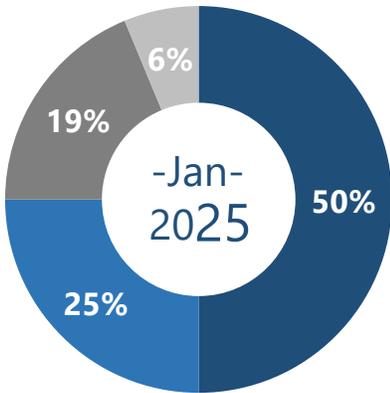
Median Closed Sales Price For Current Month Sold Properties



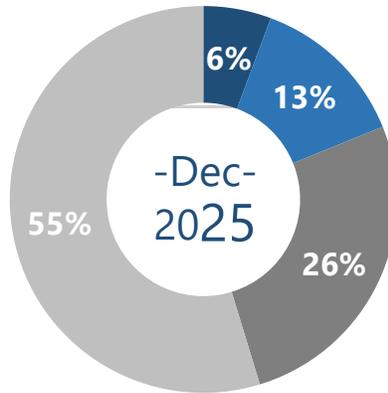
Redmond/Carnation (550)

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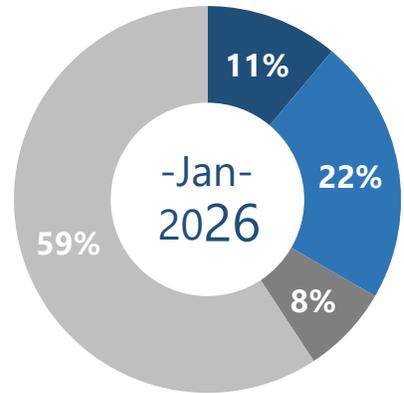
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	▶	4	80	97	126
NUMBER OF SALES IN MONTH	▶	3	6	2	16
MEDIAN % FROM ORIGINAL LIST PRICE	▶	0%	0%	-2%	N/A

Redmond/Carnation (550)

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Sales Price to List Price
based on Market Time

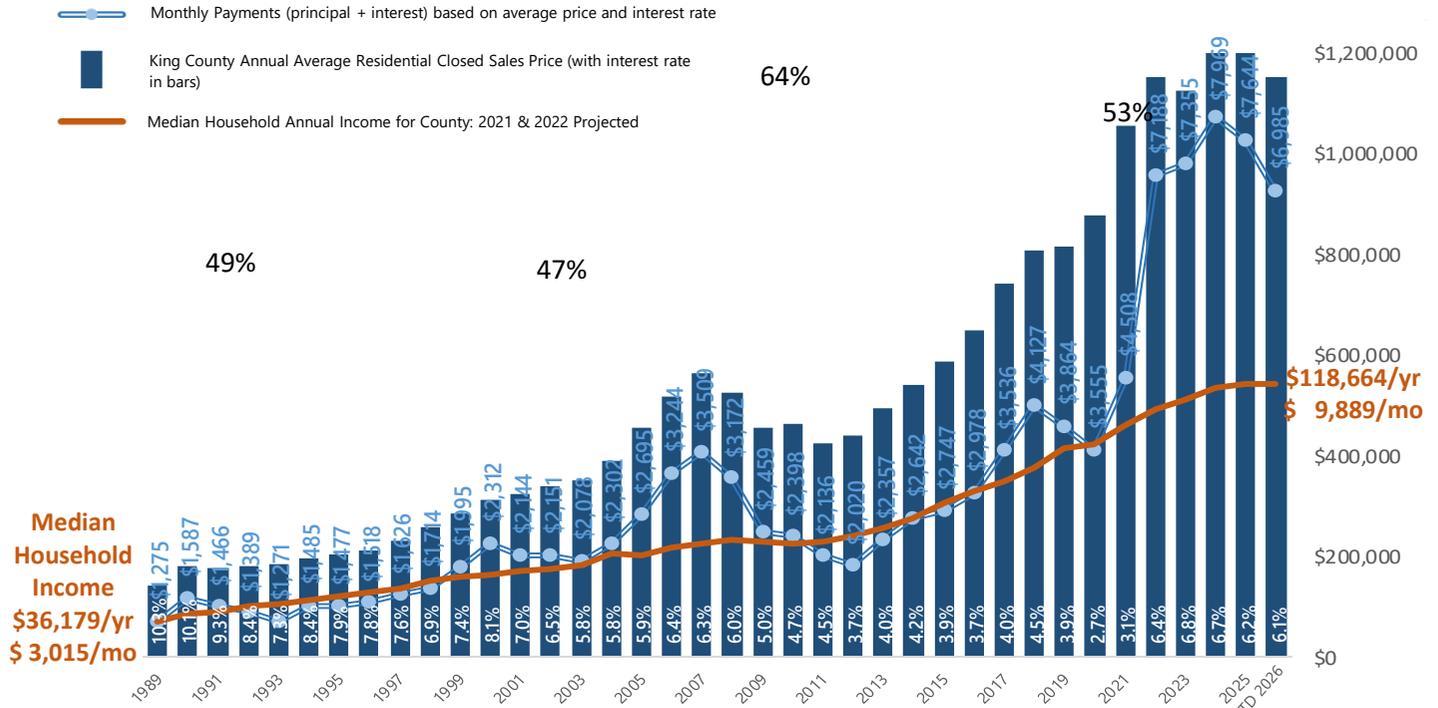
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	9	33.3%
15 - 30	100.0%	100.0%	1	3.7%
31 - 60	96.9%	100.0%	3	11.1%
61 - 90	94.3%	98.6%	5	18.5%
90+	100.3%	100.0%	9	33.3%
Totals			27	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
January, 2026	\$949,995	6.10%	\$5,757
January, 2025	\$1,205,000	6.96%	\$7,985
	-\$255,005	-0.86%	-\$2,228 Per Month
			-\$26,732 Per Year

