

MARKET UPDATE

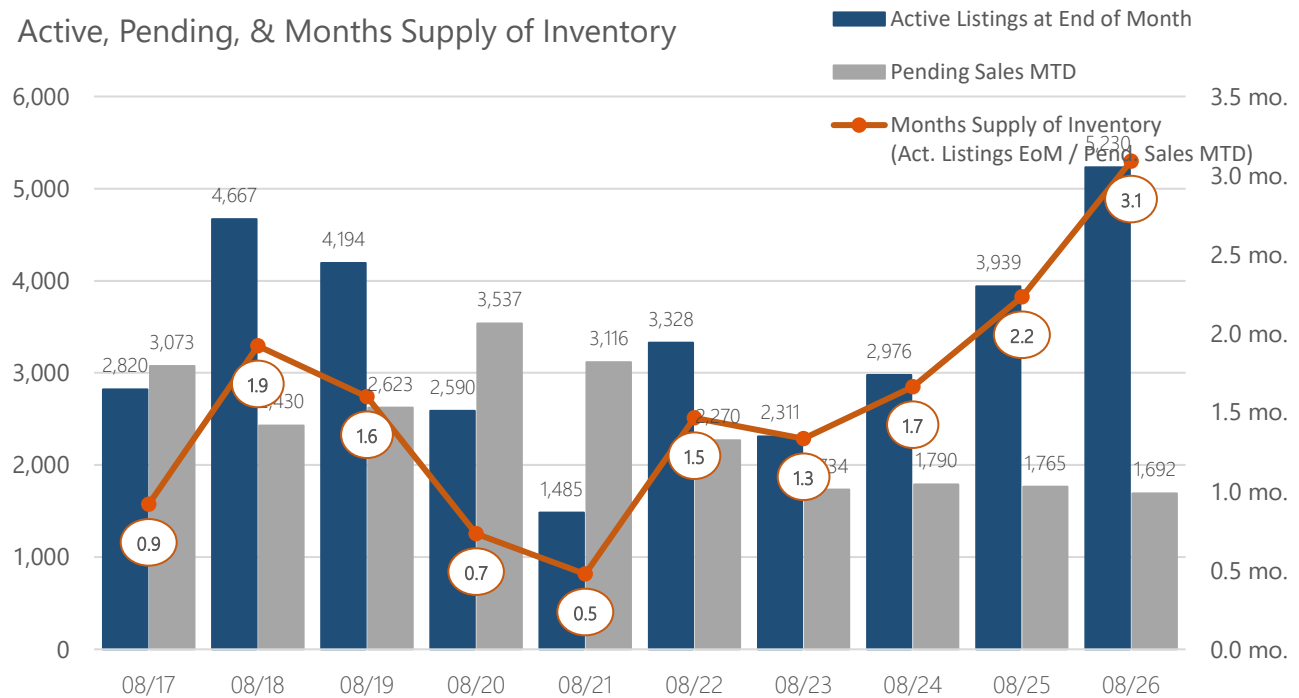
August, 2026



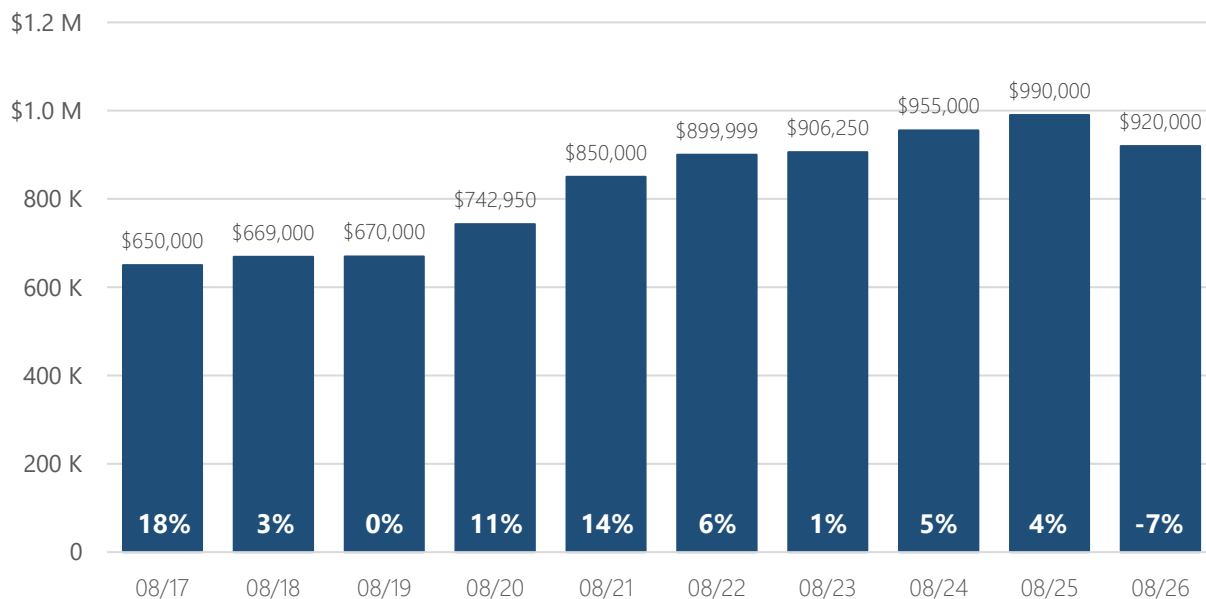
All King County

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Active, Pending, & Months Supply of Inventory



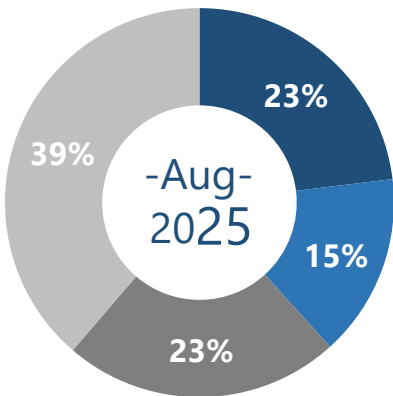
Median Closed Sales Price For Current Month Sold Properties



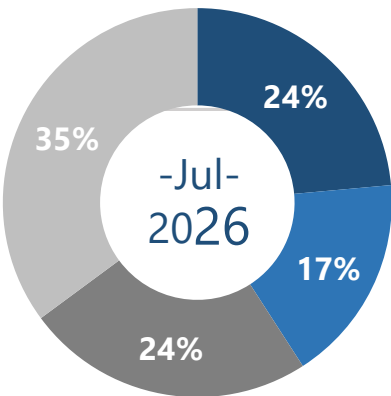
