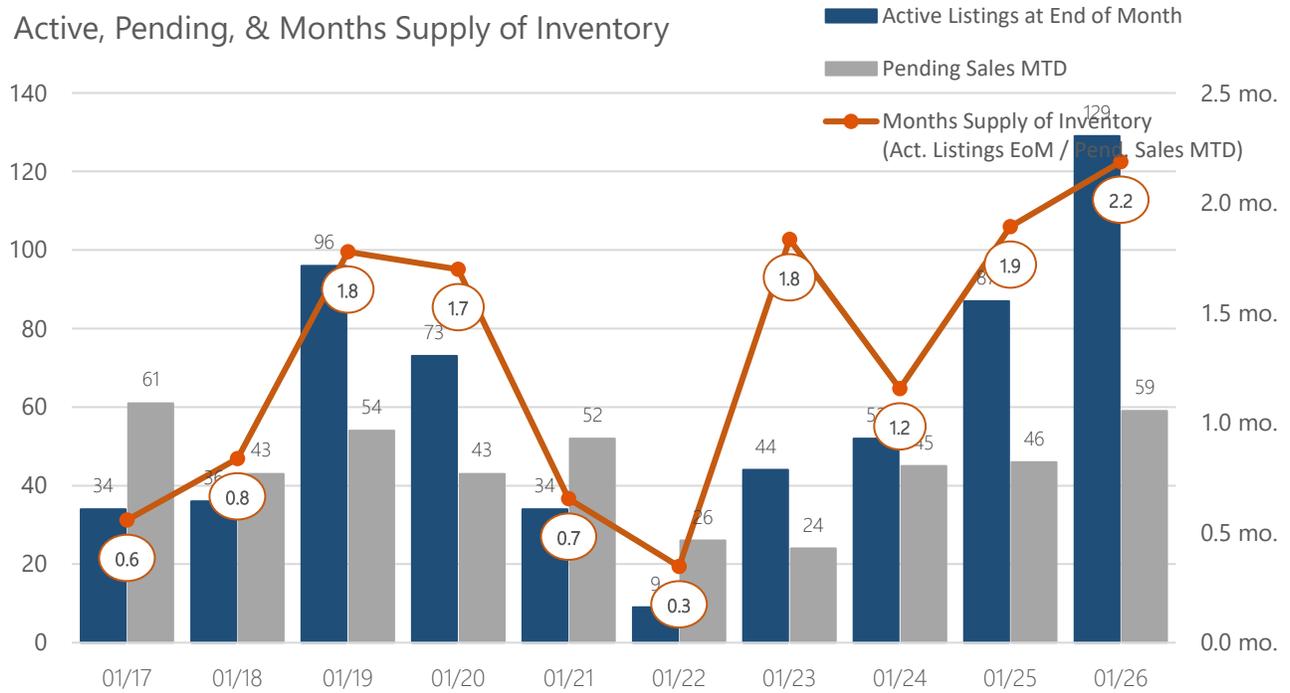


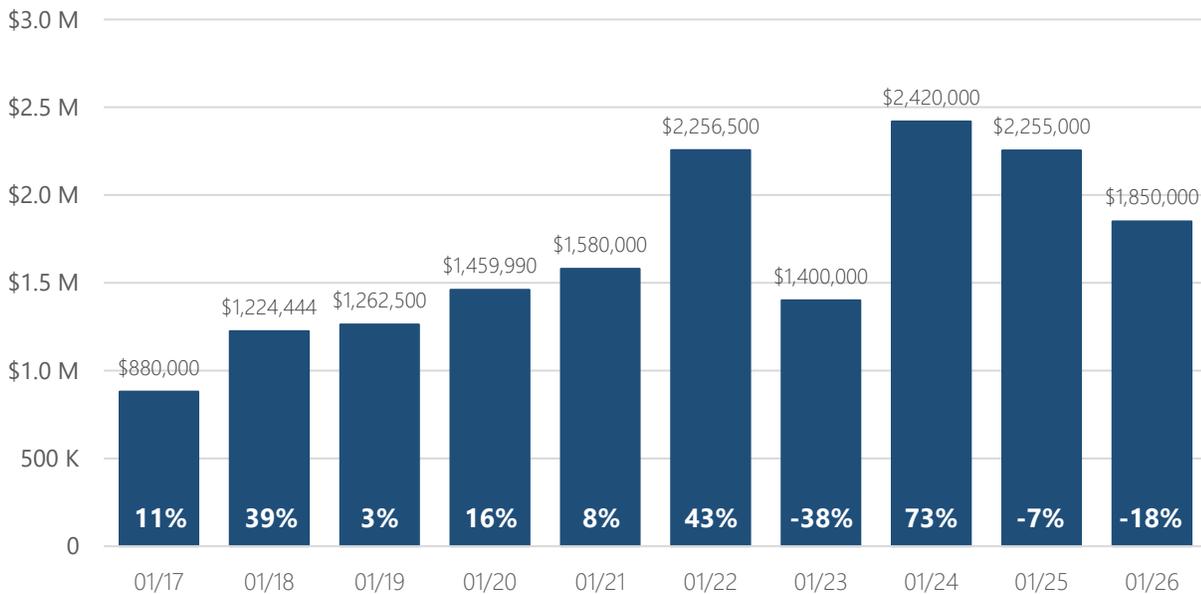
Kirkland/Bridle Trails (560)

