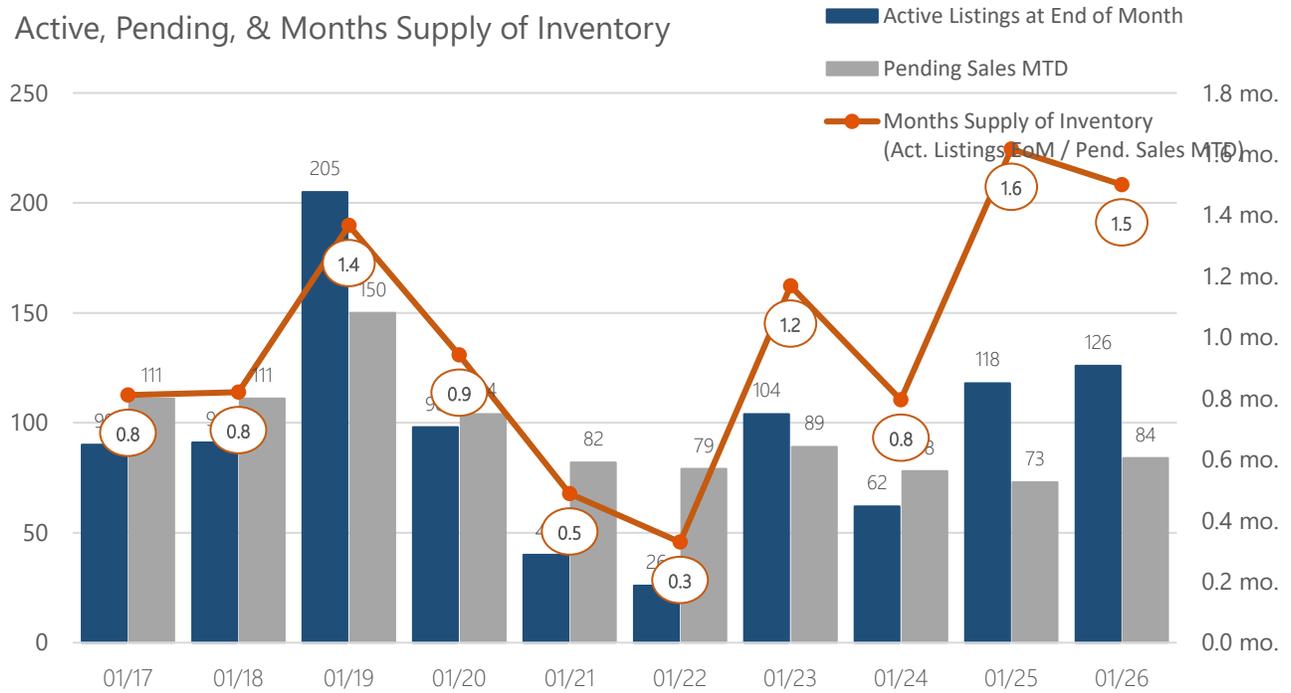


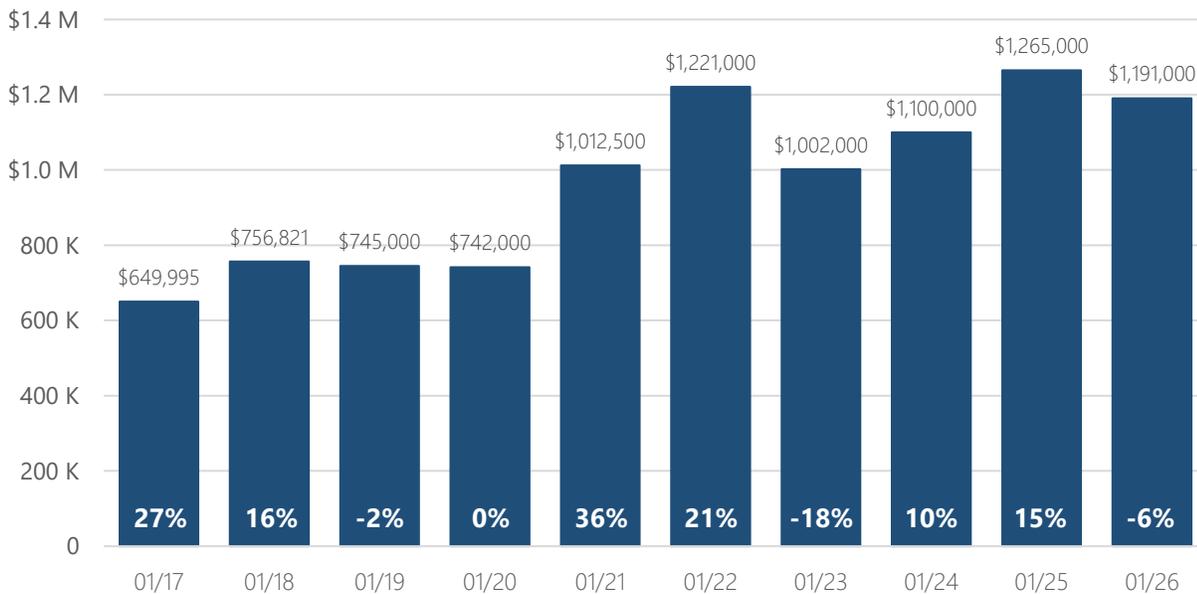
Juanita/Duvall (600)

RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



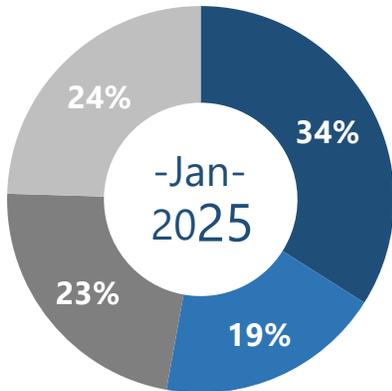
Median Closed Sales Price For Current Month Sold Properties



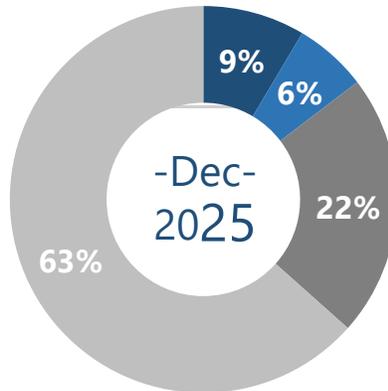
Juanita/Duvall (600)

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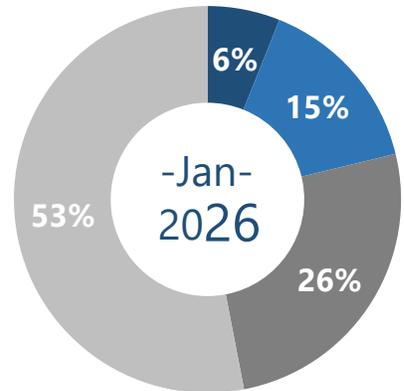
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	▶	6	45	25	124
NUMBER OF SALES IN MONTH	▶	4	10	17	35
MEDIAN % FROM ORIGINAL LIST PRICE	▶	5%	0%	-3%	N/A

Juanita/Duvall (600)

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Sales Price to List Price
based on Market Time

