

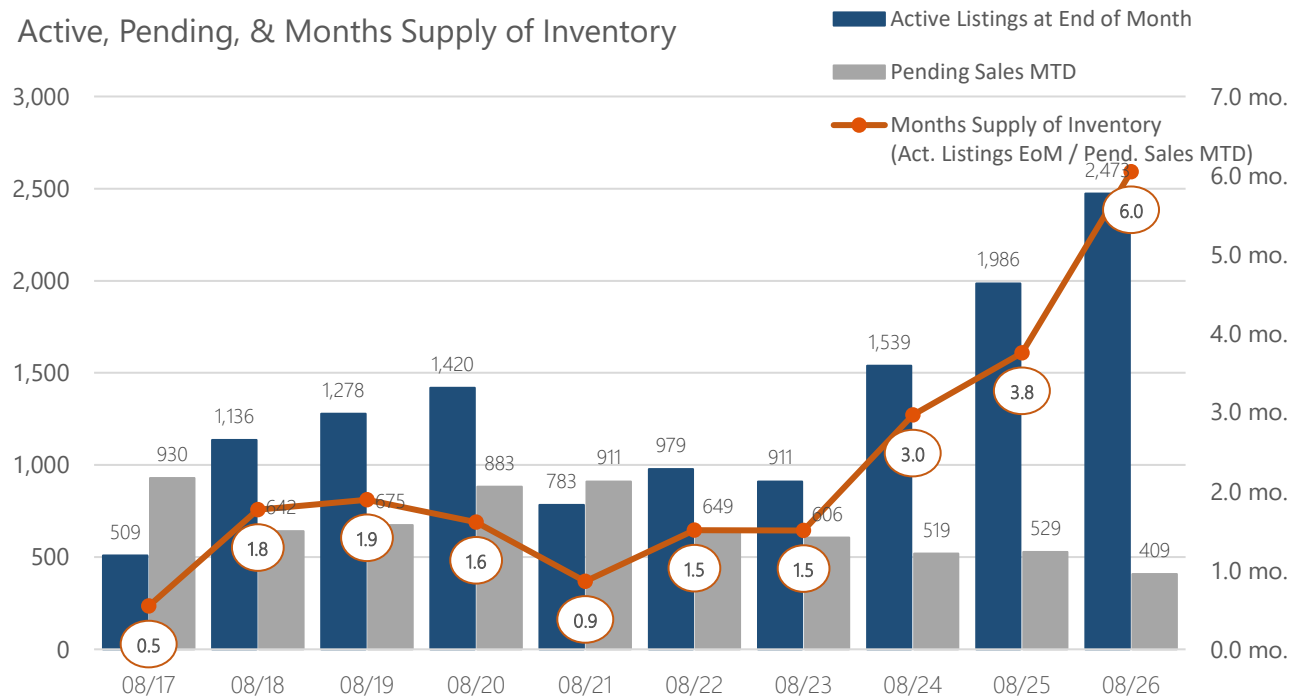
MARKET UPDATE

August, 2026

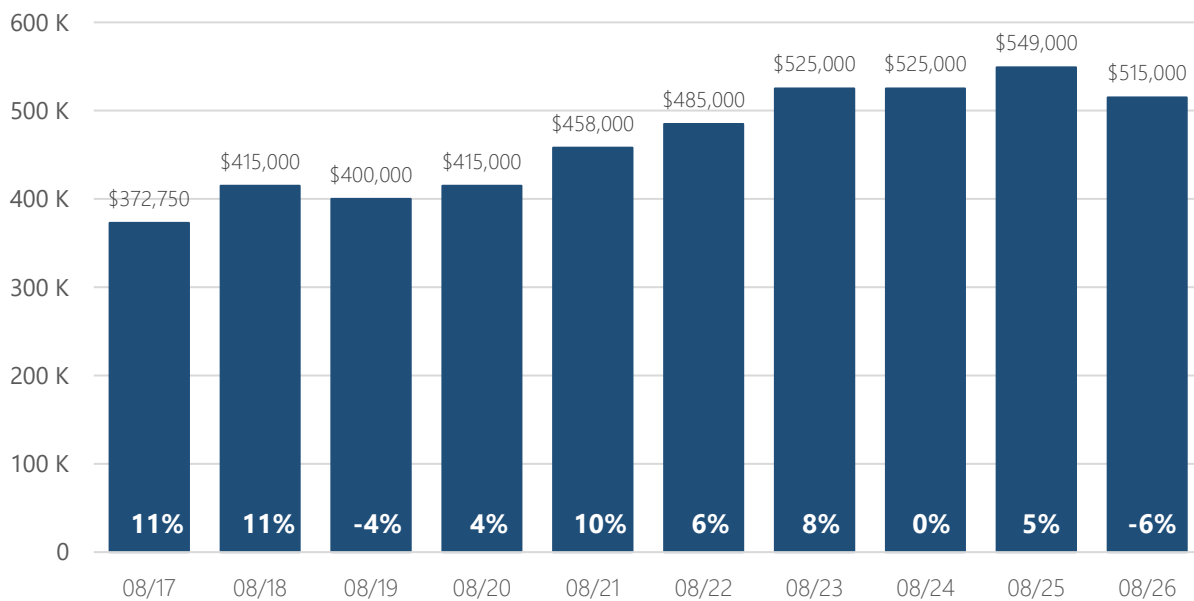
All King County

CONDOMINIUM ONLY

Active, Pending, & Months Supply of Inventory



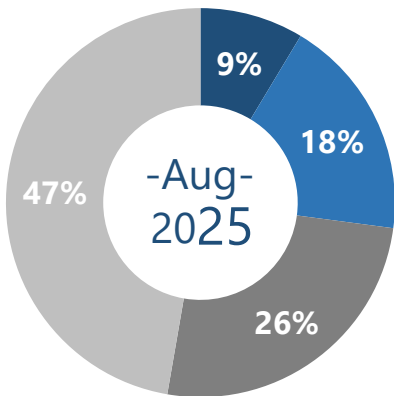
Median Closed Sales Price For Current Month Sold Properties



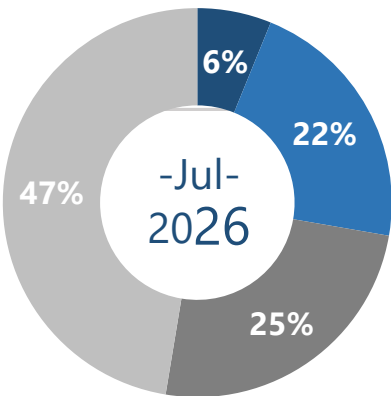
