

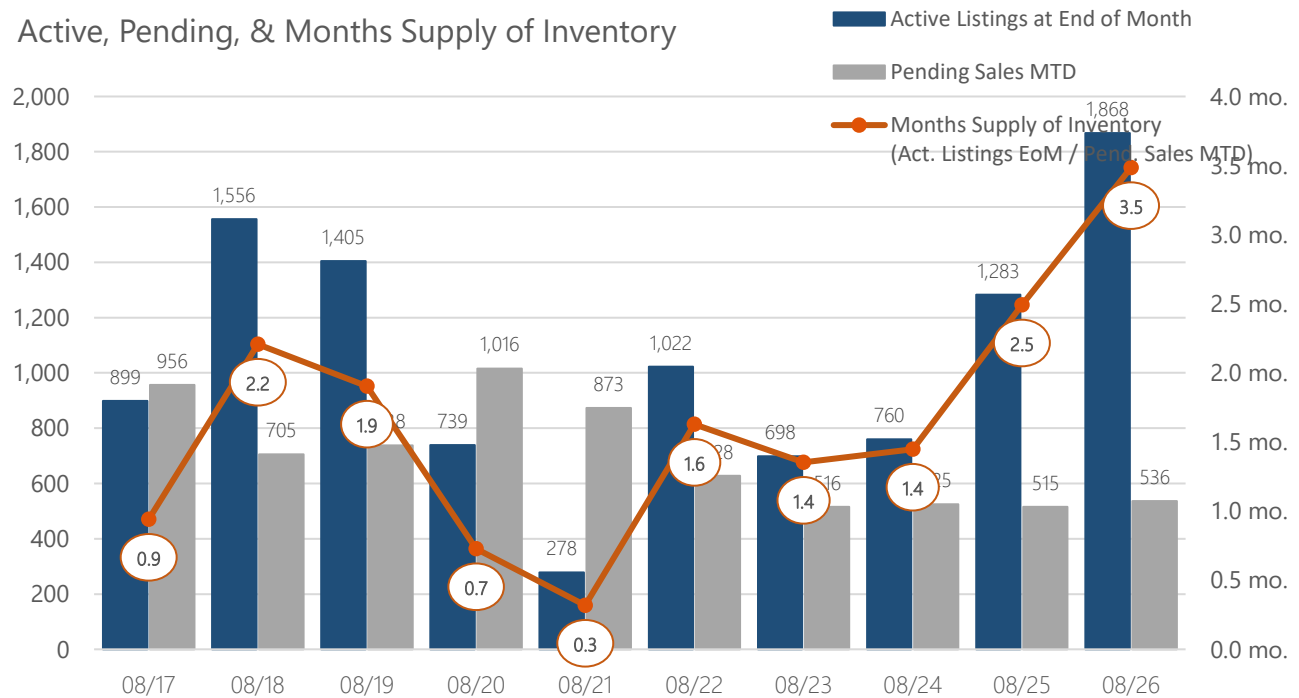
MARKET UPDATE

August, 2026

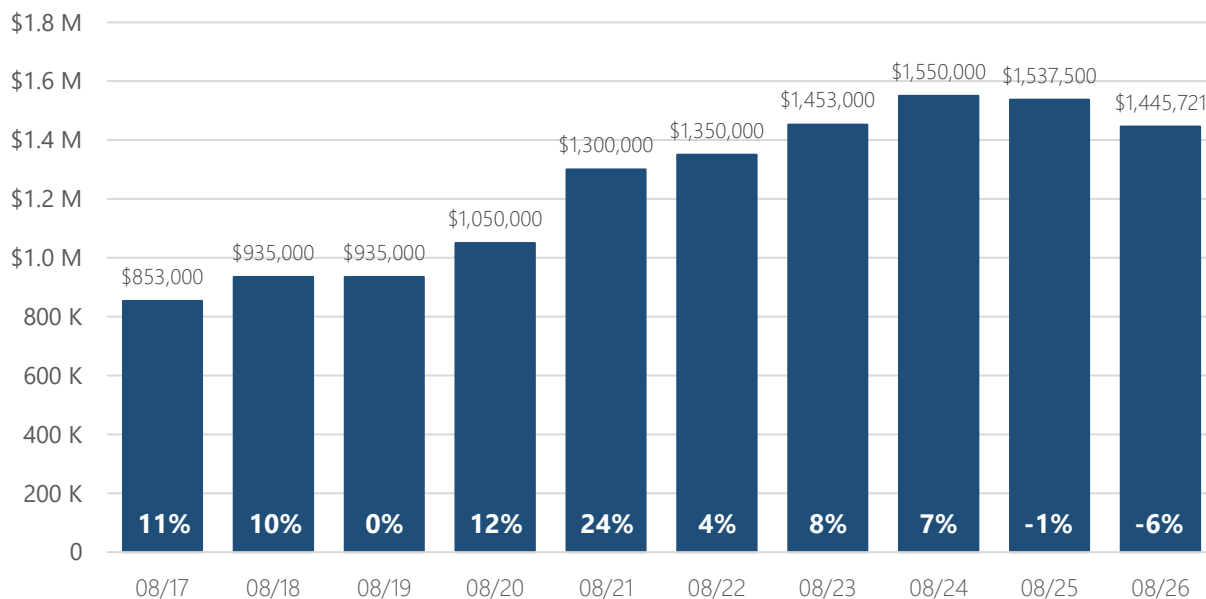
Eastside (All Areas)

RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



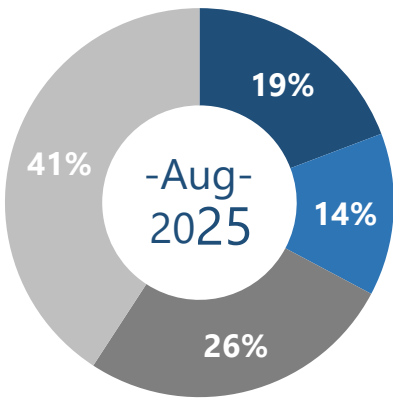
Median Closed Sales Price For Current Month Sold Properties



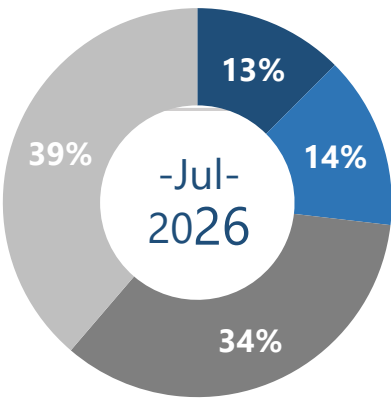
Eastside (All Areas)

RESIDENTIAL ONLY

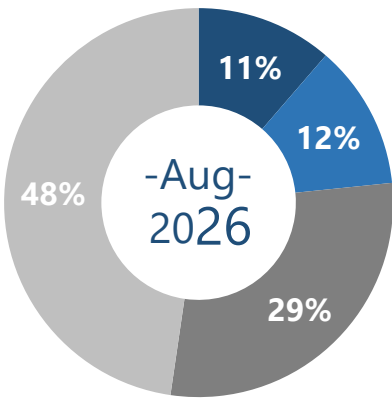
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	7	8	22	81
NUMBER OF SALES IN MONTH	49	52	125	206
MEDIAN % FROM ORIGINAL LIST PRICE	3%	0%	-3%	N/A

Eastside (All Areas)

