MARCH 2025 - Seattle TALKING POINTS

Based on Residential only reports

The Seattle residential market remained steady and strong in pricing and pace, but is starting to show signs of strain from macroeconomic pressure. Inventory is building, affordability is a major issue, and buyers are more selective. In the bigger picture, inflation, global trade stress, and consumer fatigue are dampening overall economic optimism, which may eventually cool housing activity if rates and prices remain high.

Statistics Supporting Steady Market:

- Pending Sales: 658 homes went pending in March up 12% from March 2024.
- **Multiple Offers:** 43% of homes sold above list price by a median of 8%, and most (71.4%) sold within 15 days. It should be noted the March closings were generally contracts written in February 2025.
- Closed Sales: 497 homes sold (up 4% from March 2024)
- Median Sale Price: \$1,000,000 (up 11.2% since December 2024)
 - Highest median sales price since June 2022 (\$1,000,000) and it peaked in May 2022 (\$1,025,500)

Statistics Supporting Strain:

- Inventory: Active listings rose 31% YOY, but months of supply remains tight at **1.2 months**, indicating a seller-favored market.
- Active listings end of month: March 25 (821) v 10-year average (537) = 52% higher in March 2025
- Closed Sales Year to Date: Jan, Feb, March 2025 (1,140) v 10-year average (1,406) = 23% lower in 2025

Economic Overview:

- Inflation is cooling slowly; services and housing remain sticky.
- Interest rates stands at approximately 6.7%. This marks a slight decrease from the previous year, where rates were around 6.82%.
- Stock markets are volatile amid stagflation concerns.
- Tariffs on key imports are pressuring supply chains and goods prices.
- Consumer confidence is low, with buyers becoming more cautious.

Seattle home prices this year have increased 11.2% following similar trends for the previous five years (2020 to 2024).

Year	Jan 1st *	Mar 2025	Difference	% Increase
2025 Actual	\$898,900	\$1,000,000	\$101,100	11.2%

• Median Closed Sale Price from January 1st to April for the past five years:

Year	Jan 1st *	April	Difference	% Increase
2025	\$898,900 (December 2024 Median Price)	\$1,006,768 (projected at 12% appreciation)	\$107,868 or \$26,967 per month	12% (projected)
2024	\$850,000	\$997,900	\$147,900	17%
2023	\$879,975	\$886,000	\$6,025	1%
2022	\$839,000	\$1,019,950	\$180,950	22%
2021	\$799,950	\$875,000	\$75,050	9%
2020	\$727,000	\$815,000	\$88,000	12%
Av	erage for the Last Fi	\$99,585	12%	

*December Median Closed Sales Price

Outlook:

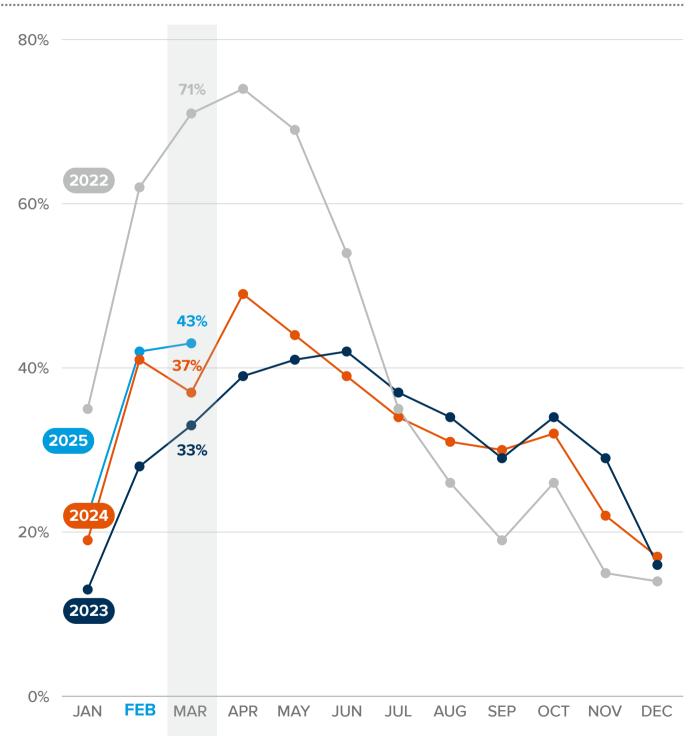
Following past seasonal trends and under current economic strain, we anticipate home prices to soften over the remainder of 2025. With buyer fatigue growing and affordability stretched, a market correction—similar to prior mid-to-late year adjustments—is increasingly likely.

Year	Peak for Calendar Year	December	Difference	% Increase
2025 Projected	\$1,00,000 (March 2025 Median Price)	\$910,000 (projected)	\$90,000 (projected)	-9% (projected)
2024	\$997,900 (April)	\$898,900	-\$99,000	-9.9%
2023	\$930,000 (June)	\$850,000	-\$80,000	-8.6%
2022	\$1,025,500 (May)	\$879,975	-\$145,525	-14%

MARCH 2025 % OF LISTINGS SOLD ABOVE LIST PRICE



SEATTLE RESIDENTIAL



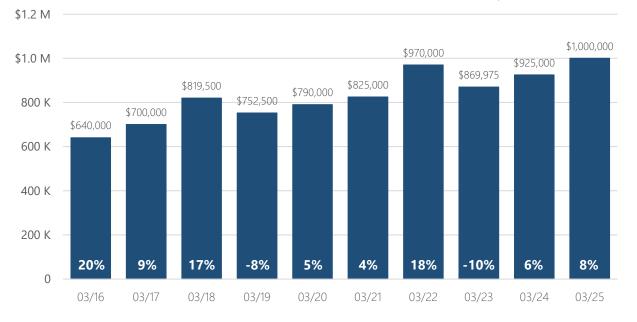
windermere.com



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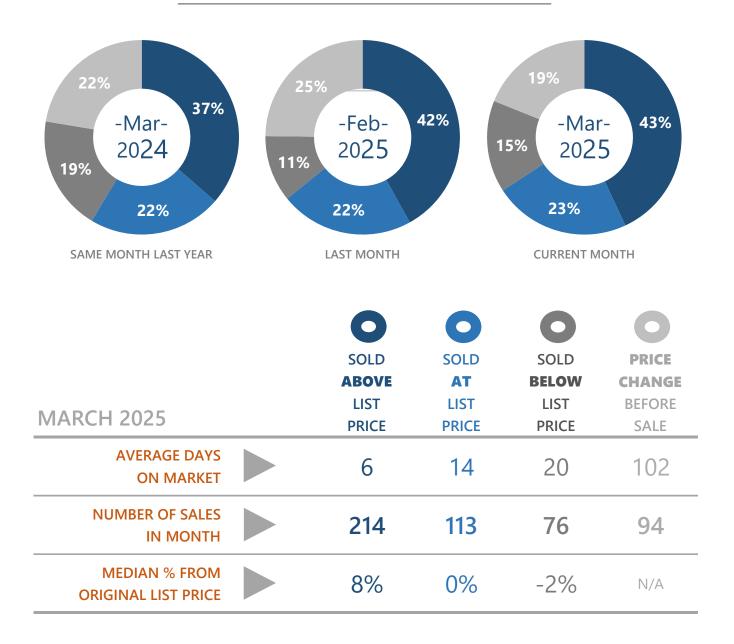
Median Closed Sales Price For Current Month Sold Properties





