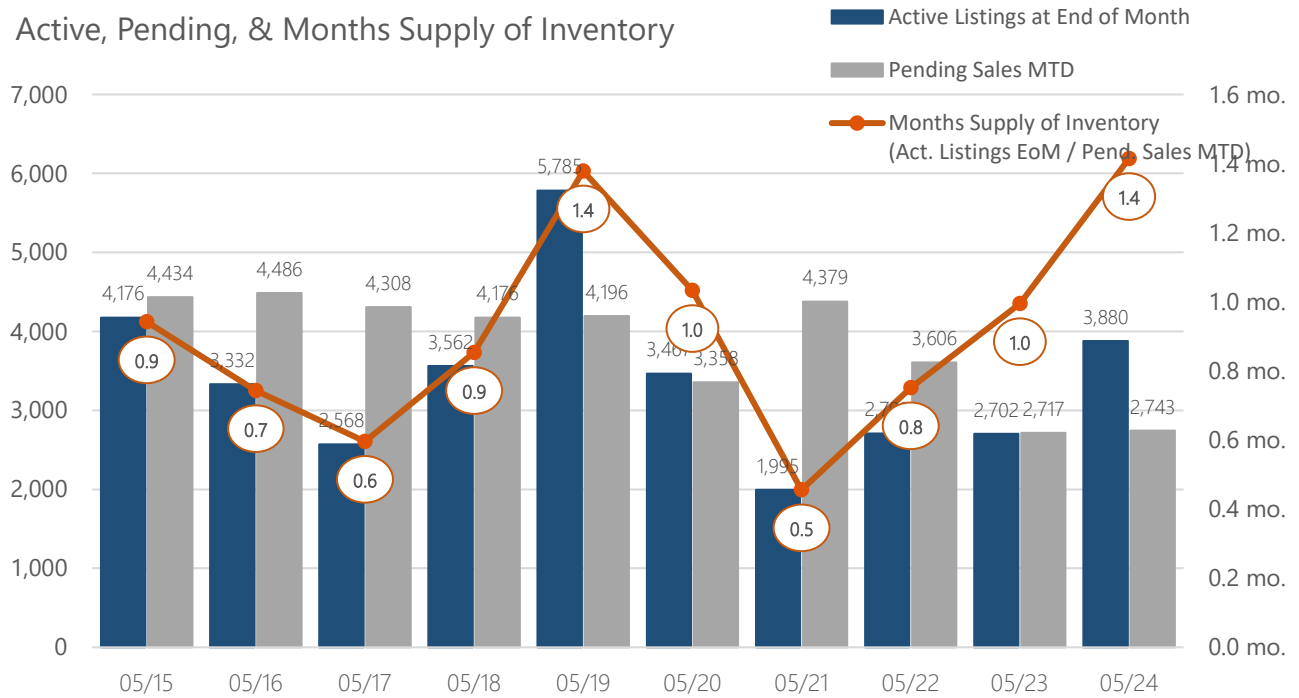
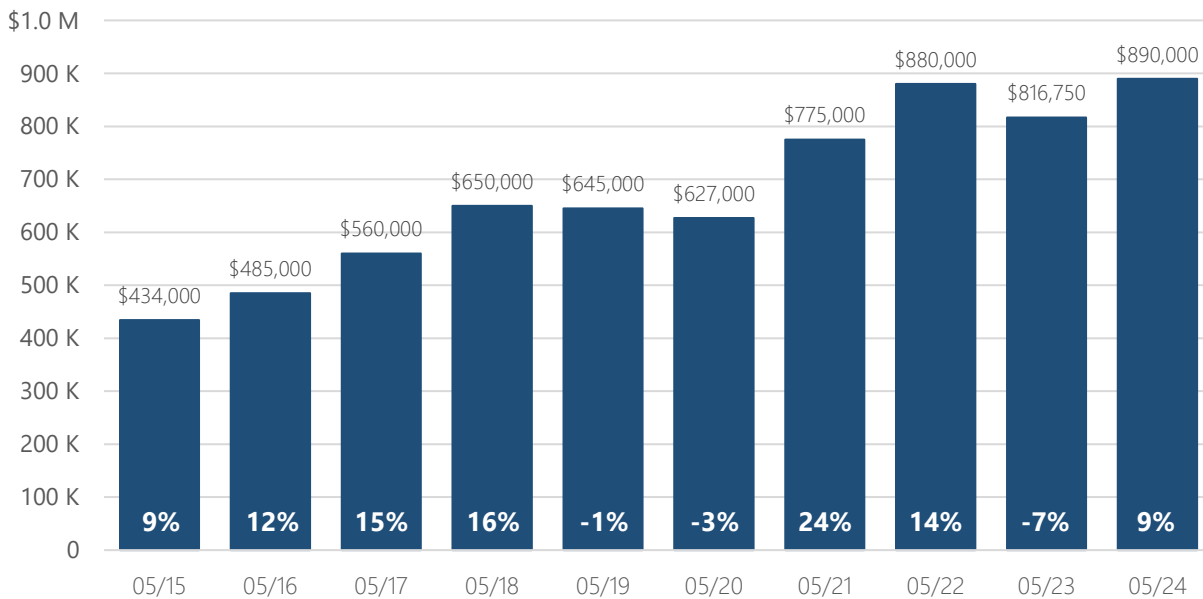


