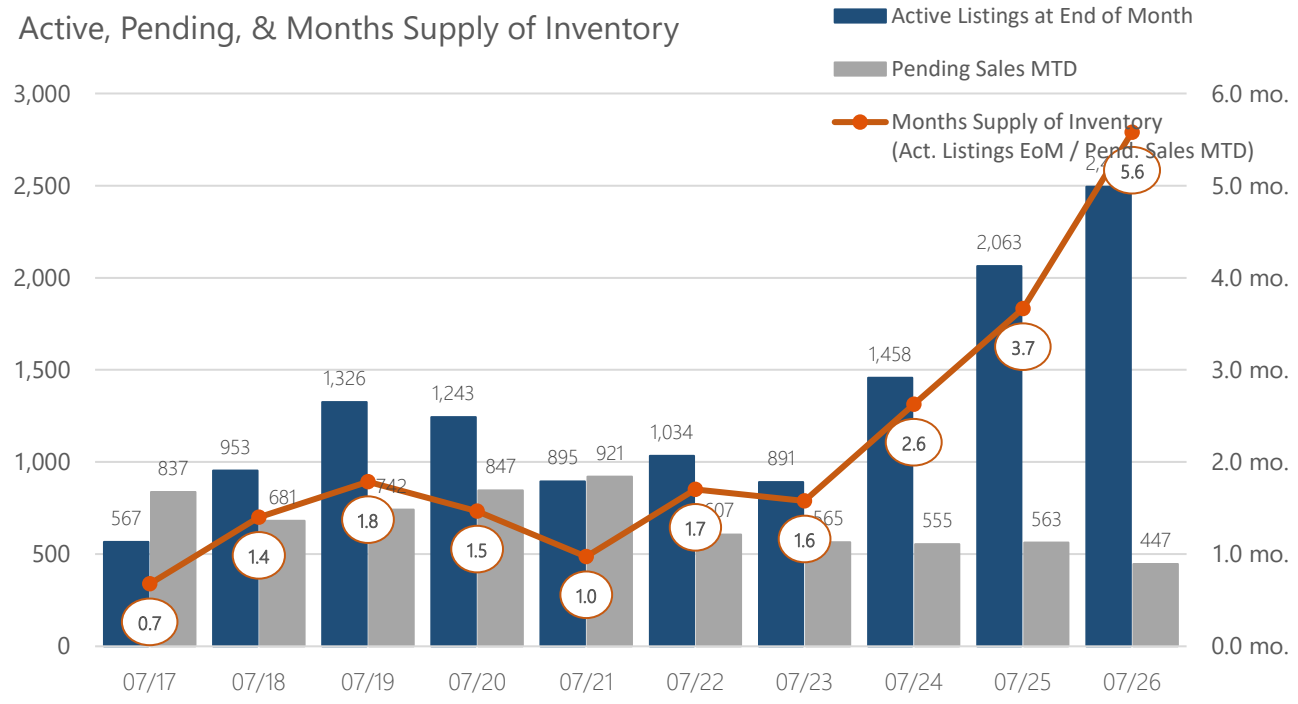
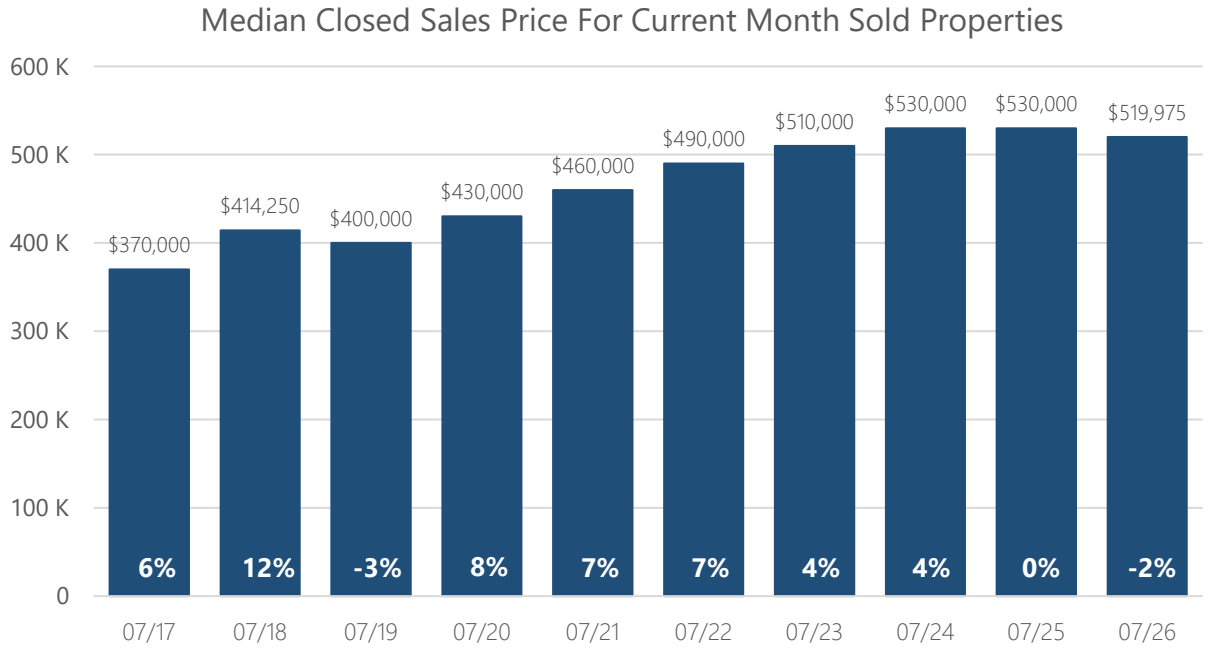
Windermere REAL ESTATE

