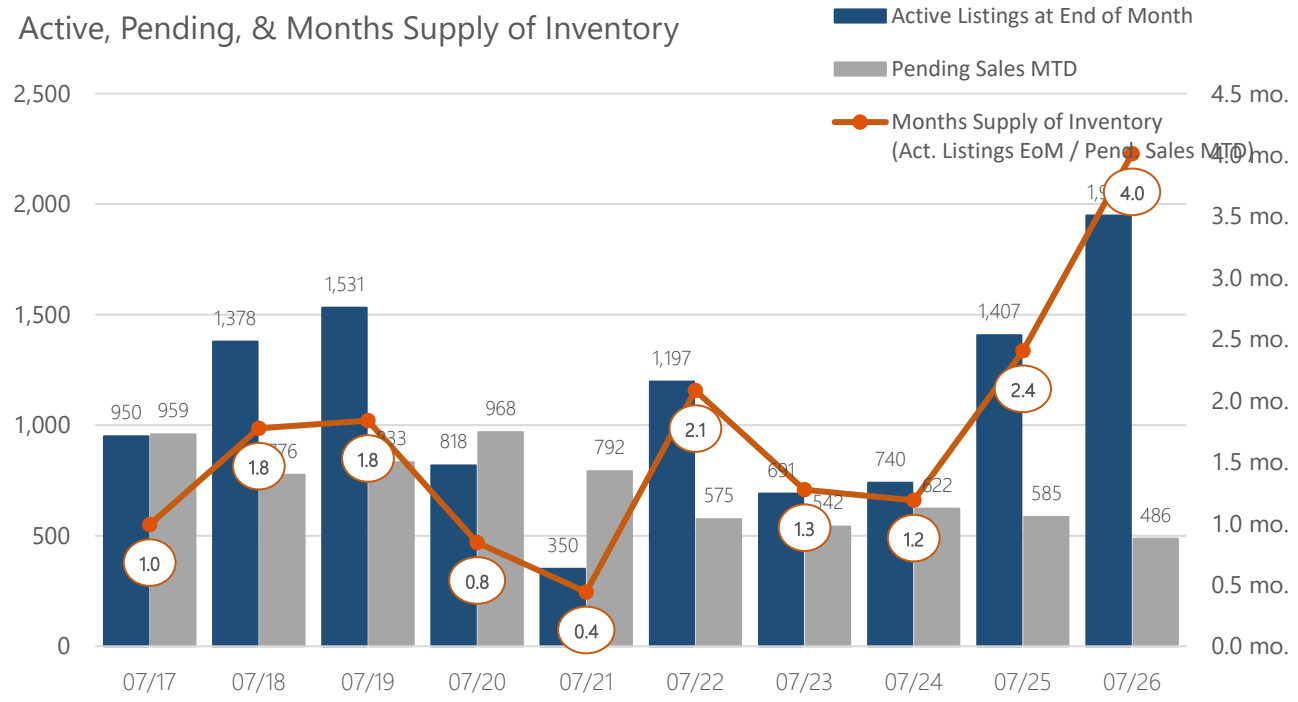
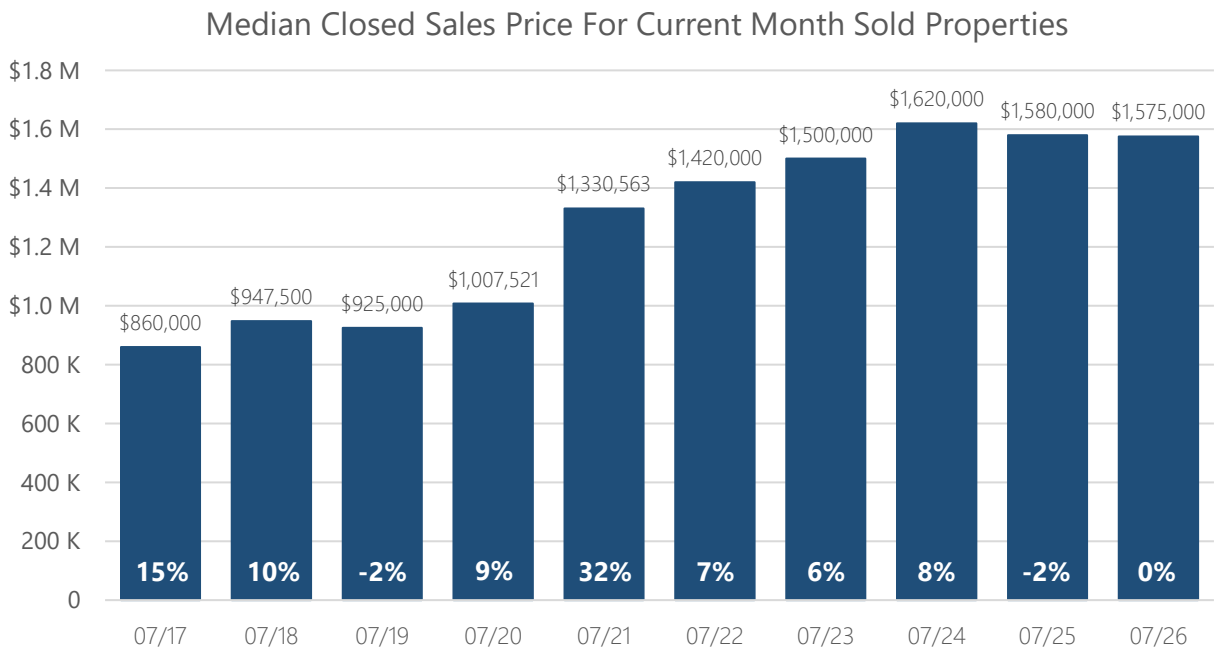
Windermere REAL ESTATE