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





Seattle (All Areas) RESIDENTIAL ONLY

Sales Price to List Price based on Market Time

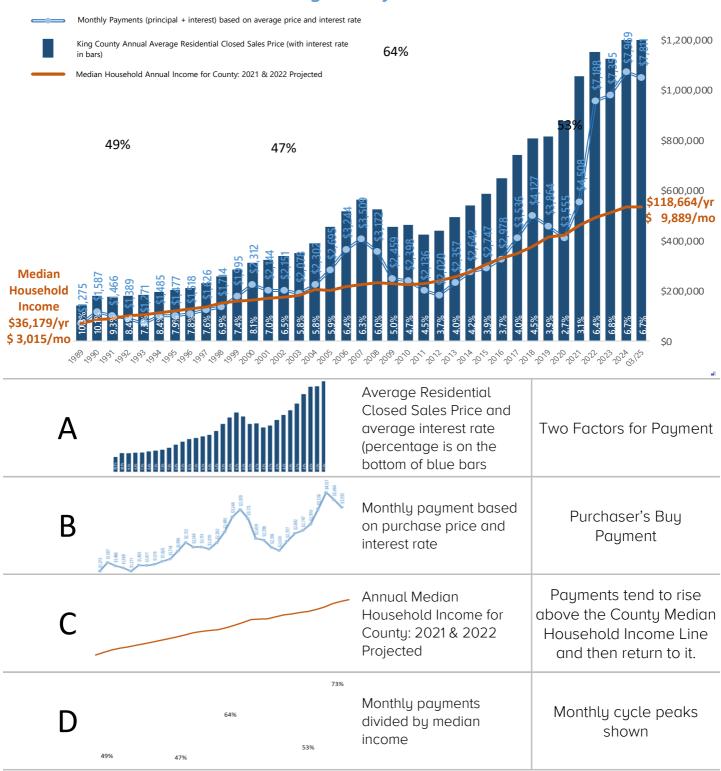
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	101.7%	101.7%	355	71.4%
15 - 30	97.4%	98.3%	55	11.1%
31 - 60	97.4%	99.3%	37	7.4%
61 - 90	98.6%	100.0%	16	3.2%
90+	94.8%	98.5%	34	6.8%
Totals			497	100.0%

The Cost of Waiting a Year

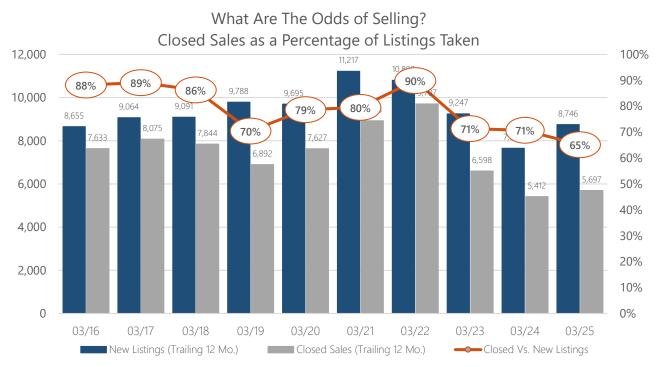
	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest							
March, 2025	\$1,000,000	6.65%	\$6,420							
March, 2024	\$925,000	6.82%	\$6,043							
	\$75,000	-0.17%	\$377 Per Month							
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month Per Year										

73%

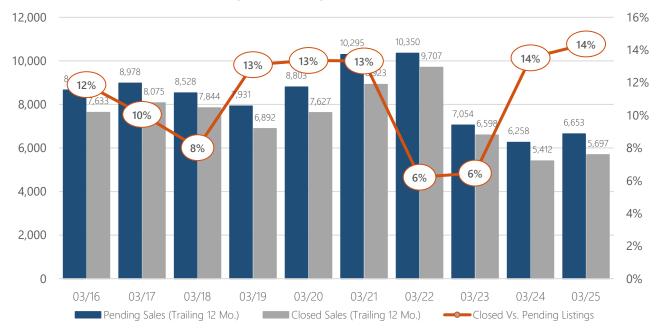
Monthly Payments Compared to Income Trendline King County







Percentage of Pending Sales that do not Close



MARKET UPDATE March, 2025

Months Supply of 2024 2024 100 530 Inventory 110 540 0.4 120 0.4 550 0.7 560 130 1.0 0.8 1.3 1.3 0.7 1.5 **CURRENT** 140 600 300 610 0.7 MONTH 310 0.5 700 1.2 320 701 705 330 1.2 **KING &** 340 710 **SNOHOMISH** 350 0.7 715 0.4 COUNTY 360 0.7 0.7 1.8 720 0.4 730 . 380 1.6 1.5 0.8 0.5 0.7 740 385 2.0 0.7 0.4 **RESIDENTIAL ONLY** 390 750 500 760 4+ 510 1.8 0.5 770 1.5 SELLER'S BALANCED BUYER'S 2.9 2.4 3.3 520 800 ADVANTAGE ADVANTAGE ADVANTAGE

2 YEARS AGO

770 Vergan 70 Vergan 740 750 730 610 755 720 730 600 705 710 750 800 750 800 700 900 700</

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.

Windermere REAL ESTATE

Statistics To Know

Residential

	March, 2025	March, 2024	Difference	% Change
Months Supply of Inventory	1.2	1.1	0.2	17%
Active Listings at End of Month	821	625	196	31%
Pending Sales MTD	658	585	73	12%
Pending Sales (Trailing 12 Months)	6,653	6,258	395	6%
Closed Sales MTD	497	478	19	4%
Closed Sales (Trailing 12 Months)	5,697	5,412	285	5%
Closed Sales Price (Median)	\$1,000,000	\$925,000	\$75,000	8%
30-Year-Fixed-Rate Mortgage Rate	6.7%	6.8%	-0.2%	-2%
Monthly Payments (P&I)	\$6,420	\$6,043	\$377	6%

Condominium

	March, 2025	March, 2024	Difference	% Change
Months Supply of Inventory	3.0	2.0	1.0	48%
Active Listings at End of Month	798	516	282	55%
Pending Sales MTD	268	257	11	4%
Pending Sales (Trailing 12 Months)	2,689	2,648	41	2%
Closed Sales MTD	248	210	38	18%
Closed Sales (Trailing 12 Months)	2,339	2,214	125	6%
Closed Sales Price (Median)	\$627,650	\$587,500	\$40,150	7%
30-Year-Fixed-Rate Mortgage Rate	6.7%	6.8%	-0.2%	-2%
Monthly Payments (P&I)	\$4,029	\$3,838	\$191	5%

Residential & Condominium

	March, 2025	March, 2024	Difference	% Change
Months Supply of Inventory	1.7	1.4	0.4	29%
Active Listings at End of Month	1,619	1,141	478	42%
Pending Sales MTD	926	842	84	10%
Pending Sales (Trailing 12 Months)	9,342	8,906	436	5%
Closed Sales MTD	745	688	57	8%
Closed Sales (Trailing 12 Months)	8,036	7,626	410	5%
Closed Sales Price (Median)	\$859,000	\$831,000	\$28,000	3%
30-Year-Fixed-Rate Mortgage Rates	6.7%	6.8%	-0.2%	-2%
Monthly Payments (P&I)	\$5,514	\$5,429	\$86	2%

