

MARKET UPDATE

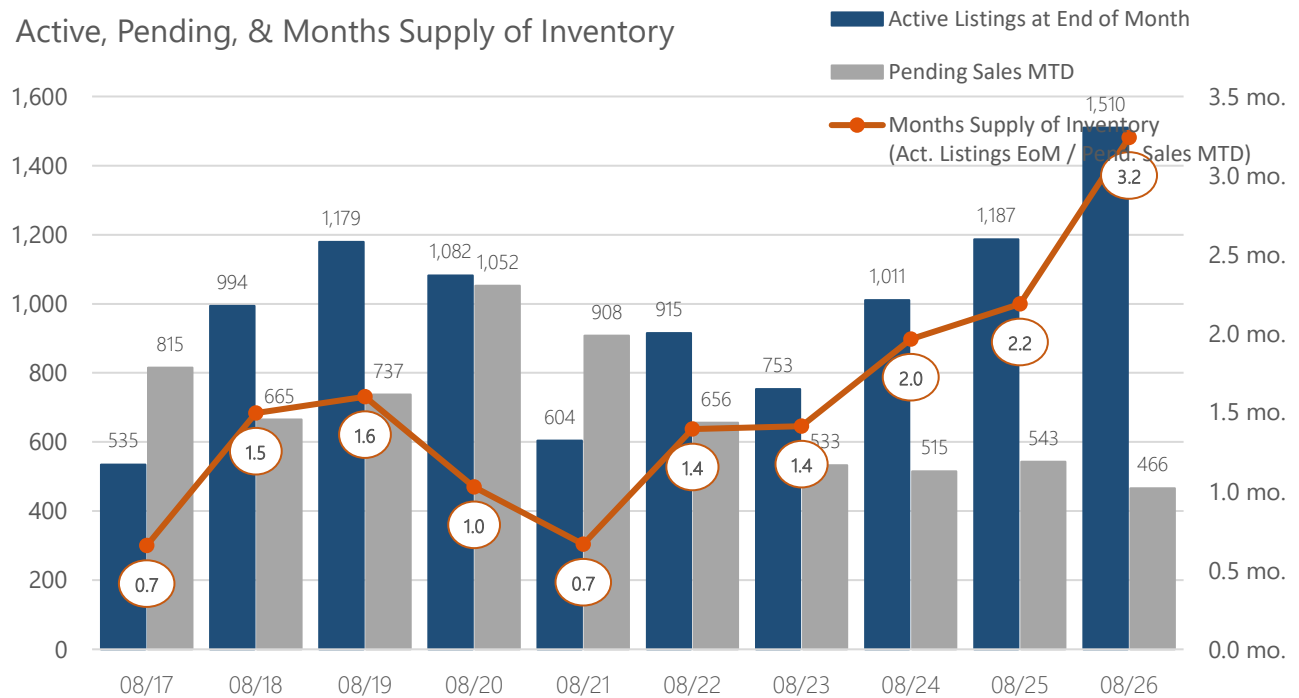
August, 2026



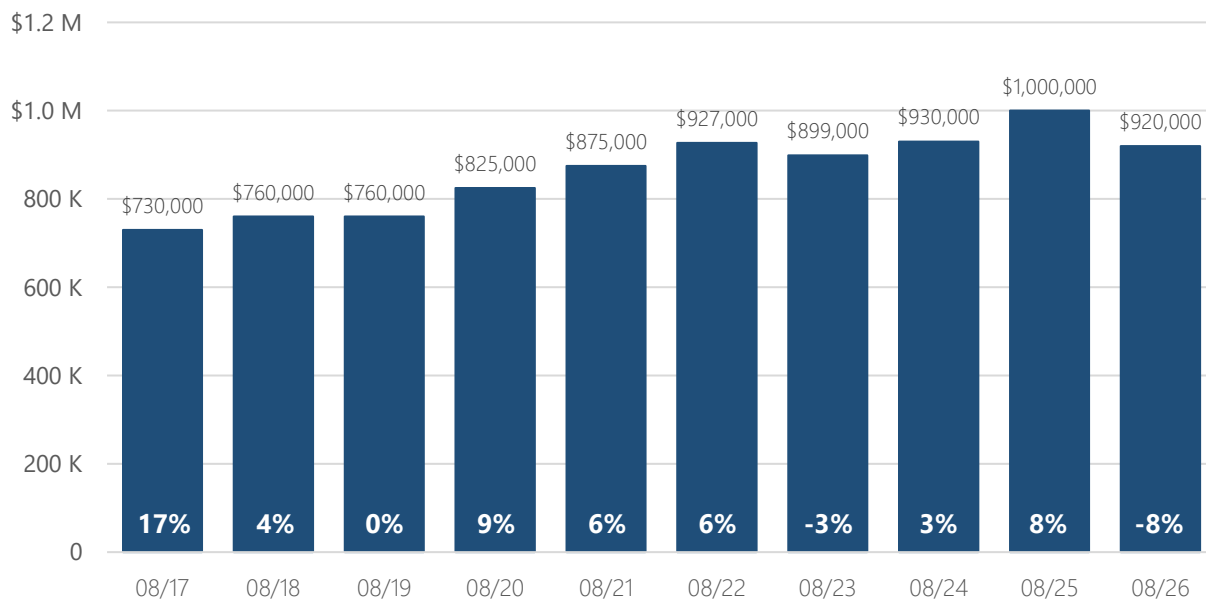
Seattle (All Areas)

RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



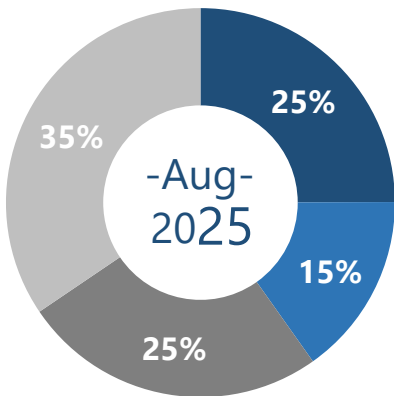
Median Closed Sales Price For Current Month Sold Properties



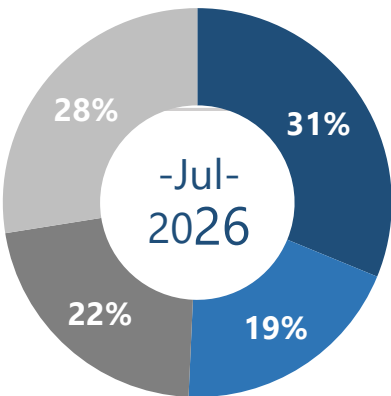
Seattle (All Areas)

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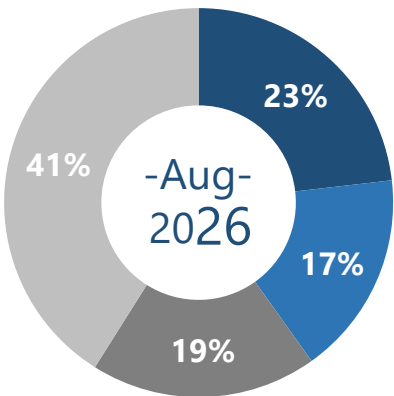
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH

AUGUST 2026				
				
	SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	7	9	18	83
NUMBER OF SALES IN MONTH	101	74	82	179
MEDIAN % FROM ORIGINAL LIST PRICE	4%	0%	-3%	N/A

Seattle (All Areas)

