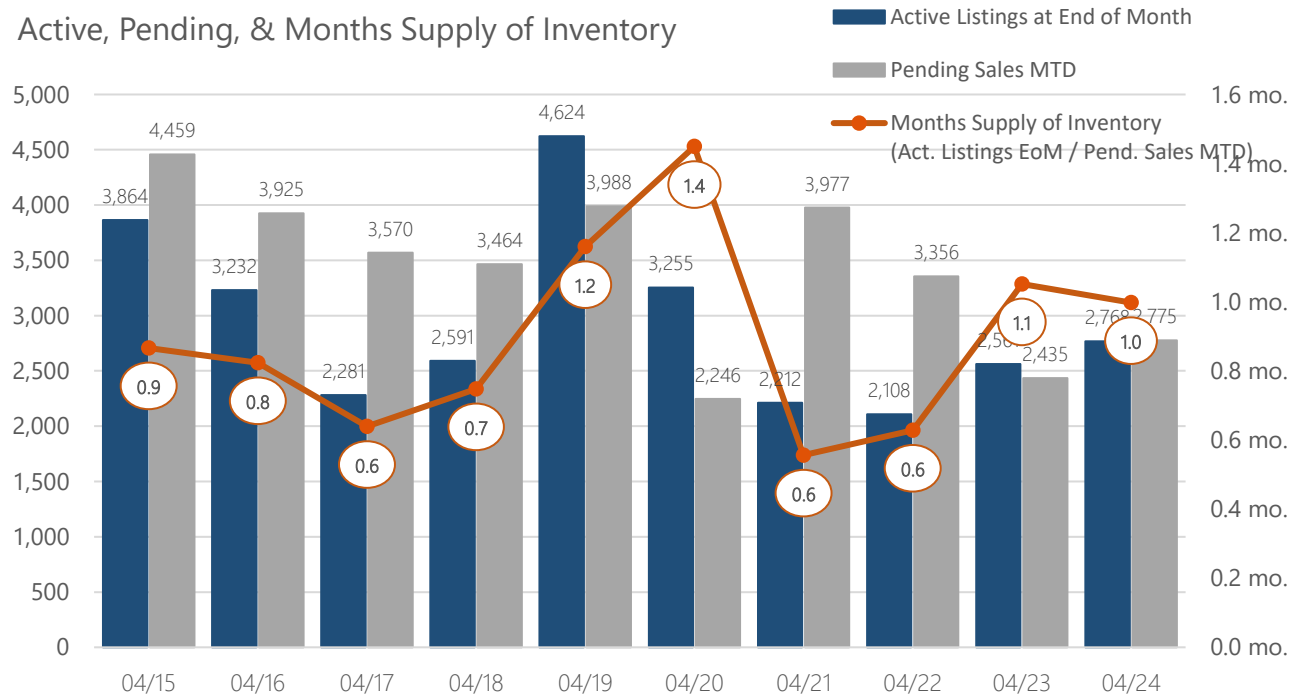


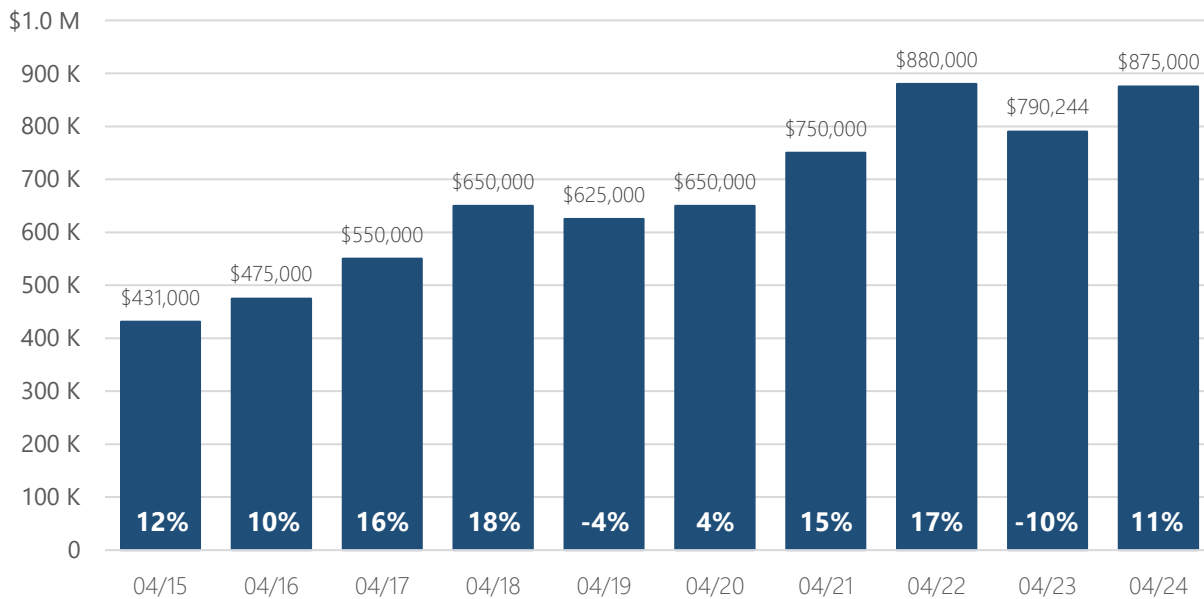
## All King County

### RESIDENTIAL & CONDOMINIUM

#### Active, Pending, & Months Supply of Inventory



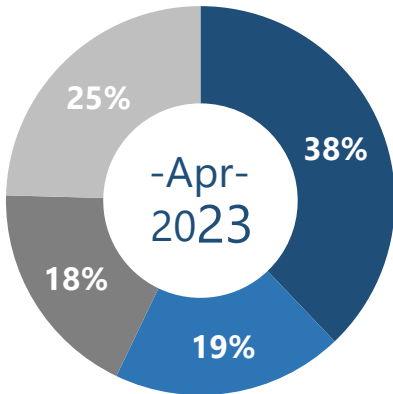
#### Median Closed Sales Price For Current Month Sold Properties



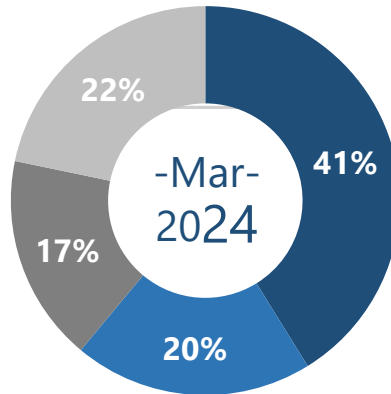
All King County

RESIDENTIAL & CONDOMINIUM

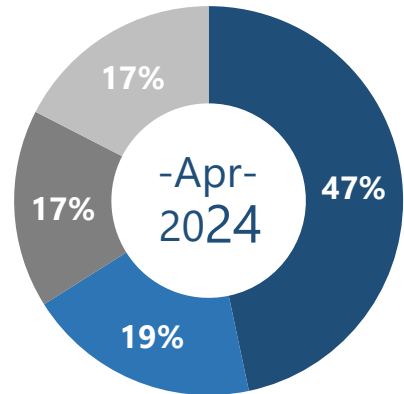
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



SOLD  
**ABOVE**  
LIST  
PRICE



SOLD  
**AT**  
LIST  
PRICE



SOLD  
**BELOW**  
LIST  
PRICE



**PRICE**  
**CHANGE**  
BEFORE  
SALE

APRIL 2024

		SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	▶	5	11	22	83
NUMBER OF SALES IN MONTH	▶	1,019	423	360	381
MEDIAN % FROM ORIGINAL LIST PRICE	▶	6%	0%	-3%	N/A

