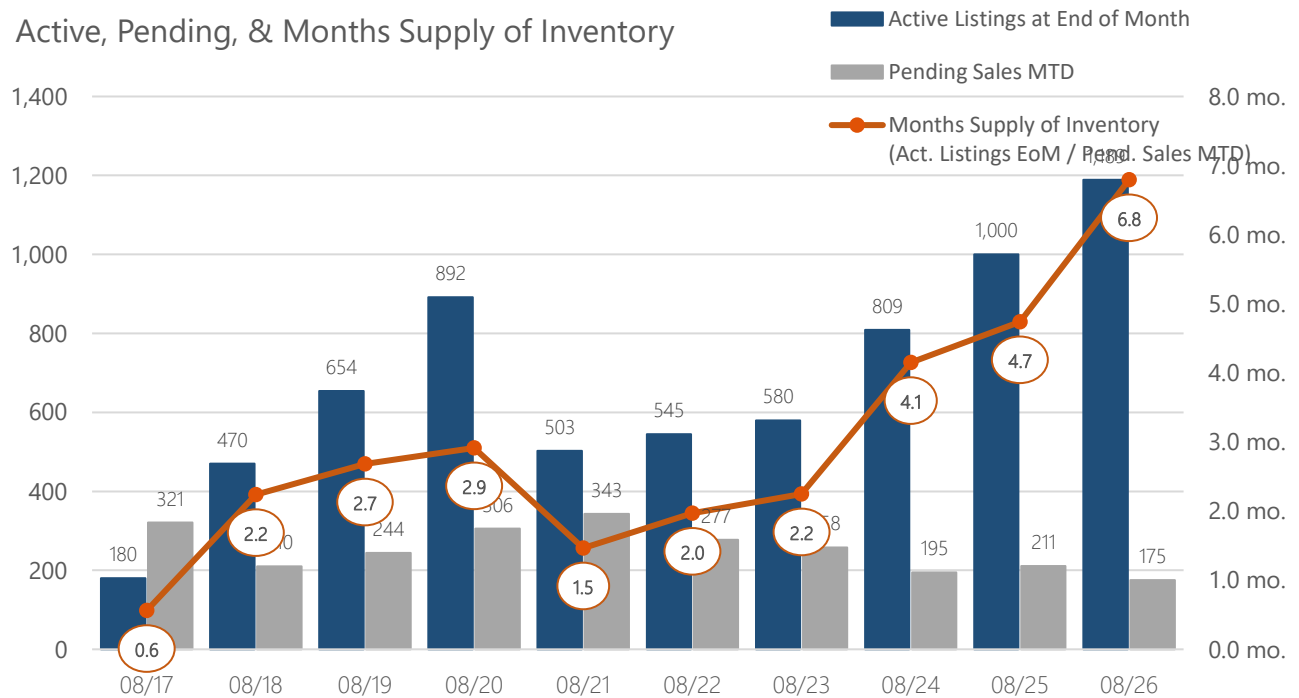


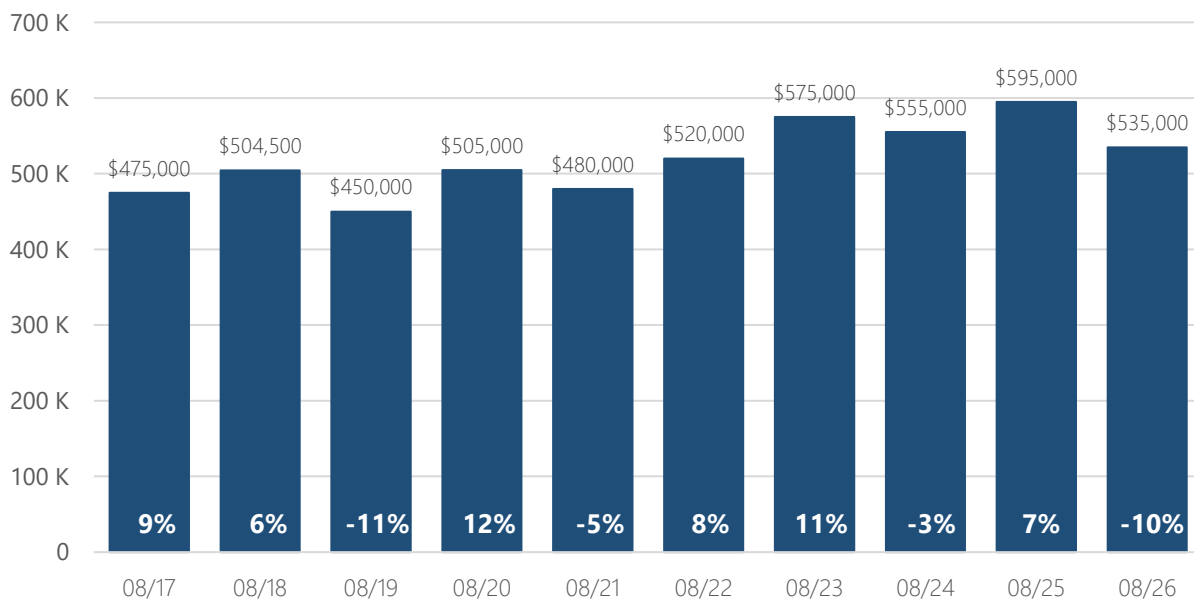
Seattle (All Areas)

