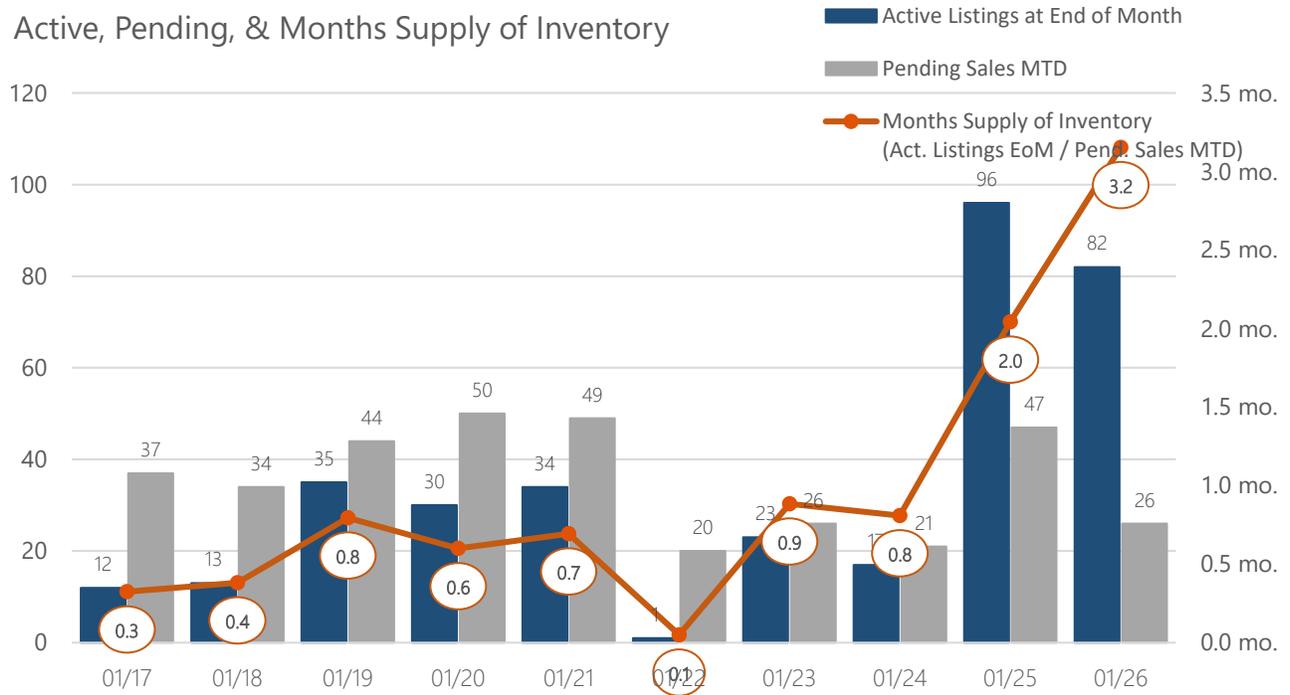


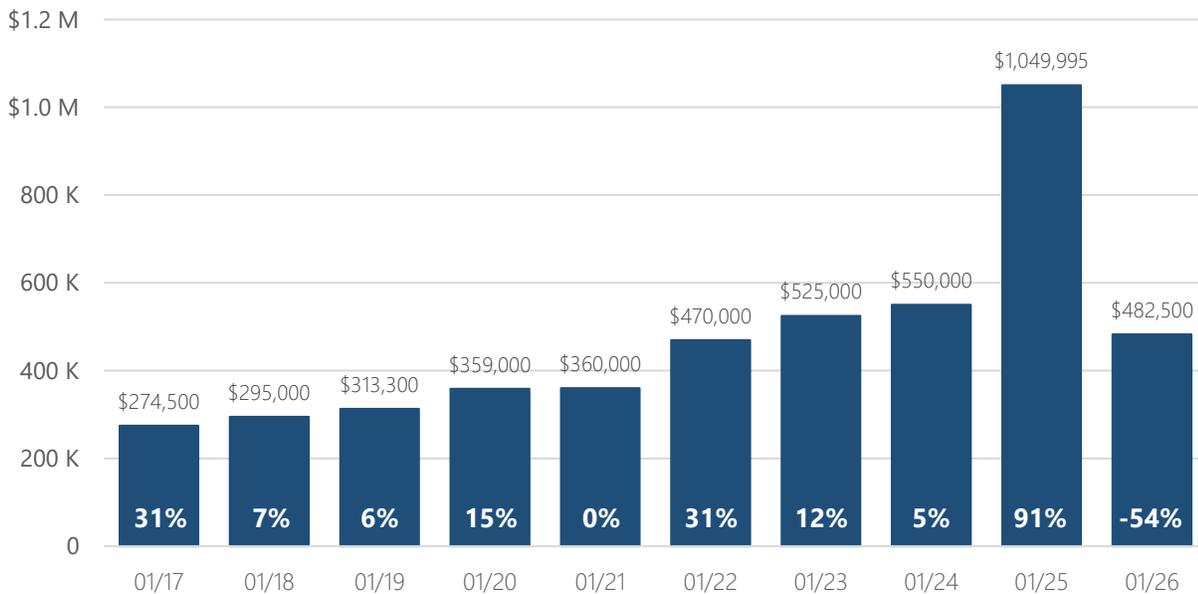
Juanita/Duvall (600)

CONDOMINIUM ONLY

Active, Pending, & Months Supply of Inventory



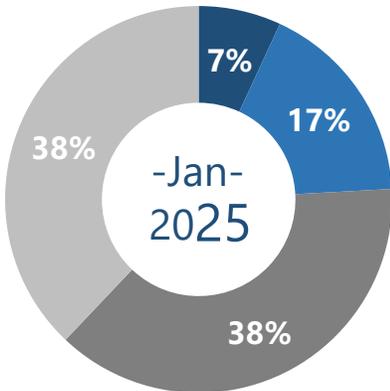
Median Closed Sales Price For Current Month Sold Properties



