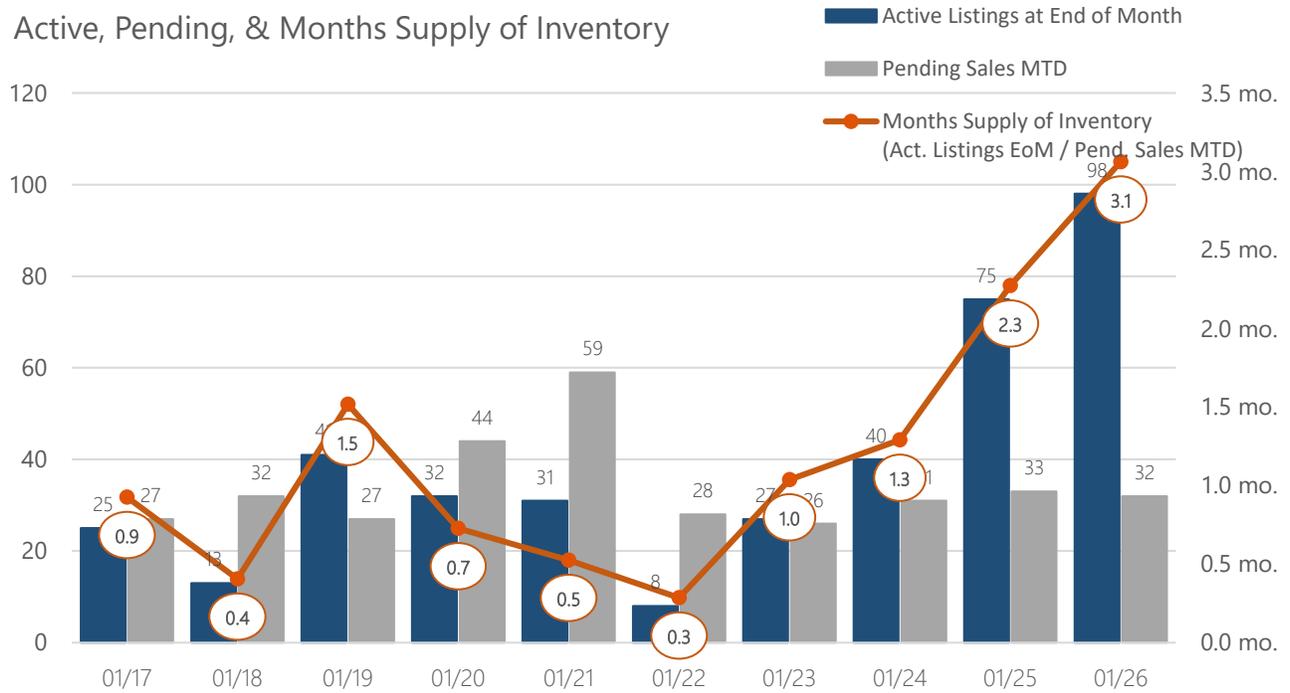


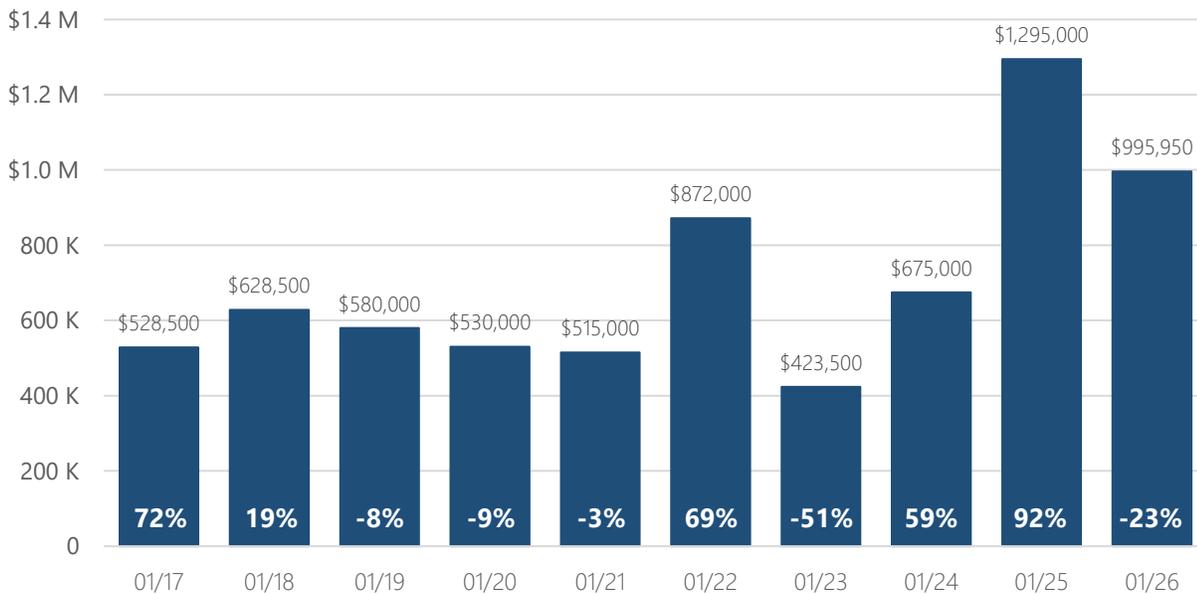
Kirkland/Bridle Trails (560)

CONDOMINIUM ONLY

Active, Pending, & Months Supply of Inventory



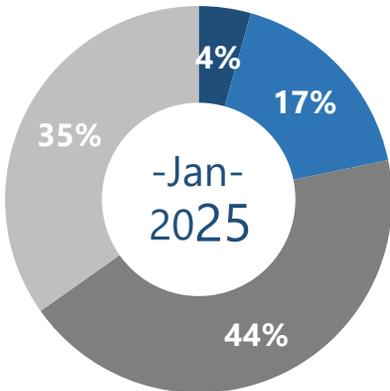
Median Closed Sales Price For Current Month Sold Properties



