

MARKET UPDATE

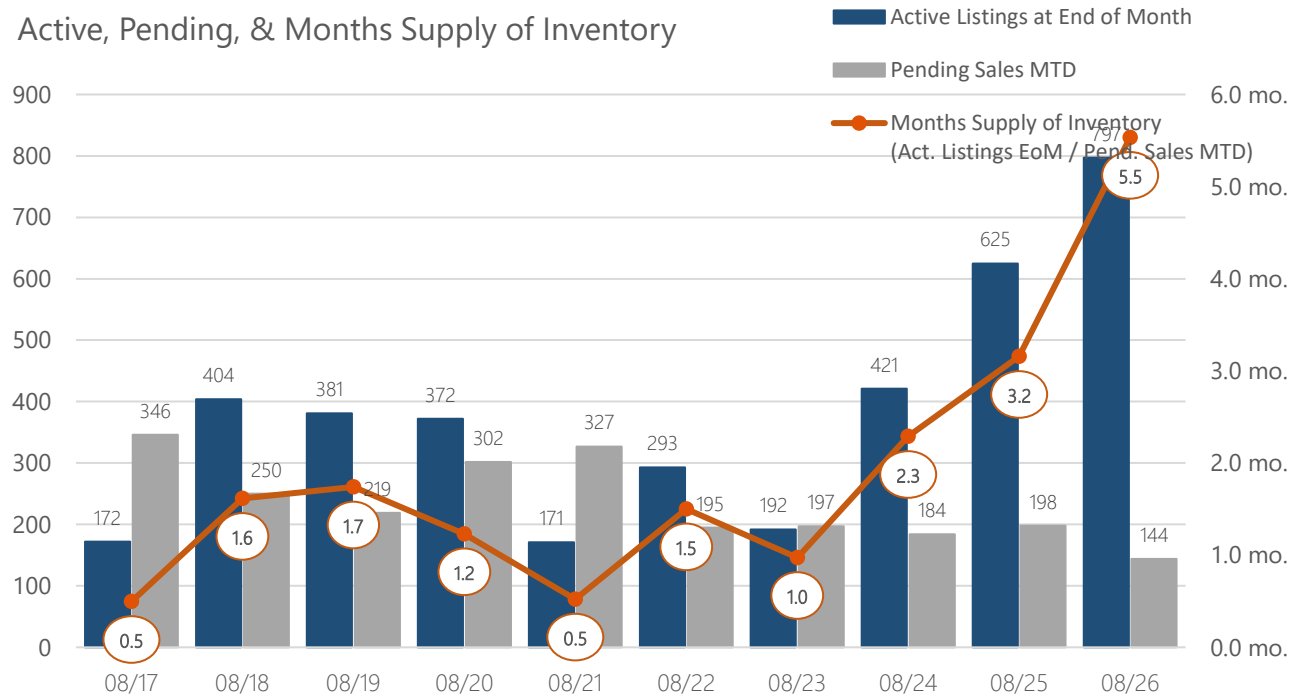
August, 2026



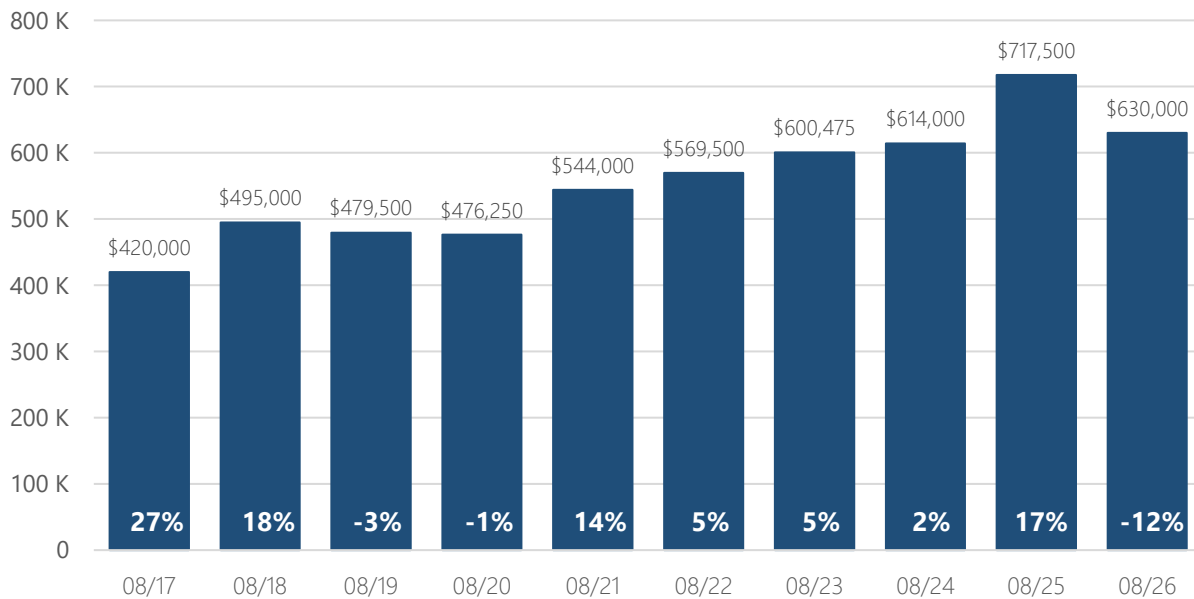
Eastside (All Areas)