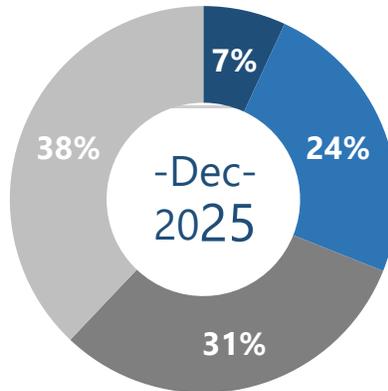
Juanita/Duvall (600)

CONDOMINIUM ONLY

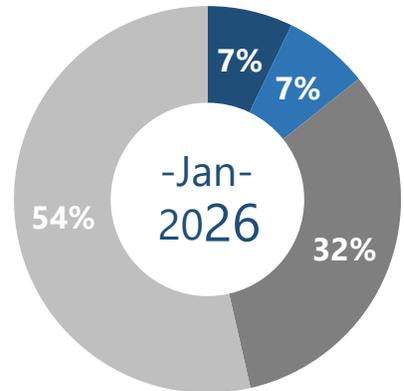
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	▶	11	13	35	96
NUMBER OF SALES IN MONTH	▶	2	2	9	15
MEDIAN % FROM ORIGINAL LIST PRICE	▶	1%	0%	-4%	N/A

Juanita/Duvall (600)