Eastside (All Areas)

RESIDENTIAL ONLY



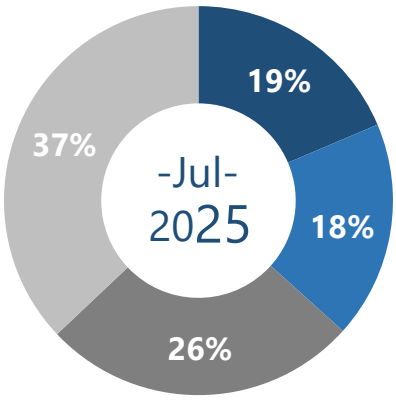


Windermere REAL ESTATE

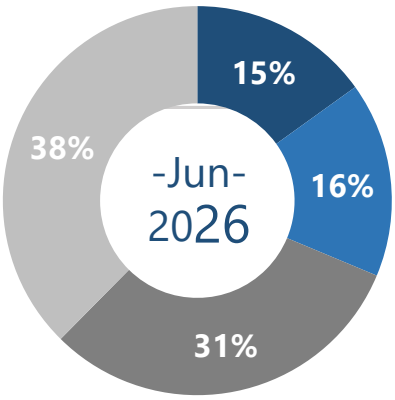
Eastside (All Areas)

RESIDENTIAL ONLY

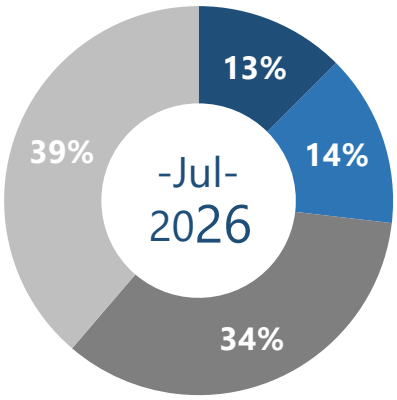
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH

JULY 2026	SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	5	8	19	77
NUMBER OF SALES IN MONTH	61	70	168	189
MEDIAN % FROM ORIGINAL LIST PRICE	2%	0%	-3%	N/A

Windermere REAL ESTATE

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%	253	51.8%
15 - 30	95.8%	96.8%	110	22.5%
31 - 60	93.0%	96.8%	72	14.8%
61 - 90	91.2%	95.8%	32	6.6%
90+	87.7%	96.3%	21	4.3%
Totals			488	100.0%