RESIDENTIAL ONLY

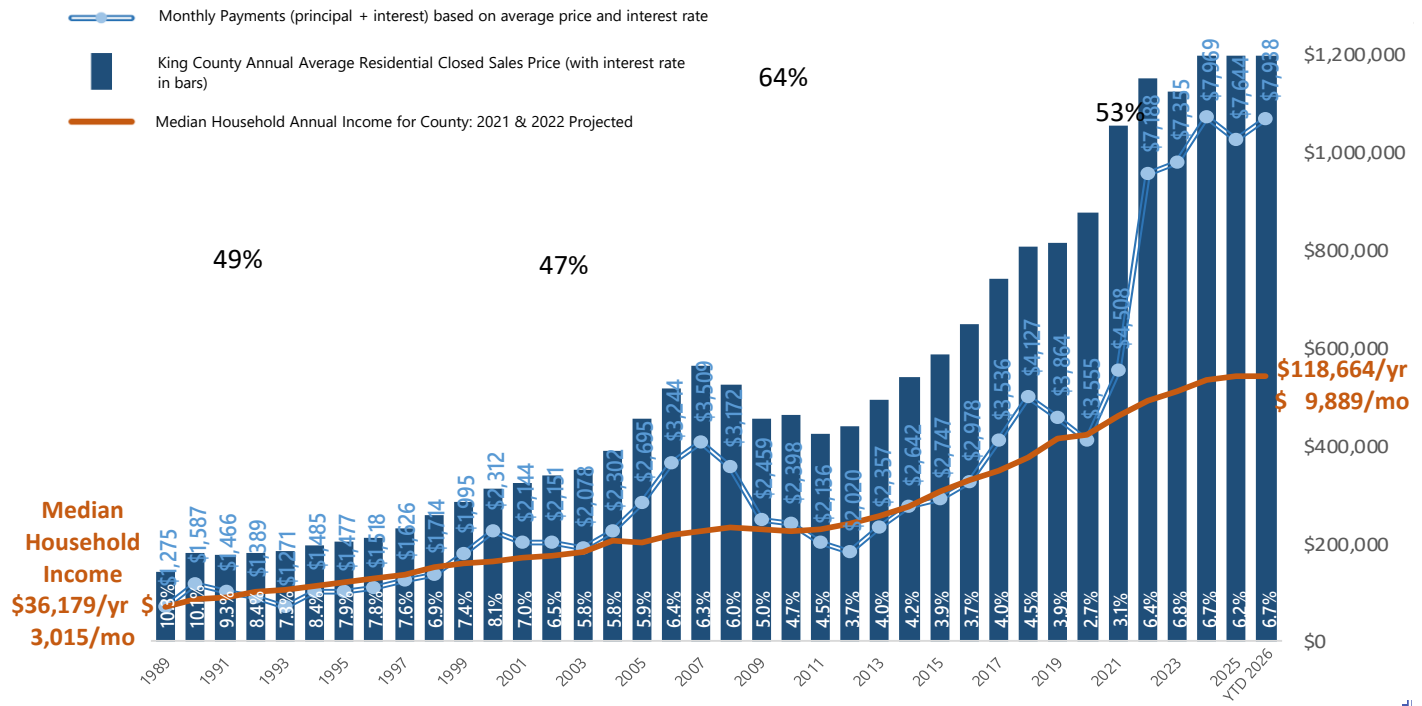
**Sales Price to List Price
based on Market Time**

Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	198	45.8%
15 - 30	95.3%	96.2%	81	18.8%
31 - 60	94.0%	96.2%	83	19.2%
61 - 90	92.3%	97.3%	35	8.1%
90+	86.2%	95.0%	35	8.1%
Totals			432	100.0%

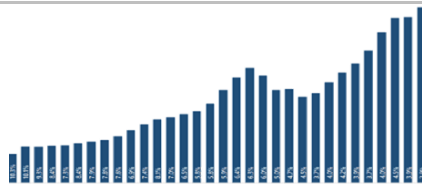
**The Cost of
Waiting a Year**

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
August, 2026	\$1,445,721	6.67%	\$9,300
August, 2025	\$1,537,500	6.59%	\$9,809
	-\$91,779	0.08%	-\$509 Per Month
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			-\$6,109 Per Year

