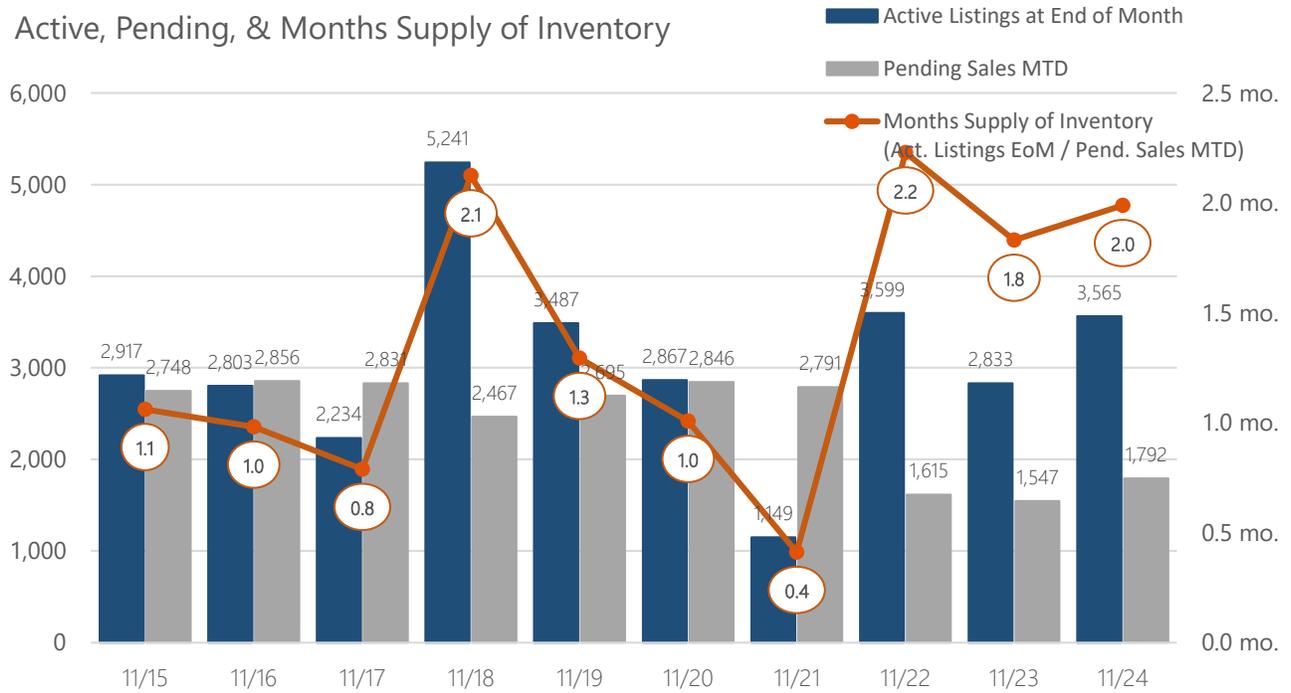


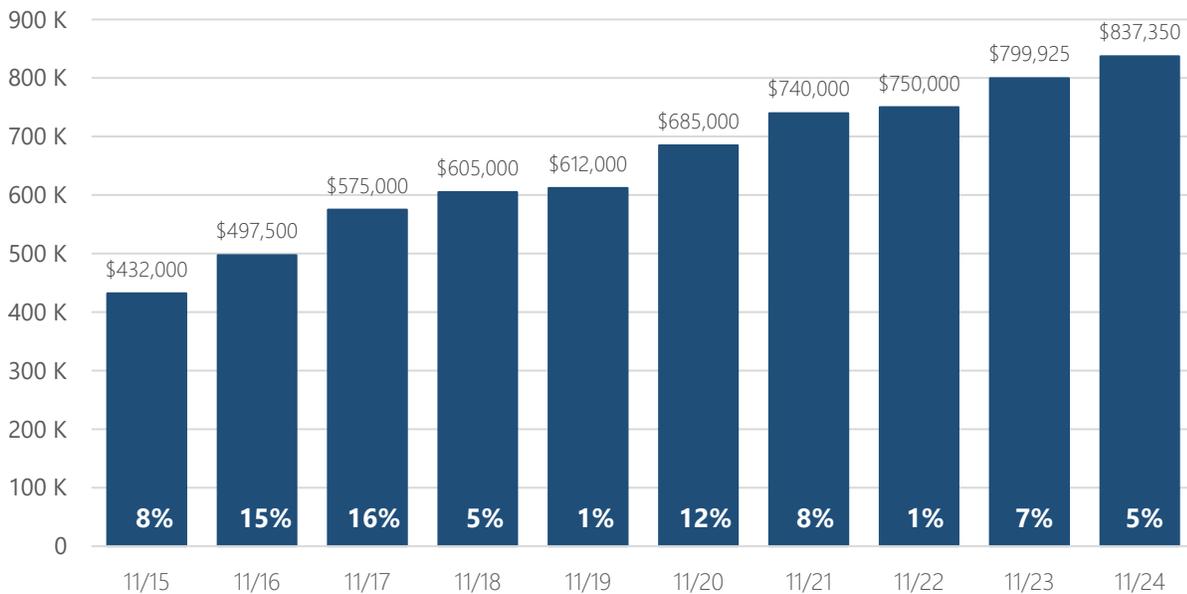
All King County

RESIDENTIAL & CONDOMINIUM

Active, Pending, & Months Supply of Inventory



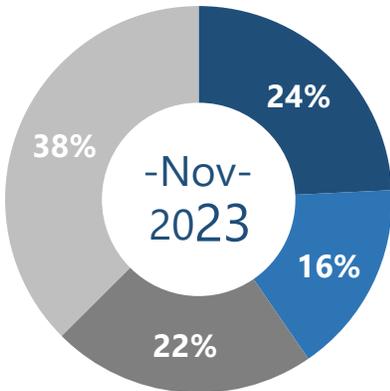
Median Closed Sales Price For Current Month Sold Properties



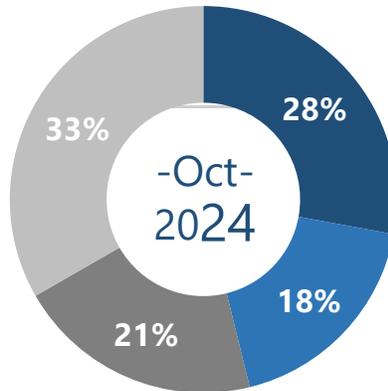
All King County

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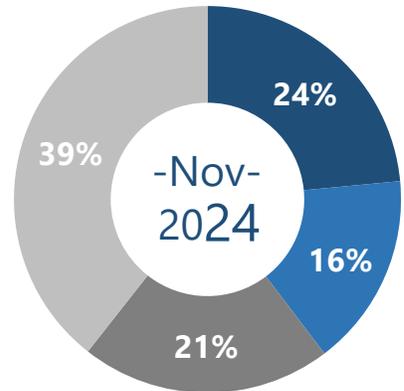
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



SOLD ABOVE LIST PRICE



SOLD AT LIST PRICE



SOLD BELOW LIST PRICE



PRICE CHANGE BEFORE SALE

NOVEMBER 2024

		SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	▶	8	13	27	76
NUMBER OF SALES IN MONTH	▶	431	297	384	723
MEDIAN % FROM ORIGINAL LIST PRICE	▶	3%	0%	-3%	N/A

