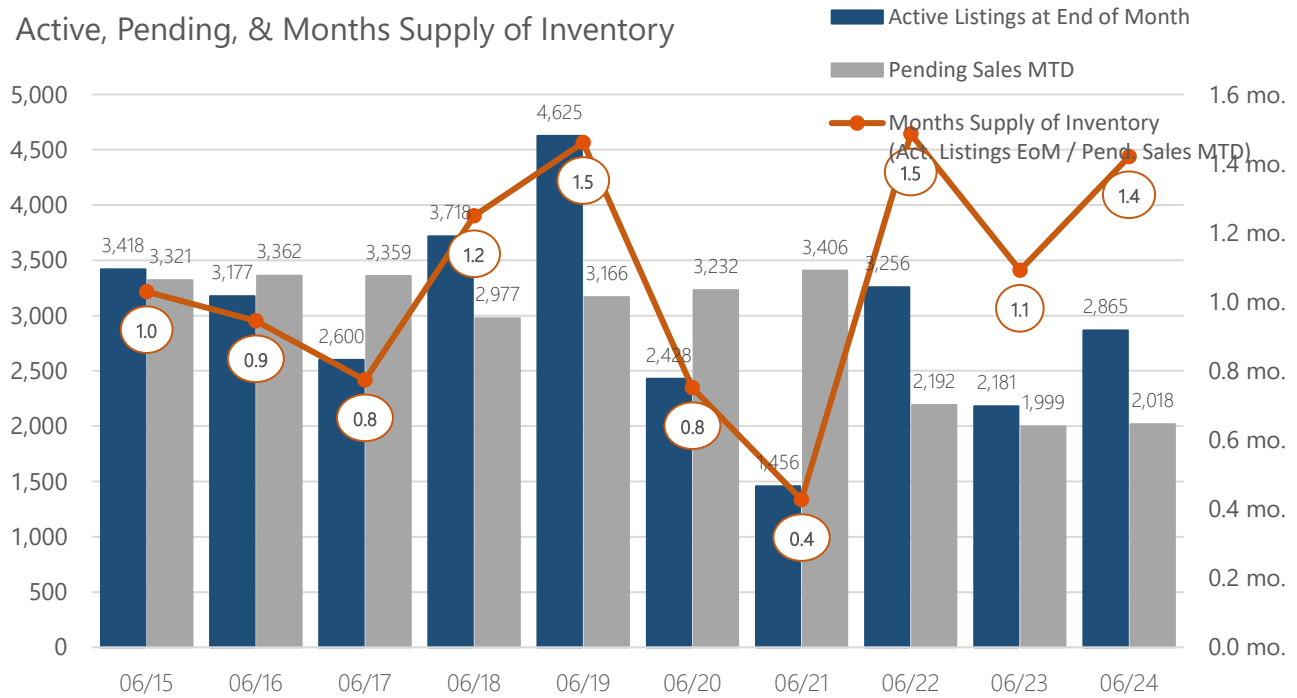
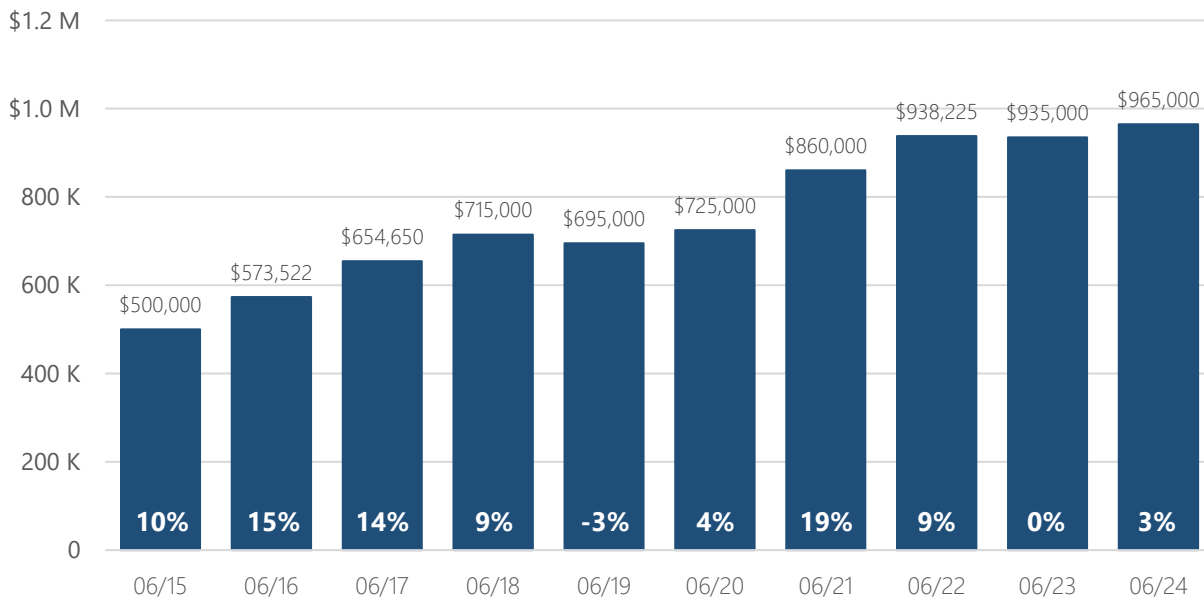


