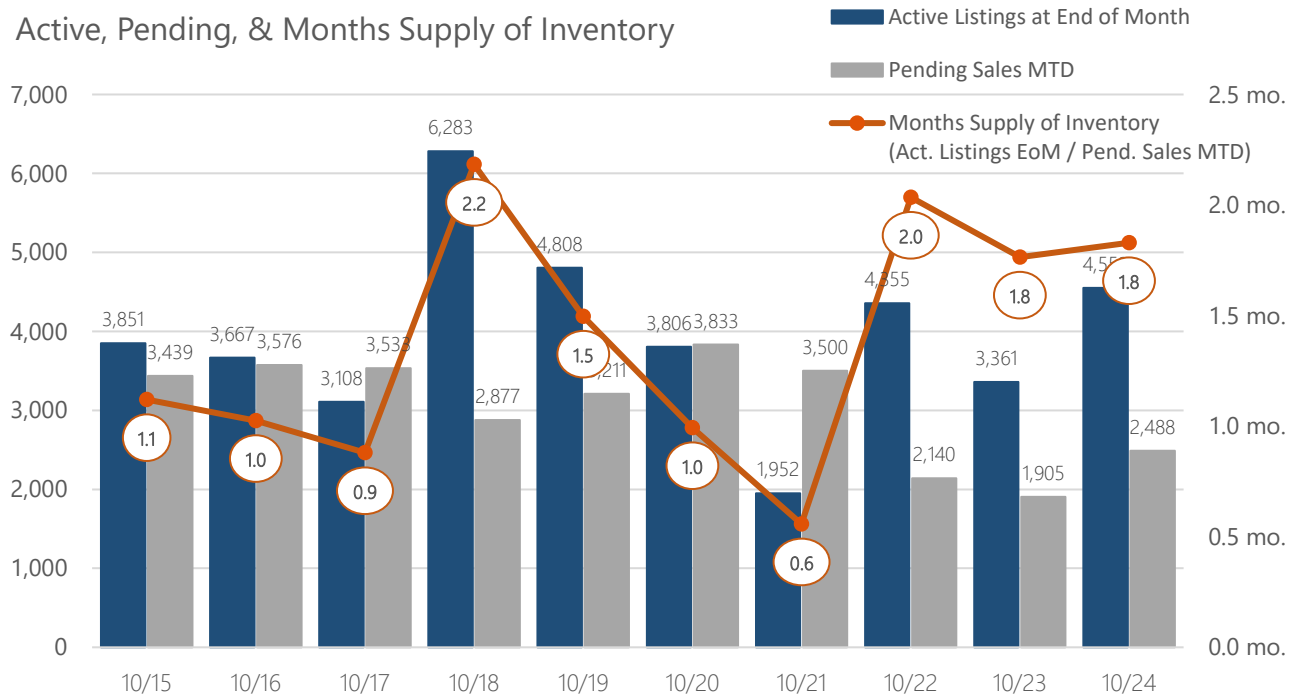


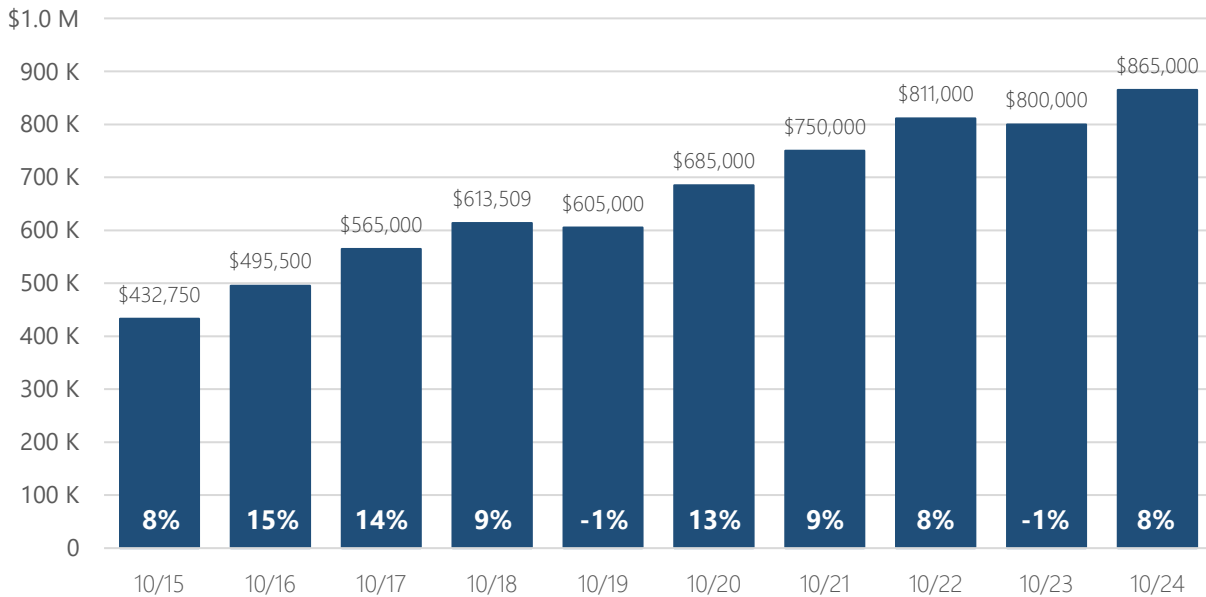
All King County

RESIDENTIAL & CONDOMINIUM

Active, Pending, & Months Supply of Inventory



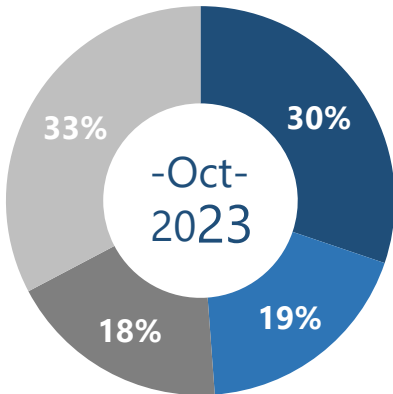
Median Closed Sales Price For Current Month Sold Properties



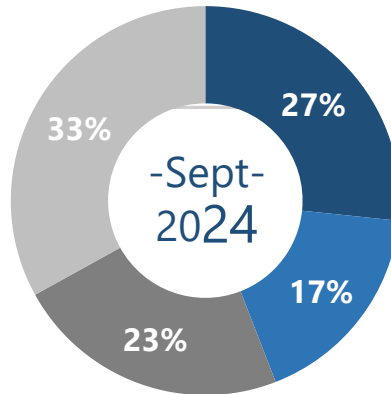
All King County

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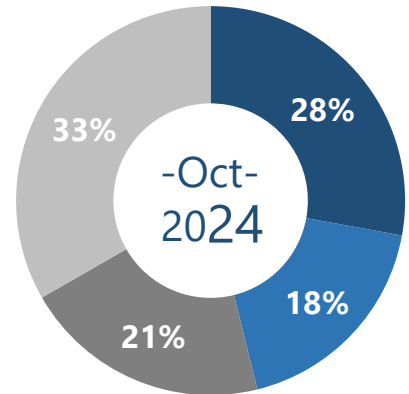
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



SOLD
ABOVE
LIST
PRICE



SOLD
AT
LIST
PRICE



SOLD
BELOW
LIST
PRICE



PRICE
CHANGE
BEFORE
SALE

OCTOBER 2024

		SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	▶	6	12	23	74
NUMBER OF SALES IN MONTH	▶	636	417	469	760
MEDIAN % FROM ORIGINAL LIST PRICE	▶	4%	0%	-2%	N/A

