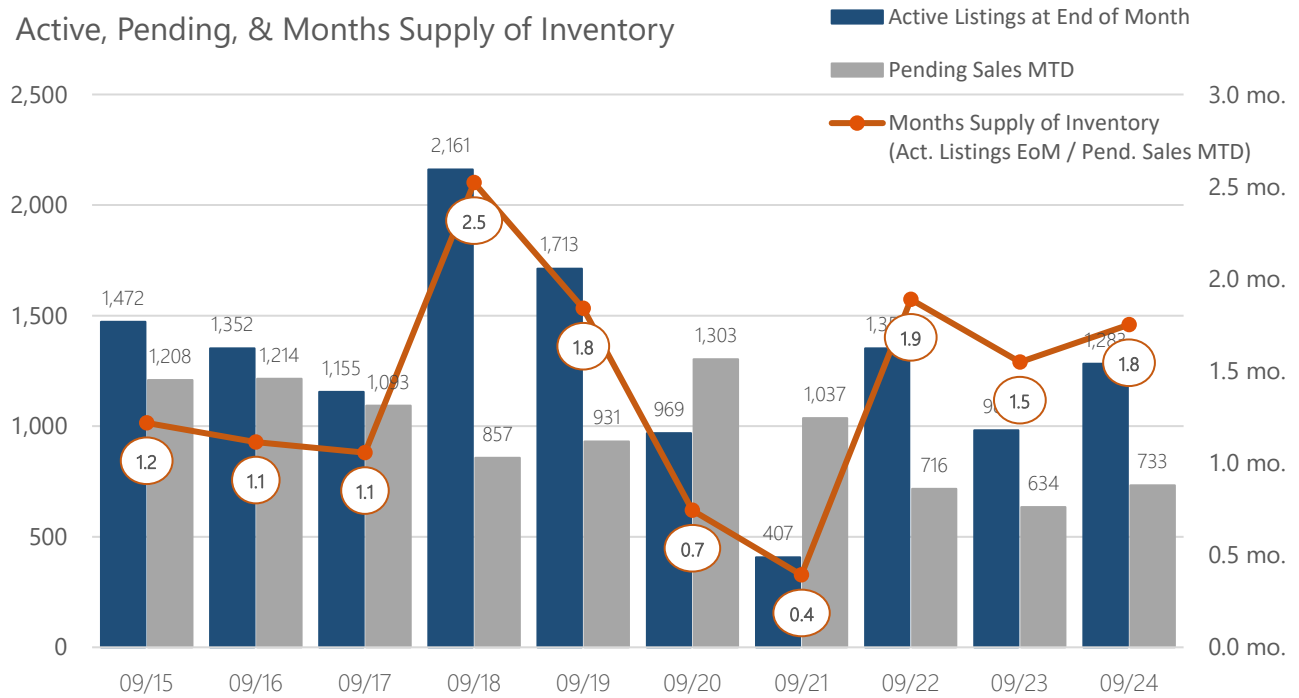
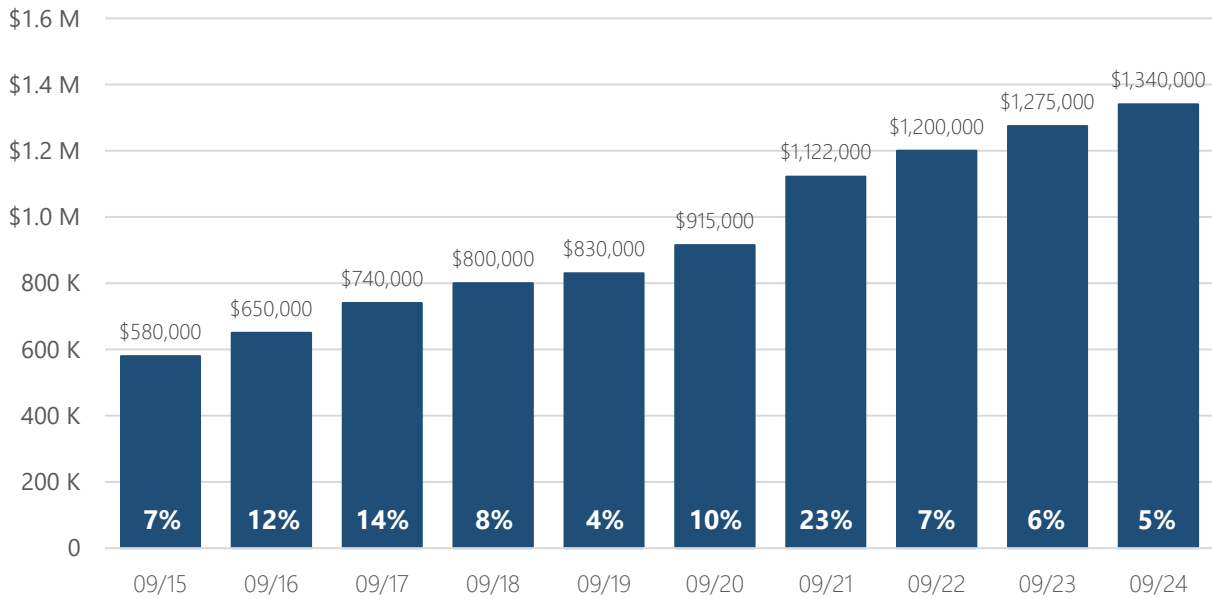


Eastside (All Areas)
RESIDENTIAL & CONDOMINIUM

Active, Pending, & Months Supply of Inventory



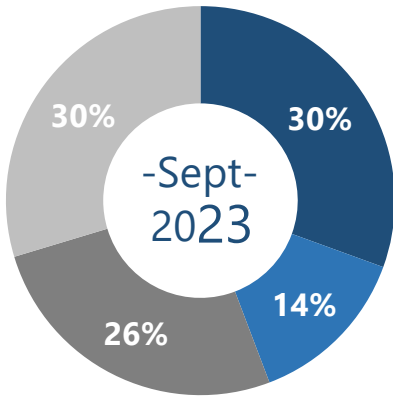
Median Closed Sales Price For Current Month Sold Properties



