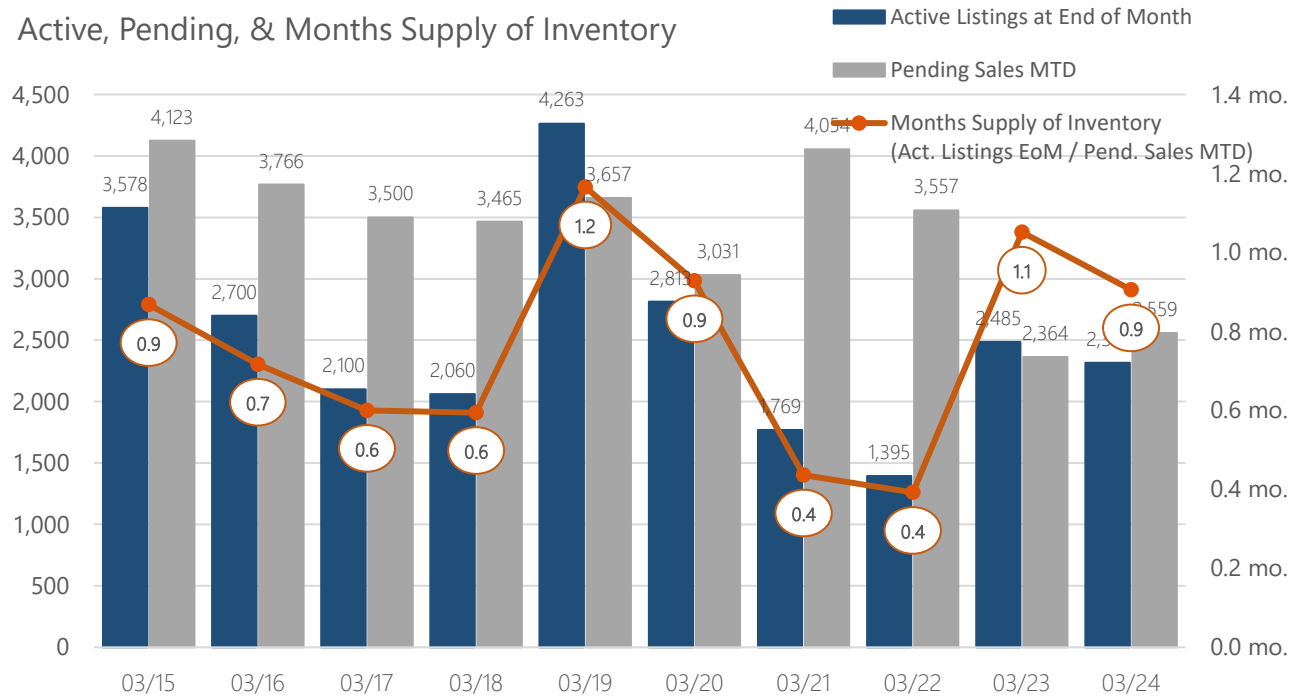
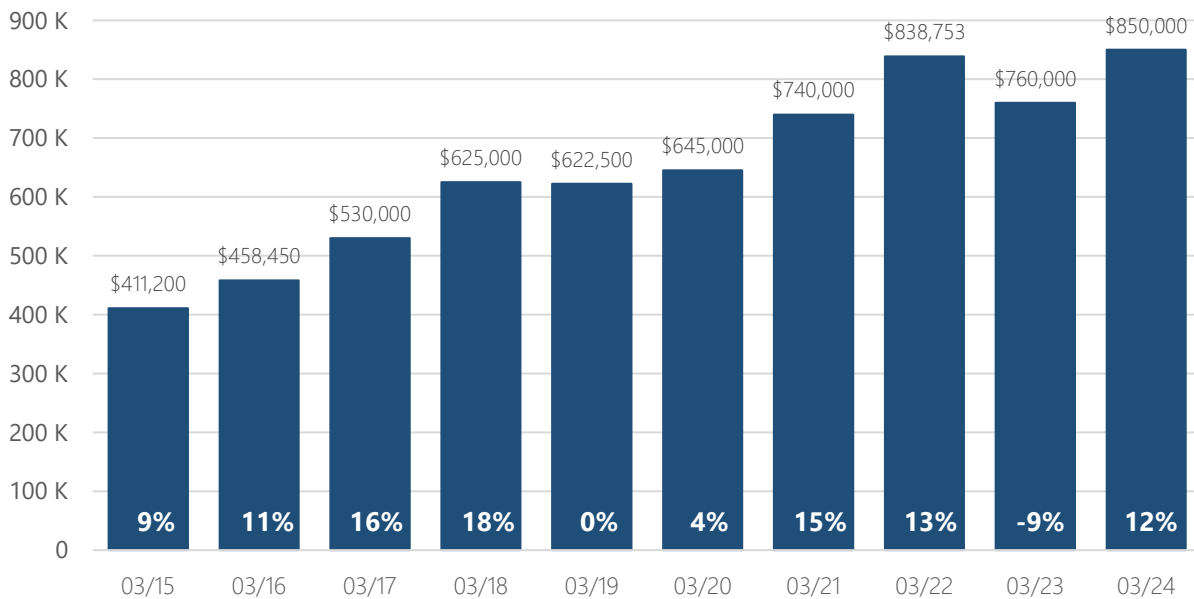