CONDOMINIUM ONLY

Active, Pending, & Months Supply of Inventory



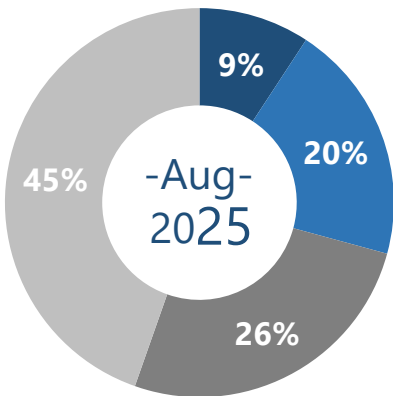
Median Closed Sales Price For Current Month Sold Properties



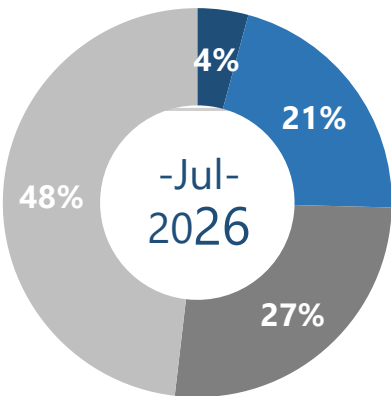
Seattle (All Areas)

CONDOMINIUM ONLY

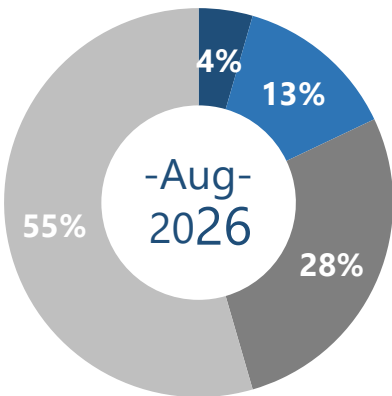
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	10	14	29	139
NUMBER OF SALES IN MONTH	7	21	43	85
MEDIAN % FROM ORIGINAL LIST PRICE	3%	0%	-3%	N/A

Seattle (All Areas)

CONDOMINIUM ONLY

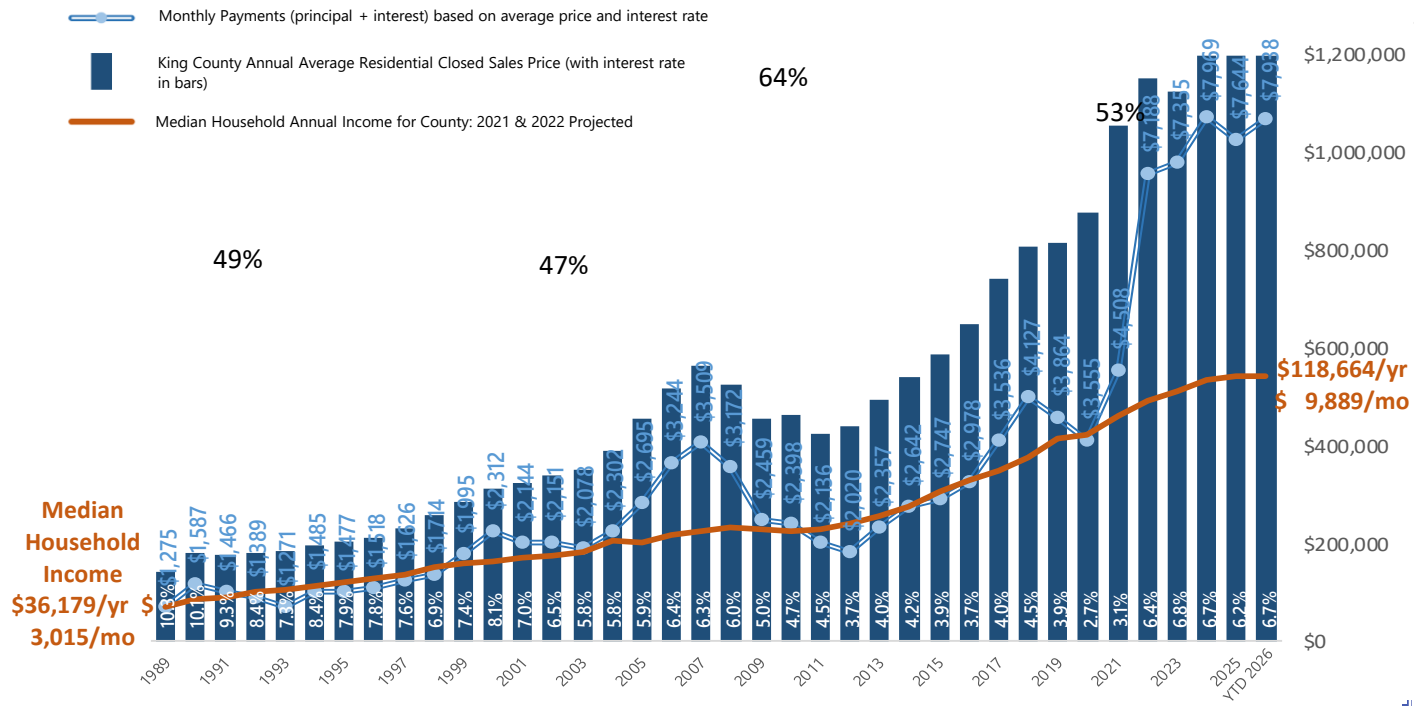
Sales Price to List Price based on Market Time

Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	37	23.7%
15 - 30	97.8%	98.4%	34	21.8%
31 - 60	96.4%	98.6%	38	24.4%
61 - 90	91.8%	95.9%	16	10.3%
90+	87.5%	97.0%	31	19.9%
Totals			156	100.0%

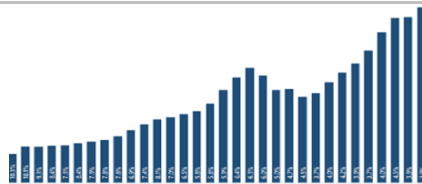
The Cost of Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
August, 2026	\$535,000	6.67%	\$3,442
August, 2025	\$595,000	6.59%	\$3,796
	-\$60,000	0.08%	-\$354 Per Month
			-\$4,254 Per Year
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			

Monthly Payments Compared to Income Trendline King County



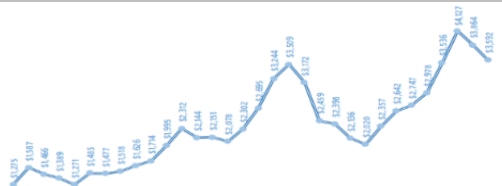
A



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

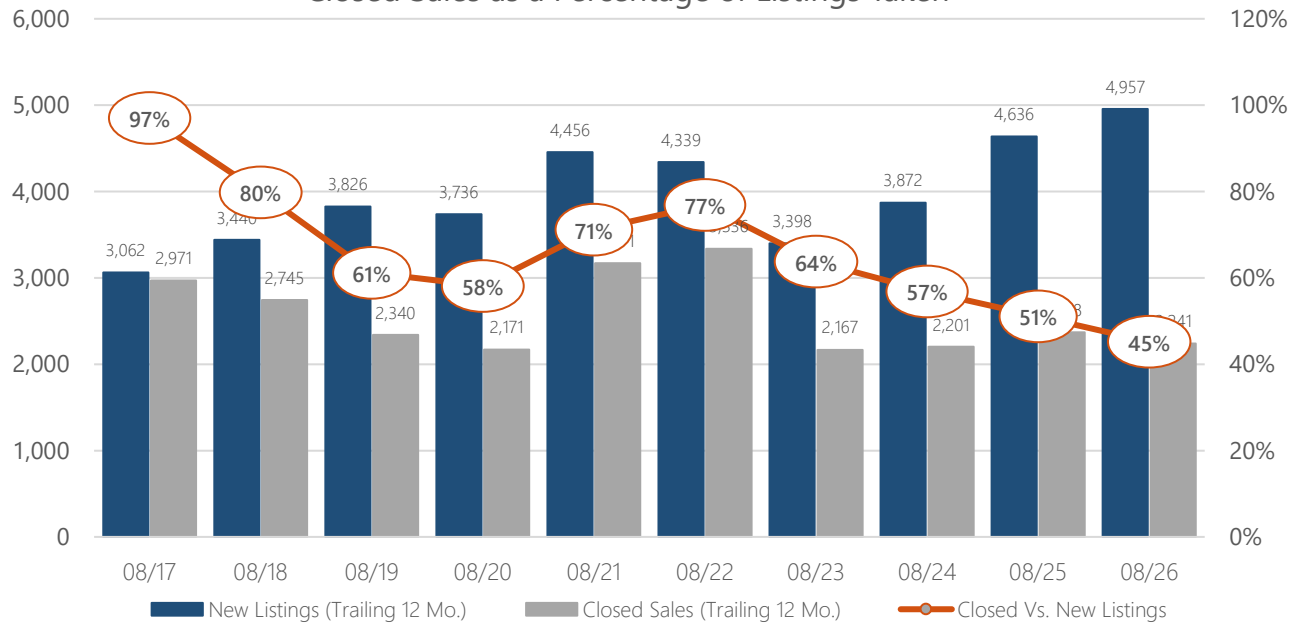
Monthly cycle peaks
shown

Seattle (All Areas)