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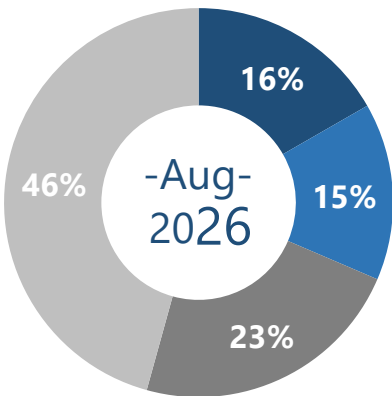
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



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	10	20	78
NUMBER OF SALES IN MONTH		239	211	327	654
MEDIAN % FROM ORIGINAL LIST PRICE		3%	0%	-3%	N/A

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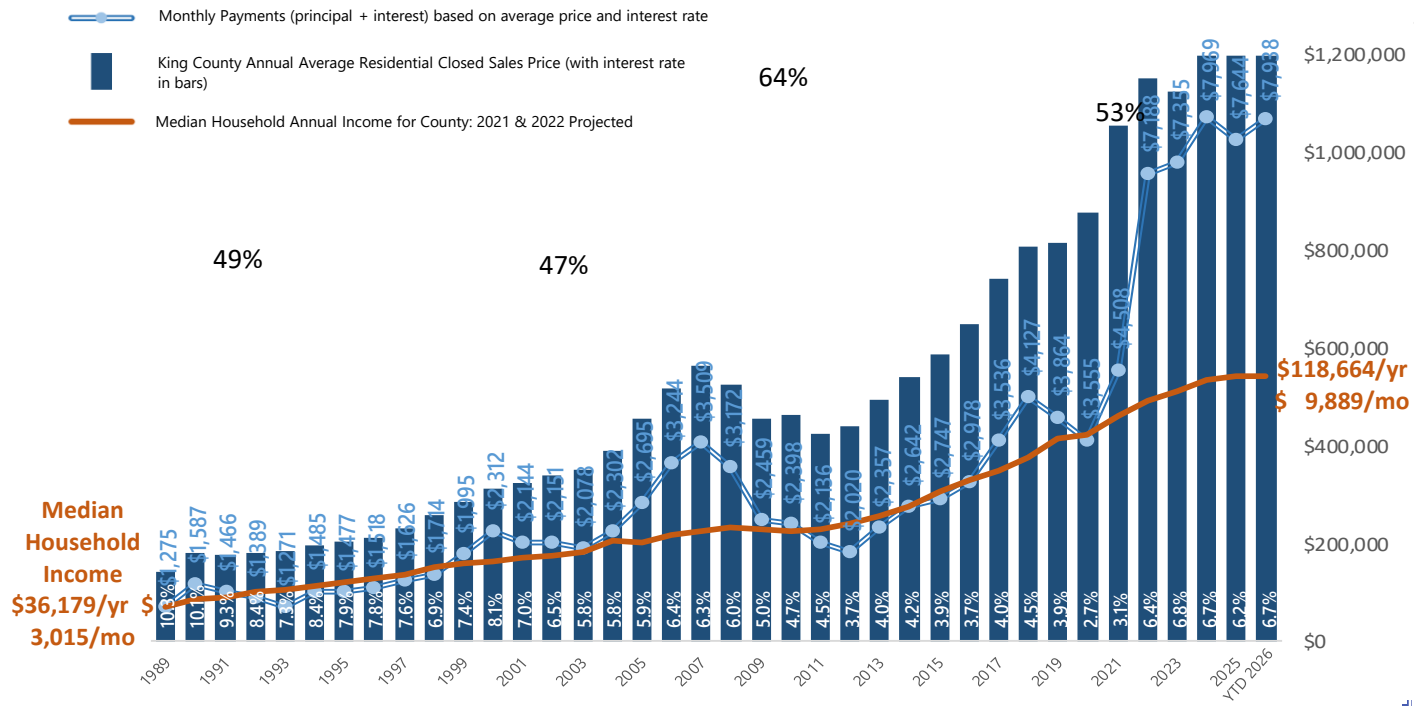
Sales Price to List Price based on Market Time

Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	681	47.6%
15 - 30	96.6%	97.9%	254	17.7%
31 - 60	94.7%	98.0%	264	18.4%
61 - 90	92.4%	98.0%	136	9.5%
90+	87.9%	96.5%	96	6.7%
Totals			1431	100.0%

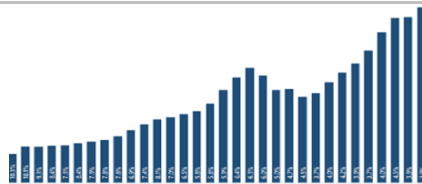
The Cost of Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
August, 2026	\$920,000	6.67%	\$5,918
August, 2025	\$990,000	6.59%	\$6,316
	-\$70,000	0.08%	-\$398 Per Month
			-\$4,775 Per Year
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			

Monthly Payments Compared to Income Trendline King County



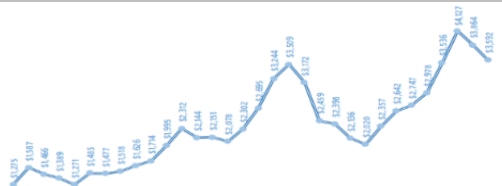
A



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

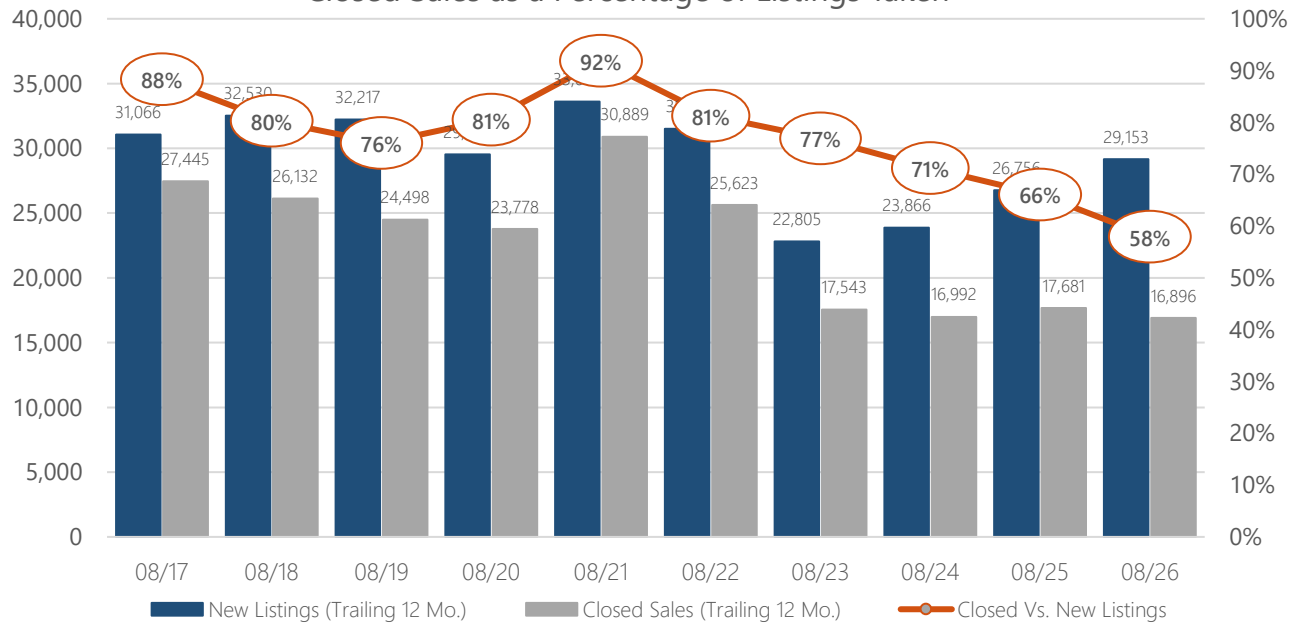
Monthly cycle peaks
shown

All King County

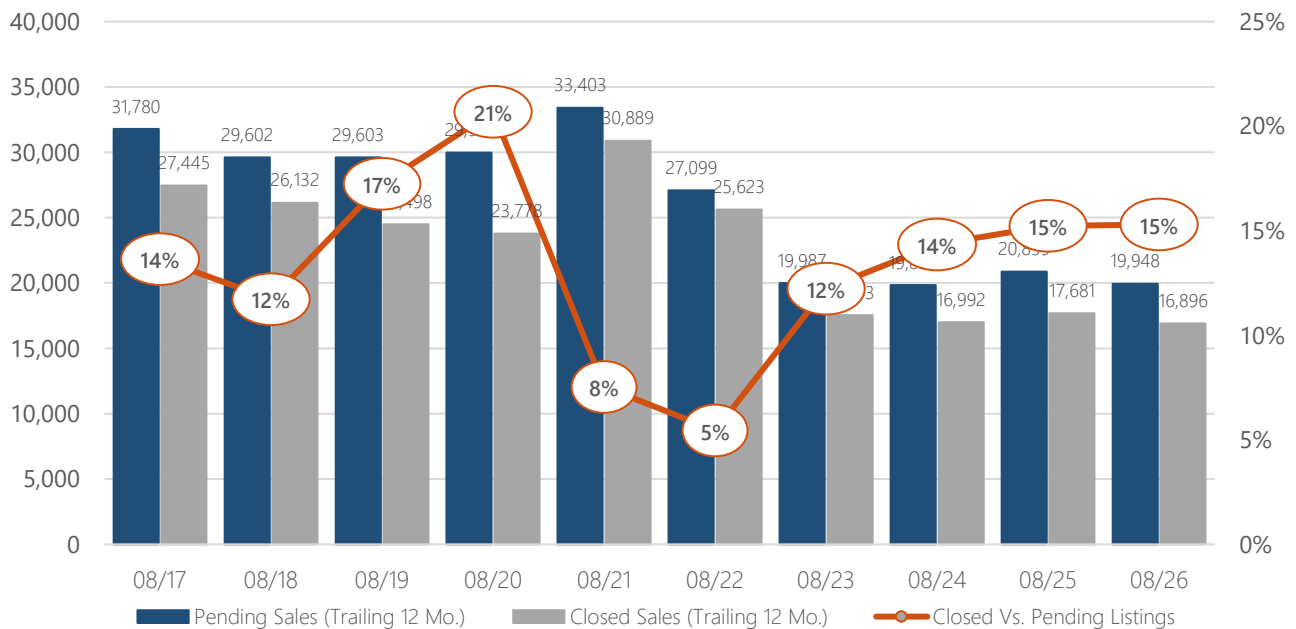
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What Are The Odds of Selling?