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Active, Pending, & Months Supply of Inventory



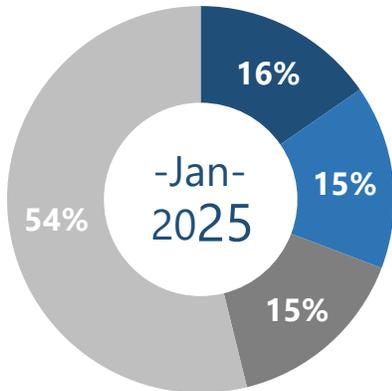
Median Closed Sales Price For Current Month Sold Properties



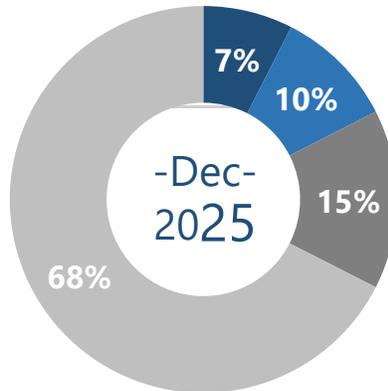
Kirkland/Bridle Trails (560)

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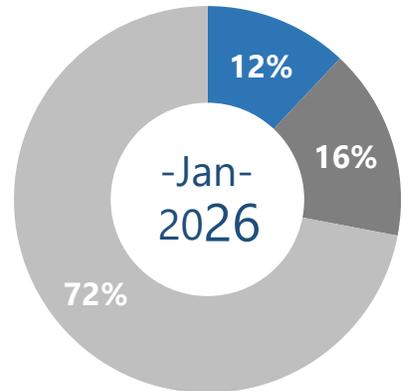
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	▶	0	1	28	96
NUMBER OF SALES IN MONTH	▶	0	3	4	18
MEDIAN % FROM ORIGINAL LIST PRICE	▶	0%	0%	-2%	N/A

Kirkland/Bridle Trails (560)

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Sales Price to List Price based on Market Time