**All King County**  
**RESIDENTIAL & CONDOMINIUM**

Active, Pending, & Months Supply of Inventory



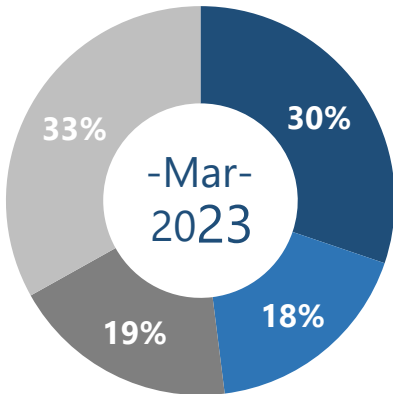
Median Closed Sales Price For Current Month Sold Properties



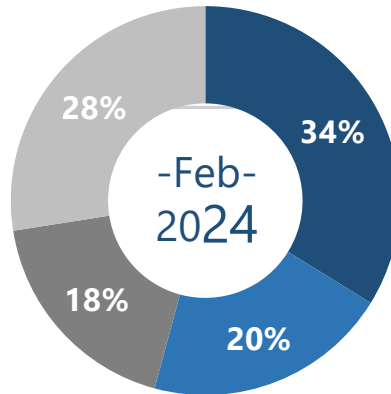
All King County

RESIDENTIAL & CONDOMINIUM

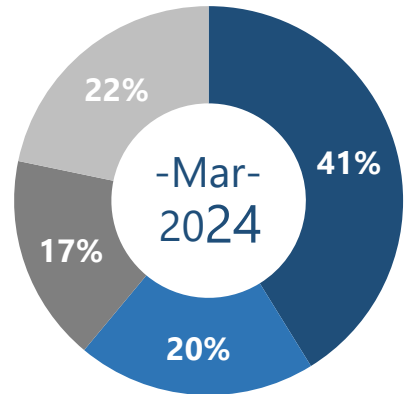
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



SOLD  
**ABOVE**  
LIST  
PRICE



SOLD  
**AT**  
LIST  
PRICE



SOLD  
**BELOW**  
LIST  
PRICE



**PRICE**  
**CHANGE**  
BEFORE  
SALE

MARCH 2024

		SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	▶	6	14	24	98
NUMBER OF SALES IN MONTH	▶	775	374	324	409
MEDIAN % FROM ORIGINAL LIST PRICE	▶	6%	0%	-3%	N/A