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

Monthly Payments Compared to Income Trendline King County



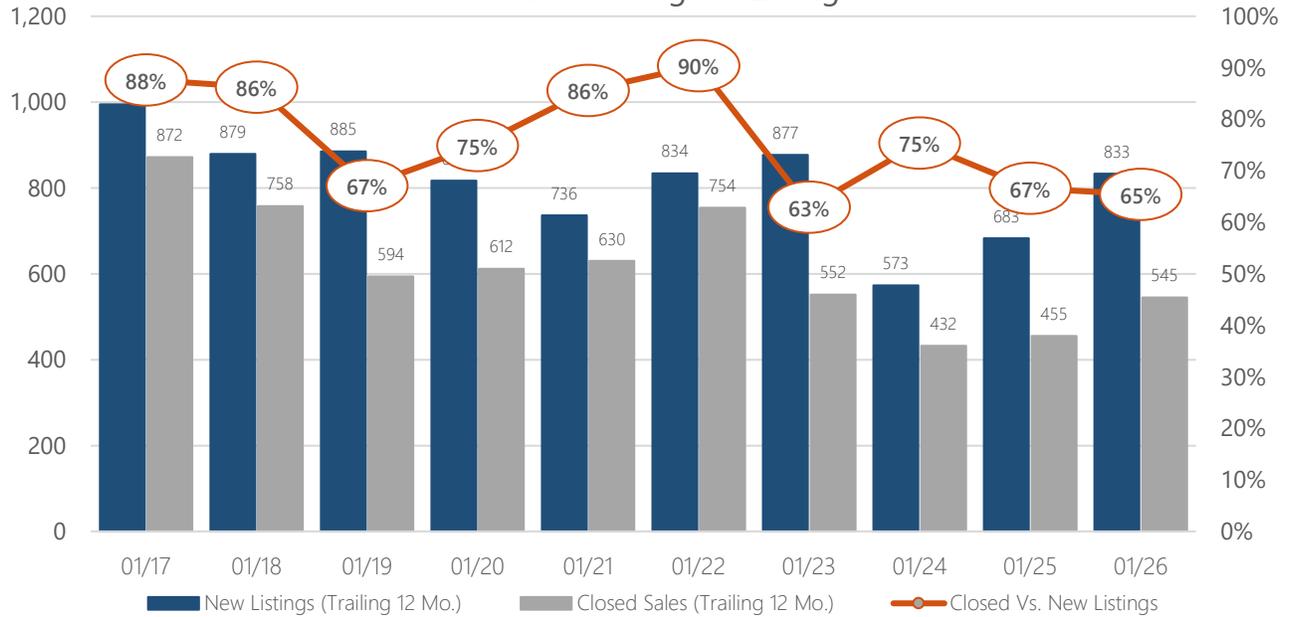
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income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