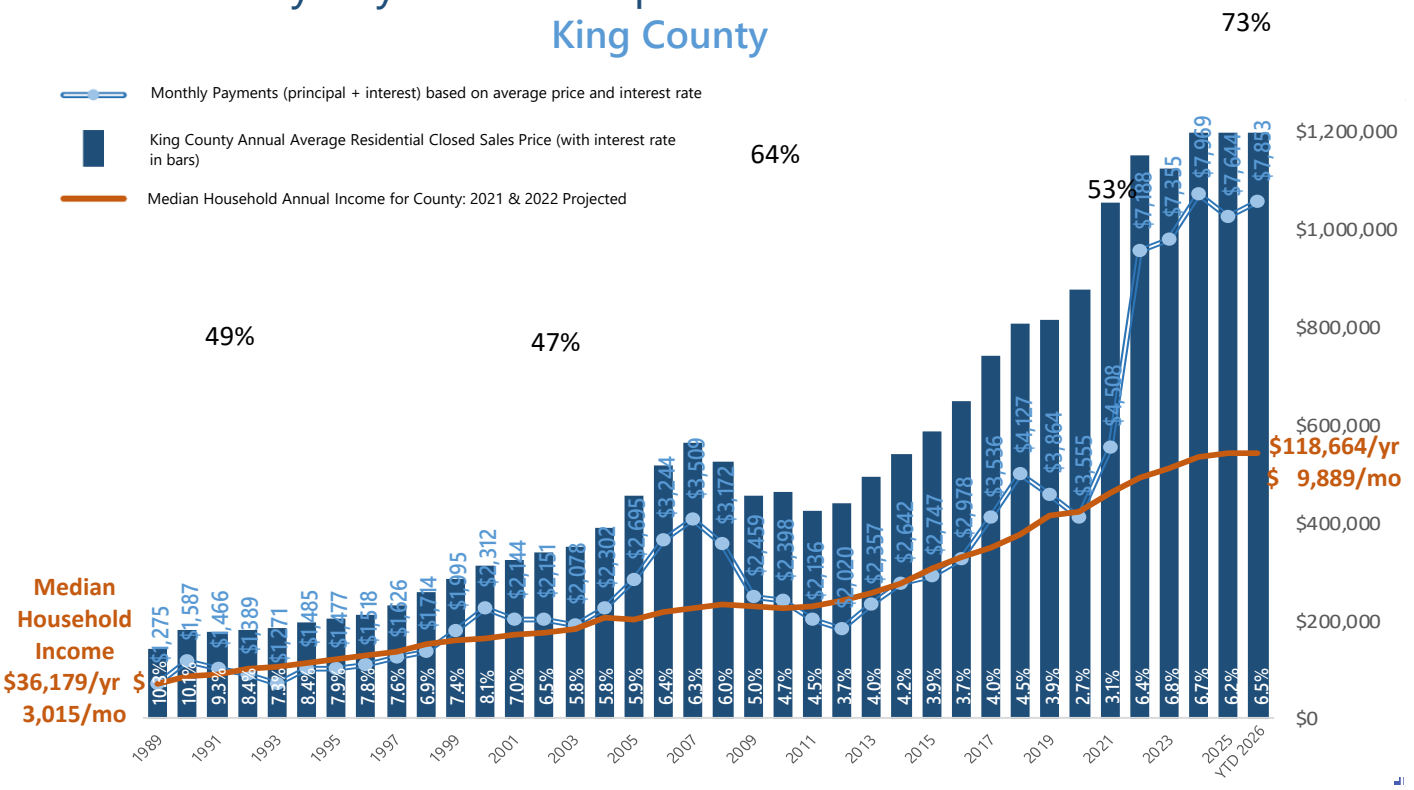
The Cost of Waiting a Year

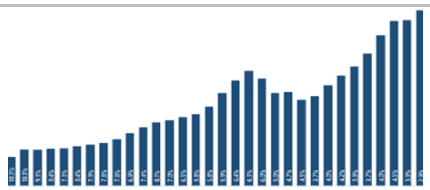
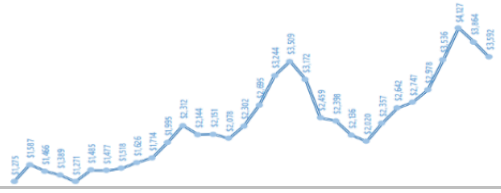
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
July, 2026	$1,575,000	6.54%	$9,997
July, 2025	$1,580,000	6.72%	$10,216
	-$5,000	**-0.18%**	**-$220** Per Month
			-$2,638 Per Year

* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month

Monthly Payments Compared to Income Trendline

King County

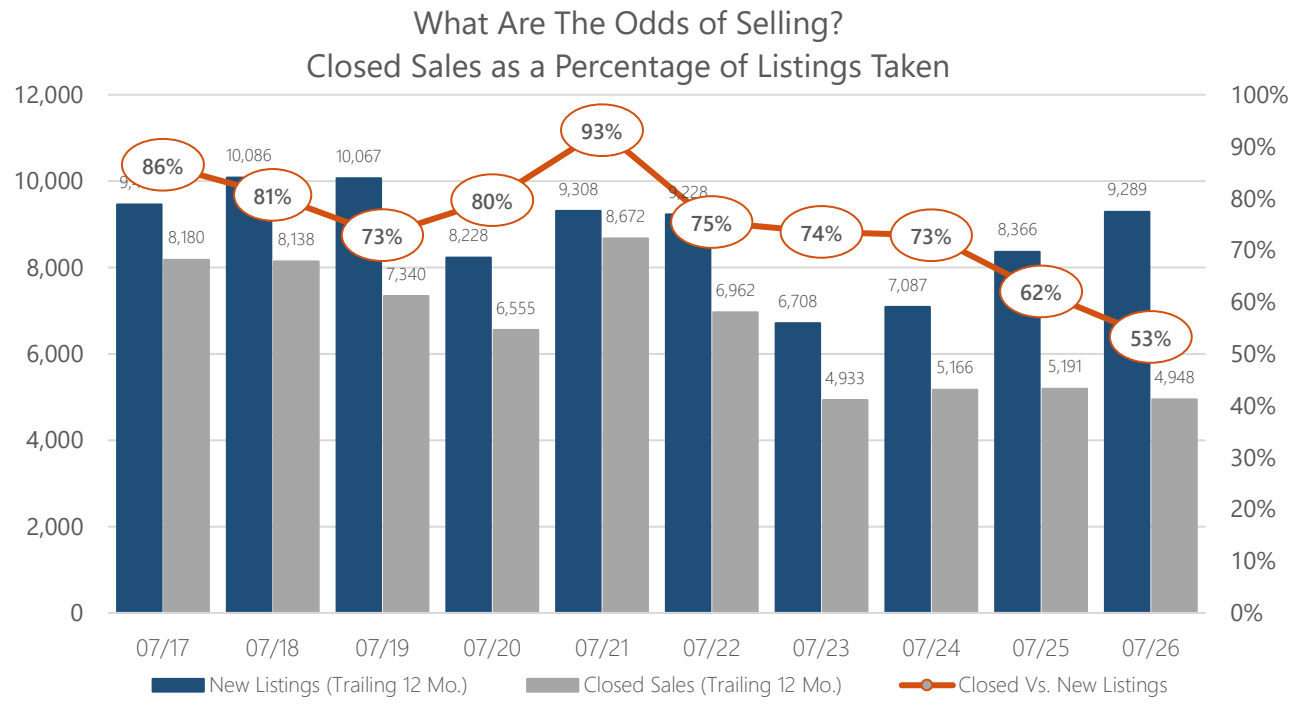


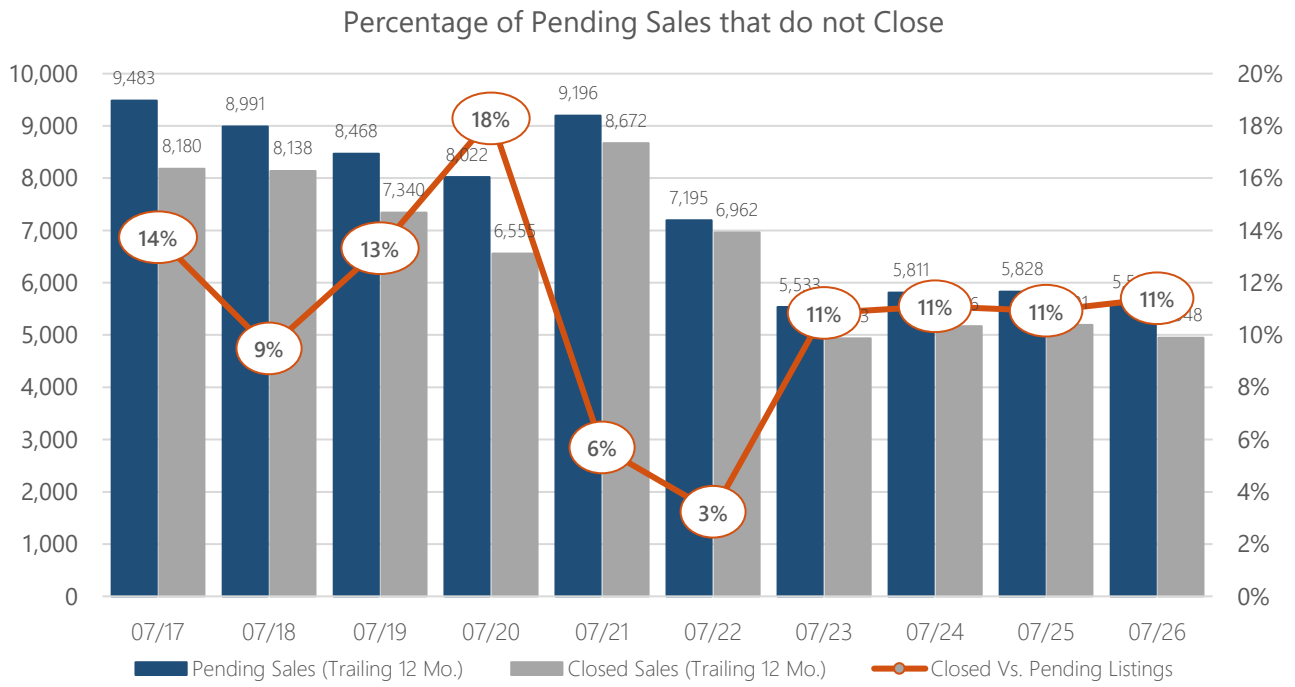
A		Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars	Two Factors for Payment
B		Monthly payment based on purchase price and interest rate	Purchaser's Buy Payment
C		Annual Median Household Income for County: 2021 & 2022 Projected	Payments tend 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

