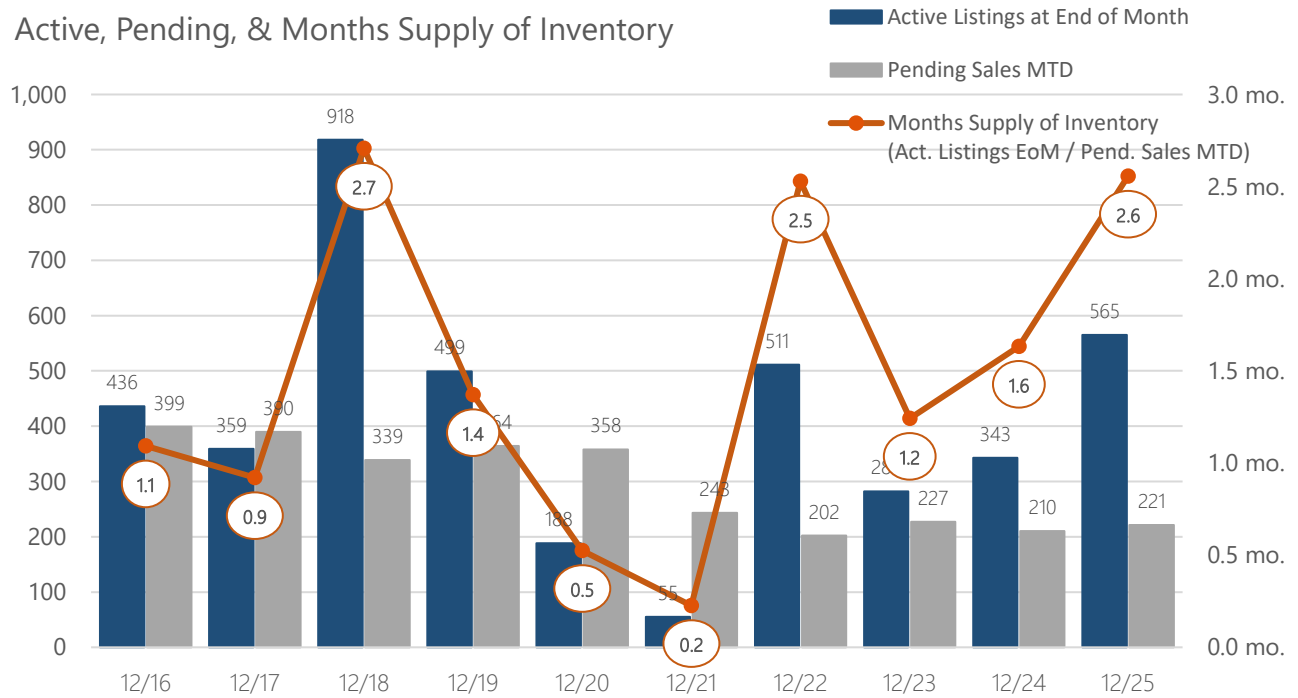


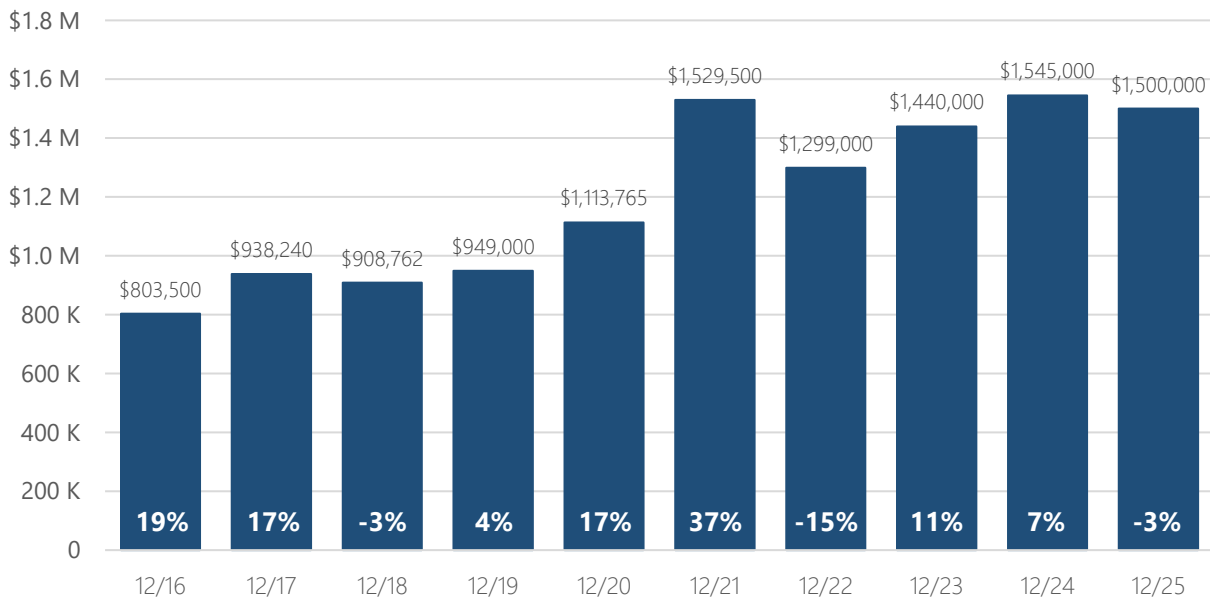
Eastside (All Areas)

RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



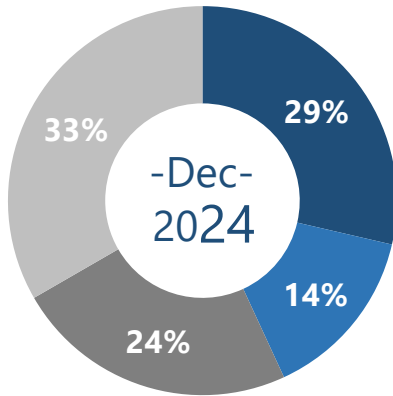
Median Closed Sales Price For Current Month Sold Properties



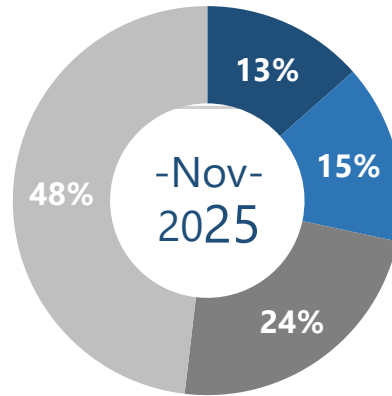
Eastside (All Areas)

RESIDENTIAL ONLY

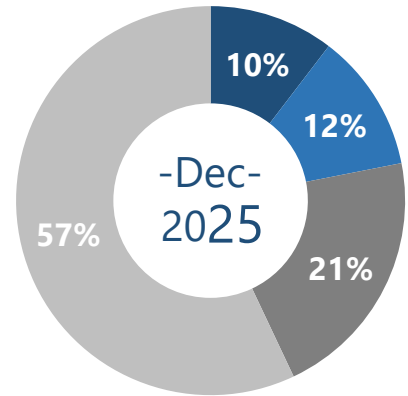
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



SOLD
ABOVE
LIST
PRICE



SOLD
AT
LIST
PRICE



SOLD
BELOW
LIST
PRICE



PRICE
CHANGE
BEFORE
SALE

DECEMBER 2025

		SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	▶	9	21	34	93
NUMBER OF SALES IN MONTH	▶	37	41	75	203
MEDIAN % FROM ORIGINAL LIST PRICE	▶	3%	0%	-4%	N/A

Eastside (All Areas)