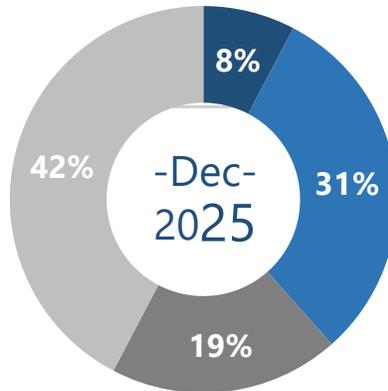
Kirkland/Bridle Trails (560)

CONDOMINIUM ONLY

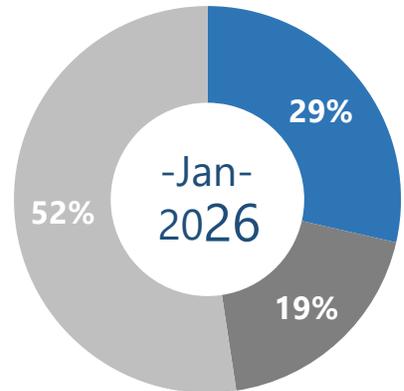
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	22	32	84
NUMBER OF SALES IN MONTH	▶	0	6	4	11
MEDIAN % FROM ORIGINAL LIST PRICE	▶	0%	0%	-1%	N/A

Kirkland/Bridle Trails (560)