**All King County**  
RESIDENTIAL & CONDOMINIUM

Sales Price to List Price  
based on Market Time

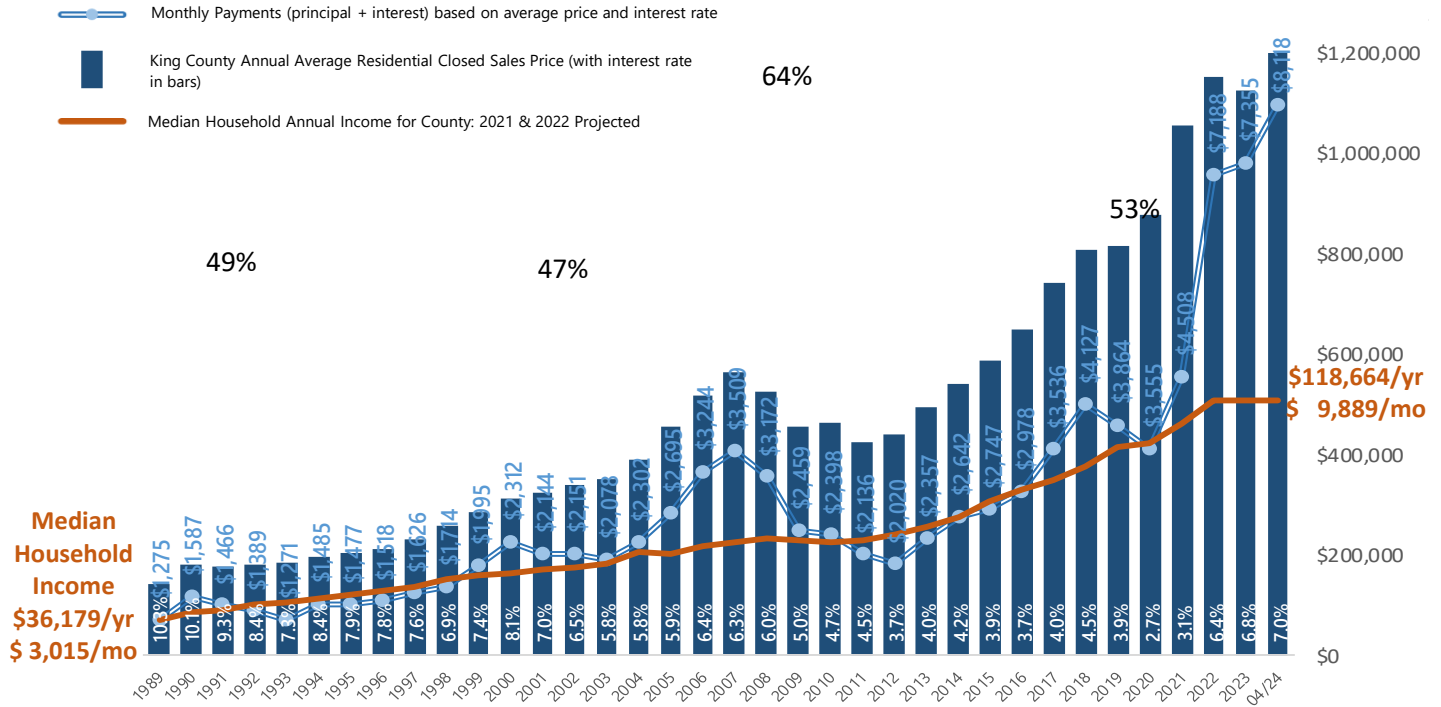
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	102.0%	102.0%	1620	74.2%
15 - 30	98.0%	98.6%	238	10.9%
31 - 60	96.8%	98.7%	164	7.5%
61 - 90	97.0%	98.8%	63	2.9%
90+	93.3%	98.4%	98	4.5%
Totals			2183	100.0%

The Cost of  
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
April, 2024	\$875,000	6.99%	\$5,816
April, 2023	\$790,244	6.34%	\$4,912
	<b>\$84,756</b>	<b>0.65%</b>	<b>\$904</b> Per Month
			<b>\$10,842</b> Per Year

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

# Monthly Payments Compared to Income Trendline King County



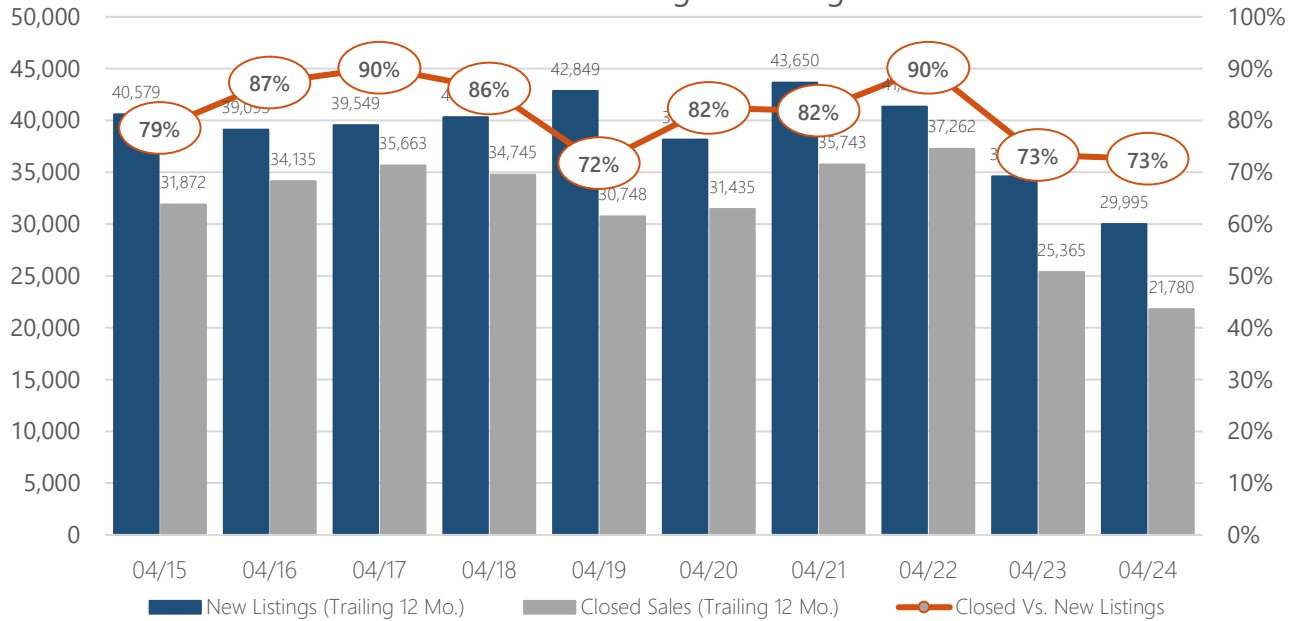
<p><b>A</b></p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p><b>B</b></p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p><b>C</b></p>	<p>Annual Median Household Income for County: 2021 &amp; 2022 Projected</p>	<p>Payments tend to rise above the County Median Household Income Line and then return to it.</p>
<p><b>D</b></p>	<p>Monthly payments divided by median income</p>	<p>Monthly cycle peaks shown</p>