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New Listings Taken in Month 497 513 793 744 805 859 690 605 836 581 417 202 -17% 1,803 YTD -19% # of Pending Transactions 438 499 606 631 698 613 589 533 500 469 369 290 -31% 1,543 YTD -25% Months Supply of Inventory 1.3 1.1 1.1 1.0 1.3 1.4 1.9 1.8 1.9 1.7 230% 1.1 AVG 228% # of Closed Sales 264 392 500 524 596 614 513 516 422 434 365 297 -33% 1,156 YTD -27% Median Closed Price 803.750 82.000 89.012 930.00 89.000 926.250 90.000 944.00 850.00 -10% 833.23 VA -8% 2022 Active Listings (EOM) 178 247			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	MTD % Change	YTD Summary	π	YTD % Change
# of Pending Transaction 452 520 658	2025	Active Listings (EOM)	656	713	821										31%	730	AVG	32%
Number Supply of Inventory 1.5 1.4 1.2 1.7% 1.4 AVG 2.8% * of Closed Sale 2.52 3.91 497	1	New Listings Taken in Month	658	658	870										14%	2,186	YTD	14%
4 of Closed Surfs 522 391 497 Median Closed Price 87500 965.00 1.00000 1.021 1.011 1.115 1.072 796 536 -4% 555 AVG -4% 2024 Active Listings ECM 481 558 625 674 949 1.029 700 622 981 731 536 -4% 555 AVG -4% Meet Listings Taken in Morth 517 636 625 613 539 515 641 604 448 302 -3% 1,56 TTD 6% Months Supply of Inventory 1.0 1.11 1.0 9 1.5 1.7 2.0 2.0 1.9 1.8 1.8 1.8 0.8 0.6 4.4 0.1 0.9 -2% Median Closed False 231 422 478 52.0 674 511 552 456 408 606 445 378 4% 1,11 1.0 1.3 733 933 658 617 739 933 658 737 933<		# of Pending Transactions	452	520	658										12%	1,630	YTD	4%
Indian Closed Prive 8 57.50 96.000 10000 1001 1,101 1,012 7,012 7,015 7,015 7,016<		Months Supply of Inventory	1.5	1.4	1.2										17%	1.4	AVG	28%
2024 Active Listing: (from, 481 558 625 674 949 1,029 1,097 1,011 1,195 1,072 796 536 -4% 555 AVG -4% New Listing: Taken in Month 517 636 762 885 1,042 920 790 622 981 731 358 231 -3% 1,056 YTD 6% # of Pending Tranaction 460 521 585 736 625 613 539 515 641 604 448 302 -3% 1,56 YTD 1% Months Supply of Inventory 1.0 1.1 1.1 0.9 1.5 1.7 2.0 2.0 1.9 1.8 1.8 1.8 0.% 1.1 1.4 70 2.3 2.00 191.06 448 302 -3% 1.03 1.4 1.9 1.8 1.8 1.1 1.1 1.1 0.1 1.3 1.3 1.4 1.9 1.8 1.9		# of Closed Sales	252	391	497										4%	1,140	YTD	1%
New Lictings Taken in Month 517 636 762 885 1,042 920 790 622 981 731 358 231 -3% 1,915 YTD 6% # of Pending Tarmactions 460 521 585 736 625 613 539 515 641 604 448 302 -3% 1,56 YTD 1% Months Supply of Inventory 1.0 1.1 1.1 0.9 1.5 1.7 2.0 2.0 1.9 1.8 1.8 1.8 0% 1.1 VC 6% # of Closed Sale 231 422 478 527 674 511 552 456 408 606 445 378 -4% 1.13 VD -2% Median Closed Frice 853 534 650 697 725 813 793 753 933 859 707 479 129% 579 AVG 145% New Ustings Taken in Month		Median Closed Price	857,500	965,000	1,000,000										8%	944,741	WA	4%
e of Pending Transactions 460 521 585 736 625 613 539 515 641 604 448 302 -35 1,56 VTD 1 Months Supply of Inventory 1.0 1.1 1.1 0.9 1.5 1.7 2.0 2.0 1.9 1.8 1.8 1.8 0.9 1.1 0.9 -2% 4 of Closed Sales 231 422 478 520 97.0	2024	Active Listings (EOM)	481	558	625	674	949	1,029	1,097	1,011	1,195	1,072	796	536	-4%	555	AVG	-4%
Months Supply of Inventory 1.0 1.1 1.1 0.9 1.5 1.7 2.0 2.0 1.9 1.8 1.8 1.8 0.% 1.1 AVG -6% # of Closed Sales 231 422 478 527 674 511 552 456 408 606 445 378 -4% 1,13 YD -2% Median Closed Price 890.00 927.400 997.900 997.900 972.500 930.000 988.00 670 479 129% 579 AVG 143% New Listings Taken in Month 497 513 793 744 805 859 690 605 836 581 417 202 -17% 1.03 1.7 2.9% 1.1 1.1 1.0 1.3 1.3 1.4 1.9 1.8 1.9 1.7 2.30% 1.1 AVG 2.28% # of Closed Sales 264 392 500 524 596 614 513	1	New Listings Taken in Month	517	636	762	885	1,042	920	790	622	981	731	358	231	-3%	1,915	YTD	6%
Art of Closed Sales 231 422 478 527 674 511 552 456 408 606 445 378 -4% 1,131 YTD -2% Median Closed Price 863000 927,450 925,000 997,900 965,000 972,500 930,000 938,006 972,500 968,000 888,900 6% 907,933 4% 2023 Active Listing: (EOM) 553 534 650 697 725 813 793 753 933 859 707 479 129% 579 A/C 145% New Listing: (EOM) 438 499 606 631 698 613 589 533 500 469 369 290 -31% 1,543 YTD -2% Months Supply of Inventory 1.3 1.1 1.1 1.0 1.3 1.3 1.4 1.9 1.8 1.9 1.7 230% 1.1 A/C 28% # of Closed Sales 264		# of Pending Transactions	460	521	585	736	625	613	539	515	641	604	448	302	-3%	1,566	YTD	1%
Median Closed Price 889,000 927,450 926,000 997,900 966,000 972,500 968,000 988,900 6% 907,933 WA 9% 2023 Active Listings (EOM) 553 534 650 697 725 813 793 753 933 859 707 479 129% 579 AVG 145% New Listings Taken in Month 497 513 793 744 805 859 690 605 836 581 417 202 -17% 1,803 YTD -15% # of Pending Transactions 438 499 606 631 698 613 589 533 500 469 369 290 -31% 1,543 YTD -25% Months Supply of Inventory 1.3 1.1 1.1 1.1 1.0 1.3 1.3 516 422 434 365 297 -33% 1,156 YTD -27% Median Closed Price 803,750		Months Supply of Inventory	1.0	1.1	1.1	0.9	1.5	1.7	2.0	2.0	1.9	1.8	1.8	1.8	0%	1.1	AVG	-6%
Active Listings (EOM) 553 534 650 697 725 813 793 753 933 859 707 479 129% 579 AVG 145% New Listings Taken in Month 497 513 793 744 805 859 690 605 836 581 417 202 -17% 1,803 YTD -19% # of Pending Transactions 438 499 606 631 698 613 589 533 500 469 369 290 -31% 1,543 YTD -25% Months Supply of Inventory 1.3 1.1 1.1 1.0 1.3 1.3 1.4 1.9 1.8 1.9 1.7 230% 1.1 AVG 228% # of Closed Sales 264 392 500 524 596 614 513 516 422 434 365 297 -33% 1,156 YTD -27% Median Closed File 603.750 <td></td> <td># of Closed Sales</td> <td>231</td> <td>422</td> <td>478</td> <td>527</td> <td>674</td> <td>511</td> <td>552</td> <td>456</td> <td>408</td> <td>606</td> <td>445</td> <td>378</td> <td>-4%</td> <td>1,131</td> <td>YTD</td> <td>-2%</td>		# of Closed Sales	231	422	478	527	674	511	552	456	408	606	445	378	-4%	1,131	YTD	-2%
New Listings Taken in Month 497 513 793 744 805 859 690 605 836 581 417 202 -17% 1,803 YTD -19% # of Pending Transactions 438 499 606 631 698 613 589 533 500 469 369 290 -31% 1,543 YTD -25% Months Supply of Inventory 1.3 1.1 1.1 1.1 1.0 1.3 1.3 1.4 1.9 1.8 1.9 1.7 230% 1.1 AVC 228% # of Closed Sales 264 392 500 524 596 614 513 516 422 434 365 297 -33% 1,15 YTD -27% Median Closed Price 803.75 82.00 905.12 9300 926.25 9000 944.00 850.00 -10% 833.823 VA -8% 2022 Active Listings Taken in Month 515 7		Median Closed Price	869,000	927,450	925,000	997,900	965,000	957,000	972,500	930,000	938,006	972,500	968,000	898,900	6%	907,953	WA	9%
# of Pending Transactions 438 499 606 631 698 613 589 533 500 469 369 290 -31% 1,543 YTD -25% Months Supply of Inventory 1.3 1.1 1.1 1.1 1.0 1.3 1.3 1.4 1.9 1.8 1.9 1.7 230% 1.1 AVG 228% # of Closed Sales 264 392 500 524 596 614 513 516 422 434 365 297 -33% 1,156 YTD -27% Median Closed Price 803,750 825,000 869,975 886,000 905,125 930,000 940,000 850,000 -10% 833,823 WA -8% 2022 Active Listings (EOM) 178 247 284 442 504 843 981 915 1,149 1,046 862 574 -43% 236 AVG -53% New Listings Taken in Month 515 769 954 996 1,045 1,246 932 781 1,031	2023	Active Listings (EOM)	553	534	650	697	725	813	793	753	933	859	707	479	129%	579	AVG	145%
Months Supply of Inventory 1.3 1.1 1.1 1.0 1.3 1.3 1.4 1.9 1.8 1.9 1.7 230% 1.1 AVG 2886 # of Closed Sales 264 392 500 524 596 614 513 516 422 434 365 297 -33% 1,16 YTD -27% Median Closed Frice 80.375 82.000 89.975 886.00 90.12 93000 89.900 92.625 90.000 944.00 650.00 -10% 833.83 WA -8% 2002 Active Listings (EOM) 178 247 284 442 504 843 981 915 1,149 1,046 862 574 -43% 236 AVG -53% New Listings Taken in Month 515 769 954 966 1,24 1,41 1,41 1,41 1,42 304 422 305 -17% 2,063 YTD -19% # of Pending T	1	New Listings Taken in Month	497	513	793	744	805	859	690	605	836	581	417	202	-17%	1,803	YTD	-19%