Monthly Payments Compared to Income Trendline King County



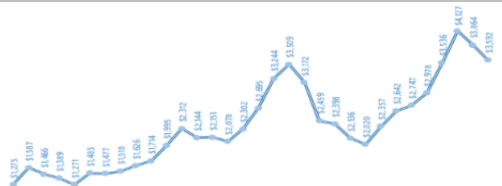
A



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

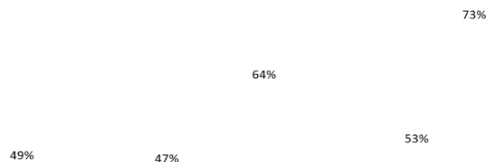
C



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

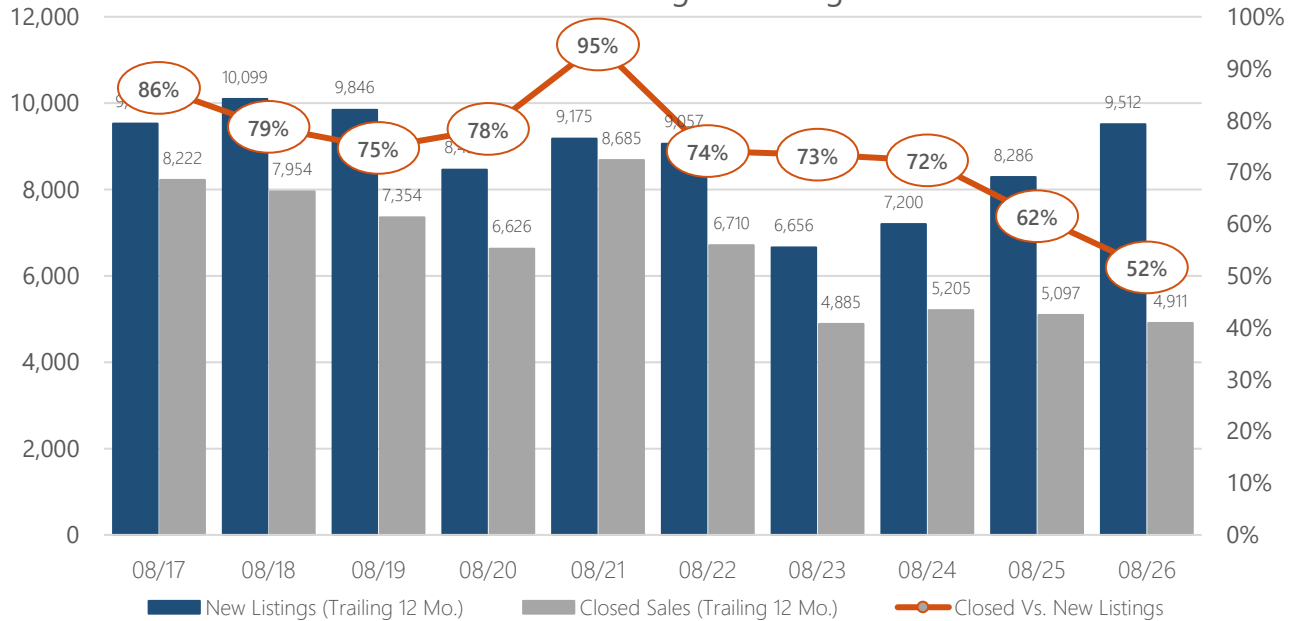
Monthly cycle peaks shown

Eastside (All Areas)