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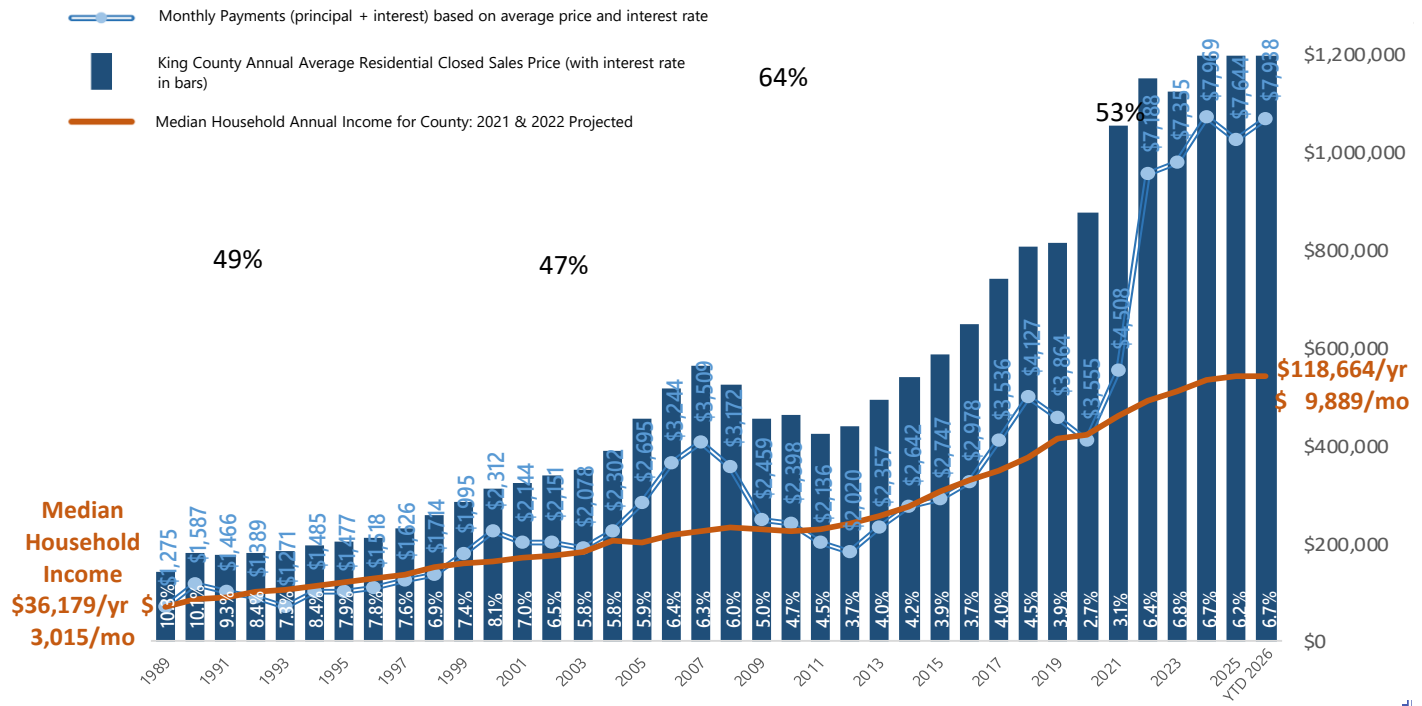
Sales Price to List Price based on Market Time

Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	239	54.8%
15 - 30	97.1%	98.5%	73	16.7%
31 - 60	95.4%	98.0%	59	13.5%
61 - 90	92.0%	97.3%	37	8.5%
90+	88.8%	96.8%	28	6.4%
Totals			436	100.0%

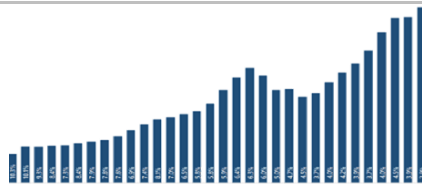
The Cost of Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
August, 2026	\$920,000	6.67%	\$5,918
August, 2025	\$1,000,000	6.59%	\$6,380
	-\$80,000	0.08%	-\$462 Per Month
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			-\$5,541 Per Year