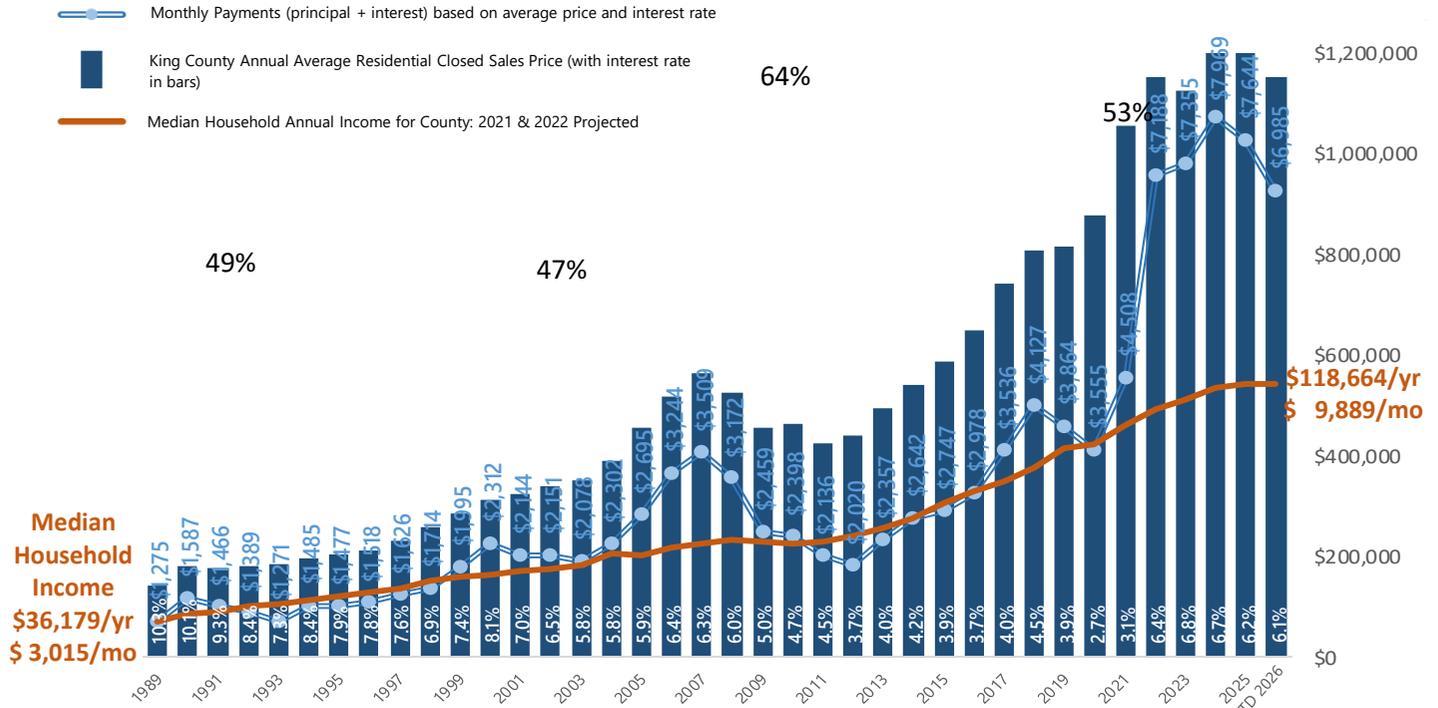
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	14	21.2%
15 - 30	98.3%	98.3%	12	18.2%
31 - 60	96.5%	96.9%	16	24.2%
61 - 90	92.4%	96.9%	11	16.7%
90+	93.2%	97.5%	13	19.7%
Totals			66	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
January, 2026	\$1,191,000	6.10%	\$7,217
January, 2025	\$1,265,000	6.96%	\$8,382
	-\$74,000	-0.86%	-\$1,165 Per Month
			-\$13,977 Per Year

