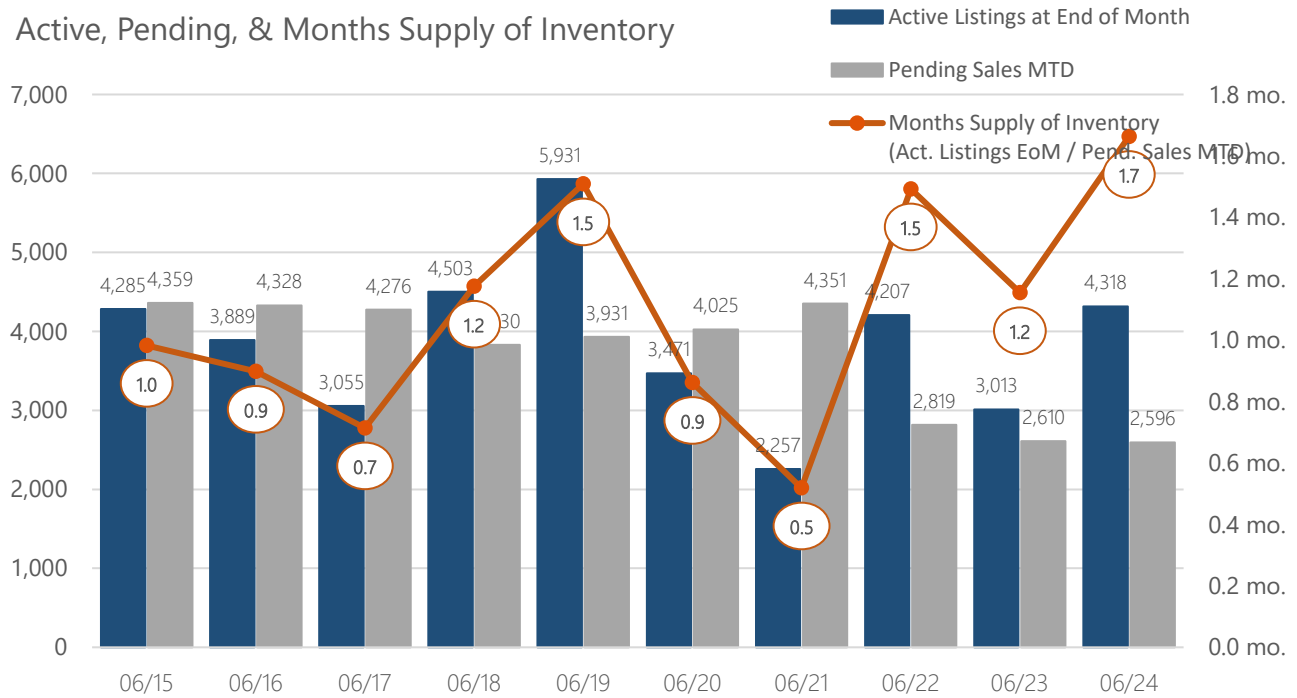
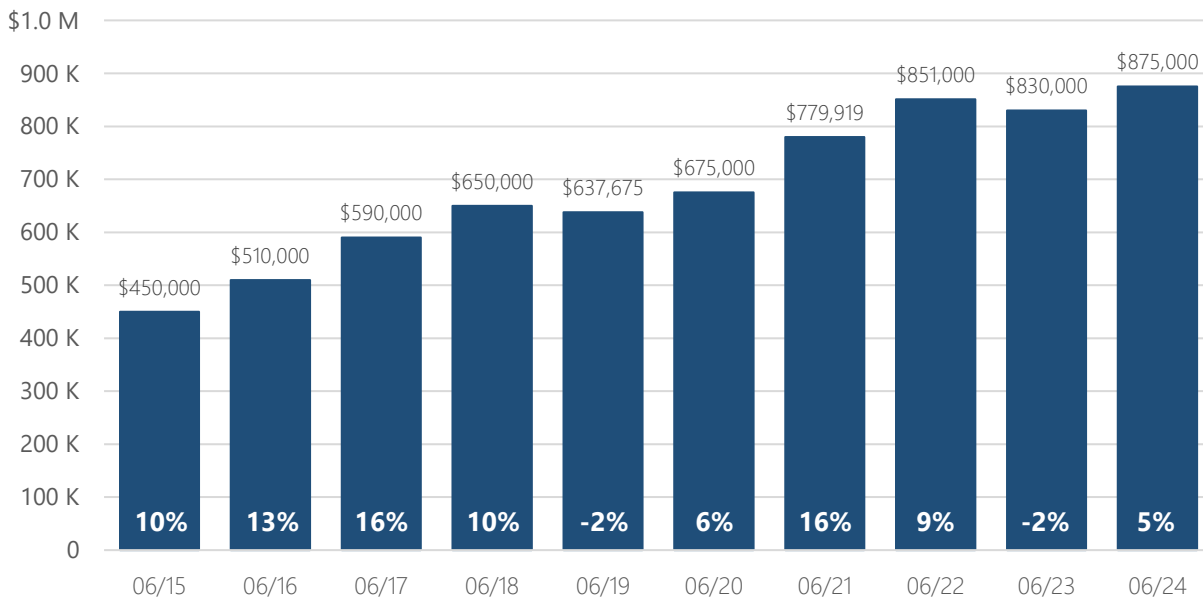