**All King County**  
RESIDENTIAL & CONDOMINIUM

Sales Price to List Price  
based on Market Time

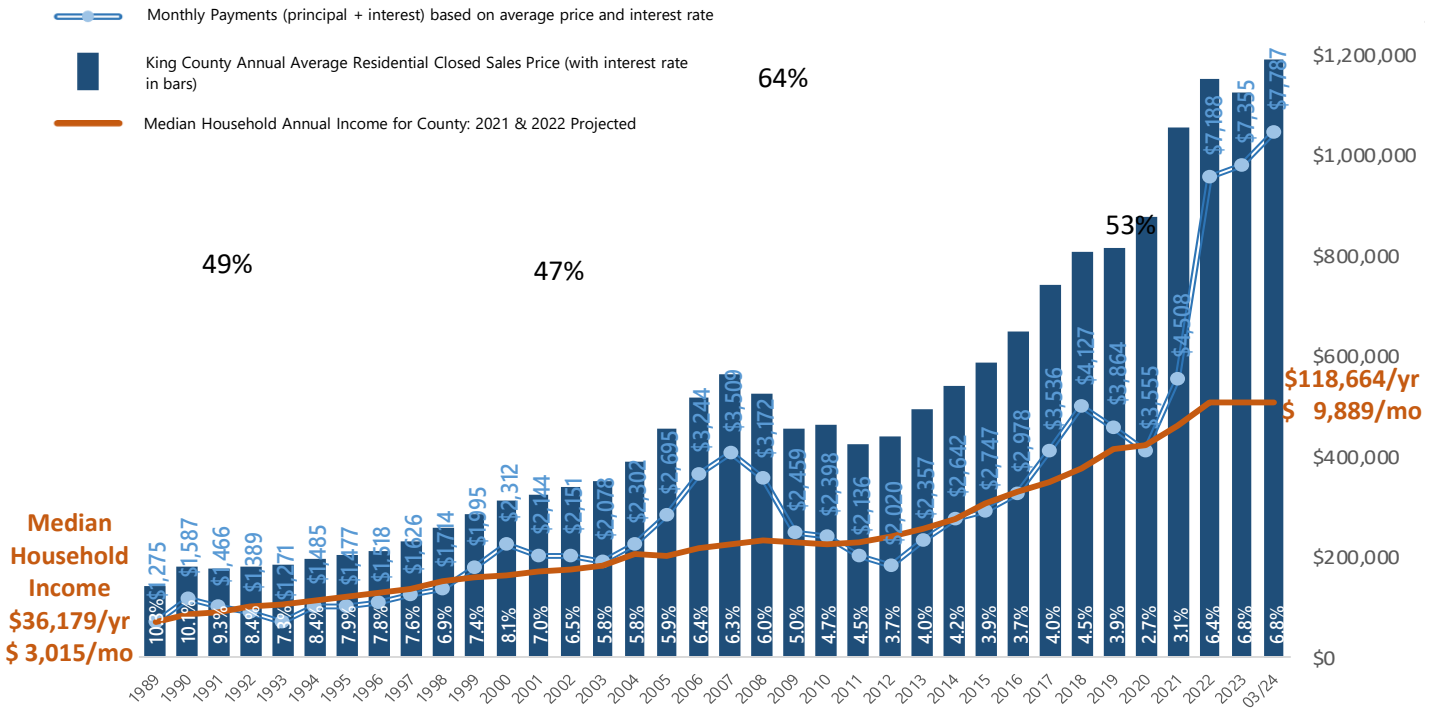
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	101.5%	101.4%	1286	68.3%
15 - 30	98.2%	99.2%	196	10.4%
31 - 60	96.9%	98.5%	158	8.4%
61 - 90	96.9%	98.5%	88	4.7%
90+	93.7%	98.5%	154	8.2%
Totals			1882	100.0%

The Cost of  
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
March, 2024	\$850,000	6.82%	\$5,553
March, 2023	\$760,000	6.54%	\$4,824
	<b>\$90,000</b>	<b>0.28%</b>	<b>\$729</b> Per Month
			<b>\$8,748</b> Per Year