All King County
RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



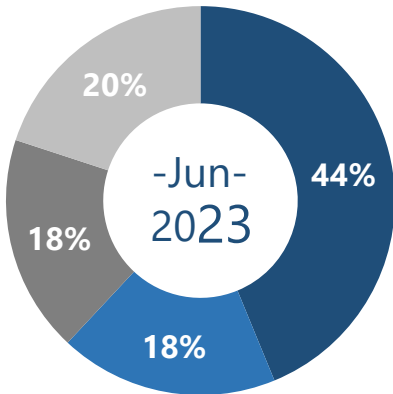
Median Closed Sales Price For Current Month Sold Properties



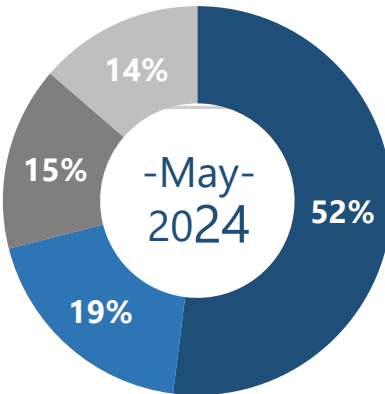
All King County

RESIDENTIAL ONLY

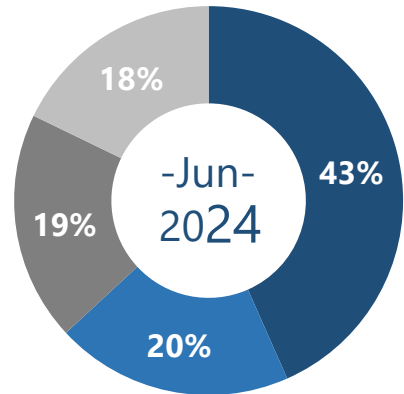
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



