

NOVEMBER 2025 – Eastside TALKING POINTS

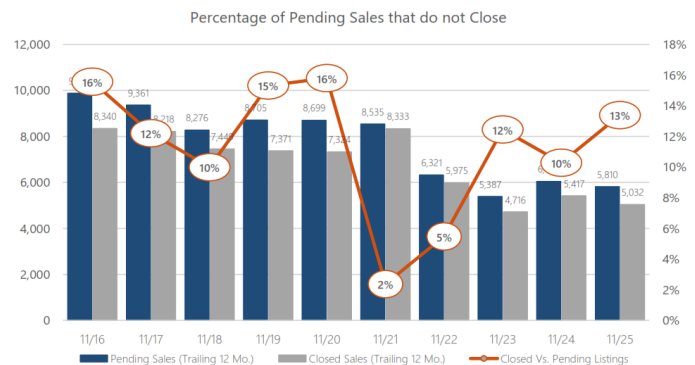
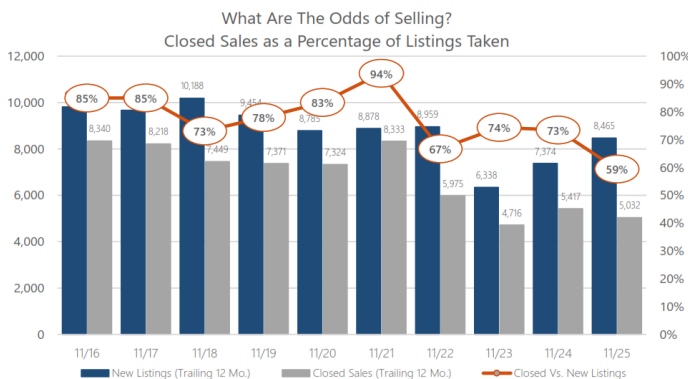
Based on Residential only reports

November pending sales exceeded the prior year by 10% (357 November 2025 vs 324 November 2024).

Median closed sales price for November was \$1,430,000 down 7% from a year ago. This should not be interpreted that properties are worth 7% less than a year ago. November had 352 properties sell. Lower priced properties tend to be more consistent in sales volume and represent a higher percentage of the sales when there is a small sample size like November 2025.

Sellers Need the Best Listing Broker they can hire, as we all know.

Two charts on page 6 highlight the reality you're already feeling in the market:



Closed sales over the trailing 12 months represent only 59% of new listings — a 10-year low. The listing broker is often the difference between a property selling... or sitting.

13% (1 in 8) of pending transactions fail to close.

Strong preparation, pre-inspections, pricing leadership, and negotiation skills directly influence whether a seller gets to the finish line or has to start over—usually from a weaker position.

A Question for Sellers

Do you believe your home will sell for one fixed, predetermined price?

Or is there a range of potential outcomes, influenced by the presentation, marketing strategy, and negotiating skill of the broker you hire?

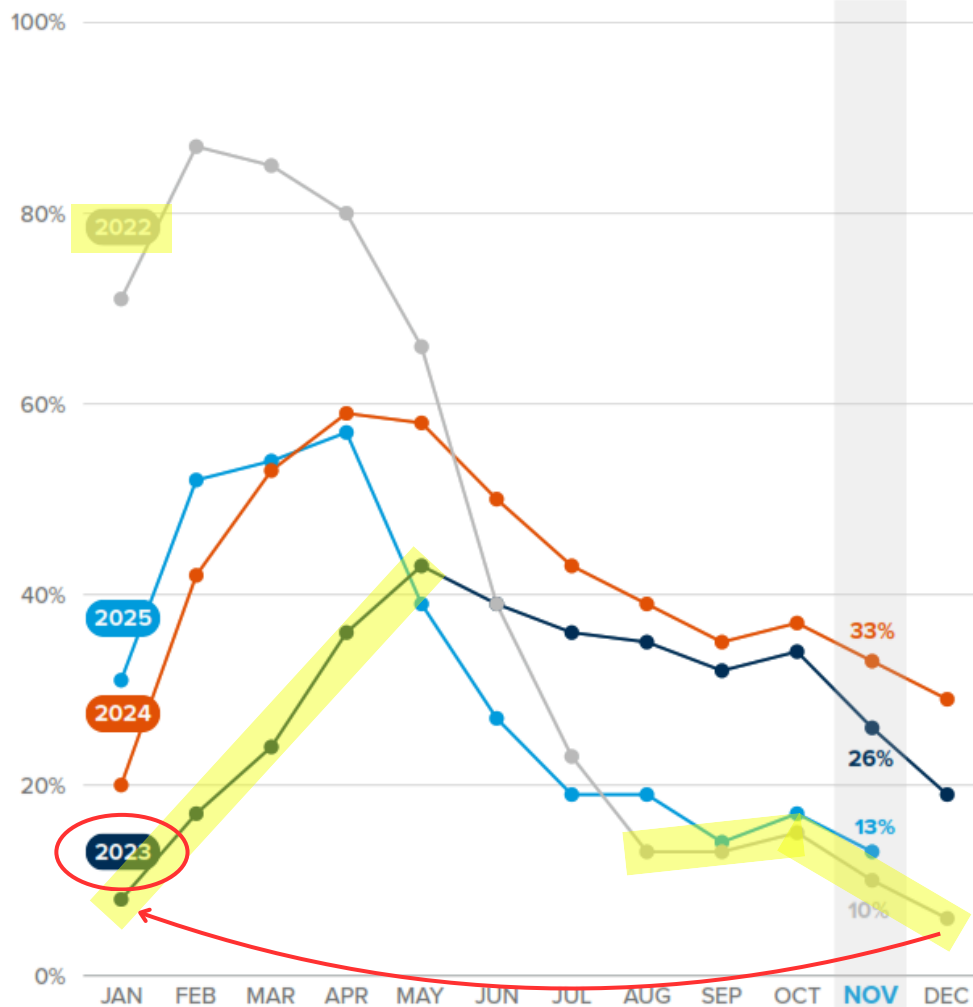


13% of November 2025 closings sold over list price. Since July, the 2025 line on the graph has tracked closely with 2022. If that pattern continues, 2026 will likely mirror 2023—meaning January through April could see the lowest share of over-list closings among the last four years.