All King County
RESIDENTIAL & CONDOMINIUM

Sales Price to List Price
based on Market Time

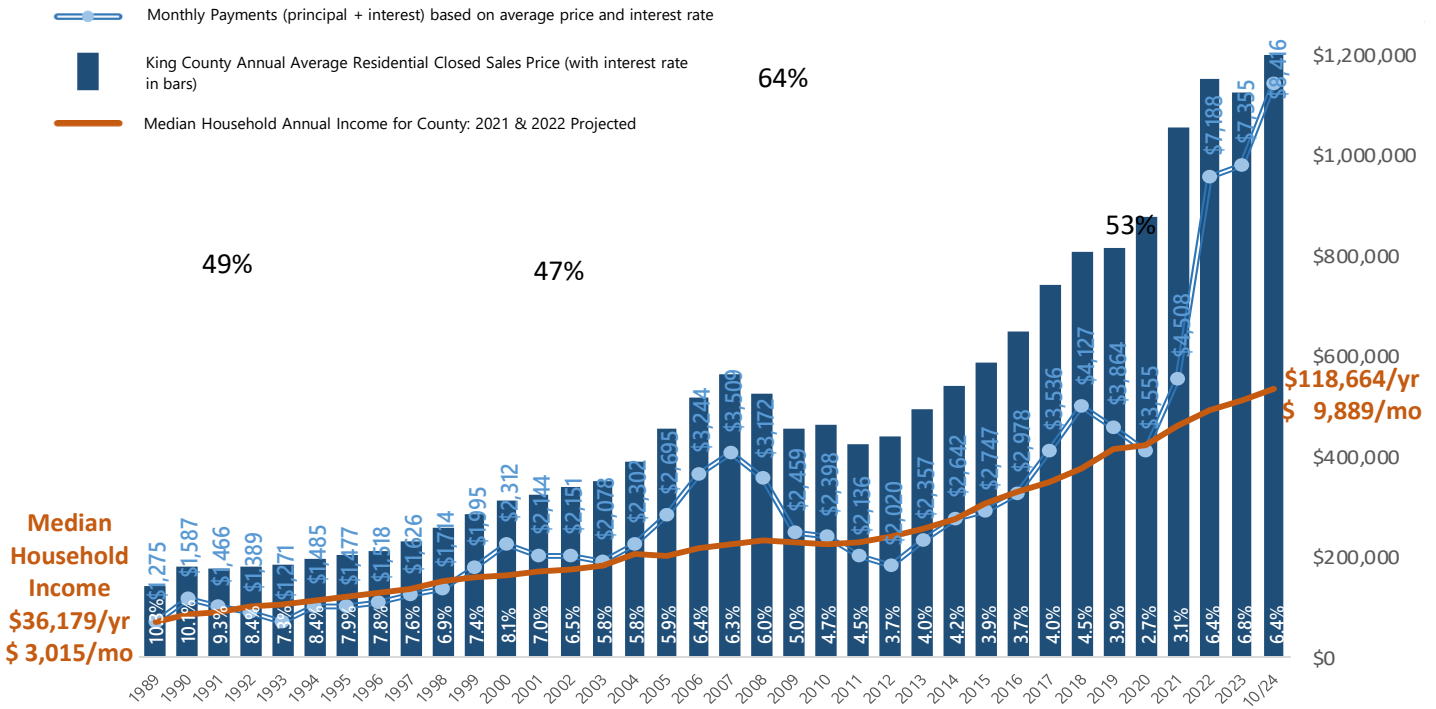
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	1291	56.6%
15 - 30	97.9%	98.7%	331	14.5%
31 - 60	95.4%	97.9%	343	15.0%
61 - 90	93.8%	97.9%	162	7.1%
90+	92.1%	98.0%	155	6.8%
Totals			2282	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
October, 2024	\$865,000	6.43%	\$5,428
October, 2023	\$800,000	7.62%	\$5,660
	\$65,000	-1.19%	-\$232 Per Month
			-\$2,784 Per Year

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

Monthly Payments Compared to Income Trendline King County



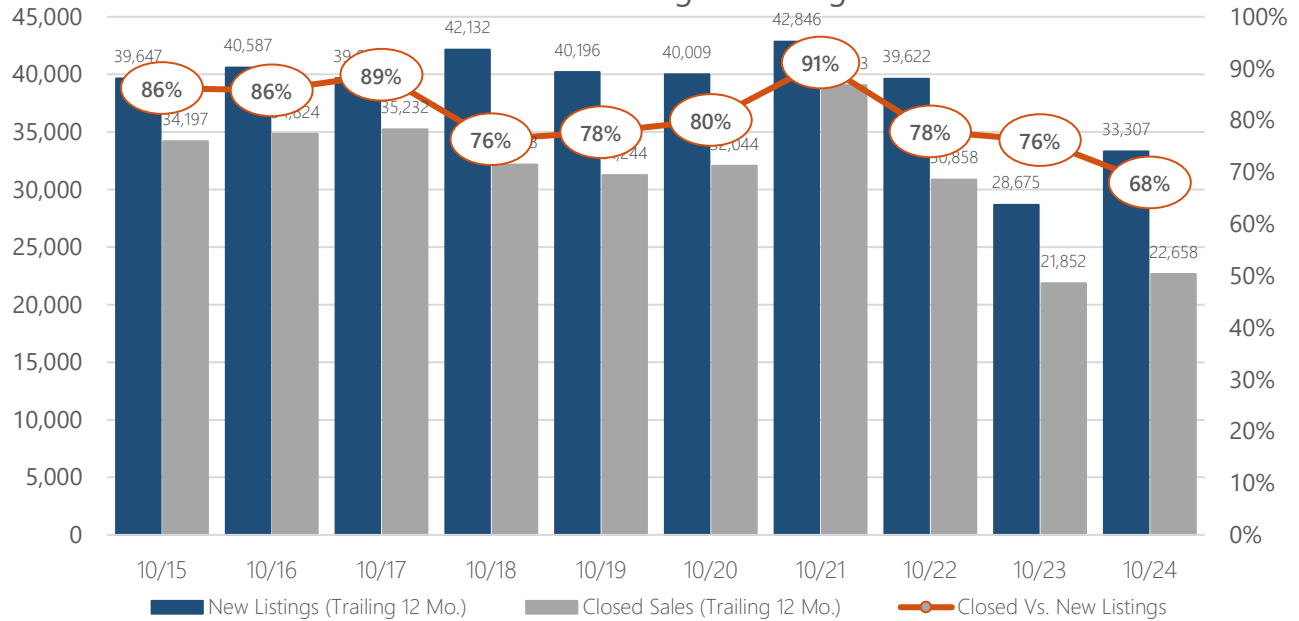
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income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