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

Monthly Payments Compared to Income Trendline King County

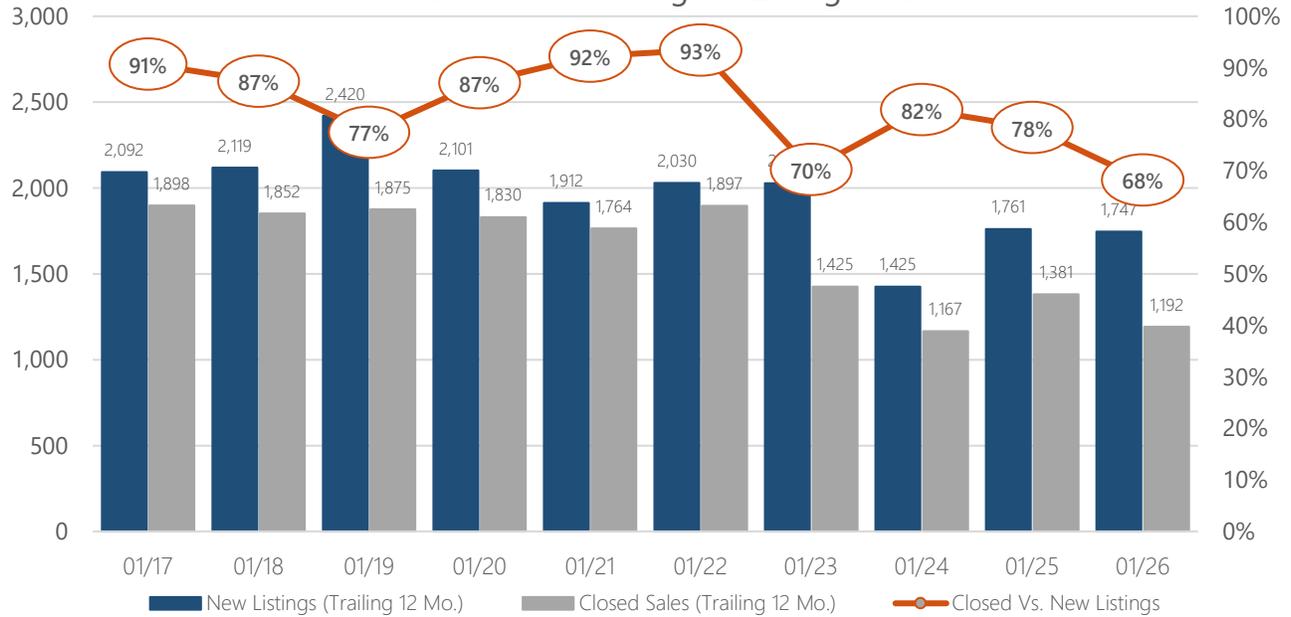


<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income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

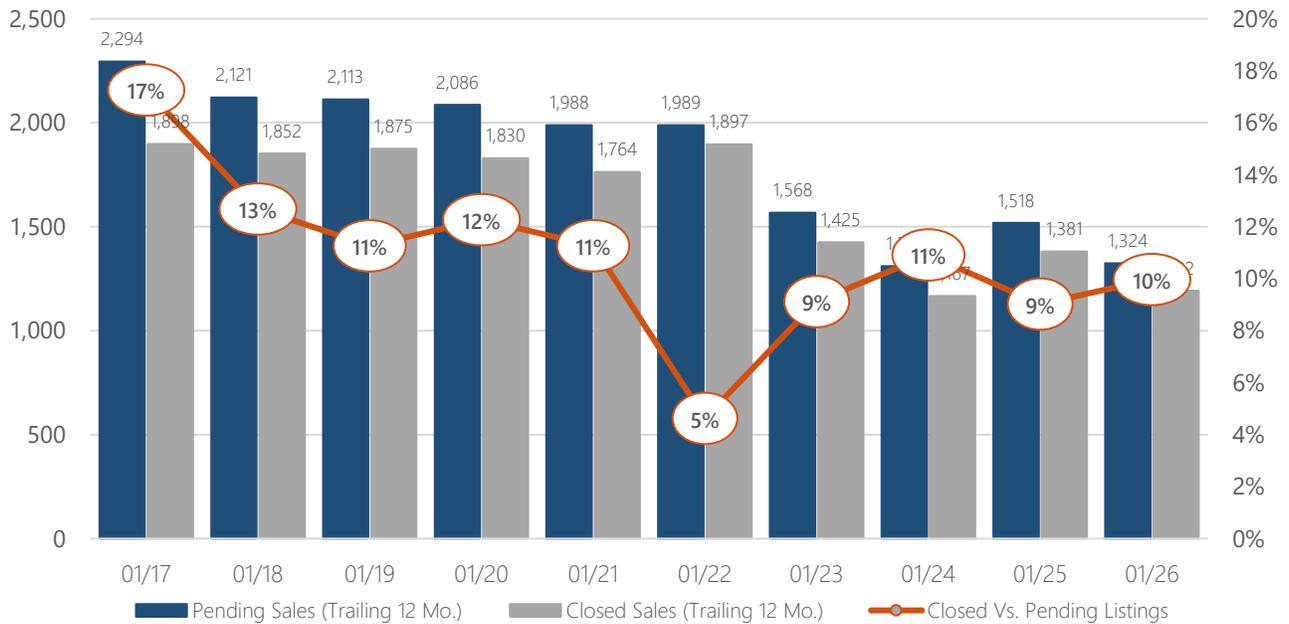
Juanita/Duvall (600)