## All King County

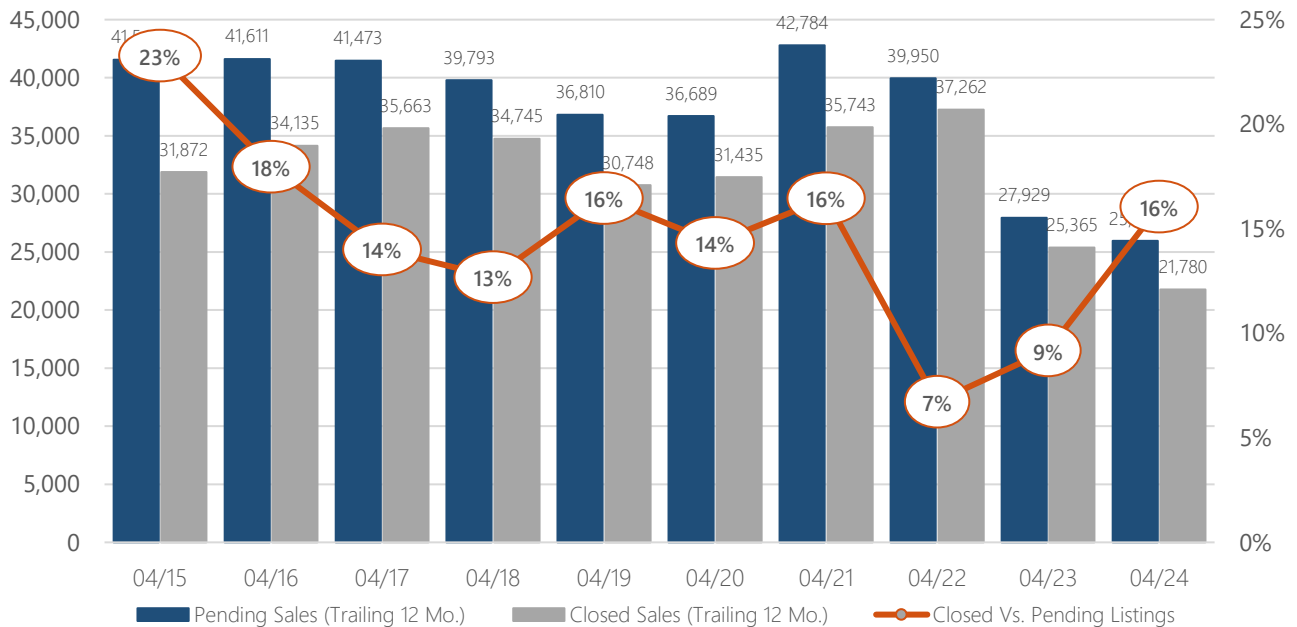
### RESIDENTIAL & CONDOMINIUM

#### 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 &  
CONDOMINIUM

Area	Months Inventory			Area	Months Inventory		
	2022	2023	2024		2022	2023	2024
100	0.4	0.8	1.0	530	0.6	0.8	0.6
110	0.4	0.6	0.8	540	0.6	1.0	0.7
120	0.6	0.6	0.8	550	0.7	0.9	0.7
130	0.5	1.1	1.1	560	0.7	0.8	0.9
140	0.5	1.0	0.9	600	0.6	1.0	0.5
300	1.0	0.9	0.8	610	0.6	0.9	0.6
310	0.5	0.6	1.0	700	0.8	1.7	1.5
320	0.5	0.9	0.9	701	1.9	3.1	5.2
330	0.5	0.9	0.9	705	0.5	0.9	1.0
340	0.6	0.7	0.6	710	0.5	1.0	0.8
350	0.7	1.1	0.6	715	0.6	1.0	0.8
360	0.5	0.7	0.7	720	0.5	0.8	1.3
380	0.6	1.1	1.3	730	0.5	0.6	0.6
385	0.8	2.5	1.2	740	0.5	0.6	0.6
390	0.8	1.5	1.9	750	0.6	0.8	0.7
500	0.7	0.6	0.7	760	0.6	0.9	1.1
510	0.8	1.5	0.6	770	0.6	0.9	0.7
520	0.8	2.7	1.9	800	0.6	2.6	1.5