CONDOMINIUM ONLY

Sales Price to List Price
based on Market Time

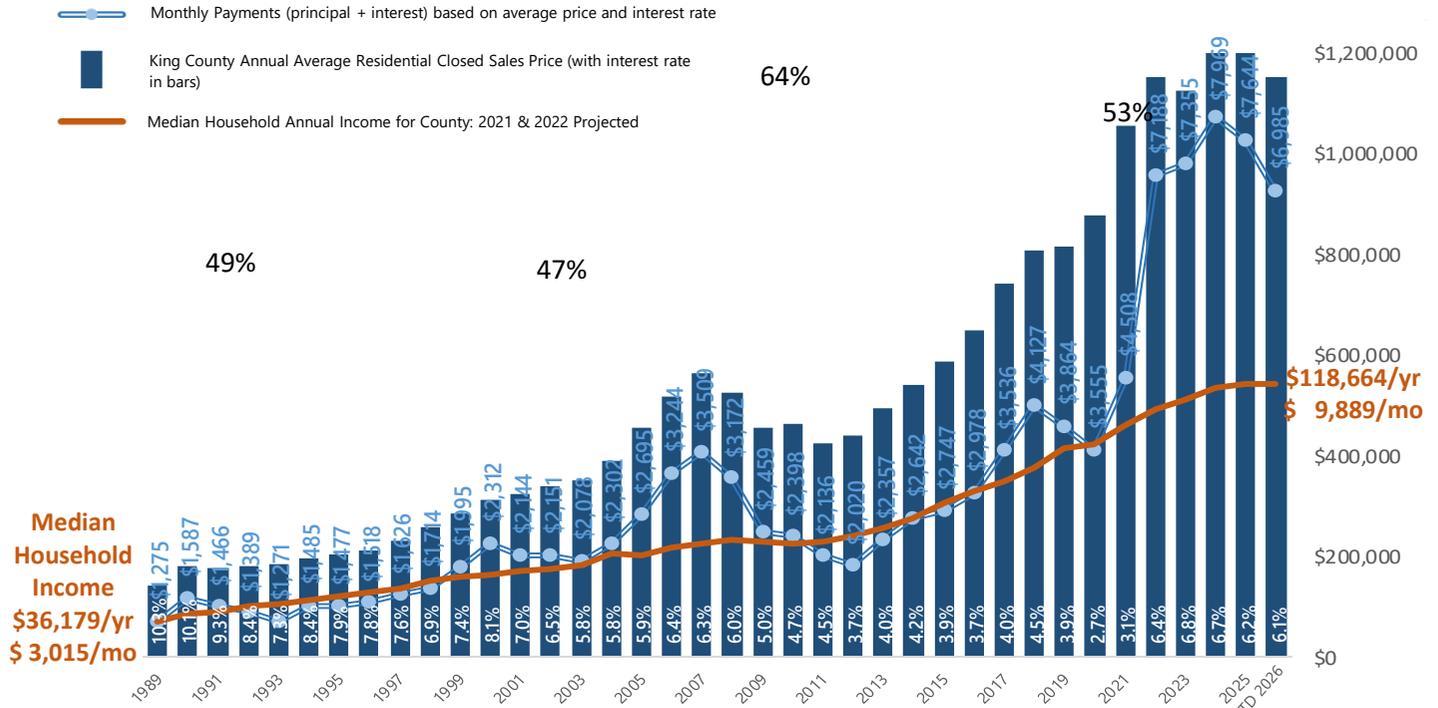
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	96.9%	96.9%	7	25.0%
15 - 30	100.0%	100.0%	3	10.7%
31 - 60	93.3%	95.2%	4	14.3%
61 - 90	93.9%	95.9%	8	28.6%
90+	91.3%	96.7%	6	21.4%
Totals			28	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
January, 2026	\$482,500	6.10%	\$2,924
January, 2025	\$1,049,995	6.96%	\$6,957
	-\$567,495	-0.86%	-\$4,034 Per Month
			-\$48,402 Per Year