All King County

CONDOMINIUM ONLY





Windermere REAL ESTATE

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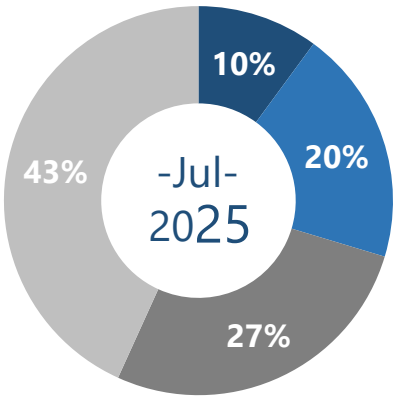
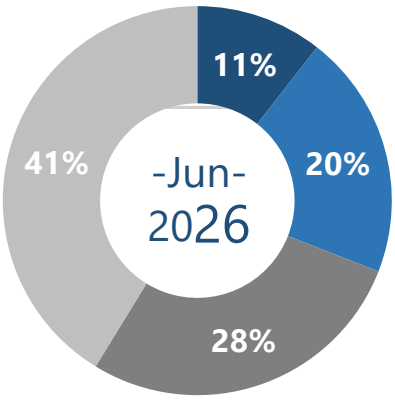
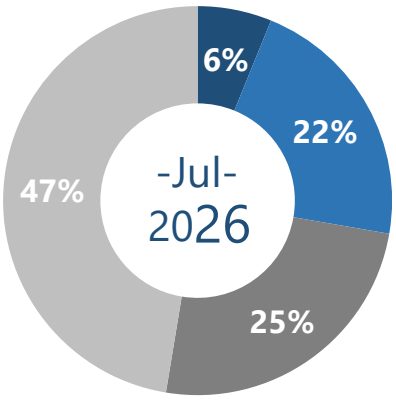
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH

JULY 2026	SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	15	16	32	97
NUMBER OF SALES IN MONTH	26	91	105	200
MEDIAN % FROM ORIGINAL LIST PRICE	1%	0%	-3%	N/A

Windermere REAL ESTATE

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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%	136	32.2%
15 - 30	97.7%	98.2%	82	19.4%
31 - 60	96.1%	98.0%	93	22.0%
61 - 90	93.5%	98.2%	50	11.8%
90+	89.2%	97.5%	61	14.5%
Totals			422	100.0%