SOLD
ABOVE
LIST
PRICE



SOLD
AT
LIST
PRICE



SOLD
BELOW
LIST
PRICE



PRICE
CHANGE
BEFORE
SALE

JUNE 2024

AVERAGE DAYS
ON MARKET



6

9

17

52

NUMBER OF SALES
IN MONTH



750

341

330

308

MEDIAN % FROM
ORIGINAL LIST PRICE



6%

0%

-2%

N/A

All King County

RESIDENTIAL ONLY

Sales Price to List Price based on Market Time

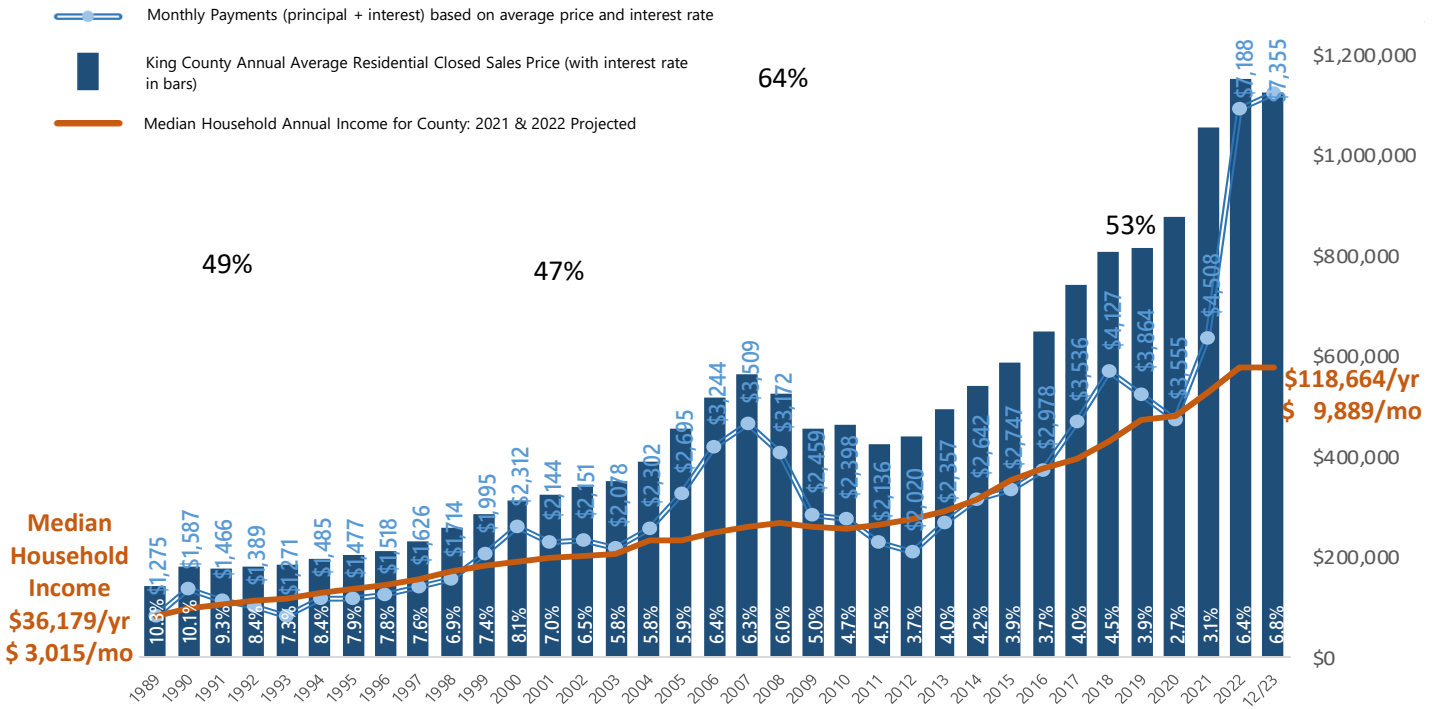
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.8%	100.8%	1318	76.2%
15 - 30	97.4%	98.6%	213	12.3%
31 - 60	95.8%	98.3%	128	7.4%
61 - 90	93.9%	97.6%	35	2.0%
90+	95.7%	100.0%	35	2.0%
Totals			1729	100.0%

The Cost of Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
June, 2024	\$965,000	6.92%	\$6,368
June, 2023	\$935,000	6.71%	\$6,040
	\$30,000	0.21%	\$329 Per Month
			\$3,946 Per Year