CONDOMINIUM ONLY

Sales Price to List Price based on Market Time

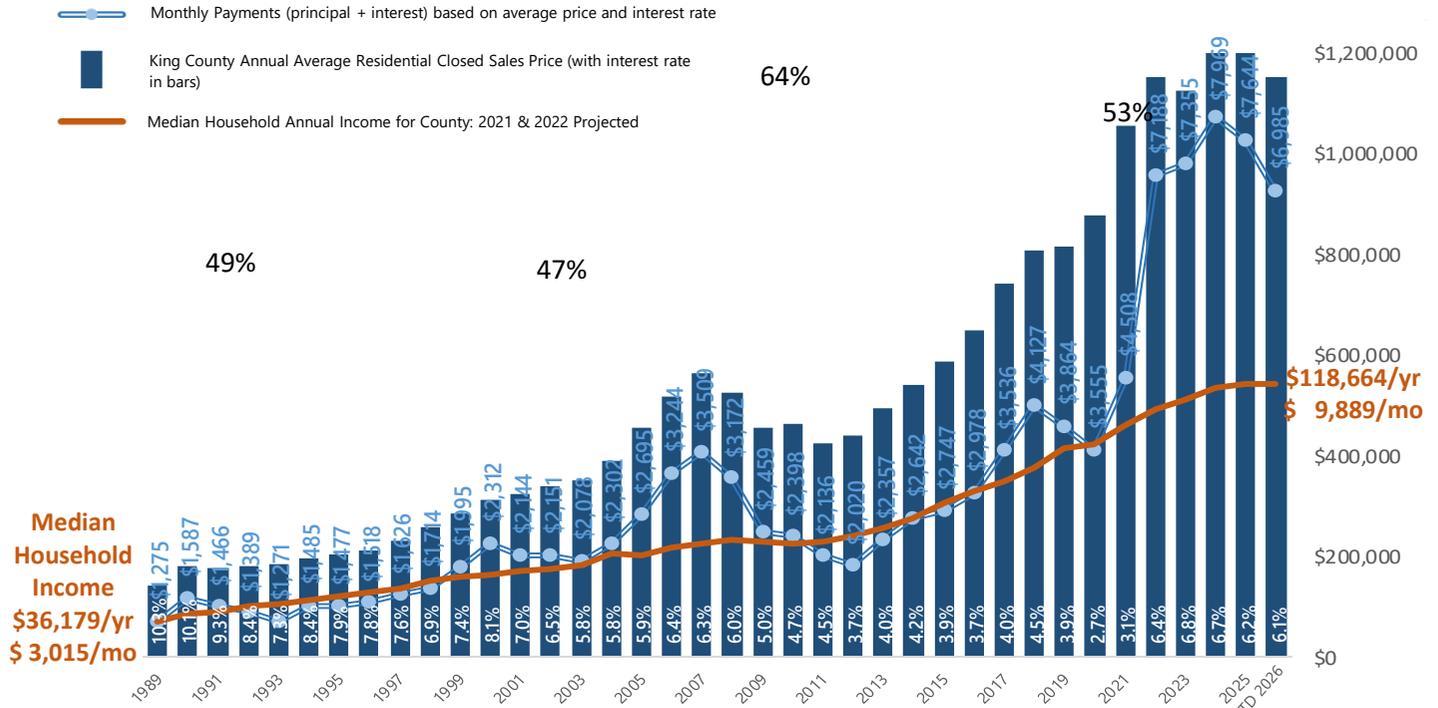
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	6	28.6%
15 - 30	96.2%	99.5%	6	28.6%
31 - 60	94.8%	94.8%	3	14.3%
61 - 90	97.0%	99.0%	4	19.0%
90+	84.8%	93.8%	2	9.5%
Totals			21	100.0%

The Cost of Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
January, 2026	\$995,950	6.10%	\$6,035
January, 2025	\$1,295,000	6.96%	\$8,581
	-\$299,050	-0.86%	-\$2,546 Per Month
			-\$30,546 Per Year