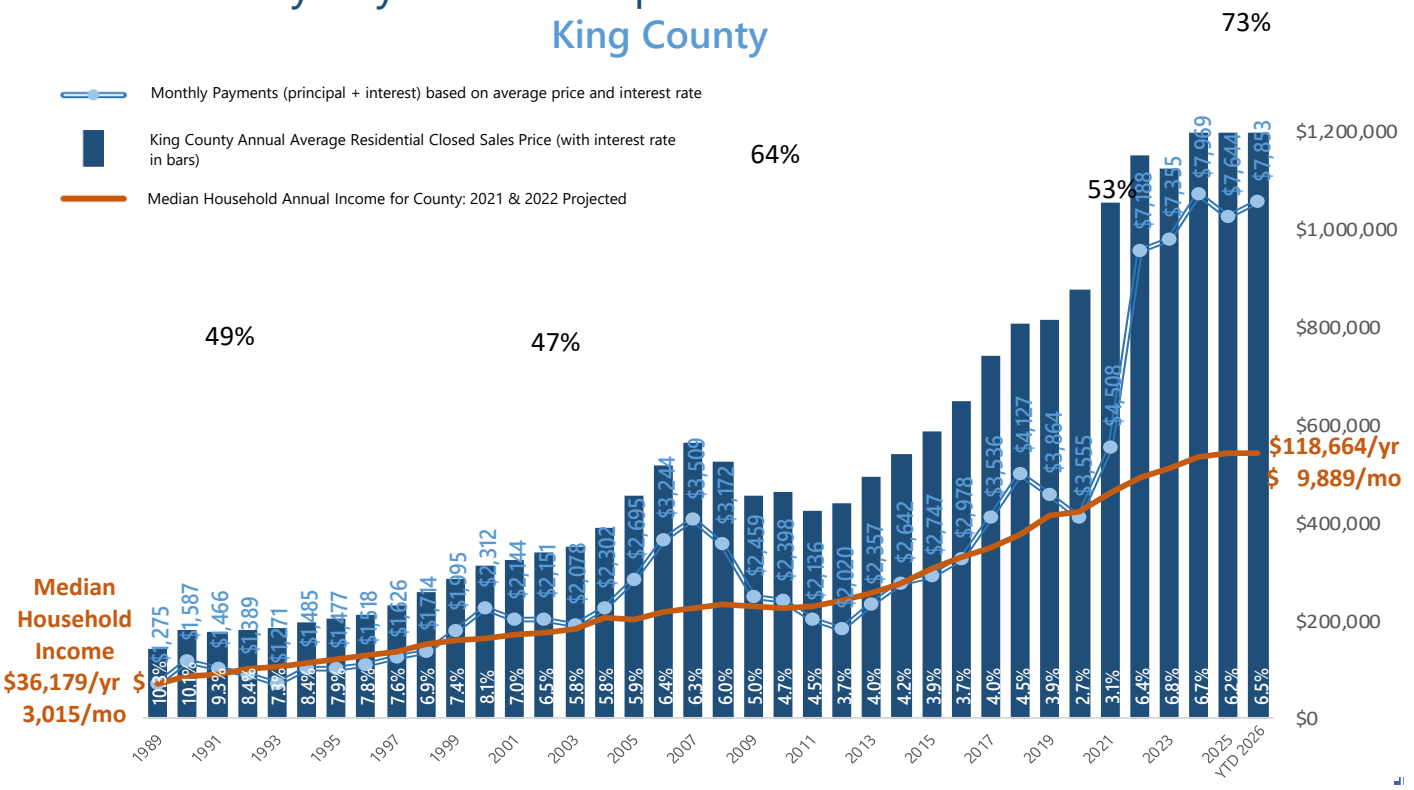
The Cost of Waiting a Year

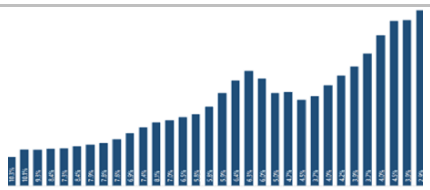
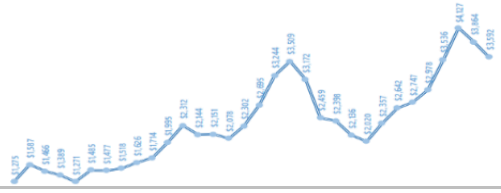
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
July, 2026	$519,975	6.54%	$3,300
July, 2025	$530,000	6.72%	$3,427
	-$10,025	**-0.18%**	**-$127** Per Month
			-$1,521 Per Year