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

Monthly Payments Compared to Income Trendline King County



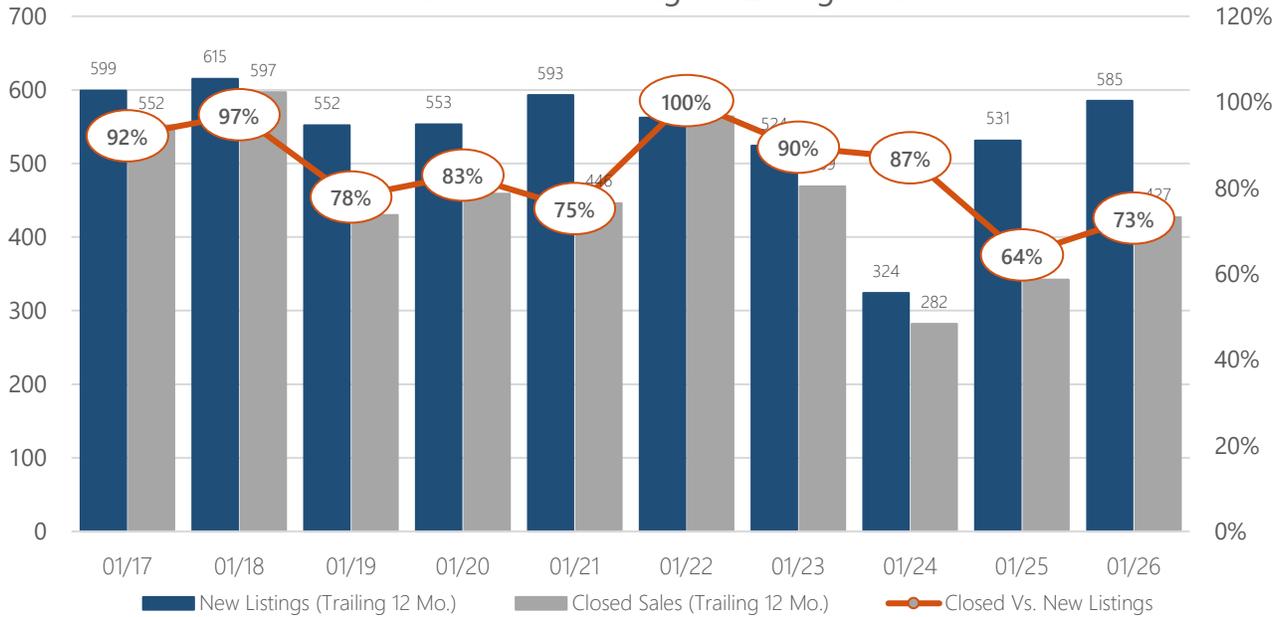
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income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

Juanita/Duvall (600)