All King County
RESIDENTIAL & CONDOMINIUM

Sales Price to List Price
based on Market Time

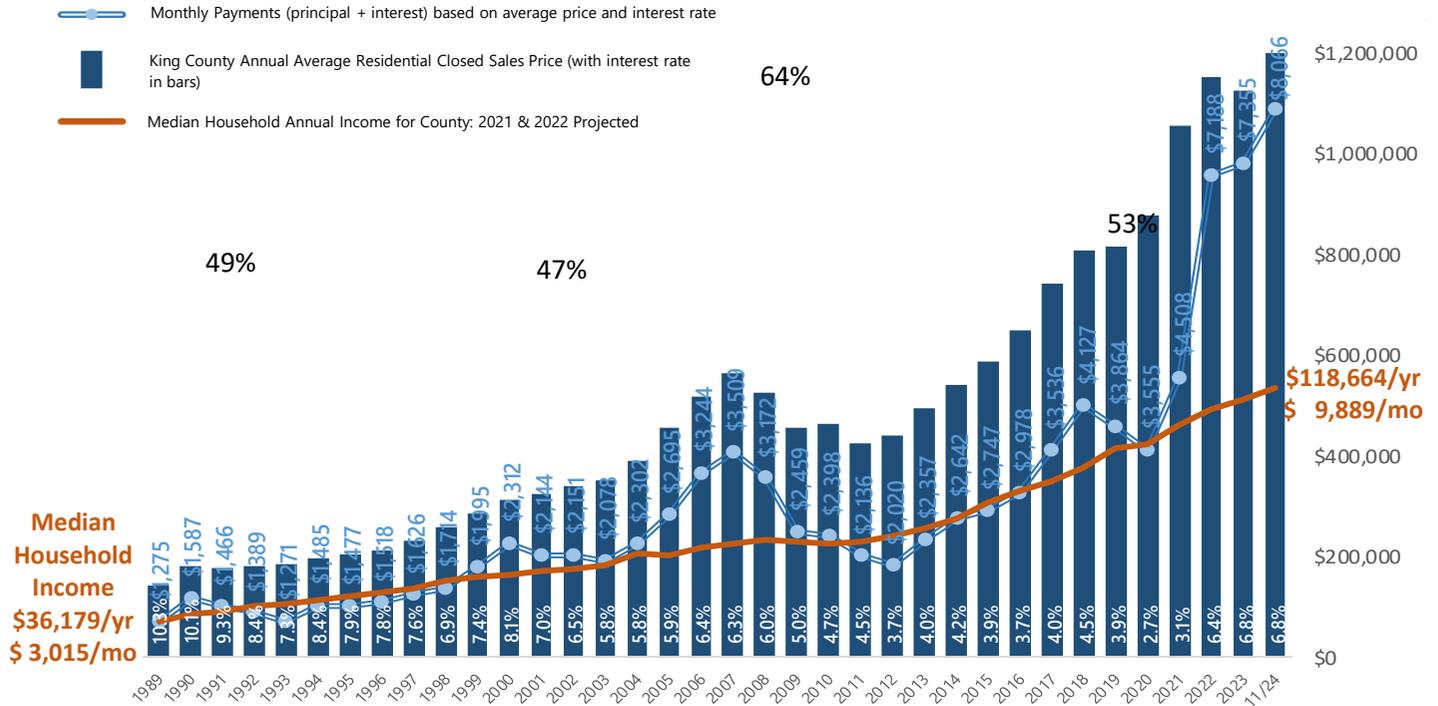
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	892	48.6%
15 - 30	97.1%	98.5%	333	18.1%
31 - 60	95.5%	98.4%	310	16.9%
61 - 90	94.5%	98.0%	135	7.4%
90+	92.0%	97.9%	165	9.0%
Totals			1835	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
November, 2024	\$837,350	6.81%	\$5,464
November, 2023	\$799,925	7.44%	\$5,560
	\$37,425	-0.63%	-\$96 Per Month
			-\$1,151 Per Year