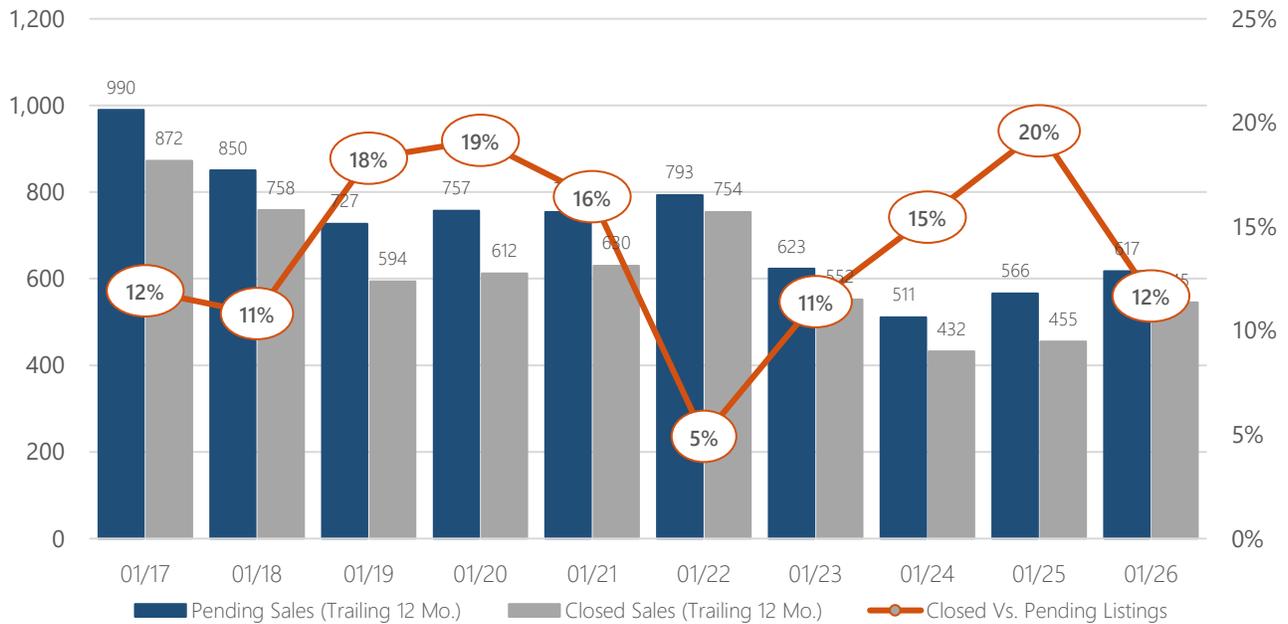
RESIDENTIAL ONLY

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.