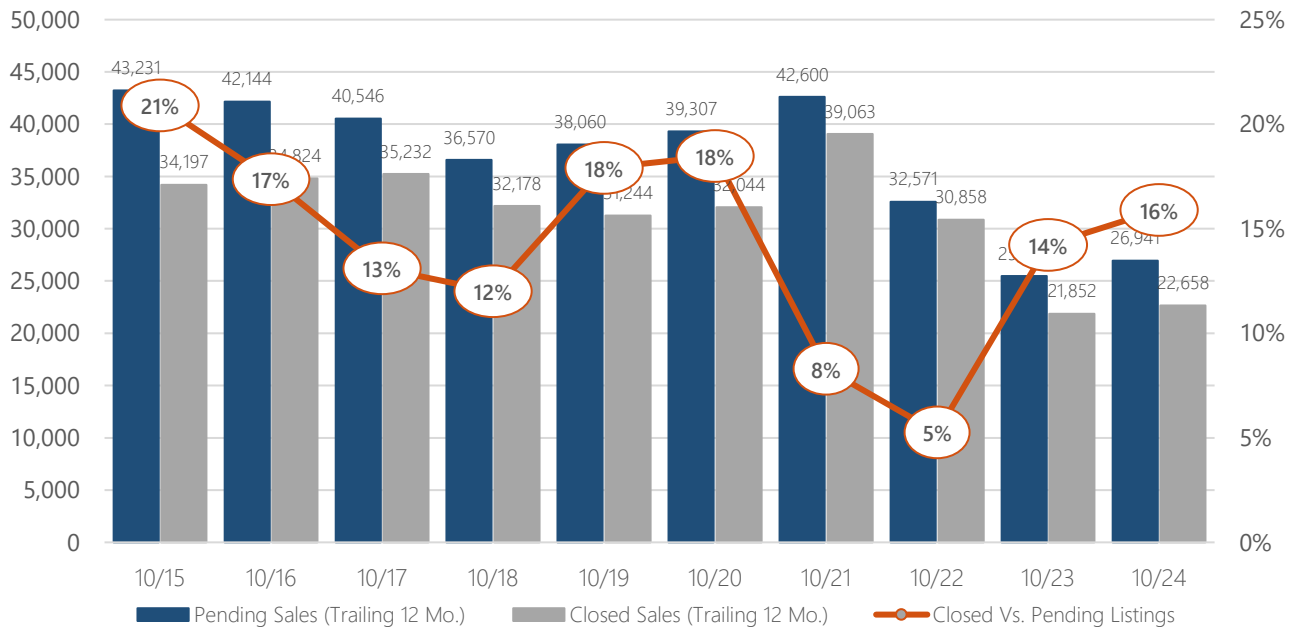
RESIDENTIAL & CONDOMINIUM

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	1.7	1.0	1.8	530	2.4	1.0	1.7
110	1.4	1.4	2.1	540	2.4	1.2	1.3
120	1.4	1.5	1.7	550	3.1	1.4	1.4
130	1.5	1.5	2.1	560	1.7	2.0	1.6
140	1.7	1.9	2.0	600	2.0	1.4	1.4
300	1.5	1.4	0.9	610	2.4	1.1	1.3
310	1.8	1.3	1.5	700	2.7	2.6	2.7
320	1.3	1.5	1.6	701	9.6	11.0	4.1
330	2.1	1.3	1.5	705	2.0	1.5	2.0
340	2.0	1.4	1.5	710	1.6	1.6	1.8
350	1.4	1.8	1.4	715	3.0	1.6	1.8
360	2.1	1.5	2.1	720	1.0	1.1	1.3
380	2.6	2.4	2.1	730	1.5	1.0	1.2
385	3.2	1.9	2.4	740	2.2	1.4	1.6
390	2.9	3.2	2.9	750	1.9	1.2	1.5
500	2.0	1.5	1.2	760	2.3	2.3	1.5
510	2.8	2.3	1.9	770	1.7	1.6	1.5
520	4.1	3.4	2.3	800	1.2	5.0	1.9

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

	October, 2024	October, 2023	Difference	% Change
Months Supply of Inventory	1.5	1.6	-0.1	-6%
Active Listings at End of Month	2,870	2,296	574	25%
Pending Sales MTD	1,939	1,457	482	33%
Pending Sales (Trailing 12 Months)	20,651	19,518	1,133	6%
Closed Sales MTD	1,815	1,368	447	33%
Closed Sales (Trailing 12 Months)	17,502	16,881	621	4%
Closed Sales Price (Median)	\$960,000	\$882,997	\$77,003	9%
30-Year-Fixed-Rate Mortgage Rate	6.4%	7.6%	-1.2%	-16%
Monthly Payments (P&I)	\$6,024	\$6,247	-\$223	-4%

Condominium

	October, 2024	October, 2023	Difference	% Change
Months Supply of Inventory	3.1	2.4	0.7	29%
Active Listings at End of Month	1,682	1,065	617	58%
Pending Sales MTD	549	448	101	23%
Pending Sales (Trailing 12 Months)	6,290	5,958	332	6%
Closed Sales MTD	488	420	68	16%
Closed Sales (Trailing 12 Months)	5,156	4,971	185	4%
Closed Sales Price (Median)	\$562,500	\$540,000	\$22,500	4%
30-Year-Fixed-Rate Mortgage Rate	6.4%	7.6%	-1.2%	-16%
Monthly Payments (P&I)	\$3,530	\$3,820	-\$291	-8%

Residential & Condominium

	October, 2024	October, 2023	Difference	% Change
Months Supply of Inventory	1.8	1.8	0.1	4%
Active Listings at End of Month	4,552	3,361	1,191	35%
Pending Sales MTD	2,488	1,905	583	31%
Pending Sales (Trailing 12 Months)	26,941	25,476	1,465	6%
Closed Sales MTD	2,303	1,788	515	29%
Closed Sales (Trailing 12 Months)	22,658	21,852	806	4%
Closed Sales Price (Median)	\$865,000	\$800,000	\$65,000	8%
30-Year-Fixed-Rate Mortgage Rates	6.4%	7.6%	-1.2%	-16%
Monthly Payments (P&I)	\$5,428	\$5,660	-\$232	-4%

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	4,440	4,515	4,953	4,552			35%	3,572	AVG	26%