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+

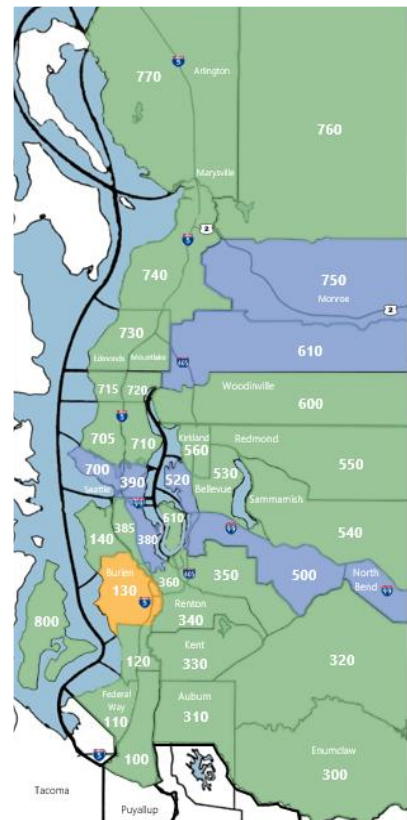
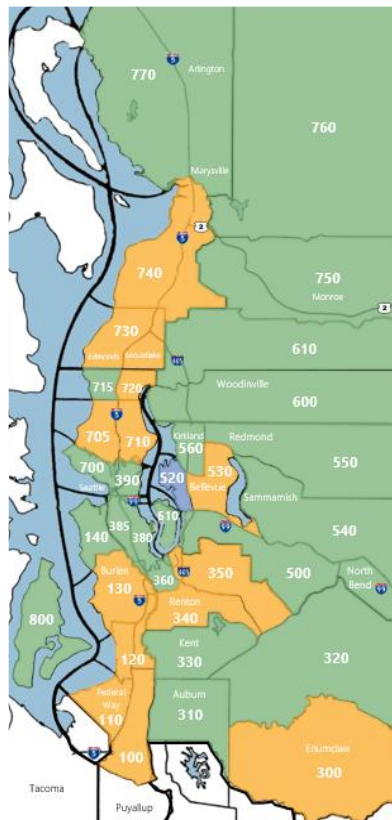
BUYER'S
ADVANTAGE

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



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%

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		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2026	Active Listings (EOM)	2,325	2,760	3,147	4,008	4,628	4,992	5,342	5,230					33%	4,054	AVG	28%
	New Listings Taken in Month	1,854	2,148	2,769	3,349	3,389	3,205	3,118	2,538					22%	22,370	YTD	9%
	# of Pending Transactions	1,294	1,452	1,951	1,924	2,045	1,923	1,721	1,692					-4%	14,002	YTD	-5%
	Months Supply of Inventory	1.8	1.9	1.6	2.1	2.3	2.6	3.1	3.1					39%	2.3	AVG	35%
	# of Closed Sales	797	1,018	1,413	1,604	1,653	1,765	1,600	1,450					-9%	11,300	YTD	-4%
	Median Closed Price	850,000	936,000	975,000	960,000	975,000	986,250	995,000	920,000					-7%	951,734	WA	-3%
2025	Active Listings (EOM)	1,773	1,938	2,222	2,933	4,056	4,289	4,274	3,939	4,103	3,821	2,912	1,987	32%	3,178	AVG	48%
	New Listings Taken in Month	1,706	1,802	2,498	2,953	3,736	3,052	2,666	2,088	2,788	2,186	1,111	698	-1%	20,501	YTD	11%
	# of Pending Transactions	1,281	1,490	2,040	1,959	2,112	2,094	1,943	1,765	1,940	1,729	1,330	947	-1%	14,684	YTD	0%
	Months Supply of Inventory	1.4	1.3	1.1	1.5	1.9	2.0	2.2	2.2	2.1	2.2	2.2	2.1	34%	1.7	AVG	47%
	# of Closed Sales	829	1,066	1,462	1,624	1,657	1,812	1,778	1,597	1,488	1,665	1,262	1,181	-5%	11,825	YTD	-2%
	Median Closed Price	855,000	915,000	977,500	1,030,000	989,000	1,033,950	1,000,000	990,000	957,000	997,000	915,000	899,950	4%	977,085	WA	2%
2024	Active Listings (EOM)	1,183	1,413	1,483	1,727	2,563	2,865	2,982	2,976	3,251	2,870	2,157	1,476	29%	2,149	AVG	11%
	New Listings Taken in Month	1,335	1,845	2,166	2,551	3,198	2,685	2,425	2,242	2,536	2,027	1,027	665	12%	18,447	YTD	15%