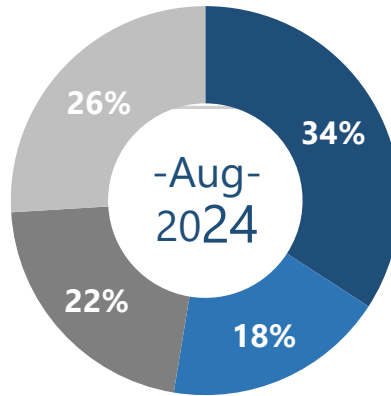
Eastside (All Areas)

RESIDENTIAL & CONDOMINIUM

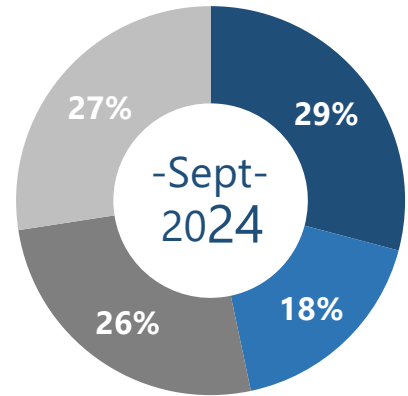
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



SOLD
ABOVE
LIST
PRICE



SOLD
AT
LIST
PRICE



SOLD
BELOW
LIST
PRICE



PRICE
CHANGE
BEFORE
SALE

SEPTEMBER 2024

| | | SOLD ABOVE LIST PRICE | SOLD AT LIST PRICE | SOLD BELOW LIST PRICE | PRICE CHANGE BEFORE SALE |
|-----------------------------------|---|-----------------------|--------------------|-----------------------|--------------------------|
| AVERAGE DAYS ON MARKET | ▶ | 6 | 11 | 20 | 57 |
| NUMBER OF SALES IN MONTH | ▶ | 171 | 103 | 152 | 161 |
| MEDIAN % FROM ORIGINAL LIST PRICE | ▶ | 4% | 0% | -3% | N/A |

Eastside (All Areas)
RESIDENTIAL & CONDOMINIUM

Sales Price to List Price
based on Market Time

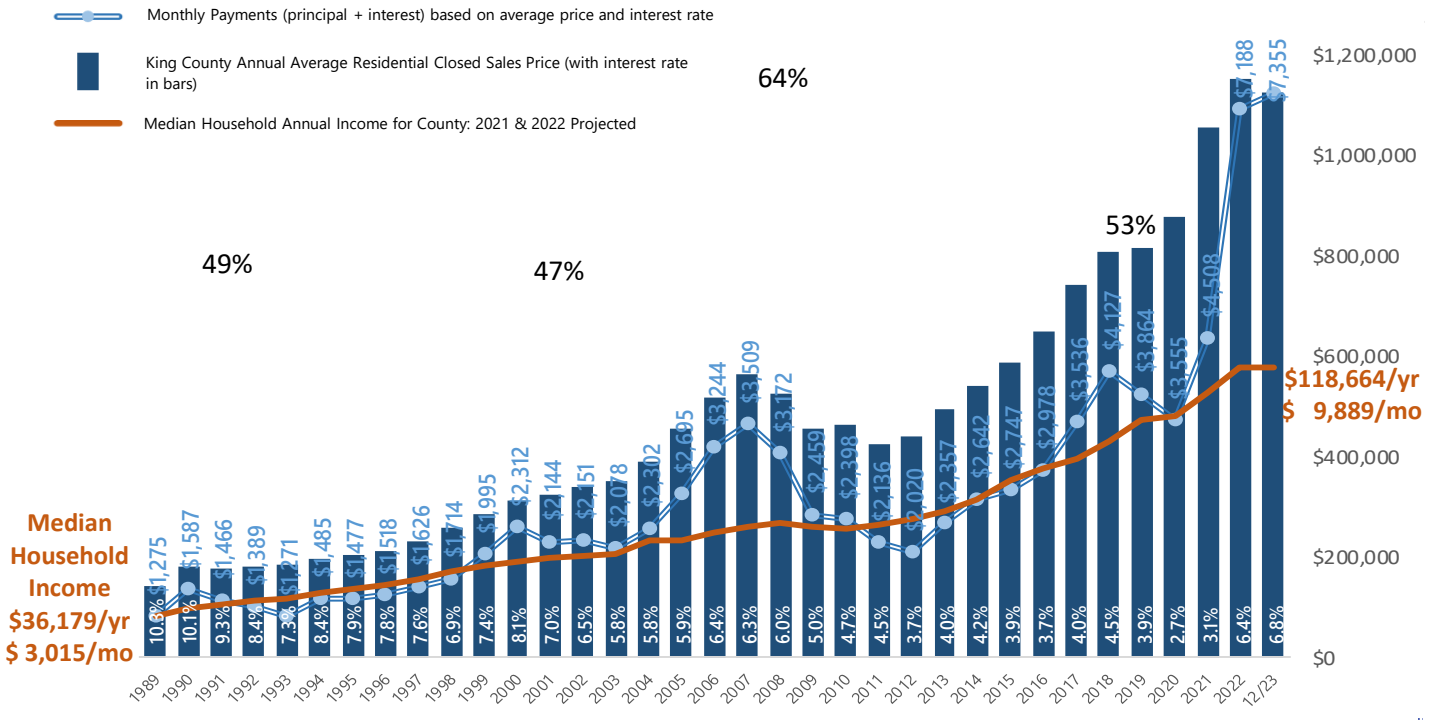
| Market Time (DOM) | Median SP to Original LP % | Median SP to Last LP % | Total Units | % of Total |
|-------------------|----------------------------|------------------------|-------------|------------|
| < 15 | 100.0% | 100.0% | 352 | 60.0% |
| 15 - 30 | 97.2% | 97.9% | 121 | 20.6% |
| 31 - 60 | 94.8% | 97.4% | 78 | 13.3% |
| 61 - 90 | 92.9% | 97.9% | 18 | 3.1% |
| 90+ | 95.8% | 96.8% | 18 | 3.1% |
| Totals | | | 587 | 100.0% |