**All King County**  
**RESIDENTIAL & CONDOMINIUM**

Active, Pending, & Months Supply of Inventory



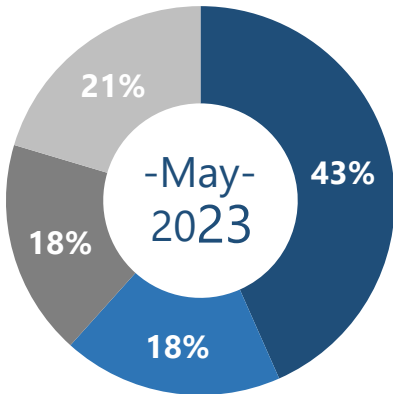
Median Closed Sales Price For Current Month Sold Properties



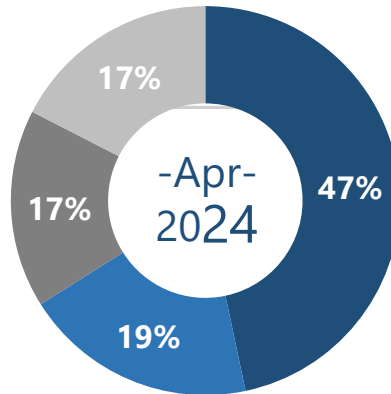
All King County

RESIDENTIAL & CONDOMINIUM

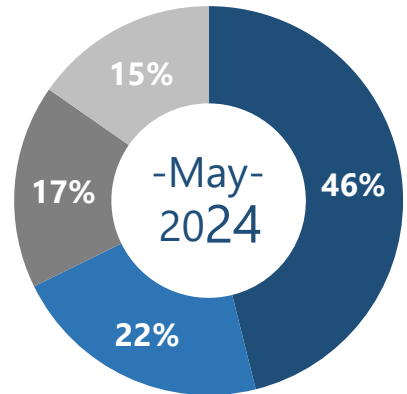
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



SOLD ABOVE LIST PRICE



SOLD AT LIST PRICE



SOLD BELOW LIST PRICE



PRICE CHANGE BEFORE SALE

MAY 2024

	SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	6	9	18	76
NUMBER OF SALES IN MONTH	1,153	541	424	383
MEDIAN % FROM ORIGINAL LIST PRICE	6%	0%	-3%	N/A