	# of Pending Transactions	1,245	1,557	1,927	2,142	2,129	2,018	1,904	1,790	1,927	1,939	1,343	966	3%	14,712	YTD	3%
	Months Supply of Inventory	1.0	0.9	0.8	0.8	1.2	1.4	1.6	1.7	1.7	1.5	1.6	1.5	25%	1.2	AVG	6%
	# of Closed Sales	756	1,064	1,425	1,665	1,938	1,753	1,799	1,688	1,443	1,815	1,447	1,151	2%	12,088	YTD	3%
	Median Closed Price	849,850	914,500	945,500	980,000	1,001,000	965,000	999,000	955,000	950,000	960,000	925,000	875,000	5%	953,524	WA	9%
2023	Active Listings (EOM)	1,652	1,488	1,787	1,842	1,938	2,181	2,293	2,311	2,533	2,296	1,889	1,217	-31%	1,937	AVG	-3%
	New Listings Taken in Month	1,329	1,404	2,268	2,021	2,400	2,491	2,158	1,998	2,126	1,583	1,128	582	-19%	16,069	YTD	-31%
	# of Pending Transactions	1,397	1,514	1,836	1,866	2,120	1,999	1,826	1,734	1,595	1,457	1,171	902	-24%	14,292	YTD	-21%
	Months Supply of Inventory	1.2	1.0	1.0	1.0	0.9	1.1	1.3	1.3	1.6	1.6	1.6	1.3	-9%	1.1	AVG	23%
	# of Closed Sales	785	1,111	1,515	1,456	1,661	1,860	1,640	1,656	1,380	1,368	1,139	1,017	-19%	11,684	YTD	-26%
	Median Closed Price	781,098	800,000	840,000	875,000	910,000	935,000	897,500	906,250	900,000	882,997	885,500	849,950	1%	871,216	WA	-5%
2022	# of Active Listings	487	649	973	1,572	2,073	3,256	3,684	3,328	3,683	3,286	2,694	1,881	124%	2,003	A	55%
	New Listings Taken in Month	1,493	2,173	3,177	3,296	3,616	3,913	3,153	2,466	2,772	1,994	1,269	701	-30%	23,287	YTD	5%
	# of Pending Transactions	1,398	1,966	2,736	2,588	2,812	2,192	2,098	2,270	1,816	1,705	1,243	931	-27%	18,060	YTD	-22%
	Months Supply of Inventory	0.3	0.3	0.4	0.6	0.7	1.5	1.8	1.5	2.0	1.9	2.2	2.0	208%	0.9	A	94%
	# of Closed Sales	1,137	1,242	2,149	2,352	2,533	2,482	1,952	2,039	1,815	1,595	1,312	1,137	-29%	15,886	T	-21%
	Median Closed Price	775,000	857,750	930,000	995,000	998,888	938,225	890,000	899,999	875,000	903,000	827,000	825,000	6%	915,793	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