* 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

Windermere REAL ESTATE

All King County

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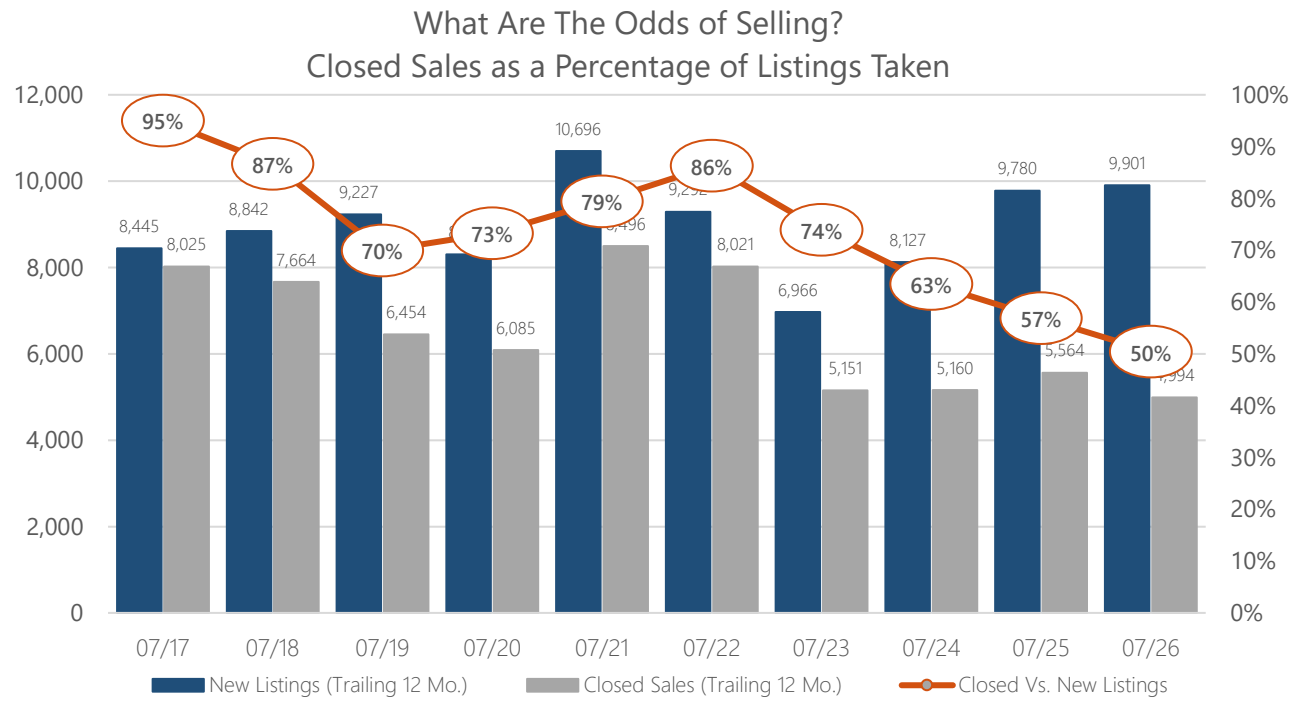
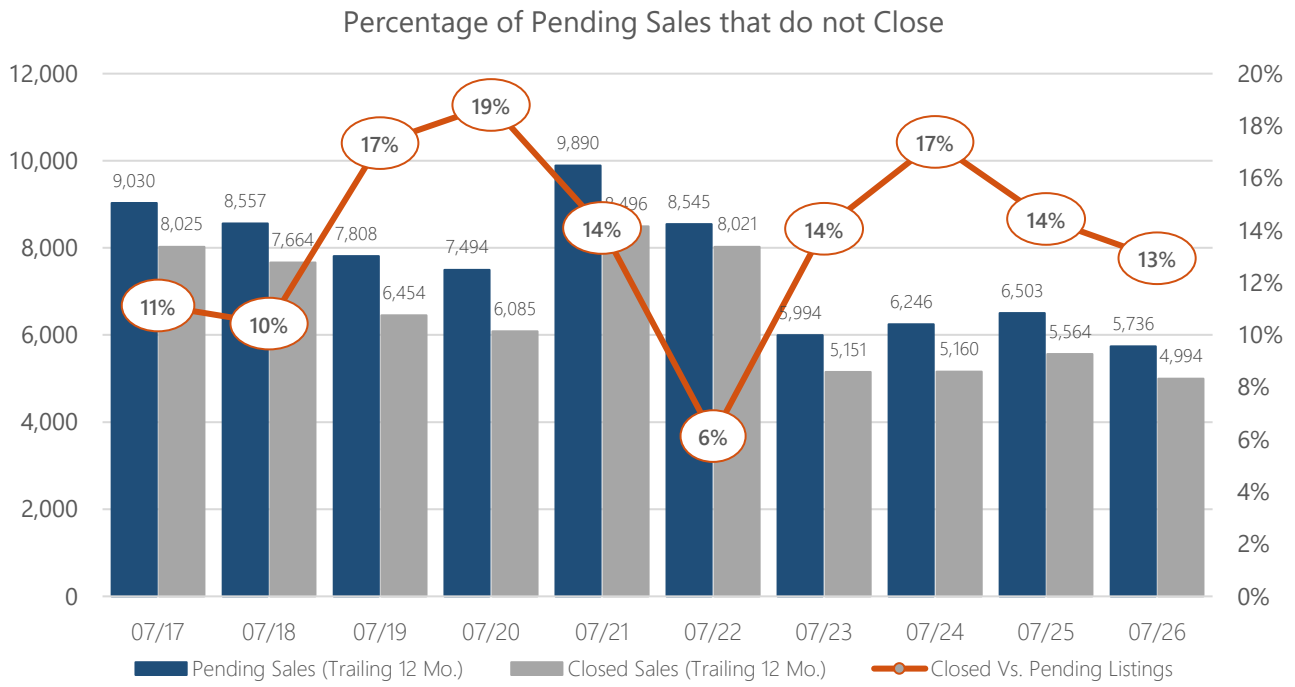