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

Monthly Payments Compared to Income Trendline King County



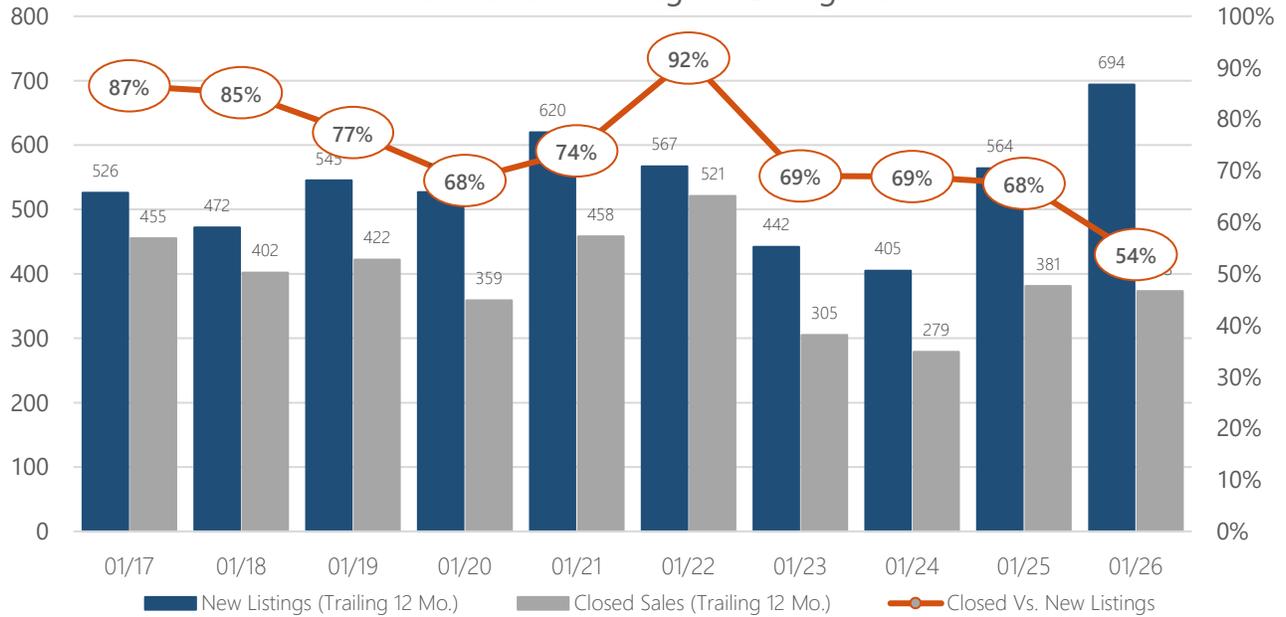
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income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

Kirkland/Bridle Trails (560)