All King County
RESIDENTIAL & CONDOMINIUM

Active, Pending, & Months Supply of Inventory



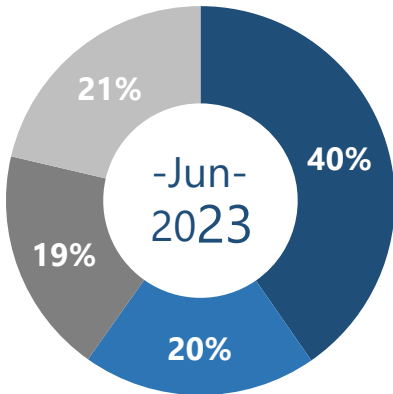
Median Closed Sales Price For Current Month Sold Properties



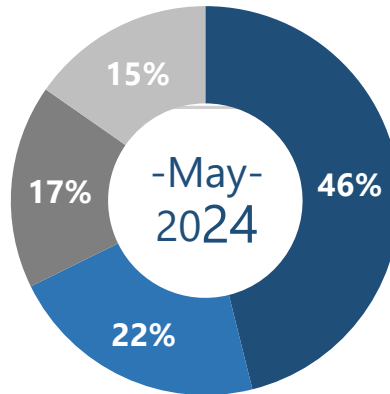
All King County

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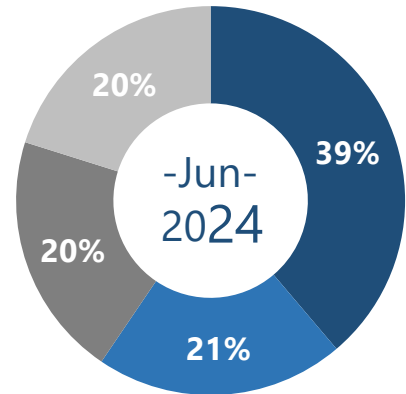
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