MARKET UPDATE
July, 2026

Windermere REAL ESTATE

Months Supply *of* Inventory

CURRENT MONTH

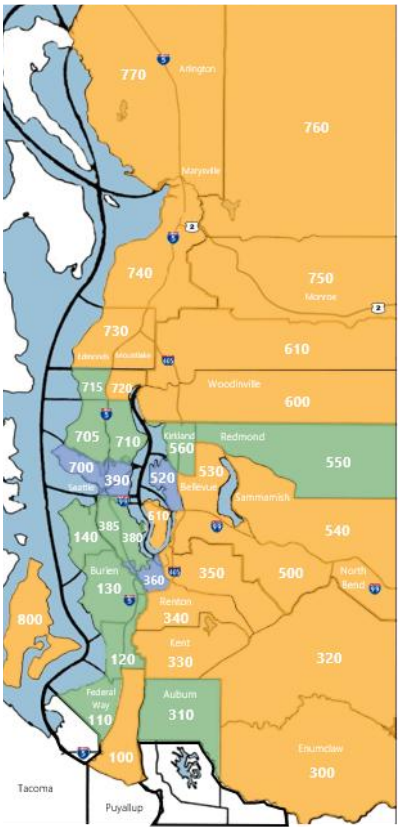
KING & SNOHOMISH COUNTY

CONDOMINIUM ONLY

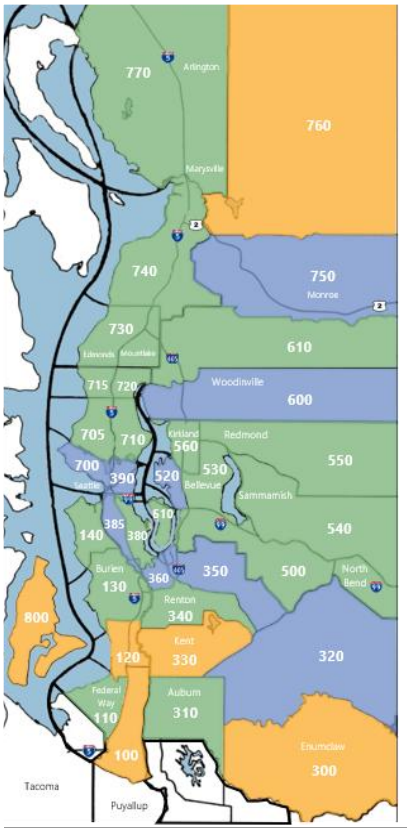
0 - 2	2 - 4	4+
SELLER'S ADVANTAGE	BALANCED ADVANTAGE	BUYER'S ADVANTAGE

Area	Months Inventory 2024	2025	2026	Area	Months Inventory 2024	2025	2026
100	2.0	0.0	0.0	530	1.7	3.8	5.2
110	2.4	3.4	3.8	540	1.3	2.2	3.6
120	2.3	1.7	4.7	550	2.1	3.6	7.4
130	2.5	2.7	3.9	560	2.0	3.9	5.6
140	2.8	2.7	4.4	600	1.4	4.4	5.6
300	0.0	1.0	0.0	610	1.7	3.1	4.6
310	2.2	3.6	4.1	700	5.1	9.6	7.7
320	1.0	9.0	4.7	701	7.2	6.0	6.7
330	1.5	1.9	4.4	705	2.3	2.3	6.6
340	1.1	2.1	6.5	710	2.2	3.3	5.6
350	0.8	5.6	4.8	715	2.6	2.8	14.0
360	6.0	6.0	3.5	720	1.5	2.4	6.0
380	4.0	3.2	4.2	730	1.2	2.2	2.8
385	3.8	6.0	5.8	740	1.4	2.3	3.2
390	4.8	5.2	5.9	750	0.8	4.7	3.0
500	1.3	2.1	5.4	760	0.8	1.7	3.3
510	1.8	4.0	0.0	770	0.8	3.0	2.1
520	4.8	4.4	6.7	800	0.0	1.0	0.0