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

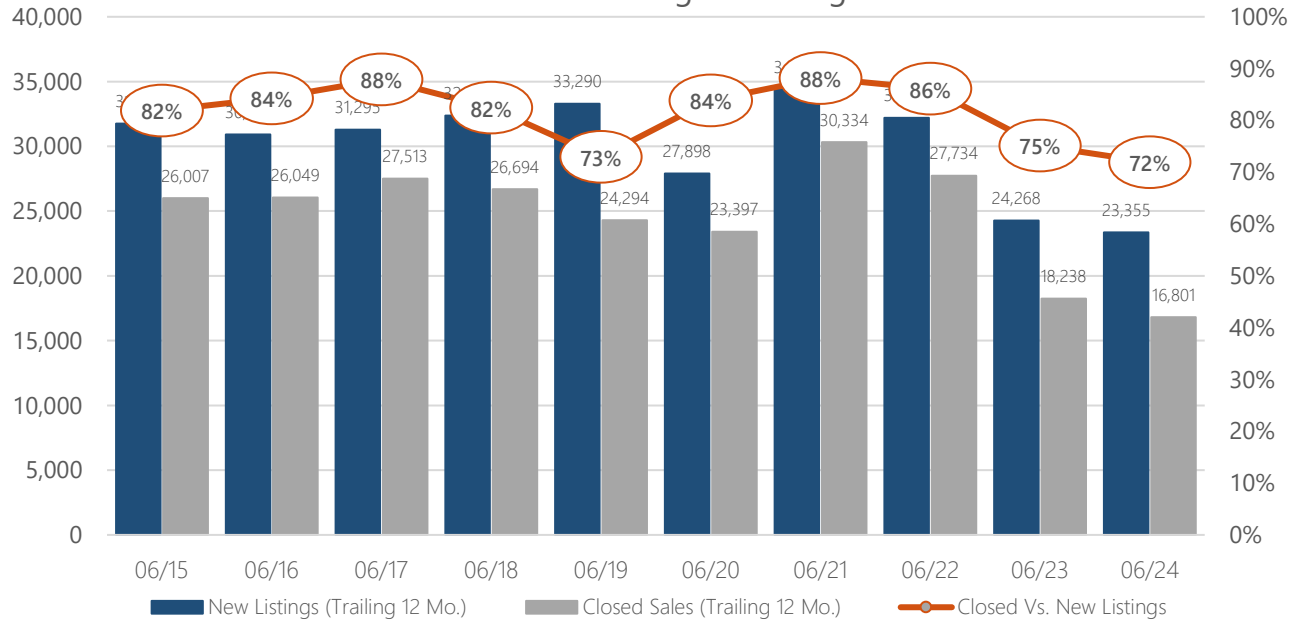
Monthly Payments Compared to Income Trendline King County