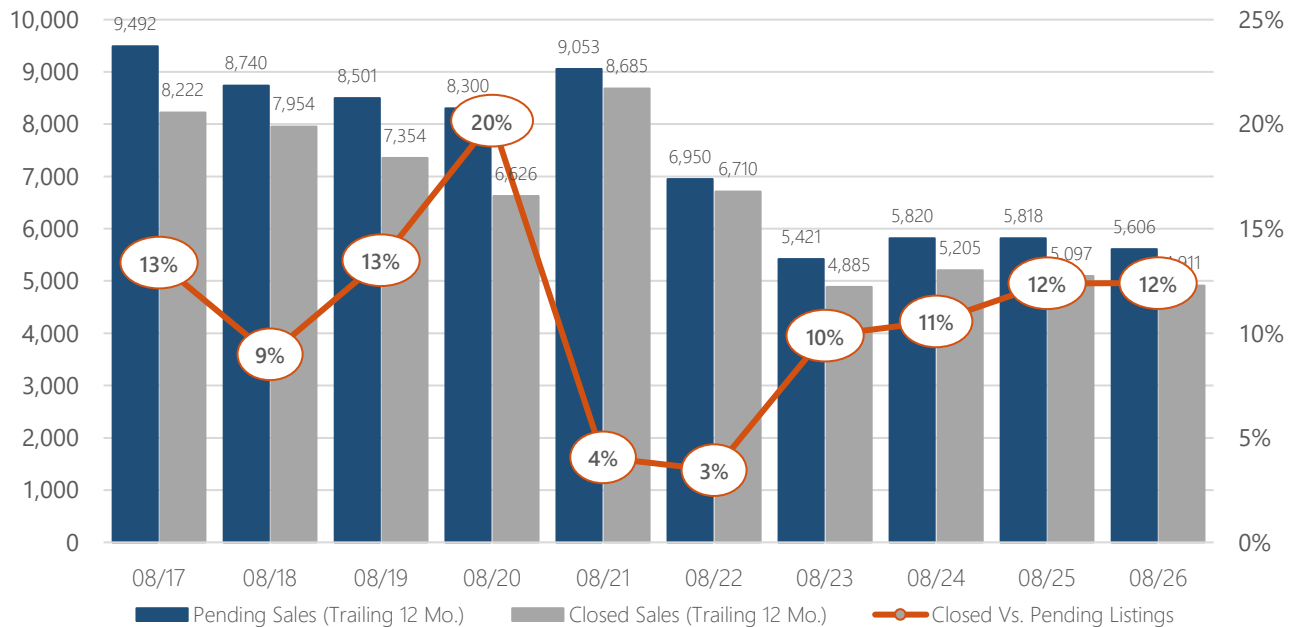
RESIDENTIAL ONLY

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

0 - 2

SELLER'S
ADVANTAGE

2 - 4

BALANCED
ADVANTAGE

4+

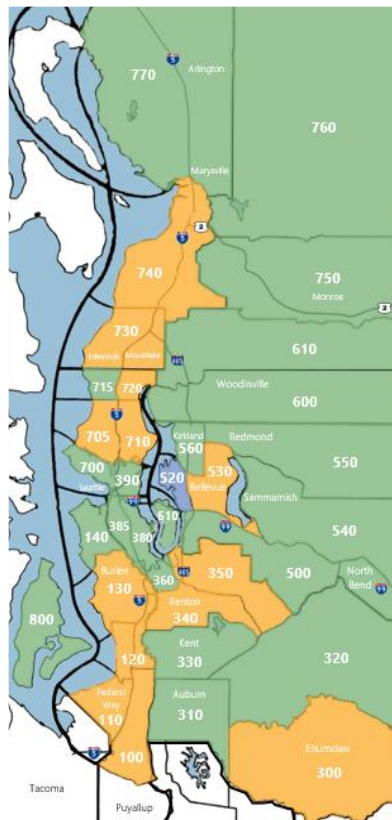
BUYER'S
ADVANTAGE

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

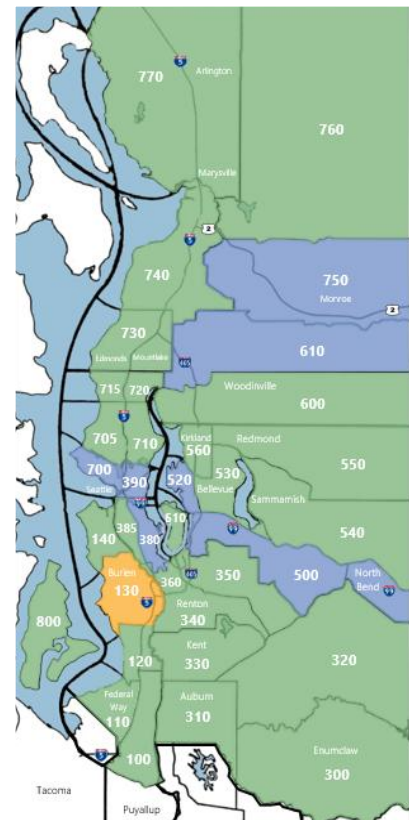
2 YEARS AGO



1 YEAR AGO



CURRENT YEAR



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) 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)	675	879	1,096	1,499	1,740	1,845	1,948	1,868					46%	1,444	AVG	41%
	New Listings Taken in Month	545	675	958	1,143	1,211	1,117	1,080	885					34%	7,614	YTD	16%
	# of Pending Transactions	374	379	527	524	593	564	486	536					4%	3,983	YTD	-5%
	Months Supply of Inventory	1.8	2.3	2.1	2.9	2.9	3.3	4.0	3.5					40%	2.8	AVG	49%
	# of Closed Sales	213	272	384	431	470	529	495	441					-8%	3,235	YTD	-6%
	Median Closed Price	1,435,000	1,566,782	1,550,000	1,612,000	1,510,000	1,560,000	1,575,000	1,445,721					-6%	1,534,090	WA	-7%
2025	Active Listings (EOM)	452	557	684	992	1,366	1,428	1,407	1,283	1,303	1,191	849	565	69%	1,021	AVG	88%
	New Listings Taken in Month	450	543	847	1,005	1,249	987	835	662	825	633	266	174	-2%	6,578	YTD	16%
	# of Pending Transactions	297	379	623	534	643	622	585	515	579	466	357	221	-2%	4,198	YTD	-5%
	Months Supply of Inventory	1.5	1.5	1.1	1.9	2.1	2.3	2.4	2.5	2.3	2.6	2.4	2.6	72%	1.9	AVG	94%
	# of Closed Sales	204	262	396	498	503	541	555	478	467	499	352	358	-16%	3,437	YTD	-8%
	Median Closed Price	1,709,000	1,685,000	1,710,000	1,697,500	1,633,500	1,610,000	1,580,000	1,537,500	1,575,000	1,550,000	1,430,000	1,500,000	-1%	1,647,578	WA	3%
2024	Active Listings (EOM)	281	344	367	440	672	745	740	760	813	675	492	343	9%	544	AVG	-6%
	New Listings Taken in Month	340	549	687	786	1,012	806	764	742	729	548	268	163	18%	5,686	YTD	19%