The Cost of
Waiting a Year

| | Median Price | Interest Rate* 30-Year-Fixed | P&I Principal & Interest |
|-----------------|-----------------|---------------------------------|-----------------------------|
| September, 2024 | \$1,340,000 | 6.18% | \$8,190 |
| September, 2023 | \$1,275,000 | 7.20% | \$8,655 |
| | \$65,000 | -1.02% | -\$465 Per Month |
| | | | -\$5,578 Per Year |

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

Monthly Payments Compared to Income Trendline King County



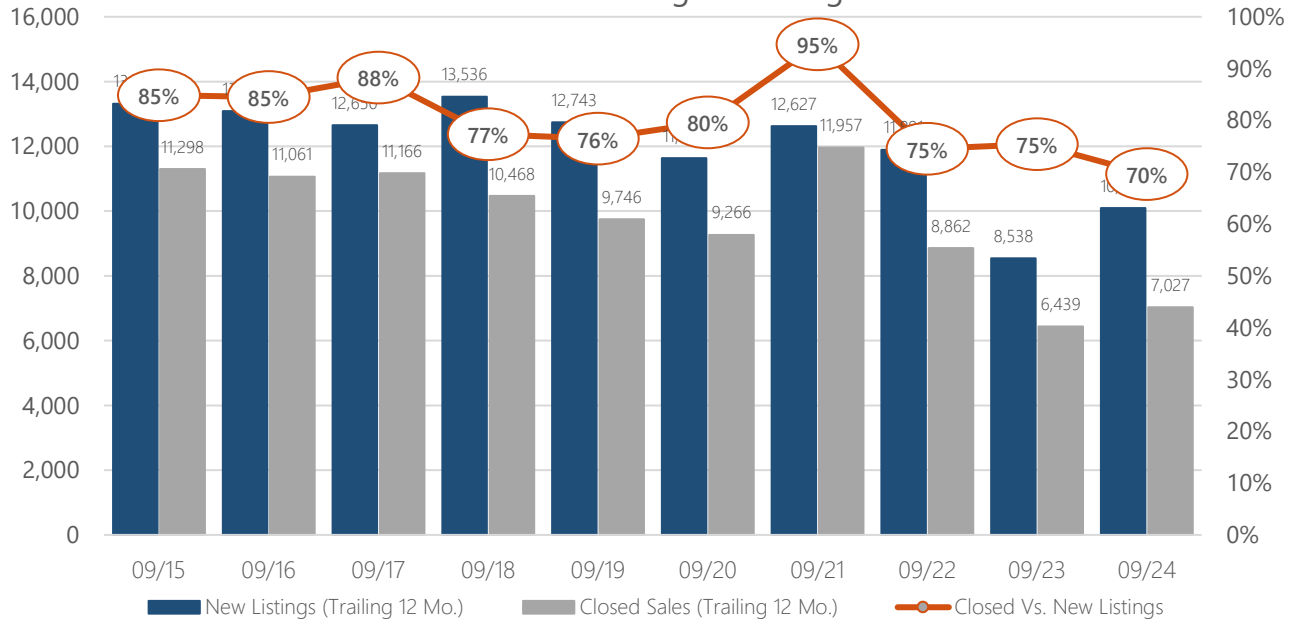
| | | |
|-----------------|--|---|
| <p>A</p> | <p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p> | <p>Two Factors for Payment</p> |
| <p>B</p> | <p>Monthly payment based on purchase price and interest rate</p> | <p>Purchaser's Buy Payment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

Eastside (All Areas)