**SOLD
ABOVE
LIST
PRICE**



**SOLD
AT
LIST
PRICE**



**SOLD
BELOW
LIST
PRICE**



**PRICE
CHANGE
BEFORE
SALE**

JUNE 2024

**AVERAGE DAYS
ON MARKET**



6

10

19

56

**NUMBER OF SALES
IN MONTH**



853

455

448

443

**MEDIAN % FROM
ORIGINAL LIST PRICE**



5%

0%

-2%

N/A

All King County
RESIDENTIAL & CONDOMINIUM

Sales Price to List Price
based on Market Time

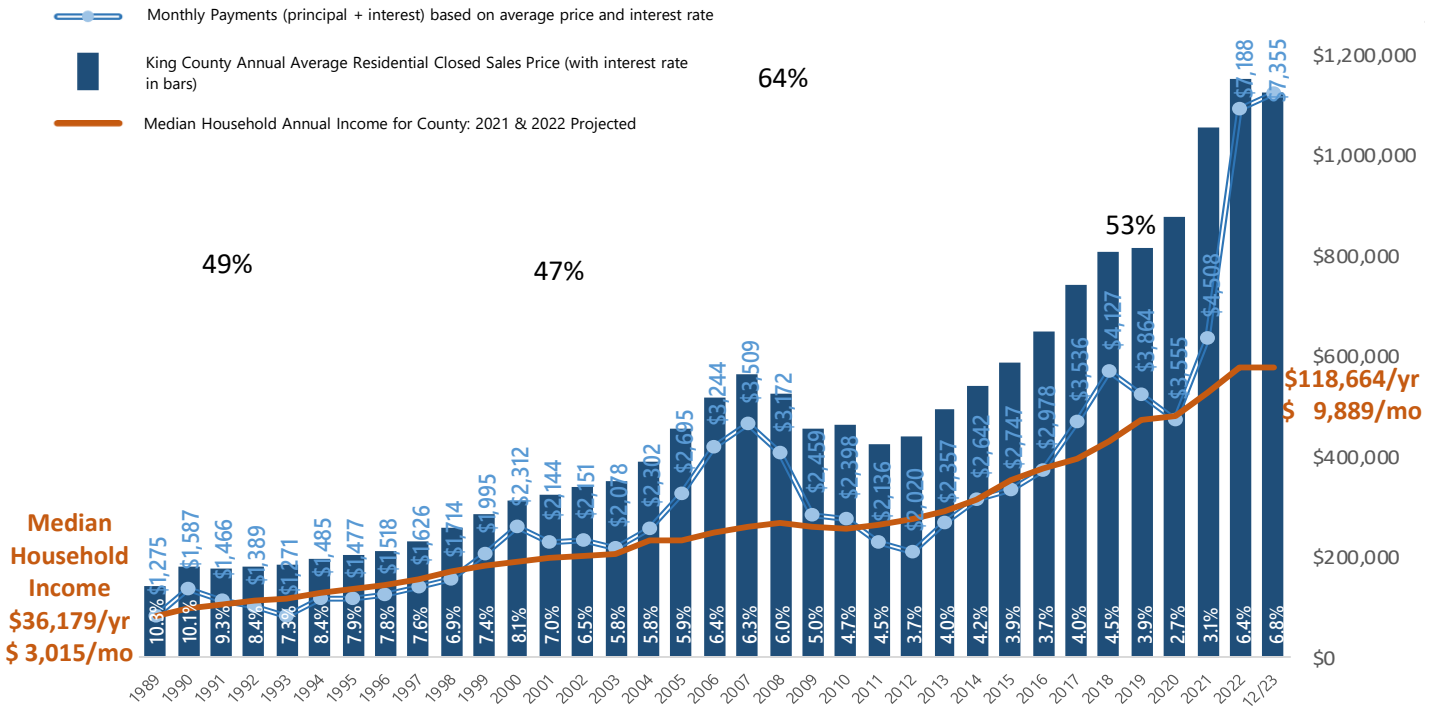
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.4%	100.4%	1565	71.2%
15 - 30	97.5%	98.6%	310	14.1%
31 - 60	95.8%	98.4%	211	9.6%
61 - 90	93.9%	98.3%	57	2.6%
90+	95.3%	98.6%	56	2.5%
Totals			2199	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
June, 2024	\$875,000	6.92%	\$5,774
June, 2023	\$830,000	6.71%	\$5,361
	\$45,000	0.21%	\$413 Per Month
			\$4,958 Per Year

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

Monthly Payments Compared to Income Trendline King County



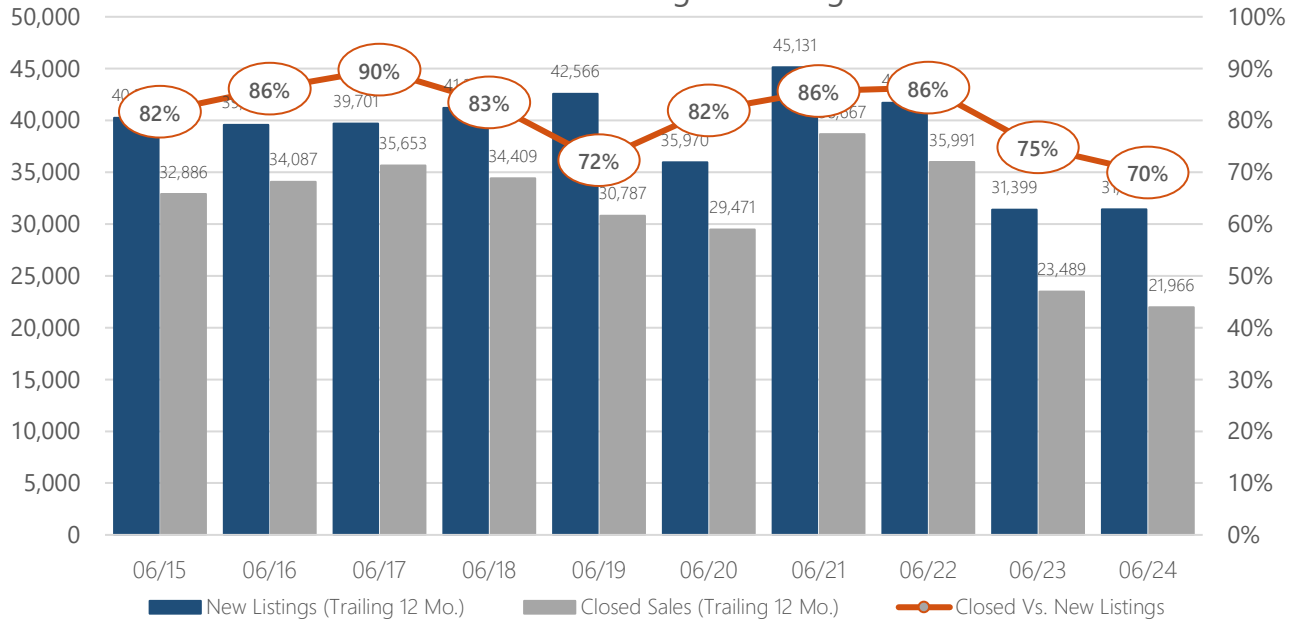
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income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