Monthly Payments Compared to Income Trendline King County



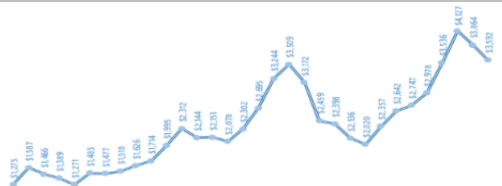
A



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

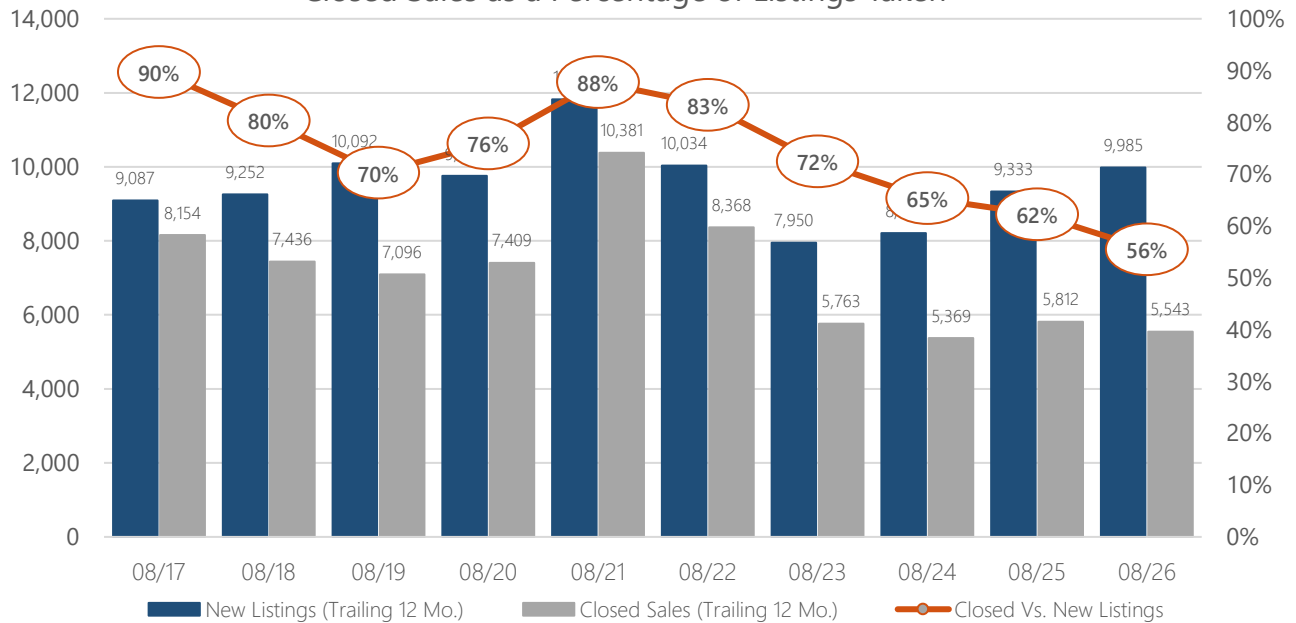
Monthly cycle peaks shown

Seattle (All Areas)

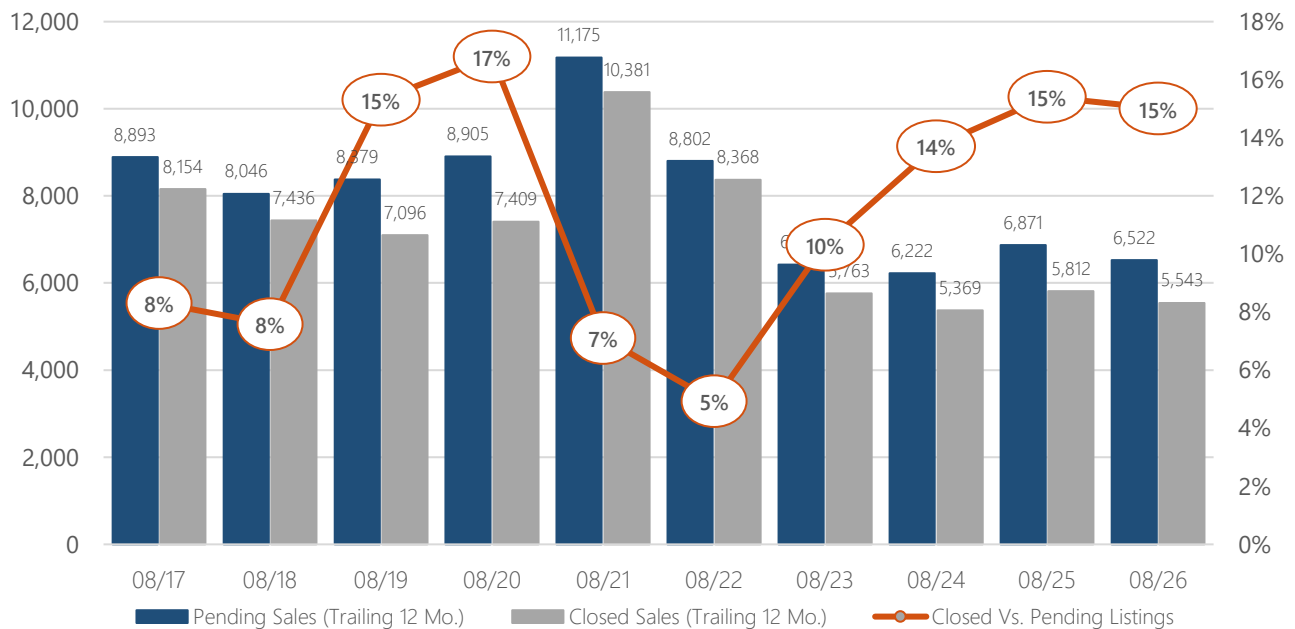
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What Are The Odds of Selling?