Eastside (All Areas)

RESIDENTIAL ONLY





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

MARKET UPDATE

July, 2026

Windermere REAL ESTATE

Months Supply *of* Inventory

CURRENT MONTH

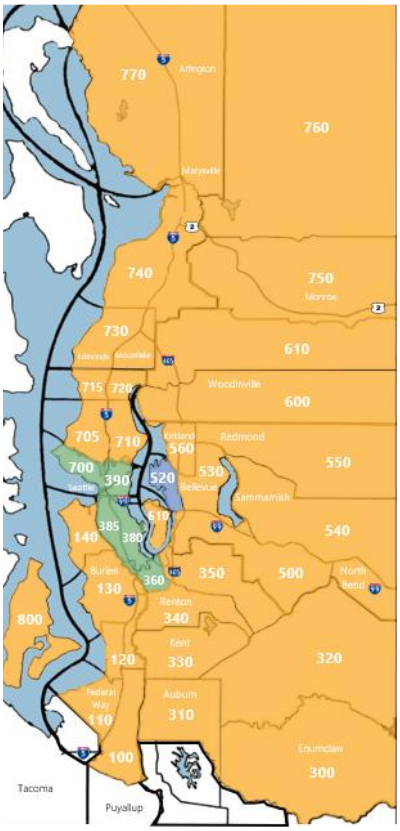
KING & SNOHOMISH COUNTY

RESIDENTIAL ONLY

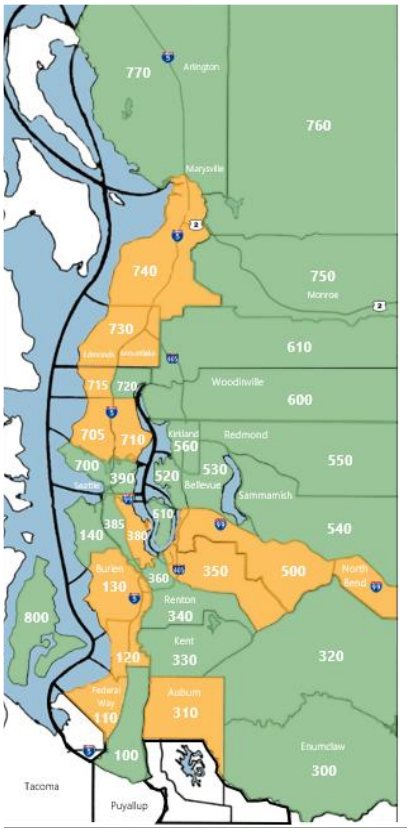
0 - 2	2 - 4	4+
SELLER'S ADVANTAGE	BALANCED ADVANTAGE	BUYER'S ADVANTAGE

Area	Months Inventory			Area	Months Inventory		
	2024	2025	2026		2024	2025	2026
100	1.2	2.3	2.4	530	1.2	2.5	4.4
110	1.6	1.5	2.2	540	1.0	2.2	3.7
120	1.6	1.5	2.0	550	1.7	2.6	4.9
130	1.7	1.8	2.3	560	1.2	2.6	4.7
140	1.9	2.0	2.4	600	0.9	2.6	3.6
300	1.8	2.6	2.7	610	1.2	2.3	3.6
310	1.4	1.9	2.5	700	2.2	2.3	4.1
320	2.0	3.2	3.0	701	0.0	0.0	0.0
330	1.4	2.7	2.8	705	1.5	1.7	2.6
340	1.2	2.4	2.3	710	1.6	1.7	3.2
350	1.4	1.8	3.3	715	1.3	1.6	1.7
360	2.1	2.8	2.7	720	1.6	2.1	5.2
380	3.0	2.0	2.7	730	1.1	1.5	2.5
385	3.2	2.6	2.9	740	1.4	1.8	2.6
390	3.4	3.1	3.0	750	1.5	2.3	3.2
500	1.1	1.8	3.1	760	1.7	2.2	2.9
510	1.6	3.1	4.6	770	1.4	2.1	2.5
520	4.1	3.1	6.3	800	1.3	3.9	6.9

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

Eastside (All Areas)

Statistics To Know

Residential

	July, 2026	July, 2025	Difference	% Change
Months Supply of Inventory	4.0	2.4	1.6	67%
Active Listings at End of Month	1,948	1,407	541	38%
Pending Sales MTD	486	585	-99	-17%
Pending Sales (Trailing 12 Months)	5,585	5,828	-243	-4%
Closed Sales MTD	495	555	-60	-11%
Closed Sales (Trailing 12 Months)	4,948	5,191	-243	-5%
Closed Sales Price (Median)	$1,575,000	$1,580,000	-$5,000	0%
30-Year-Fixed-Rate Mortgage Rate	6.5%	6.7%	-0.2%	-3%
Monthly Payments (P&I)	$9,997	$10,216	-$220	-2%

Condominium

	July, 2026	July, 2025	Difference	% Change
Months Supply of Inventory	5.5	3.5	2.0	58%
Active Listings at End of Month	839	654	185	28%
Pending Sales MTD	153	188	-35	-19%
Pending Sales (Trailing 12 Months)	1,867	2,252	-385	-17%
Closed Sales MTD	154	197	-43	-22%
Closed Sales (Trailing 12 Months)	1,682	2,017	-335	-17%
Closed Sales Price (Median)	$625,000	$629,000	-$4,000	-1%
30-Year-Fixed-Rate Mortgage Rate	6.5%	6.7%	-0.2%	-3%
Monthly Payments (P&I)	$3,967	$4,067	-$100	-2%

Residential & Condominium

	July, 2026	July, 2025	Difference	% Change
Months Supply of Inventory	4.4	2.7	1.7	64%
Active Listings at End of Month	2,787	2,061	726	35%
Pending Sales MTD	639	773	-134	-17%
Pending Sales (Trailing 12 Months)	7,452	8,080	-628	-8%
Closed Sales MTD	649	752	-103	-14%
Closed Sales (Trailing 12 Months)	6,630	7,208	-578	-8%
Closed Sales Price (Median)	$1,378,000	$1,400,000	-$22,000	-2%
30-Year-Fixed-Rate Mortgage Rates	6.5%	6.7%	-0.2%	-3%
Monthly Payments (P&I)	$8,746	$9,052	-$306	-3%