	New Listings Taken in Month	1,875	2,492	2,954	3,439	4,173	3,581	3,195	3,020	3,432	2,831			31%	30,992	YTD	19%
	# of Pending Transactions	1,719	2,061	2,559	2,775	2,743	2,596	2,459	2,309	2,449	2,488			31%	24,158	YTD	7%
	Months Supply of Inventory	1.1	1.0	0.9	1.0	1.4	1.7	1.8	2.0	2.0	1.8			4%	1.5	AVG	15%
	# of Closed Sales	1,033	1,450	1,882	2,183	2,506	2,228	2,277	2,173	1,833	2,303			29%	19,868	YTD	6%
	Median Closed Price	760,000	820,000	850,000	875,000	890,000	875,000	880,000	860,000	859,995	865,000			8%	855,029	WA	8%
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	-23%	2,846	AVG	-6%
	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	-11%	26,124	YTD	-28%
	# 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	-11%	22,655	YTD	-19%
	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	-13%	1.3	AVG	13%
	# 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	-13%	18,725	YTD	-26%
	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	-1%	788,616	WA	-4%
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	123%	3,028	AVG	43%
	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	-18%	36,167	YTD	-7%
	# 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	-39%	28,056	YTD	-25%
	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	265%	1.1	AVG	96%
	# 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	-40%	25,221	YTD	-23%
	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	8%	819,225	WA	10%
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	-49%	2,121	AVG	-36%
	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	-20%	38,748	YTD	4%
	# 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	-9%	37,403	YTD	8%
	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	-44%	0.6	AVG	-40%
	# 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	-11%	32,869	YTD	21%
	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	9%	745,047	WA	14%
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	-21%	3,301	A	-33%
	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	18%	37,166	YTD	-4%
	# 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	19%	34,714	YTD	3%
	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	-34%	1.0	A	-35%
	# 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	40%	27,118	T	1%
	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	13%	655,161	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