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

Monthly Payments Compared to Income Trendline King County



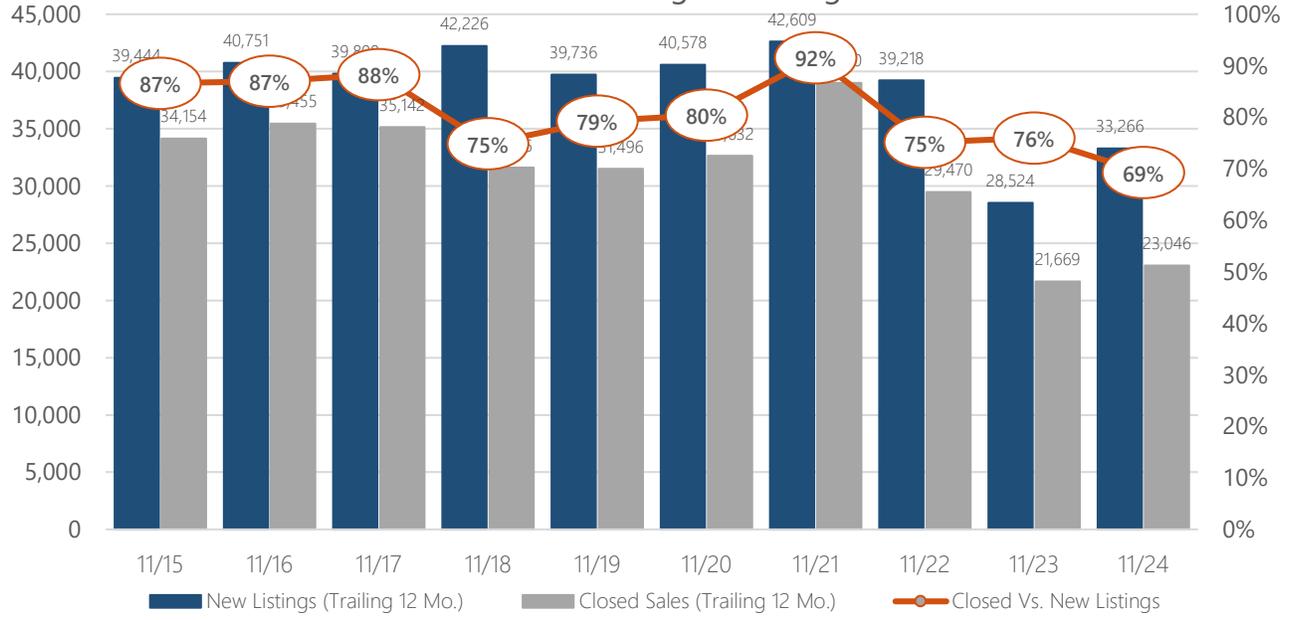
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income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

All King County

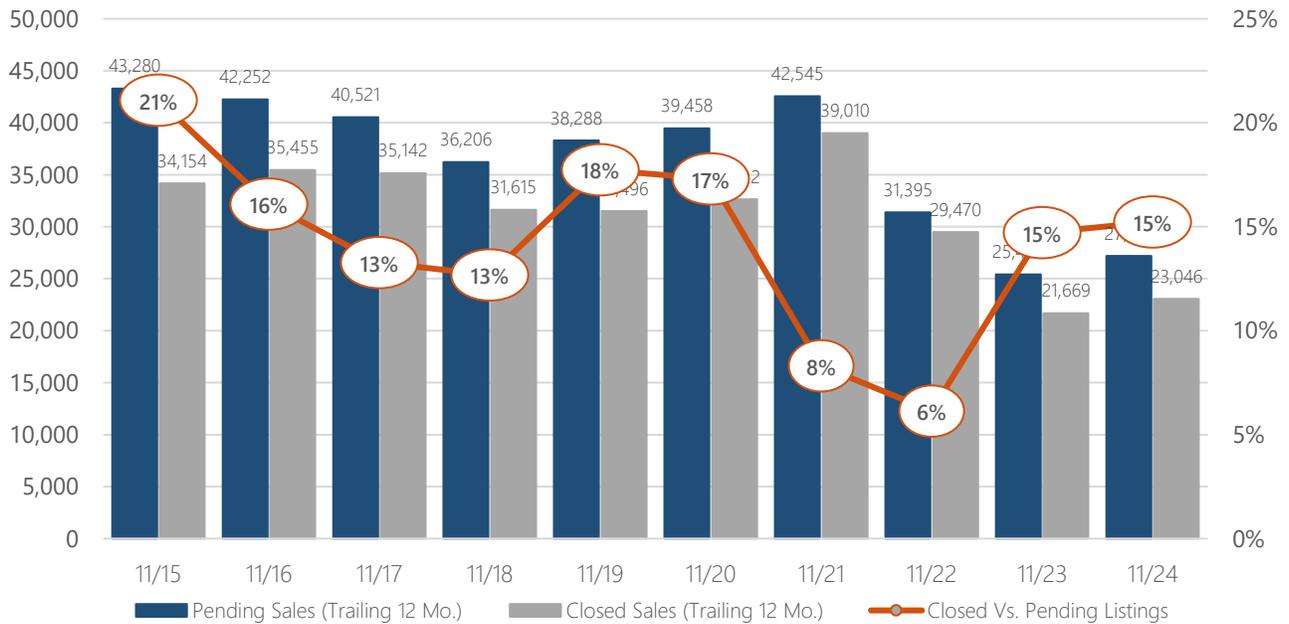
RESIDENTIAL & CONDOMINIUM

What Are The Odds of Selling?