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		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	T	YTD % Change
2021	Active Listings (EOM)	1,055	998	976	1,380	1,200	1,456	1,784	1,485	1,634	1,268	680	395	-43%	1,292	AVG	-43%
	New Listings Taken in Month	1,888	2,131	3,163	3,584	3,417	3,804	3,373	2,929	3,114	2,445	1,595	1,074	-16%	24,289	YTD	9%
	# of Pending Transactions	1,903	2,149	3,092	3,050	3,434	3,406	2,939	3,116	2,909	2,736	2,131	1,263	-12%	23,089	YTD	9%
	Months Supply of Inventory	0.6	0.5	0.3	0.5	0.3	0.4	0.6	0.5	0.6	0.5	0.3	0.3	-35%	0.5	AVG	-48%
	# of Closed Sales	1,526	1,593	2,256	2,617	2,844	3,194	3,229	2,873	2,672	2,707	2,371	1,987	3%	20,132	YTD	28%
	Median Closed Price	725,000	750,000	824,997	830,000	869,975	860,000	871,000	850,000	825,600	824,270	820,000	810,000	14%	825,903	WA	18%
2020	Active Listings (EOM)	1,582	1,689	2,118	2,434	2,513	2,428	2,634	2,590	2,420	2,258	1,621	1,086	-38%	2,249	AVG	-41%
	New Listings Taken in Month	1,781	2,271	2,932	2,131	2,830	3,181	3,591	3,504	3,228	2,986	1,702	1,403	35%	22,221	YTD	-7%
	# of Pending Transactions	1,855	2,175	2,415	1,839	2,776	3,232	3,430	3,537	3,326	3,007	2,203	1,778	35%	21,259	YTD	-2%
	Months Supply of Inventory	0.9	0.8	0.9	1.3	0.9	0.8	0.8	0.7	0.7	0.8	0.7	0.6	-54%	0.9	AVG	-38%
	# of Closed Sales	1,311	1,397	1,840	1,635	1,637	2,304	2,764	2,783	2,848	3,027	2,434	2,448	10%	15,671	YTD	-8%
	Median Closed Price	630,525	675,000	720,400	715,000	672,000	725,000	727,500	742,950	753,600	745,000	730,500	740,000	11%	702,847	WA	5%
2019	Active Listings (EOM)	2,820	2,850	3,277	3,575	4,511	4,625	4,399	4,194	4,177	3,620	2,592	1,664	-10%	3,781	AVG	38%
	New Listings Taken in Month	1,986	1,854	3,238	3,434	4,444	3,487	2,883	2,587	2,799	2,303	1,320	880	-18%	23,913	YTD	-3%
	# of Pending Transactions	1,904	1,790	2,847	3,129	3,388	3,166	2,919	2,623	2,545	2,592	2,094	1,491	8%	21,766	YTD	7%
	Months Supply of Inventory	1.5	1.6	1.2	1.1	1.3	1.5	1.5	1.6	1.6	1.4	1.2	1.1	-17%	1.4	AVG	33%
	# of Closed Sales	1,224	1,417	1,784	2,147	2,642	2,718	2,635	2,531	1,974	2,225	2,028	1,880	6%	17,098	YTD	1%
	Median Closed Price	610,000	655,000	667,725	690,000	700,000	695,000	680,000	670,000	660,000	660,000	661,500	675,000	0%	672,055	WA	-3%
2018	Active Listings (EOM)	1,243	1,359	1,687	2,118	2,912	3,718	4,163	4,667	5,213	4,873	4,020	2,838	65%	2,733	AVG	28%
	New Listings Taken in Month	1,759	1,963	3,052	3,100	4,207	3,906	3,383	3,160	3,280	2,558	1,666	800	2%	24,530	YTD	6%
	# of Pending Transactions	1,747	1,894	2,710	2,669	3,312	2,977	2,693	2,430	2,244	2,295	1,926	1,372	-21%	20,432	YTD	-8%
	Months Supply of Inventory	0.7	0.7	0.6	0.8	0.9	1.2	1.5	1.9	2.3	2.1	2.1	2.1	109%	1.1	AVG	37%
	# of Closed Sales	1,259	1,403	1,883	2,122	2,474	2,758	2,577	2,385	1,833	2,052	1,811	1,704	-15%	16,861	YTD	-6%
	Median Closed Price	628,388	649,950	689,950	725,000	726,275	715,000	699,000	669,000	668,000	670,999	643,913	639,000	3%	689,465	WA	12%
2017	Active Listings (EOM)	1,567	1,432	1,701	1,886	2,147	2,600	2,898	2,820	3,104	2,619	1,879	1,168	-17%	2,131	AVG	-21%
	New Listings Taken in Month	1,753	1,862	2,862	2,860	3,599	3,833	3,273	3,105	3,040	2,439	1,620	901	0%	23,147	YTD	-4%
	# of Pending Transactions	1,919	2,050	2,691	2,728	3,395	3,359	2,950	3,073	2,736	2,760	2,215	1,459	-4%	22,165	YTD	-5%
	Months Supply of Inventory	0.8	0.7	0.6	0.7	0.6	0.8	1.0	0.9	1.1	0.9	0.8	0.8	-14%	0.8	AVG	-17%
	# of Closed Sales	1,579	1,337	2,078	2,031	2,573	2,888	2,727	2,797	2,512	2,441	2,224	2,094	0%	18,010	YTD	2%
	Median Closed Price	525,000	565,000	599,950	625,000	633,500	654,650	658,000	650,000	625,000	630,000	630,750	635,000	18%	617,126	WA	14%
2016	Active Listings (EOM)	1,934	1,923	2,157	2,600	2,696	3,177	3,554	3,418	3,699	3,025	2,309	1,639	-2%	2,682	AVG	-14%
	New Listings Taken in Month	1,863	2,101	2,966	3,319	3,436	3,790	3,506	3,101	3,169	2,198	1,519	1,033	11%	24,082	YTD	3%
	# of Pending Transactions	1,812	2,299	2,877	3,031	3,500	3,362	3,198	3,195	2,921	2,829	2,224	1,641	8%	23,274	YTD	-4%
	Months Supply of Inventory	1.1	0.8	0.7	0.9	0.8	0.9	1.1	1.1	1.3	1.1	1.0	1.0	-9%	0.9	AVG	-11%
	# of Closed Sales	1,314	1,330	1,910	2,153	2,509	2,894	2,803	2,789	2,517	2,514	2,249	2,155	8%	17,702	YTD	-3%
	Median Closed Price	490,970	514,975	531,250	540,000	560,000	573,522	555,000	550,000	538,000	550,000	550,000	550,000	10%	540,612	WA	15%