RESIDENTIAL ONLY

Sales Price to List Price
based on Market Time

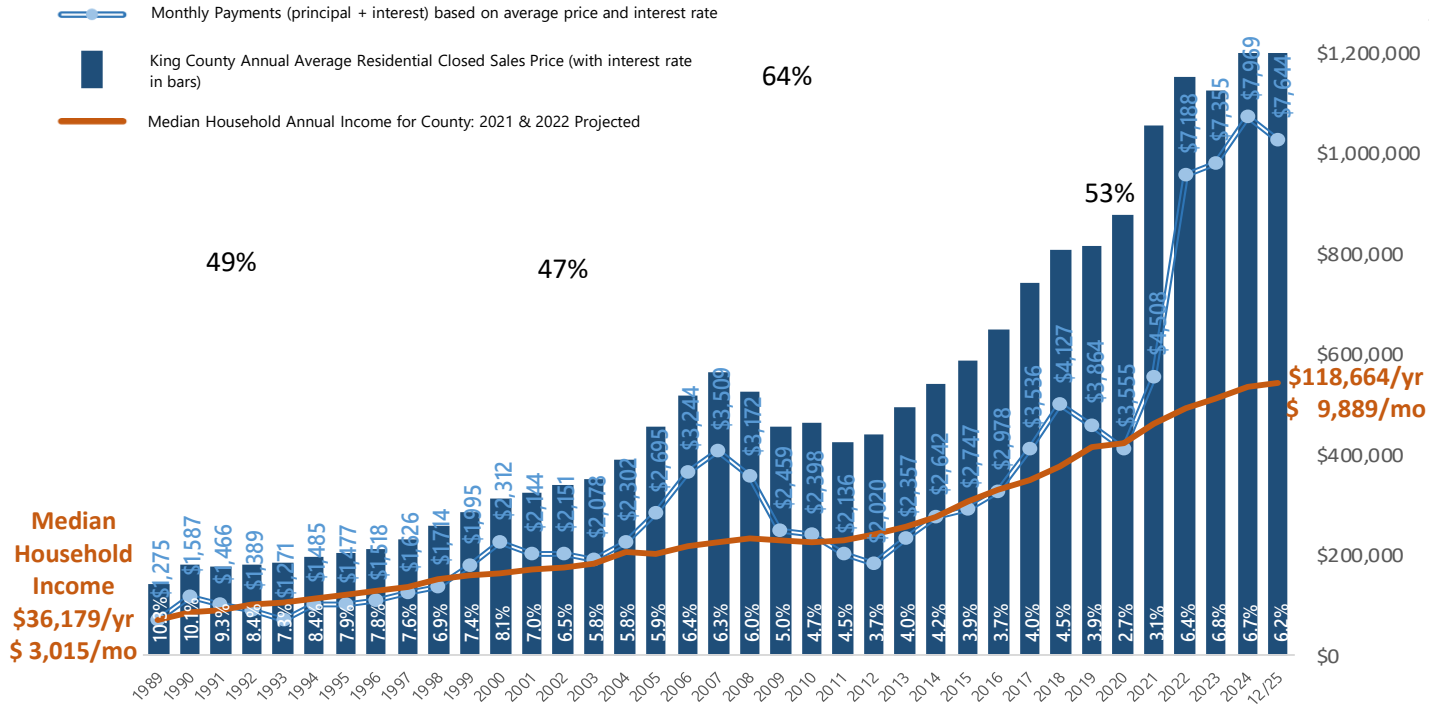
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	110	30.9%
15 - 30	95.5%	97.0%	59	16.6%
31 - 60	93.8%	96.6%	84	23.6%
61 - 90	91.4%	98.2%	41	11.5%
90+	88.5%	96.3%	62	17.4%
Totals			356	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
December, 2025	\$1,500,000	6.19%	\$9,177
December, 2024	\$1,545,000	6.72%	\$9,990
	-\$45,000	-0.53%	-\$813 Per Month
			-\$9,753 Per Year