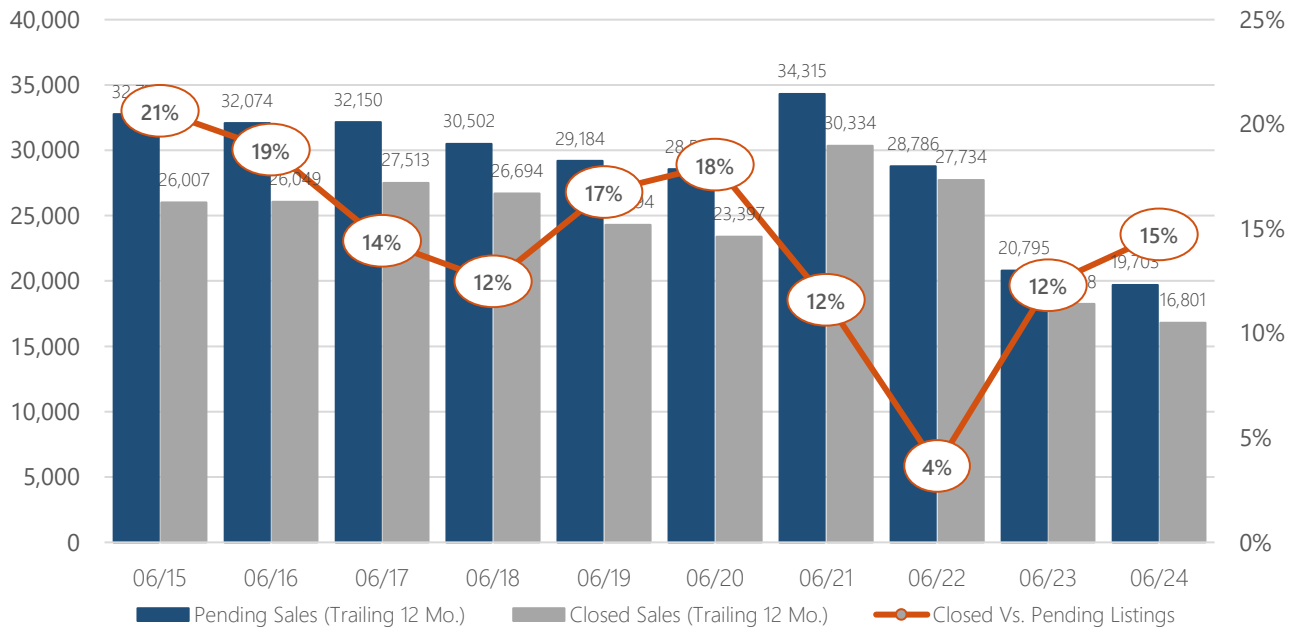
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income 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 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		
	2022	2023	2024		2022	2023	2024
100	2.4	1.1	1.3	530	1.7	1.1	1.0
110	1.0	0.5	1.6	540	1.9	1.1	1.1
120	1.0	1.1	1.5	550	2.8	1.4	1.7
130	1.2	0.7	1.3	560	1.7	1.0	1.4
140	0.8	1.1	1.2	600	2.0	0.9	1.0
300	1.6	1.0	1.2	610	1.5	0.9	1.2
310	1.5	0.8	1.5	700	1.9	1.8	3.0
320	1.5	1.2	1.3	701	0.0	0.0	0.0
330	1.4	0.8	1.5	705	1.0	1.1	1.5
340	1.6	1.2	0.9	710	0.8	1.2	1.5
350	2.3	0.9	1.6	715	1.2	0.8	1.2
360	1.4	1.0	3.0	720	1.4	0.8	0.9
380	1.4	1.5	2.1	730	1.3	0.6	1.2
385	1.8	1.7	2.2	740	1.5	0.8	1.1
390	1.7	1.6	2.1	750	1.7	1.3	1.2
500	2.1	1.0	1.2	760	1.6	1.3	1.7
510	1.8	1.4	1.2	770	1.5	0.8	1.4
520	2.9	2.4	2.5	800	0.6	1.3	1.5

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

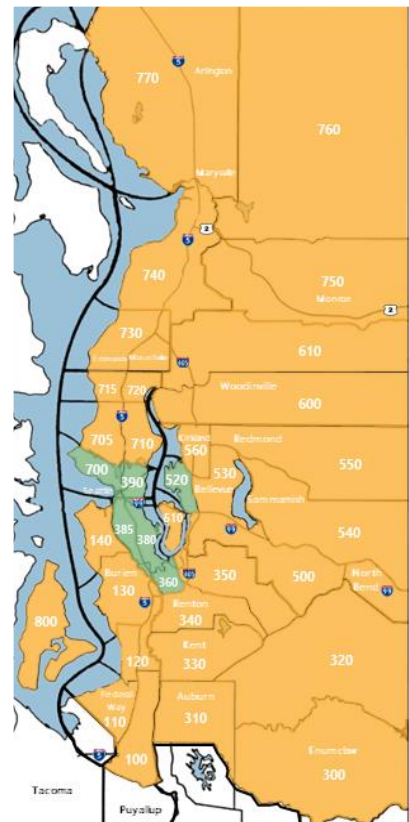
2 YEARS AGO



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

	June, 2024	June, 2023	Difference	% Change
Months Supply of Inventory	1.4	1.1	0.3	30%
Active Listings at End of Month	2,865	2,181	684	31%
Pending Sales MTD	2,018	1,999	19	1%
Pending Sales (Trailing 12 Months)	19,703	20,795	-1,092	-5%
Closed Sales MTD	1,753	1,860	-107	-6%
Closed Sales (Trailing 12 Months)	16,801	18,238	-1,437	-8%
Closed Sales Price (Median)	\$965,000	\$935,000	\$30,000	3%
30-Year-Fixed-Rate Mortgage Rate	6.9%	6.7%	0.2%	3%
Monthly Payments (P&I)	\$6,368	\$6,040	\$329	5%