All King County

CONDOMINIUM ONLY

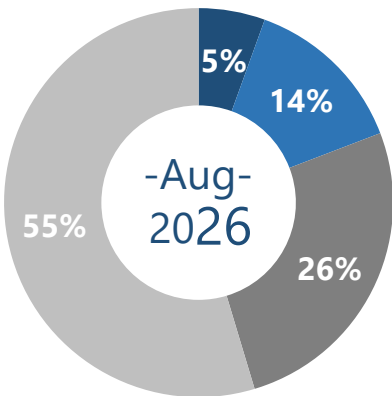
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	15	16	32	115
NUMBER OF SALES IN MONTH	19	47	90	188
MEDIAN % FROM ORIGINAL LIST PRICE	2%	0%	-3%	N/A

All King County

CONDOMINIUM ONLY

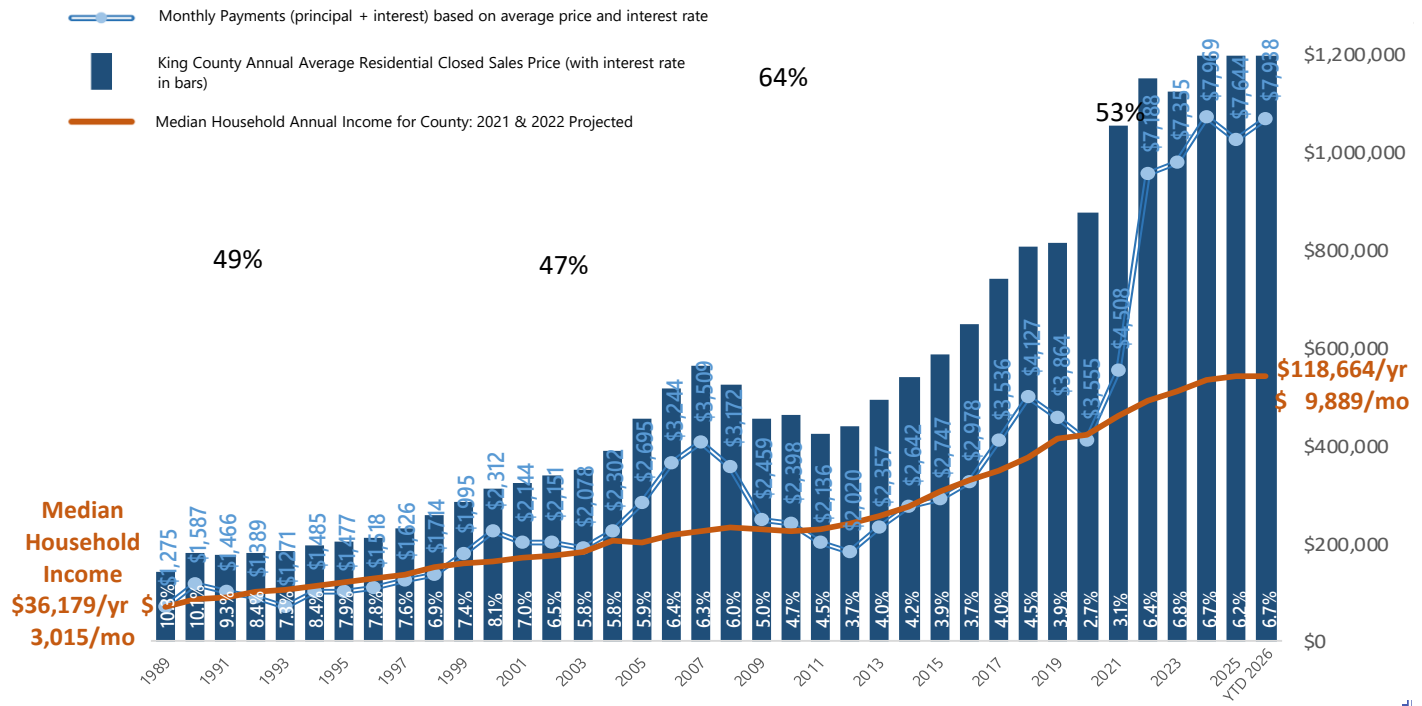
Sales Price to List Price based on Market Time

Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	90	26.2%
15 - 30	97.7%	98.4%	66	19.2%
31 - 60	96.4%	98.0%	88	25.6%
61 - 90	91.1%	96.2%	42	12.2%
90+	88.2%	96.9%	58	16.9%
Totals			344	100.0%

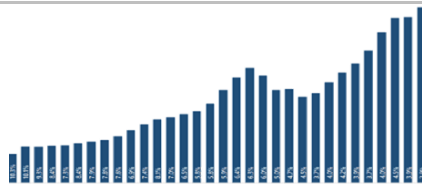
The Cost of Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
August, 2026	\$515,000	6.67%	\$3,313
August, 2025	\$549,000	6.59%	\$3,503
	-\$34,000	0.08%	-\$190 Per Month
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			-\$2,276 Per Year

Monthly Payments Compared to Income Trendline King County



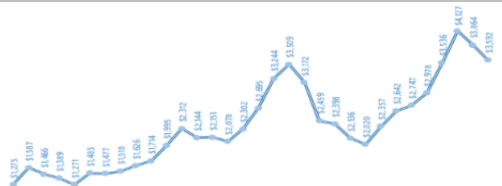
A



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

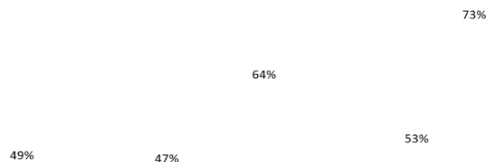
C



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

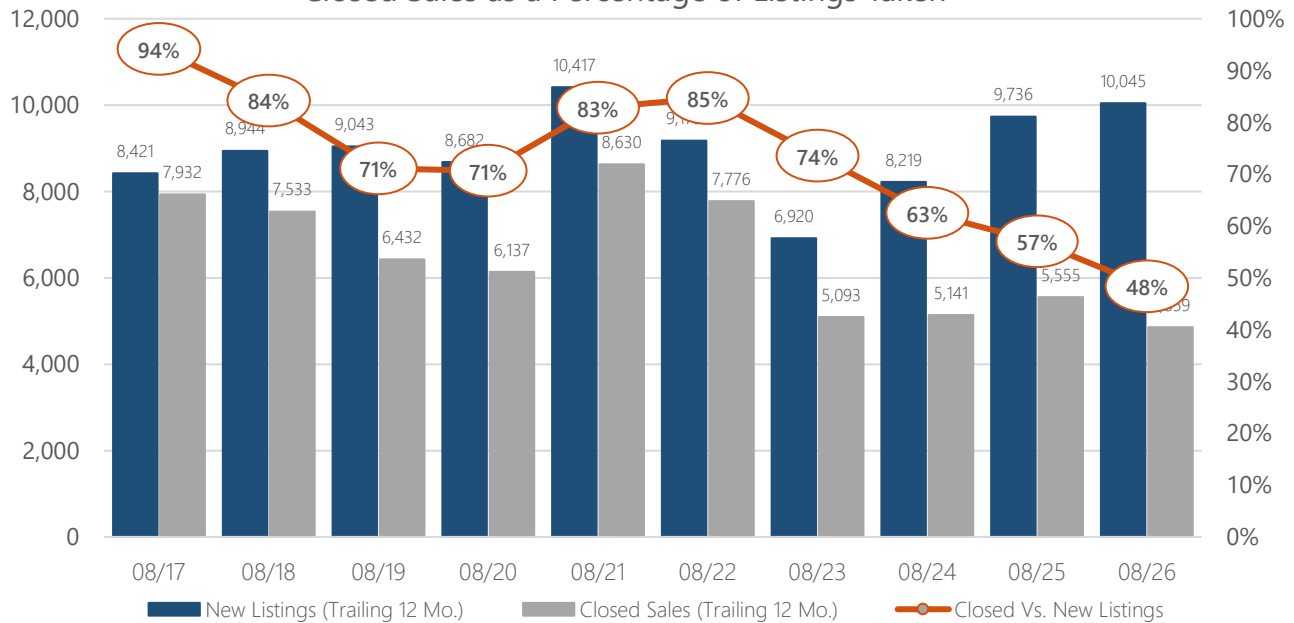
Monthly cycle peaks
shown

All King County

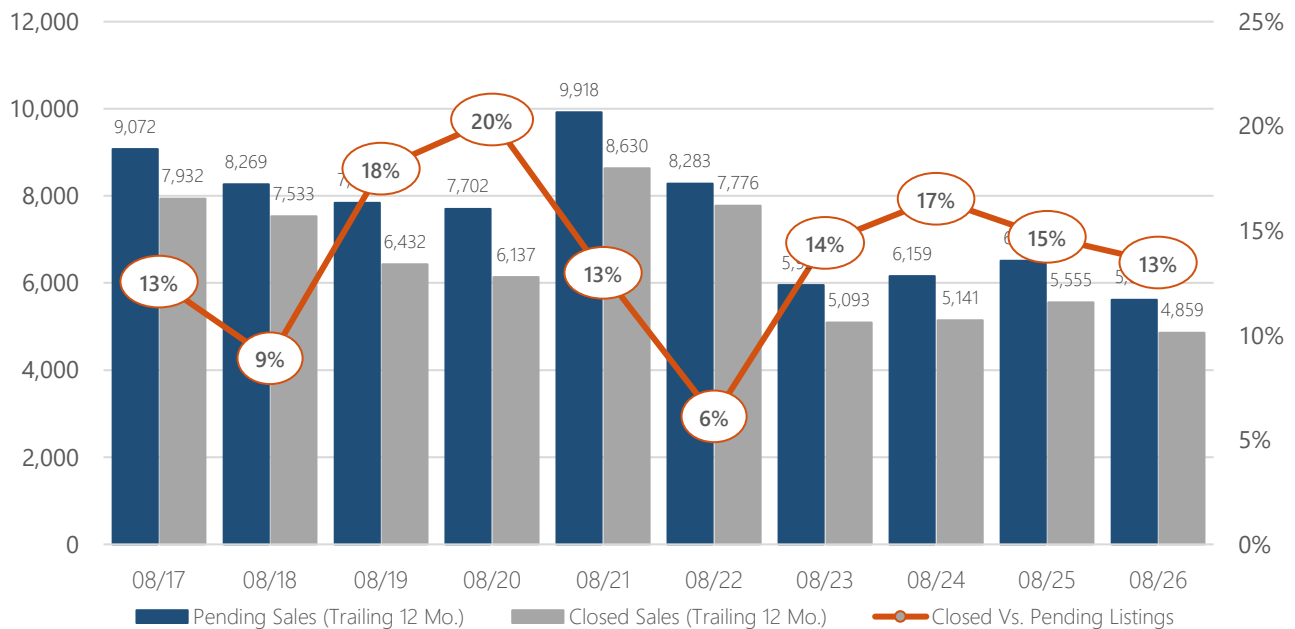
CONDOMINIUM ONLY

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