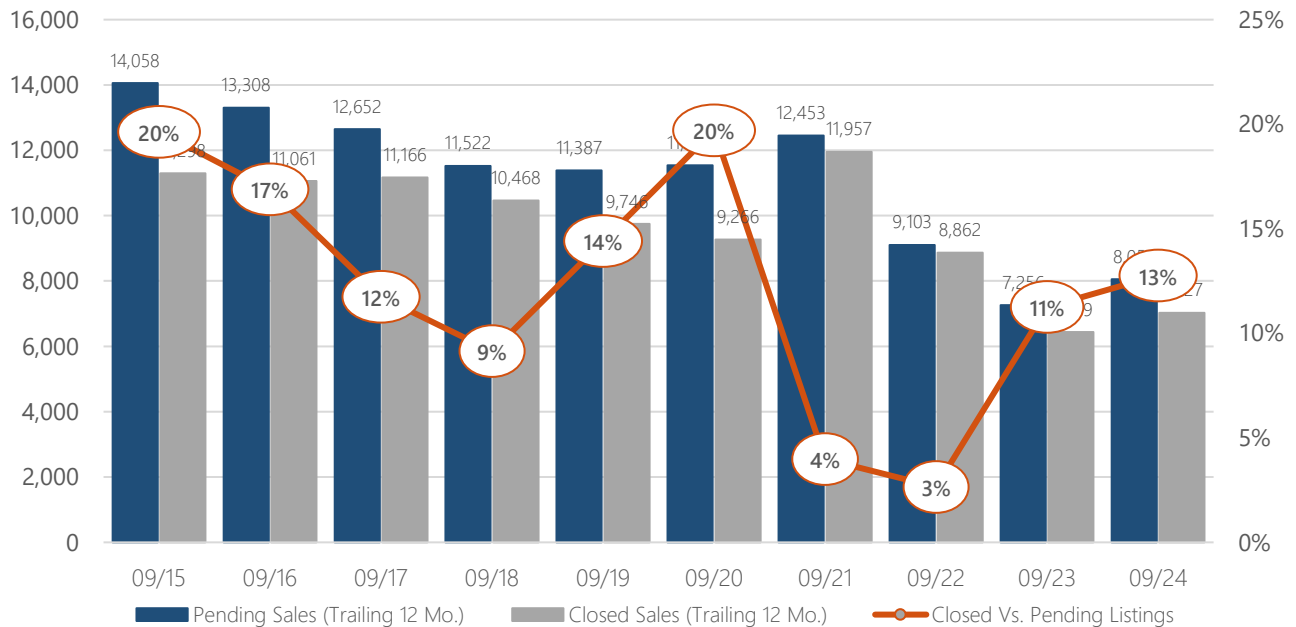
RESIDENTIAL & CONDOMINIUM

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 | 2.9 | 1.5 | 1.6 | 530 | 1.4 | 1.3 | 1.7 |
| 110 | 1.9 | 1.3 | 1.5 | 540 | 1.9 | 1.3 | 1.4 |
| 120 | 2.1 | 1.7 | 1.8 | 550 | 1.5 | 1.3 | 1.4 |
| 130 | 1.6 | 1.8 | 1.9 | 560 | 1.6 | 2.0 | 1.8 |
| 140 | 1.9 | 1.4 | 2.0 | 600 | 2.0 | 1.5 | 1.9 |
| 300 | 3.3 | 1.4 | 1.9 | 610 | 1.4 | 1.2 | 1.4 |
| 310 | 1.8 | 1.1 | 1.6 | 700 | 2.7 | 2.5 | 3.0 |
| 320 | 1.8 | 2.2 | 1.7 | 701 | 5.3 | 5.2 | 9.7 |
| 330 | 1.8 | 1.3 | 2.0 | 705 | 2.0 | 1.8 | 2.0 |
| 340 | 2.0 | 1.3 | 1.7 | 710 | 2.0 | 1.8 | 1.9 |
| 350 | 2.1 | 1.2 | 1.4 | 715 | 2.5 | 1.6 | 2.0 |
| 360 | 2.9 | 0.8 | 1.9 | 720 | 1.5 | 1.4 | 1.5 |
| 380 | 1.9 | 2.8 | 2.4 | 730 | 1.2 | 1.0 | 1.3 |
| 385 | 2.3 | 2.1 | 4.0 | 740 | 1.6 | 1.4 | 1.4 |
| 390 | 2.4 | 2.7 | 3.0 | 750 | 1.8 | 1.3 | 1.8 |
| 500 | 2.1 | 1.3 | 1.3 | 760 | 2.4 | 1.7 | 2.0 |
| 510 | 2.9 | 1.5 | 2.3 | 770 | 1.9 | 1.4 | 1.4 |
| 520 | 3.4 | 3.1 | 4.7 | 800 | 4.3 | 1.3 | 4.1 |

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

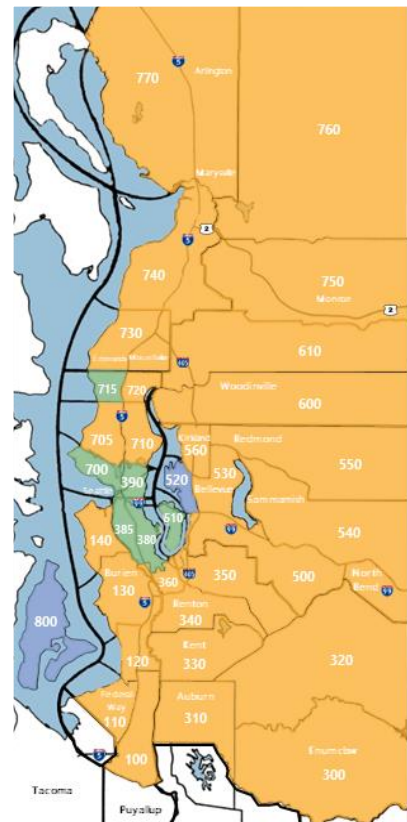
2 YEARS AGO



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.

Eastside (All Areas) Statistics To Know

Residential

| | September, 2024 | September, 2023 | Difference | % Change |
|------------------------------------|-----------------|-----------------|------------|----------|
| Months Supply of Inventory | 1.5 | 1.6 | -0.1 | -5% |
| Active Listings at End of Month | 813 | 737 | 76 | 10% |
| Pending Sales MTD | 545 | 469 | 76 | 16% |
| Pending Sales (Trailing 12 Months) | 5,896 | 5,348 | 548 | 10% |
| Closed Sales MTD | 434 | 418 | 16 | 4% |
| Closed Sales (Trailing 12 Months) | 5,221 | 4,764 | 457 | 10% |
| Closed Sales Price (Median) | \$1,527,500 | \$1,427,500 | \$100,000 | 7% |
| 30-Year-Fixed-Rate Mortgage Rate | 6.2% | 7.2% | -1.0% | -14% |
| Monthly Payments (P&I) | \$9,336 | \$9,690 | -\$354 | -4% |

Condominium

| | September, 2024 | September, 2023 | Difference | % Change |
|------------------------------------|-----------------|-----------------|------------|----------|
| Months Supply of Inventory | 2.5 | 1.5 | 1.0 | 69% |
| Active Listings at End of Month | 470 | 244 | 226 | 93% |
| Pending Sales MTD | 188 | 165 | 23 | 14% |
| Pending Sales (Trailing 12 Months) | 2,159 | 1,908 | 251 | 13% |
| Closed Sales MTD | 157 | 151 | 6 | 4% |
| Closed Sales (Trailing 12 Months) | 1,806 | 1,675 | 131 | 8% |
| Closed Sales Price (Median) | \$690,000 | \$620,000 | \$70,000 | 11% |
| 30-Year-Fixed-Rate Mortgage Rate | 6.2% | 7.2% | -1.0% | -14% |
| Monthly Payments (P&I) | \$4,217 | \$4,208 | \$9 | 0% |