**All King County**  
RESIDENTIAL & CONDOMINIUM

Sales Price to List Price  
based on Market Time

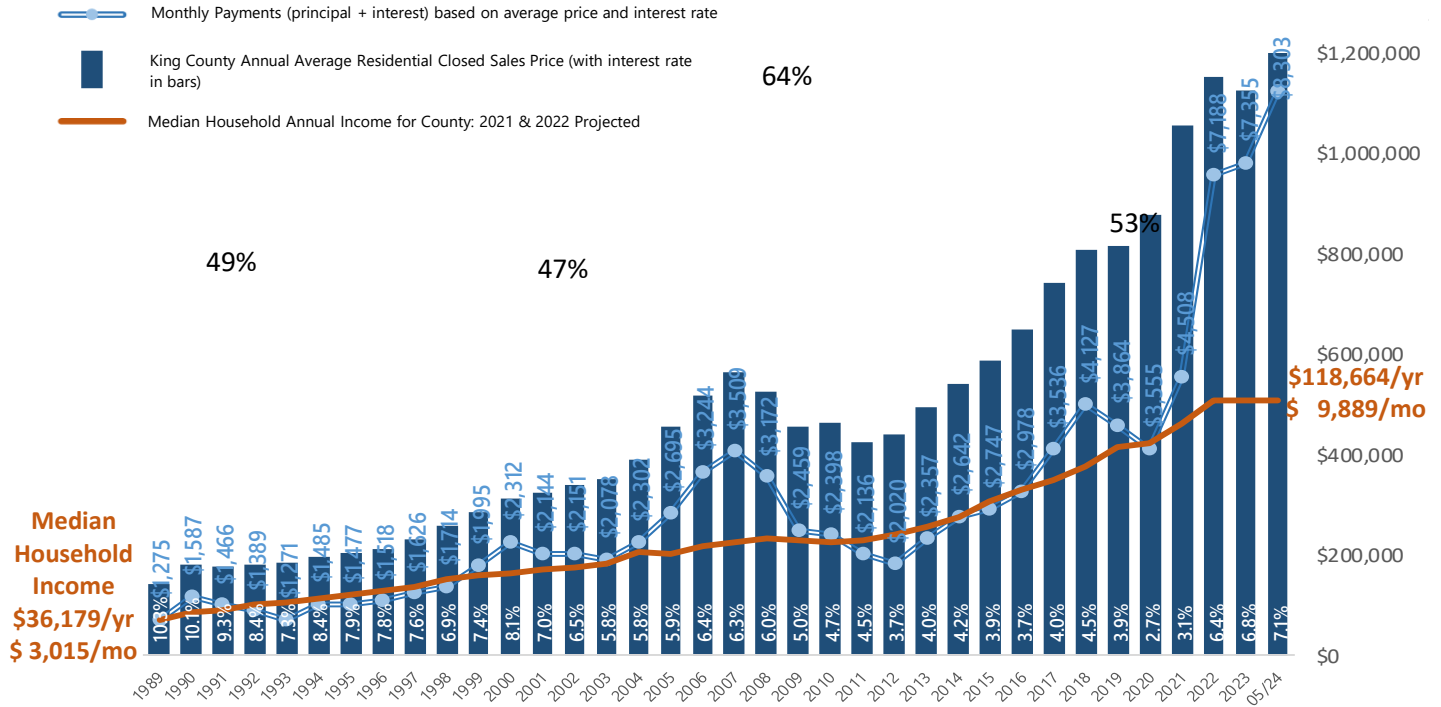
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	101.3%	101.2%	1915	76.6%
15 - 30	97.8%	99.0%	251	10.0%
31 - 60	97.0%	98.9%	205	8.2%
61 - 90	95.7%	99.2%	57	2.3%
90+	93.8%	98.5%	73	2.9%
Totals			2501	100.0%

The Cost of  
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
May, 2024	\$890,000	7.06%	\$5,957
May, 2023	\$816,750	6.43%	\$5,125
	<b>\$73,250</b>	<b>0.63%</b>	<b>\$832</b> Per Month
			<b>\$9,987</b> Per Year