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

## 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.

## All King County Statistics To Know

### Residential

	April, 2024	April, 2023	Difference	% Change
Months Supply of Inventory	0.8	1.0	-0.2	-18%
Active Listings at End of Month	1,727	1,842	-115	-6%
Pending Sales MTD	2,142	1,866	276	15%
Pending Sales (Trailing 12 Months)	19,675	21,680	-2,005	-9%
Closed Sales MTD	1,665	1,456	209	14%
Closed Sales (Trailing 12 Months)	16,631	19,732	-3,101	-16%
Closed Sales Price (Median)	\$980,000	\$875,000	\$105,000	12%
30-Year-Fixed-Rate Mortgage Rate	7.0%	6.3%	0.7%	10%
Monthly Payments (P&I)	\$6,513	\$5,439	\$1,075	20%

### Condominium

	April, 2024	April, 2023	Difference	% Change
Months Supply of Inventory	1.6	1.3	0.4	30%
Active Listings at End of Month	1,041	719	322	45%
Pending Sales MTD	633	569	64	11%
Pending Sales (Trailing 12 Months)	6,272	6,249	23	0%
Closed Sales MTD	518	420	98	23%
Closed Sales (Trailing 12 Months)	5,149	5,633	-484	-9%
Closed Sales Price (Median)	\$580,000	\$502,500	\$77,500	15%
30-Year-Fixed-Rate Mortgage Rate	7.0%	6.3%	0.7%	10%
Monthly Payments (P&I)	\$3,855	\$3,123	\$731	23%

### Residential & Condominium

	April, 2024	April, 2023	Difference	% Change
Months Supply of Inventory	1.0	1.1	-0.1	-5%
Active Listings at End of Month	2,768	2,561	207	8%
Pending Sales MTD	2,775	2,435	340	14%
Pending Sales (Trailing 12 Months)	25,947	27,929	-1,982	-7%
Closed Sales MTD	2,183	1,876	307	16%
Closed Sales (Trailing 12 Months)	21,780	25,365	-3,585	-14%
Closed Sales Price (Median)	\$875,000	\$790,244	\$84,756	11%
30-Year-Fixed-Rate Mortgage Rates	7.0%	6.3%	0.7%	10%
Monthly Payments (P&I)	\$5,816	\$4,912	\$904	18%