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

0 - 2

SELLER'S
ADVANTAGE

2 - 4

BALANCED
ADVANTAGE

4+

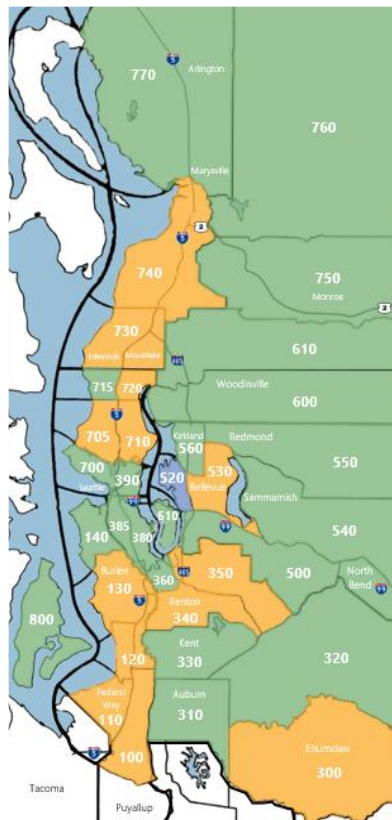
BUYER'S
ADVANTAGE

Area	Months Inventory			Area	Months Inventory		
	2024	2025	2026		2024	2025	2026
100	1.9	1.5	2.6	530	1.2	1.8	2.2
110	2.1	1.8	2.9	540	1.1	2.1	3.6
120	1.5	1.8	2.1	550	2.0	3.1	3.4
130	1.7	1.8	1.7	560	2.0	3.4	2.8
140	1.5	2.1	2.0	600	1.3	2.5	3.5
300	1.8	1.6	2.4	610	1.2	2.3	4.1
310	2.0	2.5	3.1	700	2.1	2.3	4.1
320	1.4	2.8	3.2	701	0.0	0.0	0.0
330	1.7	2.2	3.2	705	1.7	1.8	3.2
340	1.5	1.9	3.4	710	2.1	1.7	3.7
350	1.1	1.8	2.8	715	1.1	2.1	2.4
360	1.5	3.8	3.5	720	1.7	1.6	2.2
380	2.2	2.7	4.0	730	1.0	1.6	2.3
385	2.4	3.9	2.8	740	1.2	1.7	2.6
390	2.5	2.8	4.2	750	1.5	2.2	4.2
500	1.2	2.1	4.4	760	1.3	2.4	3.1
510	1.7	2.5	3.3	770	1.2	2.1	2.7
520	2.8	4.4	8.0	800	2.8	3.0	2.2

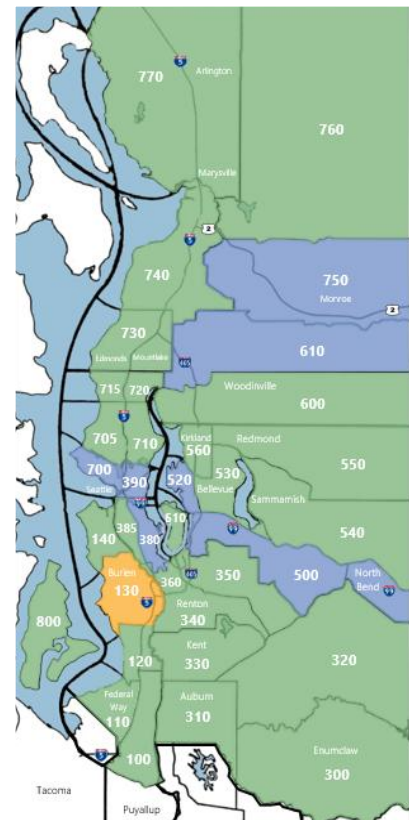
2 YEARS AGO



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)

RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2026	Active Listings (EOM)	852	954	1,056	1,265	1,393	1,427	1,520	1,510					27%	1,247	AVG	18%
	New Listings Taken in Month	692	783	948	1,122	1,066	1,010	973	785					17%	7,379	YTD	5%
	# of Pending Transactions	414	563	666	665	665	628	531	466					-14%	4,598	YTD	-6%
	Months Supply of Inventory	2.1	1.7	1.6	1.9	2.1	2.3	2.9	3.2					48%	2.2	AVG	29%
	# of Closed Sales	251	356	531	561	582	589	493	443					-16%	3,806	YTD	-4%
	Median Closed Price	850,000	962,500	944,000	998,899	1,037,500	1,010,000	999,500	920,000					-8%	968,578	WA	-3%
2025	Active Listings (EOM)	656	713	821	992	1,370	1,389	1,305	1,187	1,340	1,297	1,054	688	17%	1,054	AVG	31%
	New Listings Taken in Month	658	658	870	985	1,293	1,027	871	670	1,115	831	429	231	5%	7,032	YTD	14%
	# of Pending Transactions	452	520	658	685	673	709	636	543	627	572	421	304	5%	4,876	YTD	6%
	Months Supply of Inventory	1.5	1.4	1.2	1.4	2.0	2.0	2.1	2.2	2.1	2.3	2.5	2.3	11%	1.7	AVG	22%
	# of Closed Sales	252	391	497	559	546	630	573	527	435	563	397	342	16%	3,975	YTD	3%
	Median Closed Price	857,500	965,000	1,000,000	1,025,000	1,010,650	1,079,950	1,010,000	1,000,000	975,000	1,049,999	973,500	914,000	8%	997,089	WA	6%
2024	Active Listings (EOM)	481	558	625	674	949	1,029	1,097	1,011	1,195	1,072	796	536	34%	803	AVG	16%
	New Listings Taken in Month	517	636	762	885	1,042	920	790	622	981	731	358	231	3%	6,174	YTD	12%
	# of Pending Transactions	460	521	585	736	625	613	539	515	641	604	448	302	-3%	4,594	YTD	0%
	Months Supply of Inventory	1.0	1.1	1.1	0.9	1.5	1.7	2.0	2.0	1.9	1.8	1.8	1.8	39%	1.4	AVG	17%
	# of Closed Sales	231	422	478	527	674	511	552	456	408	606	445	378	-12%	3,851	YTD	-2%
	Median Closed Price	869,000	927,450	925,000	997,900	965,000	957,000	972,500	930,000	938,006	972,500	968,000	898,900	3%	944,410	WA	7%
2023	Active Listings (EOM)	553	534	650	697	725	813	793	753	933	859	707	479	-18%	690	AVG	26%
	New Listings Taken in Month	497	513	793	744	805	859	690	605	836	581	417	202	-23%	5,506	YTD	-24%
	# of Pending Transactions	438	499	606	631	698	613	589	533	500	469	369	290	-19%	4,607	YTD	-20%
	Months Supply of Inventory	1.3	1.1	1.1	1.1	1.0	1.3	1.3	1.4	1.9	1.8	1.9	1.7	1%	1.2	AVG	53%
	# of Closed Sales	264	392	500	524	596	614	513	516	422	434	365	297	-19%	3,919	YTD	-24%
	Median Closed Price	803,750	825,000	869,975	886,000	905,125	930,000	899,950	899,000	926,250	900,000	944,000	850,000	-3%	879,175	WA	-8%
2022	# of Active Listings	178	247	284	442	504	843	981	915	1,149	1,046	862	574	51%	549	A	-6%
	New Listings Taken in Month	515	769	954	996	1,045	1,246	932	781	1,031	701	482	230	-39%	7,238	YTD	0%
	# of Pending Transactions	503	687	873	801	893	730	612	656	558	534	422	305	-28%	5,755	YTD	-26%
	Months Supply of Inventory	0.4	0.4	0.3	0.6	0.6	1.2	1.6	1.4	2.1	2.0	2.0	1.9	110%	0.8	A	29%
	# of Closed Sales	396	443	751	747	786	789	642	634	534	493	423	394	-30%	5,188	T	-25%
	Median Closed Price	790,000	925,000	970,000	1,019,950	1,025,500	1,000,000	954,500	927,000	900,000	950,000	905,000	879,975	6%	956,781	WA	11%

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)