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) 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)	80												38%	80	AVG	38%
New Listings Taken in Month	49												29%	49	YTD	29%
# of Pending Transactions	32												-6%	32	YTD	-6%
Months Supply of Inventory	2.5												47%	2.5	AVG	47%
# of Closed Sales	27												69%	27	YTD	69%
Median Closed Price	949,995												-21%	949,995	WA	-21%
2025																
Active Listings (EOM)	58	74	96	120	139	161	156	157	150	127	105	74	190%	58	AVG	190%
New Listings Taken in Month	38	73	96	95	111	90	83	61	75	59	31	10	26%	38	YTD	46%
# of Pending Transactions	34	53	68	57	70	50	61	51	61	53	38	23	26%	34	YTD	26%
Months Supply of Inventory	1.7	1.4	1.4	2.1	2.0	3.2	2.6	3.1	2.5	2.4	2.8	3.2	130%	1.7	AVG	130%
# of Closed Sales	16	24	45	46	51	57	47	52	45	43	55	53	-16%	16	YTD	-16%
Median Closed Price	1,205,000	1,327,500	1,575,000	1,565,000	1,350,000	1,399,880	1,370,000	1,335,000	1,350,000	1,500,000	1,035,000	1,250,000	10%	1,205,000	WA	10%
2024																
Active Listings (EOM)	20	26	38	37	59	77	88	90	93	76	58	52	-43%	20	AVG	-43%
New Listings Taken in Month	26	49	73	55	89	69	68	66	80	47	27	22	30%	26	YTD	30%
# of Pending Transactions	27	43	59	50	61	46	51	46	69	53	34	20	-10%	27	YTD	-10%
Months Supply of Inventory	0.7	0.6	0.6	0.7	1.0	1.7	1.7	2.0	1.3	1.4	1.7	2.6	-37%	0.7	AVG	-37%
# of Closed Sales	19	24	36	37	49	47	44	39	44	59	36	24	12%	19	YTD	12%
Median Closed Price	1,094,000	1,142,500	1,550,000	1,715,688	1,698,000	1,350,000	1,392,500	1,545,000	1,337,500	1,600,000	1,408,750	1,422,545	12%	1,094,000	WA	12%
2023																
Active Listings (EOM)	35	36	49	48	56	70	58	65	65	63	45	20	250%	35	AVG	250%
New Listings Taken in Month	20	39	65	48	73	72	58	58	53	44	25	12	-23%	20	YTD	-23%
# of Pending Transactions	30	36	50	46	61	51	64	48	44	33	29	22	36%	30	YTD	36%
Months Supply of Inventory	1.2	1.0	1.0	1.0	0.9	1.4	0.9	1.4	1.5	1.9	1.6	0.9	157%	1.2	AVG	157%
# of Closed Sales	17	23	35	39	32	52	46	56	36	38	25	31	-23%	17	YTD	-23%
Median Closed Price	980,000	1,200,000	1,312,500	1,200,000	1,248,000	1,327,500	1,430,000	1,332,500	1,387,500	1,217,500	1,510,000	1,259,000	14%	980,000	WA	14%
2022																
# of Active Listings	10	7	29	62	87	135	136	116	92	88	63	48	-41%	10	A	-41%
New Listings Taken in Month	26	53	98	120	126	130	121	75	54	44	24	12	-38%	26	YTD	-38%
# of Pending Transactions	22	51	70	77	81	48	75	69	58	26	22	16	-33%	22	YTD	-33%
Months Supply of Inventory	0.5	0.1	0.4	0.8	1.1	2.8	1.8	1.7	1.6	3.4	2.9	3.0	-12%	0.5	A	-12%
# of Closed Sales	22	19	44	62	80	72	46	73	52	46	22	19	-41%	22	T	-41%
Median Closed Price	859,342	1,360,000	1,362,500	1,775,000	1,500,000	1,460,000	1,262,500	1,375,000	1,550,000	1,247,473	1,157,500	1,100,000	-9%	859,342	WA	-9%