Windermere REAL ESTATE

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						38%	1,383	AVG	41%
	New Listings Taken in Month	545	675	958	1,143	1,211	1,117	1,080						29%	6,729	YTD	14%
	# of Pending Transactions	374	379	527	524	593	564	486						-17%	3,447	YTD	-6%
	Months Supply of Inventory	1.8	2.3	2.1	2.9	2.9	3.3	4.0						67%	2.8	AVG	51%
	# of Closed Sales	213	272	384	431	470	529	495						-11%	2,794	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						0%	1,545,910	WA	-7%
2025	Active Listings (EOM)	452	557	684	992	1,366	1,428	1,407	1,283	1,303	1,191	849	565	90%	984	AVG	92%
	New Listings Taken in Month	450	543	847	1,005	1,249	987	835	662	825	633	266	174	-6%	5,916	YTD	20%
	# of Pending Transactions	297	379	623	534	643	622	585	515	579	466	357	221	-6%	3,683	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	102%	1.8	AVG	99%
	# of Closed Sales	204	262	396	498	503	541	555	478	467	499	352	358	-8%	2,959	YTD	-7%
	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	-2%	1,662,136	WA	3%
2024	Active Listings (EOM)	281	344	367	440	672	745	740	760	813	675	492	343	7%	513	AVG	-9%
	New Listings Taken in Month	340	549	687	786	1,012	806	764	742	729	548	268	163	11%	4,944	YTD	19%
	# of Pending Transactions	301	446	598	631	671	607	622	525	545	541	324	210	15%	3,876	YTD	11%
	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%	0.9	AVG	-20%
	# of Closed Sales	198	257	430	514	612	554	600	572	434	527	422	277	32%	3,165	YTD	16%
	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	8%	1,612,402	WA	14%
2023	Active Listings (EOM)	476	422	565	550	580	645	691	698	737	637	489	282	-42%	561	AVG	-5%
	New Listings Taken in Month	369	384	704	554	725	742	689	629	634	449	288	143	-30%	4,167	YTD	-34%
	# of Pending Transactions	341	389	501	529	604	571	542	516	469	414	309	227	-6%	3,477	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	-39%	1.1	AVG	18%
	# of Closed Sales	184	269	396	397	463	575	455	533	418	410	343	297	-5%	2,739	YTD	-24%
	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	6%	1,419,930	WA	-11%
2022	# of Active Listings	102	148	288	533	745	1,105	1,197	1,022	1,033	972	768	511	242%	588	A	123%
	New Listings Taken in Month	369	586	976	1,061	1,156	1,204	979	681	800	574	315	171	-3%	6,331	YTD	15%
	# of Pending Transactions	310	508	779	752	754	546	575	628	542	401	283	202	-27%	4,224	YTD	-22%
	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	371%	1.0	A	170%
	# of Closed Sales	234	252	551	678	731	678	479	581	539	476	325	273	-50%	3,603	T	-24%
	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	7%	1,599,727	WA	23%

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

MARKET UPDATE
July, 2026

Windermere REAL ESTATE

Eastside (All Areas)

RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	π	YTD % Change
2021	Active Listings (EOM)	219	224	216	309	239	288	350	278	282	185	100	55	-57%	264	AVG	-63%
	New Listings Taken in Month	467	577	927	1,012	922	1,116	925	852	788	598	401	258	-9%	5,946	YTD	8%