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

Monthly Payments Compared to Income Trendline King County



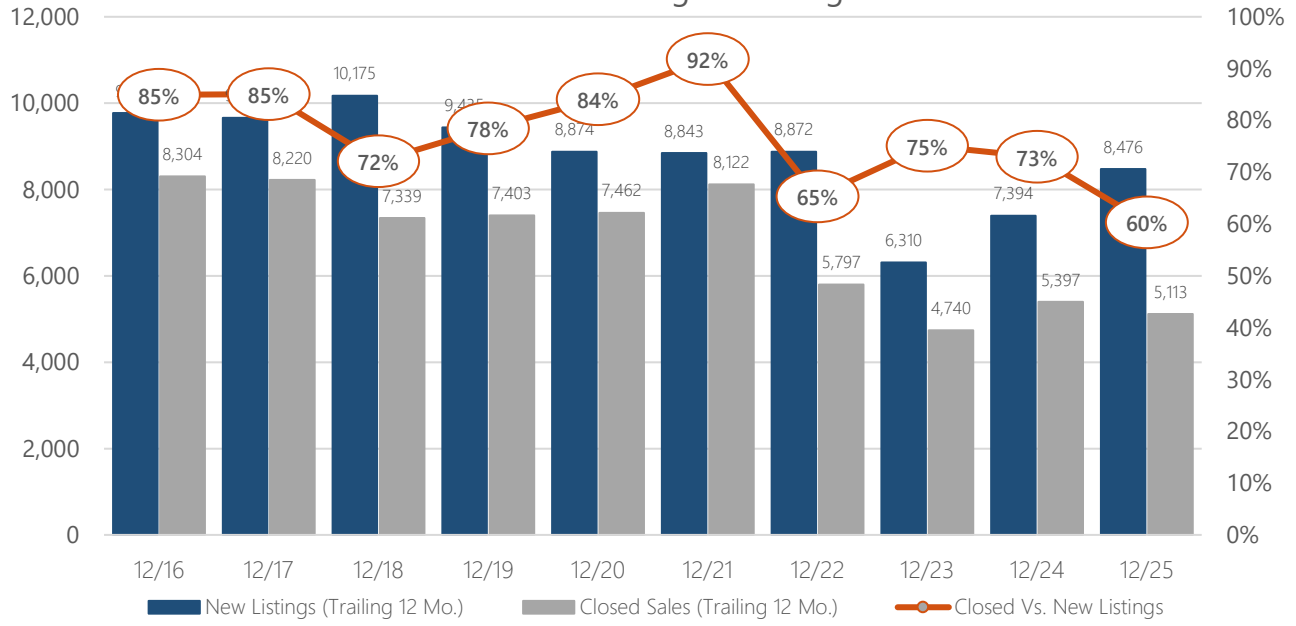
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income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