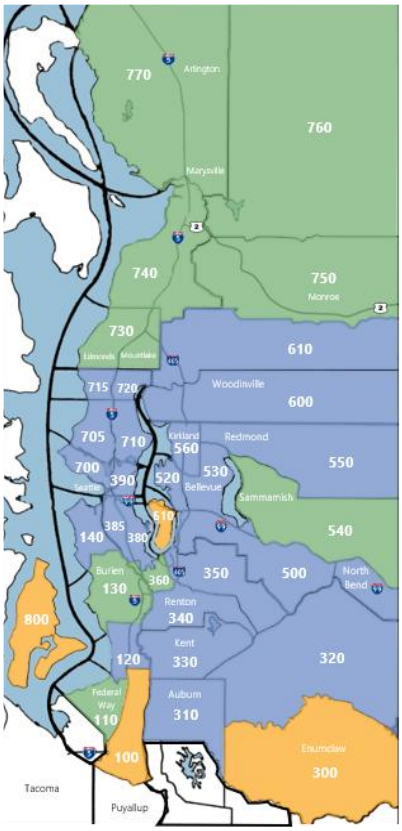
2 YEARS AGO



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.

Windermere REAL ESTATE

All King County

Statistics To Know

Residential

	July, 2026	July, 2025	Difference	% Change
Months Supply of Inventory	3.1	2.2	0.9	41%
Active Listings at End of Month	5,342	4,274	1,068	25%
Pending Sales MTD	1,721	1,943	-222	-11%
Pending Sales (Trailing 12 Months)	20,021	20,884	-863	-4%
Closed Sales MTD	1,600	1,778	-178	-10%
Closed Sales (Trailing 12 Months)	17,043	17,772	-729	-4%
Closed Sales Price (Median)	$995,000	$1,000,000	-$5,000	-1%
30-Year-Fixed-Rate Mortgage Rate	6.5%	6.7%	-0.2%	-3%
Monthly Payments (P&I)	$6,315	$6,466	-$151	-2%

Condominium

	July, 2026	July, 2025	Difference	% Change
Months Supply of Inventory	5.6	3.7	1.9	52%
Active Listings at End of Month	2,494	2,063	431	21%
Pending Sales MTD	447	563	-116	-21%
Pending Sales (Trailing 12 Months)	5,736	6,503	-767	-12%
Closed Sales MTD	422	518	-96	-19%
Closed Sales (Trailing 12 Months)	4,994	5,564	-570	-10%
Closed Sales Price (Median)	$519,975	$530,000	-$10,025	-2%
30-Year-Fixed-Rate Mortgage Rate	6.5%	6.7%	-0.2%	-3%
Monthly Payments (P&I)	$3,300	$3,427	-$127	-4%

Residential & Condominium

	July, 2026	July, 2025	Difference	% Change
Months Supply of Inventory	3.6	2.5	1.1	43%
Active Listings at End of Month	7,836	6,337	1,499	24%
Pending Sales MTD	2,168	2,506	-338	-13%
Pending Sales (Trailing 12 Months)	25,757	27,387	-1,630	-6%
Closed Sales MTD	2,022	2,296	-274	-12%
Closed Sales (Trailing 12 Months)	22,037	23,336	-1,299	-6%
Closed Sales Price (Median)	$879,500	$875,000	$4,500	1%
30-Year-Fixed-Rate Mortgage Rates	6.5%	6.7%	-0.2%	-3%
Monthly Payments (P&I)	$5,582	$5,658	-$76	-1%