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
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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)	1,530	1,574	1,838	2,207	2,661	3,060	3,267	3,173	3,382	2,994	2,275	1,535	2,458	AVG
% of 12 Month Avg.	62%	64%	75%	90%	108%	124%	133%	129%	138%	122%	93%	62%		
New Listings Taken in Month	1,689	1,941	2,832	2,925	3,488	3,414	3,041	2,718	2,885	2,272	1,396	874	29,475	T
% of 12 Month Avg.	69%	79%	115%	119%	142%	139%	124%	111%	117%	92%	57%	36%		
# of Pending Transactions	1,646	1,888	2,517	2,500	2,898	2,781	2,590	2,553	2,396	2,305	1,788	1,275	27,137	T
% of 12 Month Avg.	73%	84%	111%	111%	128%	123%	115%	113%	106%	102%	79%	56%		
Months Supply of Inventory	0.9	0.8	0.7	0.9	0.9	1.1	1.3	1.2	1.4	1.3	1.3	1.2	1.1	AVG
% of 12 Month Avg.	85%	76%	67%	81%	84%	101%	116%	114%	129%	119%	117%	110%		
# of Closed Units	1,172	1,296	1,830	1,980	2,247	2,466	2,390	2,314	2,048	2,141	1,828	1,675	23,388	T
% of 12 Month Avg.	60%	66%	94%	102%	115%	127%	123%	119%	105%	110%	94%	86%		
Median Closed Price	687,083	729,718	772,727	800,500	806,064	809,535	797,700	788,320	775,220	782,327	758,916	749,890	771,500	AVG
% of 12 Month Avg.	89%	95%	100%	104%	104%	105%	103%	102%	100%	101%	98%	97%		