	# of Pending Transactions	423	549	893	864	931	997	792	873	741	655	459	243	-18%	5,449	YTD	10%
	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	-48%	0.4	AVG	-66%
	# of Closed Sales	344	363	617	745	808	921	965	833	769	717	589	451	18%	4,763	YTD	34%
	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	32%	1,297,318	WA	34%
2020	Active Listings (EOM)	517	519	682	782	825	819	818	739	575	473	316	188	-47%	709	AVG	-46%
	New Listings Taken in Month	534	640	924	588	841	974	1,011	985	861	794	429	293	16%	5,512	YTD	-18%
	# of Pending Transactions	503	625	659	480	778	933	968	1,016	975	854	544	358	16%	4,946	YTD	-13%
	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	-54%	1.0	AVG	-38%
	# of Closed Sales	290	359	505	466	426	691	816	820	836	890	701	662	2%	3,553	YTD	-19%
	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	9%	970,384	WA	5%
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	11%	1,313	AVG	56%
	New Listings Taken in Month	613	591	1,104	1,093	1,395	1,054	869	757	807	625	323	204	-15%	6,719	YTD	-2%
	# of Pending Transactions	497	537	876	997	1,031	883	833	738	696	697	581	364	7%	5,654	YTD	4%
	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	4%	1.7	AVG	56%
	# of Closed Sales	322	379	537	648	859	853	803	749	554	607	568	524	1%	4,401	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	-2%	927,649	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	45%	842	AVG	25%
	New Listings Taken in Month	497	649	990	987	1,429	1,248	1,027	978	975	723	449	223	-1%	6,827	YTD	7%
	# of Pending Transactions	448	570	850	795	1,056	916	776	705	642	614	514	339	-19%	5,411	YTD	-6%
	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	79%	1.1	AVG	31%
	# of Closed Sales	353	370	557	663	748	911	798	735	569	627	516	492	-7%	4,400	YTD	-2%
	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%	949,141	WA	11%
2017	Active Listings (EOM)	453	438	585	623	760	893	950	899	962	797	562	359	-21%	672	AVG	-23%
	New Listings Taken in Month	531	556	931	920	1,208	1,215	1,042	965	908	710	440	236	-2%	6,403	YTD	-5%
	# of Pending Transactions	487	565	790	872	1,054	1,045	959	956	832	790	612	390	-1%	5,772	YTD	-6%
	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	-21%	0.8	AVG	-18%
	# of Closed Sales	425	345	553	585	777	942	855	919	766	764	687	602	-6%	4,482	YTD	-3%
	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	15%	857,623	WA	16%
2016	Active Listings (EOM)	592	624	740	911	925	1,110	1,207	1,101	1,093	867	632	436	-6%	873	AVG	-18%
	New Listings Taken in Month	566	680	968	1,088	1,102	1,250	1,066	892	894	621	406	241	1%	6,720	YTD	-2%
	# of Pending Transactions	540	702	859	934	1,108	1,044	967	947	894	855	616	399	-6%	6,154	YTD	-7%
	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	0%	1.0	AVG	-13%
	# of Closed Sales	392	388	565	655	759	938	909	877	770	757	694	600	-2%	4,606	YTD	-7%
	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	10%	738,156	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