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Windermere REAL ESTATE

All King County

CONDOMINIUM ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	π	YTD % Change
2026	Active Listings (EOM)	1,436	1,639	1,843	2,155	2,333	2,413	2,494						21%	2,045	AVG	19%
	New Listings Taken in Month	840	820	981	1,065	1,040	960	1,006						14%	6,712	YTD	2%
	# of Pending Transactions	441	493	542	492	504	467	447						-21%	3,386	YTD	-18%
	Months Supply of Inventory	3.3	3.3	3.4	4.4	4.6	5.2	5.6						52%	4.2	AVG	45%
	# of Closed Sales	302	346	465	449	421	418	422						-19%	2,823	YTD	-17%
	Median Closed Price	502,475	545,000	550,000	539,000	540,000	514,000	519,975						-2%	530,582	WA	-9%
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	41%	1,713	AVG	60%
	New Listings Taken in Month	827	769	910	1,099	1,173	908	886	734	937	767	462	289	1%	6,572	YTD	19%
	# of Pending Transactions	529	597	622	565	656	574	563	529	547	499	412	363	1%	4,106	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	39%	2.9	AVG	56%
	# of Closed Sales	352	450	529	503	523	520	518	476	464	479	351	401	8%	3,395	YTD	7%
	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	0%	580,793	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	64%	1,069	AVG	47%
	New Listings Taken in Month	540	647	788	888	975	896	770	778	896	804	445	285	11%	5,504	YTD	27%
	# of Pending Transactions	474	504	632	633	614	578	555	519	522	549	449	358	-2%	3,990	YTD	6%
	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	67%	1.9	AVG	38%
	# of Closed Sales	277	386	457	518	568	475	478	485	390	488	415	391	-1%	3,159	YTD	8%
	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	4%	550,982	WA	11%
2023	Active Listings (EOM)	610	576	698	719	764	832	891	911	1,069	1,065	944	656	-14%	727	AVG	22%
	New Listings Taken in Month	424	462	679	617	704	751	691	686	758	574	385	220	-19%	4,328	YTD	-29%
	# of Pending Transactions	423	472	528	569	597	611	565	606	492	448	376	334	-7%	3,765	YTD	-23%
	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	-7%	1.4	AVG	53%
	# of Closed Sales	218	337	441	420	487	540	483	504	443	420	335	299	-17%	2,926	YTD	-33%
	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	4%	497,425	WA	-3%
2022	# of Active Listings	274	329	422	536	635	951	1,034	979	1,055	1,069	905	648	16%	597	A	-27%
	New Listings Taken in Month	590	728	973	903	965	1,042	856	732	732	593	395	186	-21%	6,057	YTD	11%
	# of Pending Transactions	611	665	821	768	794	627	607	649	498	435	372	275	-34%	4,893	YTD	-20%
	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	75%	0.9	A	-7%
	# of Closed Sales	420	544	714	708	748	661	583	562	533	452	345	333	-29%	4,378	T	-12%
	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	7%	514,948	WA	14%

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AVG = Average, YTD = Year to Date, WA = Weighted Average, T = Total

MARKET UPDATE
July, 2026

Windermere REAL ESTATE

All King County
CONDOMINIUM ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	π	YTD % Change
2021	Active Listings (EOM)	800	830	793	832	795	801	895	783	757	684	469	298	-28%	821	AVG	-1%
	New Listings Taken in Month	710	762	954	1,018	955	997	1,055	845	881	723	473	313	-3%	6,451	YTD	18%
	# of Pending Transactions	722	716	962	927	945	945	921	911	856	764	660	461	9%	6,138	YTD	34%
	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	-34%	0.9	AVG	-27%
	# of Closed Sales	480	553	700	785	799	858	819	807	828	729	674	605	25%	4,994	YTD	48%
	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	7%	451,166	WA	6%
2020	Active Listings (EOM)	536	532	695	821	954	1,043	1,243	1,420	1,550	1,548	1,246	863	-6%	832	AVG	-24%
	New Listings Taken in Month	580	698	855	576	755	926	1,089	1,124	1,143	985	603	390	27%	5,479	YTD	-5%
	# of Pending Transactions	621	720	616	407	582	793	847	883	827	826	643	573	14%	4,586	YTD	-9%
	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	-18%	1.3	AVG	-16%
	# of Closed Sales	354	494	610	438	351	479	656	673	687	830	664	648	2%	3,382	YTD	-12%
	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	8%	425,071	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	39%	1,100	AVG	103%
	New Listings Taken in Month	605	527	915	931	1,039	894	857	746	726	710	416	227	-5%	5,768	YTD	-1%
	# of Pending Transactions	548	488	810	859	808	765	742	675	606	619	601	407	9%	5,020	YTD	-1%
	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	28%	1.6	AVG	112%
	# of Closed Sales	351	378	506	592	736	639	645	621	532	532	482	536	-6%	3,847	YTD	-9%
	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	-3%	408,292	WA	-4%
2018	Active Listings (EOM)	266	286	373	473	650	785	953	1,136	1,374	1,410	1,221	852	68%	541	AVG	33%
	New Listings Taken in Month	567	586	833	877	1,044	990	906	930	967	797	530	235	-1%	5,803	YTD	6%
	# of Pending Transactions	535	586	755	795	864	853	681	642	625	582	541	398	-19%	5,069	YTD	-7%
	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	107%	0.7	AVG	40%
	# of Closed Sales	376	461	596	642	720	744	684	643	498	566	447	453	-7%	4,223	YTD	-4%
	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	12%	427,101	WA	19%
2017	Active Listings (EOM)	318	297	399	395	421	455	567	509	589	489	355	206	-26%	407	AVG	-33%
	New Listings Taken in Month	519	527	857	816	885	936	918	828	816	649	482	264	4%	5,458	YTD	-6%
	# of Pending Transactions	549	589	809	842	913	917	837	930	778	773	616	391	-7%	5,456	YTD	-8%
	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	-20%	0.5	AVG	-28%
	# of Closed Sales	428	442	621	603	807	764	735	774	750	733	597	587	-14%	4,400	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	6%	357,974	WA	11%
2016	Active Listings (EOM)	493	508	543	632	636	712	762	793	820	642	494	346	-15%	612	AVG	-29%
	New Listings Taken in Month	544	690	873	917	898	977	879	852	850	548	441	296	4%	5,778	YTD	3%
	# of Pending Transactions	573	739	889	894	986	966	900	888	856	747	632	451	-1%	5,947	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	-14%	0.7	AVG	-27%
	# of Closed Sales	406	494	660	733	733	906	850	867	792	758	662	546	-1%	4,782	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	18%	323,585	WA	18%