Closed Sales as a Percentage of Listings Taken



Percentage of Pending Sales that do not Close



Months Supply
of
Inventory
•
**CURRENT
MONTH**
•
KING &
SNOHOMISH
COUNTY
•
RESIDENTIAL &
CONDOMINIUM

Area	Months Inventory			Area	Months Inventory		
	2022	2023	2024		2022	2023	2024
100	1.8	1.1	1.5	530	2.9	1.8	2.1
110	1.3	1.2	1.9	540	3.1	1.4	1.4
120	1.8	1.6	1.4	550	2.6	1.5	2.2
130	1.8	1.4	2.4	560	1.7	2.8	1.9
140	1.8	2.0	1.6	600	2.0	1.3	1.9
300	4.8	1.9	1.6	610	2.1	1.4	1.1
310	2.4	1.5	1.8	700	3.4	4.1	2.0
320	1.8	1.6	1.6	701	7.1	5.6	4.9
330	1.8	1.4	1.6	705	1.7	1.5	1.9
340	1.5	1.2	1.5	710	2.2	1.8	2.0
350	1.9	1.7	1.5	715	3.1	1.4	1.4
360	1.7	2.0	1.6	720	1.9	1.3	2.0
380	3.0	2.2	2.6	730	1.9	1.0	1.3
385	2.0	3.6	3.3	740	1.6	1.3	1.2
390	2.6	2.8	3.5	750	1.7	1.3	1.5
500	2.3	1.3	1.3	760	2.0	1.6	1.5
510	4.5	2.2	1.6	770	2.2	1.7	1.7
520	3.9	2.7	2.8	800	1.9	2.5	5.0

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

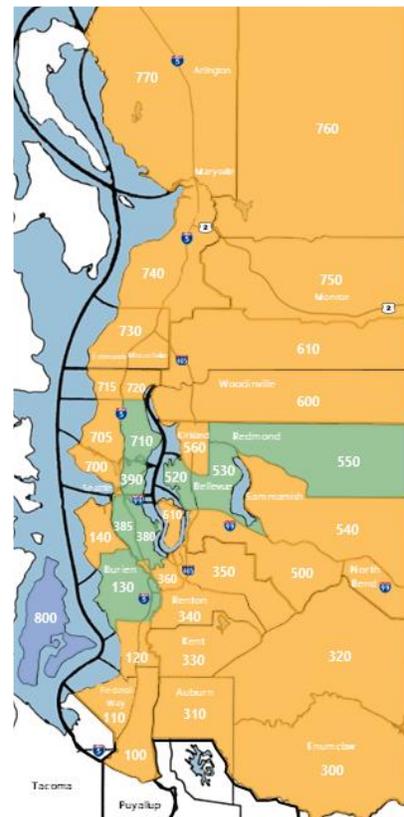
2 YEARS AGO



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

	November, 2024	November, 2023	Difference	% Change
Months Supply of Inventory	1.6	1.6	0.0	0%
Active Listings at End of Month	2,157	1,889	268	14%
Pending Sales MTD	1,343	1,171	172	15%
Pending Sales (Trailing 12 Months)	20,823	19,446	1,377	7%
Closed Sales MTD	1,447	1,139	308	27%
Closed Sales (Trailing 12 Months)	17,810	16,708	1,102	7%
Closed Sales Price (Median)	\$925,000	\$885,500	\$39,500	4%
30-Year-Fixed-Rate Mortgage Rate	6.8%	7.4%	-0.6%	-8%
Monthly Payments (P&I)	\$6,036	\$6,155	-\$119	-2%

Condominium

	November, 2024	November, 2023	Difference	% Change
Months Supply of Inventory	3.1	2.5	0.6	25%
Active Listings at End of Month	1,408	944	464	49%
Pending Sales MTD	449	376	73	19%
Pending Sales (Trailing 12 Months)	6,363	5,962	401	7%
Closed Sales MTD	415	335	80	24%
Closed Sales (Trailing 12 Months)	5,236	4,961	275	6%
Closed Sales Price (Median)	\$565,467	\$485,000	\$80,467	17%
30-Year-Fixed-Rate Mortgage Rate	6.8%	7.4%	-0.6%	-8%
Monthly Payments (P&I)	\$3,690	\$3,371	\$319	9%