MARKET UPDATE
July, 2026

Windermere REAL ESTATE

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	π
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%		

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

MARKET UPDATE
July, 2026

Windermere REAL ESTATE

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						**15**
$450,000 - $749,999	7	5	14	9	26	24	13						**98**
$750,000 - $999,999	37	31	27	42	45	52	47						**281**
$1,000,000 - $1,249,999	34	38	48	67	66	72	72						**397**
$1,250,000 - $1,499,999	30	48	87	65	85	83	85						**483**
$1,500,000 - $1,749,999	31	33	65	70	50	73	63						**385**
$1,750,000 - $1,999,999	17	26	37	53	50	61	58						**302**
$2,000,000 - $2,499,999	20	37	58	45	55	54	59						**328**
$2,500,000 - $2,999,999	7	18	22	33	30	37	33						**180**
$3,000,000 - $4,999,999	13	18	19	35	39	47	45						**216**
$5,000,000 +	11	8	6	10	15	16	9						**75**
Grand Total	**208**	**264**	**384**	**429**	**464**	**524**	**487**						**2,760**

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	**7**
$450,000 - $749,999	11	9	11	11	13	12	12	17	10	19	19	16	**79**
$750,000 - $999,999	17	20	33	41	43	48	55	41	54	50	47	53	**257**
$1,000,000 - $1,249,999	22	23	40	61	59	74	71	72	71	68	56	45	**350**
$1,250,000 - $1,499,999	25	39	58	78	82	92	94	85	77	89	64	57	**468**
$1,500,000 - $1,749,999	25	37	63	70	69	77	104	77	65	70	49	47	**445**
$1,750,000 - $1,999,999	26	33	48	65	60	57	55	48	46	55	27	28	**344**
$2,000,000 - $2,499,999	21	42	60	80	81	72	59	57	57	63	29	31	**415**
$2,500,000 - $2,999,999	26	19	28	37	38	32	39	29	31	28	26	29	**219**
$3,000,000 - $4,999,999	20	25	47	44	36	55	48	36	41	38	27	38	**275**
$5,000,000 +	6	3	7	9	8	15	11	9	13	14	4	9	**59**
Grand Total	**200**	**251**	**395**	**497**	**492**	**535**	**548**	**472**	**466**	**495**	**348**	**356**	**2,918**

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						**114%**
$450,000 - $749,999	-36%	-44%	27%	-18%	100%	100%	8%						**24%**
$750,000 - $999,999	118%	55%	-18%	2%	5%	8%	-15%						**9%**
$1,000,000 - $1,249,999	55%	65%	20%	10%	12%	-3%	1%						**13%**
$1,250,000 - $1,499,999	20%	23%	50%	-17%	4%	-10%	-10%						**3%**
$1,500,000 - $1,749,999	24%	-11%	3%	0%	-28%	-5%	-39%						**-13%**
$1,750,000 - $1,999,999	-35%	-21%	-23%	-18%	-17%	7%	5%						**-12%**
$2,000,000 - $2,499,999	-5%	-12%	-3%	-44%	-32%	-25%	0%						**-21%**
$2,500,000 - $2,999,999	-73%	-5%	-21%	-11%	-21%	16%	-15%						**-18%**
$3,000,000 - $4,999,999	-35%	-28%	-60%	-20%	8%	-15%	-6%						**-21%**
$5,000,000 +	83%	167%	-14%	11%	87%	7%	-18%						**27%**
Grand Total	**4%**	**5%**	**-3%**	**-14%**	**-6%**	**-2%**	**-11%**						**-5%**

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