NOVEMBER 2025 % OF LISTINGS SOLD ABOVE LIST PRICE



EASTSIDE RESIDENTIAL



This aligns with October's Talking Points: elevated inventory levels will prevent the kind of tight market that drove rapid appreciation in prior winter/spring cycles:

2022: +12.6%

2023: +11.6%

2024: +16.5%

2025: +9.9%



For Interest (Use Carefully With Clients) First-Time Buyers Are the Oldest on Record

The median age of a first-time buyer hit 40 years old in 2025 (NYT, Nov. 6, 2025).

The article prompted a look back at my first purchase in Seattle's Bryant neighborhood:

- I bought at age 26.
- Purchase price: \$152,500 with 10% down.
- Interest rate: 7.62% (30-year fixed).
- Loan was 3× my salary, and the payment was 36% of my income.

Today, the same house is worth roughly \$1,000,000.

My 1994 salary adjusted to 2025 dollars would be about \$100,000.

To buy that home today with the same affordability ratios:

- The loan would need to be reduced from \$900,000 to \$350,000.
- That means \$650,000 in savings, stock options, or a gift to mirror my original down-payment-to-income position.

This illustrates why so many younger buyers are waiting—hopefully not all the way to age 40.

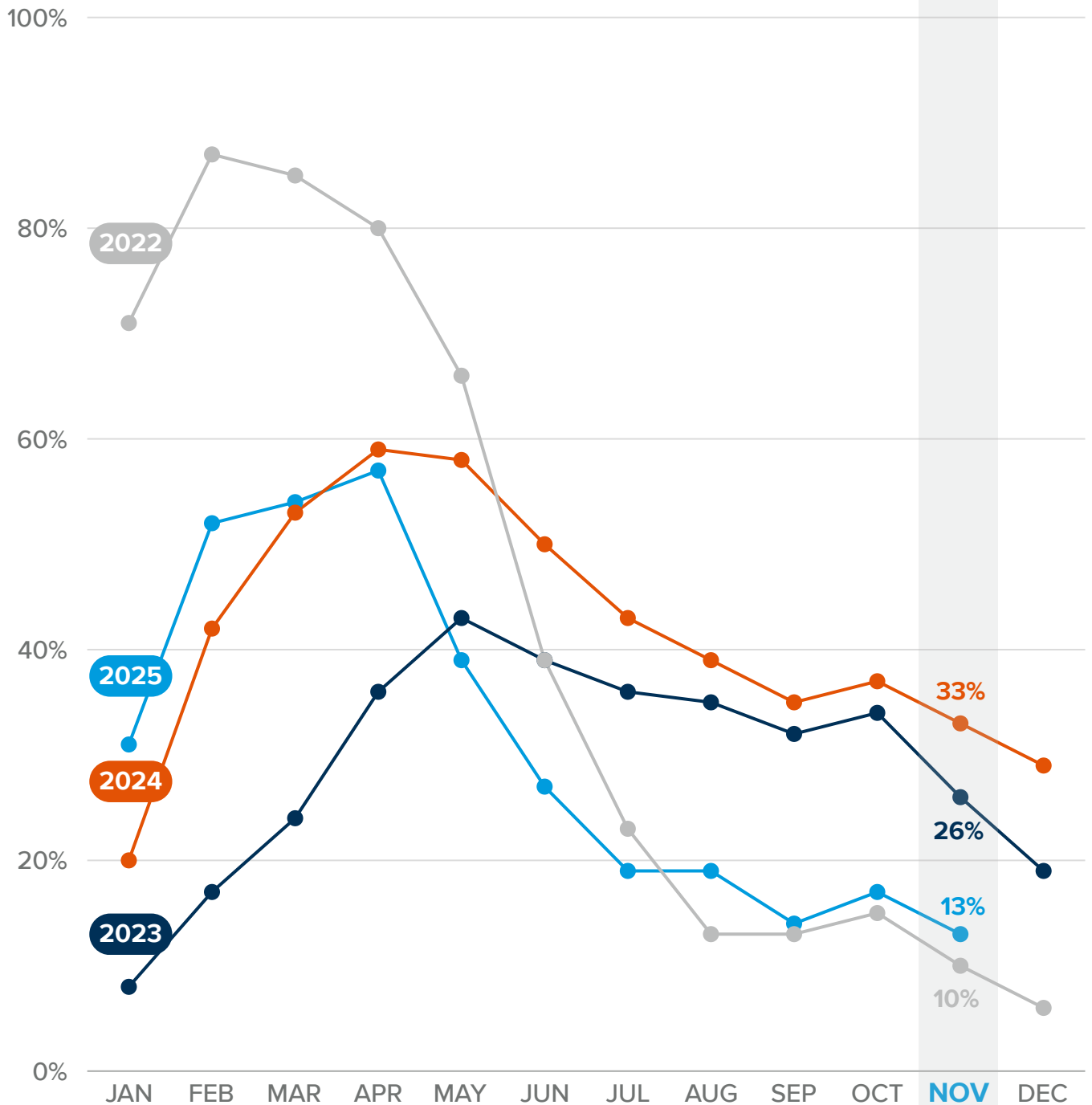


NOVEMBER 2025

% OF LISTINGS SOLD ABOVE LIST PRICE



EASTSIDE RESIDENTIAL



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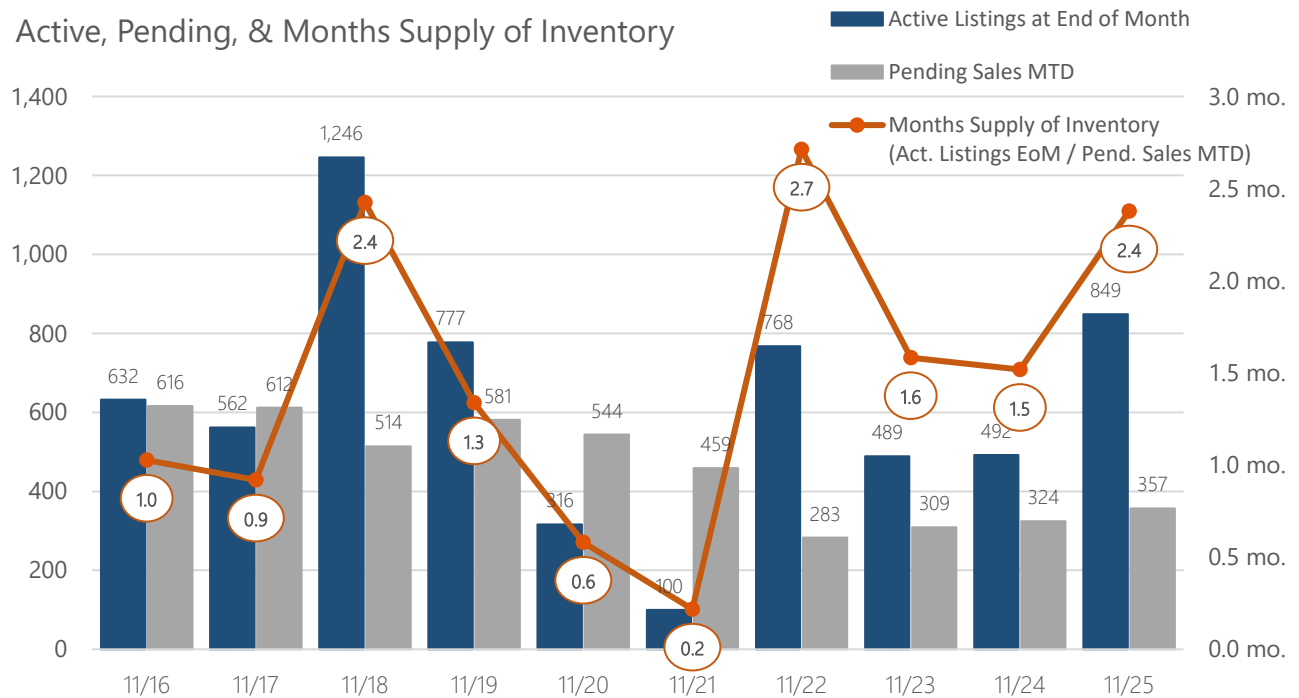
Created by Windermere Real Estate/East, Inc. using NWMLS data, but information was not verified or published by NWMLS.

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REAL ESTATE

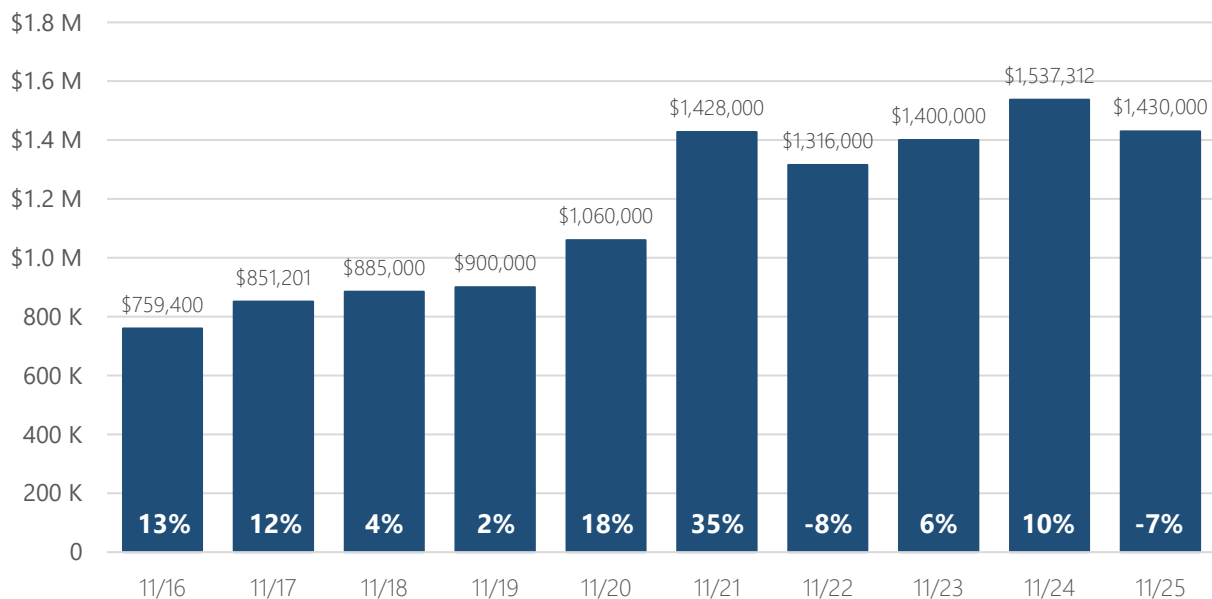
Eastside (All Areas)

RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



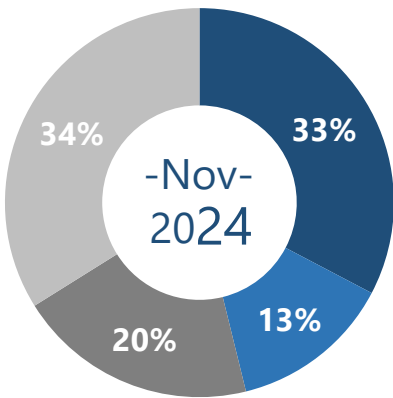
Median Closed Sales Price For Current Month Sold Properties



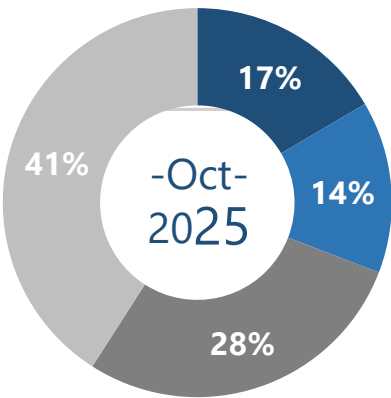
Eastside (All Areas)

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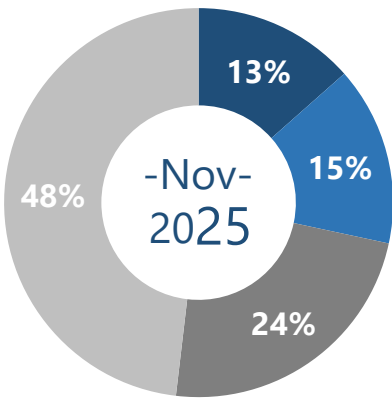
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE







SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH

NOVEMBER 2025				
	 SOLD ABOVE LIST PRICE	 SOLD AT LIST PRICE	 SOLD BELOW LIST PRICE	 PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	6	16	23	73
NUMBER OF SALES IN MONTH	47	52	82	168
MEDIAN % FROM ORIGINAL LIST PRICE	3%	0%	-2%	N/A