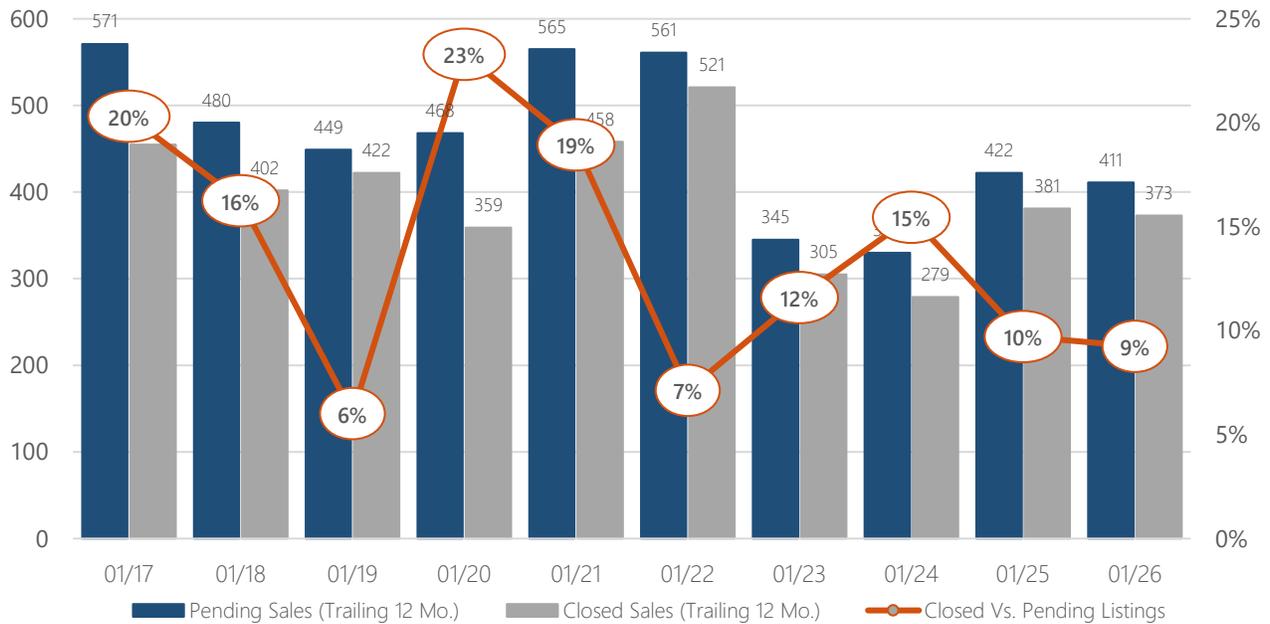
CONDOMINIUM ONLY

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

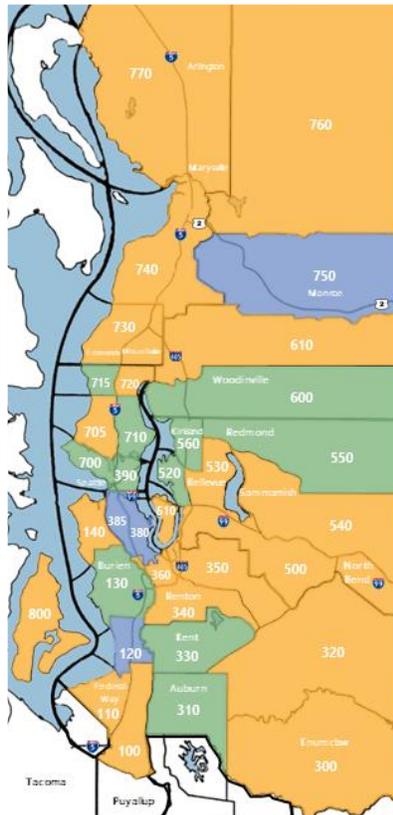
Area	Months Inventory			Area	Months Inventory		
	2024	2025	2026		2024	2025	2026
100	0.0	0.0	2.0	530	0.8	1.9	2.5
110	0.6	1.9	2.0	540	0.6	1.2	3.2
120	0.8	4.6	1.4	550	0.4	2.6	3.5
130	1.4	2.6	3.5	560	1.3	2.3	3.1
140	1.1	1.9	2.1	600	0.8	2.0	3.2
300	0.0	0.0	0.0	610	0.6	1.5	2.0
310	0.6	3.5	2.0	700	1.6	2.9	4.2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

Kirkland/Bridle Trails (560)

Statistics To Know

Residential

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	2.2	1.9	0.3	16%
Active Listings at End of Month	129	87	42	48%
Pending Sales MTD	59	46	13	28%
Pending Sales (Trailing 12 Months)	728	724	4	1%
Closed Sales MTD	26	28	-2	-7%
Closed Sales (Trailing 12 Months)	538	606	-68	-11%
Closed Sales Price (Median)	\$1,850,000	\$2,255,000	-\$405,000	-18%
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$11,211	\$14,942	-\$3,731	-25%

Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	3.1	2.3	0.8	35%
Active Listings at End of Month	98	75	23	31%
Pending Sales MTD	32	33	-1	-3%
Pending Sales (Trailing 12 Months)	411	422	-11	-3%
Closed Sales MTD	21	23	-2	-9%
Closed Sales (Trailing 12 Months)	373	381	-8	-2%
Closed Sales Price (Median)	\$995,950	\$1,295,000	-\$299,050	-23%
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$6,035	\$8,581	-\$2,546	-30%

Residential & Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	2.5	2.1	0.4	22%
Active Listings at End of Month	227	162	65	40%
Pending Sales MTD	91	79	12	15%
Pending Sales (Trailing 12 Months)	1,139	1,146	-7	-1%
Closed Sales MTD	47	51	-4	-8%
Closed Sales (Trailing 12 Months)	911	987	-76	-8%
Closed Sales Price (Median)	\$1,367,000	\$1,585,000	-\$218,000	-14%
30-Year-Fixed-Rate Mortgage Rates	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$8,284	\$10,502	-\$2,219	-21%