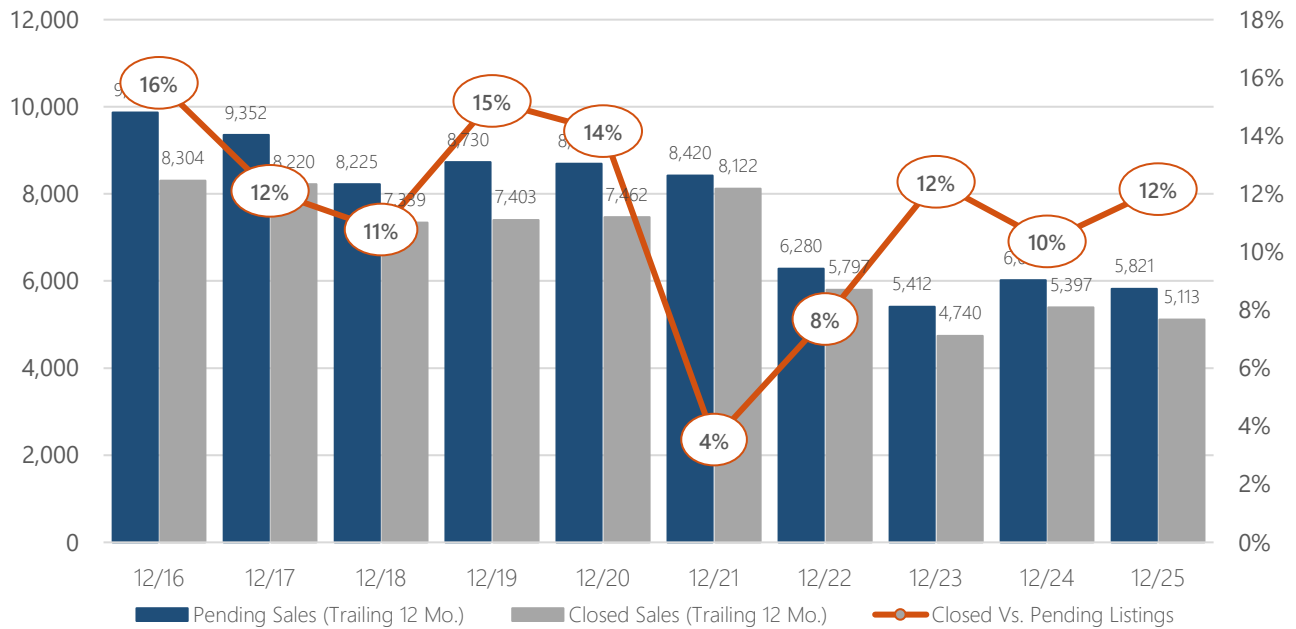
RESIDENTIAL ONLY

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

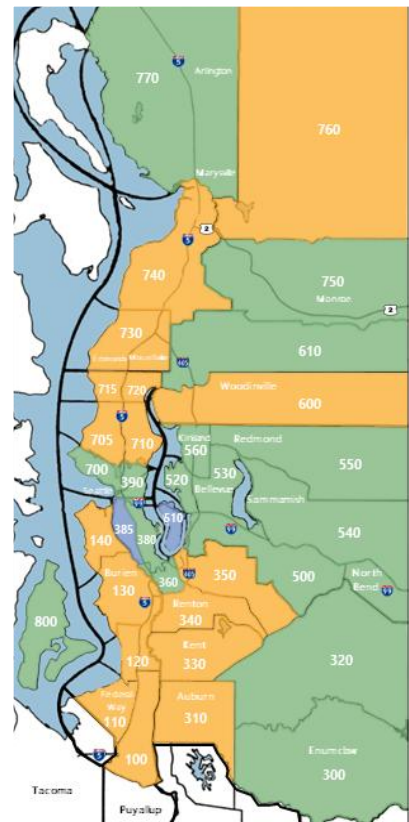
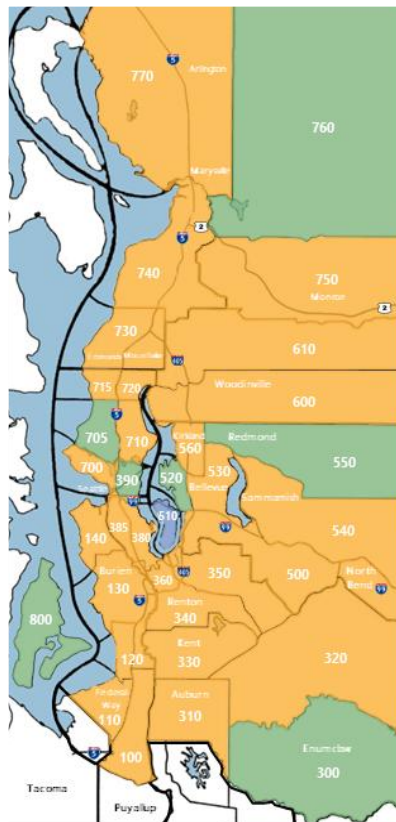
Area	Months Inventory			Area	Months Inventory		
	2023	2024	2025		2023	2024	2025
100	1.3	1.0	1.1	530	1.2	1.0	2.7
110	1.2	1.6	1.4	540	1.0	1.0	2.9
120	1.4	1.4	1.5	550	0.9	2.6	3.2
130	1.1	1.2	1.5	560	2.0	1.7	3.1
140	1.7	1.6	1.7	600	0.9	1.7	1.7
300	1.4	2.2	3.5	610	0.5	1.3	2.3
310	1.2	1.8	1.7	700	1.8	1.6	3.1
320	1.2	1.4	2.5	701	0.0	0.0	0.0
330	1.2	1.3	1.7	705	1.1	2.1	2.0
340	1.0	0.6	1.2	710	2.0	1.4	1.6
350	1.1	0.9	1.8	715	0.7	1.4	1.2
360	1.8	1.9	3.7	720	0.9	1.3	1.2
380	2.2	1.6	3.4	730	0.6	0.9	1.7
385	2.1	2.0	4.4	740	0.7	1.0	1.6
390	2.2	2.0	3.0	750	1.0	1.4	2.2
500	1.5	1.3	2.4	760	1.2	2.2	2.0
510	1.3	4.3	4.8	770	0.9	1.1	2.0
520	4.4	2.8	3.3	800	4.0	4.0	2.8