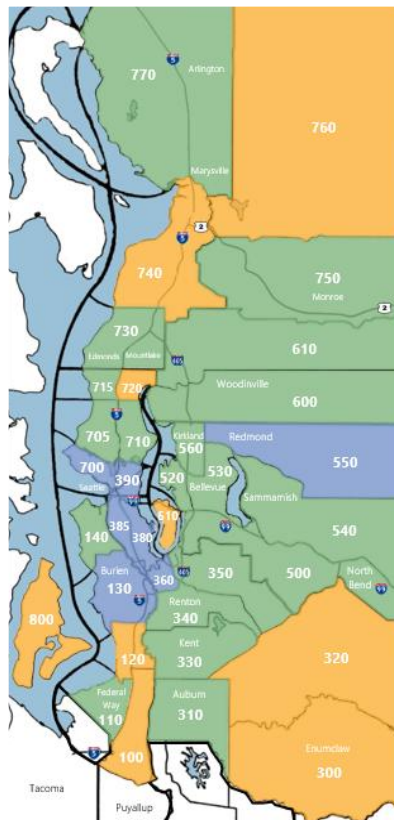
0 - 2	2 - 4	4+
SELLER'S ADVANTAGE	BALANCED ADVANTAGE	BUYER'S ADVANTAGE

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

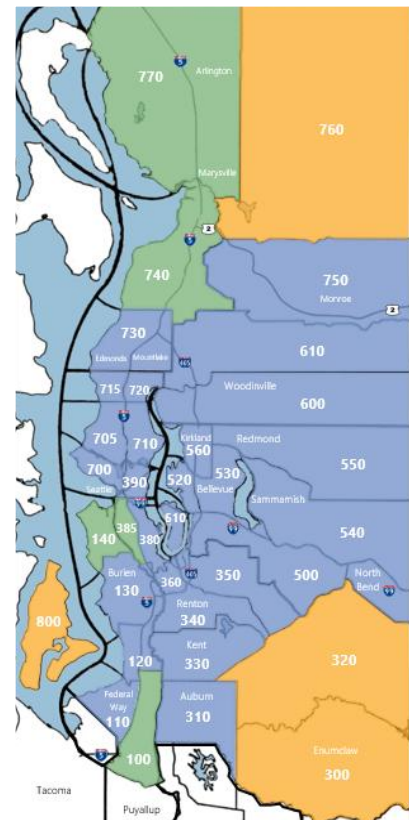
2 YEARS AGO



1 YEAR AGO



CURRENT YEAR



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.

All King County Statistics To Know

Residential

	August, 2026	August, 2025	Difference	% Change
Months Supply of Inventory	3.1	2.2	0.9	39%
Active Listings at End of Month	5,230	3,939	1,291	33%
Pending Sales MTD	1,692	1,765	-73	-4%
Pending Sales (Trailing 12 Months)	19,948	20,859	-911	-4%
Closed Sales MTD	1,450	1,597	-147	-9%
Closed Sales (Trailing 12 Months)	16,896	17,681	-785	-4%
Closed Sales Price (Median)	\$920,000	\$990,000	-\$70,000	-7%
30-Year-Fixed-Rate Mortgage Rate	6.7%	6.6%	0.1%	1%
Monthly Payments (P&I)	\$5,918	\$6,316	-\$398	-6%

Condominium

	August, 2026	August, 2025	Difference	% Change
Months Supply of Inventory	6.0	3.8	2.3	61%