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

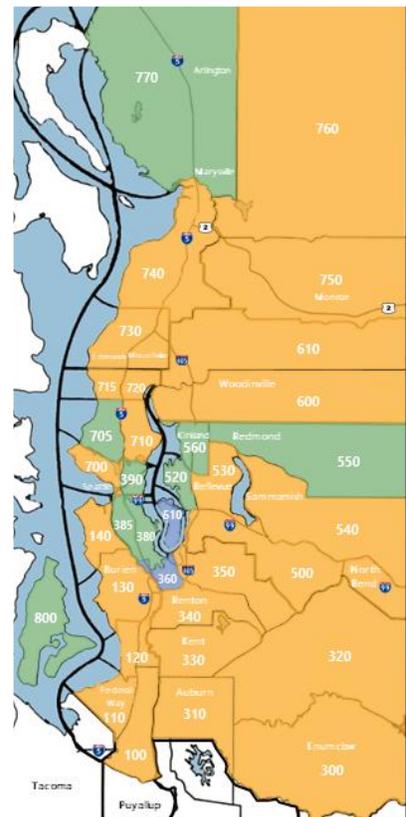
Area	Months Inventory			Area	Months Inventory		
	2024	2025	2026		2024	2025	2026
100	0.7	1.4	1.0	530	0.6	0.8	1.4
110	1.0	1.1	1.4	540	0.8	1.0	1.5
120	0.8	1.0	1.7	550	0.7	1.7	2.5
130	0.9	1.3	1.5	560	1.2	1.9	2.2
140	1.0	1.2	1.7	600	0.8	1.6	1.5
300	1.3	1.6	1.6	610	0.4	1.1	1.7
310	1.0	1.6	1.3	700	0.8	1.3	1.9
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.