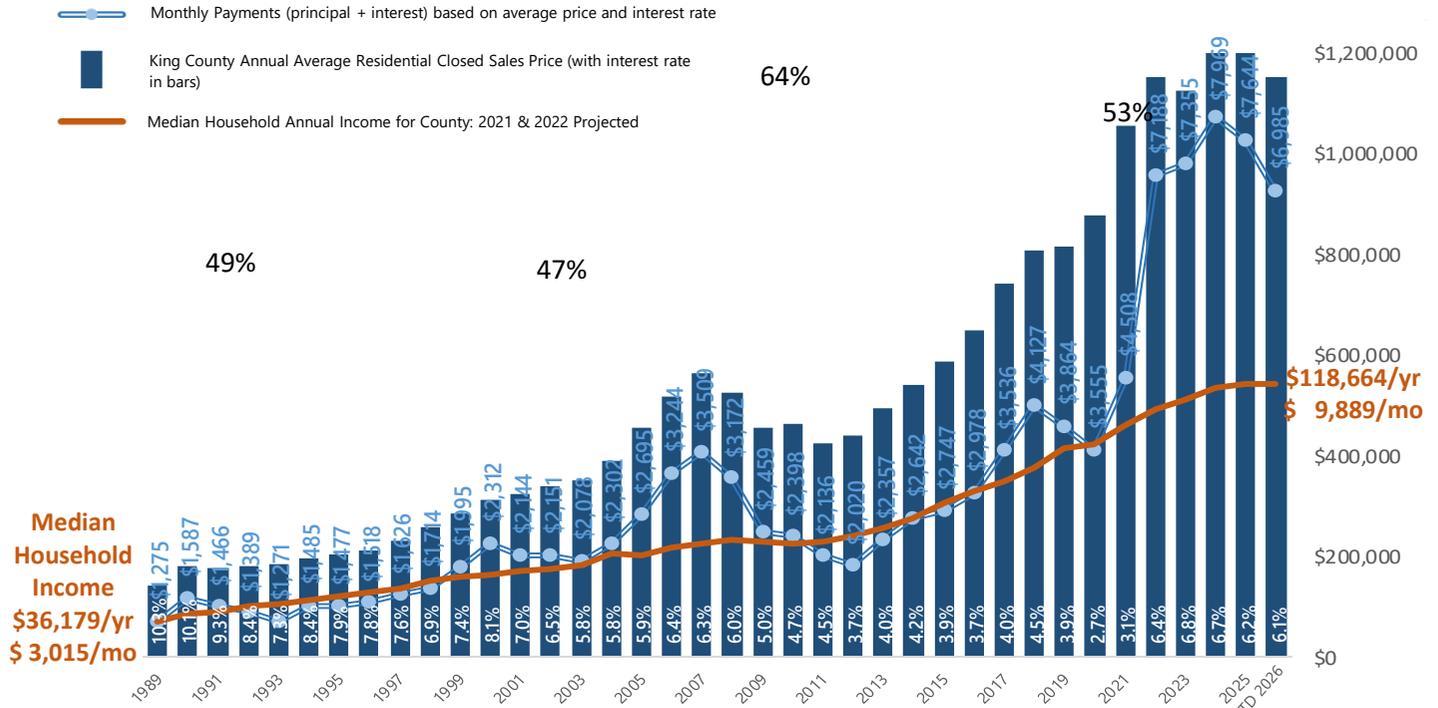
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	7	28.0%
15 - 30	93.4%	96.6%	6	24.0%
31 - 60	95.0%	97.0%	6	24.0%
61 - 90	91.6%	98.0%	1	4.0%
90+	91.2%	95.8%	5	20.0%
Totals			25	100.0%

The Cost of Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
January, 2026	\$1,850,000	6.10%	\$11,211
January, 2025	\$2,255,000	6.96%	\$14,942
	-\$405,000	-0.86%	-\$3,731 Per Month
			-\$44,774 Per Year

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

Monthly Payments Compared to Income Trendline King County



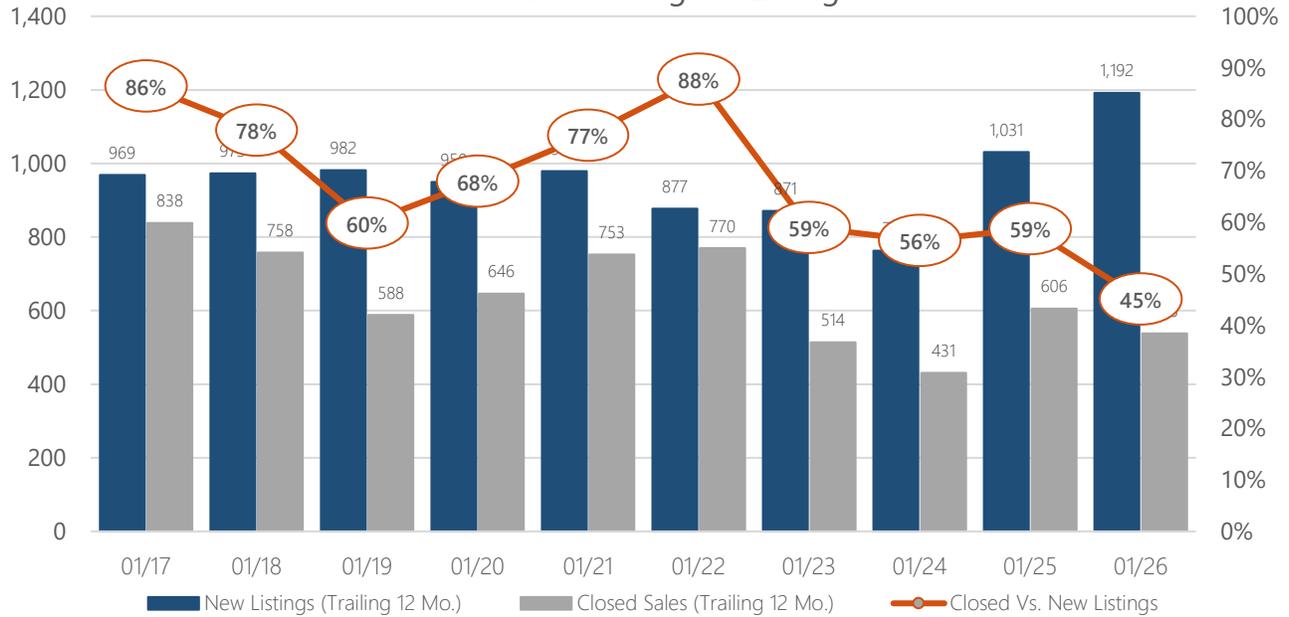
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income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