	# of Pending Transactions	301	446	598	631	671	607	622	525	545	541	324	210	2%	4,401	YTD	10%
	Months Supply of Inventory	0.9	0.8	0.6	0.7	1.0	1.2	1.2	1.4	1.5	1.2	1.5	1.6	7%	1.0	AVG	-16%
	# of Closed Sales	198	257	430	514	612	554	600	572	434	527	422	277	7%	3,737	YTD	14%
	Median Closed Price	1,465,000	1,470,000	1,682,500	1,677,500	1,699,975	1,635,000	1,620,000	1,550,000	1,527,500	1,550,000	1,537,312	1,545,000	7%	1,604,845	WA	13%
2023	Active Listings (EOM)	476	422	565	550	580	645	691	698	737	637	489	282	-32%	578	AVG	-10%
	New Listings Taken in Month	369	384	704	554	725	742	689	629	634	449	288	143	-8%	4,796	YTD	-32%
	# of Pending Transactions	341	389	501	529	604	571	542	516	469	414	309	227	-18%	3,993	YTD	-18%
	Months Supply of Inventory	1.4	1.1	1.1	1.0	1.0	1.1	1.3	1.4	1.6	1.5	1.6	1.2	-17%	1.2	AVG	11%
	# of Closed Sales	184	269	396	397	463	575	455	533	418	410	343	297	-8%	3,272	YTD	-22%
	Median Closed Price	1,320,000	1,340,000	1,411,500	1,450,000	1,450,000	1,450,000	1,500,000	1,453,000	1,427,500	1,420,000	1,400,000	1,440,000	8%	1,424,154	WA	-9%
2022	# of Active Listings	102	148	288	533	745	1,105	1,197	1,022	1,033	972	768	511	268%	643	A	142%
	New Listings Taken in Month	369	586	976	1,061	1,156	1,204	979	681	800	574	315	171	-31%	7,012	YTD	8%
	# of Pending Transactions	310	508	779	752	754	546	575	628	542	401	283	202	-28%	4,852	YTD	-23%
	Months Supply of Inventory	0.3	0.3	0.4	0.7	1.0	2.0	2.1	1.6	1.9	2.4	2.7	2.5	411%	1.1	A	197%
	# of Closed Sales	234	252	551	678	731	678	479	581	539	476	325	273	-30%	4,184	T	-25%
	Median Closed Price	1,515,500	1,697,500	1,700,000	1,722,500	1,590,000	1,500,000	1,420,000	1,350,000	1,350,000	1,350,000	1,316,000	1,299,000	4%	1,572,746	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