CONDOMINIUM ONLY

Active, Pending, & Months Supply of Inventory



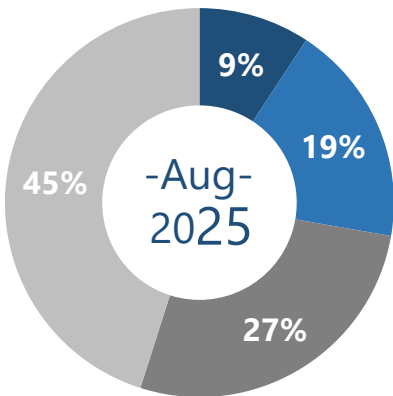
Median Closed Sales Price For Current Month Sold Properties



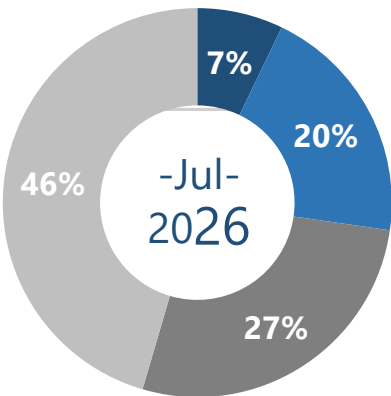
Eastside (All Areas)

CONDOMINIUM ONLY

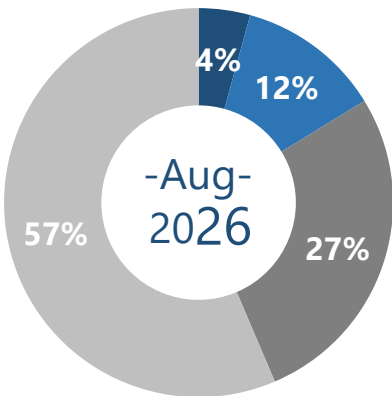
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH

AUGUST 2026		 SOLD ABOVE LIST PRICE	 SOLD AT LIST PRICE	 SOLD BELOW LIST PRICE	 PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET		6	20	37	99
NUMBER OF SALES IN MONTH		5	14	32	66
MEDIAN % FROM ORIGINAL LIST PRICE		1%	0%	-3%	N/A

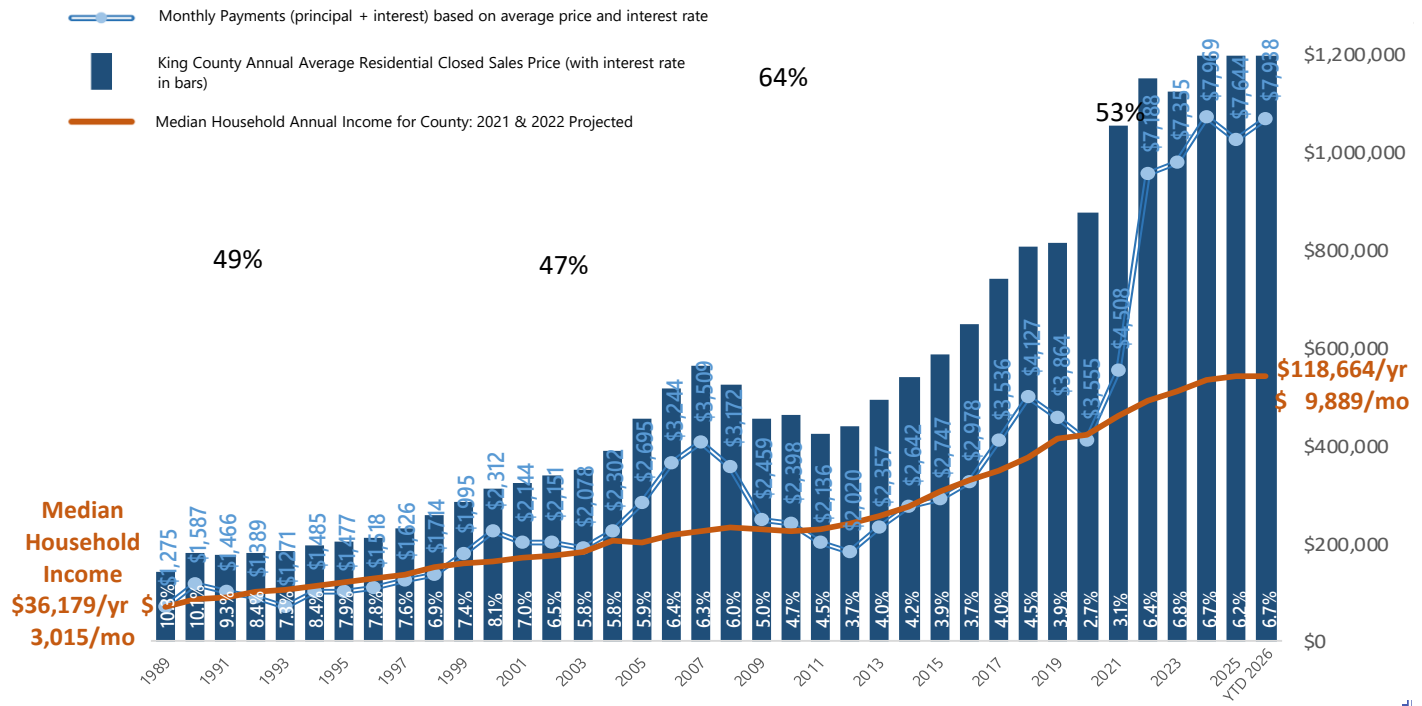
Eastside (All Areas)**CONDOMINIUM ONLY**
**Sales Price to List Price
based on Market Time**

Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	99.6%	99.6%	34	29.1%
15 - 30	97.0%	97.3%	17	14.5%
31 - 60	95.4%	96.9%	30	25.6%
61 - 90	90.0%	95.9%	21	17.9%
90+	89.7%	96.6%	15	12.8%
Totals			117	100.0%

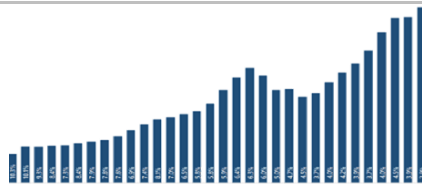
**The Cost of
Waiting a Year**

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
August, 2026	\$630,000	6.67%	\$4,053
August, 2025	\$717,500	6.59%	\$4,578
	-\$87,500	0.08%	-\$525 Per Month
			-\$6,299 Per Year
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			

Monthly Payments Compared to Income Trendline King County



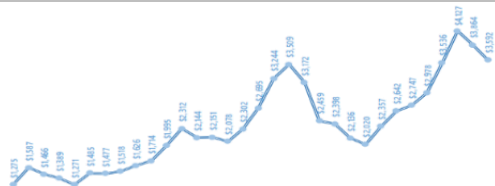
A



Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)

Two Factors for Payment

B



Monthly payment based on purchase price and interest rate

Purchaser's Buy Payment

C



Annual Median Household Income for County: 2021 & 2022 Projected

Payments tend to rise above the County Median Household Income Line and then return to it.