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)	548	474	498	613	556	667	720	604	650	561	315	167	-44%	585	AVG	-21%
	New Listings Taken in Month	729	747	1,134	1,257	1,228	1,297	1,096	888	1,083	864	524	325	-31%	8,376	YTD	15%
	# of Pending Transactions	713	785	1,046	1,075	1,184	1,109	964	908	979	893	732	443	-14%	7,784	YTD	25%
	Months Supply of Inventory	0.8	0.6	0.5	0.6	0.5	0.6	0.7	0.7	0.7	0.6	0.4	0.4	-35%	0.6	AVG	-36%
	# of Closed Sales	544	623	831	889	981	1,080	1,084	903	827	893	763	697	2%	6,935	YTD	40%
	Median Closed Price	791,471	798,000	825,000	875,000	919,000	890,444	896,500	875,000	850,000	850,000	850,000	839,000	6%	861,123	WA	10%
2020	Active Listings (EOM)	467	510	613	709	816	829	935	1,082	1,141	1,102	859	586	-8%	745	AVG	-31%
	New Listings Taken in Month	513	708	895	680	941	1,068	1,188	1,281	1,217	1,112	623	497	73%	7,274	YTD	0%
	# of Pending Transactions	514	649	723	546	799	968	995	1,052	1,039	953	744	655	43%	6,246	YTD	2%
	Months Supply of Inventory	0.9	0.8	0.8	1.3	1.0	0.9	0.9	1.0	1.1	1.2	1.2	0.9	-36%	1.0	AVG	-32%
	# of Closed Sales	417	445	608	508	505	729	855	882	934	948	792	772	21%	4,949	YTD	-2%
	Median Closed Price	719,950	730,500	790,000	815,000	765,000	800,000	805,000	825,000	820,000	800,000	820,000	799,950	9%	783,009	WA	4%
2019	Active Listings (EOM)	699	763	883	1,043	1,386	1,410	1,279	1,179	1,294	1,135	813	499	19%	1,080	AVG	75%
	New Listings Taken in Month	622	581	998	1,083	1,353	1,100	823	739	966	801	439	275	-10%	7,299	YTD	8%
	# of Pending Transactions	565	495	830	870	903	927	821	737	748	818	645	448	11%	6,148	YTD	12%
	Months Supply of Inventory	1.2	1.5	1.1	1.2	1.5	1.5	1.6	1.6	1.7	1.4	1.3	1.1	7%	1.4	AVG	58%
	# of Closed Sales	350	476	502	677	790	748	751	731	565	670	647	578	12%	5,025	YTD	5%
	Median Closed Price	711,500	730,000	752,500	754,000	784,925	781,000	755,000	760,000	750,000	775,000	735,000	727,000	0%	754,297	WA	-6%
2018	Active Listings (EOM)	287	296	414	494	628	873	962	994	1,349	1,277	1,100	704	86%	619	AVG	33%
	New Listings Taken in Month	498	534	910	834	1,078	1,127	932	823	1,137	858	568	230	0%	6,736	YTD	2%
	# of Pending Transactions	411	521	741	713	884	814	734	665	638	684	541	368	-18%	5,483	YTD	-11%
	Months Supply of Inventory	0.7	0.6	0.6	0.7	0.7	1.1	1.3	1.5	2.1	1.9	2.0	1.9	128%	0.9	AVG	45%
	# of Closed Sales	368	387	532	626	742	740	732	653	498	603	500	470	-21%	4,780	YTD	-11%
	Median Closed Price	757,000	777,000	819,500	819,000	830,000	812,500	805,000	760,000	775,000	750,000	760,000	739,000	4%	798,401	WA	12%
2017	Active Listings (EOM)	354	344	400	444	485	562	599	535	658	621	397	212	-17%	465	AVG	-15%
	New Listings Taken in Month	528	571	849	793	1,039	1,086	888	827	944	787	514	271	0%	6,581	YTD	0%
	# of Pending Transactions	493	580	782	739	974	963	801	815	780	753	647	383	-7%	6,147	YTD	-1%
	Months Supply of Inventory	0.7	0.6	0.5	0.6	0.5	0.6	0.7	0.7	0.8	0.8	0.6	0.6	-11%	0.6	AVG	-16%
	# of Closed Sales	446	394	642	639	763	847	827	825	696	705	655	600	6%	5,383	YTD	6%
	Median Closed Price	635,800	679,975	700,000	724,500	729,000	750,000	748,500	730,000	725,000	735,000	741,352	725,000	17%	714,068	WA	11%
2016	Active Listings (EOM)	417	427	479	580	556	573	719	648	848	678	478	318	4%	550	AVG	-2%
	New Listings Taken in Month	544	575	850	896	965	957	964	828	1,046	707	452	301	5%	6,579	YTD	3%
	# of Pending Transactions	424	587	792	803	983	911	804	876	831	843	640	432	15%	6,180	YTD	-4%
	Months Supply of Inventory	1.0	0.7	0.6	0.7	0.6	0.6	0.9	0.7	1.0	0.8	0.7	0.7	-9%	0.7	AVG	2%
	# of Closed Sales	350	371	545	654	760	852	775	781	701	728	703	639	14%	5,088	YTD	-3%
	Median Closed Price	618,450	644,950	640,000	637,250	641,250	666,500	650,000	625,000	630,000	625,000	615,000	635,000	9%	640,722	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