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

# Monthly Payments Compared to Income Trendline King County



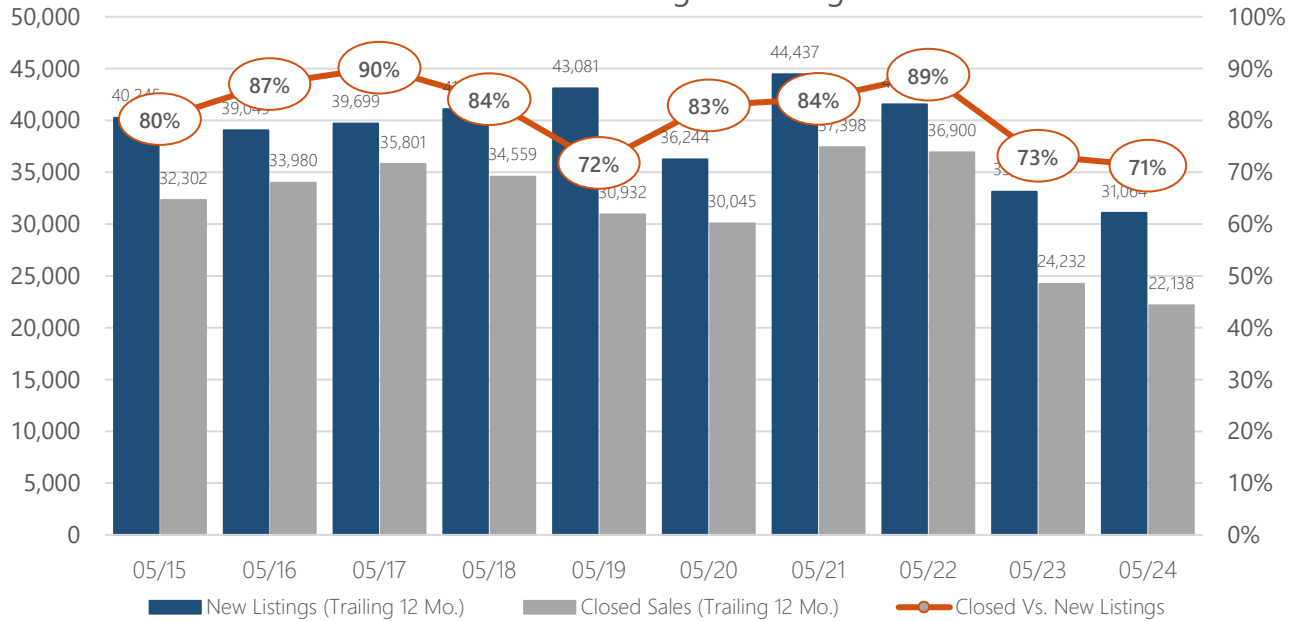
<p><b>A</b></p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p><b>B</b></p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p><b>C</b></p>	<p>Annual Median 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