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) 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)	126												7%	126	AVG	7%
New Listings Taken in Month	105												9%	105	YTD	9%
# of Pending Transactions	84												15%	84	YTD	15%
Months Supply of Inventory	1.5												-7%	1.5	AVG	-7%
# of Closed Sales	70												30%	70	YTD	30%
Median Closed Price	1,191,000												-6%	1,191,000	WA	-6%
2025																
Active Listings (EOM)	118	135	152	202	285	301	302	285	313	290	199	124	90%	118	AVG	90%
New Listings Taken in Month	96	112	168	185	243	207	158	141	189	139	62	38	-6%	96	YTD	17%
# of Pending Transactions	73	79	144	118	130	144	118	112	122	104	97	72	-6%	73	YTD	-6%
Months Supply of Inventory	1.6	1.7	1.1	1.7	2.2	2.1	2.6	2.5	2.6	2.8	2.1	1.7	103%	1.6	AVG	103%
# of Closed Sales	54	68	96	123	123	118	130	102	97	107	75	83	-4%	54	YTD	-4%
Median Closed Price	1,265,000	1,522,500	1,341,558	1,350,000	1,299,500	1,300,000	1,291,475	1,190,500	1,224,800	1,230,000	1,190,000	1,193,000	15%	1,265,000	WA	15%
2024																
Active Listings (EOM)	62	77	69	77	136	162	140	172	179	167	135	99	-40%	62	AVG	-40%
New Listings Taken in Month	82	143	168	171	222	206	161	193	144	148	66	43	0%	82	YTD	0%
# of Pending Transactions	78	121	165	160	145	157	161	135	114	147	80	60	-12%	78	YTD	-12%
Months Supply of Inventory	0.8	0.6	0.4	0.5	0.9	1.0	0.9	1.3	1.6	1.1	1.7	1.7	-32%	0.8	AVG	-32%
# of Closed Sales	56	64	108	156	133	129	155	155	109	115	128	75	8%	56	YTD	8%
Median Closed Price	1,100,000	1,270,644	1,380,500	1,412,500	1,380,000	1,325,126	1,267,000	1,280,000	1,239,134	1,210,000	1,200,000	1,250,000	10%	1,100,000	WA	10%
2023																
Active Listings (EOM)	104	90	123	118	116	138	148	157	168	146	111	65	300%	104	AVG	300%
New Listings Taken in Month	82	96	151	116	151	171	168	148	145	100	57	40	-9%	82	YTD	-9%
# of Pending Transactions	89	101	116	110	145	146	139	129	107	94	74	71	13%	89	YTD	13%
Months Supply of Inventory	1.2	0.9	1.1	1.1	0.8	0.9	1.1	1.2	1.6	1.6	1.5	0.9	255%	1.2	AVG	255%
# of Closed Sales	52	70	100	97	101	148	109	134	107	97	86	62	-2%	52	YTD	-2%
Median Closed Price	1,002,000	1,112,500	1,099,000	1,067,515	1,250,000	1,082,500	1,100,000	1,136,244	1,185,000	1,103,000	1,037,500	1,013,861	-18%	1,002,000	WA	-18%
2022																
# of Active Listings	26	38	70	118	137	248	264	226	242	228	185	118	-35%	26	A	-35%
New Listings Taken in Month	90	128	224	252	254	271	231	155	187	128	81	35	-18%	90	YTD	-18%
# of Pending Transactions	79	114	185	193	203	123	150	153	115	102	84	57	-4%	79	YTD	-4%
Months Supply of Inventory	0.3	0.3	0.4	0.6	0.7	2.0	1.8	1.5	2.1	2.2	2.2	2.1	-33%	0.3	A	-33%
# of Closed Sales	53	65	132	172	184	179	97	159	127	110	81	67	-24%	53	T	-24%
Median Closed Price	1,221,000	1,310,000	1,380,500	1,460,000	1,321,500	1,250,000	1,115,000	1,100,000	1,050,000	1,162,500	949,995	1,025,000	21%	1,221,000	WA	21%

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)