Condominium

	June, 2024	June, 2023	Difference	% Change
Months Supply of Inventory	2.5	1.4	1.2	85%
Active Listings at End of Month	1,453	832	621	75%
Pending Sales MTD	578	611	-33	-5%
Pending Sales (Trailing 12 Months)	6,256	6,036	220	4%
Closed Sales MTD	475	540	-65	-12%
Closed Sales (Trailing 12 Months)	5,165	5,251	-86	-2%
Closed Sales Price (Median)	\$555,090	\$529,975	\$25,115	5%
30-Year-Fixed-Rate Mortgage Rate	6.9%	6.7%	0.2%	3%
Monthly Payments (P&I)	\$3,663	\$3,423	\$240	7%

Residential & Condominium

	June, 2024	June, 2023	Difference	% Change
Months Supply of Inventory	1.7	1.2	0.5	44%
Active Listings at End of Month	4,318	3,013	1,305	43%
Pending Sales MTD	2,596	2,610	-14	-1%
Pending Sales (Trailing 12 Months)	25,959	26,831	-872	-3%
Closed Sales MTD	2,228	2,400	-172	-7%
Closed Sales (Trailing 12 Months)	21,966	23,489	-1,523	-6%
Closed Sales Price (Median)	\$875,000	\$830,000	\$45,000	5%
30-Year-Fixed-Rate Mortgage Rates	6.9%	6.7%	0.2%	3%
Monthly Payments (P&I)	\$5,774	\$5,361	\$413	8%