Eastside (All Areas)

RESIDENTIAL ONLY

Sales Price to List Price based on Market Time

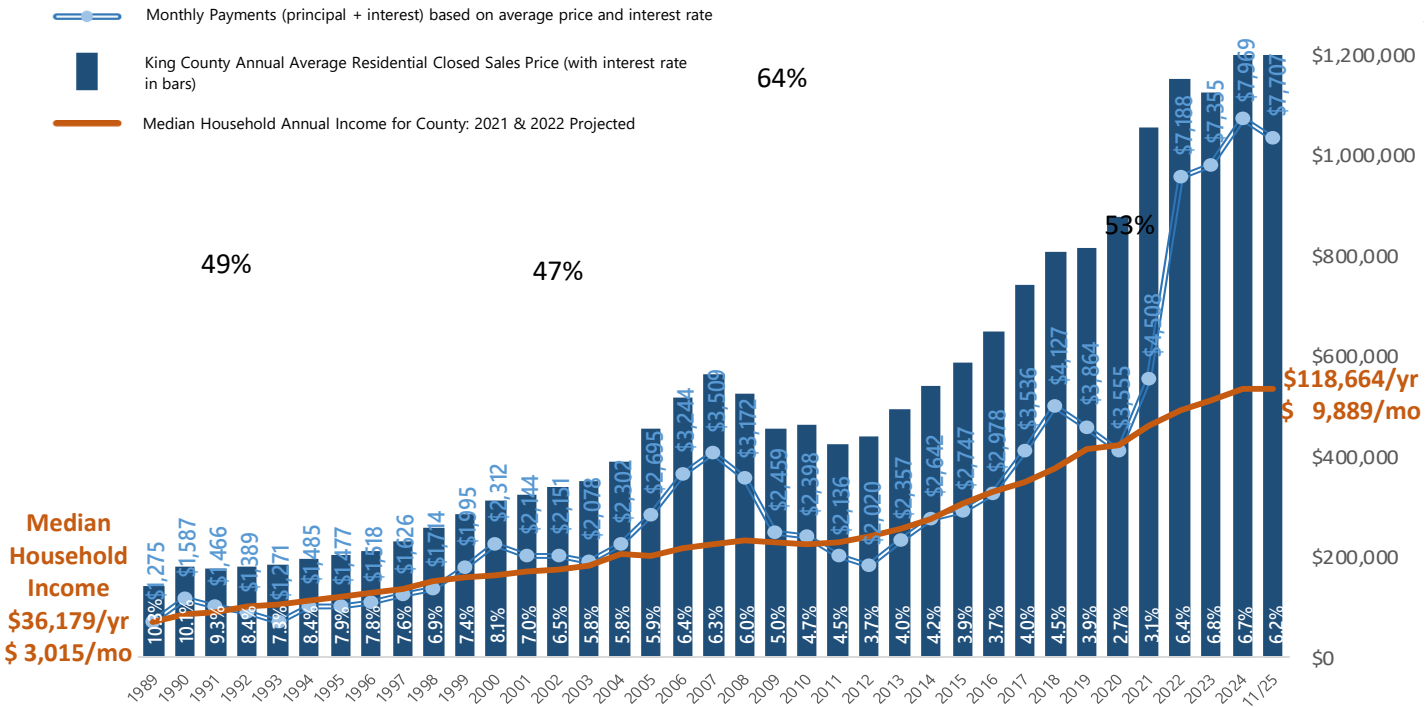
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	164	47.0%
15 - 30	95.7%	97.0%	53	15.2%
31 - 60	94.4%	97.6%	70	20.1%
61 - 90	93.2%	97.4%	37	10.6%
90+	89.8%	96.8%	25	7.2%
Totals			349	100.0%

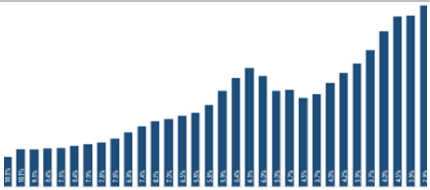
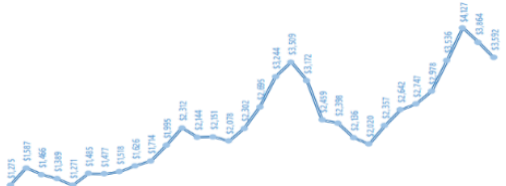
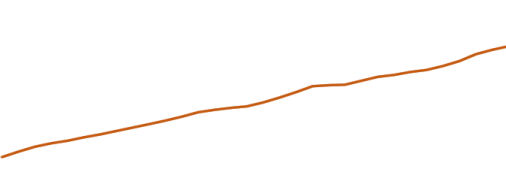
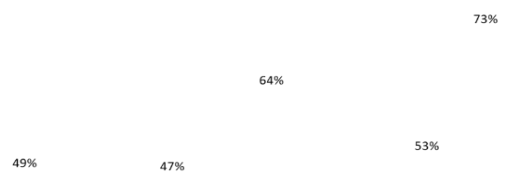
The Cost of Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
November, 2025	\$1,430,000	6.24%	\$8,795
November, 2024	\$1,537,312	6.81%	\$10,032
	-\$107,312	-0.57%	-\$1,237 Per Month
			-\$14,843 Per Year
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			