Residential & Condominium

| | September, 2024 | September, 2023 | Difference | % Change |
|------------------------------------|-----------------|-----------------|------------|----------|
| Months Supply of Inventory | 1.8 | 1.5 | 0.2 | 13% |
| Active Listings at End of Month | 1,283 | 981 | 302 | 31% |
| Pending Sales MTD | 733 | 634 | 99 | 16% |
| Pending Sales (Trailing 12 Months) | 8,055 | 7,256 | 799 | 11% |
| Closed Sales MTD | 591 | 569 | 22 | 4% |
| Closed Sales (Trailing 12 Months) | 7,027 | 6,439 | 588 | 9% |
| Closed Sales Price (Median) | \$1,340,000 | \$1,275,000 | \$65,000 | 5% |
| 30-Year-Fixed-Rate Mortgage Rates | 6.2% | 7.2% | -1.0% | -14% |
| Monthly Payments (P&I) | \$8,190 | \$8,655 | -\$465 | -5% |

Eastside (All Areas)

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) | 434 | 501 | 566 | 652 | 964 | 1,092 | 1,096 | 1,181 | 1,283 | | | | 31% | 863 | AVG | 12% |
| | New Listings Taken in Month | 528 | 753 | 975 | 1,043 | 1,324 | 1,114 | 1,025 | 1,029 | 1,031 | | | | 18% | 8,822 | YTD | 23% |
| | # of Pending Transactions | 464 | 616 | 827 | 865 | 893 | 828 | 817 | 709 | 733 | | | | 16% | 6,752 | YTD | 12% |
| | Months Supply of Inventory | 0.9 | 0.8 | 0.7 | 0.8 | 1.1 | 1.3 | 1.3 | 1.7 | 1.8 | | | | 13% | 1.1 | AVG | -1% |
| | # of Closed Sales | 272 | 388 | 591 | 702 | 834 | 737 | 784 | 740 | 591 | | | | 4% | 5,639 | YTD | 13% |
| | Median Closed Price | 1,195,000 | 1,284,000 | 1,450,000 | 1,437,500 | 1,466,250 | 1,405,000 | 1,423,475 | 1,372,500 | 1,340,000 | | | | 5% | 1,379,951 | WA | 13% |
| 2023 | Active Listings (EOM) | 631 | 555 | 737 | 719 | 740 | 815 | 886 | 890 | 981 | 869 | 705 | 441 | -27% | 773 | AVG | -11% |
| | New Listings Taken in Month | 506 | 514 | 926 | 726 | 918 | 948 | 915 | 827 | 873 | 623 | 420 | 225 | -11% | 7,153 | YTD | -30% |
| | # of Pending Transactions | 480 | 526 | 685 | 702 | 799 | 762 | 728 | 713 | 634 | 568 | 411 | 324 | -11% | 6,029 | YTD | -17% |
| | Months Supply of Inventory | 1.3 | 1.1 | 1.1 | 1.0 | 0.9 | 1.1 | 1.2 | 1.2 | 1.5 | 1.5 | 1.7 | 1.4 | -18% | 1.2 | AVG | 7% |
| | # of Closed Sales | 247 | 389 | 542 | 540 | 626 | 746 | 607 | 705 | 569 | 552 | 450 | 386 | -18% | 4,971 | YTD | -23% |
| | Median Closed Price | 1,072,500 | 1,050,000 | 1,223,250 | 1,200,000 | 1,253,550 | 1,268,444 | 1,275,000 | 1,303,000 | 1,275,000 | 1,210,000 | 1,230,000 | 1,251,000 | 6% | 1,219,559 | WA | -6% |
| 2022 | Active Listings (EOM) | 137 | 195 | 376 | 649 | 901 | 1,366 | 1,493 | 1,315 | 1,352 | 1,262 | 993 | 682 | 232% | 865 | AVG | 96% |
| | New Listings Taken in Month | 539 | 822 | 1,312 | 1,318 | 1,478 | 1,522 | 1,273 | 914 | 1,047 | 745 | 413 | 227 | 0% | 10,225 | YTD | -2% |
| | # of Pending Transactions | 455 | 725 | 1,031 | 968 | 1,010 | 730 | 772 | 823 | 716 | 550 | 393 | 284 | -31% | 7,230 | YTD | -27% |
| | Months Supply of Inventory | 0.3 | 0.3 | 0.4 | 0.7 | 0.9 | 1.9 | 1.9 | 1.6 | 1.9 | 2.3 | 2.5 | 2.4 | 381% | 1.1 | AVG | 161% |
| | # of Closed Sales | 341 | 428 | 822 | 898 | 944 | 892 | 656 | 767 | 698 | 644 | 444 | 380 | -34% | 6,446 | YTD | -27% |
| | Median Closed Price | 1,235,000 | 1,159,000 | 1,323,750 | 1,526,500 | 1,400,000 | 1,300,000 | 1,200,000 | 1,185,000 | 1,200,000 | 1,200,000 | 1,152,750 | 1,101,825 | 7% | 1,291,085 | WA | 19% |
| 2021 | Active Listings (EOM) | 388 | 422 | 388 | 508 | 416 | 441 | 547 | 449 | 407 | 275 | 133 | 69 | -58% | 441 | AVG | -55% |
| | New Listings Taken in Month | 707 | 858 | 1,266 | 1,371 | 1,242 | 1,440 | 1,310 | 1,157 | 1,042 | 809 | 521 | 336 | -17% | 10,393 | YTD | 4% |
| | # of Pending Transactions | 690 | 794 | 1,254 | 1,187 | 1,269 | 1,328 | 1,119 | 1,200 | 1,037 | 896 | 634 | 343 | -20% | 9,878 | YTD | 7% |
| | Months Supply of Inventory | 0.6 | 0.5 | 0.3 | 0.4 | 0.3 | 0.3 | 0.5 | 0.4 | 0.4 | 0.3 | 0.2 | 0.2 | -47% | 0.4 | AVG | -58% |
| | # of Closed Sales | 524 | 576 | 880 | 1,048 | 1,102 | 1,231 | 1,255 | 1,136 | 1,051 | 973 | 805 | 638 | -4% | 8,803 | YTD | 27% |
| | Median Closed Price | 891,475 | 955,125 | 1,125,000 | 1,062,783 | 1,100,000 | 1,150,000 | 1,167,000 | 1,100,000 | 1,122,000 | 1,126,000 | 1,200,000 | 1,276,112 | 23% | 1,081,876 | WA | 24% |
| 2020 | # of Active Listings | 664 | 666 | 893 | 1,037 | 1,131 | 1,120 | 1,156 | 1,111 | 969 | 876 | 623 | 394 | -43% | 972 | A | -42% |
| | New Listings Taken in Month | 766 | 898 | 1,225 | 781 | 1,100 | 1,292 | 1,358 | 1,335 | 1,250 | 1,160 | 648 | 426 | -5% | 10,005 | YTD | -14% |
| | # of Pending Transactions | 733 | 891 | 884 | 626 | 987 | 1,238 | 1,267 | 1,318 | 1,303 | 1,208 | 806 | 561 | 40% | 9,247 | YTD | -1% |
| | Months Supply of Inventory | 0.9 | 0.7 | 1.0 | 1.7 | 1.1 | 0.9 | 0.9 | 0.8 | 0.7 | 0.7 | 0.8 | 0.7 | -60% | 1.0 | A | -40% |
| | # of Closed Sales | 421 | 533 | 726 | 633 | 543 | 859 | 1,059 | 1,078 | 1,091 | 1,257 | 982 | 915 | 45% | 6,943 | T | -8% |
| | Median Closed Price | 780,000 | 829,300 | 854,950 | 851,000 | 865,000 | 900,000 | 920,000 | 911,514 | 915,000 | 960,000 | 950,000 | 955,000 | 10% | 871,878 | WA | 5% |