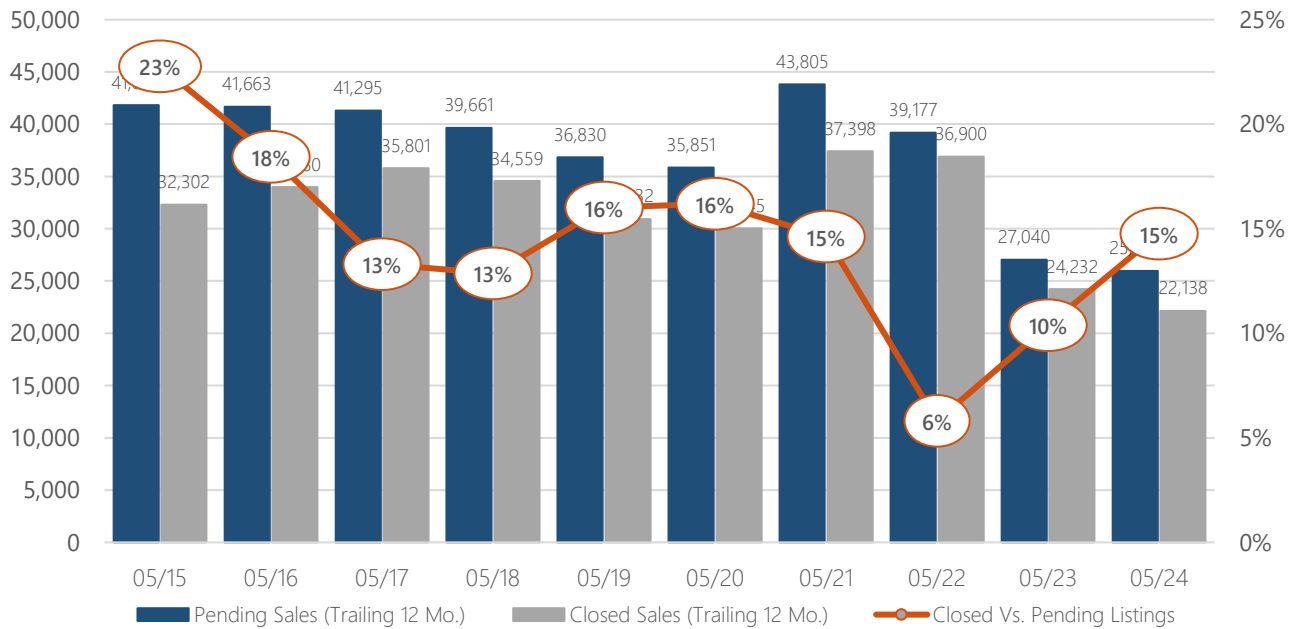
### RESIDENTIAL & CONDOMINIUM

#### 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

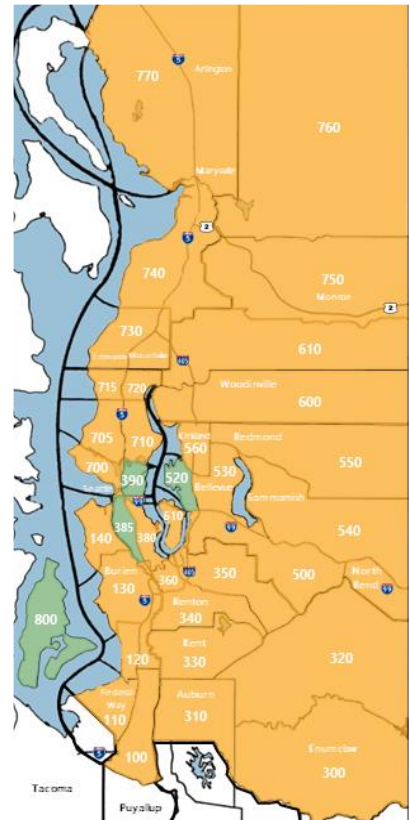
Area	Months Inventory			Area	Months Inventory		
	2022	2023	2024		2022	2023	2024
100	0.5	0.6	1.2	530	0.8	1.1	1.0
110	0.3	0.6	1.4	540	1.0	0.8	0.7
120	0.4	0.8	1.5	550	1.0	0.8	1.0
130	0.6	0.9	1.1	560	1.2	1.0	1.5
140	0.4	0.8	1.4	600	0.7	0.8	1.0
300	0.6	1.6	1.1	610	0.8	0.7	0.9
310	0.8	0.5	1.1	700	0.9	1.2	2.0
320	0.9	1.1	1.6	701	3.4	3.5	4.9
330	0.7	0.7	1.0	705	0.5	0.9	1.5
340	0.8	0.5	0.9	710	0.5	1.0	1.4
350	0.6	0.8	1.1	715	0.7	0.8	1.3
360	0.6	0.5	1.6	720	0.6	0.8	1.4
380	1.0	1.5	2.1	730	0.8	0.6	0.8
385	0.6	1.6	3.2	740	0.7	0.6	0.9
390	1.0	1.6	2.9	750	1.0	0.8	1.1
500	0.8	0.9	1.0	760	0.9	0.8	1.3
510	0.6	0.9	1.8	770	0.6	0.9	1.0
520	1.6	2.3	2.3	800	0.8	1.3	2.3