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

	December, 2025	December, 2024	Difference	% Change
Months Supply of Inventory	2.6	1.6	0.9	57%
Active Listings at End of Month	565	343	222	65%
Pending Sales MTD	221	210	11	5%
Pending Sales (Trailing 12 Months)	5,821	6,021	-200	-3%
Closed Sales MTD	358	277	81	29%
Closed Sales (Trailing 12 Months)	5,113	5,397	-284	-5%
Closed Sales Price (Median)	\$1,500,000	\$1,545,000	-\$45,000	-3%
30-Year-Fixed-Rate Mortgage Rate	6.2%	6.7%	-0.5%	-8%
Monthly Payments (P&I)	\$9,177	\$9,990	-\$813	-8%

Condominium

	December, 2025	December, 2024	Difference	% Change
Months Supply of Inventory	3.5	2.2	1.3	61%
Active Listings at End of Month	347	269	78	29%
Pending Sales MTD	100	125	-25	-20%
Pending Sales (Trailing 12 Months)	2,149	2,299	-150	-7%
Closed Sales MTD	122	137	-15	-11%
Closed Sales (Trailing 12 Months)	1,975	1,946	29	1%
Closed Sales Price (Median)	\$741,250	\$695,000	\$46,250	7%
30-Year-Fixed-Rate Mortgage Rate	6.2%	6.7%	-0.5%	-8%
Monthly Payments (P&I)	\$4,535	\$4,494	\$41	1%

Residential & Condominium

	December, 2025	December, 2024	Difference	% Change
Months Supply of Inventory	2.8	1.8	1.0	56%
Active Listings at End of Month	912	612	300	49%
Pending Sales MTD	321	335	-14	-4%
Pending Sales (Trailing 12 Months)	7,970	8,320	-350	-4%
Closed Sales MTD	480	414	66	16%
Closed Sales (Trailing 12 Months)	7,088	7,343	-255	-3%
Closed Sales Price (Median)	\$1,336,498	\$1,300,000	\$36,498	3%
30-Year-Fixed-Rate Mortgage Rates	6.2%	6.7%	-0.5%	-8%
Monthly Payments (P&I)	\$8,177	\$8,406	-\$229	-3%