MARKET UPDATE

August, 2026



All King County

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	22	22	26	22	20	25	35	31					203
\$450,000 - \$749,999	241	246	350	411	415	430	410	380					2,883
\$750,000 - \$999,999	202	261	325	377	381	406	323	344					2,619
\$1,000,000 - \$1,249,999	93	123	178	207	215	227	208	176					1,427
\$1,250,000 - \$1,499,999	59	107	173	157	178	172	172	153					1,171
\$1,500,000 - \$1,749,999	37	56	110	122	103	137	115	91					771
\$1,750,000 - \$1,999,999	27	38	69	84	78	90	90	65					541
\$2,000,000 - \$2,499,999	28	55	82	81	94	85	80	71					576
\$2,500,000 - \$2,999,999	15	26	37	46	50	56	52	31					313
\$3,000,000 - \$4,999,999	19	20	28	48	61	70	53	39					338
\$5,000,000 +	11	9	8	12	16	20	12	14					102
Grand Total	754	963	1,386	1,567	1,611	1,718	1,550	1,395					10,944

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	16	20	26	25	34	33	31	39	43	46	23	35	224
\$450,000 - \$749,999	239	288	394	355	388	395	420	416	371	391	371	329	2,895
\$750,000 - \$999,999	204	238	315	370	378	383	391	327	340	362	281	288	2,606
\$1,000,000 - \$1,249,999	79	117	158	213	217	246	238	212	186	221	164	143	1,480
\$1,250,000 - \$1,499,999	64	114	143	192	171	194	194	174	162	191	125	100	1,246
\$1,500,000 - \$1,749,999	48	64	118	114	123	147	152	122	103	115	85	71	888
\$1,750,000 - \$1,999,999	35	45	86	94	90	94	75	77	73	89	48	39	596
\$2,000,000 - \$2,499,999	33	64	91	106	109	112	94	87	76	91	43	45	696
\$2,500,000 - \$2,999,999	34	29	49	59	47	49	56	49	40	43	35	36	372
\$3,000,000 - \$4,999,999	24	29	57	57	47	74	60	52	53	56	35	47	400
\$5,000,000 +	6	4	7	12	10	19	12	13	13	16	6	9	83
Grand Total	782	1,012	1,444	1,597	1,614	1,746	1,723	1,568	1,460	1,621	1,216	1,142	11,486

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	37%	10%	0%	-12%	-41%	-24%	13%	-21%					-9%
\$450,000 - \$749,999	1%	-15%	-11%	16%	7%	9%	-2%	-9%					0%
\$750,000 - \$999,999	-1%	10%	3%	2%	1%	6%	-17%	5%					0%
\$1,000,000 - \$1,249,999	18%	5%	13%	-3%	-1%	-8%	-13%	-17%					-4%
\$1,250,000 - \$1,499,999	-8%	-6%	21%	-18%	4%	-11%	-11%	-12%					-6%
\$1,500,000 - \$1,749,999	-23%	-13%	-7%	7%	-16%	-7%	-24%	-25%					-13%
\$1,750,000 - \$1,999,999	-23%	-16%	-20%	-11%	-13%	-4%	20%	-16%					-9%
\$2,000,000 - \$2,499,999	-15%	-14%	-10%	-24%	-14%	-24%	-15%	-18%					-17%
\$2,500,000 - \$2,999,999	-56%	-10%	-24%	-22%	6%	14%	-7%	-37%					-16%
\$3,000,000 - \$4,999,999	-21%	-31%	-51%	-16%	30%	-5%	-12%	-25%					-15%
\$5,000,000 +	83%	125%	14%	0%	60%	5%	0%	8%					23%
Grand Total	-4%	-5%	-4%	-2%	0%	-2%	-10%	-11%					-5%

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