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

# Monthly Payments Compared to Income Trendline King County



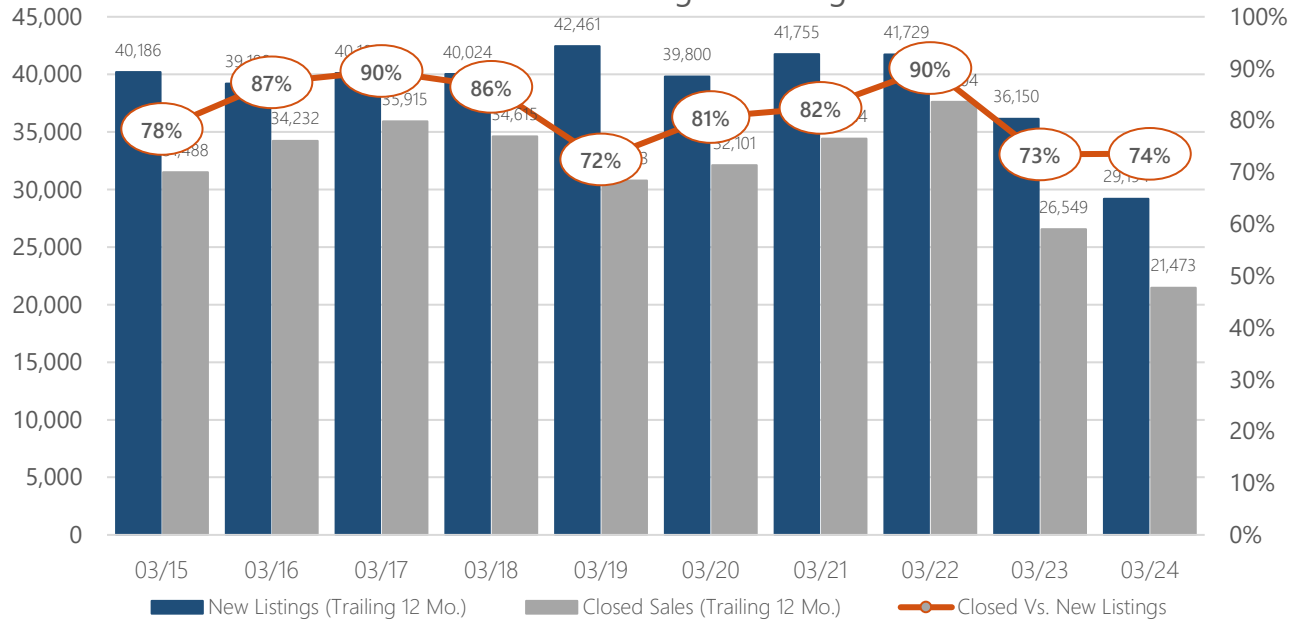
<p><b>A</b></p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p><b>B</b></p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p><b>C</b></p>	<p>Annual Median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