Kirkland/Bridle Trails (560) 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)	98												31%	98	AVG	31%
New Listings Taken in Month	62												5%	62	YTD	5%
# of Pending Transactions	32												-3%	32	YTD	-3%
Months Supply of Inventory	3.1												35%	3.1	AVG	35%
# of Closed Sales	21												-9%	21	YTD	-9%
Median Closed Price	995,950												-23%	995,950	WA	-23%
2025																
Active Listings (EOM)	75	74	86	116	121	116	121	118	126	97	78	75	88%	75	AVG	88%
New Listings Taken in Month	59	53	76	75	80	67	53	53	72	46	23	34	6%	59	YTD	74%
# of Pending Transactions	33	41	40	21	53	41	31	33	35	35	22	27	6%	33	YTD	6%
Months Supply of Inventory	2.3	1.8	2.2	5.5	2.3	2.8	3.9	3.6	3.6	2.8	3.5	2.8	76%	2.3	AVG	76%
# of Closed Sales	23	29	31	31	22	46	32	37	29	40	29	26	109%	23	YTD	109%
Median Closed Price	1,295,000	1,100,000	1,098,000	1,250,000	1,016,000	1,002,375	1,227,843	1,050,000	1,160,000	1,224,500	1,144,444	1,260,000	92%	1,295,000	WA	92%
2024																
Active Listings (EOM)	40	28	31	36	60	65	65	67	79	73	74	51	48%	40	AVG	48%
New Listings Taken in Month	34	38	38	54	66	50	44	49	64	42	39	21	31%	34	YTD	31%
# of Pending Transactions	31	42	41	43	34	34	32	32	42	38	25	26	19%	31	YTD	19%
Months Supply of Inventory	1.3	0.7	0.8	0.8	1.8	1.9	2.0	2.1	1.9	1.9	3.0	2.0	24%	1.3	AVG	24%
# of Closed Sales	11	29	42	39	30	31	35	31	27	40	34	20	10%	11	YTD	10%
Median Closed Price	675,000	1,332,500	757,750	999,900	1,047,739	1,170,979	950,000	875,000	1,100,000	937,444	1,062,997	1,072,500	59%	675,000	WA	59%
2023																
Active Listings (EOM)	27	27	30	27	26	36	40	32	54	53	51	39	238%	27	AVG	238%
New Listings Taken in Month	26	22	28	33	38	46	46	28	57	32	25	16	-19%	26	YTD	-19%
# of Pending Transactions	26	19	21	32	39	33	36	35	26	27	13	18	-7%	26	YTD	-7%
Months Supply of Inventory	1.0	1.4	1.4	0.8	0.7	1.1	1.1	0.9	2.1	2.0	3.9	2.2	263%	1.0	AVG	263%
# of Closed Sales	10	21	18	18	31	34	26	31	27	25	21	16	-44%	10	YTD	-44%
Median Closed Price	423,500	750,000	831,500	736,500	665,000	660,000	677,500	999,950	805,000	740,000	910,000	1,095,000	-51%	423,500	WA	-51%
2022																
# of Active Listings	8	9	21	26	31	43	37	48	56	58	37	32	-74%	8	A	-74%
New Listings Taken in Month	32	41	46	49	62	43	37	38	45	29	12	14	-38%	32	YTD	-38%
# of Pending Transactions	28	40	29	40	49	26	34	21	29	20	19	12	-53%	28	YTD	-53%
Months Supply of Inventory	0.3	0.2	0.7	0.7	0.6	1.7	1.1	2.3	1.9	2.9	1.9	2.7	-46%	0.3	A	-46%
# of Closed Sales	18	25	42	26	40	32	24	33	16	24	17	16	-47%	18	T	-47%
Median Closed Price	872,000	626,000	625,000	747,500	665,000	705,500	635,000	610,000	594,950	777,500	569,500	647,000	69%	872,000	WA	69%