D



Monthly payments divided by median income

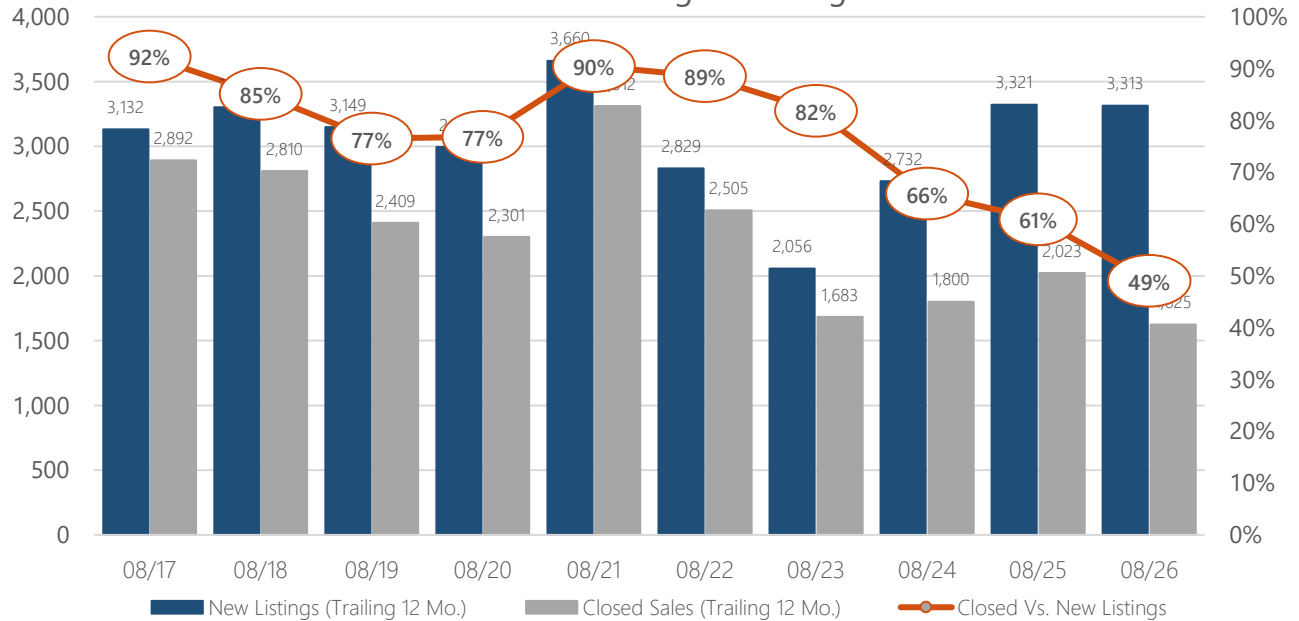
Monthly cycle peaks shown

Eastside (All Areas)