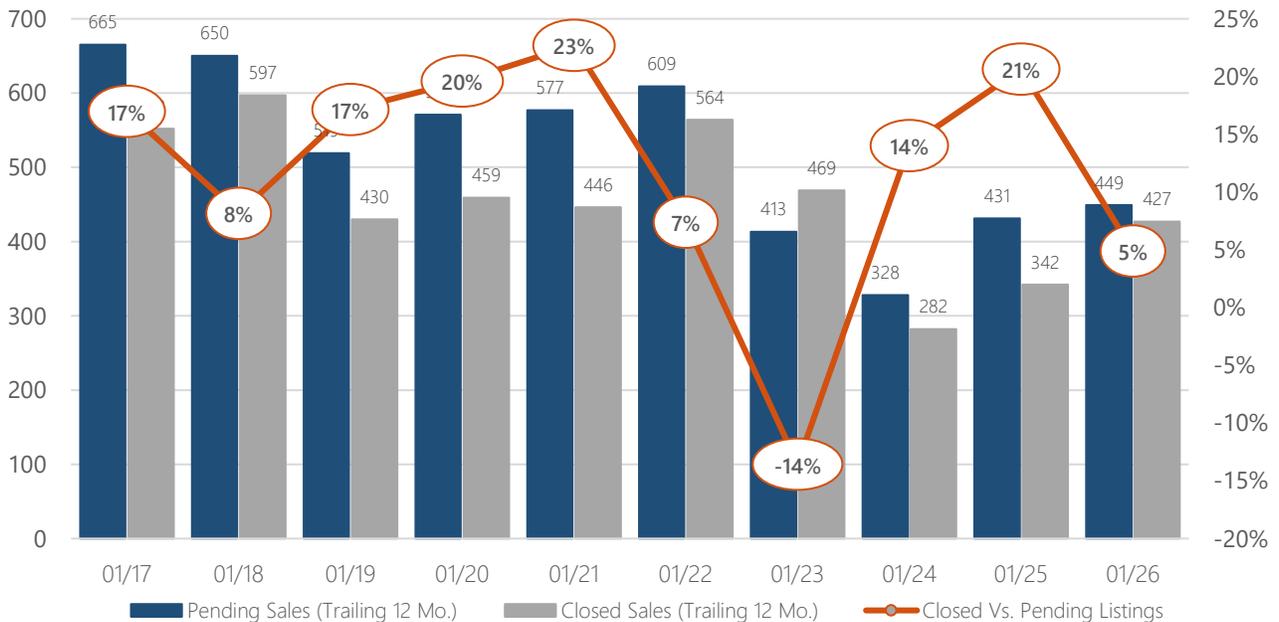
CONDOMINIUM ONLY

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

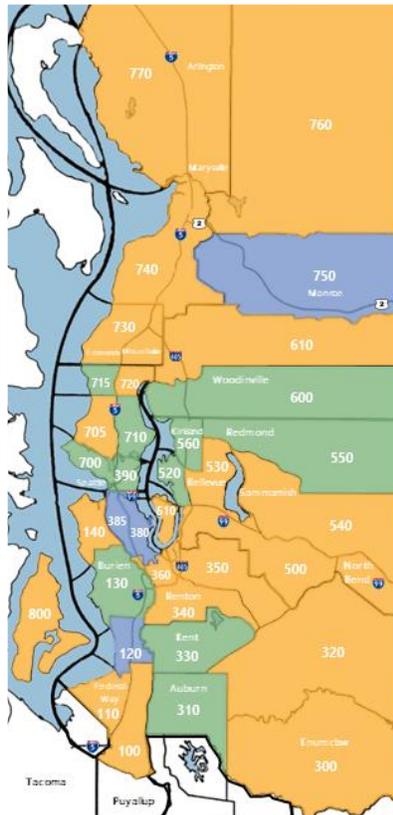
Area	Months Inventory			Area	Months Inventory		
	2024	2025	2026		2024	2025	2026
100	0.0	0.0	2.0	530	0.8	1.9	2.5
110	0.6	1.9	2.0	540	0.6	1.2	3.2
120	0.8	4.6	1.4	550	0.4	2.6	3.5
130	1.4	2.6	3.5	560	1.3	2.3	3.1
140	1.1	1.9	2.1	600	0.8	2.0	3.2
300	0.0	0.0	0.0	610	0.6	1.5	2.0
310	0.6	3.5	2.0	700	1.6	2.9	4.2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

Juanita/Duvall (600)

Statistics To Know

Residential

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	1.5	1.6	-0.1	-7%
Active Listings at End of Month	126	118	8	7%
Pending Sales MTD	84	73	11	15%
Pending Sales (Trailing 12 Months)	1,324	1,518	-194	-13%
Closed Sales MTD	70	54	16	30%
Closed Sales (Trailing 12 Months)	1,192	1,381	-189	-14%
Closed Sales Price (Median)	\$1,191,000	\$1,265,000	-\$74,000	-6%
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$7,217	\$8,382	-\$1,165	-14%

Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	3.2	2.0	1.1	54%
Active Listings at End of Month	82	96	-14	-15%
Pending Sales MTD	26	47	-21	-45%
Pending Sales (Trailing 12 Months)	449	431	18	4%
Closed Sales MTD	28	29	-1	-3%
Closed Sales (Trailing 12 Months)	427	342	85	25%
Closed Sales Price (Median)	\$482,500	\$1,049,995	-\$567,495	-54%
30-Year-Fixed-Rate Mortgage Rate	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$2,924	\$6,957	-\$4,034	-58%

Residential & Condominium

	January, 2026	January, 2025	Difference	% Change
Months Supply of Inventory	1.9	1.8	0.1	6%
Active Listings at End of Month	208	214	-6	-3%
Pending Sales MTD	110	120	-10	-8%
Pending Sales (Trailing 12 Months)	1,773	1,949	-176	-9%
Closed Sales MTD	98	83	15	18%
Closed Sales (Trailing 12 Months)	1,619	1,723	-104	-6%
Closed Sales Price (Median)	\$1,098,450	\$1,124,995	-\$26,545	-2%
30-Year-Fixed-Rate Mortgage Rates	6.1%	7.0%	-0.9%	-12%
Monthly Payments (P&I)	\$6,657	\$7,454	-\$798	-11%