# of Closed Sales 264 392 500 524 596 614 513 516 422 434 365 297 -33% 1,156 YTD -27% Median Closed Price 803,750 825,000 869,975 886,000 905,125 930,000 899,900 926,250 900,000 944,000 850,000 -10% 833,823 WA -8% 2022 Active Listings (EOM) 178 247 284 442 504 843 981 915 1,149 1,046 862 574 -43% 236 AVG -53% New Listings Taken in Month 515 769 954 996 1,045 1,246 932 781 1,031 701 482 230 -16% 2,238 YTD -14% # of Pending Transactions 503 687 873 801 893 730 612 656 558 534 423 394 -10% 1,05 1,045 1,49		# of Pending Transactions	438	499	606	631	698	613	589	533	500	469	369	290	-31%	1,543	YTD	-25%
Median Closed Price 803,750 825,000 869,975 886,000 905,125 930,000 899,950 926,250 900,000 944,000 850,000 -10% 833,823 WA -876 2022 Active Listings (ECM) 178 247 284 442 504 843 981 915 1,149 1,046 862 574 -43% 236 AVG -53% New Listings Taken in Month 515 769 954 996 1,045 1,246 932 781 1,031 701 482 230 -16% 2,238 YTD -14% # of Pending Transactions 503 687 873 801 893 730 612 656 558 534 422 305 -17% 2,063 YTD -19% Months Supply of Inventory 0.4 0.4 0.3 0.6 789 642 634 534 493 423 394 -10% 1.50 1.0% 4 of Lose		Months Supply of Inventory	1.3	1.1	1.1	1.1	1.0	1.3	1.3	1.4	1.9	1.8	1.9	1.7	230%	1.1	AVG	228%
2022 Active Listings (EOM) 178 247 284 442 504 843 981 915 1,149 1,046 862 574 -43% 236 AVG -53% New Listings Taken in Month 515 769 954 996 1,045 1,246 932 781 1,031 701 482 230 -16% 2,238 YTD -14% # of Pending Transactions 503 687 873 801 893 730 612 656 558 534 422 305 -17% 2,063 YTD -19% Months Supply of Inventory 0.4 0.4 0.3 0.6 0.6 1.2 1.6 1.4 2.1 2.0 2.0 1.9 -32% 0.3 AVG -44% # of Closed Sales 396 443 751 747 786 789 642 634 534 493 423 394 -10% 1,590 YTD -20% 2021 # of Active Listings 548 474 498 613 556 667 <td></td> <td># of Closed Sales</td> <td>264</td> <td>392</td> <td>500</td> <td>524</td> <td>596</td> <td>614</td> <td>513</td> <td>516</td> <td>422</td> <td>434</td> <td>365</td> <td>297</td> <td>-33%</td> <td>1,156</td> <td>YTD</td> <td>-27%</td>		# of Closed Sales	264	392	500	524	596	614	513	516	422	434	365	297	-33%	1,156	YTD	-27%
New Listings Taken in Month 515 769 954 996 1,045 1,246 932 781 1,031 701 482 230 -16% 2,238 YTD -14% # of Pending Transactions 503 687 873 801 893 730 612 656 558 534 422 305 -17% 2,063 YTD -19% Months Supply of Inventory 0.4 0.4 0.3 0.6 0.6 1.2 1.6 1.4 2.1 2.0 2.0 1.9 -32% 0.3 AVG -44% # of Closed Sales 396 443 751 747 786 789 642 634 534 493 423 394 -10% 1.590 VTD -20% Median Closed Price 790.00 925.00 970.00 1.019.50 1.025.50 1.000.00 951.00 900.00 950.00 879.975 18% 901.53 WA 12% 200 464 At		Median Closed Price	803,750	825,000	869,975	886,000	905,125	930,000	899,950	899,000	926,250	900,000	944,000	850,000	-10%	833,823	WA	-8%
# of Pending Transactions 503 687 873 801 893 730 612 656 558 534 422 305 -17% 2,063 YTD -19% Months Supply of Inventory 0.4 0.4 0.3 0.6 0.6 1.2 1.6 1.4 2.1 2.0 2.0 1.9 -32% 0.3 AVG -44% # of Closed Sales 396 443 751 747 786 789 642 634 534 493 423 394 -10% 1,590 YTD -20% Median Closed Price 790,000 925,000 970,000 1,019,950 1,025,500 1,000,000 950,000 950,000 879,975 18% 901,536 WA 12% 2021 # of Active Listings 548 474 498 613 556 667 720 604 650 561 315 167 -19% 507 A -4% New Listings Taken in Month	2022	Active Listings (EOM)	178	247	284	442	504	843	981	915	1,149	1,046	862	574	-43%	236	AVG	-53%
Months Supply of Inventory 0.4 0.4 0.3 0.6 0.6 1.2 1.6 1.4 2.1 2.0 2.0 1.9 -32% 0.3 AVG -44% # of Closed Sales 396 443 751 747 786 789 642 634 534 493 423 394 -10% 1,590 YTD -20% Median Closed Price 790,000 925,000 970,000 1,019,50 1,025,500 1,000,000 954,500 900,000 950,000 950,000 879,975 18% 901,536 WA 12% 2021 # of Active Listings 548 474 498 613 556 667 720 604 650 561 315 167 -19% 507 A -4% New Listings Taken in Month 729 747 1,134 1,257 1,288 1,297 1,096 888 1,083 864 524 325 14% 2,610 YTD 19%	1	New Listings Taken in Month	515	769	954	996	1,045	1,246	932	781	1,031	701	482	230	-16%	2,238	YTD	-14%
# of Closed Sales 396 443 751 747 786 789 642 634 534 493 423 394 -10% 1,590 YTD -20% Median Closed Price 790,000 925,000 970,000 1,019,950 1,025,500 1,000,000 954,500 927,000 900,000 950,000 879,975 18% 901,536 WA 12% 2021 # of Active Listings 548 474 498 613 556 667 720 604 650 561 315 167 -19% 507 A -4% New Listings Taken in Month 729 747 1,134 1,257 1,228 1,297 1,096 888 1,083 864 524 325 14% 2,610 YTD 19% # of Pending Transactions 713 785 1,046 1,075 1,184 1,109 964 908 979 893 732 443 45% 2,544 YTD 35% Months Supply of Inventory 0.8 0.6 0.5 0.6 0.7		# of Pending Transactions	503	687	873	801	893	730	612	656	558	534	422	305	-17%	2,063	YTD	-19%
Median Closed Price 790,000 925,000 1,019,950 1,025,500 1,000,000 927,000 900,000 950,000 879,975 18% 901,536 WA 12% 2021 # of Active Listings 548 474 498 613 556 667 720 604 650 561 315 167 -19% 507 A -4% New Listings Taken in Month 729 747 1,134 1,257 1,228 1,297 1,096 888 1,083 864 524 325 14% 2,610 YTD 19% # of Pending Transactions 713 785 1,046 1,075 1,184 1,109 964 908 979 893 732 443 45% 2,544 YTD 35% Months Supply of Inventory 0.8 0.6 0.5 0.6 0.7 0.7 0.7 0.6 0.4 0.4 44% 0.6 A -27% # of Closed Sales 544 6		Months Supply of Inventory	0.4	0.4	0.3	0.6	0.6	1.2	1.6	1.4	2.1	2.0	2.0	1.9	-32%	0.3	AVG	-44%
2021 # of Active Listings 548 474 498 613 556 667 720 604 650 561 315 167 -19% 507 A -4% New Listings Taken in Month 729 747 1,134 1,257 1,228 1,297 1,096 888 1,083 864 524 325 14% 2,610 YTD 19% # of Pending Transactions 713 785 1,046 1,075 1,184 1,109 964 908 979 893 732 443 45% 2,544 YTD 35% Months Supply of Inventory 0.8 0.6 0.5 0.6 0.7 0.7 0.7 0.6 0.4 0.4 -44% 0.6 A -27% # of Closed Sales 544 623 831 889 981 1,080 1,084 903 827 893 763 697 37% 1,998 T 36%		# of Closed Sales	396	443	751	747	786	789	642	634	534	493	423	394	-10%	1,590	YTD	-20%
New Listings Taken in Month 729 747 1,134 1,257 1,228 1,297 1,096 888 1,083 864 524 325 14% 2,610 YTD 19% # of Pending Transactions 713 785 1,046 1,075 1,184 1,109 964 908 979 893 732 443 45% 2,544 YTD 35% Months Supply of Inventory 0.8 0.6 0.5 0.6 0.7 0.7 0.6 0.4 0.4 -44% 0.6 A -27% # of Closed Sales 544 623 831 889 981 1,080 1,084 903 827 893 763 697 37% 1,998 T 36%		Median Closed Price	790,000	925,000	970,000	1,019,950	1,025,500	1,000,000	954,500	927,000	900,000	950,000	905,000	879,975	18%	901,536	WA	12%
# of Pending Transactions 713 785 1,046 1,075 1,184 1,109 964 908 979 893 732 443 45% 2,544 YTD 35% Months Supply of Inventory 0.8 0.6 0.5 0.6 0.7 0.7 0.6 0.4 0.4 -44% 0.6 A -27% # of Closed Sales 544 623 831 889 981 1,080 1,084 903 827 893 763 697 37% 1,998 T 36%	2021	# of Active Listings	548	474	498	613	556	667	720	604	650	561	315	167	-19%	507	А	-4%
Months Supply of Inventory 0.8 0.6 0.5 0.6 0.7 0.7 0.7 0.6 0.4 -44% 0.6 A -27% # of Closed Sales 544 623 831 889 981 1,080 1,084 903 827 893 763 697 37% 1,998 T 36%	1	New Listings Taken in Month	729	747	1,134	1,257	1,228	1,297	1,096	888	1,083	864	524	325	14%	2,610	YTD	19%
# of Closed Sales 544 623 831 889 981 1,080 1,084 903 827 893 763 697 37% 1,998 T 36%		# of Pending Transactions	713	785	1,046	1,075	1,184	1,109	964	908	979	893	732	443	45%	2,544	YTD	35%
		Months Supply of Inventory	0.8	0.6	0.5	0.6	0.5	0.6	0.7	0.7	0.7	0.6	0.4	0.4	-44%	0.6	А	-27%
Median Closed Price 791,471 798,000 825,000 875,000 919,000 890,444 896,500 875,000 850,000 850,000 850,000 839,000 4% 805,085 WA 8%		# of Closed Sales	544	623	831	889	981	1,080	1,084	903	827	893	763	697	37%	1,998	Т	36%
		Median Closed Price	791,471	798,000	825,000	875,000	919,000	890,444	896,500	875,000	850,000	850,000	850,000	839,000	4%	805,085	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