## All King County RESIDENTIAL & CONDOMINIUM

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	T	YTD % Change
2024	Active Listings (EOM)	1,842	2,136	2,316	2,768									8%	2,266	AVG	-3%
	New Listings Taken in Month	1,875	2,492	2,954	3,439									30%	10,760	YTD	17%
	# of Pending Transactions	1,719	2,061	2,559	2,775									14%	9,114	YTD	6%
	Months Supply of Inventory	1.1	1.0	0.9	1.0									-5%	1.0	AVG	-9%
	# of Closed Sales	1,033	1,450	1,882	2,183									16%	6,548	YTD	4%
	Median Closed Price	760,000	820,000	850,000	875,000									11%	828,480	WA	10%
2023	Active Listings (EOM)	2,262	2,064	2,485	2,561	2,702	3,013	3,184	3,222	3,602	3,361	2,833	1,873	21%	2,343	AVG	79%
	New Listings Taken in Month	1,753	1,866	2,947	2,638	3,104	3,242	2,849	2,684	2,884	2,157	1,513	802	-27%	9,204	YTD	-31%
	# of Pending Transactions	1,820	1,986	2,364	2,435	2,717	2,610	2,391	2,340	2,087	1,905	1,547	1,236	-27%	8,605	YTD	-26%
	Months Supply of Inventory	1.2	1.0	1.1	1.1	1.0	1.2	1.3	1.4	1.7	1.8	1.8	1.5	67%	1.1	AVG	148%
	# of Closed Sales	1,003	1,448	1,956	1,876	2,148	2,400	2,123	2,160	1,823	1,788	1,474	1,316	-39%	6,283	YTD	-32%
	Median Closed Price	723,000	726,700	760,000	790,244	816,750	830,000	805,000	821,000	797,000	800,000	799,925	775,000	-10%	750,983	WA	-7%
2022	Active Listings (EOM)	761	978	1,395	2,108	2,708	4,207	4,718	4,307	4,738	4,355	3,599	2,529	-5%	1,311	AVG	-32%
	New Listings Taken in Month	2,083	2,901	4,150	4,199	4,581	4,955	4,009	3,198	3,504	2,587	1,664	887	-9%	13,333	YTD	-6%
	# of Pending Transactions	2,009	2,631	3,557	3,356	3,606	2,819	2,705	2,919	2,314	2,140	1,615	1,206	-16%	11,553	YTD	-15%
	Months Supply of Inventory	0.4	0.4	0.4	0.6	0.8	1.5	1.7	1.5	2.0	2.0	2.2	2.1	13%	0.4	AVG	-24%
	# of Closed Sales	1,557	1,786	2,863	3,060	3,281	3,143	2,535	2,601	2,348	2,047	1,657	1,470	-10%	9,266	YTD	-12%
	Median Closed Price	720,000	759,735	838,753	880,000	880,000	851,000	810,000	815,000	799,000	811,000	750,000	735,000	17%	804,600	WA	14%
2021	Active Listings (EOM)	1,855	1,828	1,769	2,212	1,995	2,257	2,679	2,268	2,391	1,952	1,149	693	-32%	1,916	AVG	-26%
	New Listings Taken in Month	2,598	2,893	4,117	4,602	4,372	4,801	4,428	3,774	3,995	3,168	2,068	1,387	70%	14,210	YTD	20%
	# of Pending Transactions	2,625	2,865	4,054	3,977	4,379	4,351	3,860	4,027	3,765	3,500	2,791	1,724	77%	13,521	YTD	27%
	Months Supply of Inventory	0.7	0.6	0.4	0.6	0.5	0.5	0.7	0.6	0.6	0.6	0.4	0.4	-62%	0.6	AVG	-42%
	# of Closed Sales	2,006	2,146	2,956	3,402	3,643	4,052	4,048	3,680	3,500	3,436	3,045	2,592	64%	10,510	YTD	30%
	Median Closed Price	644,950	679,075	740,000	750,000	775,000	779,919	789,000	771,750	745,000	750,000	740,000	749,000	15%	706,178	WA	13%
2020	# of Active Listings	2,118	2,221	2,813	3,255	3,467	3,471	3,877	4,010	3,970	3,806	2,867	1,949	-30%	2,602	A	-36%
	New Listings Taken in Month	2,361	2,969	3,787	2,707	3,585	4,107	4,680	4,628	4,371	3,971	2,305	1,793	-32%	11,824	YTD	-7%
	# of Pending Transactions	2,476	2,895	3,031	2,246	3,358	4,025	4,277	4,420	4,153	3,833	2,846	2,351	-44%	10,648	YTD	-14%
	Months Supply of Inventory	0.9	0.8	0.9	1.4	1.0	0.9	0.9	0.9	1.0	1.0	1.0	0.8	25%	1.0	A	-27%
	# of Closed Sales	1,665	1,891	2,450	2,073	1,988	2,783	3,420	3,456	3,535	3,857	3,098	3,096	-24%	8,079	T	-4%
	Median Closed Price	589,950	615,000	645,000	650,000	627,000	675,000	670,000	680,000	698,230	685,000	685,000	676,000	4%	625,929	WA	3%

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**  
RESIDENTIAL & CONDOMINIUM