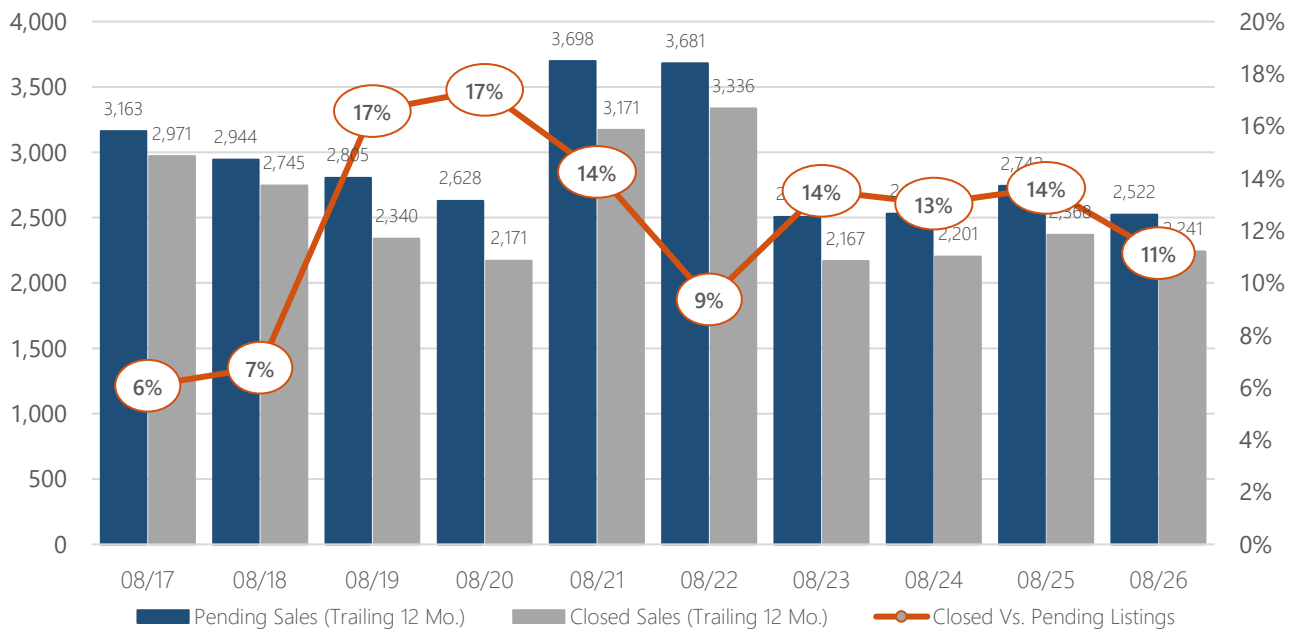
CONDOMINIUM ONLY

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

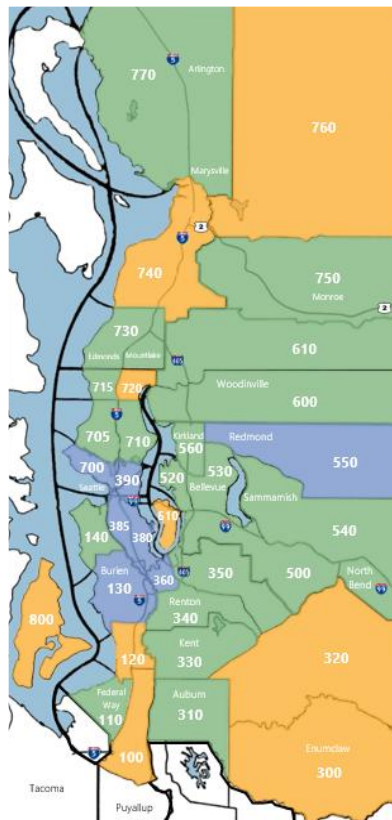
0 - 2	2 - 4	4+
SELLER'S ADVANTAGE	BALANCED ADVANTAGE	BUYER'S ADVANTAGE

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

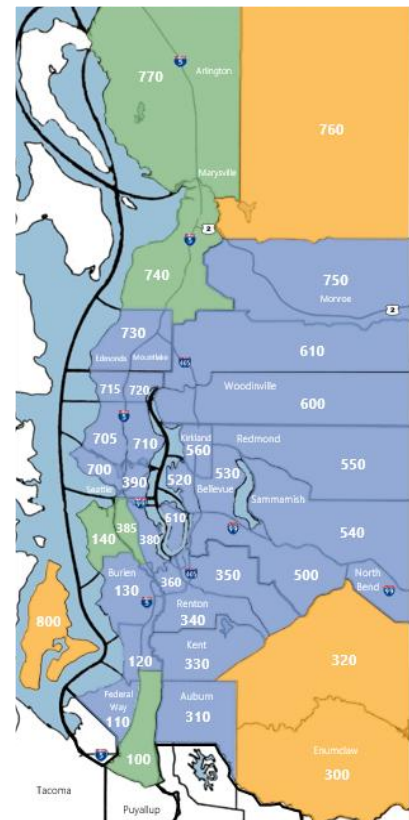
2 YEARS AGO



1 YEAR AGO



CURRENT YEAR



Seattle (All Areas) Statistics To Know

Residential

	August, 2026	August, 2025	Difference	% Change
Months Supply of Inventory	3.2	2.2	1.1	48%
Active Listings at End of Month	1,510	1,187	323	27%
Pending Sales MTD	466	543	-77	-14%
Pending Sales (Trailing 12 Months)	6,522	6,871	-349	-5%
Closed Sales MTD	443	527	-84	-16%
Closed Sales (Trailing 12 Months)	5,543	5,812	-269	-5%
Closed Sales Price (Median)	\$920,000	\$1,000,000	-\$80,000	-8%
30-Year-Fixed-Rate Mortgage Rate	6.7%	6.6%	0.1%	1%
Monthly Payments (P&I)	\$5,918	\$6,380	-\$462	-7%

Condominium

	August, 2026	August, 2025	Difference	% Change