All King County

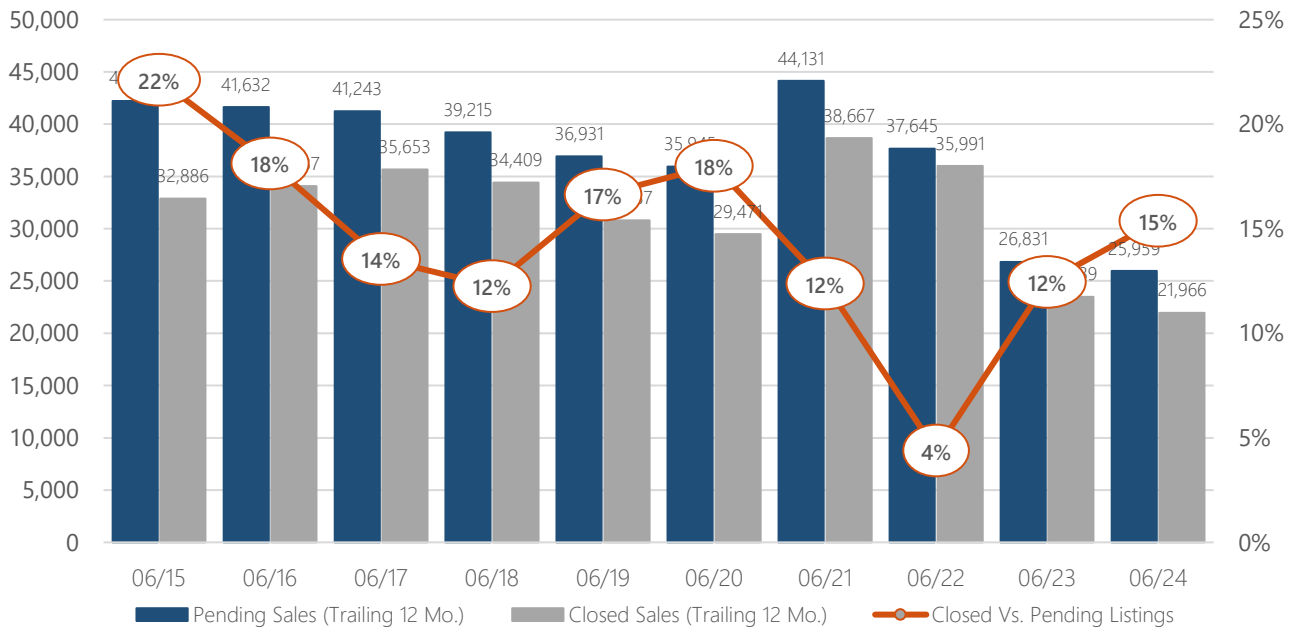
RESIDENTIAL & CONDOMINIUM

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

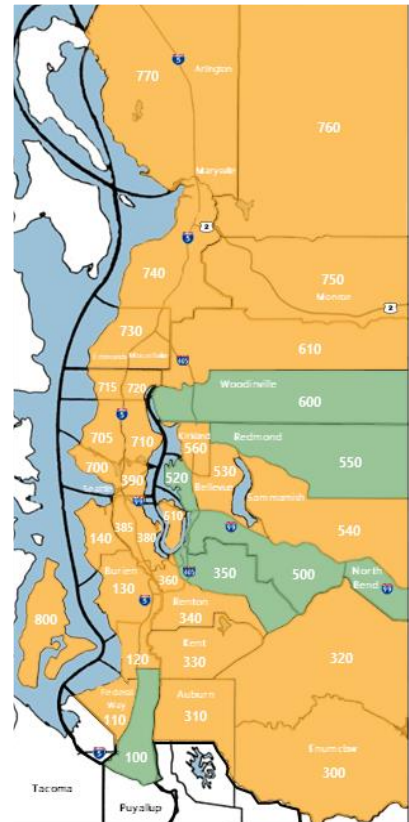
Area	Months Inventory			Area	Months Inventory		
	2022	2023	2024		2022	2023	2024
100	2.2	1.1	1.4	530	1.6	1.0	1.2
110	0.9	0.7	1.7	540	1.8	0.9	1.1
120	1.0	1.2	1.4	550	2.4	1.2	1.6
130	1.1	0.7	1.5	560	1.7	1.0	1.6
140	0.9	1.1	1.3	600	1.8	0.9	1.1
300	1.6	1.0	1.2	610	1.5	0.8	1.4
310	1.4	0.9	1.5	700	1.9	2.0	3.7
320	1.5	1.2	1.3	701	4.3	3.2	7.6
330	1.2	0.8	1.6	705	1.0	1.2	1.8
340	1.3	1.0	1.0	710	1.0	1.2	1.5
350	2.0	0.9	1.8	715	1.4	0.9	1.6
360	1.2	0.9	3.4	720	1.5	0.8	0.9
380	1.4	1.6	2.3	730	1.2	0.6	1.3
385	2.1	1.8	2.3	740	1.5	0.8	1.0
390	1.9	1.6	2.8	750	1.7	1.3	1.1
500	2.0	1.0	1.1	760	1.6	1.3	1.6
510	1.8	1.3	1.4	770	1.5	0.8	1.4
520	2.7	2.1	2.7	800	0.7	1.3	1.4

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

	June, 2024	June, 2023	Difference	% Change
Months Supply of Inventory	1.4	1.1	0.3	30%
Active Listings at End of Month	2,865	2,181	684	31%
Pending Sales MTD	2,018	1,999	19	1%
Pending Sales (Trailing 12 Months)	19,703	20,795	-1,092	-5%
Closed Sales MTD	1,753	1,860	-107	-6%
Closed Sales (Trailing 12 Months)	16,801	18,238	-1,437	-8%