Eastside (All Areas) RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	T	YTD % Change
2025	Active Listings (EOM)	452	557	684	992	1,366	1,428	1,407	1,283	1,303	1,191	849	565	65%	1,006	AVG	81%
	New Listings Taken in Month	450	543	847	1,005	1,249	987	835	662	825	633	266	174	7%	8,476	YTD	15%
	# of Pending Transactions	297	379	623	534	643	622	585	515	579	466	357	221	5%	5,821	YTD	-3%
	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	2.6	57%	2.1	AVG	82%
	# of Closed Sales	204	262	396	498	503	541	555	478	467	499	352	358	29%	5,113	YTD	-5%
	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	1,500,000	-3%	1,606,050	WA	1%
2024	Active Listings (EOM)	281	344	367	440	672	745	740	760	813	675	492	343	22%	556	AVG	-1%
	New Listings Taken in Month	340	549	687	786	1,012	806	764	742	729	548	268	163	-7%	7,394	YTD	17%
	# of Pending Transactions	301	446	598	631	671	607	622	525	545	541	324	210	-7%	6,021	YTD	11%
	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	31%	1.1	AVG	-10%
	# of Closed Sales	198	257	430	514	612	554	600	572	434	527	422	277	-7%	5,397	YTD	14%
	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	7%	1,583,778	WA	11%
2023	Active Listings (EOM)	476	422	565	550	580	645	691	698	737	637	489	282	-45%	564	AVG	-20%
	New Listings Taken in Month	369	384	704	554	725	742	689	629	634	449	288	143	-16%	6,310	YTD	-29%
	# of Pending Transactions	341	389	501	529	604	571	542	516	469	414	309	227	12%	5,412	YTD	-14%
	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	-51%	1.3	AVG	-15%
	# of Closed Sales	184	269	396	397	463	575	455	533	418	410	343	297	9%	4,740	YTD	-18%
	Median Closed Price	1,320,000	1,340,000	1,411,500	1,450,000	1,450,000	1,500,000	1,453,000	1,427,500	1,420,000	1,400,000	1,440,000		11%	1,423,444	WA	-5%
2022	Active Listings (EOM)	102	148	288	533	745	1,105	1,197	1,022	1,033	972	768	511	829%	702	AVG	207%
	New Listings Taken in Month	369	586	976	1,061	1,156	1,204	979	681	800	574	315	171	-34%	8,872	YTD	0%
	# of Pending Transactions	310	508	779	752	754	546	575	628	542	401	283	202	-17%	6,280	YTD	-25%
	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	1018%	1.5	AVG	357%
	# of Closed Sales	234	252	551	678	731	678	479	581	539	476	325	273	-39%	5,797	YTD	-29%
	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	-15%	1,500,043	WA	12%
2021	# of Active Listings	219	224	216	309	239	288	350	278	282	185	100	55	-71%	229	A	-62%
	New Listings Taken in Month	467	577	927	1,012	922	1,116	925	852	788	598	401	258	26%	8,843	YTD	-6%
	# of Pending Transactions	423	549	893	864	931	997	792	873	741	655	459	243	-32%	8,420	YTD	-3%
	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	-57%	0.3	A	-62%
	# of Closed Sales	344	363	617	745	808	921	965	833	769	717	589	451	-32%	8,122	T	9%
	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	37%	1,338,234	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	-62%	604	AVG	-50%
	New Listings Taken in Month	534	640	924	588	841	974	1,011	985	861	794	429	293	44%	8,874	YTD	-6%
	# of Pending Transactions	503	625	659	480	778	933	968	1,016	975	854	544	358	-2%	8,693	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	-62%	0.9	AVG	-48%
	# of Closed Sales	290	359	505	466	426	691	816	820	836	890	701	662	26%	7,462	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	17%	1,011,259	WA	9%
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	-46%	1,198	AVG	12%
	New Listings Taken in Month	613	591	1,104	1,093	1,395	1,054	869	757	807	625	323	204	-9%	9,435	YTD	-7%
	# of Pending Transactions	497	537	876	997	1,031	883	833	738	696	697	581	364	7%	8,730	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	-49%	1.7	AVG	0%
	# of Closed Sales	322	379	537	648	859	853	803	749	554	607	568	524	7%	7,403	YTD	1%
	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	4%	925,682	WA	0%
2018	Active Listings (EOM)	412	475	577	736	1,040	1,278	1,378	1,556	1,690	1,537	1,246	918	156%	1,070	AVG	55%
	New Listings Taken in Month	497	649	990	987	1,429	1,248	1,027	978	975	723	449	223	-6%	10,175	YTD	5%
	# of Pending Transactions	448	570	850	795	1,056	916	776	705	642	614	514	339	-13%	8,225	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	194%	1.7	AVG	87%
	# of Closed Sales	353	370	557	663	748	911	798	735	569	627	516	492	-18%	7,339	YTD	-11%
	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	-3%	930,133	WA	8%
2017	Active Listings (EOM)	453	438	585	623	760	893	950	899	962	797	562	359	-18%	690	AVG	-19%
	New Listings Taken in Month	531	556	931	920	1,208	1,215	1,042	965	908	710	440	236	-2%	9,662	YTD	-1%
	# of Pending Transactions	487	565	790	872	1,054	1,045	959	956	832	790	612	390	-2%	9,352	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	-16%	0.9	AVG	-15%
	# of Closed Sales	425	345	553	585	777	942	855	919	766	764	687	602	0%	8,220	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	17%	862,780	WA	15%
2016	Active Listings (EOM)	592	624	740	911	925	1,110	1,207	1,101	1,093	867	632	436	-20%	853	AVG	-15%
	New Listings Taken in Month	566	680	968	1,088	1,102	1,250	1,066	892	894	621	406	241	-15%	9,774	YTD	-2%
	# of Pending Transactions	540	702	859	934	1,108	1,044	967	947	894	855	616	399	-3%	9,865	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	-17%	1.0	AVG	-13%
	# of Closed Sales	392	388	565	655	759	938	909	877	770	757	694	600	-6%	8,304	YTD	-2%
	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	19%	751,931	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	-33%	1,009	AVG	-23%
	New Listings Taken in Month	540	757	978	1,143	1,210	1,159	1,054	907	797	732	387	284	-10%	9,948	YTD	-3%
	# of Pending Transactions	581	740	1,008	1,046	1,116	1,101	1,031	954	850	818	640	412	-18%	10,297	YTD	4%
	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	-19%	1.2	AVG	-25%
	# of Closed Sales	419	410	632	740	816	981	932	865	774	715	528	636	2%	8,448	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	6%	659,386	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%		