Months Supply of Inventory	6.8	4.7	2.1	43%
Active Listings at End of Month	1,189	1,000	189	19%
Pending Sales MTD	175	211	-36	-17%
Pending Sales (Trailing 12 Months)	2,522	2,742	-220	-8%
Closed Sales MTD	153	193	-40	-21%
Closed Sales (Trailing 12 Months)	2,241	2,368	-127	-5%
Closed Sales Price (Median)	\$535,000	\$595,000	-\$60,000	-10%
30-Year-Fixed-Rate Mortgage Rate	6.7%	6.6%	0.1%	1%
Monthly Payments (P&I)	\$3,442	\$3,796	-\$354	-9%

Residential & Condominium

	August, 2026	August, 2025	Difference	% Change
Months Supply of Inventory	4.2	2.9	1.3	45%
Active Listings at End of Month	2,699	2,187	512	23%
Pending Sales MTD	641	754	-113	-15%
Pending Sales (Trailing 12 Months)	9,044	9,613	-569	-6%
Closed Sales MTD	596	720	-124	-17%
Closed Sales (Trailing 12 Months)	7,784	8,180	-396	-5%
Closed Sales Price (Median)	\$825,000	\$900,000	-\$75,000	-8%
30-Year-Fixed-Rate Mortgage Rates	6.7%	6.6%	0.1%	1%
Monthly Payments (P&I)	\$5,307	\$5,742	-\$435	-8%