Eastside (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)	219	224	216	309	239	288	350	278	282	185	100	55	-62%	265	AVG	-63%
	New Listings Taken in Month	467	577	927	1,012	922	1,116	925	852	788	598	401	258	-14%	6,798	YTD	5%
	# of Pending Transactions	423	549	893	864	931	997	792	873	741	655	459	243	-14%	6,322	YTD	6%
	Months Supply of Inventory	0.5	0.4	0.2	0.4	0.3	0.3	0.4	0.3	0.4	0.3	0.2	0.2	-56%	0.4	AVG	-65%
	# of Closed Sales	344	363	617	745	808	921	965	833	769	717	589	451	2%	5,596	YTD	28%
	Median Closed Price	1,149,000	1,265,000	1,350,000	1,300,000	1,298,475	1,364,000	1,330,563	1,300,000	1,310,000	1,365,000	1,428,000	1,529,500	24%	1,297,655	WA	32%
2020	Active Listings (EOM)	517	519	682	782	825	819	818	739	575	473	316	188	-47%	713	AVG	-46%
	New Listings Taken in Month	534	640	924	588	841	974	1,011	985	861	794	429	293	30%	6,497	YTD	-13%
	# of Pending Transactions	503	625	659	480	778	933	968	1,016	975	854	544	358	38%	5,962	YTD	-7%
	Months Supply of Inventory	1.0	0.8	1.0	1.6	1.1	0.9	0.8	0.7	0.6	0.6	0.6	0.5	-62%	1.0	AVG	-41%
	# of Closed Sales	290	359	505	466	426	691	816	820	836	890	701	662	9%	4,373	YTD	-15%
	Median Closed Price	892,003	985,000	1,035,000	936,995	945,250	976,800	1,007,521	1,050,000	1,040,000	1,050,000	1,060,000	1,113,765	12%	981,062	WA	6%
2019	Active Listings (EOM)	979	1,001	1,207	1,285	1,567	1,618	1,531	1,405	1,356	1,149	777	499	-10%	1,324	AVG	42%
	New Listings Taken in Month	613	591	1,104	1,093	1,395	1,054	869	757	807	625	323	204	-23%	7,476	YTD	-4%
	# of Pending Transactions	497	537	876	997	1,031	883	833	738	696	697	581	364	5%	6,392	YTD	5%
	Months Supply of Inventory	2.0	1.9	1.4	1.3	1.5	1.8	1.8	1.9	1.9	1.6	1.3	1.4	-14%	1.7	AVG	40%
	# of Closed Sales	322	379	537	648	859	853	803	749	554	607	568	524	2%	5,150	YTD	0%
	Median Closed Price	910,000	900,000	950,000	927,500	928,800	950,000	925,000	935,000	928,500	900,000	900,000	949,000	0%	928,575	WA	-2%
2018	Active Listings (EOM)	412	475	577	736	1,040	1,278	1,378	1,556	1,690	1,537	1,246	918	73%	932	AVG	33%
	New Listings Taken in Month	497	649	990	987	1,429	1,248	1,027	978	975	723	449	223	1%	7,805	YTD	6%
	# of Pending Transactions	448	570	850	795	1,056	916	776	705	642	614	514	339	-26%	6,116	YTD	-9%
	Months Supply of Inventory	0.9	0.8	0.7	0.9	1.0	1.4	1.8	2.2	2.6	2.5	2.4	2.7	135%	1.2	AVG	46%
	# of Closed Sales	353	370	557	663	748	911	798	735	569	627	516	492	-20%	5,135	YTD	-5%
	Median Closed Price	938,000	950,000	926,000	943,000	960,000	977,759	947,500	935,000	890,000	890,000	885,000	908,762	10%	947,396	WA	11%
2017	Active Listings (EOM)	453	438	585	623	760	893	950	899	962	797	562	359	-18%	700	AVG	-22%
	New Listings Taken in Month	531	556	931	920	1,208	1,215	1,042	965	908	710	440	236	8%	7,368	YTD	-3%
	# of Pending Transactions	487	565	790	872	1,054	1,045	959	956	832	790	612	390	1%	6,728	YTD	-5%
	Months Supply of Inventory	0.9	0.8	0.7	0.7	0.7	0.9	1.0	0.9	1.2	1.0	0.9	0.9	-19%	0.8	AVG	-18%
	# of Closed Sales	425	345	553	585	777	942	855	919	766	764	687	602	5%	5,401	YTD	-1%
	Median Closed Price	793,859	832,000	870,000	880,000	875,000	885,000	860,000	853,000	855,000	845,000	851,201	938,240	11%	857,047	WA	15%
2016	Active Listings (EOM)	592	624	740	911	925	1,110	1,207	1,101	1,093	867	632	436	-11%	901	AVG	-17%
	New Listings Taken in Month	566	680	968	1,088	1,102	1,250	1,066	892	894	621	406	241	-2%	7,612	YTD	-2%
	# of Pending Transactions	540	702	859	934	1,108	1,044	967	947	894	855	616	399	-1%	7,101	YTD	-6%
	Months Supply of Inventory	1.1	0.9	0.9	1.0	0.8	1.1	1.2	1.2	1.2	1.0	1.0	1.1	-10%	1.0	AVG	-13%
	# of Closed Sales	392	388	565	655	759	938	909	877	770	757	694	600	1%	5,483	YTD	-5%
	Median Closed Price	697,500	739,975	739,440	730,000	760,000	746,500	750,400	769,000	750,000	768,000	759,400	803,500	14%	742,154	WA	14%