RESIDENTIAL ONLY

2220 Actes usings (300) 467 510 613 709 816 829 935 1.082 1.121 1.121 1.12 820 910% 820 921 920 Matter indemo 513 708 649 723 646 799 686 910 1.11 1.2 1.2 0.9 203 744 685 487 7480 748 7480 748			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	MTD % Change	YTD Summary	π	YTD % Change
± e1 Pending Transactions 514 649 723 546 799 968 995 1,052 1,03 1,2 1,2 1,3 1,3 1,0 0,9 0,9 1,0 1,1 1,2 1,2 0,9 205 0,83 24% a of Closed Sale 417 445 668 505 729 855 882 934 948 792 772 21% 1,47 11% 11% Medito Good File 7537 7500 883 1,03 1,00 823 739 966 801 439 275 10% 2,01 13% Active Unifrys Takenin Morth 622 581 998 1,03 1,10 1,21 1,5 1,6 1,7 1,4 1,3 1,30 1,04 1,33 1,00 7,48 818 647 548 1,40 1,40 1,21 1,2 1,31 1,5 1,31 1,3 1,3 1,30 1,34 1,43 1,30 <	2020	Active Listings (EOM)	467	510	613	709	816	829	935	1,082	1,141	1,102	859	586	-31%	530	AVG	-32%
Monthe Supply of inventory 0.9 0.8 0.8 1.3 1.0 0.9 0.9 1.0 1.1 1.2 1.2 0.9 -20% 0.8 A/G -34/W # of clowed sizes 417 445 608 505 75.0 855 882 934 948 792 772 21% 1.470 YD 11% Medice Clowed Sizes 767 883 1.033 1.00 82300 82300 8000 8130 775 16% 133 13 13 110 823 739 966 801 439 275 10% 2.01 171 13% 1.13 1.1 12% 1.00 1.13 1.1 1.2 1.5 1.5 1.6 1.6 1.7 1.44 845 448 1.2% 1.38 1.73 1.5 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1	ı	New Listings Taken in Month	513	708	895	680	941	1,068	1,188	1,281	1,217	1,112	623	497	-10%	2,116	YTD	-4%
et al Coord star 417 445 608 508 729 855 882 934 948 792 772 1/17 1/170		# of Pending Transactions	514	649	723	546	799	968	995	1,052	1,039	953	744	655	-13%	1,886	YTD	0%
International Price 710.300 710.30 <td></td> <td>Months Supply of Inventory</td> <td>0.9</td> <td>0.8</td> <td>0.8</td> <td>1.3</td> <td>1.0</td> <td>0.9</td> <td>0.9</td> <td>1.0</td> <td>1.1</td> <td>1.2</td> <td>1.2</td> <td>0.9</td> <td>-20%</td> <td>0.8</td> <td>AVG</td> <td>-34%</td>		Months Supply of Inventory	0.9	0.8	0.8	1.3	1.0	0.9	0.9	1.0	1.1	1.2	1.2	0.9	-20%	0.8	AVG	-34%
2019 Active Listing: IGAM 699 763 883 1.043 1.386 1.410 1.279 1.79 1.294 1.135 813 499 113% 782 AVG 135% weil berding Transations 565 495 830 870 903 927 821 737 748 818 645 448 12% 1.890 TD<		# of Closed Sales	417	445	608	508	505	729	855	882	934	948	792	772	21%	1,470	YTD	11%
New Lissing: Taken in Norm 6.22 5.81 998 1.083 1.353 1.100 823 739 966 801 439 2.75 1.0% 2.201 VTD 13% # of Pending Transactions 565 495 830 870 903 927 821 737 748 818 645 448 12% 1,890 VTD 13% Months Suppl of Inventory 12 15 1.1 1.2 1.5 1.6 1.6 1.7 1.4 1.3 1.1 90% 1.3 AVG 11% # of Coceed Sace 770 748 751 730 7600 75000 75000 75000 75000 7500		Median Closed Price	719,950	730,500	790,000	815,000	765,000	800,000	805,000	825,000	820,000	800,000	820,000	799,950	5%	748,090	WA	2%
# of Pending Transactions 565 495 830 870 903 927 821 737 748 818 645 448 12% 1.80 VTD 13% Months Supply of Inventory 1.2 1.5 1.1 1.2 1.5 1.5 1.6 1.6 1.7 1.4 1.3 1.1 90% 1.33 AVG 111% # of Closed Sales 350 476 502 677 790 748 751 731 565 670 647 578 6% 1.328 VTD 3% Median Closed Sales 350 476.00 752.00 76.000 750.00 750.00 750.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00<	2019	Active Listings (EOM)	699	763	883	1,043	1,386	1,410	1,279	1,179	1,294	1,135	813	499	113%	782	AVG	135%
Month's Supply of Inventory 1.2 1.5 1.1 1.6 1.6 1.7 1.4 1.3 1.1 90% 1.3 V/V 11/10 * of Closed Sales 350 476 502 677 790 748 751 750 7500 <td>r</td> <td>New Listings Taken in Month</td> <td>622</td> <td>581</td> <td>998</td> <td>1,083</td> <td>1,353</td> <td>1,100</td> <td>823</td> <td>739</td> <td>966</td> <td>801</td> <td>439</td> <td>275</td> <td>10%</td> <td>2,201</td> <td>YTD</td> <td>13%</td>	r	New Listings Taken in Month	622	581	998	1,083	1,353	1,100	823	739	966	801	439	275	10%	2,201	YTD	13%
# of Cosset 34s 350 476 502 677 790 748 751 731 565 670 647 578 -6% 1,328 YTD 3% Median Closed Prio 711500 730,000 752,000 754,000 756,000 756,000 756,000 775,000 735,000 726,000 785,000 735,000 775,000 735,000 775,000 735,000 775,000 735,000 775,000 735,000 775,000 735,000 775,000 735,000 775,000 735,000 775,000 735,000 775,000 735,000 775,000 735,000 775,000 740 3% 332 AVG 9% Monthis Supply of Inventory 0,7 0,6 0,6 0,7 0,7 1,1 1,3 1,5 2,1 1,9 2,00 1,94 0,60 760,00 750,00 7		# of Pending Transactions	565	495	830	870	903	927	821	737	748	818	645	448	12%	1,890	YTD	13%
Median Closed Price 71.500 73000 752.00 7500 7500 7500 <td></td> <td>Months Supply of Inventory</td> <td>1.2</td> <td>1.5</td> <td>1.1</td> <td>1.2</td> <td>1.5</td> <td>1.5</td> <td>1.6</td> <td>1.6</td> <td>1.7</td> <td>1.4</td> <td>1.3</td> <td>1.1</td> <td>90%</td> <td>1.3</td> <td>AVG</td> <td>111%</td>		Months Supply of Inventory	1.2	1.5	1.1	1.2	1.5	1.5	1.6	1.6	1.7	1.4	1.3	1.1	90%	1.3	AVG	111%
2018 Active Listings (EOM) 287 296 414 494 628 873 962 994 1,349 1,277 1,100 704 3% 332 AVG -9% New Listings Taken in Month 498 534 910 834 1,078 1,127 932 623 1,137 858 568 230 7% 1,942 YTD 0% # of Pending Transactions 411 521 741 713 884 814 734 655 638 684 541 368 -5% 1,673 YTD -10% Months Supply of Inventory 0.7 0.6 0.6 0.7 0.7 1.1 1.3 1.5 2.1 1.9 2.0 1.9 9% 0.6 AVG 9% Median Closed Price 757.000 777.00 819.00 830.00 812.50 805.00 750.00 770.00 780.00 780.00 780.00 780.00 780.00 780.00 780.00		# of Closed Sales	350	476	502	677	790	748	751	731	565	670	647	578	-6%	1,328	YTD	3%
New Listings Taken in Month 498 534 910 834 1,078 1,127 932 823 1,137 858 568 230 7% 1,942 YTD 0% # of Pending Transactions 411 521 741 713 884 814 734 665 638 684 541 368 -5% 1,673 YTD -0% Months Supply of Inventory 0,7 0,6 0,6 0,7 7,7 7,70 732 653 498 603 500 470 1,78 78,86 VA 77 Median Closed Price 75,000 770.00 815.00 80,000 80,00 760.00 775.00 780.00 17% 78,36 VA 17% New Listings Taken in Month 528 571 849 793 1,039 1,086 888 827 944 787 514 271 0% 1,84 YTD 1% Months Supply of Inventory 0,7 0,6		Median Closed Price	711,500	730,000	752,500	754,000	784,925	781,000	755,000	760,000	750,000	775,000	735,000	727,000	-8%	731,718	WA	-7%