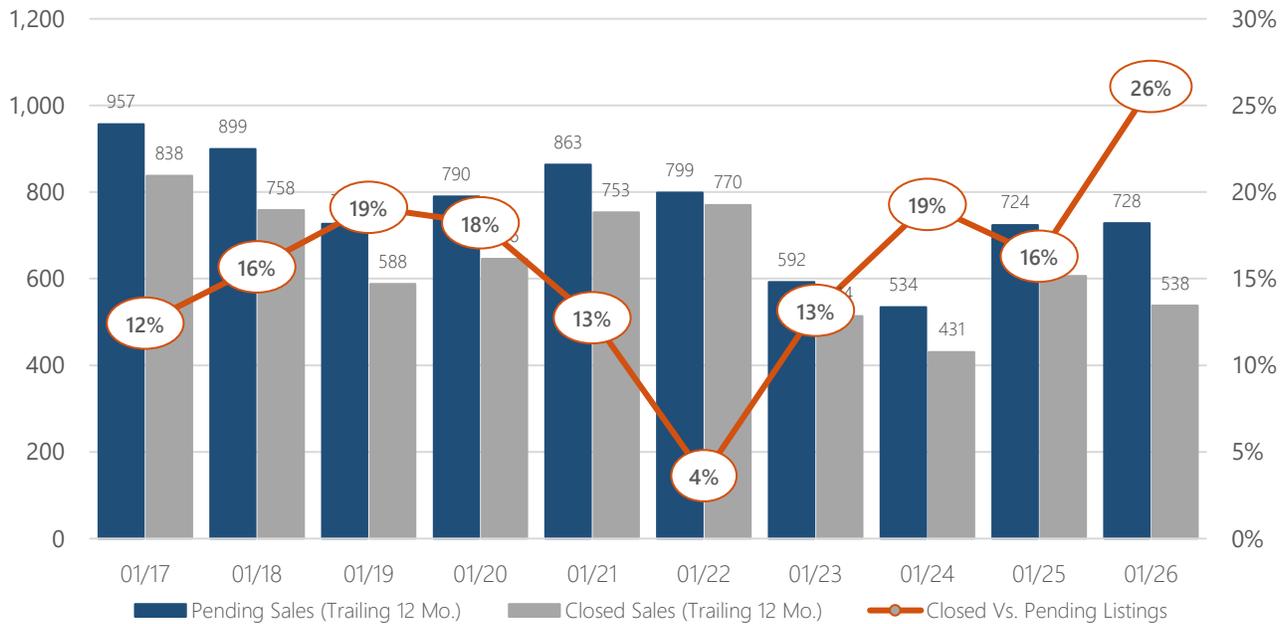
RESIDENTIAL ONLY

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.