Seattle (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)	765	836	936	1,067	1,144	1,156	1,180	1,189					19%	1,034	AVG	13%
	New Listings Taken in Month	447	382	481	526	492	435	478	437					40%	3,678	YTD	6%
	# of Pending Transactions	205	223	240	245	226	201	191	175					-17%	1,706	YTD	-13%
	Months Supply of Inventory	3.7	3.7	3.9	4.4	5.1	5.8	6.2	6.8					43%	4.9	AVG	32%
	# of Closed Sales	142	180	206	213	208	200	189	153					-21%	1,491	YTD	-11%
	Median Closed Price	557,000	596,275	602,750	575,000	566,500	557,475	525,000	535,000					-10%	565,510	WA	-7%
2025	Active Listings (EOM)	629	699	798	970	1,083	1,064	1,056	1,000	1,068	1,001	877	604	24%	912	AVG	38%
	New Listings Taken in Month	394	380	430	536	548	448	411	313	507	389	239	144	8%	3,460	YTD	17%
	# of Pending Transactions	225	267	268	246	275	231	240	211	223	223	187	183	8%	1,963	YTD	8%
	Months Supply of Inventory	2.8	2.6	3.0	3.9	3.9	4.6	4.4	4.7	4.8	4.5	4.7	3.3	14%	3.8	AVG	27%
	# of Closed Sales	144	199	248	234	215	230	207	193	196	192	162	200	-2%	1,670	YTD	8%
	Median Closed Price	689,975	625,000	627,650	598,000	573,250	589,000	550,000	595,000	523,687	577,562	573,500	555,000	7%	608,576	WA	7%
2024	Active Listings (EOM)	414	451	516	659	789	847	817	809	938	887	726	531	39%	663	AVG	41%
	New Listings Taken in Month	268	324	374	468	474	418	323	320	449	365	215	147	-5%	2,969	YTD	19%
	# of Pending Transactions	193	225	257	276	251	223	205	195	192	240	194	153	-24%	1,825	YTD	-3%
	Months Supply of Inventory	2.1	2.0	2.0	2.4	3.1	3.8	4.0	4.1	4.9	3.7	3.7	3.5	85%	3.0	AVG	47%
	# of Closed Sales	124	163	210	227	233	207	187	196	135	210	175	178	-8%	1,547	YTD	5%
	Median Closed Price	537,500	558,000	587,500	599,000	600,000	550,000	559,000	555,000	606,000	580,000	574,950	550,000	-3%	569,123	WA	6%
2023	Active Listings (EOM)	356	360	433	436	486	531	566	580	641	632	549	377	6%	469	AVG	15%
	New Listings Taken in Month	199	242	326	301	368	397	323	336	377	265	169	92	6%	2,492	YTD	-23%
	# of Pending Transactions	172	209	225	253	259	275	222	258	218	177	162	149	-7%	1,873	YTD	-26%
	Months Supply of Inventory	2.1	1.7	1.9	1.7	1.9	1.9	2.5	2.2	2.9	3.6	3.4	2.5	14%	2.0	AVG	48%
	# of Closed Sales	89	137	191	180	207	246	217	213	194	186	134	140	-8%	1,480	YTD	-33%
	Median Closed Price	487,500	515,000	535,000	539,000	550,000	550,000	550,000	575,000	550,000	573,750	582,750	585,000	11%	538,824	WA	2%
2022	# of Active Listings	210	239	290	361	423	577	609	545	582	618	523	359	8%	407	A	-27%
	New Listings Taken in Month	308	342	459	453	436	508	403	318	350	296	186	74	-41%	3,227	YTD	11%
	# of Pending Transactions	330	305	382	362	326	277	264	277	198	168	156	111	-19%	2,523	YTD	-10%
	Months Supply of Inventory	0.6	0.8	0.8	1.0	1.3	2.1	2.3	2.0	2.9	3.7	3.4	3.2	34%	1.4	A	-15%
	# of Closed Sales	209	274	294	324	342	279	244	231	239	180	128	140	-27%	2,197	T	-3%
	Median Closed Price	499,950	549,154	510,025	512,500	557,475	538,700	537,000	520,000	499,000	522,500	480,500	512,500	8%	528,793	WA	8%