Closed Sales Price (Median)	\$965,000	\$935,000	\$30,000	3%
30-Year-Fixed-Rate Mortgage Rate	6.9%	6.7%	0.2%	3%
Monthly Payments (P&I)	\$6,368	\$6,040	\$329	5%

Condominium

	June, 2024	June, 2023	Difference	% Change
Months Supply of Inventory	2.5	1.4	1.2	85%
Active Listings at End of Month	1,453	832	621	75%
Pending Sales MTD	578	611	-33	-5%
Pending Sales (Trailing 12 Months)	6,256	6,036	220	4%
Closed Sales MTD	475	540	-65	-12%
Closed Sales (Trailing 12 Months)	5,165	5,251	-86	-2%
Closed Sales Price (Median)	\$555,090	\$529,975	\$25,115	5%
30-Year-Fixed-Rate Mortgage Rate	6.9%	6.7%	0.2%	3%
Monthly Payments (P&I)	\$3,663	\$3,423	\$240	7%

Residential & Condominium

	June, 2024	June, 2023	Difference	% Change
Months Supply of Inventory	1.7	1.2	0.5	44%
Active Listings at End of Month	4,318	3,013	1,305	43%
Pending Sales MTD	2,596	2,610	-14	-1%
Pending Sales (Trailing 12 Months)	25,959	26,831	-872	-3%
Closed Sales MTD	2,228	2,400	-172	-7%
Closed Sales (Trailing 12 Months)	21,966	23,489	-1,523	-6%
Closed Sales Price (Median)	\$875,000	\$830,000	\$45,000	5%
30-Year-Fixed-Rate Mortgage Rates	6.9%	6.7%	0.2%	3%
Monthly Payments (P&I)	\$5,774	\$5,361	\$413	8%