* of Pending Transactions 411 521 741 713 884 814 734 665 638 684 541 368 -5% 1,673 YID -10% Months Supply of Inventory 0.7 0.6 0.6 0.7 0.7 1.1 1.3 1.5 2.1 1.9 2.0 1.9 9% 0.6 AVG 0% * of Closed Sale 368 387 532 626 742 740 732 653 498 603 500 470 -17% 1.287 YID -13% Median Closed Price 75.000 77.000 819.500 819.000 819.000 810.000 715.000 750.00 760.00 739.000 760.00 739.00 760.00 739.00 760.00 739.00 760.00 739.00 760.00 739.00 760.00 739.00 760.00 730.00 760.00 730.00 760.00 730.00 760.00 760.00 760.00 760.00 760.00 760.00 760.00 760.00 760.00 760.00 760.00 760.00 760.0	2018	Active Listings (EOM)	287	296	414	494	628	873	962	994	1,349	1,277	1,100	704	3%	332	AVG	-9%
Months Supply of Inventory 0.7 0.6 0.6 0.7 0.7 1.1 1.3 1.5 2.1 1.9 2.0 1.9 9% 0.6 AVG 0% # of Closed Sales 368 387 532 626 742 740 732 653 498 603 500 470 1.78 1.287 VTD 1.3% Median Closed Price 757.000 757.00 770.00 819.50 819.00 810.00 812.50 805.00 760.00 750.00 760.00 750.00 750.00 760.00 750.00 760.00 750.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00 760.00 750.00 760.00 760.00 760.00 760.00 760.00 760.00 760.00 760.00 760.00 760.00 760.00 760.00 760.00 760.00	r	New Listings Taken in Month	498	534	910	834	1,078	1,127	932	823	1,137	858	568	230	7%	1,942	YTD	0%
if i		# of Pending Transactions	411	521	741	713	884	814	734	665	638	684	541	368	-5%	1,673	YTD	-10%
Median Closed Price 757.00 777.00 819.50 819.00 820.00 825.00 760.00 750.00 760.00		Months Supply of Inventory	0.7	0.6	0.6	0.7	0.7	1.1	1.3	1.5	2.1	1.9	2.0	1.9	9%	0.6	AVG	0%
2017 Active Listings (EOM) 354 344 400 444 485 562 599 535 658 621 397 212 -16% 366 AVG -17% New Listings Taken in Month 528 571 849 793 1,039 1,086 888 827 944 787 514 271 0% 1,948 YTD -1% # of Pending Transactions 493 580 782 739 974 963 801 815 780 753 647 383 -1% 1,855 YTD 3% Months Supply of Inventory 0.7 0.6 0.5 0.6 0.7 0.7 0.8 0.8 0.6 0.6 -15% 0.6 AVG -1% # of Closed Sales 446 394 642 639 763 847 827 826 705 655 600 18% 1,482 YTD 1% 2016 Active Listings (EOM) 417 427 479 580 556 573 719 648 848 678		# of Closed Sales	368	387	532	626	742	740	732	653	498	603	500	470	-17%	1,287	YTD	-13%
New Listings Taken in Month 528 571 849 793 1,039 1,086 888 827 944 787 514 271 0% 1,948 YTD 1% # of Pending Transactions 493 580 782 739 974 963 801 815 780 753 647 383 -1% 1,855 YTD 3% Months Supply of Inventory 0.7 0.6 0.5 0.6 0.7 0.7 0.8 0.8 0.6 0.6 -1% 0.6 AVG -21% # of Closed Sales 446 394 642 639 763 847 827 825 696 705 655 600 18% 1,482 YTD 17% Median Closed Price 63.800 679.975 70.000 724.50 730 719 648 848 678 478 318 844 1,482 YTD 1% Vew Listings Taken in Month 544 575 <t< td=""><td></td><td>Median Closed Price</td><td>757,000</td><td>777,000</td><td>819,500</td><td>819,000</td><td>830,000</td><td>812,500</td><td>805,000</td><td>760,000</td><td>775,000</td><td>750,000</td><td>760,000</td><td>739,000</td><td>17%</td><td>785,366</td><td>WA</td><td>17%</td></t<>		Median Closed Price	757,000	777,000	819,500	819,000	830,000	812,500	805,000	760,000	775,000	750,000	760,000	739,000	17%	785,366	WA	17%
# of Pending Transactions 493 580 782 739 974 963 801 815 780 753 647 383 -1% 1,855 YTD 3% Months Supply of Inventory 0.7 0.6 0.5 0.6 0.7 0.7 0.8 0.8 0.6 0.6 -15% 0.6 AVG -21% # of Closed Sales 446 394 642 639 763 847 827 825 696 705 655 600 18% 1,482 YTD 17% Median Closed Price 63.800 679.975 700,000 724.500 790.00 745.00 730.000 725.000 745.00 731.00 725.00 748.50 731.00 748.50 731.00 748.50 748 318 -8% 441 AVG -14% New Listings Taken in Month 544 575 850 896 965 957 964 828 1,046 707 452 301 4% 1,803 YTD 1/% # of Pending Transactions 424 587	2017	Active Listings (EOM)	354	344	400	444	485	562	599	535	658	621	397	212	-16%	366	AVG	-17%
Months Supply of Inventory 0.7 0.6 0.5 0.6 0.7 0.7 0.8 0.8 0.6 0.6 -15% 0.6 AVG -21% # of Closed Sales 446 394 642 639 763 847 827 825 696 705 655 600 18% 1,482 YTD 17% Median Closed Price 635,800 679,975 700,00 724,500 750,000 748,500 700,000 725,000 741,352 725,000 9% 672,996 WA 6% 2016 Active Listings (EOM) 417 427 479 580 556 573 719 648 848 678 478 318 -8% 441 AVG -14% New Listings (EOM) 417 427 479 580 965 957 964 828 1,046 707 452 301 4% 1,969 YTD 1% Months Supply of Inventory 1.0 0.7 <td>r</td> <td>New Listings Taken in Month</td> <td>528</td> <td>571</td> <td>849</td> <td>793</td> <td>1,039</td> <td>1,086</td> <td>888</td> <td>827</td> <td>944</td> <td>787</td> <td>514</td> <td>271</td> <td>0%</td> <td>1,948</td> <td>YTD</td> <td>-1%</td>	r	New Listings Taken in Month	528	571	849	793	1,039	1,086	888	827	944	787	514	271	0%	1,948	YTD	-1%
# of Closed Sales 446 394 642 639 763 847 827 825 696 705 655 600 18% 1,482 YTD 17% Median Closed Price 635.00 679.975 700,00 724.00 729,000 748.00 730,000 725.000 735.000 741.352 725.000 9% 672.996 WA 6% 2016 Active Listings (EOM) 417 427 479 580 556 573 719 648 848 678 478 318 -8% 441 AVG -14% New Listings Taken in Month 544 575 850 896 965 957 964 828 1,046 707 452 301 4% 1,969 YTD 1% # of Pending Transactions 424 587 792 803 983 911 804 876 831 843 640 432 -12% 1,803 YTD 1% # of Closed Sales 350 371 545 654 760 852 775		# of Pending Transactions	493	580	782	739	974	963	801	815	780	753	647	383	-1%	1,855	YTD	3%
Median Closed Price 635,800 679,975 700,00 724,500 750,000 748,500 730,000 725,000 735,000 741,352 725,000 9% 672,996 WA 6% 2016 Active Listings (EOM) 417 427 479 580 556 573 719 648 848 678 478 318 -8% 441 AVG -14% New Listings Taken in Month 544 575 850 896 965 957 964 828 1,046 707 452 301 4% 1,969 YTD 1% # of Pending Transactions 424 587 792 803 983 911 804 876 831 843 640 432 -12% 1,803 YTD -12% Months Supply of Inventory 1.0 0.7 0.6 0.7 0.6 0.6 0.9 630,00 630,00 639 -5% 1,266 YTD -6% # of Closed Sales		Months Supply of Inventory	0.7	0.6	0.5	0.6	0.5	0.6	0.7	0.7	0.8	0.8	0.6	0.6	-15%	0.6	AVG	-21%
2016 Active Listings (EOM) 417 427 479 580 556 573 719 648 848 678 478 318 -8% 441 AVG -14% New Listings Taken in Month 544 575 850 896 965 957 964 828 1,046 707 452 301 4% 1,969 YTD 1% # of Pending Transactions 424 587 792 803 983 911 804 876 831 843 640 432 -12% 1,803 YTD -12% Months Supply of Inventory 1.0 0.7 0.6 0.7 0.6 0.9 0.7 1.0 0.8 0.7 0.7 5% 0.8 AVG 0% # of Closed Sales 350 371 545 654 760 852 775 781 701 728 703 639 -5% 1,266 YTD -6% Median Closed Price 618,450 640,000 637,250 641,250 666,500 650,000 625,000		# of Closed Sales	446	394	642	639	763	847	827	825	696	705	655	600	18%	1,482	YTD	17%