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

	May, 2024	May, 2023	Difference	% Change
Months Supply of Inventory	1.2	0.9	0.3	32%
Active Listings at End of Month	2,563	1,938	625	32%
Pending Sales MTD	2,129	2,120	9	0%
Pending Sales (Trailing 12 Months)	19,684	20,988	-1,304	-6%
Closed Sales MTD	1,938	1,661	277	17%
Closed Sales (Trailing 12 Months)	16,908	18,860	-1,952	-10%
Closed Sales Price (Median)	\$1,001,000	\$910,000	\$91,000	10%
30-Year-Fixed-Rate Mortgage Rate	7.1%	6.4%	0.6%	10%
Monthly Payments (P&I)	\$6,700	\$5,710	\$990	17%

### Condominium

	May, 2024	May, 2023	Difference	% Change
Months Supply of Inventory	2.1	1.3	0.9	68%
Active Listings at End of Month	1,317	764	553	72%
Pending Sales MTD	614	597	17	3%
Pending Sales (Trailing 12 Months)	6,289	6,052	237	4%
Closed Sales MTD	568	487	81	17%
Closed Sales (Trailing 12 Months)	5,230	5,372	-142	-3%
Closed Sales Price (Median)	\$595,000	\$505,000	\$90,000	18%
30-Year-Fixed-Rate Mortgage Rate	7.1%	6.4%	0.6%	10%
Monthly Payments (P&I)	\$3,983	\$3,169	\$814	26%

### Residential & Condominium

	May, 2024	May, 2023	Difference	% Change
Months Supply of Inventory	1.4	1.0	0.4	42%
Active Listings at End of Month	3,880	2,702	1,178	44%
Pending Sales MTD	2,743	2,717	26	1%
Pending Sales (Trailing 12 Months)	25,973	27,040	-1,067	-4%
Closed Sales MTD	2,506	2,148	358	17%
Closed Sales (Trailing 12 Months)	22,138	24,232	-2,094	-9%
Closed Sales Price (Median)	\$890,000	\$816,750	\$73,250	9%
30-Year-Fixed-Rate Mortgage Rates	7.1%	6.4%	0.6%	10%
Monthly Payments (P&I)	\$5,957	\$5,125	\$832	16%

## 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	3,880								44%	2,588	AVG	7%
	New Listings Taken in Month	1,875	2,492	2,954	3,439	4,173								34%	14,933	YTD	21%
	# of Pending Transactions	1,719	2,061	2,559	2,775	2,743								1%	11,857	YTD	5%
	Months Supply of Inventory	1.1	1.0	0.9	1.0	1.4								42%	1.1	AVG	1%
	# of Closed Sales	1,033	1,450	1,882	2,183	2,506								17%	9,054	YTD	7%
	Median Closed Price	760,000	820,000	850,000	875,000	890,000								9%	841,532	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	0%	2,415	AVG	52%
	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	-25%	12,308	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	-25%	11,322	YTD	-25%
	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	32%	1.1	AVG	113%
	# 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	-35%	8,431	YTD	-33%
	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	-7%	765,057	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	36%	1,590	AVG	-18%
	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	5%	17,914	YTD	-4%
	# 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	-18%	15,159	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	65%	0.5	AVG	-10%
	# 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%	12,547	YTD	-11%
	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	14%	820,869	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	-42%	1,932	AVG	-30%
	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	22%	18,582	YTD	21%
	# 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	30%	17,900	YTD	28%
	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	-56%	0.6	AVG	-45%
	# 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	83%	14,153	YTD	41%
	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	24%	721,039	WA	15%
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	-40%	2,775	A	-37%
	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%	15,409	YTD	-14%
	# 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	-20%	14,006	YTD	-15%
	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	-41%	10,067	T	-15%
	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	-3%	626,144	WA	2%