Monthly Payments Compared to Income Trendline

King County



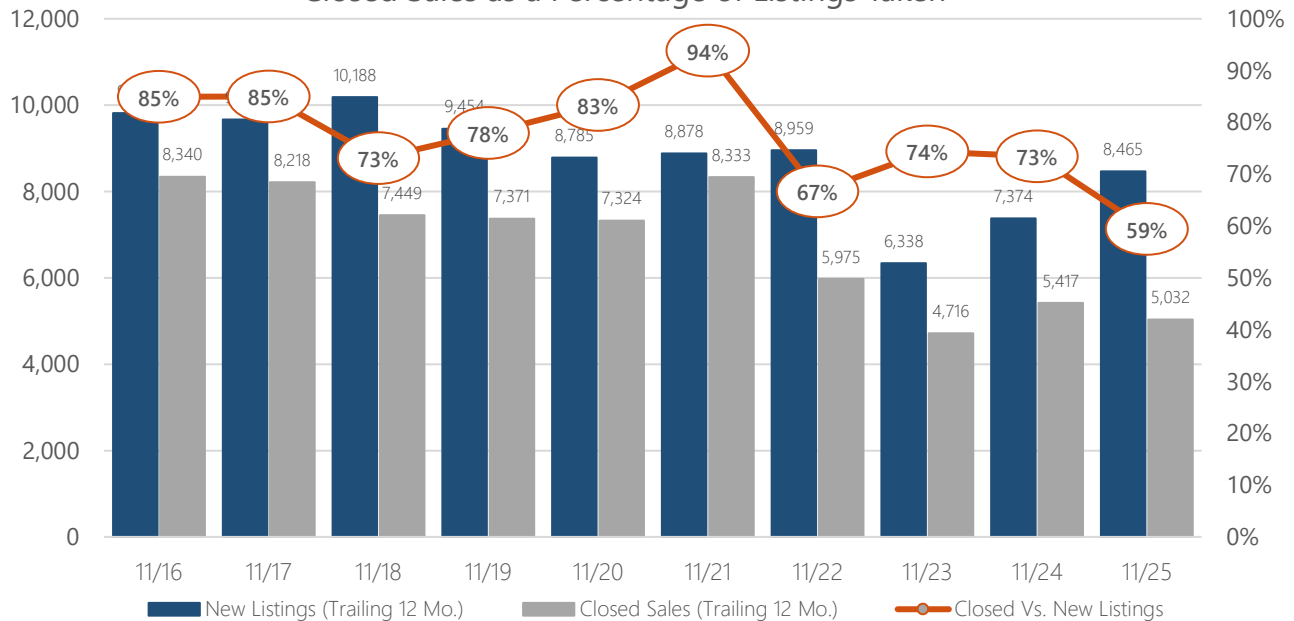
A		Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)	Two Factors for Payment
B		Monthly payment based on purchase price and interest rate	Purchaser's Buy Payment
C		Annual Median Household Income for County: 2021 & 2022 Projected	Payments tend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

Eastside (All Areas)