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

Seattle (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)	570	571	564	552	535	559	576	503	515	510	383	246	-44%	554	AVG	7%
	New Listings Taken in Month	334	323	428	424	411	455	422	334	390	360	225	137	-38%	3,131	YTD	8%
	# of Pending Transactions	282	294	395	383	373	371	366	343	307	315	302	234	12%	2,807	YTD	48%
	Months Supply of Inventory	2.0	1.9	1.4	1.4	1.4	1.5	1.6	1.5	1.7	1.6	1.3	1.1	-50%	1.6	AVG	-27%
	# of Closed Sales	165	208	284	323	305	346	313	318	343	265	278	253	40%	2,262	YTD	54%
	Median Closed Price	493,880	475,000	495,000	490,000	473,000	499,995	492,500	480,000	505,000	525,000	500,999	490,000	-5%	487,603	WA	2%
2020	Active Listings (EOM)	291	310	377	422	497	611	741	892	983	953	799	583	36%	518	AVG	-13%
	New Listings Taken in Month	217	286	366	241	338	416	507	536	527	409	244	145	76%	2,907	YTD	6%
	# of Pending Transactions	229	253	203	135	203	263	309	306	276	251	175	189	25%	1,901	YTD	-7%
	Months Supply of Inventory	1.3	1.2	1.9	3.1	2.4	2.3	2.4	2.9	3.6	3.8	4.6	3.1	9%	2.2	AVG	-6%
	# of Closed Sales	134	198	227	146	124	172	238	227	255	254	200	200	-4%	1,466	YTD	-11%
	Median Closed Price	449,975	481,225	485,000	469,000	485,000	456,500	497,475	505,000	480,000	497,000	499,975	466,500	12%	479,311	WA	1%
2019	Active Listings (EOM)	431	452	533	592	691	694	700	654	665	637	497	339	39%	593	AVG	109%
	New Listings Taken in Month	255	234	393	417	447	356	347	305	308	287	156	78	-12%	2,754	YTD	6%
	# of Pending Transactions	197	192	275	312	301	264	260	244	200	192	201	134	16%	2,045	YTD	1%
	Months Supply of Inventory	2.2	2.4	1.9	1.9	2.3	2.6	2.7	2.7	3.3	3.3	2.5	2.5	20%	2.3	AVG	104%
	# of Closed Sales	120	135	208	198	279	235	239	237	185	189	165	166	7%	1,651	YTD	-6%
	Median Closed Price	470,000	444,000	492,475	495,000	494,900	494,990	450,500	450,000	455,000	460,000	460,000	487,500	-11%	474,960	WA	-9%
2018	Active Listings (EOM)	134	164	186	236	308	373	403	470	616	677	560	407	161%	284	AVG	75%
	New Listings Taken in Month	222	257	298	357	396	391	337	345	423	365	203	81	17%	2,603	YTD	15%
	# of Pending Transactions	177	224	260	299	319	304	236	210	223	195	212	130	-35%	2,029	YTD	-7%
	Months Supply of Inventory	0.8	0.7	0.7	0.8	1.0	1.2	1.7	2.2	2.8	3.5	2.6	3.1	299%	1.1	AVG	87%
	# of Closed Sales	102	158	238	249	270	279	245	222	170	195	167	157	-14%	1,763	YTD	-5%
	Median Closed Price	475,500	535,000	527,450	546,000	535,000	527,950	514,000	504,500	515,000	495,000	475,000	500,000	6%	521,515	WA	14%
2017	Active Listings (EOM)	132	126	166	162	183	156	197	180	233	189	137	87	-38%	163	AVG	-37%
	New Listings Taken in Month	193	199	320	317	340	295	307	296	330	240	184	83	-9%	2,267	YTD	-13%
	# of Pending Transactions	169	217	281	318	319	311	255	321	285	284	227	119	-2%	2,191	YTD	-16%
	Months Supply of Inventory	0.8	0.6	0.6	0.5	0.6	0.5	0.8	0.6	0.8	0.7	0.6	0.7	-36%	0.6	AVG	-23%
	# of Closed Sales	142	170	220	210	313	282	252	258	251	287	234	210	-34%	1,847	YTD	-24%
	Median Closed Price	440,000	474,950	434,000	452,500	444,000	475,000	462,000	475,000	466,000	472,000	452,500	489,500	9%	457,729	WA	13%
2016	Active Listings (EOM)	196	224	233	284	281	279	275	290	325	238	171	120	0%	258	AVG	-11%
	New Listings Taken in Month	222	291	353	379	367	347	317	325	336	216	139	104	0%	2,601	YTD	-1%
	# of Pending Transactions	225	280	352	346	384	362	336	329	311	291	218	152	-2%	2,614	YTD	-7%
	Months Supply of Inventory	0.9	0.8	0.7	0.8	0.7	0.8	0.8	0.9	1.0	0.8	0.8	0.8	2%	0.8	AVG	-7%
	# of Closed Sales	152	237	268	298	267	411	396	388	373	281	256	214	19%	2,417	YTD	19%
	Median Closed Price	356,500	393,400	380,000	383,800	363,228	430,000	465,000	437,500	475,000	415,000	389,250	426,000	11%	404,441	WA	18%