Residential & Condominium

	November, 2024	November, 2023	Difference	% Change
Months Supply of Inventory	2.0	1.8	0.2	9%
Active Listings at End of Month	3,565	2,833	732	26%
Pending Sales MTD	1,792	1,547	245	16%
Pending Sales (Trailing 12 Months)	27,186	25,408	1,778	7%
Closed Sales MTD	1,862	1,474	388	26%
Closed Sales (Trailing 12 Months)	23,046	21,669	1,377	6%
Closed Sales Price (Median)	\$837,350	\$799,925	\$37,425	5%
30-Year-Fixed-Rate Mortgage Rates	6.8%	7.4%	-0.6%	-8%
Monthly Payments (P&I)	\$5,464	\$5,560	-\$96	-2%

All King County RESIDENTIAL & CONDOMINIUM

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	T	YTD % Change
2024	Active Listings (EOM)	1,842	2,136	2,316	2,768	3,880	4,318	4,440	4,515	4,953	4,552	3,565		26%	3,571	AVG	26%
	New Listings Taken in Month	1,875	2,492	2,954	3,439	4,173	3,581	3,195	3,020	3,432	2,831	1,472		-3%	32,464	YTD	17%
	# of Pending Transactions	1,719	2,061	2,559	2,775	2,743	2,596	2,459	2,309	2,449	2,488	1,792		16%	25,950	YTD	7%
	Months Supply of Inventory	1.1	1.0	0.9	1.0	1.4	1.7	1.8	2.0	2.0	1.8	2.0		9%	1.5	AVG	15%
	# of Closed Sales	1,033	1,450	1,882	2,183	2,506	2,228	2,277	2,173	1,833	2,303	1,862		26%	21,730	YTD	8%
	Median Closed Price	760,000	820,000	850,000	875,000	890,000	875,000	880,000	860,000	859,995	865,000	837,350		5%	853,449	WA	8%
2023	Active Listings (EOM)	2,262	2,064	2,485	2,561	2,702	3,013	3,184	3,222	3,602	3,361	2,833	1,873	-21%	2,844	AVG	-8%
	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	-4%	27,637	YTD	-27%
	# 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	-4%	24,202	YTD	-18%
	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	-18%	1.3	AVG	8%
	# 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	-11%	20,199	YTD	-25%
	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	7%	789,659	WA	-3%
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	213%	3,079	AVG	52%
	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	-20%	37,831	YTD	-7%
	# of Pending Transactions	2,009	2,631	3,557	3,356	3,606	2,819	2,705	2,919	2,314	2,140	1,615	1,206	-42%	29,671	YTD	-26%
	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	441%	1.2	AVG	119%
	# 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	-46%	26,878	YTD	-25%
	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	1%	813,401	WA	9%
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	-60%	2,032	AVG	-38%
	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	-10%	40,816	YTD	3%
	# 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	-2%	40,194	YTD	7%
	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	-59%	0.6	AVG	-42%
	# 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	-2%	35,914	YTD	19%
	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	8%	744,590	WA	13%
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	-18%	3,261	A	-32%
	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	5%	39,471	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	6%	37,560	YTD	3%
	Months Supply of Inventory	0.9	0.8	0.9	1.4	1.0	0.9	0.9	0.9	1.0	1.0	1.0	0.8	-22%	1.0	A	-34%
	# 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	23%	30,216	T	3%
	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	12%	657,992	WA	7%

Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service.