Active Listings at End of Month	2,473	1,986	487	25%
Pending Sales MTD	409	529	-120	-23%
Pending Sales (Trailing 12 Months)	5,616	6,513	-897	-14%
Closed Sales MTD	341	476	-135	-28%
Closed Sales (Trailing 12 Months)	4,859	5,555	-696	-13%
Closed Sales Price (Median)	\$515,000	\$549,000	-\$34,000	-6%
30-Year-Fixed-Rate Mortgage Rate	6.7%	6.6%	0.1%	1%
Monthly Payments (P&I)	\$3,313	\$3,503	-\$190	-5%

Residential & Condominium

	August, 2026	August, 2025	Difference	% Change
Months Supply of Inventory	3.7	2.6	1.1	42%
Active Listings at End of Month	7,703	5,925	1,778	30%
Pending Sales MTD	2,101	2,294	-193	-8%
Pending Sales (Trailing 12 Months)	25,564	27,372	-1,808	-7%
Closed Sales MTD	1,791	2,073	-282	-14%
Closed Sales (Trailing 12 Months)	21,755	23,236	-1,481	-6%
Closed Sales Price (Median)	\$845,000	\$875,000	-\$30,000	-3%
30-Year-Fixed-Rate Mortgage Rates	6.7%	6.6%	0.1%	1%
Monthly Payments (P&I)	\$5,436	\$5,582	-\$147	-3%