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	62%	4,421	AVG	94%
	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	4%	18,973	YTD	5%
	# 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	0%	16,571	YTD	4%
	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	62%	1.4	AVG	95%
	# 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	6%	11,777	YTD	-1%
	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	-1%	613,489	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	39%	2,273	AVG	8%
	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	17%	17,988	YTD	9%
	# 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%	15,867	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	43%	0.7	AVG	8%
	# 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	-6%	11,936	YTD	-5%
	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	16%	618,891	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	-23%	2,113	AVG	-25%
	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	3%	16,540	YTD	-6%
	# 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	-4%	16,485	YTD	-6%
	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	-20%	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	4%	12,499	YTD	2%
	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	15%	526,006	WA	15%
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	-20%	2,824	AVG	-25%
	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	-1%	17,607	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	1%	17,600	YTD	-7%
	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	-21%	0.8	AVG	-19%
	# 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	-5%	12,242	YTD	-2%
	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	12%	458,874	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	-21%	3,742	AVG	-16%
	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	-7%	17,895	YTD	2%
	# 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	7%	19,021	YTD	12%
	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	-26%	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	14%	12,528	YTD	12%
	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	9%	409,527	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%	4,445	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	8%	17,485	YTD	2%
	# 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	3%	17,012	YTD	-3%
	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	6%	1.3	AVG	12%
	# 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	-5%	11,157	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	6%	378,800	WA	9%

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	16								<b>61</b>
\$250,000 to \$499,999	182	201	248	236	253								<b>1,120</b>
\$500,000 to \$749,999	302	412	480	552	585								<b>2,331</b>
\$750,000 to \$999,999	227	319	417	484	600								<b>2,047</b>
\$1,000,000 to \$1,499,999	168	283	322	425	492								<b>1,690</b>
\$1,500,000 to \$2,499,999	94	159	280	345	412								<b>1,290</b>
\$2,500,000 and above	42	72	122	126	143								<b>505</b>
<b>Grand Total</b>	<b>1,026</b>	<b>1,452</b>	<b>1,882</b>	<b>2,183</b>	<b>2,501</b>								<b>9,044</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>74</b>
\$250,000 to \$499,999	195	251	298	274	289	334	294	303	253	248	243	174	<b>1,307</b>
\$500,000 to \$749,999	331	497	614	550	614	650	614	582	539	520	397	418	<b>2,606</b>
\$750,000 to \$999,999	220	318	373	403	461	516	444	448	375	394	305	287	<b>1,775</b>
\$1,000,000 to \$1,499,999	136	213	344	315	433	469	374	408	322	345	274	207	<b>1,441</b>
\$1,500,000 to \$2,499,999	83	108	218	215	262	324	269	280	218	191	173	150	<b>886</b>
\$2,500,000 and above	24	45	68	88	74	95	87	105	73	77	59	51	<b>299</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>8,388</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%	0%								-18%
\$250,000 to \$499,999	-7%	-20%	-17%	-14%	-12%								-14%
\$500,000 to \$749,999	-9%	-17%	-22%	0%	-5%								-11%
\$750,000 to \$999,999	3%	0%	12%	20%	30%								15%
\$1,000,000 to \$1,499,999	24%	33%	-6%	35%	14%								17%
\$1,500,000 to \$2,499,999	13%	47%	28%	60%	57%								46%
\$2,500,000 and above	75%	60%	79%	43%	93%								69%
<b>Grand Total</b>	<b>2%</b>	<b>0%</b>	<b>-3%</b>	<b>18%</b>	<b>16%</b>								<b>8%</b>