All King County RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	T	YTD % Change
2024	Active Listings (EOM)	1,183	1,413	1,483	1,727	2,563	2,865							31%	1,872	AVG	3%
	New Listings Taken in Month	1,335	1,845	2,166	2,551	3,198	2,685							8%	13,780	YTD	16%
	# of Pending Transactions	1,245	1,557	1,927	2,142	2,129	2,018							1%	11,018	YTD	3%
	Months Supply of Inventory	1.0	0.9	0.8	0.8	1.2	1.4							30%	1.0	AVG	-1%
	# of Closed Sales	756	1,064	1,425	1,665	1,938	1,753							-6%	8,601	YTD	3%
	Median Closed Price	849,850	914,500	945,500	980,000	1,001,000	965,000							3%	945,243	WA	10%
2023	Active Listings (EOM)	1,652	1,488	1,787	1,842	1,938	2,181	2,293	2,311	2,533	2,296	1,889	1,217	-33%	1,815	AVG	21%
	New Listings Taken in Month	1,329	1,404	2,268	2,021	2,400	2,491	2,158	1,998	2,126	1,583	1,128	582	-9%	11,913	YTD	-33%
	# of Pending Transactions	1,397	1,514	1,836	1,866	2,120	1,999	1,826	1,734	1,595	1,457	1,171	902	-9%	10,732	YTD	-22%
	Months Supply of Inventory	1.2	1.0	1.0	1.0	0.9	1.1	1.3	1.3	1.6	1.6	1.6	1.3	-27%	1.0	AVG	59%
	# of Closed Sales	785	1,111	1,515	1,456	1,661	1,860	1,640	1,656	1,380	1,368	1,139	1,017	-25%	8,388	YTD	-29%
	Median Closed Price	781,098	800,000	840,000	875,000	910,000	935,000	897,500	906,250	900,000	882,997	885,500	849,950	0%	860,451	WA	-7%
2022	Active Listings (EOM)	487	649	973	1,572	2,073	3,256	3,684	3,328	3,683	3,286	2,694	1,881	124%	1,502	AVG	28%
	New Listings Taken in Month	1,493	2,173	3,177	3,296	3,616	3,913	3,153	2,466	2,772	1,994	1,269	701	3%	17,668	YTD	-2%
	# of Pending Transactions	1,398	1,966	2,736	2,588	2,812	2,192	2,098	2,270	1,816	1,705	1,243	931	-36%	13,692	YTD	-20%
	Months Supply of Inventory	0.3	0.3	0.4	0.6	0.7	1.5	1.8	1.5	2.0	1.9	2.2	2.0	247%	0.6	AVG	51%
	# of Closed Sales	1,137	1,242	2,149	2,352	2,533	2,482	1,952	2,039	1,815	1,595	1,312	1,137	-22%	11,895	YTD	-15%
	Median Closed Price	775,000	857,750	930,000	995,000	998,888	938,225	890,000	899,999	875,000	903,000	827,000	825,000	9%	922,558	WA	13%
2021	Active Listings (EOM)	1,055	998	976	1,380	1,200	1,456	1,784	1,485	1,634	1,268	680	395	-40%	1,178	AVG	-45%
	New Listings Taken in Month	1,888	2,131	3,163	3,584	3,417	3,804	3,373	2,929	3,114	2,445	1,595	1,074	20%	17,987	YTD	19%
	# of Pending Transactions	1,903	2,149	3,092	3,050	3,434	3,406	2,939	3,116	2,909	2,736	2,131	1,263	5%	17,034	YTD	19%
	Months Supply of Inventory	0.6	0.5	0.3	0.5	0.3	0.4	0.6	0.5	0.6	0.5	0.3	0.3	-43%	0.4	AVG	-53%
	# of Closed Sales	1,526	1,593	2,256	2,617	2,844	3,194	3,229	2,873	2,672	2,707	2,371	1,987	39%	14,030	YTD	39%
	Median Closed Price	725,000	750,000	824,997	830,000	869,975	860,000	871,000	850,000	825,600	824,270	820,000	810,000	19%	813,606	WA	18%
2020	# of Active Listings	1,582	1,689	2,118	2,434	2,513	2,428	2,634	2,590	2,420	2,258	1,621	1,086	-48%	2,127	A	-41%
	New Listings Taken in Month	1,781	2,271	2,932	2,131	2,830	3,181	3,591	3,504	3,228	2,986	1,702	1,403	-19%	15,126	YTD	-16%
	# of Pending Transactions	1,855	2,175	2,415	1,839	2,776	3,232	3,430	3,537	3,326	3,007	2,203	1,778	2%	14,292	YTD	-12%
	Months Supply of Inventory	0.9	0.8	0.9	1.3	0.9	0.8	0.8	0.7	0.7	0.8	0.7	0.6	-49%	0.9	A	-33%
	# of Closed Sales	1,311	1,397	1,840	1,635	1,637	2,304	2,764	2,783	2,848	3,027	2,434	2,448	-15%	10,124	T	-15%
	Median Closed Price	630,525	675,000	720,400	715,000	672,000	725,000	727,500	742,950	753,600	745,000	730,500	740,000	4%	691,312	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 ONLY**