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	-23%	4,947	AVG	25%
	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%	36,965	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	12%	33,823	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	-31%	1.5	AVG	18%
	# 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	5%	26,829	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%	614,579	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	102%	3,966	AVG	46%
	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	9%	38,865	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	-19%	31,889	YTD	-10%
	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	148%	1.3	AVG	65%
	# 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	-18%	26,676	YTD	-10%
	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	9%	620,896	WA	12%
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	-15%	2,721	AVG	-22%
	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	12%	36,377	YTD	-3%
	# 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%	35,598	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	-14%	0.8	AVG	-18%
	# 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	-3%	29,620	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	14%	554,975	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	-5%	3,472	AVG	-13%
	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	-9%	37,477	YTD	3%
	# 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	4%	37,462	YTD	-2%
	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	-8%	0.9	AVG	-12%
	# 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	10%	29,932	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	15%	480,962	WA	13%
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	-31%	3,990	AVG	-23%
	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	-5%	36,227	YTD	-1%
	# 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	3%	38,402	YTD	10%
	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	-33%	1.1	AVG	-29%
	# 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	4%	29,374	YTD	13%
	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	8%	426,728	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	-3%	5,185	AVG	4%
	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%	36,415	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%	34,986	YTD	-1%
	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	-4%	1.5	AVG	5%
	# 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%	26,108	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	5%	395,488	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

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	13	15	9	15			125
\$250,000 to \$499,999	182	201	248	236	253	256	263	273	214	252			2,378
\$500,000 to \$749,999	302	412	480	552	585	548	564	542	491	588			5,064
\$750,000 to \$999,999	227	319	417	484	600	496	482	466	374	503			4,368
\$1,000,000 to \$1,499,999	168	283	322	425	492	442	434	408	386	493			3,853
\$1,500,000 to \$2,499,999	94	159	280	345	412	326	373	325	245	323			2,882
\$2,500,000 and above	42	72	122	126	143	119	146	111	97	108			1,086
Grand Total	1,026	1,452	1,882	2,183	2,501	2,199	2,275	2,140	1,816	2,282			19,756

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	145
\$250,000 to \$499,999	195	251	298	274	289	334	294	303	253	248	243	174	2,739
\$500,000 to \$749,999	331	497	614	550	614	650	614	582	539	520	397	418	5,511
\$750,000 to \$999,999	220	318	373	403	461	516	444	448	375	394	305	287	3,952
\$1,000,000 to \$1,499,999	136	213	344	315	433	469	374	408	322	345	274	207	3,359
\$1,500,000 to \$2,499,999	83	108	218	215	262	324	269	280	218	191	173	150	2,168
\$2,500,000 and above	24	45	68	88	74	95	87	105	73	77	59	51	736
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	18,610

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%	-7%	7%	-53%	15%			-14%
\$250,000 to \$499,999	-7%	-20%	-17%	-14%	-12%	-23%	-11%	-10%	-15%	2%			-13%
\$500,000 to \$749,999	-9%	-17%	-22%	0%	-5%	-16%	-8%	-7%	-9%	13%			-8%
\$750,000 to \$999,999	3%	0%	12%	20%	30%	-4%	9%	4%	0%	28%			11%
\$1,000,000 to \$1,499,999	24%	33%	-6%	35%	14%	-6%	16%	0%	20%	43%			15%
\$1,500,000 to \$2,499,999	13%	47%	28%	60%	57%	1%	39%	16%	12%	69%			33%
\$2,500,000 and above	75%	60%	79%	43%	93%	25%	68%	6%	33%	40%			48%
Grand Total	2%	0%	-3%	18%	16%	-8%	9%	0%	1%	28%			6%