All King County 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)	1,436	1,639	1,843	2,155	2,333	2,413	2,494	2,473					25%	2,098	AVG	20%
	New Listings Taken in Month	840	820	981	1,065	1,040	960	1,006	878					20%	7,590	YTD	4%
	# of Pending Transactions	441	493	542	492	504	467	447	409					-23%	3,795	YTD	-18%
	Months Supply of Inventory	3.3	3.3	3.4	4.4	4.6	5.2	5.6	6.0					61%	4.5	AVG	48%
	# of Closed Sales	302	346	465	449	421	418	422	341					-28%	3,164	YTD	-18%
	Median Closed Price	502,475	545,000	550,000	539,000	540,000	514,000	519,975	515,000					-6%	528,683	WA	-8%
2025	Active Listings (EOM)	1,221	1,309	1,478	1,809	2,064	2,045	2,063	1,986	2,043	1,898	1,629	1,172	29%	1,747	AVG	55%
	New Listings Taken in Month	827	769	910	1,099	1,173	908	886	734	937	767	462	289	2%	7,306	YTD	16%
	# of Pending Transactions	529	597	622	565	656	574	563	529	547	499	412	363	2%	4,635	YTD	3%
	Months Supply of Inventory	2.3	2.2	2.4	3.2	3.1	3.6	3.7	3.8	3.7	3.8	4.0	3.2	27%	3.0	AVG	51%
	# of Closed Sales	352	450	529	503	523	520	518	476	464	479	351	401	-2%	3,871	YTD	6%
	Median Closed Price	600,000	612,500	590,000	579,950	569,900	576,000	530,000	549,000	527,500	550,000	507,880	530,000	5%	577,004	WA	5%
2024	Active Listings (EOM)	659	723	833	1,041	1,317	1,453	1,458	1,539	1,702	1,682	1,408	1,030	69%	1,128	AVG	50%
	New Listings Taken in Month	540	647	788	888	975	896	770	778	896	804	445	285	13%	6,282	YTD	25%
	# of Pending Transactions	474	504	632	633	614	578	555	519	522	549	449	358	-14%	4,509	YTD	3%
	Months Supply of Inventory	1.4	1.4	1.3	1.6	2.1	2.5	2.6	3.0	3.3	3.1	3.1	2.9	97%	2.0	AVG	46%
	# of Closed Sales	277	386	457	518	568	475	478	485	390	488	415	391	-4%	3,644	YTD	6%
	Median Closed Price	495,000	550,000	540,000	580,000	595,000	555,090	530,000	525,000	558,725	562,500	565,467	525,000	0%	547,861	WA	9%
2023	Active Listings (EOM)	610	576	698	719	764	832	891	911	1,069	1,065	944	656	-7%	750	AVG	16%
	New Listings Taken in Month	424	462	679	617	704	751	691	686	758	574	385	220	-6%	5,014	YTD	-26%
	# of Pending Transactions	423	472	528	569	597	611	565	606	492	448	376	334	-7%	4,371	YTD	-21%
	Months Supply of Inventory	1.4	1.2	1.3	1.3	1.3	1.4	1.6	1.5	2.2	2.4	2.5	2.0	0%	1.4	AVG	43%
	# of Closed Sales	218	337	441	420	487	540	483	504	443	420	335	299	-10%	3,430	YTD	-31%
	Median Closed Price	450,000	468,500	507,000	502,500	505,000	529,975	510,000	525,000	515,000	540,000	485,000	537,000	8%	501,046	WA	-2%
2022	# of Active Listings	274	329	422	536	635	951	1,034	979	1,055	1,069	905	648	25%	645	A	-21%
	New Listings Taken in Month	590	728	973	903	965	1,042	856	732	732	593	395	186	-35%	6,789	YTD	3%
	# of Pending Transactions	611	665	821	768	794	627	607	649	498	435	372	275	-29%	5,542	YTD	-21%
	Months Supply of Inventory	0.4	0.5	0.5	0.7	0.8	1.5	1.7	1.5	2.1	2.5	2.4	2.4	76%	1.0	A	2%
	# of Closed Sales	420	544	714	708	748	661	583	562	533	452	345	333	-30%	4,940	T	-15%
	Median Closed Price	455,000	535,000	540,000	518,000	530,750	525,000	490,000	485,000	483,000	494,975	468,000	465,000	6%	511,387	WA	13%