AVG = Average, YTD = Year to Date, WA = Weighted Average, T = Total

All King County
RESIDENTIAL & CONDOMINIUM

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2019	Active Listings (EOM)	3,688	3,744	4,263	4,624	5,785	5,931	5,725	5,472	5,431	4,808	3,487	2,260	-33%	4,814	AVG	18%
	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	-21%	38,701	YTD	-6%
	# 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	9%	36,518	YTD	6%
	Months Supply of Inventory	1.5	1.6	1.2	1.2	1.4	1.5	1.6	1.7	1.7	1.5	1.3	1.2	-39%	1.5	AVG	9%
	# 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	11%	29,339	YTD	1%
	Median Closed Price	565,000	604,000	622,500	625,000	645,000	637,675	625,000	615,000	593,750	605,000	612,000	615,000	1%	614,345	WA	-1%
2018	Active Listings (EOM)	1,509	1,645	2,060	2,591	3,562	4,503	5,116	5,803	6,587	6,283	5,241	3,690	135%	4,082	AVG	52%
	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%	41,061	YTD	7%
	# of Pending Transactions	2,282	2,480	3,465	3,464	4,176	3,830	3,374	3,072	2,869	2,877	2,467	1,770	-13%	34,356	YTD	-11%
	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	169%	1.3	AVG	74%
	# 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	-20%	28,934	YTD	-11%
	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	5%	619,483	WA	11%
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	-20%	2,677	AVG	-22%
	New Listings Taken in Month	2,272	2,389	3,719	3,676	4,484	4,769	4,191	3,933	3,856	3,088	2,102	1,165	7%	38,479	YTD	-2%
	# of Pending Transactions	2,468	2,639	3,500	3,570	4,308	4,276	3,787	4,003	3,514	3,533	2,831	1,850	-1%	38,429	YTD	-5%
	Months Supply of Inventory	0.8	0.7	0.6	0.6	0.6	0.7	0.9	0.8	1.1	0.9	0.8	0.7	-20%	0.8	AVG	-18%
	# of Closed Sales	2,007	1,779	2,699	2,634	3,380	3,652	3,462	3,571	3,262	3,174	2,821	2,681	-3%	32,441	YTD	-1%
	Median Closed Price	475,000	506,000	530,000	550,000	560,000	590,000	599,000	585,000	565,000	565,000	575,000	585,000	16%	556,863	WA	15%
2016	Active Listings (EOM)	2,427	2,431	2,700	3,232	3,332	3,889	4,316	4,211	4,519	3,667	2,803	1,985	-4%	3,412	AVG	-12%
	New Listings Taken in Month	2,407	2,791	3,839	4,236	4,334	4,767	4,385	3,953	4,019	2,746	1,960	1,329	9%	39,437	YTD	4%
	# of Pending Transactions	2,385	3,038	3,766	3,925	4,486	4,328	4,098	4,083	3,777	3,576	2,856	2,092	4%	40,318	YTD	-2%
	Months Supply of Inventory	1.0	0.8	0.7	0.8	0.7	0.9	1.1	1.0	1.2	1.0	1.0	0.9	-8%	0.9	AVG	-11%
	# 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	28%	32,843	YTD	4%
	Median Closed Price	431,502	439,950	458,450	475,000	485,000	510,000	505,000	499,974	494,950	495,500	497,500	505,000	15%	482,517	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	-37%	3,892	AVG	-24%
	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	-10%	38,023	YTD	-1%
	# of Pending Transactions	2,788	3,217	4,123	4,459	4,434	4,359	4,102	3,879	3,602	3,439	2,748	1,934	2%	41,150	YTD	9%
	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	-38%	1.1	AVG	-30%
	# 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	-2%	31,654	YTD	11%
	Median Closed Price	390,000	375,000	411,200	431,000	434,000	450,000	439,000	450,700	440,000	432,750	432,000	450,000	8%	427,214	WA	8%
2014	Active Listings (EOM)	4,110	4,138	4,191	4,511	5,276	5,609	6,082	6,211	6,107	5,614	4,630	3,600	-5%	5,134	AVG	3%
	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	-3%	38,414	YTD	2%
	# of Pending Transactions	2,629	2,811	3,621	3,797	4,154	3,953	3,718	3,547	3,406	3,350	2,699	2,130	3%	37,685	YTD	-1%
	Months Supply of Inventory	1.6	1.5	1.2	1.2	1.3	1.4	1.6	1.8	1.8	1.7	1.7	1.7	-8%	1.5	AVG	3%
	# 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	4%	28,431	YTD	-2%
	Median Closed Price	364,875	365,000	378,000	386,000	398,000	410,000	425,000	398,000	420,000	399,950	399,000	400,000	5%	395,811	WA	7%

Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service.
AVG = Average, YTD = Year to Date, WA = Weighted Average, T = Total