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)	40	46	34	62	55	65	91	63	71	48	24	17	-59%	40	AVG	-59%
New Listings Taken in Month	90	110	194	225	237	252	222	184	199	157	99	61	-18%	90	YTD	-18%
# of Pending Transactions	82	104	206	193	229	236	191	208	185	177	121	60	-21%	82	YTD	-21%
Months Supply of Inventory	0.5	0.4	0.2	0.3	0.2	0.3	0.5	0.3	0.4	0.3	0.2	0.3	-48%	0.5	AVG	-48%
# of Closed Sales	70	69	134	175	196	211	234	215	184	173	139	114	-4%	70	YTD	-4%
Median Closed Price	1,012,500	1,015,000	1,022,500	1,050,000	1,043,500	1,035,000	1,000,500	1,000,000	1,112,500	1,070,000	1,100,000	1,186,250	36%	1,012,500	WA	36%
2020 Active Listings (EOM)	98	97	129	154	165	154	147	133	94	78	42	27	-52%	98	AVG	-52%
New Listings Taken in Month	110	123	195	137	182	214	237	215	198	189	75	57	-24%	110	YTD	-24%
# of Pending Transactions	104	123	151	126	183	219	251	229	244	207	103	70	-31%	104	YTD	-31%
Months Supply of Inventory	0.9	0.8	0.9	1.2	0.9	0.7	0.6	0.6	0.4	0.4	0.4	0.4	-31%	0.9	AVG	-31%
# of Closed Sales	73	78	105	111	108	168	192	211	204	211	177	129	0%	73	YTD	0%
Median Closed Price	742,000	784,500	791,000	800,000	827,500	838,875	812,950	810,000	873,750	840,000	840,000	910,000	0%	742,000	WA	0%
2019 Active Listings (EOM)	205	190	252	262	323	325	312	294	266	247	156	96	125%	205	AVG	125%
New Listings Taken in Month	145	126	252	236	337	223	187	168	179	156	80	47	21%	145	YTD	21%
# of Pending Transactions	150	144	196	233	251	211	190	174	163	173	143	104	35%	150	YTD	35%
Months Supply of Inventory	1.4	1.3	1.3	1.1	1.3	1.5	1.6	1.7	1.6	1.4	1.1	0.9	67%	1.4	AVG	67%
# of Closed Sales	73	120	139	163	198	205	200	176	135	149	138	134	-19%	73	YTD	-19%
Median Closed Price	745,000	803,725	814,037	730,900	751,000	825,200	790,000	765,000	775,000	729,000	795,000	788,891	-2%	745,000	WA	-2%
2018 Active Listings (EOM)	91	105	136	178	231	266	294	341	395	357	288	219	1%	91	AVG	1%
New Listings Taken in Month	120	167	237	248	334	258	234	238	237	165	97	60	15%	120	YTD	15%
# of Pending Transactions	111	153	202	216	285	206	193	184	157	166	121	80	0%	111	YTD	0%
Months Supply of Inventory	0.8	0.7	0.7	0.8	0.8	1.3	1.5	1.9	2.5	2.2	2.4	2.7	1%	0.8	AVG	1%
# of Closed Sales	90	89	145	163	196	234	204	186	149	163	141	132	-18%	90	YTD	-18%
Median Closed Price	756,821	840,000	800,000	787,404	802,000	802,499	784,500	786,500	774,950	760,000	800,000	817,500	16%	756,821	WA	16%
2017 Active Listings (EOM)	90	88	104	105	132	159	199	205	205	153	118	85	-38%	90	AVG	-38%
New Listings Taken in Month	104	117	166	196	273	253	247	233	193	143	109	69	-25%	104	YTD	-25%
# of Pending Transactions	111	125	155	196	243	229	213	215	212	184	145	93	-23%	111	YTD	-23%
Months Supply of Inventory	0.8	0.7	0.7	0.5	0.5	0.7	0.9	1.0	1.0	0.8	0.8	0.9	-18%	0.8	AVG	-18%
# of Closed Sales	110	79	122	132	178	225	171	193	176	154	192	140	21%	110	YTD	21%
Median Closed Price	649,995	640,000	692,475	699,475	677,000	706,000	715,000	700,000	658,975	676,000	693,490	785,000	27%	649,995	WA	27%
2016 Active Listings (EOM)	144	143	162	198	190	225	237	199	217	152	130	92	-25%	144	AVG	-25%
New Listings Taken in Month	139	141	220	230	231	243	230	186	207	142	104	54	26%	139	YTD	26%
# of Pending Transactions	145	148	209	208	237	214	221	222	239	251	136	98	4%	145	YTD	4%
Months Supply of Inventory	1.0	1.0	0.8	1.0	0.8	1.1	1.1	0.9	0.9	0.6	1.0	0.9	-28%	1.0	AVG	-28%
# of Closed Sales	91	106	130	147	186	197	197	190	190	131	175	139	-9%	91	YTD	-9%
Median Closed Price	511,000	617,970	590,000	601,000	640,000	625,000	615,000	631,250	581,500	610,000	590,000	661,000	6%	511,000	WA	6%