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)
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)	17	21	15	28	21	29	36	27	33	15	9	6	-58%	17	AVG	-58%
	New Listings Taken in Month	41	48	95	92	82	126	104	92	66	52	28	23	-2%	41	YTD	-2%
	# of Pending Transactions	33	44	102	78	80	109	88	94	55	67	32	22	-18%	33	YTD	-18%
	Months Supply of Inventory	0.5	0.5	0.1	0.4	0.3	0.3	0.4	0.3	0.6	0.2	0.3	0.3	-48%	0.5	AVG	-48%
	# of Closed Sales	37	22	54	86	77	83	103	85	77	56	59	30	37%	37	YTD	37%
	Median Closed Price	944,688	1,105,000	1,230,000	1,054,300	1,330,000	1,365,000	1,327,999	1,285,000	1,160,000	1,435,500	1,355,000	1,440,000	4%	944,688	WA	4%
2020	Active Listings (EOM)	40	43	70	70	67	59	56	45	42	36	25	10	-52%	40	AVG	-52%
	New Listings Taken in Month	42	53	91	53	75	70	76	84	70	56	39	28	-30%	42	YTD	-30%
	# of Pending Transactions	40	47	62	42	79	84	80	98	73	64	51	41	-5%	40	YTD	-5%
	Months Supply of Inventory	1.0	0.9	1.1	1.7	0.8	0.7	0.7	0.5	0.6	0.6	0.5	0.2	-50%	1.0	AVG	-50%
	# of Closed Sales	27	29	42	35	34	65	62	70	79	63	58	56	29%	27	YTD	29%
	Median Closed Price	910,000	930,000	846,250	885,000	927,500	850,000	948,000	1,039,975	915,000	961,000	985,000	922,911	14%	910,000	WA	14%
2019	Active Listings (EOM)	84	84	102	97	125	121	116	116	124	101	70	35	190%	84	AVG	190%
	New Listings Taken in Month	60	54	96	81	126	89	82	66	79	58	27	17	58%	60	YTD	58%
	# of Pending Transactions	42	50	77	85	98	82	70	57	55	57	49	37	8%	42	YTD	8%
	Months Supply of Inventory	2.0	1.7	1.3	1.1	1.3	1.5	1.7	2.0	2.3	1.8	1.4	0.9	169%	2.0	AVG	169%
	# of Closed Sales	21	29	43	51	77	75	79	58	41	50	49	33	-13%	21	YTD	-13%
	Median Closed Price	800,000	750,000	870,000	890,100	938,000	840,000	880,000	909,050	850,000	862,500	985,600	921,200	2%	800,000	WA	2%
2018	Active Listings (EOM)	29	37	41	52	77	109	108	139	141	124	90	65	-24%	29	AVG	-24%
	New Listings Taken in Month	38	50	76	68	123	117	95	100	87	57	39	13	9%	38	YTD	9%
	# of Pending Transactions	39	42	66	51	93	82	75	69	69	58	54	26	-20%	39	YTD	-20%
	Months Supply of Inventory	0.7	0.9	0.6	1.0	0.8	1.3	1.4	2.0	2.0	2.1	1.7	2.5	-4%	0.7	AVG	-4%
	# of Closed Sales	24	31	42	48	52	58	80	69	51	56	43	43	-51%	24	YTD	-51%
	Median Closed Price	780,750	820,000	794,564	910,400	982,500	935,000	932,500	945,000	805,000	859,975	850,000	849,950	11%	780,750	WA	11%
2017	Active Listings (EOM)	38	34	42	64	67	75	78	73	88	73	52	27	-31%	38	AVG	-31%
	New Listings Taken in Month	35	49	78	106	96	97	97	90	95	68	48	17	-34%	35	YTD	-34%
	# of Pending Transactions	49	53	76	86	96	81	85	88	83	73	59	31	-2%	49	YTD	-2%
	Months Supply of Inventory	0.8	0.6	0.6	0.7	0.7	0.9	0.9	0.8	1.1	1.0	0.9	0.9	-29%	0.8	AVG	-29%
	# of Closed Sales	49	40	49	55	83	90	67	87	70	83	60	50	17%	49	YTD	17%
	Median Closed Price	705,950	700,000	815,000	790,000	855,700	880,000	830,000	790,000	817,500	821,000	777,500	797,500	16%	705,950	WA	16%
2016	Active Listings (EOM)	55	62	68	88	97	118	118	121	114	95	73	50	-49%	55	AVG	-49%
	New Listings Taken in Month	53	69	92	112	117	134	100	99	106	60	44	27	-13%	53	YTD	-13%
	# of Pending Transactions	50	61	84	95	105	114	101	88	107	70	66	50	-26%	50	YTD	-26%
	Months Supply of Inventory	1.1	1.0	0.8	0.9	0.9	1.0	1.2	1.4	1.1	1.4	1.1	1.0	-31%	1.1	AVG	-31%
	# of Closed Sales	42	38	44	71	69	90	118	84	80	96	74	59	-7%	42	YTD	-7%
	Median Closed Price	608,750	655,000	652,500	710,000	725,000	677,525	675,000	743,162	685,000	722,500	775,000	798,930	14%	608,750	WA	14%