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

Kirkland/Bridle Trails (560) 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)	31	37	36	44	41	33	45	34	20	21	8	4	-3%	31	AVG	-3%
	New Listings Taken in Month	41	56	58	62	57	55	75	51	44	36	25	16	-21%	41	YTD	-21%
	# of Pending Transactions	59	44	55	50	58	61	60	59	53	35	40	18	34%	59	YTD	34%
	Months Supply of Inventory	0.5	0.8	0.7	0.9	0.7	0.5	0.8	0.6	0.4	0.6	0.2	0.2	-28%	0.5	AVG	-28%
	# of Closed Sales	34	37	47	47	53	54	50	55	44	49	36	31	113%	34	YTD	113%
	Median Closed Price	515,000	625,000	615,000	540,000	682,000	607,511	564,000	560,000	550,600	557,888	657,500	550,000	-3%	515,000	WA	-3%
2020	Active Listings (EOM)	32	34	53	53	65	62	64	64	80	83	67	49	-22%	32	AVG	-22%
	New Listings Taken in Month	52	40	68	37	49	64	56	69	73	60	38	25	79%	52	YTD	79%
	# of Pending Transactions	44	40	44	28	34	60	48	65	56	53	39	39	63%	44	YTD	63%
	Months Supply of Inventory	0.7	0.9	1.2	1.9	1.9	1.0	1.3	1.0	1.4	1.6	1.7	1.3	-52%	0.7	AVG	-52%
	# of Closed Sales	16	28	41	25	23	28	50	38	49	50	47	45	-45%	16	YTD	-45%
	Median Closed Price	530,000	790,108	738,900	625,000	505,000	653,500	620,500	734,950	695,000	629,500	815,000	815,000	-9%	530,000	WA	-9%
2019	Active Listings (EOM)	41	56	58	60	86	83	67	61	56	58	34	25	215%	41	AVG	215%
	New Listings Taken in Month	29	40	62	55	74	56	37	32	41	40	25	13	-15%	29	YTD	-15%
	# of Pending Transactions	27	21	52	46	48	48	40	32	39	34	44	20	-16%	27	YTD	-16%
	Months Supply of Inventory	1.5	2.7	1.1	1.3	1.8	1.7	1.7	1.9	1.4	1.7	0.8	1.3	274%	1.5	AVG	274%
	# of Closed Sales	29	16	29	35	45	34	38	30	23	30	30	33	32%	29	YTD	32%
	Median Closed Price	580,000	574,500	680,000	534,000	610,000	703,000	670,750	567,500	672,000	478,500	462,500	539,000	-8%	580,000	WA	-8%
2018	Active Listings (EOM)	13	11	18	26	28	45	57	73	76	88	69	42	-48%	13	AVG	-48%
	New Listings Taken in Month	34	24	56	57	53	61	48	67	50	60	23	17	-8%	34	YTD	-8%
	# of Pending Transactions	32	26	50	47	48	46	35	49	35	36	28	22	19%	32	YTD	19%
	Months Supply of Inventory	0.4	0.4	0.4	0.6	0.6	1.0	1.6	1.5	2.2	2.4	2.5	1.9	-56%	0.4	AVG	-56%
	# of Closed Sales	22	31	29	42	47	41	48	29	40	38	23	25	-19%	22	YTD	-19%
	Median Closed Price	628,500	815,000	615,000	533,500	590,000	625,000	620,000	750,000	640,000	786,750	739,950	725,000	19%	628,500	WA	19%
2017	Active Listings (EOM)	25	24	28	24	27	27	36	32	43	30	28	13	-19%	25	AVG	-19%
	New Listings Taken in Month	37	21	44	37	40	51	68	44	57	31	31	14	-3%	37	YTD	-3%
	# of Pending Transactions	27	22	44	35	42	46	59	45	46	49	34	26	-10%	27	YTD	-10%
	Months Supply of Inventory	0.9	1.1	0.6	0.7	0.6	0.6	0.6	0.7	0.9	0.6	0.8	0.5	-10%	0.9	AVG	-10%
	# of Closed Sales	27	25	21	28	40	42	36	50	43	39	30	26	13%	27	YTD	13%
	Median Closed Price	528,500	620,000	406,000	479,500	497,615	597,030	547,500	523,500	625,000	555,000	425,975	514,000	72%	528,500	WA	72%
2016	Active Listings (EOM)	31	24	30	43	41	47	47	46	31	27	22	16	-26%	31	AVG	-26%
	New Listings Taken in Month	38	36	51	66	47	70	44	55	40	36	27	17	19%	38	YTD	19%
	# of Pending Transactions	30	53	43	58	56	68	51	54	51	47	40	23	0%	30	YTD	0%
	Months Supply of Inventory	1.0	0.5	0.7	0.7	0.7	0.7	0.9	0.9	0.6	0.6	0.6	0.7	-26%	1.0	AVG	-26%
	# of Closed Sales	24	22	43	36	42	52	45	48	37	45	33	25	-20%	24	YTD	-20%
	Median Closed Price	306,709	352,000	420,000	364,000	335,675	405,000	369,950	357,000	388,000	360,000	404,000	465,000	-3%	306,709	WA	-3%