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

Seattle (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)	336	360	410	467	528	569	594	592	657	634	522	365	503	AVG
% of 12 Month Avg.	67%	72%	81%	93%	105%	113%	118%	118%	131%	126%	104%	73%		
New Listings Taken in Month	261	288	375	389	413	403	370	343	400	319	196	109	3,865	T
% of 12 Month Avg.	81%	89%	116%	121%	128%	125%	115%	106%	124%	99%	61%	34%		
# of Pending Transactions	220	247	290	293	301	288	269	269	243	234	203	155	3,013	T
% of 12 Month Avg.	88%	98%	115%	117%	120%	115%	107%	107%	97%	93%	81%	62%		
Months Supply of Inventory	1.5	1.5	1.4	1.6	1.8	2.0	2.2	2.2	2.7	2.7	2.6	2.4	2.0	AVG
% of 12 Month Avg.	75%	72%	69%	78%	86%	97%	108%	108%	132%	133%	126%	115%		
# of Closed Units	138	188	239	239	256	269	254	248	234	224	190	186	2,664	T
% of 12 Month Avg.	62%	85%	108%	108%	115%	121%	114%	112%	105%	101%	86%	84%		
Median Closed Price	490,078	505,073	507,410	508,480	507,585	511,214	507,748	509,700	507,469	511,781	498,942	506,200	505,973	AVG
% of 12 Month Avg.	97%	100%	100%	100%	100%	101%	100%	101%	100%	101%	99%	100%		

MARKET UPDATE

August, 2026



Seattle (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	44	52	66	74	62	69	61	51					479
\$500,000 - \$749,999	45	50	62	80	64	56	62	46					465
\$750,000 - \$999,999	24	34	34	31	35	27	20	26					231
\$1,000,000 - \$1,249,999	6	9	12	5	12	14	7	10					75
\$1,250,000 - \$1,499,999	4	10	8	8	3	8	9	2					52
\$1,500,000 - \$1,749,999	1	5	5	3	4	4	3	5					30
\$1,750,000 - \$1,999,999	2	1	3	2	6	4	2	0					20
\$2,000,000 - \$2,499,999	1	0	2	0	1	2	2	1					9
\$2,500,000 - \$2,999,999	0	1	1	0	1	1	1	0					5
\$3,000,000 - \$4,999,999	0	1	1	0	0	0	0	1					3
\$5,000,000 +	0	1	0	0	1	0	1	0					3
Grand Total	127	164	194	203	189	185	168	142					1,372

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	39	54	69	54	75	76	85	57	81	60	59	57	509
\$500,000 - \$749,999	40	57	74	91	54	71	67	63	54	60	47	68	517
\$750,000 - \$999,999	26	40	41	45	38	39	17	31	22	33	22	25	277
\$1,000,000 - \$1,249,999	6	12	10	5	13	11	15	13	10	5	9	12	85
\$1,250,000 - \$1,499,999	12	8	23	10	5	4	5	5	8	10	3	7	72
\$1,500,000 - \$1,749,999	3	0	7	7	3	6	3	5	2	1	7	3	34
\$1,750,000 - \$1,999,999	4	3	2	3	4	4	2	4	4	3	2	1	26
\$2,000,000 - \$2,499,999	2	0	2	1	5	2	1	1	1	1	0	2	14
\$2,500,000 - \$2,999,999	1	1	1	0	1	1	1	0	0	1	1	0	6
\$3,000,000 - \$4,999,999	1	1	0	0	0	1	1	1	2	1	1	1	5
\$5,000,000 +	0	0	0	0	0	1	0	1	0	0	1	1	2
Grand Total	134	176	229	216	198	216	197	181	184	175	152	177	1,547

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	13%	-4%	-4%	37%	-17%	-9%	-28%	-11%					-6%
\$500,000 - \$749,999	13%	-12%	-16%	-12%	19%	-21%	-7%	-27%					-10%
\$750,000 - \$999,999	-8%	-15%	-17%	-31%	-8%	-31%	18%	-16%					-17%
\$1,000,000 - \$1,249,999	0%	-25%	20%	0%	-8%	27%	-53%	-23%					-12%
\$1,250,000 - \$1,499,999	-67%	25%	-65%	-20%	-40%	100%	80%	-60%					-28%
\$1,500,000 - \$1,749,999	-67%	N/A	-29%	-57%	33%	-33%	0%	0%					-12%
\$1,750,000 - \$1,999,999	-50%	-67%	50%	-33%	50%	0%	0%	-100%					-23%
\$2,000,000 - \$2,499,999	-50%	N/A	0%	-100%	-80%	0%	100%	0%					-36%
\$2,500,000 - \$2,999,999	-100%	0%	0%	N/A	0%	0%	0%	N/A					-17%
\$3,000,000 - \$4,999,999	-100%	0%	N/A	N/A	N/A	-100%	-100%	0%					-40%
\$5,000,000 +	N/A	N/A	N/A	N/A	N/A	-100%	N/A	-100%					50%
Grand Total	-5%	-7%	-15%	-6%	-5%	-14%	-15%	-22%					-11%

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