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)
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)	39	42	55	67	80	95	95	95	94	80	59	39	70	AVG
% of 12 Month Avg.	55%	61%	79%	95%	114%	136%	136%	136%	135%	114%	84%	55%		
New Listings Taken in Month	38	54	86	83	102	99	88	79	77	55	33	18	812	T
% of 12 Month Avg.	56%	79%	127%	123%	151%	147%	131%	117%	113%	81%	49%	27%		
# of Pending Transactions	37	48	71	67	82	75	75	71	67	55	43	29	721	T
% of 12 Month Avg.	61%	80%	119%	111%	137%	124%	125%	118%	112%	92%	72%	48%		
Months Supply of Inventory	1.1	0.9	0.8	1.0	1.0	1.3	1.3	1.3	1.4	1.4	1.4	1.3	1.2	AVG
% of 12 Month Avg.	90%	75%	66%	85%	82%	109%	108%	114%	119%	123%	116%	114%		
# of Closed Units	27	28	43	53	60	69	69	67	58	59	48	40	622	T
% of 12 Month Avg.	53%	54%	84%	102%	117%	133%	134%	130%	111%	114%	93%	77%		
Median Closed Price	888,848	999,000	1,100,831	1,149,549	1,155,470	1,108,491	1,104,850	1,129,969	1,085,750	1,122,745	1,083,935	1,076,204	1,083,803	AVG
% of 12 Month Avg.	82%	92%	102%	106%	107%	102%	102%	104%	100%	104%	100%	99%		

MARKET UPDATE

January, 2026



Redmond/Carnation (550)

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	4												4
\$750,000 - \$999,999	11												11
\$1,000,000 - \$1,249,999	2												2
\$1,250,000 - \$1,499,999	5												5
\$1,500,000 - \$1,749,999	4												4
\$1,750,000 - \$1,999,999	1												1
\$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	27												27

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	0	1	0	0	1	0	0	0	0	1	0	0	0
\$500,000 - \$749,999	1	2	3	3	3	4	2	4	1	2	14	6	1
\$750,000 - \$999,999	3	3	6	7	8	10	9	10	11	5	9	15	3
\$1,000,000 - \$1,249,999	3	2	4	11	7	9	9	8	7	4	9	5	3
\$1,250,000 - \$1,499,999	6	6	8	1	10	10	7	7	7	8	10	8	6
\$1,500,000 - \$1,749,999	0	3	10	4	7	7	5	5	9	9	5	12	0
\$1,750,000 - \$1,999,999	1	0	3	8	4	7	4	8	2	5	4	3	1
\$2,000,000 - \$2,499,999	1	6	7	5	6	3	6	8	7	7	2	2	1
\$2,500,000 - \$2,999,999	0	0	4	4	3	4	1	1	0	1	2	1	0
\$3,000,000 - \$4,999,999	0	0	0	2	0	2	4	0	1	1	0	1	0
\$5,000,000 +	0	0	0	1	0	1	0	1	0	0	0	0	0
Grand Total	15	23	45	46	49	57	47	52	45	43	55	53	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	300%												300%
\$750,000 - \$999,999	267%												267%
\$1,000,000 - \$1,249,999	-33%												-33%
\$1,250,000 - \$1,499,999	-17%												-17%
\$1,500,000 - \$1,749,999	N/A												N/A
\$1,750,000 - \$1,999,999	0%												0%
\$2,000,000 - \$2,499,999	-100%												-100%
\$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	80%												80%

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