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) 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)	129												48%	129	AVG	48%
New Listings Taken in Month	104												30%	104	YTD	30%
# of Pending Transactions	59												28%	59	YTD	28%
Months Supply of Inventory	2.2												16%	2.2	AVG	16%
# of Closed Sales	26												-7%	26	YTD	-7%
Median Closed Price	1,850,000												-18%	1,850,000	WA	-18%
2025																
Active Listings (EOM)	87	92	109	148	197	192	197	168	178	163	122	92	67%	87	AVG	67%
New Listings Taken in Month	80	70	116	129	163	135	111	78	119	94	46	27	2%	80	YTD	25%
# of Pending Transactions	46	56	75	50	80	84	75	49	61	64	45	30	2%	46	YTD	2%
Months Supply of Inventory	1.9	1.6	1.5	3.0	2.5	2.3	2.6	3.4	2.9	2.5	2.7	3.1	64%	1.9	AVG	64%
# of Closed Sales	28	33	47	47	40	63	56	51	49	48	38	40	87%	28	YTD	87%
Median Closed Price	2,255,000	2,000,000	2,214,905	2,000,000	2,317,500	2,115,000	2,065,000	1,814,995	2,300,000	2,070,809	1,932,567	2,552,000	-7%	2,255,000	WA	-7%
2024																
Active Listings (EOM)	52	50	47	61	98	94	88	104	107	98	73	56	18%	52	AVG	18%
New Listings Taken in Month	64	71	76	93	134	97	104	104	94	92	53	33	68%	64	YTD	68%
# of Pending Transactions	45	63	68	65	73	66	75	53	62	68	52	33	88%	45	YTD	88%
Months Supply of Inventory	1.2	0.8	0.7	0.9	1.3	1.4	1.2	2.0	1.7	1.4	1.4	1.7	-37%	1.2	AVG	-37%
# of Closed Sales	15	33	53	57	64	55	66	66	39	49	55	41	0%	15	YTD	0%
Median Closed Price	2,420,000	1,930,000	1,955,000	2,025,000	1,830,000	2,200,000	2,137,500	1,994,000	1,980,000	1,990,000	1,970,000	2,200,000	73%	2,420,000	WA	73%
2023																
Active Listings (EOM)	44	41	55	56	63	67	80	77	92	81	70	44	389%	44	AVG	389%
New Listings Taken in Month	38	37	70	78	75	85	75	68	91	52	47	21	9%	38	YTD	9%
# of Pending Transactions	24	36	43	69	51	67	41	44	46	39	31	22	-8%	24	YTD	-8%
Months Supply of Inventory	1.8	1.1	1.3	0.8	1.2	1.0	2.0	1.8	2.0	2.1	2.3	2.0	430%	1.8	AVG	430%
# of Closed Sales	15	22	33	35	54	50	47	40	36	34	35	30	-46%	15	YTD	-46%
Median Closed Price	1,400,000	1,623,750	1,760,000	1,850,000	1,644,975	1,768,500	2,100,000	1,887,450	1,700,000	2,012,000	1,920,000	2,237,500	-38%	1,400,000	WA	-38%
2022																
# of Active Listings	9	20	31	43	81	94	109	90	90	78	53	35	-74%	9	A	-74%
New Listings Taken in Month	35	62	99	82	107	105	95	68	91	71	31	22	-49%	35	YTD	-49%
# of Pending Transactions	26	46	76	64	46	56	41	63	62	58	34	22	-50%	26	YTD	-50%
Months Supply of Inventory	0.3	0.4	0.4	0.7	1.8	1.7	2.7	1.4	1.5	1.3	1.6	1.6	-47%	0.3	A	-47%
# of Closed Sales	28	22	50	60	55	46	36	43	51	53	44	39	-42%	28	T	-42%
Median Closed Price	2,256,500	2,505,000	2,330,000	2,490,000	2,015,500	2,017,538	1,887,500	1,800,000	1,787,000	1,700,000	1,675,000	1,450,000	43%	2,256,500	WA	43%

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)