New Listings Taken in Month 544 575 850 896 965 957 964 828 1,046 707 452 301 4% 1,969 YTD 1% # of Pending Transactions 424 587 792 803 983 911 804 876 831 843 640 432 -12% 1,803 YTD -12% Months Supply of Inventory 1.0 0.7 0.6 0.7 0.6 0.9 0.7 1.0 0.8 0.7 0.7 5% 0.8 AVG 0% # of Closed Sales 350 371 545 654 760 852 775 781 701 728 703 639 -5% 1,266 YTD -6% Median Closed Price 618,450 640,000 637,250 641,250 665,000 625,000 630,000 635,000 20% 635,000 20% 634,675 WA 21% New Listings Taken in Month 516		Median Closed Price	635,800	679,975	700,000	724,500	729,000	750,000	748,500	730,000	725,000	735,000	741,352	725,000	9%	672,996	WA	6%
# of Pending Transactions 424 587 792 803 983 911 804 876 831 843 640 432 -12% 1,803 YTD -12% Months Supply of Inventory 1.0 0.7 0.6 0.7 0.6 0.9 0.7 1.0 0.8 0.7 0.7 5% 0.8 AVG 0% # of Closed Sales 350 371 545 654 760 852 775 781 701 728 703 639 -5% 1,266 YTD -6% Median Closed Price 618.450 640.000 637.250 641.250 665.00 650.00 625.000 615.00 635.00 20% 634.675 WA 21% 2015 Active Listings (EOM) 482 532 519 556 572 593 600 625 697 628 421 283 -23% 511 AVG -22% New Listings Taken in Month 516 614 </td <td>2016</td> <td>Active Listings (EOM)</td> <td>417</td> <td>427</td> <td>479</td> <td>580</td> <td>556</td> <td>573</td> <td>719</td> <td>648</td> <td>848</td> <td>678</td> <td>478</td> <td>318</td> <td>-8%</td> <td>441</td> <td>AVG</td> <td>-14%</td>	2016	Active Listings (EOM)	417	427	479	580	556	573	719	648	848	678	478	318	-8%	441	AVG	-14%
Months Supply of Inventory 1.0 0.7 0.6 0.7 0.6 0.9 0.7 1.0 0.8 0.7 0.7 5% 0.8 AVG 0% # of Closed Sales 350 371 545 654 760 852 775 781 701 728 703 639 -5% 1,266 YTD -6% Median Closed Price 618,450 644,950 640,000 637,250 641,250 666,500 650,000 625,000 630,000 635,000 635,000 20% 634,675 WA 21% Active Listings (EOM) 482 532 519 556 572 593 600 625 697 628 421 283 -23% 511 AVG -22% New Listings Taken in Month 516 614 818 967 918 893 832 765 790 744 601 354 19% 2,059 YTD 9% Months Supply of Inventory	r	New Listings Taken in Month	544	575	850	896	965	957	964	828	1,046	707	452	301	4%	1,969	YTD	1%
# of Closed Sales 350 371 545 654 760 852 775 781 701 728 703 639 -5% 1,266 YTD -6% Median Closed Price 618,450 644,950 640,000 637,250 641,250 666,500 650,000 625,000 630,000 635,000 20% 634,675 WA 21% 2015 Active Listings (EOM) 482 532 519 556 572 593 600 625 697 628 421 283 -23% 511 AVG -22% New Listings Taken in Month 516 614 818 967 918 894 842 789 869 694 437 276 5% 1,948 YTD 0% # of Pending Transactions 557 605 897 952 928 893 832 765 790 744 601 354 19% 2,059 YTD 9% Months Supply of Inventory 0.9 0.6 0.6 0.6 0.7 0.7 0.8 69 <td></td> <td># of Pending Transactions</td> <td>424</td> <td>587</td> <td>792</td> <td>803</td> <td>983</td> <td>911</td> <td>804</td> <td>876</td> <td>831</td> <td>843</td> <td>640</td> <td>432</td> <td>-12%</td> <td>1,803</td> <td>YTD</td> <td>-12%</td>		# of Pending Transactions	424	587	792	803	983	911	804	876	831	843	640	432	-12%	1,803	YTD	-12%
Median Closed Price 618,450 644,950 640,000 637,250 641,250 666,500 650,000 625,000 630,000 635,000 20% 634,675 WA 21% 2015 Active Listings (EOM) 482 532 519 556 572 593 600 625 697 628 421 283 -23% 511 AVG -22% New Listings Taken in Month 516 614 818 967 918 894 842 789 869 694 437 276 5% 1,948 YTD 0% # of Pending Transactions 557 605 897 928 893 832 765 790 744 601 354 19% 2,059 YTD 9% Months Supply of Inventory 0.9 0.6 0.6 0.7 0.7 0.8 0.9 0.8 0.7 0.8 -35% 0.8 AVG -27% # of Closed Sales 380 396 <t< td=""><td></td><td>Months Supply of Inventory</td><td>1.0</td><td>0.7</td><td>0.6</td><td>0.7</td><td>0.6</td><td>0.6</td><td>0.9</td><td>0.7</td><td>1.0</td><td>0.8</td><td>0.7</td><td>0.7</td><td>5%</td><td>0.8</td><td>AVG</td><td>0%</td></t<>		Months Supply of Inventory	1.0	0.7	0.6	0.7	0.6	0.6	0.9	0.7	1.0	0.8	0.7	0.7	5%	0.8	AVG	0%
2015 Active Listings (EOM) 482 532 519 556 572 593 600 625 697 628 421 283 -23% 511 AVG -22% New Listings Taken in Month 516 614 818 967 918 894 842 789 869 694 437 276 5% 1,948 YTD 0% # of Pending Transactions 557 605 897 952 928 893 832 765 790 744 601 354 19% 2,059 YTD 9% Months Supply of Inventory 0.9 0.9 0.6 0.6 0.7 0.7 0.8 0.9 0.8 0.7 0.8 -35% 0.8 AVG -27% # of Closed Sales 380 396 572 707 825 857 808 684 678 700 500 608 -1% 1,348 YTD 0%		# of Closed Sales	350	371	545	654	760	852	775	781	701	728	703	639	-5%	1,266	YTD	-6%
New Listings Taken in Month 516 614 818 967 918 894 842 789 869 694 437 276 5% 1,948 YTD 0% # of Pending Transactions 557 605 897 952 928 893 832 765 790 744 601 354 19% 2,059 YTD 9% Months Supply of Inventory 0.9 0.6 0.6 0.7 0.7 0.8 0.9 0.8 0.7 0.8 -35% 0.8 AVG -27% # of Closed Sales 380 396 572 707 825 857 808 684 678 700 500 608 -1% 1,348 YTD 0%		Median Closed Price	618,450	644,950	640,000	637,250	641,250	666,500	650,000	625,000	630,000	625,000	615,000	635,000	20%	634,675	WA	21%
# of Pending Transactions 557 605 897 952 928 893 832 765 790 744 601 354 19% 2,059 YTD 9% Months Supply of Inventory 0.9 0.9 0.6 0.6 0.7 0.7 0.8 0.9 0.8 0.7 0.8 -35% 0.8 AVG -27% # of Closed Sales 380 396 572 707 825 857 808 684 678 700 500 608 -1% 1,348 YTD 0%	2015	Active Listings (EOM)	482	532	519	556	572	593	600	625	697	628	421	283	-23%	511	AVG	-22%
Months Supply of Inventory 0.9 0.9 0.6 0.6 0.7 0.7 0.8 0.9 0.8 0.7 0.8 -35% 0.8 AVG -27% # of Closed Sales 380 396 572 707 825 857 808 684 678 700 500 608 -1% 1,348 YTD 0%	ı	New Listings Taken in Month	516	614	818	967	918	894	842	789	869	694	437	276	5%	1,948	YTD	0%
# of Closed Sales 380 396 572 707 825 857 808 684 678 700 500 608 -1% 1,348 YTD 0%		# of Pending Transactions	557	605	897	952	928	893	832	765	790	744	601	354	19%	2,059	YTD	9%
		Months Supply of Inventory	0.9	0.9	0.6	0.6	0.6	0.7	0.7	0.8	0.9	0.8	0.7	0.8	-35%	0.8	AVG	-27%
Median Closed Price 517,500 520,000 535,000 552,500 559,950 575,000 575,500 575,000 571,000 555,000 598,000 600,000 19% 524,281 WA 15%		# of Closed Sales	380	396	572	707	825	857	808	684	678	700	500	608	-1%	1,348	YTD	0%
		Median Closed Price	517,500	520,000	535,000	552,500	559,950	575,000	575,500	575,000	571,000	555,000	598,000	600,000	19%	524,281	WA	15%