### All King County

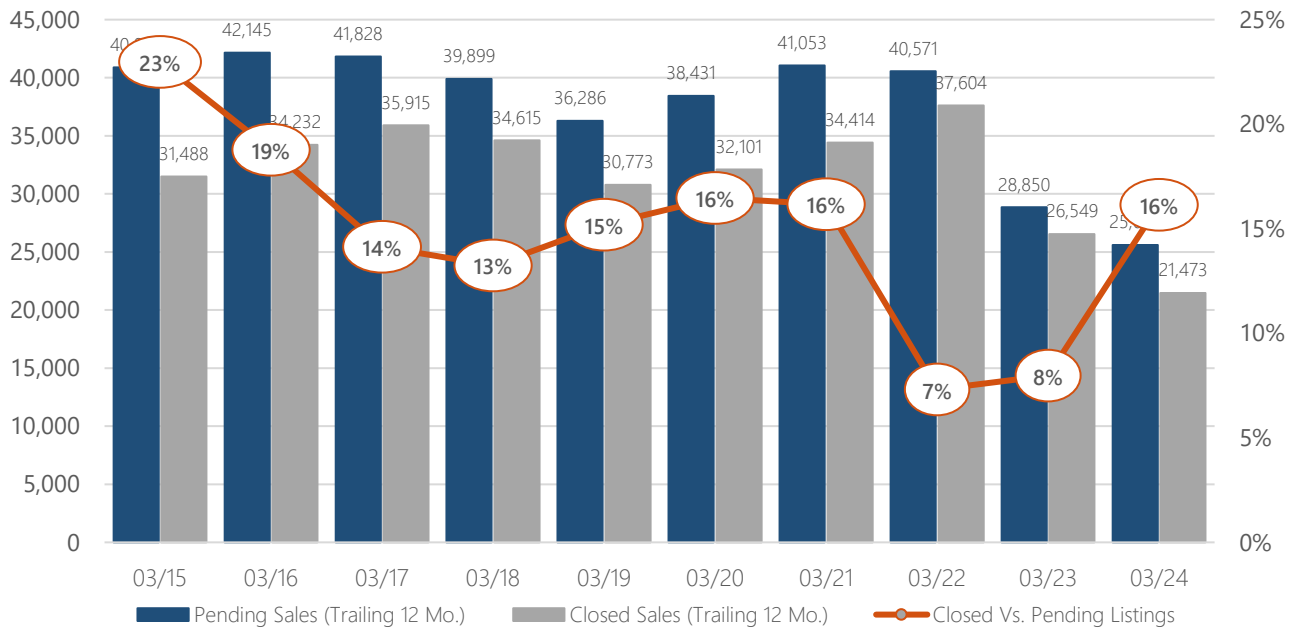
#### RESIDENTIAL & CONDOMINIUM

#### 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

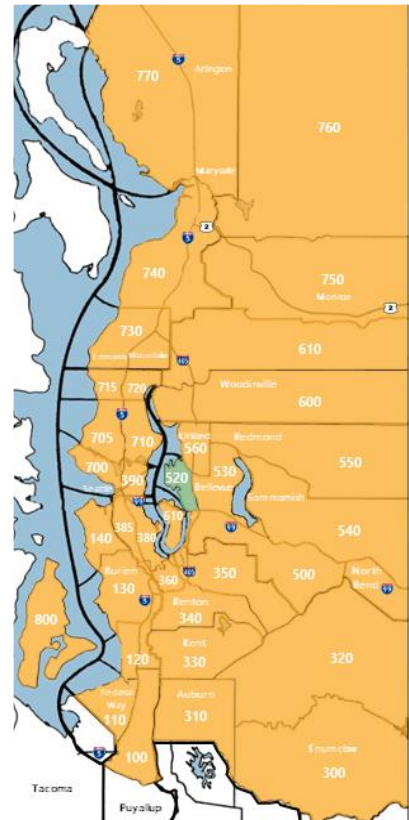
Area	Months Inventory			Area	Months Inventory		
	2022	2023	2024		2022	2023	2024
100	0.4	0.6	1.0	530	0.3	0.9	0.7
110	0.3	0.4	1.0	540	0.4	0.9	0.5
120	0.3	0.6	0.9	550	0.4	1.0	0.6
130	0.3	1.0	0.9	560	0.5	1.3	0.7
140	0.3	0.8	1.0	600	0.4	0.9	0.5
300	0.3	1.3	0.9	610	0.4	0.9	0.5
310	0.4	0.5	0.5	700	0.5	1.4	1.8
320	0.5	1.4	0.8	701	1.5	3.8	3.7
330	0.3	0.8	0.5	705	0.3	1.0	0.9
340	0.3	0.6	0.5	710	0.3	1.1	0.9
350	0.2	0.7	0.5	715	0.2	1.5	0.5
360	0.5	0.7	0.7	720	0.4	0.8	0.4
380	0.5	1.5	1.6	730	0.3	0.8	0.5
385	0.4	1.2	1.4	740	0.3	0.7	0.5
390	0.6	1.7	1.6	750	0.3	0.7	0.4
500	0.2	1.0	0.7	760	0.4	0.8	0.8
510	0.3	1.7	0.6	770	0.4	0.9	0.6
520	0.6	2.3	2.1	800	0.5	1.4	1.1

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

### 2 YEARS AGO

### 1 YEAR AGO

### CURRENT YEAR



Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service. Months Supply of Inventory is active inventory on the last day of the month divided by the number of properties that went pending, signed agreement between buyers and sellers, during the month.