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)
 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)	448	475	591	716	872	993	1,027	974	984	848	623	416	747	AVG
% of 12 Month Avg.	60%	64%	79%	96%	117%	133%	137%	130%	132%	114%	83%	56%		
New Listings Taken in Month	474	576	906	909	1,104	1,060	921	814	822	628	359	211	8,782	T
% of 12 Month Avg.	65%	79%	124%	124%	151%	145%	126%	111%	112%	86%	49%	29%		
# of Pending Transactions	415	527	743	739	863	816	762	742	692	629	460	295	7,682	T
% of 12 Month Avg.	65%	82%	116%	115%	135%	128%	119%	116%	108%	98%	72%	46%		
Months Supply of Inventory	1.1	0.9	0.8	1.0	1.0	1.2	1.3	1.3	1.4	1.3	1.4	1.4	1.2	AVG
% of 12 Month Avg.	92%	76%	67%	82%	86%	103%	114%	111%	121%	114%	115%	119%		
# of Closed Units	295	324	511	585	669	760	724	710	612	627	520	454	6,790	T
% of 12 Month Avg.	52%	57%	90%	103%	118%	134%	128%	125%	108%	111%	92%	80%		
Median Closed Price	1,138,986	1,186,448	1,237,444	1,226,500	1,214,100	1,209,506	1,194,098	1,173,250	1,165,350	1,168,800	1,156,691	1,202,677	1,189,487	AVG
% of 12 Month Avg.	96%	100%	104%	103%	102%	102%	100%	99%	98%	98%	97%	101%		

MARKET UPDATE

August, 2026



Eastside (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	1	2	1	0	3	5	3	1					16
\$450,000 - \$749,999	7	5	14	9	26	24	13	16					114
\$750,000 - \$999,999	37	31	27	42	45	52	47	58					339
\$1,000,000 - \$1,249,999	34	38	48	67	66	72	72	67					464
\$1,250,000 - \$1,499,999	30	48	87	65	85	83	85	88					571
\$1,500,000 - \$1,749,999	31	33	65	70	50	73	63	55					440
\$1,750,000 - \$1,999,999	17	26	37	53	50	61	58	37					339
\$2,000,000 - \$2,499,999	20	37	58	45	55	54	59	45					373
\$2,500,000 - \$2,999,999	7	18	22	33	30	37	33	25					205
\$3,000,000 - \$4,999,999	13	18	19	35	39	47	45	31					247
\$5,000,000 +	11	8	6	10	15	16	9	9					84
Grand Total	208	264	384	429	464	524	487	432					3,192

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	1	1	0	1	3	1	0	1	1	1	0	3	8
\$450,000 - \$749,999	11	9	11	11	13	12	12	17	10	19	19	16	96
\$750,000 - \$999,999	17	20	33	41	43	48	55	41	54	50	47	53	298
\$1,000,000 - \$1,249,999	22	23	40	61	59	74	71	72	71	68	56	45	422
\$1,250,000 - \$1,499,999	25	39	58	78	82	92	94	85	77	89	64	57	553
\$1,500,000 - \$1,749,999	25	37	63	70	69	77	104	77	65	70	49	47	522
\$1,750,000 - \$1,999,999	26	33	48	65	60	57	55	48	46	55	27	28	392
\$2,000,000 - \$2,499,999	21	42	60	80	81	72	59	57	57	63	29	31	472
\$2,500,000 - \$2,999,999	26	19	28	37	38	32	39	29	31	28	26	29	248
\$3,000,000 - \$4,999,999	20	25	47	44	36	55	48	36	41	38	27	38	311
\$5,000,000 +	6	3	7	9	8	15	11	9	13	14	4	9	68
Grand Total	200	251	395	497	492	535	548	472	466	495	348	356	3,390

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	0%	100%	N/A	-100%	0%	400%	N/A	0%					100%
\$450,000 - \$749,999	-36%	-44%	27%	-18%	100%	100%	8%	-6%					19%
\$750,000 - \$999,999	118%	55%	-18%	2%	5%	8%	-15%	41%					14%
\$1,000,000 - \$1,249,999	55%	65%	20%	10%	12%	-3%	1%	-7%					10%
\$1,250,000 - \$1,499,999	20%	23%	50%	-17%	4%	-10%	-10%	4%					3%
\$1,500,000 - \$1,749,999	24%	-11%	3%	0%	-28%	-5%	-39%	-29%					-16%
\$1,750,000 - \$1,999,999	-35%	-21%	-23%	-18%	-17%	7%	5%	-23%					-14%
\$2,000,000 - \$2,499,999	-5%	-12%	-3%	-44%	-32%	-25%	0%	-21%					-21%
\$2,500,000 - \$2,999,999	-73%	-5%	-21%	-11%	-21%	16%	-15%	-14%					-17%
\$3,000,000 - \$4,999,999	-35%	-28%	-60%	-20%	8%	-15%	-6%	-14%					-21%
\$5,000,000 +	83%	167%	-14%	11%	87%	7%	-18%	0%					24%
Grand Total	4%	5%	-3%	-14%	-6%	-2%	-11%	-8%					-6%

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