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)
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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)	98	101	123	147	177	204	213	208	215	187	139	94	159	AVG
% of 12 Month Avg.	62%	64%	78%	93%	111%	129%	134%	131%	135%	117%	87%	59%		
New Listings Taken in Month	106	126	198	200	246	230	208	186	188	147	83	50	1,967	T
% of 12 Month Avg.	65%	77%	120%	122%	150%	140%	127%	114%	115%	90%	51%	31%		
# of Pending Transactions	102	121	173	175	205	189	183	176	166	161	110	77	1,837	T
% of 12 Month Avg.	67%	79%	113%	115%	134%	123%	119%	115%	108%	105%	72%	50%		
Months Supply of Inventory	1.0	0.8	0.7	0.8	0.9	1.1	1.2	1.2	1.3	1.2	1.3	1.2	1.0	AVG
% of 12 Month Avg.	91%	79%	68%	80%	82%	103%	111%	112%	124%	111%	120%	117%		
# of Closed Units	72	81	121	144	160	181	169	172	148	141	133	108	1,630	T
% of 12 Month Avg.	53%	59%	89%	106%	118%	134%	124%	127%	109%	104%	98%	79%		
Median Closed Price	900,532	991,684	991,157	995,879	999,200	979,020	949,143	939,949	947,561	939,050	919,599	963,050	959,652	AVG
% of 12 Month Avg.	94%	103%	103%	104%	104%	102%	99%	98%	99%	98%	96%	100%		

MARKET UPDATE

January, 2026



Juanita/Duvall (600)

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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	3												3
\$750,000 - \$999,999	14												14
\$1,000,000 - \$1,249,999	18												18
\$1,250,000 - \$1,499,999	11												11
\$1,500,000 - \$1,749,999	8												8
\$1,750,000 - \$1,999,999	4												4
\$2,000,000 - \$2,499,999	3												3
\$2,500,000 - \$2,999,999	0												0
\$3,000,000 - \$4,999,999	3												3
\$5,000,000 +	1												1
Grand Total	66												66

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	1	0	0	0	2	1	0	1	0	0	0	2	1
\$500,000 - \$749,999	6	3	5	5	5	2	4	6	5	8	1	4	6
\$750,000 - \$999,999	8	6	12	17	19	19	28	15	23	24	15	21	8
\$1,000,000 - \$1,249,999	10	12	19	25	27	26	29	31	24	21	29	16	10
\$1,250,000 - \$1,499,999	9	10	22	31	25	33	26	17	14	17	9	15	9
\$1,500,000 - \$1,749,999	6	11	10	13	11	13	18	12	12	8	8	6	6
\$1,750,000 - \$1,999,999	3	5	14	12	14	8	8	3	6	8	5	10	3
\$2,000,000 - \$2,499,999	3	11	7	13	8	8	8	7	8	8	4	2	3
\$2,500,000 - \$2,999,999	3	5	2	1	4	4	6	3	1	7	1	2	3
\$3,000,000 - \$4,999,999	4	3	3	5	2	3	3	4	4	5	0	4	4
\$5,000,000 +	0	1	1	0	0	1	0	0	0	0	0	0	0
Grand Total	53	67	95	122	117	118	130	99	97	106	72	82	53

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	-50%												-50%
\$750,000 - \$999,999	75%												75%
\$1,000,000 - \$1,249,999	80%												80%
\$1,250,000 - \$1,499,999	22%												22%
\$1,500,000 - \$1,749,999	33%												33%
\$1,750,000 - \$1,999,999	33%												33%
\$2,000,000 - \$2,499,999	0%												0%
\$2,500,000 - \$2,999,999	-100%												-100%
\$3,000,000 - \$4,999,999	-25%												-25%
\$5,000,000 +	N/A												N/A
Grand Total	25%												25%

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