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	2	3
\$250,000 to \$499,999	2	3	1	1	5	1	0	2	0	2	1	1	19
\$500,000 to \$749,999	11	9	11	11	13	12	12	17	10	19	19	16	160
\$750,000 to \$999,999	17	20	33	41	43	48	55	41	54	50	47	53	502
\$1,000,000 to \$1,499,999	47	62	98	139	141	166	165	157	148	157	120	102	1,502
\$1,500,000 to \$2,499,999	72	112	171	215	210	206	218	182	168	188	105	106	1,953
\$2,500,000 and above	52	47	82	90	82	102	98	74	85	80	57	76	925
Grand Total	201	253	396	497	494	535	548	473	466	496	349	356	5,064

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	25
\$500,000 to \$749,999	10	13	17	11	13	10	16	15	12	6	17	10	150
\$750,000 to \$999,999	32	27	39	52	48	51	58	68	41	57	44	27	544
\$1,000,000 to \$1,499,999	61	89	106	132	157	165	166	173	143	177	124	92	1,585
\$1,500,000 to \$2,499,999	57	80	173	222	280	224	256	220	164	200	167	77	2,120
\$2,500,000 and above	36	48	94	96	108	93	102	85	68	78	61	67	936
Grand Total	197	257	430	513	610	545	599	565	430	523	416	276	5,361

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	N/A	200%
\$250,000 to \$499,999	100%	N/A	0%	N/A	25%	-50%	-100%	-50%	-100%	-50%	-67%	-67%	-24%
\$500,000 to \$749,999	10%	-31%	-35%	0%	0%	20%	-25%	13%	-17%	217%	12%	60%	7%
\$750,000 to \$999,999	-47%	-26%	-15%	-21%	-10%	-6%	-5%	-40%	32%	-12%	7%	96%	-8%
\$1,000,000 to \$1,499,999	-23%	-30%	-8%	5%	-10%	1%	-1%	-9%	3%	-11%	-3%	11%	-5%
\$1,500,000 to \$2,499,999	26%	40%	-1%	-3%	-25%	-8%	-15%	-17%	2%	-6%	-37%	38%	-8%
\$2,500,000 and above	44%	-2%	-13%	-6%	-24%	10%	-4%	-13%	25%	3%	-7%	13%	-1%
Grand Total	2%	-2%	-8%	-3%	-19%	-2%	-9%	-16%	8%	-5%	-16%	29%	-6%