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AVG = Average, YTD = Year to Date, WA = Weighted Average, T = Total

Windermere REAL ESTATE

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	π
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
July, 2026

Windermere REAL ESTATE

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						**1,053**
$500,000 - $749,999	76	85	114	129	114	99	116						**733**
$750,000 - $999,999	37	45	63	64	68	61	46						**384**
$1,000,000 - $1,249,999	22	15	27	16	23	23	20						**146**
$1,250,000 - $1,499,999	9	23	20	15	12	15	17						**111**
$1,500,000 - $1,749,999	2	8	12	6	6	8	7						**49**
$1,750,000 - $1,999,999	3	5	11	6	8	6	4						**43**
$2,000,000 - $2,499,999	5	6	6	7	2	3	7						**36**
$2,500,000 - $2,999,999	1	3	5	2	3	5	3						**22**
$3,000,000 - $4,999,999	0	1	1	2	0	2	2						**8**
$5,000,000 +	0	1	0	0	1	0	1						**3**
Grand Total	**274**	**312**	**434**	**422**	**381**	**379**	**386**						**2,588**

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	**1,101**
$500,000 - $749,999	95	124	156	157	147	129	148	121	113	123	79	108	**956**
$750,000 - $999,999	51	73	72	79	72	86	51	64	63	65	41	49	**484**
$1,000,000 - $1,249,999	29	41	43	25	37	38	39	34	24	29	27	25	**252**
$1,250,000 - $1,499,999	24	30	34	25	22	17	15	22	22	31	17	16	**167**
$1,500,000 - $1,749,999	6	3	11	11	9	8	8	8	10	9	8	8	**56**
$1,750,000 - $1,999,999	6	3	5	5	5	13	4	8	8	6	4	4	**41**
$2,000,000 - $2,499,999	4	2	5	7	11	6	10	2	3	5	2	6	**45**
$2,500,000 - $2,999,999	4	3	4	5	4	5	2	2	0	2	1	0	**27**
$3,000,000 - $4,999,999	1	3	2	2	1	1	2	4	3	3	1	3	**12**
$5,000,000 +	1	0	0	0	1	2	0	1	0	0	2	1	**4**
Grand Total	**329**	**411**	**488**	**466**	**485**	**478**	**488**	**439**	**425**	**429**	**327**	**365**	**3,145**

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%						**-4%**
$500,000 - $749,999	-20%	-31%	-27%	-18%	-22%	-23%	-22%						**-23%**
$750,000 - $999,999	-27%	-38%	-12%	-19%	-6%	-29%	-10%						**-21%**
$1,000,000 - $1,249,999	-24%	-63%	-37%	-36%	-38%	-39%	-49%						**-42%**
$1,250,000 - $1,499,999	-62%	-23%	-41%	-40%	-45%	-12%	13%						**-34%**
$1,500,000 - $1,749,999	-67%	167%	9%	-45%	-33%	0%	-12%						**-12%**
$1,750,000 - $1,999,999	-50%	67%	120%	20%	60%	-54%	0%						**5%**
$2,000,000 - $2,499,999	25%	200%	20%	0%	-82%	-50%	-30%						**-20%**
$2,500,000 - $2,999,999	-75%	0%	25%	-60%	-25%	0%	50%						**-19%**
$3,000,000 - $4,999,999	-100%	-67%	-50%	0%	-100%	100%	0%						**-33%**
$5,000,000 +	-100%	N/A	N/A	N/A	0%	-100%	N/A						**-25%**
Grand Total	**-17%**	**-24%**	**-11%**	**-9%**	**-21%**	**-21%**	**-21%**						**-18%**

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