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

Eastside (All Areas)
RESIDENTIAL & CONDOMINIUM

| | | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | MTD % Change | YTD Summary | T | YTD % Change |
|------|-----------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-----------------|----------------|-----|-----------------|
| 2019 | Active Listings (EOM) | 1,265 | 1,294 | 1,502 | 1,564 | 1,942 | 2,022 | 1,921 | 1,786 | 1,713 | 1,488 | 1,002 | 642 | -21% | 1,668 | AVG | 34% |
| | New Listings Taken in Month | 821 | 774 | 1,433 | 1,405 | 1,764 | 1,376 | 1,160 | 992 | 1,063 | 877 | 472 | 284 | -19% | 10,788 | YTD | -7% |
| | # of Pending Transactions | 699 | 701 | 1,206 | 1,330 | 1,309 | 1,147 | 1,106 | 957 | 931 | 943 | 836 | 514 | 9% | 9,386 | YTD | 4% |
| | Months Supply of Inventory | 1.8 | 1.8 | 1.2 | 1.2 | 1.5 | 1.8 | 1.7 | 1.9 | 1.8 | 1.6 | 1.2 | 1.2 | -27% | 1.6 | AVG | 31% |
| | # of Closed Sales | 461 | 518 | 726 | 892 | 1,162 | 1,072 | 1,021 | 973 | 752 | 801 | 769 | 753 | -2% | 7,577 | YTD | -2% |
| | Median Closed Price | 800,000 | 768,975 | 825,000 | 819,500 | 824,450 | 875,000 | 849,950 | 843,000 | 830,000 | 810,000 | 830,000 | 805,000 | 4% | 827,184 | WA | -1% |
| 2018 | Active Listings (EOM) | 485 | 543 | 698 | 874 | 1,230 | 1,527 | 1,702 | 1,960 | 2,161 | 2,016 | 1,669 | 1,213 | 87% | 1,242 | AVG | 42% |
| | New Listings Taken in Month | 697 | 857 | 1,325 | 1,299 | 1,806 | 1,619 | 1,356 | 1,339 | 1,315 | 999 | 633 | 323 | 12% | 11,613 | YTD | 6% |
| | # of Pending Transactions | 636 | 780 | 1,136 | 1,089 | 1,367 | 1,228 | 1,016 | 955 | 857 | 828 | 693 | 480 | -22% | 9,064 | YTD | -10% |
| | Months Supply of Inventory | 0.8 | 0.7 | 0.6 | 0.8 | 0.9 | 1.2 | 1.7 | 2.1 | 2.5 | 2.4 | 2.4 | 2.5 | 139% | 1.3 | AVG | 61% |
| | # of Closed Sales | 520 | 529 | 785 | 904 | 1,021 | 1,185 | 1,041 | 971 | 769 | 842 | 671 | 656 | -28% | 7,725 | YTD | -8% |
| | Median Closed Price | 786,425 | 845,319 | 831,000 | 835,500 | 859,950 | 860,000 | 831,662 | 836,778 | 800,000 | 812,530 | 825,000 | 815,000 | 8% | 832,500 | WA | 12% |
| 2017 | Active Listings (EOM) | 538 | 536 | 735 | 746 | 880 | 1,044 | 1,158 | 1,071 | 1,155 | 954 | 679 | 415 | -15% | 874 | AVG | -23% |
| | New Listings Taken in Month | 725 | 754 | 1,268 | 1,199 | 1,521 | 1,578 | 1,421 | 1,280 | 1,179 | 960 | 627 | 336 | -1% | 10,925 | YTD | -3% |
| | # of Pending Transactions | 684 | 755 | 1,084 | 1,170 | 1,376 | 1,367 | 1,292 | 1,302 | 1,093 | 1,078 | 842 | 538 | -10% | 10,123 | YTD | -6% |
| | Months Supply of Inventory | 0.8 | 0.7 | 0.7 | 0.6 | 0.6 | 0.8 | 0.9 | 0.8 | 1.1 | 0.9 | 0.8 | 0.8 | -5% | 0.8 | AVG | -19% |
| | # of Closed Sales | 575 | 502 | 772 | 828 | 1,072 | 1,225 | 1,114 | 1,222 | 1,065 | 1,015 | 900 | 828 | 5% | 8,375 | YTD | -1% |