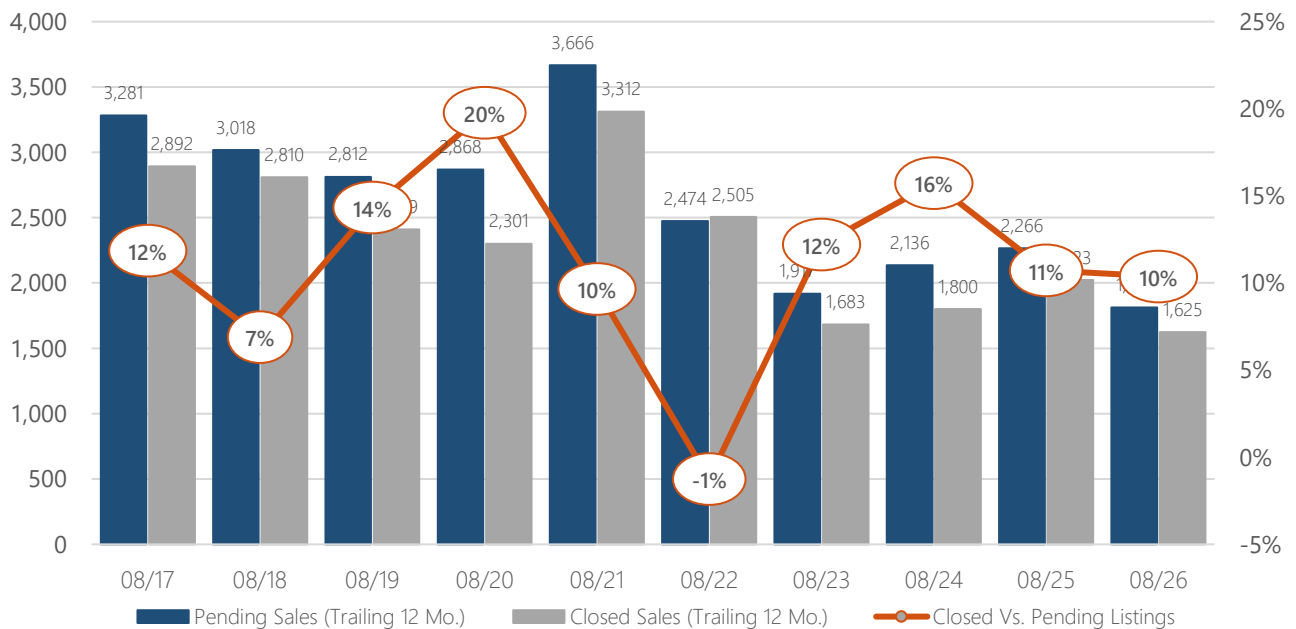
CONDOMINIUM ONLY

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

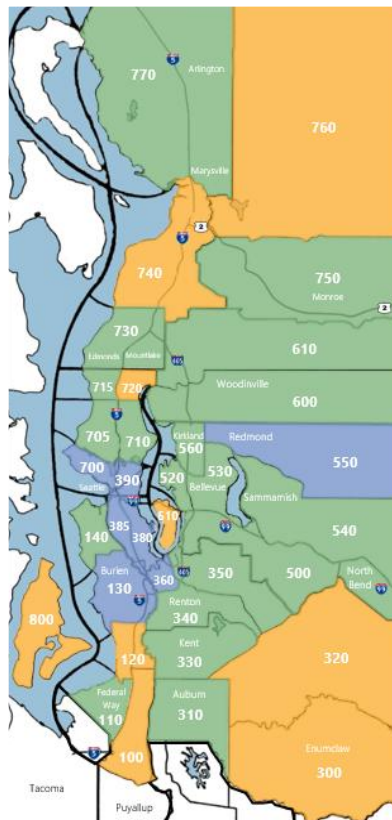
0 - 2	2 - 4	4+
SELLER'S ADVANTAGE	BALANCED ADVANTAGE	BUYER'S ADVANTAGE

Area	Months Inventory			Area	Months Inventory		
	2024	2025	2026		2024	2025	2026
100	1.5	0.0	3.0	530	2.8	3.4	6.5
110	2.1	3.1	6.4	540	2.0	2.6	4.4
120	3.0	1.7	4.6	550	1.9	4.6	7.0
130	3.4	7.8	9.8	560	2.1	3.6	4.3
140	2.2	3.7	3.8	600	1.9	2.9	5.5
300	0.0	1.0	0.0	610	2.0	3.2	4.7
310	1.1	3.2	7.8	700	4.1	4.9	8.5
320	0.8	0.0	1.5	701	7.2	8.3	8.9
330	2.2	2.2	4.7	705	3.1	2.6	7.8
340	1.8	3.7	5.2	710	2.8	3.8	6.6
350	1.1	3.4	5.8	715	2.5	2.2	4.8
360	3.5	6.0	10.0	720	6.0	1.4	5.0
380	9.0	9.5	5.8	730	1.3	2.5	4.2
385	9.5	4.8	3.3	740	1.6	1.8	3.6
390	4.3	5.5	6.0	750	2.3	2.4	9.5
500	1.9	2.6	5.9	760	1.5	2.0	2.0
510	4.0	2.0	11.0	770	3.6	2.2	2.8
520	3.8	3.5	7.4	800	0.0	1.0	0.0

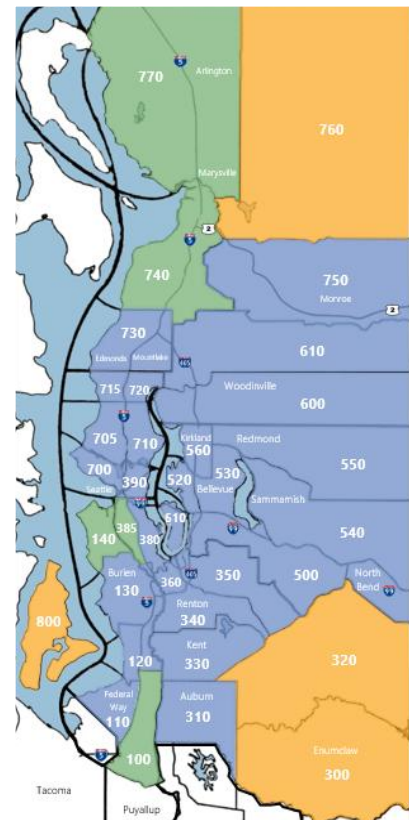
2 YEARS AGO



1 YEAR AGO



CURRENT YEAR



Eastside (All Areas)

Statistics To Know

Residential

	August, 2026	August, 2025	Difference	% Change
Months Supply of Inventory	3.5	2.5	1.0	40%
Active Listings at End of Month	1,868	1,283	585	46%
Pending Sales MTD	536	515	21	4%
Pending Sales (Trailing 12 Months)	5,606	5,818	-212	-4%
Closed Sales MTD	441	478	-37	-8%
Closed Sales (Trailing 12 Months)	4,911	5,097	-186	-4%
Closed Sales Price (Median)	\$1,445,721	\$1,537,500	-\$91,779	-6%
30-Year-Fixed-Rate Mortgage Rate	6.7%	6.6%	0.1%	1%
Monthly Payments (P&I)	\$9,300	\$9,809	-\$509	-5%

Condominium

	August, 2026	August, 2025	Difference	% Change
Months Supply of Inventory	5.5	3.2	2.4	75%
Active Listings at End of Month	797	625	172	28%
Pending Sales MTD	144	198	-54	-27%
Pending Sales (Trailing 12 Months)	1,813	2,266	-453	-20%
Closed Sales MTD	117	174	-57	-33%
Closed Sales (Trailing 12 Months)	1,625	2,023	-398	-20%
Closed Sales Price (Median)	\$630,000	\$717,500	-\$87,500	-12%
30-Year-Fixed-Rate Mortgage Rate	6.7%	6.6%	0.1%	1%
Monthly Payments (P&I)	\$4,053	\$4,578	-\$525	-11%

Residential & Condominium

	August, 2026	August, 2025	Difference	% Change
Months Supply of Inventory	3.9	2.7	1.2	46%
Active Listings at End of Month	2,665	1,908	757	40%
Pending Sales MTD	680	713	-33	-5%
Pending Sales (Trailing 12 Months)	7,419	8,084	-665	-8%
Closed Sales MTD	558	652	-94	-14%
Closed Sales (Trailing 12 Months)	6,536	7,120	-584	-8%
Closed Sales Price (Median)	\$1,305,000	\$1,350,000	-\$45,000	-3%
30-Year-Fixed-Rate Mortgage Rates	6.7%	6.6%	0.1%	1%
Monthly Payments (P&I)	\$8,395	\$8,613	-\$218	-3%