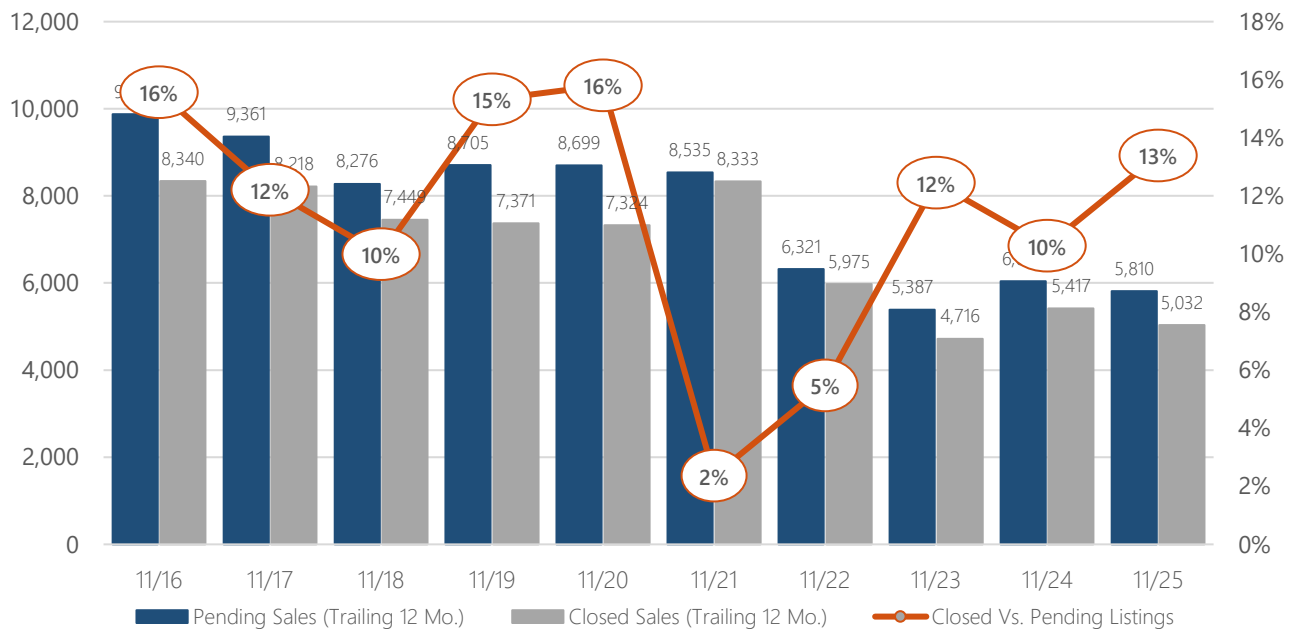
RESIDENTIAL ONLY

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 ONLY

0 - 2

SELLER'S
ADVANTAGE

2 - 4

BALANCED
ADVANTAGE

4+

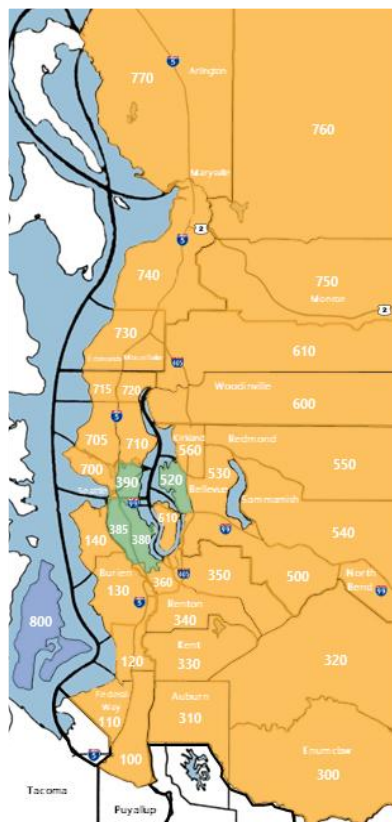
BUYER'S
ADVANTAGE

Area	Months Inventory			Area	Months Inventory		
	2023	2024	2025		2023	2024	2025
100	1.1	1.6	1.2	530	1.5	1.5	1.7
110	1.0	1.6	1.6	540	1.3	1.1	2.2
120	1.5	1.3	0.8	550	1.6	1.7	2.8
130	1.3	1.9	1.5	560	2.3	1.4	2.7
140	1.8	1.4	1.9	600	1.5	1.7	2.1
300	2.1	1.5	2.5	610	1.4	1.1	2.2
310	1.5	1.6	1.8	700	3.3	1.6	2.5
320	1.5	1.7	2.7	701	0.0	0.0	0.0
330	1.3	1.5	1.5	705	1.5	1.5	2.5
340	1.2	1.1	1.9	710	1.5	1.8	2.1
350	1.7	1.3	2.5	715	1.2	0.9	1.8
360	3.8	1.5	2.9	720	1.3	1.8	2.1
380	2.1	2.2	2.6	730	0.9	1.1	1.8
385	3.3	3.5	2.6	740	1.2	1.2	1.7
390	2.3	2.4	4.4	750	1.3	1.5	2.2
500	1.3	1.2	2.4	760	1.6	1.5	2.1
510	2.8	1.5	2.5	770	1.6	1.7	1.9
520	2.4	2.7	5.7	800	2.5	4.4	2.1

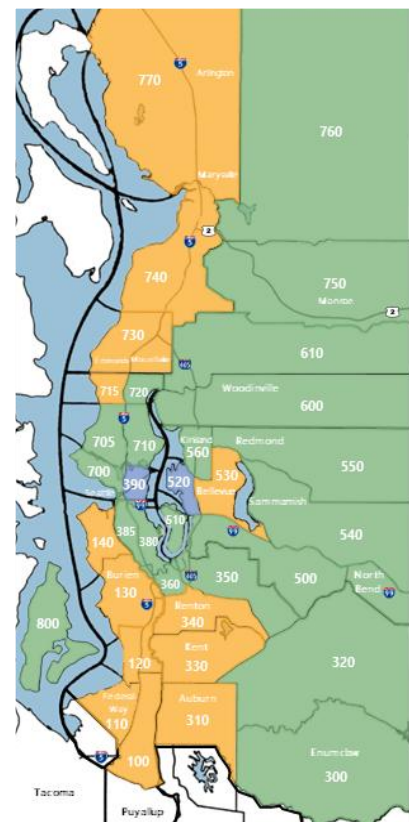
2 YEARS AGO



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

	November, 2025	November, 2024	Difference	% Change
Months Supply of Inventory	2.4	1.5	0.9	57%
Active Listings at End of Month	849	492	357	73%
Pending Sales MTD	357	324	33	10%
Pending Sales (Trailing 12 Months)	5,810	6,038	-228	-4%
Closed Sales MTD	352	422	-70	-17%
Closed Sales (Trailing 12 Months)	5,032	5,417	-385	-7%
Closed Sales Price (Median)	\$1,430,000	\$1,537,312	-\$107,312	-7%
30-Year-Fixed-Rate Mortgage Rate	6.2%	6.8%	-0.6%	-8%
Monthly Payments (P&I)	\$8,795	\$10,032	-\$1,237	-12%

Condominium

	November, 2025	November, 2024	Difference	% Change
Months Supply of Inventory	3.8	2.5	1.3	51%
Active Listings at End of Month	455	383	72	19%
Pending Sales MTD	121	154	-33	-21%
Pending Sales (Trailing 12 Months)	2,174	2,271	-97	-4%
Closed Sales MTD	111	168	-57	-34%
Closed Sales (Trailing 12 Months)	1,990	1,898	92	5%
Closed Sales Price (Median)	\$750,000	\$685,000	\$65,000	9%
30-Year-Fixed-Rate Mortgage Rate	6.2%	6.8%	-0.6%	-8%
Monthly Payments (P&I)	\$4,613	\$4,470	\$143	3%

Residential & Condominium

	November, 2025	November, 2024	Difference	% Change
Months Supply of Inventory	2.7	1.8	0.9	49%
Active Listings at End of Month	1,304	875	429	49%
Pending Sales MTD	478	478	0	0%
Pending Sales (Trailing 12 Months)	7,984	8,309	-325	-4%
Closed Sales MTD	463	590	-127	-22%
Closed Sales (Trailing 12 Months)	7,022	7,315	-293	-4%
Closed Sales Price (Median)	\$1,300,000	\$1,350,000	-\$50,000	-4%
30-Year-Fixed-Rate Mortgage Rates	6.2%	6.8%	-0.6%	-8%
Monthly Payments (P&I)	\$7,996	\$8,810	-\$814	-9%

Eastside (All Areas)

RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2025	Active Listings (EOM)	452	557	684	992	1,366	1,428	1,407	1,283	1,303	1,191	849		73%	1,047	AVG	82%
	New Listings Taken in Month	450	543	847	1,005	1,249	987	835	662	825	633	266		-1%	8,302	YTD	15%
	# of Pending Transactions	297	379	623	534	643	622	585	515	579	466	357		10%	5,600	YTD	-4%
	Months Supply of Inventory	1.5	1.5	1.1	1.9	2.1	2.3	2.4	2.5	2.3	2.6	2.4		57%	2.0	AVG	85%
	# of Closed Sales	204	262	396	498	503	541	555	478	467	499	352		-17%	4,755	YTD	-7%
	Median Closed Price	1,709,000	1,685,000	1,710,000	1,697,500	1,633,500	1,610,000	1,580,000	1,537,500	1,575,000	1,550,000	1,430,000		-7%	1,615,028	WA	2%
2024	Active Listings (EOM)	281	344	367	440	672	745	740	760	813	675	492	343	1%	575	AVG	-2%
	New Listings Taken in Month	340	549	687	786	1,012	806	764	742	729	548	268	163	5%	7,231	YTD	17%
	# of Pending Transactions	301	446	598	631	671	607	622	525	545	541	324	210	5%	5,811	YTD	12%
	Months Supply of Inventory	0.9	0.8	0.6	0.7	1.0	1.2	1.2	1.4	1.5	1.2	1.5	1.6	-4%	1.1	AVG	-14%
	# of Closed Sales	198	257	430	514	612	554	600	572	434	527	422	277	23%	5,120	YTD	15%
	Median Closed Price	1,465,000	1,470,000	1,682,500	1,677,500	1,699,975	1,635,000	1,620,000	1,550,000	1,527,500	1,550,000	1,537,312	1,545,000	10%	1,587,218	WA	12%
2023	Active Listings (EOM)	476	422	565	550	580	645	691	698	737	637	489	282	-36%	590	AVG	-18%
	New Listings Taken in Month	369	384	704	554	725	742	689	629	634	449	288	143	-9%	6,167	YTD	-29%
	# of Pending Transactions	341	389	501	529	604	571	542	516	469	414	309	227	9%	5,185	YTD	-15%
	Months Supply of Inventory	1.4	1.1	1.1	1.0	1.0	1.1	1.3	1.4	1.6	1.5	1.6	1.2	-42%	1.3	AVG	-9%
	# of Closed Sales	184	269	396	397	463	575	455	533	418	410	343	297	6%	4,443	YTD	-20%
	Median Closed Price	1,320,000	1,340,000	1,411,500	1,450,000	1,450,000	1,450,000	1,500,000	1,453,000	1,427,500	1,420,000	1,400,000	1,440,000	6%	1,421,918	WA	-6%
2022	Active Listings (EOM)	102	148	288	533	745	1,105	1,197	1,022	1,033	972	768	511	668%	719	AVG	194%
	New Listings Taken in Month	369	586	976	1,061	1,156	1,204	979	681	800	574	315	171	-21%	8,701	YTD	1%
	# of Pending Transactions	310	508	779	752	754	546	575	628	542	401	283	202	-38%	6,078	YTD	-26%
	Months Supply of Inventory	0.3	0.3	0.4	0.7	1.0	2.0	2.1	1.6	1.9	2.4	2.7	2.5	1146%	1.4	AVG	317%
	# of Closed Sales	234	252	551	678	731	678	479	581	539	476	325	273	-45%	5,524	YTD	-28%
	Median Closed Price	1,515,500	1,697,500	1,700,000	1,722,500	1,590,000	1,500,000	1,420,000	1,350,000	1,350,000	1,350,000	1,316,000	1,299,000	-8%	1,515,859	WA	15%
2021	# of Active Listings	219	224	216	309	239	288	350	278	282	185	100	55	-68%	245	A	-62%
	New Listings Taken in Month	467	577	927	1,012	922	1,116	925	852	788	598	401	258	24%	8,585	YTD	-7%
	# of Pending Transactions	423	549	893	864	931	997	792	873	741	655	459	243	-16%	8,177	YTD	-2%
	Months Supply of Inventory	0.5	0.4	0.2	0.4	0.3	0.3	0.4	0.3	0.4	0.3	0.2	0.2	-62%	0.3	A	-62%
	# of Closed Sales	344	363	617	745	808	921	965	833	769	717	589	451	-16%	7,671	T	13%
	Median Closed Price	1,149,000	1,265,000	1,350,000	1,300,000	1,298,475	1,364,000	1,330,563	1,300,000	1,310,000	1,365,000	1,428,000	1,529,500	35%	1,318,002	WA	32%

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 ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2020	Active Listings (EOM)	517	519	682	782	825	819	818	739	575	473	316	188	-59%	642	AVG	-49%
	New Listings Taken in Month	534	640	924	588	841	974	1,011	985	861	794	429	293	33%	8,581	YTD	-7%
	# of Pending Transactions	503	625	659	480	778	933	968	1,016	975	854	544	358	-6%	8,335	YTD	0%
	Months Supply of Inventory	1.0	0.8	1.0	1.6	1.1	0.9	0.8	0.7	0.6	0.6	0.6	0.5	-57%	0.9	AVG	-47%
	# of Closed Sales	290	359	505	466	426	691	816	820	836	890	701	662	23%	6,800	YTD	-1%
	Median Closed Price	892,003	985,000	1,035,000	936,995	945,250	976,800	1,007,521	1,050,000	1,040,000	1,050,000	1,060,000	1,113,765	18%	1,000,860	WA	8%
2019	Active Listings (EOM)	979	1,001	1,207	1,285	1,567	1,618	1,531	1,405	1,356	1,149	777	499	-38%	1,261	AVG	16%
	New Listings Taken in Month	613	591	1,104	1,093	1,395	1,054	869	757	807	625	323	204	-28%	9,231	YTD	-7%
	# of Pending Transactions	497	537	876	997	1,031	883	833	738	696	697	581	364	13%	8,366	YTD	6%
	Months Supply of Inventory	2.0	1.9	1.4	1.3	1.5	1.8	1.8	1.9	1.9	1.6	1.3	1.4	-45%	1.7	AVG	7%
	# of Closed Sales	322	379	537	648	859	853	803	749	554	607	568	524	10%	6,879	YTD	0%
	Median Closed Price	910,000	900,000	950,000	927,500	928,800	950,000	925,000	935,000	928,500	900,000	900,000	949,000	2%	923,503	WA	-1%
2018	Active Listings (EOM)	412	475	577	736	1,040	1,278	1,378	1,556	1,690	1,537	1,246	918	122%	1,084	AVG	51%
	New Listings Taken in Month	497	649	990	987	1,429	1,248	1,027	978	975	723	449	223	2%	9,952	YTD	6%
	# of Pending Transactions	448	570	850	795	1,056	916	776	705	642	614	514	339	-16%	7,886	YTD	-12%
	Months Supply of Inventory	0.9	0.8	0.7	0.9	1.0	1.4	1.8	2.2	2.6	2.5	2.4	2.7	164%	1.6	AVG	77%
	# of Closed Sales	353	370	557	663	748	911	798	735	569	627	516	492	-25%	6,847	YTD	-10%
	Median Closed Price	938,000	950,000	926,000	943,000	960,000	977,759	947,500	935,000	890,000	890,000	885,000	908,762	4%	932,030	WA	9%
2017	Active Listings (EOM)	453	438	585	623	760	893	950	899	962	797	562	359	-11%	720	AVG	-19%
	New Listings Taken in Month	531	556	931	920	1,208	1,215	1,042	965	908	710	440	236	8%	9,426	YTD	-1%
	# of Pending Transactions	487	565	790	872	1,054	1,045	959	956	832	790	612	390	-1%	8,962	YTD	-5%
	Months Supply of Inventory	0.9	0.8	0.7	0.7	0.7	0.9	1.0	0.9	1.2	1.0	0.9	0.9	-10%	0.9	AVG	-14%
	# of Closed Sales	425	345	553	585	777	942	855	919	766	764	687	602	-1%	7,618	YTD	-1%
	Median Closed Price	793,859	832,000	870,000	880,000	875,000	885,000	860,000	853,000	855,000	845,000	851,201	938,240	12%	855,249	WA	15%
2016	Active Listings (EOM)	592	624	740	911	925	1,110	1,207	1,101	1,093	867	632	436	-12%	891	AVG	-15%
	New Listings Taken in Month	566	680	968	1,088	1,102	1,250	1,066	892	894	621	406	241	5%	9,533	YTD	-1%
	# of Pending Transactions	540	702	859	934	1,108	1,044	967	947	894	855	616	399	-4%	9,466	YTD	-4%
	Months Supply of Inventory	1.1	0.9	0.9	1.0	0.8	1.1	1.2	1.2	1.2	1.0	1.0	1.1	-9%	1.0	AVG	-13%
	# of Closed Sales	392	388	565	655	759	938	909	877	770	757	694	600	31%	7,704	YTD	-1%
	Median Closed Price	697,500	739,975	739,440	730,000	760,000	746,500	750,400	769,000	750,000	768,000	759,400	803,500	13%	746,884	WA	14%
2015	Active Listings (EOM)	818	891	925	1,066	1,214	1,247	1,284	1,237	1,153	1,013	719	543	-35%	1,052	AVG	-22%
	New Listings Taken in Month	540	757	978	1,143	1,210	1,159	1,054	907	797	732	387	284	-16%	9,664	YTD	-3%
	# of Pending Transactions	581	740	1,008	1,046	1,116	1,101	1,031	954	850	818	640	412	-2%	9,885	YTD	5%
	Months Supply of Inventory	1.4	1.2	0.9	1.0	1.1	1.1	1.2	1.3	1.4	1.2	1.1	1.3	-33%	1.2	AVG	-26%
	# of Closed Sales	419	410	632	740	816	981	932	865	774	715	528	636	-9%	7,812	YTD	7%
	Median Closed Price	625,000	617,645	632,554	654,650	655,000	670,000	681,600	672,000	680,000	667,000	674,000	675,000	10%	657,928	WA	8%