Juanita/Duvall (600)
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)	82												-15%	82	AVG	-15%
New Listings Taken in Month	40												-46%	40	YTD	-46%
# of Pending Transactions	26												-45%	26	YTD	-45%
Months Supply of Inventory	3.2												54%	3.2	AVG	54%
# of Closed Sales	28												-3%	28	YTD	-3%
Median Closed Price	482,500												-54%	482,500	WA	-54%
2025																
Active Listings (EOM)	96	92	98	119	152	151	155	146	152	133	101	72	465%	96	AVG	465%
New Listings Taken in Month	74	45	46	64	74	60	58	61	55	42	25	15	124%	74	YTD	196%
# of Pending Transactions	47	44	34	43	40	48	35	51	40	40	21	27	124%	47	YTD	124%
Months Supply of Inventory	2.0	2.1	2.9	2.8	3.8	3.1	4.4	2.9	3.8	3.3	4.8	2.7	152%	2.0	AVG	152%
# of Closed Sales	29	37	42	25	48	29	46	35	43	42	23	29	190%	29	YTD	190%
Median Closed Price	1,049,995	1,074,995	610,000	555,000	691,500	1,024,995	560,000	548,000	999,900	552,750	640,000	820,000	91%	1,049,995	WA	91%
2024																
Active Listings (EOM)	17	21	22	23	41	49	53	91	96	108	78	66	-26%	17	AVG	-26%
New Listings Taken in Month	25	35	37	34	43	44	51	74	44	55	24	16	-4%	25	YTD	-4%
# of Pending Transactions	21	32	34	34	33	34	38	47	30	43	34	25	-19%	21	YTD	-19%
Months Supply of Inventory	0.8	0.7	0.6	0.7	1.2	1.4	1.4	1.9	3.2	2.5	2.3	2.6	-8%	0.8	AVG	-8%
# of Closed Sales	10	23	30	26	43	19	31	33	26	31	23	28	-33%	10	YTD	-33%
Median Closed Price	550,000	530,000	442,500	482,000	620,000	400,000	460,000	529,950	476,500	530,000	440,000	492,500	5%	550,000	WA	5%
2023																
Active Listings (EOM)	23	17	22	25	16	21	15	23	24	23	19	14	2200%	23	AVG	2200%
New Listings Taken in Month	26	17	43	32	25	40	26	34	23	29	19	11	13%	26	YTD	13%
# of Pending Transactions	26	22	40	34	31	34	29	30	21	30	23	13	30%	26	YTD	30%
Months Supply of Inventory	0.9	0.8	0.6	0.7	0.5	0.6	0.5	0.8	1.1	0.8	0.8	1.1	1669%	0.9	AVG	1669%
# of Closed Sales	15	20	26	26	31	30	27	32	20	21	21	18	-21%	15	YTD	-21%
Median Closed Price	525,000	429,250	492,475	450,387	490,000	526,000	467,000	478,500	474,975	540,000	445,000	442,500	12%	525,000	WA	12%
2022																
# of Active Listings	1	6	21	25	29	45	56	46	49	48	39	28	-97%	1	A	-97%
New Listings Taken in Month	23	39	93	45	60	57	48	40	40	37	24	15	-49%	23	YTD	-49%
# of Pending Transactions	20	34	47	35	46	41	31	41	33	33	27	19	-59%	20	YTD	-59%
Months Supply of Inventory	0.1	0.2	0.4	0.7	0.6	1.1	1.8	1.1	1.5	1.5	1.4	1.5	-93%	0.1	A	-93%
# of Closed Sales	19	44	79	43	46	42	38	36	36	38	24	28	-49%	19	T	-49%
Median Closed Price	470,000	611,990	580,000	590,000	567,500	449,500	500,000	466,150	476,500	485,000	497,500	498,500	31%	470,000	WA	31%