Eastside (All Areas) CONDOMINIUM ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2026	Active Listings (EOM)	424	521	610	719	784	803	839	797					28%	687	AVG	27%
	New Listings Taken in Month	259	292	342	358	373	339	343	285					4%	2,591	YTD	3%
	# of Pending Transactions	138	157	167	157	175	158	153	144					-27%	1,249	YTD	-21%
	Months Supply of Inventory	3.1	3.3	3.7	4.6	4.5	5.1	5.5	5.5					75%	4.4	AVG	61%
	# of Closed Sales	92	102	157	144	144	128	154	117					-33%	1,038	YTD	-25%
	Median Closed Price	628,000	607,500	728,000	700,000	661,500	690,500	625,000	630,000					-12%	661,289	WA	-10%
2025	Active Listings (EOM)	349	380	435	561	668	662	654	625	622	565	455	347	48%	542	AVG	103%
	New Listings Taken in Month	292	259	314	375	412	316	280	273	266	234	134	88	8%	2,521	YTD	20%
	# of Pending Transactions	190	199	207	172	227	204	188	198	192	151	121	100	8%	1,585	YTD	-2%
	Months Supply of Inventory	1.8	1.9	2.1	3.3	2.9	3.2	3.5	3.2	3.2	3.7	3.8	3.5	38%	2.7	AVG	106%
	# of Closed Sales	131	168	177	162	198	181	197	174	171	183	111	122	4%	1,388	YTD	6%
	Median Closed Price	734,900	787,475	710,000	754,500	728,400	780,000	629,000	717,500	730,000	746,701	750,000	741,250	17%	733,164	WA	12%
2024	Active Listings (EOM)	153	157	199	212	292	347	356	421	470	464	383	269	119%	267	AVG	59%
	New Listings Taken in Month	188	204	288	257	312	308	261	287	302	276	137	85	45%	2,105	YTD	42%
	# of Pending Transactions	163	170	229	234	222	221	195	184	188	214	154	125	-7%	1,618	YTD	15%
	Months Supply of Inventory	0.9	0.9	0.9	0.9	1.3	1.6	1.8	2.3	2.5	2.2	2.5	2.2	135%	1.3	AVG	38%
	# of Closed Sales	74	131	161	188	222	183	184	168	157	173	168	137	-2%	1,311	YTD	16%
	Median Closed Price	570,000	665,000	610,000	722,500	748,500	637,500	627,500	614,000	690,000	740,000	685,000	695,000	2%	654,214	WA	10%
2023	Active Listings (EOM)	155	133	172	169	160	170	195	192	244	232	216	159	-34%	168	AVG	4%
	New Listings Taken in Month	137	130	222	172	193	206	226	198	239	174	132	82	-15%	1,484	YTD	-31%
	# of Pending Transactions	139	137	184	173	195	191	186	197	165	154	102	97	1%	1,402	YTD	-16%
	Months Supply of Inventory	1.1	1.0	0.9	1.0	0.8	0.9	1.0	1.0	1.5	1.5	2.1	1.6	-35%	1.0	AVG	21%
	# of Closed Sales	63	120	146	143	163	171	152	172	151	142	107	89	-8%	1,130	YTD	-28%
	Median Closed Price	543,000	540,000	585,000	620,000	582,000	650,000	600,000	600,475	620,000	657,000	620,000	630,000	5%	592,074	WA	-6%
2022	# of Active Listings	35	47	88	116	156	261	296	293	319	290	225	171	71%	162	A	-10%
	New Listings Taken in Month	170	236	336	257	322	318	294	233	247	171	98	56	-33%	2,166	YTD	-4%
	# of Pending Transactions	145	217	252	216	256	184	197	195	174	149	110	82	-40%	1,662	YTD	-34%
	Months Supply of Inventory	0.2	0.2	0.3	0.5	0.6	1.4	1.5	1.5	1.8	1.9	2.0	2.1	187%	0.8	A	37%
	# of Closed Sales	107	176	271	220	213	214	177	186	159	168	119	107	-39%	1,564	T	-27%
	Median Closed Price	645,000	633,745	630,000	674,444	659,000	622,400	575,000	569,500	580,000	607,500	569,500	565,000	5%	628,068	WA	16%