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2019	Active Listings (EOM)	3,688	3,744	4,263	4,624	5,785	5,931	5,725	5,472	5,431	4,808	3,487	2,260	78%	4,080	AVG	109%
	New Listings Taken in Month	2,591	2,381	4,153	4,365	5,483	4,381	3,740	3,333	3,525	3,013	1,736	1,107	10%	13,490	YTD	6%
	# of Pending Transactions	2,452	2,278	3,657	3,988	4,196	3,931	3,661	3,298	3,151	3,211	2,695	1,898	15%	12,375	YTD	6%
	Months Supply of Inventory	1.5	1.6	1.2	1.2	1.4	1.5	1.6	1.7	1.7	1.5	1.3	1.2	55%	1.4	AVG	105%
	# of Closed Sales	1,575	1,795	2,290	2,739	3,378	3,357	3,280	3,152	2,506	2,757	2,510	2,416	-1%	8,399	YTD	-4%
	Median Closed Price	565,000	604,000	622,500	625,000	645,000	637,675	625,000	615,000	593,750	605,000	612,000	615,000	-4%	605,079	WA	-1%
2018	Active Listings (EOM)	1,509	1,645	2,060	2,591	3,562	4,503	5,116	5,803	6,587	6,283	5,241	3,690	14%	1,951	AVG	-2%
	New Listings Taken in Month	2,326	2,549	3,885	3,977	5,251	4,896	4,289	4,090	4,247	3,355	2,196	1,035	8%	12,737	YTD	6%
	# of Pending Transactions	2,282	2,480	3,465	3,464	4,176	3,830	3,374	3,072	2,869	2,877	2,467	1,770	-3%	11,691	YTD	-4%
	Months Supply of Inventory	0.7	0.7	0.6	0.7	0.9	1.2	1.5	1.9	2.3	2.2	2.1	2.1	17%	0.7	AVG	0%
	# of Closed Sales	1,635	1,864	2,479	2,764	3,194	3,502	3,261	3,028	2,331	2,618	2,258	2,157	5%	8,742	YTD	-4%
	Median Closed Price	571,250	590,000	625,000	650,000	650,000	650,000	629,000	610,000	610,000	613,509	605,000	597,000	18%	610,591	WA	18%
2017	Active Listings (EOM)	1,885	1,729	2,100	2,281	2,568	3,055	3,465	3,329	3,693	3,108	2,234	1,374	-29%	1,999	AVG	-26%
	New Listings Taken in Month	2,272	2,389	3,719	3,676	4,484	4,769	4,191	3,933	3,856	3,088	2,102	1,165	-13%	12,056	YTD	-9%
	# of Pending Transactions	2,468	2,639	3,500	3,570	4,308	4,276	3,787	4,003	3,514	3,533	2,831	1,850	-9%	12,177	YTD	-7%
	Months Supply of Inventory	0.8	0.7	0.6	0.6	0.6	0.7	0.9	0.8	1.1	0.9	0.8	0.7	-22%	0.7	AVG	-21%
	# of Closed Sales	2,007	1,779	2,699	2,634	3,380	3,652	3,462	3,571	3,262	3,174	2,821	2,681	-9%	9,119	YTD	1%
	Median Closed Price	475,000	506,000	530,000	550,000	560,000	590,000	599,000	585,000	565,000	565,000	575,000	585,000	16%	516,769	WA	14%
2016	Active Listings (EOM)	2,427	2,431	2,700	3,232	3,332	3,889	4,316	4,211	4,519	3,667	2,803	1,985	-16%	2,698	AVG	-26%
	New Listings Taken in Month	2,407	2,791	3,839	4,236	4,334	4,767	4,385	3,953	4,019	2,746	1,960	1,329	-2%	13,273	YTD	-2%
	# of Pending Transactions	2,385	3,038	3,766	3,925	4,486	4,328	4,098	4,083	3,777	3,576	2,856	2,092	-12%	13,114	YTD	-10%
	Months Supply of Inventory	1.0	0.8	0.7	0.8	0.7	0.9	1.1	1.0	1.2	1.0	1.0	0.9	-5%	0.8	AVG	-18%
	# of Closed Sales	1,720	1,824	2,570	2,886	3,242	3,800	3,653	3,656	3,309	3,272	2,911	2,701	-3%	9,000	YTD	-1%
	Median Closed Price	431,502	439,950	458,450	475,000	485,000	510,000	505,000	499,974	494,950	495,500	497,500	505,000	10%	451,854	WA	12%
2015	Active Listings (EOM)	3,536	3,555	3,578	3,864	4,176	4,285	4,445	4,352	4,257	3,851	2,917	2,196	-14%	3,633	AVG	-14%
	New Listings Taken in Month	2,518	2,919	3,749	4,329	4,380	4,243	4,055	3,618	3,411	3,005	1,796	1,314	10%	13,515	YTD	6%
	# of Pending Transactions	2,788	3,217	4,123	4,459	4,434	4,359	4,102	3,879	3,602	3,439	2,748	1,934	17%	14,587	YTD	13%
	Months Supply of Inventory	1.3	1.1	0.9	0.9	0.9	1.0	1.1	1.1	1.2	1.1	1.1	1.1	-27%	1.0	AVG	-24%
	# of Closed Sales	1,688	1,790	2,670	2,983	3,397	3,693	3,755	3,333	3,079	2,986	2,280	2,612	15%	9,131	YTD	11%
	Median Closed Price	390,000	375,000	411,200	431,000	434,000	450,000	439,000	450,700	440,000	432,750	432,000	450,000	12%	402,919	WA	8%
2014	Active Listings (EOM)	4,110	4,138	4,191	4,511	5,276	5,609	6,082	6,211	6,107	5,614	4,630	3,600	9%	4,238	AVG	8%
	New Listings Taken in Month	2,605	2,755	3,475	3,936	4,714	4,228	4,252	3,710	3,578	3,162	1,999	1,421	4%	12,771	YTD	0%
	# of Pending Transactions	2,629	2,811	3,621	3,797	4,154	3,953	3,718	3,547	3,406	3,350	2,699	2,130	0%	12,858	YTD	-5%
	Months Supply of Inventory	1.6	1.5	1.2	1.2	1.3	1.4	1.6	1.8	1.8	1.7	1.7	1.7	9%	1.3	AVG	14%
	# of Closed Sales	1,674	1,620	2,297	2,599	2,967	3,109	3,275	3,007	2,690	2,870	2,323	2,500	-3%	8,190	YTD	-4%
	Median Closed Price	364,875	365,000	378,000	386,000	398,000	410,000	425,000	398,000	420,000	399,950	399,000	400,000	10%	373,685	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**