Juanita/Duvall (600)
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)	34	33	33	39	28	21	32	29	21	22	4	0	0%	34	AVG	13%
	New Listings Taken in Month	48	56	74	73	55	50	64	45	45	42	23	12	7%	48	YTD	7%
	# of Pending Transactions	49	57	78	63	70	58	57	49	59	44	36	18	-2%	49	YTD	-2%
	Months Supply of Inventory	0.7	0.6	0.4	0.6	0.4	0.4	0.6	0.6	0.4	0.5	0.1	0.0	0%	0.7	AVG	16%
	# of Closed Sales	37	35	57	64	53	68	46	53	50	45	38	36	48%	37	YTD	48%
	Median Closed Price	360,000	420,000	488,500	418,500	397,000	425,999	455,000	440,000	438,500	429,000	472,500	427,475	0%	360,000	WA	0%
2020	Active Listings (EOM)	30	33	29	40	45	40	54	63	65	78	64	35	-14%	30	AVG	-14%
	New Listings Taken in Month	45	53	46	28	46	53	69	61	64	66	41	18	80%	45	YTD	80%
	# of Pending Transactions	50	51	47	26	41	57	56	53	52	53	48	44	14%	50	YTD	14%
	Months Supply of Inventory	0.6	0.6	0.6	1.5	1.1	0.7	1.0	1.2	1.3	1.5	1.3	0.8	-25%	0.6	AVG	-25%
	# of Closed Sales	25	32	36	27	18	29	45	49	40	46	35	52	9%	25	YTD	9%
	Median Closed Price	359,000	397,500	410,000	400,000	311,500	392,500	379,000	369,000	357,500	400,000	375,000	375,000	15%	359,000	WA	15%
2019	Active Listings (EOM)	35	40	38	30	50	53	65	65	63	66	48	32	169%	35	AVG	169%
	New Listings Taken in Month	25	32	49	55	65	57	51	46	55	50	29	19	-34%	25	YTD	-34%
	# of Pending Transactions	44	28	57	69	47	56	43	45	50	44	49	33	29%	44	YTD	29%
	Months Supply of Inventory	0.8	1.4	0.7	0.4	1.1	0.9	1.5	1.4	1.3	1.5	1.0	1.0	108%	0.8	AVG	108%
	# of Closed Sales	23	28	34	47	51	38	43	38	36	45	32	42	-39%	23	YTD	-39%
	Median Closed Price	313,300	347,900	331,900	340,000	349,500	372,500	358,000	331,790	323,082	325,000	329,000	317,875	6%	313,300	WA	6%
2018	Active Listings (EOM)	13	16	16	19	22	30	39	50	70	83	78	46	8%	13	AVG	8%
	New Listings Taken in Month	38	41	49	48	63	58	50	54	71	52	30	11	0%	38	YTD	0%
	# of Pending Transactions	34	38	51	47	59	51	46	38	44	39	29	33	-8%	34	YTD	-8%
	Months Supply of Inventory	0.4	0.4	0.3	0.4	0.4	0.6	0.8	1.3	1.6	2.1	2.7	1.4	18%	0.4	AVG	18%
	# of Closed Sales	38	30	31	43	43	55	41	36	33	42	21	32	41%	38	YTD	41%
	Median Closed Price	295,000	305,000	360,000	355,000	365,000	375,000	356,998	358,250	340,000	342,000	363,000	325,500	7%	295,000	WA	7%
2017	Active Listings (EOM)	12	13	22	10	11	14	33	30	32	22	24	9	33%	12	AVG	33%
	New Listings Taken in Month	38	49	69	49	59	67	73	62	48	36	42	23	46%	38	YTD	46%
	# of Pending Transactions	37	49	64	60	61	67	55	73	55	49	41	42	6%	37	YTD	6%
	Months Supply of Inventory	0.3	0.3	0.3	0.2	0.2	0.2	0.6	0.4	0.6	0.4	0.6	0.2	26%	0.3	AVG	26%
	# of Closed Sales	27	40	50	46	68	53	56	52	52	51	50	41	42%	27	YTD	42%
	Median Closed Price	274,500	249,000	295,000	314,500	323,000	325,000	316,250	305,500	330,000	325,000	325,750	349,950	31%	274,500	WA	31%
2016	Active Listings (EOM)	9	20	24	31	19	31	28	35	42	31	8	7	-82%	9	AVG	-82%
	New Listings Taken in Month	26	54	54	57	47	70	67	60	59	41	30	22	-35%	26	YTD	-35%
	# of Pending Transactions	35	46	62	51	70	69	76	58	53	54	59	30	-24%	35	YTD	-24%
	Months Supply of Inventory	0.3	0.4	0.4	0.6	0.3	0.4	0.4	0.6	0.8	0.6	0.1	0.2	-76%	0.3	AVG	-76%
	# of Closed Sales	19	32	41	52	37	52	55	61	51	57	39	48	-30%	19	YTD	-30%
	Median Closed Price	210,000	218,000	258,000	259,000	255,000	288,250	285,000	284,800	265,000	278,000	245,000	271,100	-5%	210,000	WA	-5%