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

Eastside (All Areas) 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)	169	198	172	199	177	153	197	171	125	90	33	14	-54%	180	AVG	-31%
	New Listings Taken in Month	240	281	339	359	320	324	385	305	254	211	120	78	-13%	2,553	YTD	13%
	# of Pending Transactions	267	245	361	323	338	331	327	327	296	241	175	100	8%	2,519	YTD	27%
	Months Supply of Inventory	0.6	0.8	0.5	0.6	0.5	0.5	0.6	0.5	0.4	0.4	0.2	0.1	-58%	0.6	AVG	-47%
	# of Closed Sales	180	213	263	303	294	310	290	303	282	256	216	187	17%	2,156	YTD	46%
	Median Closed Price	456,275	537,060	575,000	520,000	569,750	556,000	558,000	544,000	566,000	550,500	555,500	550,000	14%	541,856	WA	9%
2020	Active Listings (EOM)	147	147	211	255	306	301	338	372	394	403	307	206	-2%	260	AVG	-23%
	New Listings Taken in Month	232	258	301	193	259	318	347	350	389	366	219	133	49%	2,258	YTD	0%
	# of Pending Transactions	230	266	225	146	209	305	299	302	328	354	262	203	38%	1,982	YTD	-4%
	Months Supply of Inventory	0.6	0.6	0.9	1.7	1.5	1.0	1.1	1.2	1.2	1.1	1.2	1.0	-29%	1.1	AVG	-21%
	# of Closed Sales	131	174	221	167	117	168	243	258	255	367	281	253	15%	1,479	YTD	-12%
	Median Closed Price	425,000	475,000	520,000	525,000	528,000	507,975	499,000	476,250	548,000	620,000	632,500	550,000	-1%	496,664	WA	5%
2019	Active Listings (EOM)	286	293	295	279	375	404	390	381	357	339	225	143	-6%	338	AVG	72%
	New Listings Taken in Month	208	183	329	312	369	322	291	235	256	252	149	80	-35%	2,249	YTD	-10%
	# of Pending Transactions	202	164	330	333	278	264	273	219	235	246	255	150	-12%	2,063	YTD	-1%
	Months Supply of Inventory	1.4	1.8	0.9	0.8	1.3	1.5	1.4	1.7	1.5	1.4	0.9	1.0	8%	1.4	AVG	84%
	# of Closed Sales	139	139	189	244	303	219	218	224	198	194	201	229	-5%	1,675	YTD	-8%
	Median Closed Price	440,000	445,000	477,000	467,250	499,950	499,500	462,000	479,500	467,500	440,500	480,000	458,000	-3%	472,201	WA	-2%
2018	Active Listings (EOM)	73	68	121	138	190	249	324	404	471	479	423	295	135%	196	AVG	42%
	New Listings Taken in Month	200	208	335	312	377	371	329	361	340	276	184	100	15%	2,493	YTD	5%
	# of Pending Transactions	188	210	286	294	311	312	240	250	215	214	179	141	-28%	2,091	YTD	-9%
	Months Supply of Inventory	0.4	0.3	0.4	0.5	0.6	0.8	1.4	1.6	2.2	2.2	2.4	2.1	225%	0.7	AVG	56%
	# of Closed Sales	167	159	228	241	273	274	243	236	200	215	155	164	-22%	1,821	YTD	-5%
	Median Closed Price	480,000	457,000	502,250	479,500	485,000	512,950	455,000	495,000	498,000	477,000	510,000	489,250	18%	484,086	WA	22%
2017	Active Listings (EOM)	85	98	150	123	120	151	208	172	193	157	117	56	-36%	138	AVG	-35%
	New Listings Taken in Month	194	198	337	279	313	363	379	315	271	250	187	100	4%	2,378	YTD	-1%
	# of Pending Transactions	197	190	294	298	322	322	333	346	261	288	230	148	5%	2,302	YTD	-6%
	Months Supply of Inventory	0.4	0.5	0.5	0.4	0.4	0.5	0.6	0.5	0.7	0.5	0.5	0.4	-40%	0.5	AVG	-32%
	# of Closed Sales	150	157	219	243	295	283	259	303	299	251	213	226	7%	1,909	YTD	-3%
	Median Closed Price	362,500	385,000	375,000	385,000	410,000	423,000	415,000	420,000	438,000	403,950	399,000	464,250	27%	398,090	WA	20%
2016	Active Listings (EOM)	150	164	192	212	205	231	286	270	259	192	124	94	-24%	214	AVG	-40%
	New Listings Taken in Month	193	249	333	315	303	381	337	303	297	202	147	108	0%	2,414	YTD	1%
	# of Pending Transactions	209	265	317	317	343	368	300	328	320	282	235	142	-6%	2,447	YTD	-8%
	Months Supply of Inventory	0.7	0.6	0.6	0.7	0.6	0.6	1.0	0.8	0.8	0.7	0.5	0.7	-20%	0.7	AVG	-36%
	# of Closed Sales	159	155	236	282	271	309	274	283	243	294	256	190	1%	1,969	YTD	3%
	Median Closed Price	300,000	310,000	327,150	340,350	335,000	362,000	331,000	330,000	355,000	340,000	373,750	335,000	10%	330,372	WA	10%