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

Kirkland/Bridle Trails (560)
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)	32	32	39	46	53	56	58	58	62	59	47	35	48	AVG
% of 12 Month Avg.	67%	68%	82%	95%	110%	116%	121%	120%	130%	123%	98%	72%		
New Listings Taken in Month	38	37	53	53	57	56	51	49	54	41	27	19	534	T
% of 12 Month Avg.	86%	83%	118%	118%	127%	127%	114%	109%	122%	93%	60%	42%		
# of Pending Transactions	34	35	42	40	46	46	43	43	41	37	30	23	460	T
% of 12 Month Avg.	88%	91%	109%	104%	120%	121%	111%	111%	107%	98%	79%	60%		
Months Supply of Inventory	1.0	0.9	0.9	1.1	1.1	1.2	1.4	1.4	1.5	1.6	1.5	1.5	1.3	AVG
% of 12 Month Avg.	76%	74%	74%	90%	90%	95%	108%	107%	120%	125%	122%	119%		
# of Closed Units	21	26	34	33	37	39	38	38	34	38	30	26	396	T
% of 12 Month Avg.	65%	80%	104%	99%	113%	119%	116%	116%	102%	115%	91%	80%		
Median Closed Price	635,421	758,511	678,715	680,990	661,403	712,990	688,304	702,790	723,055	704,708	719,187	768,250	702,860	AVG
% of 12 Month Avg.	90%	108%	97%	97%	94%	101%	98%	100%	103%	100%	102%	109%		

MARKET UPDATE

January, 2026



Kirkland/Bridle Trails (560)

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	3												3
\$500,000 - \$749,999	5												5
\$750,000 - \$999,999	3												3
\$1,000,000 - \$1,249,999	5												5
\$1,250,000 - \$1,499,999	2												2
\$1,500,000 - \$1,749,999	1												1
\$1,750,000 - \$1,999,999	0												0
\$2,000,000 - \$2,499,999	1												1
\$2,500,000 - \$2,999,999	0												0
\$3,000,000 - \$4,999,999	0												0
\$5,000,000 +	0												0
Grand Total	20												20

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	3	2	4	2	2	5	5	4	2	2	3	5	3
\$500,000 - \$749,999	2	4	3	4	3	12	3	9	3	7	5	3	2
\$750,000 - \$999,999	1	5	7	4	4	5	2	4	7	4	3	2	1
\$1,000,000 - \$1,249,999	4	10	6	5	5	7	5	6	2	6	7	2	4
\$1,250,000 - \$1,499,999	7	5	3	3	2	5	5	9	7	7	6	4	7
\$1,500,000 - \$1,749,999	2	1	2	3	2	1	3	0	2	6	1	3	2
\$1,750,000 - \$1,999,999	1	0	2	2	0	4	2	3	3	2	1	3	1
\$2,000,000 - \$2,499,999	0	0	1	2	2	3	5	1	0	3	2	2	0
\$2,500,000 - \$2,999,999	2	1	1	5	1	2	0	0	0	1	0	0	2
\$3,000,000 - \$4,999,999	0	0	2	1	0	0	1	0	1	1	0	1	0
\$5,000,000 +	1	0	0	0	0	1	0	0	0	0	1	0	1
Grand Total	23	28	31	31	21	45	31	36	27	39	29	25	23

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	0%												0%
\$500,000 - \$749,999	150%												150%
\$750,000 - \$999,999	200%												200%
\$1,000,000 - \$1,249,999	25%												25%
\$1,250,000 - \$1,499,999	-71%												-71%
\$1,500,000 - \$1,749,999	-50%												-50%
\$1,750,000 - \$1,999,999	-100%												-100%
\$2,000,000 - \$2,499,999	N/A												N/A
\$2,500,000 - \$2,999,999	-100%												-100%
\$3,000,000 - \$4,999,999	N/A												N/A
\$5,000,000 +	-100%												-100%
Grand Total	-13%												-13%

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