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

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	M	ONTH	_Y AVE	ERAGE	S BAS	ED ON	I HIST	ORICA	L DAT	TA 2015 - 2024				
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Totals	π
Active Listings (EOM)	447	469	537	625	718	819	869	835	991	898	675	436	693	AVG
% of 12 Month Avg.	64%	68%	77%	90%	104%	118%	125%	120%	143%	130%	97%	63%		
New Listings Taken in Month	548	625	896	914	1,041	1,055	915	818	1,011	784	481	284	9,372	Т
% of 12 Month Avg.	70%	80%	115%	117%	133%	135%	117%	105%	129%	100%	62%	36%		
# of Pending Transactions	508	593	788	787	887	854	769	752	750	730	579	398	8,394	т
% of 12 Month Avg.	73%	85%	113%	112%	127%	122%	110%	108%	107%	104%	83%	57%		
Months Supply of Inventory	0.9	0.8	0.7	0.8	0.8	1.0	1.1	1.1	1.3	1.2	1.2	1.1	1.0	AVG
% of 12 Month Avg.	88%	79%	68%	80%	81%	96%	113%	111%	132%	123%	117%	110%		
# of Closed Units	375	435	596	650	742	777	754	707	626	678	579	543	7,462	Т
% of 12 Month Avg.	60%	70%	96%	105%	119%	125%	121%	114%	101%	109%	93%	87%		
Median Closed Price	721,442	755,788	782,698	808,110	812,475	816,244	806,245	790,600	788,526	791,250	793,635	769,383	786,366	AVG
% of 12 Month Avg.	92%	96%	100%	103%	103%	104%	103%	101%	100%	101%	101%	98%		

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Closed Sales by Price by Month

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	ОСТ	NOV	DEC	YTD
\$0 to \$249,999	1	0	0										1
\$250,000 to \$499,999	7	8	5										20
\$500,000 to \$749,999	66	77	115										258
\$750,000 to \$999,999	76	113	127										316
\$1,000,000 to \$1,499,999	48	120	133										301
\$1,500,000 to \$2,499,999	32	49	93										174
\$2,500,000 and above	9	12	24										45
Grand Total	239	379	497										1,115

2024

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	2	0	1	0	0	0	0	0	0	0	0	0	3
\$250,000 to \$499,999	5	8	8	3	11	6	8	8	6	11	15	7	21
\$500,000 to \$749,999	70	89	123	108	121	103	112	90	99	117	92	99	282
\$750,000 to \$999,999	72	145	148	154	230	168	178	151	120	186	124	123	365
\$1,000,000 to \$1,499,999	54	115	113	155	185	139	147	116	101	182	128	88	282
\$1,500,000 to \$2,499,999	23	48	63	86	95	62	79	61	51	80	57	45	134
\$2,500,000 and above	5	18	22	21	30	21	28	17	23	19	17	15	45
Grand Total	231	423	478	527	672	499	552	443	400	595	433	377	1,132

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	-50%	N/A	-100%										-67%
\$250,000 to \$499,999	40%	0%	-37%										-5%
\$500,000 to \$749,999	-6%	-13%	-7%										-9%
\$750,000 to \$999,999	6%	-22%	-14%										-13%
\$1,000,000 to \$1,499,999	-11%	4%	18%										7%
\$1,500,000 to \$2,499,999	39%	2%	48%										30%
\$2,500,000 and above	80%	-33%	9%										0%
Grand Total	3%	-10%	4%										-2%