All King County
RESIDENTIAL & CONDOMINIUM

MONTHLY AVERAGES BASED ON HISTORICAL DATA |

2014 - 2023

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Totals	T
Active Listings (EOM)	2,415	2,433	2,735	3,124	3,557	4,022	4,361	4,319	4,530	4,081	3,176	2,215	3,414	AVG
% of 12 Month Avg.	71%	71%	80%	92%	104%	118%	128%	126%	133%	120%	93%	65%		
New Listings Taken in Month	2,351	2,641	3,782	3,867	4,429	4,439	4,088	3,692	3,739	3,025	1,934	1,224	39,211	T
% of 12 Month Avg.	72%	81%	116%	118%	136%	136%	125%	113%	114%	93%	59%	37%		
# of Pending Transactions	2,393	2,684	3,514	3,522	3,981	3,848	3,597	3,559	3,264	3,136	2,510	1,819	37,827	T
% of 12 Month Avg.	76%	85%	111%	112%	126%	122%	114%	113%	104%	99%	80%	58%		
Months Supply of Inventory	1.0	0.9	0.8	0.9	0.9	1.0	1.2	1.2	1.4	1.3	1.3	1.2	1.1	AVG
% of 12 Month Avg.	92%	83%	71%	81%	82%	96%	111%	111%	127%	119%	116%	111%		
# of Closed Units	1,653	1,794	2,523	2,702	3,062	3,349	3,281	3,164	2,838	2,881	2,438	2,354	32,039	T
% of 12 Month Avg.	62%	67%	94%	101%	115%	125%	123%	119%	106%	108%	91%	88%		
Median Closed Price	547,553	566,046	600,890	618,724	627,075	638,359	629,600	624,642	616,293	615,771	609,543	608,700	608,600	AVG
% of 12 Month Avg.	90%	93%	99%	102%	103%	105%	103%	103%	101%	101%	100%	100%		

All King County
RESIDENTIAL & CONDOMINIUM
Closed Sales by Price by Month

2024

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	11	6	13	15	16	12	13	15	9	15	9		134
\$250,000 to \$499,999	182	201	248	236	253	256	263	273	214	252	239		2,617
\$500,000 to \$749,999	302	412	480	552	585	548	564	542	491	588	488		5,552
\$750,000 to \$999,999	227	319	417	484	600	496	482	466	374	503	397		4,765
\$1,000,000 to \$1,499,999	168	283	322	425	492	442	434	408	386	493	362		4,215
\$1,500,000 to \$2,499,999	94	159	280	345	412	326	373	325	245	323	254		3,136
\$2,500,000 and above	42	72	122	126	143	119	146	111	97	108	86		1,172
Grand Total	1,026	1,452	1,882	2,183	2,501	2,199	2,275	2,140	1,816	2,282	1,835		21,591

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	159
\$250,000 to \$499,999	195	251	298	274	289	334	294	303	253	248	243	174	2,982
\$500,000 to \$749,999	331	497	614	550	614	650	614	582	539	520	397	418	5,908
\$750,000 to \$999,999	220	318	373	403	461	516	444	448	375	394	305	287	4,257
\$1,000,000 to \$1,499,999	136	213	344	315	433	469	374	408	322	345	274	207	3,633
\$1,500,000 to \$2,499,999	83	108	218	215	262	324	269	280	218	191	173	150	2,341
\$2,500,000 and above	24	45	68	88	74	95	87	105	73	77	59	51	795
Grand Total	1,003	1,447	1,933	1,856	2,149	2,399	2,096	2,140	1,799	1,788	1,465	1,300	20,075

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	-21%	-60%	-28%	36%	0%	9%	-7%	7%	-53%	15%	-36%		-16%
\$250,000 to \$499,999	-7%	-20%	-17%	-14%	-12%	-23%	-11%	-10%	-15%	2%	-2%		-12%
\$500,000 to \$749,999	-9%	-17%	-22%	0%	-5%	-16%	-8%	-7%	-9%	13%	23%		-6%
\$750,000 to \$999,999	3%	0%	12%	20%	30%	-4%	9%	4%	0%	28%	30%		12%
\$1,000,000 to \$1,499,999	24%	33%	-6%	35%	14%	-6%	16%	0%	20%	43%	32%		16%
\$1,500,000 to \$2,499,999	13%	47%	28%	60%	57%	1%	39%	16%	12%	69%	47%		34%
\$2,500,000 and above	75%	60%	79%	43%	93%	25%	68%	6%	33%	40%	46%		47%
Grand Total	2%	0%	-3%	18%	16%	-8%	9%	0%	1%	28%	25%		8%