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Eastside (All Areas)
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)	160	169	204	226	265	293	324	330	345	321	251	175	255	AVG
% of 12 Month Avg.	63%	66%	80%	89%	104%	115%	127%	129%	135%	126%	98%	69%		
New Listings Taken in Month	205	221	313	283	318	323	313	286	286	241	151	91	3,031	T
% of 12 Month Avg.	81%	87%	124%	112%	126%	128%	124%	113%	113%	95%	60%	36%		
# of Pending Transactions	193	206	269	251	270	270	254	255	237	229	182	129	2,745	T
% of 12 Month Avg.	84%	90%	117%	110%	118%	118%	111%	111%	104%	100%	80%	56%		
Months Supply of Inventory	0.8	0.8	0.8	0.9	1.0	1.1	1.3	1.3	1.5	1.4	1.4	1.4	1.1	AVG
% of 12 Month Avg.	74%	72%	67%	80%	87%	96%	113%	115%	129%	124%	122%	121%		
# of Closed Units	130	159	211	219	235	231	224	231	212	224	183	170	2,429	T
% of 12 Month Avg.	64%	79%	104%	108%	116%	114%	111%	114%	104%	111%	90%	84%		
Median Closed Price	495,668	523,528	531,140	548,854	554,560	555,133	515,150	524,623	549,250	558,315	557,525	547,775	538,460	AVG
% of 12 Month Avg.	92%	97%	99%	102%	103%	103%	96%	97%	102%	104%	104%	102%		

MARKET UPDATE

August, 2026



Eastside (All Areas)

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	25	22	40	31	35	22	47	34					256
\$500,000 - \$749,999	21	25	35	35	36	31	39	28					250
\$750,000 - \$999,999	12	9	24	27	31	33	25	17					178
\$1,000,000 - \$1,249,999	15	6	15	11	11	9	13	9					89
\$1,250,000 - \$1,499,999	5	12	12	7	9	7	7	9					68
\$1,500,000 - \$1,749,999	1	3	7	3	2	4	4	3					27
\$1,750,000 - \$1,999,999	1	4	8	4	2	2	2	3					26
\$2,000,000 - \$2,499,999	4	6	4	7	1	1	5	3					31
\$2,500,000 - \$2,999,999	1	2	4	2	2	4	2	1					18
\$3,000,000 - \$4,999,999	0	0	0	2	0	2	2	1					7
\$5,000,000 +	0	0	0	0	0	0	0	0					0
Grand Total	85	89	149	129	129	115	146	108					950

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	25	23	23	22	24	22	36	33	30	29	26	31	208
\$500,000 - \$749,999	36	47	61	46	68	42	64	48	45	44	21	28	412
\$750,000 - \$999,999	18	28	26	32	32	43	32	30	40	28	18	24	241
\$1,000,000 - \$1,249,999	23	29	31	20	24	26	24	18	14	23	18	13	195
\$1,250,000 - \$1,499,999	12	21	10	12	17	13	10	17	13	21	14	9	112
\$1,500,000 - \$1,749,999	3	3	4	4	5	2	4	3	8	8	1	5	28
\$1,750,000 - \$1,999,999	2	0	3	2	1	9	2	4	4	3	2	3	23
\$2,000,000 - \$2,499,999	2	2	3	6	6	4	9	1	2	4	2	4	33
\$2,500,000 - \$2,999,999	3	2	3	5	3	4	1	2	0	1	0	0	23
\$3,000,000 - \$4,999,999	0	2	2	2	1	0	1	3	1	2	0	2	11
\$5,000,000 +	1	0	0	0	1	1	0	0	0	0	1	0	3
Grand Total	125	157	166	151	182	166	183	159	157	163	103	119	1,289

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	0%	-4%	74%	41%	46%	0%	31%	3%					23%
\$500,000 - \$749,999	-42%	-47%	-43%	-24%	-47%	-26%	-39%	-42%					-39%
\$750,000 - \$999,999	-33%	-68%	-8%	-16%	-3%	-23%	-22%	-43%					-26%
\$1,000,000 - \$1,249,999	-35%	-79%	-52%	-45%	-54%	-65%	-46%	-50%					-54%
\$1,250,000 - \$1,499,999	-58%	-43%	20%	-42%	-47%	-46%	-30%	-47%					-39%
\$1,500,000 - \$1,749,999	-67%	0%	75%	-25%	-60%	100%	0%	0%					-4%
\$1,750,000 - \$1,999,999	-50%	N/A	167%	100%	100%	-78%	0%	-25%					13%
\$2,000,000 - \$2,499,999	100%	200%	33%	17%	-83%	-75%	-44%	200%					-6%
\$2,500,000 - \$2,999,999	-67%	0%	33%	-60%	-33%	0%	100%	-50%					-22%
\$3,000,000 - \$4,999,999	N/A	-100%	-100%	0%	-100%	N/A	100%	-67%					-36%
\$5,000,000 +	-100%	N/A	N/A	N/A	-100%	-100%	N/A	N/A					-100%
Grand Total	-32%	-43%	-10%	-15%	-29%	-31%	-20%	-32%					-26%

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