**All King County**  
RESIDENTIAL & CONDOMINIUM

MONTHLY AVERAGES BASED ON HISTORICAL DATA |

2014 - 2023

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Totals	T
Active Listings (EOM)	2,415	2,433	2,735	3,124	3,557	4,022	4,361	4,319	4,530	4,081	3,176	2,215	3,414	AVG
% of 12 Month Avg.	71%	71%	80%	92%	104%	118%	128%	126%	133%	120%	93%	65%		
New Listings Taken in Month	2,351	2,641	3,782	3,867	4,429	4,439	4,088	3,692	3,739	3,025	1,934	1,224	39,211	T
% of 12 Month Avg.	72%	81%	116%	118%	136%	136%	125%	113%	114%	93%	59%	37%		
# of Pending Transactions	2,393	2,684	3,514	3,522	3,981	3,848	3,597	3,559	3,264	3,136	2,510	1,819	37,827	T
% of 12 Month Avg.	76%	85%	111%	112%	126%	122%	114%	113%	104%	99%	80%	58%		
Months Supply of Inventory	1.0	0.9	0.8	0.9	0.9	1.0	1.2	1.2	1.4	1.3	1.3	1.2	1.1	AVG
% of 12 Month Avg.	92%	83%	71%	81%	82%	96%	111%	111%	127%	119%	116%	111%		
# of Closed Units	1,653	1,794	2,523	2,702	3,062	3,349	3,281	3,164	2,838	2,881	2,438	2,354	32,039	T
% of 12 Month Avg.	62%	67%	94%	101%	115%	125%	123%	119%	106%	108%	91%	88%		
Median Closed Price	547,553	566,046	600,890	618,724	627,075	638,359	629,600	624,642	616,293	615,771	609,543	608,700	608,600	AVG
% of 12 Month Avg.	90%	93%	99%	102%	103%	105%	103%	103%	101%	101%	100%	100%		

**All King County**  
RESIDENTIAL & CONDOMINIUM  
Closed Sales by Price by Month  
**2024**

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	11	6	13	15									<b>45</b>
\$250,000 to \$499,999	182	201	248	236									<b>867</b>
\$500,000 to \$749,999	302	412	480	552									<b>1,746</b>
\$750,000 to \$999,999	227	319	417	484									<b>1,447</b>
\$1,000,000 to \$1,499,999	168	283	322	425									<b>1,198</b>
\$1,500,000 to \$2,499,999	94	159	280	345									<b>878</b>
\$2,500,000 and above	42	72	122	126									<b>362</b>
<b>Grand Total</b>	<b>1,026</b>	<b>1,452</b>	<b>1,882</b>	<b>2,183</b>									<b>6,543</b>

**2023**

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	14	15	18	11	16	11	14	14	19	13	14	13	<b>58</b>
\$250,000 to \$499,999	195	251	298	274	289	334	294	303	253	248	243	174	<b>1,018</b>
\$500,000 to \$749,999	331	497	614	550	614	650	614	582	539	520	397	418	<b>1,992</b>
\$750,000 to \$999,999	220	318	373	403	461	516	444	448	375	394	305	287	<b>1,314</b>
\$1,000,000 to \$1,499,999	136	213	344	315	433	469	374	408	322	345	274	207	<b>1,008</b>
\$1,500,000 to \$2,499,999	83	108	218	215	262	324	269	280	218	191	173	150	<b>624</b>
\$2,500,000 and above	24	45	68	88	74	95	87	105	73	77	59	51	<b>225</b>
<b>Grand Total</b>	<b>1,003</b>	<b>1,447</b>	<b>1,933</b>	<b>1,856</b>	<b>2,149</b>	<b>2,399</b>	<b>2,096</b>	<b>2,140</b>	<b>1,799</b>	<b>1,788</b>	<b>1,465</b>	<b>1,300</b>	<b>6,239</b>

**YOY % CHANGE**

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	-21%	-60%	-28%	36%									-22%
\$250,000 to \$499,999	-7%	-20%	-17%	-14%									-15%
\$500,000 to \$749,999	-9%	-17%	-22%	0%									-12%
\$750,000 to \$999,999	3%	0%	12%	20%									10%
\$1,000,000 to \$1,499,999	24%	33%	-6%	35%									19%
\$1,500,000 to \$2,499,999	13%	47%	28%	60%									41%
\$2,500,000 and above	75%	60%	79%	43%									61%
<b>Grand Total</b>	<b>2%</b>	<b>0%</b>	<b>-3%</b>	<b>18%</b>									<b>5%</b>