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)	34	20	30	36	30	31	32	31	33	26	15	3	-53%	34	AVG	-53%
	New Listings Taken in Month	57	61	90	92	94	113	81	80	82	69	45	35	-16%	57	YTD	-16%
	# of Pending Transactions	52	71	74	72	95	99	64	71	69	75	48	35	21%	52	YTD	21%
	Months Supply of Inventory	0.7	0.3	0.4	0.5	0.3	0.3	0.5	0.4	0.5	0.3	0.3	0.1	-61%	0.7	AVG	-61%
	# of Closed Sales	48	45	73	67	54	103	88	72	64	61	61	54	66%	48	YTD	66%
	Median Closed Price	1,580,000	1,860,000	1,787,000	1,830,000	1,863,500	1,950,000	1,775,000	2,012,500	1,912,500	1,800,000	1,936,000	2,034,500	8%	1,580,000	WA	8%
2020	Active Listings (EOM)	73	63	92	97	104	105	102	96	87	75	54	31	-24%	73	AVG	-24%
	New Listings Taken in Month	68	58	114	59	103	112	86	117	81	90	59	43	0%	68	YTD	0%
	# of Pending Transactions	43	62	57	46	78	98	71	109	87	85	70	48	-20%	43	YTD	-20%
	Months Supply of Inventory	1.7	1.0	1.6	2.1	1.3	1.1	1.4	0.9	1.0	0.9	0.8	0.6	-5%	1.7	AVG	-5%
	# of Closed Sales	29	27	62	33	35	62	80	74	89	95	69	79	45%	29	YTD	45%
	Median Closed Price	1,459,990	1,415,000	1,557,500	1,050,000	1,250,000	1,575,012	1,407,500	1,307,498	1,500,000	1,546,316	1,380,800	1,670,000	16%	1,459,990	WA	16%
2019	Active Listings (EOM)	96	109	115	129	136	164	137	135	137	118	82	55	167%	96	AVG	167%
	New Listings Taken in Month	68	63	112	101	115	126	87	70	92	63	35	18	55%	68	YTD	55%
	# of Pending Transactions	54	38	77	75	94	89	93	55	73	62	57	34	26%	54	YTD	26%
	Months Supply of Inventory	1.8	2.9	1.5	1.7	1.4	1.8	1.5	2.5	1.9	1.9	1.4	1.6	112%	1.8	AVG	112%
	# of Closed Sales	20	41	42	52	73	63	73	78	38	55	57	45	-41%	20	YTD	-41%
	Median Closed Price	1,262,500	1,260,000	1,451,000	1,387,500	1,350,000	1,353,000	1,398,000	1,337,475	1,057,500	1,350,000	1,482,000	1,269,000	3%	1,262,500	WA	3%
2018	Active Listings (EOM)	36	40	52	70	95	113	115	115	127	132	111	95	6%	36	AVG	6%
	New Listings Taken in Month	44	45	92	109	136	105	89	88	100	75	47	28	-32%	44	YTD	-32%
	# of Pending Transactions	43	33	71	84	102	74	63	75	64	40	44	23	-30%	43	YTD	-30%
	Months Supply of Inventory	0.8	1.2	0.7	0.8	0.9	1.5	1.8	1.5	2.0	3.3	2.5	4.1	50%	0.8	AVG	50%
	# of Closed Sales	34	28	43	53	75	73	67	51	54	57	39	28	-37%	34	YTD	-37%
	Median Closed Price	1,224,444	1,316,250	1,376,000	1,250,000	1,372,000	1,430,000	1,275,000	975,000	1,175,000	1,220,000	1,398,800	1,400,000	39%	1,224,444	WA	39%
2017	Active Listings (EOM)	34	55	72	61	73	110	96	88	92	84	61	38	-51%	34	AVG	-51%
	New Listings Taken in Month	65	66	99	80	108	158	89	100	93	76	39	21	-10%	65	YTD	-10%
	# of Pending Transactions	61	42	76	92	99	120	91	91	71	84	51	39	-6%	61	YTD	-6%
	Months Supply of Inventory	0.6	1.3	0.9	0.7	0.7	0.9	1.1	1.0	1.3	1.0	1.2	1.0	-47%	0.6	AVG	-47%
	# of Closed Sales	54	39	57	48	80	77	98	74	76	73	57	45	-11%	54	YTD	-11%
	Median Closed Price	880,000	935,000	1,050,000	1,057,500	988,000	1,157,500	977,500	1,036,500	1,150,000	1,069,705	1,000,000	1,268,888	11%	880,000	WA	11%
2016	Active Listings (EOM)	69	70	87	78	84	99	122	109	103	86	59	40	10%	69	AVG	10%
	New Listings Taken in Month	72	71	107	86	102	118	116	98	82	63	35	26	33%	72	YTD	33%
	# of Pending Transactions	65	87	82	96	105	96	94	93	77	77	50	39	48%	65	YTD	48%
	Months Supply of Inventory	1.1	0.8	1.1	0.8	0.8	1.0	1.3	1.2	1.3	1.1	1.2	1.0	-26%	1.1	AVG	-26%
	# of Closed Sales	61	34	72	67	97	85	83	83	63	80	70	50	33%	61	YTD	33%
	Median Closed Price	790,000	999,500	891,450	920,000	975,000	875,000	937,000	860,000	931,500	886,250	826,000	992,500	-4%	790,000	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