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	4,318							43%	2,877	AVG	14%
	New Listings Taken in Month	1,875	2,492	2,954	3,439	4,173	3,581							10%	18,514	YTD	19%
	# of Pending Transactions	1,719	2,061	2,559	2,775	2,743	2,596							-1%	14,453	YTD	4%
	Months Supply of Inventory	1.1	1.0	0.9	1.0	1.4	1.7							44%	1.2	AVG	8%
	# of Closed Sales	1,033	1,450	1,882	2,183	2,506	2,228							-7%	11,282	YTD	4%
	Median Closed Price	760,000	820,000	850,000	875,000	890,000	875,000							5%	847,308	WA	9%
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	-28%	2,515	AVG	24%
	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	-7%	15,550	YTD	-32%
	# 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	-7%	13,932	YTD	-23%
	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	-23%	1.1	AVG	63%
	# 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	-24%	10,831	YTD	-31%
	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	-2%	776,657	WA	-6%
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	86%	2,026	AVG	2%
	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	3%	22,869	YTD	-2%
	# 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	-35%	17,978	YTD	-19%
	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	188%	0.7	AVG	21%
	# 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	-22%	15,690	YTD	-14%
	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	9%	826,071	WA	13%
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	-35%	1,986	AVG	-31%
	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	17%	23,383	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	8%	22,251	YTD	23%
	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	-40%	0.6	AVG	-44%
	# 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	46%	18,205	YTD	42%
	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	16%	731,550	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	-41%	2,891	A	-38%
	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	-16%	19,516	YTD	-15%
	# 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	2%	18,031	YTD	-12%
	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	-43%	1.0	A	-29%
	# 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	-17%	12,850	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	6%	634,818	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	32%	4,673	AVG	77%
	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	-11%	23,354	YTD	2%
	# 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	3%	20,502	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	28%	1.4	AVG	78%
	# 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	-4%	15,134	YTD	-2%
	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	-2%	617,658	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	47%	2,645	AVG	17%
	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	3%	22,884	YTD	7%
	# 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	-10%	19,697	YTD	-5%
	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	65%	0.8	AVG	18%
	# 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	-4%	15,438	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	10%	624,303	WA	16%
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	-21%	2,270	AVG	-24%
	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	0%	21,309	YTD	-5%
	# 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	-1%	20,761	YTD	-5%
	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%	16,151	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%	537,764	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	-9%	3,002	AVG	-22%
	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	12%	22,374	YTD	1%
	# 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%	21,928	YTD	-6%
	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	-9%	0.8	AVG	-17%
	# 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%	16,042	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	13%	468,187	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	-24%	3,832	AVG	-17%
	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	0%	22,138	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	10%	23,380	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	-31%	1.0	AVG	-25%
	# 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	19%	16,221	YTD	14%
	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	10%	416,838	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	6%	4,639	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	2%	21,713	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	1%	20,965	YTD	-2%
	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	5%	1.3	AVG	11%
	# 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	2%	14,266	YTD	-3%
	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	7%	384,357	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	12							73
\$250,000 to \$499,999	182	201	248	236	253	256							1,376
\$500,000 to \$749,999	302	412	480	552	585	548							2,879
\$750,000 to \$999,999	227	319	417	484	600	496							2,543
\$1,000,000 to \$1,499,999	168	283	322	425	492	442							2,132
\$1,500,000 to \$2,499,999	94	159	280	345	412	326							1,616
\$2,500,000 and above	42	72	122	126	143	119							624
Grand Total	1,026	1,452	1,882	2,183	2,501	2,199							11,243

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	85
\$250,000 to \$499,999	195	251	298	274	289	334	294	303	253	248	243	174	1,641
\$500,000 to \$749,999	331	497	614	550	614	650	614	582	539	520	397	418	3,256
\$750,000 to \$999,999	220	318	373	403	461	516	444	448	375	394	305	287	2,291
\$1,000,000 to \$1,499,999	136	213	344	315	433	469	374	408	322	345	274	207	1,910
\$1,500,000 to \$2,499,999	83	108	218	215	262	324	269	280	218	191	173	150	1,210
\$2,500,000 and above	24	45	68	88	74	95	87	105	73	77	59	51	394
Grand Total	1,003	1,447	1,933	1,856	2,149	2,399	2,096	2,140	1,799	1,788	1,465	1,300	10,787

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%	9%							-14%
\$250,000 to \$499,999	-7%	-20%	-17%	-14%	-12%	-23%							-16%
\$500,000 to \$749,999	-9%	-17%	-22%	0%	-5%	-16%							-12%
\$750,000 to \$999,999	3%	0%	12%	20%	30%	-4%							11%
\$1,000,000 to \$1,499,999	24%	33%	-6%	35%	14%	-6%							12%
\$1,500,000 to \$2,499,999	13%	47%	28%	60%	57%	1%							34%
\$2,500,000 and above	75%	60%	79%	43%	93%	25%							58%
Grand Total	2%	0%	-3%	18%	16%	-8%							4%