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

All King County 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)	800	830	793	832	795	801	895	783	757	684	469	298	-45%	816	AVG	-10%
	New Listings Taken in Month	710	762	954	1,018	955	997	1,055	845	881	723	473	313	-25%	7,296	YTD	10%
	# of Pending Transactions	722	716	962	927	945	945	921	911	856	764	660	461	3%	7,049	YTD	29%
	Months Supply of Inventory	1.1	1.2	0.8	0.9	0.8	0.8	1.0	0.9	0.9	0.9	0.7	0.6	-47%	0.9	AVG	-30%
	# of Closed Sales	480	553	700	785	799	858	819	807	828	729	674	605	20%	5,801	YTD	43%
	Median Closed Price	399,975	439,000	470,000	460,000	459,000	462,500	460,000	458,000	466,501	475,000	460,000	460,000	10%	452,034	WA	7%
2020	Active Listings (EOM)	536	532	695	821	954	1,043	1,243	1,420	1,550	1,548	1,246	863	11%	906	AVG	-19%
	New Listings Taken in Month	580	698	855	576	755	926	1,089	1,124	1,143	985	603	390	51%	6,603	YTD	1%
	# of Pending Transactions	621	720	616	407	582	793	847	883	827	826	643	573	31%	5,469	YTD	-4%
	Months Supply of Inventory	0.9	0.7	1.1	2.0	1.6	1.3	1.5	1.6	1.9	1.9	1.9	1.5	-15%	1.3	AVG	-16%
	# of Closed Sales	354	494	610	438	351	479	656	673	687	830	664	648	8%	4,055	YTD	-9%
	Median Closed Price	401,875	435,000	437,500	430,000	420,000	419,000	430,000	415,000	431,000	459,970	448,800	424,975	4%	423,838	WA	4%
2019	Active Listings (EOM)	868	894	986	1,049	1,274	1,306	1,326	1,278	1,254	1,188	895	596	13%	1,123	AVG	82%
	New Listings Taken in Month	605	527	915	931	1,039	894	857	746	726	710	416	227	-20%	6,514	YTD	-3%
	# of Pending Transactions	548	488	810	859	808	765	742	675	606	619	601	407	5%	5,695	YTD	0%
	Months Supply of Inventory	1.6	1.8	1.2	1.2	1.6	1.7	1.8	1.9	2.1	1.9	1.5	1.5	7%	1.6	AVG	85%
	# of Closed Sales	351	378	506	592	736	639	645	621	532	532	482	536	-3%	4,468	YTD	-8%
	Median Closed Price	383,500	380,000	434,000	403,750	430,000	420,000	400,000	400,000	399,950	385,000	415,000	405,250	-4%	407,272	WA	-4%
2018	Active Listings (EOM)	266	286	373	473	650	785	953	1,136	1,374	1,410	1,221	852	123%	615	AVG	46%
	New Listings Taken in Month	567	586	833	877	1,044	990	906	930	967	797	530	235	12%	6,733	YTD	7%
	# of Pending Transactions	535	586	755	795	864	853	681	642	625	582	541	398	-31%	5,711	YTD	-11%
	Months Supply of Inventory	0.5	0.5	0.5	0.6	0.8	0.9	1.4	1.8	2.2	2.4	2.3	2.1	223%	0.9	AVG	64%
	# of Closed Sales	376	461	596	642	720	744	684	643	498	566	447	453	-17%	4,866	YTD	-6%
	Median Closed Price	380,000	415,000	466,500	446,500	427,000	430,000	414,250	415,000	425,000	400,000	405,000	404,625	11%	425,622	WA	18%
2017	Active Listings (EOM)	318	297	399	395	421	455	567	509	589	489	355	206	-36%	420	AVG	-34%
	New Listings Taken in Month	519	527	857	816	885	936	918	828	816	649	482	264	-3%	6,286	YTD	-5%
	# of Pending Transactions	549	589	809	842	913	917	837	930	778	773	616	391	5%	6,386	YTD	-7%
	Months Supply of Inventory	0.6	0.5	0.5	0.5	0.5	0.5	0.7	0.5	0.8	0.6	0.6	0.5	-39%	0.5	AVG	-29%
	# of Closed Sales	428	442	621	603	807	764	735	774	750	733	597	587	-11%	5,174	YTD	-8%
	Median Closed Price	310,000	340,500	345,000	370,000	374,000	385,000	370,000	372,750	380,950	378,000	384,990	402,000	11%	359,895	WA	11%
2016	Active Listings (EOM)	493	508	543	632	636	712	762	793	820	642	494	346	-8%	635	AVG	-26%
	New Listings Taken in Month	544	690	873	917	898	977	879	852	850	548	441	296	4%	6,630	YTD	3%
	# of Pending Transactions	573	739	889	894	986	966	900	888	856	747	632	451	-2%	6,835	YTD	-5%
	Months Supply of Inventory	0.9	0.7	0.6	0.7	0.6	0.7	0.8	0.9	1.0	0.9	0.8	0.8	-6%	0.7	AVG	-24%
	# of Closed Sales	406	494	660	733	733	906	850	867	792	758	662	546	14%	5,649	YTD	11%
	Median Closed Price	282,250	323,975	309,975	323,500	315,000	350,000	350,000	335,000	355,000	320,000	328,844	314,000	12%	325,061	WA	17%