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

Juanita/Duvall (600)
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)	27	29	33	36	41	46	53	58	61	61	46	31	44	AVG
% of 12 Month Avg.	62%	67%	75%	83%	95%	105%	122%	133%	141%	141%	106%	71%		
New Listings Taken in Month	37	42	56	49	54	56	56	54	50	45	29	16	542	T
% of 12 Month Avg.	81%	93%	124%	107%	119%	123%	123%	119%	112%	100%	63%	36%		
# of Pending Transactions	36	40	51	46	50	52	47	49	44	43	37	28	522	T
% of 12 Month Avg.	83%	92%	118%	106%	114%	118%	107%	111%	100%	99%	84%	65%		
Months Supply of Inventory	0.7	0.7	0.6	0.8	0.8	0.9	1.1	1.2	1.4	1.4	1.3	1.1	1.0	AVG
% of 12 Month Avg.	74%	72%	63%	77%	82%	88%	113%	118%	139%	142%	125%	108%		
# of Closed Units	24	32	43	40	44	42	43	43	39	42	31	35	456	T
% of 12 Month Avg.	64%	84%	112%	105%	115%	109%	113%	112%	102%	110%	81%	93%		
Median Closed Price	440,680	458,364	426,838	416,439	437,000	457,974	413,725	411,194	448,196	420,675	413,275	432,040	431,367	AVG
% of 12 Month Avg.	102%	106%	99%	97%	101%	106%	96%	95%	104%	98%	96%	100%		

MARKET UPDATE

January, 2026



Juanita/Duvall (600)

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	13												13
\$500,000 - \$749,999	2												2
\$750,000 - \$999,999	3												3
\$1,000,000 - \$1,249,999	7												7
\$1,250,000 - \$1,499,999	1												1
\$1,500,000 - \$1,749,999	0												0
\$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	27												27

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	4	8	11	5	11	4	8	10	9	13	8	8	4
\$500,000 - \$749,999	3	6	12	9	12	5	16	5	8	10	2	6	3
\$750,000 - \$999,999	2	2	1	1	3	1	2	2	3	4	3	2	2
\$1,000,000 - \$1,249,999	14	10	11	3	5	9	7	10	12	6	6	7	14
\$1,250,000 - \$1,499,999	2	8	4	3	9	2	3	1	4	5	2	3	2
\$1,500,000 - \$1,749,999	1	2	1	0	1	1	0	0	2	0	0	1	1
\$1,750,000 - \$1,999,999	0	0	0	0	0	2	0	1	1	0	0	0	0
\$2,000,000 - \$2,499,999	0	0	0	1	4	0	2	0	2	1	0	2	0
\$2,500,000 - \$2,999,999	0	0	0	0	0	1	0	0	0	0	0	0	0
\$3,000,000 - \$4,999,999	0	0	0	0	1	0	0	1	0	0	0	0	0
\$5,000,000 +	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	26	36	40	22	46	25	38	30	41	39	21	29	26

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	225%												225%
\$500,000 - \$749,999	-33%												-33%
\$750,000 - \$999,999	50%												50%
\$1,000,000 - \$1,249,999	-50%												-50%
\$1,250,000 - \$1,499,999	-50%												-50%
\$1,500,000 - \$1,749,999	-100%												-100%
\$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	4%												4%

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