| | Median Closed Price | 700,000 | 692,500 | 736,500 | 748,944 | 753,750 | 802,000 | 775,000 | 750,000 | 740,000 | 750,000 | 745,000 | 810,000 | 14% | 745,664 | WA | 16% |
| 2016 | Active Listings (EOM) | 742 | 788 | 932 | 1,123 | 1,130 | 1,341 | 1,493 | 1,371 | 1,352 | 1,059 | 756 | 530 | -8% | 1,141 | AVG | -21% |
| | New Listings Taken in Month | 759 | 929 | 1,301 | 1,403 | 1,405 | 1,631 | 1,403 | 1,195 | 1,191 | 823 | 553 | 349 | 11% | 11,217 | YTD | 0% |
| | # of Pending Transactions | 749 | 967 | 1,176 | 1,251 | 1,451 | 1,412 | 1,267 | 1,275 | 1,214 | 1,137 | 851 | 541 | 0% | 10,762 | YTD | -6% |
| | Months Supply of Inventory | 1.0 | 0.8 | 0.8 | 0.9 | 0.8 | 0.9 | 1.2 | 1.1 | 1.1 | 0.9 | 0.9 | 1.0 | -9% | 1.0 | AVG | -17% |
| | # of Closed Sales | 551 | 543 | 801 | 937 | 1,030 | 1,247 | 1,183 | 1,160 | 1,013 | 1,051 | 950 | 790 | -4% | 8,465 | YTD | -3% |
| | Median Closed Price | 585,000 | 630,000 | 616,100 | 625,000 | 665,181 | 658,000 | 662,500 | 667,250 | 650,000 | 665,900 | 650,000 | 692,750 | 12% | 640,974 | WA | 11% |
| 2015 | Active Listings (EOM) | 1,147 | 1,235 | 1,268 | 1,425 | 1,577 | 1,629 | 1,659 | 1,594 | 1,472 | 1,277 | 921 | 682 | -29% | 1,445 | AVG | -17% |
| | New Listings Taken in Month | 778 | 1,034 | 1,263 | 1,463 | 1,530 | 1,510 | 1,362 | 1,209 | 1,073 | 964 | 531 | 375 | -2% | 11,222 | YTD | -1% |
| | # of Pending Transactions | 825 | 1,030 | 1,351 | 1,386 | 1,481 | 1,471 | 1,383 | 1,303 | 1,208 | 1,111 | 869 | 566 | 8% | 11,438 | YTD | 9% |
| | Months Supply of Inventory | 1.4 | 1.2 | 0.9 | 1.0 | 1.1 | 1.1 | 1.2 | 1.2 | 1.2 | 1.1 | 1.1 | 1.2 | -34% | 1.2 | AVG | -23% |
| | # of Closed Sales | 550 | 569 | 881 | 970 | 1,087 | 1,268 | 1,230 | 1,144 | 1,053 | 995 | 753 | 848 | 10% | 8,752 | YTD | 10% |
| | Median Closed Price | 550,000 | 539,950 | 542,995 | 575,000 | 591,000 | 592,500 | 600,000 | 600,000 | 580,000 | 560,000 | 560,000 | 595,650 | 7% | 575,516 | WA | 9% |
| 2014 | Active Listings (EOM) | 1,194 | 1,265 | 1,368 | 1,474 | 1,820 | 1,974 | 2,189 | 2,284 | 2,087 | 1,893 | 1,499 | 1,149 | 0% | 1,739 | AVG | 4% |
| | New Listings Taken in Month | 792 | 904 | 1,232 | 1,373 | 1,661 | 1,470 | 1,538 | 1,305 | 1,093 | 1,015 | 640 | 437 | -1% | 11,368 | YTD | 0% |
| | # of Pending Transactions | 867 | 876 | 1,186 | 1,309 | 1,401 | 1,315 | 1,262 | 1,157 | 1,123 | 1,070 | 879 | 671 | 6% | 10,496 | YTD | -4% |
| | Months Supply of Inventory | 1.4 | 1.4 | 1.2 | 1.1 | 1.3 | 1.5 | 1.7 | 2.0 | 1.9 | 1.8 | 1.7 | 1.7 | -6% | 1.5 | AVG | 8% |
| | # of Closed Sales | 543 | 537 | 730 | 879 | 1,020 | 1,053 | 1,180 | 1,057 | 960 | 946 | 762 | 838 | -5% | 7,959 | YTD | -6% |
| | Median Closed Price | 495,000 | 482,500 | 495,000 | 515,000 | 535,000 | 559,900 | 574,500 | 548,000 | 540,500 | 530,000 | 544,995 | 543,169 | 9% | 528,994 | WA | 7% |