## All King County Statistics To Know

### Residential

	March, 2024	March, 2023	Difference	% Change
Months Supply of Inventory	0.8	1.0	-0.2	-21%
Active Listings at End of Month	1,483	1,787	-304	-17%
Pending Sales MTD	1,927	1,836	91	5%
Pending Sales (Trailing 12 Months)	19,399	22,402	-3,003	-13%
Closed Sales MTD	1,425	1,515	-90	-6%
Closed Sales (Trailing 12 Months)	16,422	20,628	-4,206	-20%
Closed Sales Price (Median)	\$945,500	\$840,000	\$105,500	13%
30-Year-Fixed-Rate Mortgage Rate	6.8%	6.5%	0.3%	4%
Monthly Payments (P&I)	\$6,177	\$5,331	\$845	16%

### Condominium

	March, 2024	March, 2023	Difference	% Change
Months Supply of Inventory	1.3	1.3	0.0	0%
Active Listings at End of Month	833	698	135	19%
Pending Sales MTD	632	528	104	20%
Pending Sales (Trailing 12 Months)	6,208	6,448	-240	-4%
Closed Sales MTD	457	441	16	4%
Closed Sales (Trailing 12 Months)	5,051	5,921	-870	-15%
Closed Sales Price (Median)	\$540,000	\$507,000	\$33,000	7%
30-Year-Fixed-Rate Mortgage Rate	6.8%	6.5%	0.3%	4%
Monthly Payments (P&I)	\$3,528	\$3,218	\$310	10%

### Residential & Condominium

	March, 2024	March, 2023	Difference	% Change
Months Supply of Inventory	0.9	1.1	-0.1	-14%
Active Listings at End of Month	2,316	2,485	-169	-7%
Pending Sales MTD	2,559	2,364	195	8%
Pending Sales (Trailing 12 Months)	25,607	28,850	-3,243	-11%
Closed Sales MTD	1,882	1,956	-74	-4%
Closed Sales (Trailing 12 Months)	21,473	26,549	-5,076	-19%
Closed Sales Price (Median)	\$850,000	\$760,000	\$90,000	12%
30-Year-Fixed-Rate Mortgage Rates	6.8%	6.5%	0.3%	4%
Monthly Payments (P&I)	\$5,553	\$4,824	\$729	15%

## 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										-7%	2,098	AVG	-8%
	New Listings Taken in Month	1,875	2,492	2,954										0%	7,321	YTD	11%
	# of Pending Transactions	1,719	2,061	2,559										8%	6,339	YTD	3%
	Months Supply of Inventory	1.1	1.0	0.9										-14%	1.0	AVG	-10%
	# of Closed Sales	1,033	1,450	1,882										-4%	4,365	YTD	-1%
	Median Closed Price	760,000	820,000	850,000										12%	811,728	WA	10%
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	78%	2,270	AVG	117%
	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	-34%	6,566	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	-34%	6,170	YTD	-25%
	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	168%	1.1	AVG	192%
	# 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	-32%	4,407	YTD	-29%
	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	-9%	736,943	WA	-5%
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	-21%	1,045	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	1%	9,134	YTD	-5%
	# 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	-12%	8,197	YTD	-14%
	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	-10%	0.4	AVG	-36%
	# 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	-3%	6,206	YTD	-13%
	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	13%	775,982	WA	12%
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	-37%	1,817	AVG	-24%
	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	9%	9,608	YTD	5%
	# 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	34%	9,544	YTD	14%
	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	-53%	0.6	AVG	-30%
	# 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	21%	7,108	YTD	18%
	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	15%	690,255	WA	12%
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	-34%	2,384	A	-39%
	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	-3%	9,117	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	-17%	8,402	YTD	0%
	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	-20%	0.9	A	-41%
	# 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	7%	6,006	T	6%
	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	4%	617,471	WA	3%