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

All King County
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)	605	628	722	831	951	1,038	1,119	1,133	1,221	1,168	957	667	920	AVG
% of 12 Month Avg.	66%	68%	78%	90%	103%	113%	122%	123%	133%	127%	104%	72%		
New Listings Taken in Month	591	640	864	864	939	932	891	826	871	715	463	271	8,865	T
% of 12 Month Avg.	80%	87%	117%	117%	127%	126%	121%	112%	118%	97%	63%	37%		
# of Pending Transactions	559	608	744	726	776	763	722	723	661	624	530	401	7,836	T
% of 12 Month Avg.	86%	93%	114%	111%	119%	117%	111%	111%	101%	96%	81%	61%		
Months Supply of Inventory	1.1	1.0	1.0	1.1	1.2	1.4	1.6	1.6	1.8	1.9	1.8	1.7	1.4	AVG
% of 12 Month Avg.	76%	72%	68%	80%	86%	95%	109%	110%	130%	131%	126%	117%		
# of Closed Units	366	454	583	594	647	659	645	641	592	599	497	480	6,757	T
% of 12 Month Avg.	65%	81%	104%	106%	115%	117%	115%	114%	105%	106%	88%	85%		
Median Closed Price	415,760	449,948	463,998	461,420	462,565	465,257	448,425	447,975	454,263	456,545	446,898	446,785	451,653	AVG
% of 12 Month Avg.	92%	100%	103%	102%	102%	103%	99%	99%	101%	101%	99%	99%		

MARKET UPDATE

August, 2026



All King County 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	119	120	175	175	144	157	163	135					1,188
\$500,000 - \$749,999	76	85	114	129	114	99	116	89					822
\$750,000 - \$999,999	37	45	63	64	68	61	46	45					429
\$1,000,000 - \$1,249,999	22	15	27	16	23	23	20	19					165
\$1,250,000 - \$1,499,999	9	23	20	15	12	15	17	11					122
\$1,500,000 - \$1,749,999	2	8	12	6	6	8	7	8					57
\$1,750,000 - \$1,999,999	3	5	11	6	8	6	4	3					46
\$2,000,000 - \$2,499,999	5	6	6	7	2	3	7	4					40
\$2,500,000 - \$2,999,999	1	3	5	2	3	5	3	1					23
\$3,000,000 - \$4,999,999	0	1	1	2	0	2	2	2					10
\$5,000,000 +	0	1	0	0	1	0	1	0					3
Grand Total	274	312	434	422	381	379	386	317					2,905

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	108	129	156	150	176	173	209	173	179	156	145	145	1,274
\$500,000 - \$749,999	95	124	156	157	147	129	148	121	113	123	79	108	1,077
\$750,000 - \$999,999	51	73	72	79	72	86	51	64	63	65	41	49	548
\$1,000,000 - \$1,249,999	29	41	43	25	37	38	39	34	24	29	27	25	286
\$1,250,000 - \$1,499,999	24	30	34	25	22	17	15	22	22	31	17	16	189
\$1,500,000 - \$1,749,999	6	3	11	11	9	8	8	8	10	9	8	8	64
\$1,750,000 - \$1,999,999	6	3	5	5	5	13	4	8	8	6	4	4	49
\$2,000,000 - \$2,499,999	4	2	5	7	11	6	10	2	3	5	2	6	47
\$2,500,000 - \$2,999,999	4	3	4	5	4	5	2	2	0	2	1	0	29
\$3,000,000 - \$4,999,999	1	3	2	2	1	1	2	4	3	3	1	3	16
\$5,000,000 +	1	0	0	0	1	2	0	1	0	0	2	1	5
Grand Total	329	411	488	466	485	478	488	439	425	429	327	365	3,584

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	10%	-7%	12%	17%	-18%	-9%	-22%	-22%					-7%
\$500,000 - \$749,999	-20%	-31%	-27%	-18%	-22%	-23%	-22%	-26%					-24%
\$750,000 - \$999,999	-27%	-38%	-12%	-19%	-6%	-29%	-10%	-30%					-22%
\$1,000,000 - \$1,249,999	-24%	-63%	-37%	-36%	-38%	-39%	-49%	-44%					-42%
\$1,250,000 - \$1,499,999	-62%	-23%	-41%	-40%	-45%	-12%	13%	-50%					-35%
\$1,500,000 - \$1,749,999	-67%	167%	9%	-45%	-33%	0%	-12%	0%					-11%
\$1,750,000 - \$1,999,999	-50%	67%	120%	20%	60%	-54%	0%	-62%					-6%
\$2,000,000 - \$2,499,999	25%	200%	20%	0%	-82%	-50%	-30%	100%					-15%
\$2,500,000 - \$2,999,999	-75%	0%	25%	-60%	-25%	0%	50%	-50%					-21%
\$3,000,000 - \$4,999,999	-100%	-67%	-50%	0%	-100%	100%	0%	-50%					-37%
\$5,000,000 +	-100%	N/A	N/A	N/A	0%	-100%	N/A	-100%					-40%
Grand Total	-17%	-24%	-11%	-9%	-21%	-21%	-21%	-28%					-19%

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