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 ONLY

MONTHLY AVERAGES BASED ON HISTORICAL DATA |

2015 - 2024

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Totals	T
Active Listings (EOM)	485	509	615	724	857	975	1,015	970	969	831	610	413	748	AVG
% of 12 Month Avg.	65%	68%	82%	97%	115%	130%	136%	130%	130%	111%	82%	55%		
New Listings Taken in Month	483	597	919	923	1,100	1,077	943	839	819	637	371	222	8,929	T
% of 12 Month Avg.	65%	80%	123%	124%	148%	145%	127%	113%	110%	86%	50%	30%		
# of Pending Transactions	443	563	781	790	910	864	807	786	719	664	488	314	8,130	T
% of 12 Month Avg.	65%	83%	115%	117%	134%	128%	119%	116%	106%	98%	72%	46%		
Months Supply of Inventory	1.1	0.9	0.8	0.9	0.9	1.1	1.3	1.2	1.3	1.3	1.2	1.3	1.1	AVG
% of 12 Month Avg.	98%	81%	70%	82%	84%	101%	112%	110%	121%	112%	112%	118%		
# of Closed Units	316	339	534	609	700	804	761	748	643	649	537	481	7,123	T
% of 12 Month Avg.	53%	57%	90%	103%	118%	136%	128%	126%	108%	109%	91%	81%		
Median Closed Price	1,030,586	1,079,712	1,129,699	1,122,215	1,116,250	1,115,506	1,104,258	1,086,700	1,075,850	1,080,500	1,081,091	1,120,177	1,095,212	AVG
% of 12 Month Avg.	94%	99%	103%	102%	102%	102%	101%	99%	98%	99%	99%	102%		

MARKET UPDATE

November, 2025

Eastside (All Areas)

RESIDENTIAL ONLY

Closed Sales by Price by Month

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	0	0	0	0	0	0	0	0	1	0	0		1
\$250,000 to \$499,999	2	3	1	1	5	1	0	2	0	2	1		18
\$500,000 to \$749,999	11	9	11	11	13	12	12	17	10	19	19		144
\$750,000 to \$999,999	17	20	33	41	43	48	55	41	54	50	47		449
\$1,000,000 to \$1,499,999	47	62	98	139	141	166	165	157	148	157	120		1,400
\$1,500,000 to \$2,499,999	72	112	171	215	210	206	218	182	168	188	105		1,847
\$2,500,000 and above	52	47	82	90	82	102	98	74	85	80	57		849
Grand Total	201	253	396	497	494	535	548	473	466	496	349		4,708

2024

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	0	0	0	0	0	0	0	0	0	1	0	0	1
\$250,000 to \$499,999	1	0	1	0	4	2	1	4	2	4	3	3	22
\$500,000 to \$749,999	10	13	17	11	13	10	16	15	12	6	17	10	140
\$750,000 to \$999,999	32	27	39	52	48	51	58	68	41	57	44	27	517
\$1,000,000 to \$1,499,999	61	89	106	132	157	165	166	173	143	177	124	92	1,493
\$1,500,000 to \$2,499,999	57	80	173	222	280	224	256	220	164	200	167	77	2,043
\$2,500,000 and above	36	48	94	96	108	93	102	85	68	78	61	67	869
Grand Total	197	257	430	513	610	545	599	565	430	523	416	276	5,085

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	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-100%	N/A		0%
\$250,000 to \$499,999	100%	N/A	0%	N/A	25%	-50%	-100%	-50%	-100%	-50%	-67%		-18%
\$500,000 to \$749,999	10%	-31%	-35%	0%	0%	20%	-25%	13%	-17%	217%	12%		3%
\$750,000 to \$999,999	-47%	-26%	-15%	-21%	-10%	-6%	-5%	-40%	32%	-12%	7%		-13%
\$1,000,000 to \$1,499,999	-23%	-30%	-8%	5%	-10%	1%	-1%	-9%	3%	-11%	-3%		-6%
\$1,500,000 to \$2,499,999	26%	40%	-1%	-3%	-25%	-8%	-15%	-17%	2%	-6%	-37%		-10%
\$2,500,000 and above	44%	-2%	-13%	-6%	-24%	10%	-4%	-13%	25%	3%	-7%		-2%
Grand Total	2%	-2%	-8%	-3%	-19%	-2%	-9%	-16%	8%	-5%	-16%		-7%