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	107%	3,898	AVG	124%
	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	7%	9,125	YTD	4%
	# 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	6%	8,387	YTD	2%
	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	96%	1.4	AVG	125%
	# 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	-8%	5,660	YTD	-5%
	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	0%	598,129	WA	0%
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	-2%	1,738	AVG	-9%
	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	4%	8,760	YTD	5%
	# 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	-1%	8,227	YTD	-4%
	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	-1%	0.6	AVG	-5%
	# 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	-8%	5,978	YTD	-8%
	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	18%	596,250	WA	18%
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	-22%	1,905	AVG	-24%
	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	-3%	8,380	YTD	-7%
	# 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	-7%	8,607	YTD	-6%
	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	-16%	0.7	AVG	-20%
	# 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	5%	6,485	YTD	6%
	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	16%	504,673	WA	14%
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	-25%	2,519	AVG	-29%
	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	2%	9,037	YTD	-2%
	# 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	-9%	9,189	YTD	-9%
	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	-17%	0.8	AVG	-22%
	# 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	-4%	6,114	YTD	-1%
	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	11%	443,586	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	-15%	3,556	AVG	-14%
	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	8%	9,186	YTD	4%
	# 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	14%	10,128	YTD	12%
	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	-25%	1.1	AVG	-23%
	# 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	16%	6,148	YTD	10%
	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	9%	392,629	WA	6%
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	9%	4,146	AVG	8%
	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	1%	8,835	YTD	-1%
	# 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	-3%	9,061	YTD	-6%
	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	12%	1.4	AVG	15%
	# 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%	5,591	YTD	-4%
	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	8%	369,394	WA	11%

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%		

# MARKET UPDATE

March, 2024



## 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										30
\$250,000 to \$499,999	182	201	248										631
\$500,000 to \$749,999	302	412	480										1,194
\$750,000 to \$999,999	227	319	417										963
\$1,000,000 to \$1,499,999	168	283	322										773
\$1,500,000 to \$2,499,999	94	159	280										533
\$2,500,000 and above	42	72	122										236
<b>Grand Total</b>	<b>1,026</b>	<b>1,452</b>	<b>1,882</b>										<b>4,360</b>

## 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	47
\$250,000 to \$499,999	195	251	298	274	289	334	294	303	253	248	243	174	744
\$500,000 to \$749,999	331	497	614	550	614	650	614	582	539	520	397	418	1,442
\$750,000 to \$999,999	220	318	373	403	461	516	444	448	375	394	305	287	911
\$1,000,000 to \$1,499,999	136	213	344	315	433	469	374	408	322	345	274	207	693
\$1,500,000 to \$2,499,999	83	108	218	215	262	324	269	280	218	191	173	150	409
\$2,500,000 and above	24	45	68	88	74	95	87	105	73	77	59	51	137
<b>Grand Total</b>	<b>1,003</b>	<b>1,447</b>	<b>1,933</b>	<b>1,856</b>	<b>2,149</b>	<b>2,399</b>	<b>2,096</b>	<b>2,140</b>	<b>1,799</b>	<b>1,788</b>	<b>1,465</b>	<b>1,300</b>	<b>4,383</b>

## 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%
\$250,000 to \$499,999	-7%	-20%	-17%										-15%
\$500,000 to \$749,999	-9%	-17%	-22%										-17%
\$750,000 to \$999,999	3%	0%	12%										6%
\$1,000,000 to \$1,499,999	24%	33%	-6%										12%
\$1,500,000 to \$2,499,999	13%	47%	28%										30%
\$2,500,000 and above	75%	60%	79%										72%
<b>Grand Total</b>	<b>2%</b>	<b>0%</b>	<b>-3%</b>										<b>-1%</b>