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

Eastside (All Areas)
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) | 719 | 750 | 890 | 1,012 | 1,177 | 1,328 | 1,420 | 1,383 | 1,365 | 1,197 | 898 | 622 | 1,063 | AVG |
| % of 12 Month Avg. | 68% | 71% | 84% | 95% | 111% | 125% | 134% | 130% | 128% | 113% | 84% | 58% | | |
| New Listings Taken in Month | 709 | 834 | 1,255 | 1,234 | 1,443 | 1,439 | 1,310 | 1,155 | 1,113 | 898 | 546 | 332 | 12,266 | T |
| % of 12 Month Avg. | 69% | 82% | 123% | 121% | 141% | 141% | 128% | 113% | 109% | 88% | 53% | 32% | | |
| # of Pending Transactions | 682 | 805 | 1,099 | 1,102 | 1,245 | 1,200 | 1,121 | 1,100 | 1,012 | 939 | 721 | 482 | 11,508 | T |
| % of 12 Month Avg. | 71% | 84% | 115% | 115% | 130% | 125% | 117% | 115% | 105% | 98% | 75% | 50% | | |
| Months Supply of Inventory | 1.1 | 0.9 | 0.8 | 0.9 | 0.9 | 1.1 | 1.3 | 1.3 | 1.3 | 1.3 | 1.2 | 1.3 | 1.1 | AVG |
| % of 12 Month Avg. | 94% | 83% | 72% | 82% | 84% | 99% | 113% | 112% | 120% | 114% | 111% | 115% | | |
| # of Closed Units | 473 | 512 | 767 | 853 | 961 | 1,078 | 1,035 | 1,021 | 902 | 908 | 749 | 703 | 9,961 | T |
| % of 12 Month Avg. | 57% | 62% | 92% | 103% | 116% | 130% | 125% | 123% | 109% | 109% | 90% | 85% | | |
| Median Closed Price | 789,540 | 795,267 | 857,355 | 875,923 | 884,788 | 896,584 | 885,561 | 874,454 | 865,250 | 862,443 | 868,775 | 884,551 | 861,708 | AVG |
| % of 12 Month Avg. | 92% | 92% | 99% | 102% | 103% | 104% | 103% | 101% | 100% | 100% | 101% | 103% | | |

Eastside (All Areas)
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 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 1 | | | | 3 |
| \$250,000 to \$499,999 | 23 | 29 | 49 | 41 | 45 | 45 | 54 | 52 | 37 | | | | 375 |
| \$500,000 to \$749,999 | 36 | 61 | 70 | 73 | 82 | 72 | 74 | 71 | 63 | | | | 602 |
| \$750,000 to \$999,999 | 49 | 44 | 68 | 85 | 112 | 81 | 97 | 100 | 74 | | | | 710 |
| \$1,000,000 to \$1,499,999 | 66 | 109 | 120 | 168 | 188 | 199 | 191 | 192 | 168 | | | | 1,401 |
| \$1,500,000 to \$2,499,999 | 59 | 94 | 186 | 234 | 296 | 235 | 262 | 229 | 174 | | | | 1,769 |
| \$2,500,000 and above | 37 | 52 | 98 | 100 | 108 | 96 | 105 | 88 | 70 | | | | 754 |
| Grand Total | 271 | 389 | 591 | 701 | 832 | 728 | 783 | 732 | 587 | | | | 5,614 |

2023

| SALES PRICE | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEPT | OCT | NOV | DEC | YTD |
|----------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| \$0 to \$249,999 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 2 |
| \$250,000 to \$499,999 | 28 | 58 | 54 | 48 | 58 | 54 | 50 | 62 | 44 | 37 | 36 | 27 | 456 |
| \$500,000 to \$749,999 | 36 | 67 | 66 | 66 | 74 | 84 | 78 | 73 | 66 | 65 | 58 | 50 | 610 |
| \$750,000 to \$999,999 | 52 | 62 | 75 | 84 | 95 | 103 | 74 | 93 | 86 | 95 | 71 | 67 | 724 |
| \$1,000,000 to \$1,499,999 | 56 | 91 | 161 | 145 | 178 | 227 | 159 | 204 | 162 | 163 | 125 | 92 | 1,383 |
| \$1,500,000 to \$2,499,999 | 55 | 77 | 131 | 130 | 166 | 211 | 179 | 190 | 147 | 125 | 111 | 103 | 1,286 |
| \$2,500,000 and above | 20 | 34 | 46 | 63 | 53 | 67 | 56 | 74 | 58 | 67 | 47 | 42 | 471 |
| Grand Total | 247 | 389 | 534 | 536 | 625 | 746 | 596 | 696 | 563 | 553 | 448 | 381 | 4,932 |

YOY % CHANGE

| SALES PRICE | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEPT | OCT | NOV | DEC | YTD |
|----------------------------|------------|-----------|------------|------------|------------|------------|------------|-----------|-----------|-----|-----|-----|------------|
| \$0 to \$249,999 | N/A | N/A | -100% | N/A | 0% | N/A | N/A | N/A | N/A | | | | 50% |
| \$250,000 to \$499,999 | -18% | -50% | -9% | -15% | -22% | -17% | 8% | -16% | -16% | | | | -18% |
| \$500,000 to \$749,999 | 0% | -9% | 6% | 11% | 11% | -14% | -5% | -3% | -5% | | | | -1% |
| \$750,000 to \$999,999 | -6% | -29% | -9% | 1% | 18% | -21% | 31% | 8% | -14% | | | | -2% |
| \$1,000,000 to \$1,499,999 | 18% | 20% | -25% | 16% | 6% | -12% | 20% | -6% | 4% | | | | 1% |
| \$1,500,000 to \$2,499,999 | 7% | 22% | 42% | 80% | 78% | 11% | 46% | 21% | 18% | | | | 38% |
| \$2,500,000 and above | 85% | 53% | 113% | 59% | 104% | 43% | 88% | 19% | 21% | | | | 60% |
| Grand Total | 10% | 0% | 11% | 31% | 33% | -2% | 31% | 5% | 4% | | | | 14% |