Kirkland/Bridle Trails (560)
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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)	53	56	69	78	96	107	108	101	105	94	70	49	82	AVG
% of 12 Month Avg.	65%	68%	84%	95%	117%	130%	131%	123%	127%	115%	85%	60%		
New Listings Taken in Month	59	60	98	91	114	115	93	87	93	75	44	27	956	T
% of 12 Month Avg.	74%	76%	122%	114%	143%	145%	117%	109%	116%	94%	55%	34%		
# of Pending Transactions	46	53	70	71	82	85	71	70	67	65	48	33	762	T
% of 12 Month Avg.	72%	84%	110%	112%	130%	134%	112%	111%	106%	103%	76%	51%		
Months Supply of Inventory	1.2	1.0	1.0	1.1	1.2	1.3	1.5	1.4	1.6	1.4	1.5	1.5	1.3	AVG
% of 12 Month Avg.	89%	80%	76%	84%	90%	97%	117%	111%	119%	111%	111%	115%		
# of Closed Units	33	32	53	52	63	68	69	63	56	61	53	45	648	T
% of 12 Month Avg.	62%	60%	99%	96%	116%	125%	129%	117%	104%	112%	97%	84%		
Median Closed Price	1,552,843	1,584,450	1,637,286	1,586,000	1,560,648	1,644,155	1,596,000	1,502,542	1,549,350	1,564,508	1,552,117	1,707,439	1,586,445	AVG
% of 12 Month Avg.	98%	100%	103%	100%	98%	104%	101%	95%	98%	99%	98%	108%		

MARKET UPDATE

January, 2026



Kirkland/Bridle Trails (560)

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	0												0
\$1,000,000 - \$1,249,999	4												4
\$1,250,000 - \$1,499,999	3												3
\$1,500,000 - \$1,749,999	4												4
\$1,750,000 - \$1,999,999	4												4
\$2,000,000 - \$2,499,999	5												5
\$2,500,000 - \$2,999,999	1												1
\$3,000,000 - \$4,999,999	3												3
\$5,000,000 +	1												1
Grand Total	25												25

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	0	0	0	0	0	0	0	0	0	0	0	0	0
\$500,000 - \$749,999	0	0	0	0	0	1	1	1	0	0	0	0	0
\$750,000 - \$999,999	0	1	0	4	1	3	0	2	1	1	1	3	0
\$1,000,000 - \$1,249,999	3	0	4	1	2	2	3	4	1	4	0	2	3
\$1,250,000 - \$1,499,999	3	3	1	5	2	7	7	7	6	9	8	4	3
\$1,500,000 - \$1,749,999	2	3	9	8	3	8	12	7	8	6	7	4	2
\$1,750,000 - \$1,999,999	1	5	6	5	3	7	3	8	4	4	2	2	1
\$2,000,000 - \$2,499,999	4	5	5	9	10	17	9	6	9	7	5	4	4
\$2,500,000 - \$2,999,999	10	2	7	6	10	8	6	7	9	2	6	10	10
\$3,000,000 - \$4,999,999	2	9	14	7	8	8	8	6	8	12	7	10	2
\$5,000,000 +	1	0	1	2	0	1	2	0	3	2	1	1	1
Grand Total	26	28	47	47	39	62	51	48	49	47	37	40	26

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	N/A												N/A
\$750,000 - \$999,999	N/A												N/A
\$1,000,000 - \$1,249,999	33%												33%
\$1,250,000 - \$1,499,999	0%												0%
\$1,500,000 - \$1,749,999	100%												100%
\$1,750,000 - \$1,999,999	300%												300%
\$2,000,000 - \$2,499,999	25%												25%
\$2,500,000 - \$2,999,999	-90%												-90%
\$3,000,000 - \$4,999,999	50%												50%
\$5,000,000 +	0%												0%
Grand Total	-4%												-4%

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