Seattle (All Areas)
RESIDENTIAL 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)	464	487	567	669	798	899	939	891	1,056	965	738	476	746	AVG
% of 12 Month Avg.	62%	65%	76%	90%	107%	121%	126%	119%	142%	129%	99%	64%		
New Listings Taken in Month	562	629	902	915	1,079	1,069	917	806	1,036	797	481	279	9,472	T
% of 12 Month Avg.	71%	80%	114%	116%	137%	135%	116%	102%	131%	101%	61%	35%		
# of Pending Transactions	497	584	764	760	862	836	750	730	734	712	561	393	8,182	T
% of 12 Month Avg.	73%	86%	112%	111%	126%	123%	110%	107%	108%	104%	82%	58%		
Months Supply of Inventory	0.9	0.8	0.7	0.9	0.9	1.1	1.3	1.2	1.4	1.4	1.3	1.2	1.1	AVG
% of 12 Month Avg.	85%	76%	68%	80%	84%	98%	114%	111%	131%	123%	120%	110%		
# of Closed Units	362	434	589	635	714	754	730	691	602	664	569	517	7,261	T
% of 12 Month Avg.	60%	72%	97%	105%	118%	125%	121%	114%	99%	110%	94%	85%		
Median Closed Price	755,442	800,288	829,198	855,360	857,545	866,739	849,695	833,100	828,926	840,750	831,185	800,783	829,084	AVG
% of 12 Month Avg.	91%	97%	100%	103%	103%	105%	102%	100%	100%	101%	100%	97%		

MARKET UPDATE

August, 2026



Seattle (All Areas)

RESIDENTIAL 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	3	2	5	6	4	3	4	10					37
\$450,000 - \$749,999	67	76	118	115	105	103	103	101					788
\$750,000 - \$999,999	79	105	161	149	154	171	132	131					1,082
\$1,000,000 - \$1,249,999	33	55	77	90	100	96	82	61					594
\$1,250,000 - \$1,499,999	19	44	56	67	71	63	61	47					428
\$1,500,000 - \$1,749,999	5	17	33	38	42	48	35	25					243
\$1,750,000 - \$1,999,999	5	9	25	26	23	24	26	15					153
\$2,000,000 - \$2,499,999	7	17	19	32	35	25	15	21					171
\$2,500,000 - \$2,999,999	8	8	13	13	18	16	13	6					95
\$3,000,000 - \$4,999,999	4	2	9	11	19	22	7	7					81
\$5,000,000 +	0	1	2	1	1	4	2	3					14
Grand Total	230	336	518	548	572	575	480	427					3,686

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	4	1	2	3	3	7	3	9	3	10	3	5	32
\$450,000 - \$749,999	66	77	115	103	99	94	115	102	87	105	81	93	771
\$750,000 - \$999,999	76	113	127	153	159	160	152	137	135	142	115	101	1,077
\$1,000,000 - \$1,249,999	29	64	74	104	105	115	118	91	73	106	70	60	700
\$1,250,000 - \$1,499,999	19	56	59	83	64	76	62	65	53	74	46	30	484
\$1,500,000 - \$1,749,999	15	20	38	32	43	53	38	34	27	35	23	14	273
\$1,750,000 - \$1,999,999	8	11	26	22	23	30	19	23	19	27	17	8	162
\$2,000,000 - \$2,499,999	9	18	29	22	22	35	25	22	17	26	13	11	182
\$2,500,000 - \$2,999,999	5	8	14	21	9	15	14	18	5	12	7	6	104
\$3,000,000 - \$4,999,999	4	4	10	12	9	18	11	15	9	15	7	7	83
\$5,000,000 +	0	0	0	1	2	4	1	4	0	2	2	0	12
Grand Total	235	372	494	556	538	607	558	520	428	554	384	335	3,880

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	-25%	100%	150%	100%	33%	-57%	33%	11%					16%
\$450,000 - \$749,999	2%	-1%	3%	12%	6%	10%	-10%	-1%					2%
\$750,000 - \$999,999	4%	-7%	27%	-3%	-3%	7%	-13%	-4%					0%
\$1,000,000 - \$1,249,999	14%	-14%	4%	-13%	-5%	-17%	-31%	-33%					-15%
\$1,250,000 - \$1,499,999	0%	-21%	-5%	-19%	11%	-17%	-2%	-28%					-12%
\$1,500,000 - \$1,749,999	-67%	-15%	-13%	19%	-2%	-9%	-8%	-26%					-11%
\$1,750,000 - \$1,999,999	-37%	-18%	-4%	18%	0%	-20%	37%	-35%					-6%
\$2,000,000 - \$2,499,999	-22%	-6%	-34%	45%	59%	-29%	-40%	-5%					-6%
\$2,500,000 - \$2,999,999	60%	0%	-7%	-38%	100%	7%	-7%	-67%					-9%
\$3,000,000 - \$4,999,999	0%	-50%	-10%	-8%	111%	22%	-36%	-53%					-2%
\$5,000,000 +	N/A	N/A	N/A	0%	-50%	0%	100%	-25%					17%
Grand Total	-2%	-10%	5%	-1%	6%	-5%	-14%	-18%					-5%

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