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2019	Active Listings (EOM)	2,820	2,850	3,277	3,575	4,511	4,625	4,399	4,194	4,177	3,620	2,592	1,664	24%	3,610	AVG	66%
	New Listings Taken in Month	1,986	1,854	3,238	3,434	4,444	3,487	2,883	2,587	2,799	2,303	1,320	880	-11%	18,443	YTD	3%
	# of Pending Transactions	1,904	1,790	2,847	3,129	3,388	3,166	2,919	2,623	2,545	2,592	2,094	1,491	6%	16,224	YTD	6%
	Months Supply of Inventory	1.5	1.6	1.2	1.1	1.3	1.5	1.5	1.6	1.6	1.4	1.2	1.1	17%	1.4	AVG	64%
	# of Closed Sales	1,224	1,417	1,784	2,147	2,642	2,718	2,635	2,531	1,974	2,225	2,028	1,880	-1%	11,932	YTD	0%
	Median Closed Price	610,000	655,000	667,725	690,000	700,000	695,000	680,000	670,000	660,000	660,000	661,500	675,000	-3%	671,053	WA	-3%
2018	Active Listings (EOM)	1,243	1,359	1,687	2,118	2,912	3,718	4,163	4,667	5,213	4,873	4,020	2,838	43%	2,173	AVG	15%
	New Listings Taken in Month	1,759	1,963	3,052	3,100	4,207	3,906	3,383	3,160	3,280	2,558	1,666	800	2%	17,987	YTD	7%
	# of Pending Transactions	1,747	1,894	2,710	2,669	3,312	2,977	2,693	2,430	2,244	2,295	1,926	1,372	-11%	15,309	YTD	-5%
	Months Supply of Inventory	0.7	0.7	0.6	0.8	0.9	1.2	1.5	1.9	2.3	2.1	2.1	2.1	61%	0.8	AVG	17%
	# of Closed Sales	1,259	1,403	1,883	2,122	2,474	2,758	2,577	2,385	1,833	2,052	1,811	1,704	-5%	11,899	YTD	-5%
	Median Closed Price	628,388	649,950	689,950	725,000	726,275	715,000	699,000	669,000	668,000	670,999	643,913	639,000	9%	691,164	WA	14%
2017	Active Listings (EOM)	1,567	1,432	1,701	1,886	2,147	2,600	2,898	2,820	3,104	2,619	1,879	1,168	-18%	1,889	AVG	-22%
	New Listings Taken in Month	1,753	1,862	2,862	2,860	3,599	3,833	3,273	3,105	3,040	2,439	1,620	901	1%	16,769	YTD	-4%
	# of Pending Transactions	1,919	2,050	2,691	2,728	3,395	3,359	2,950	3,073	2,736	2,760	2,215	1,459	0%	16,142	YTD	-4%
	Months Supply of Inventory	0.8	0.7	0.6	0.7	0.6	0.8	1.0	0.9	1.1	0.9	0.8	0.8	-18%	0.7	AVG	-19%
	# of Closed Sales	1,579	1,337	2,078	2,031	2,573	2,888	2,727	2,797	2,512	2,441	2,224	2,094	0%	12,486	YTD	3%
	Median Closed Price	525,000	565,000	599,950	625,000	633,500	654,650	658,000	650,000	625,000	630,000	630,750	635,000	14%	603,731	WA	13%
2016	Active Listings (EOM)	1,934	1,923	2,157	2,600	2,696	3,177	3,554	3,418	3,699	3,025	2,309	1,639	-7%	2,415	AVG	-19%
	New Listings Taken in Month	1,863	2,101	2,966	3,319	3,436	3,790	3,506	3,101	3,169	2,198	1,519	1,033	14%	17,475	YTD	0%
	# of Pending Transactions	1,812	2,299	2,877	3,031	3,500	3,362	3,198	3,195	2,921	2,829	2,224	1,641	1%	16,881	YTD	-6%
	Months Supply of Inventory	1.1	0.8	0.7	0.9	0.8	0.9	1.1	1.1	1.3	1.1	1.0	1.0	-8%	0.9	AVG	-14%
	# of Closed Sales	1,314	1,330	1,910	2,153	2,509	2,894	2,803	2,789	2,517	2,514	2,249	2,155	0%	12,110	YTD	-5%
	Median Closed Price	490,970	514,975	531,250	540,000	560,000	573,522	555,000	550,000	538,000	550,000	550,000	550,000	15%	536,517	WA	16%
2015	Active Listings (EOM)	2,681	2,721	2,737	3,003	3,280	3,418	3,551	3,490	3,403	3,064	2,302	1,764	-23%	2,973	AVG	-18%
	New Listings Taken in Month	1,906	2,294	2,966	3,431	3,470	3,331	3,207	2,796	2,654	2,348	1,400	1,036	-2%	17,398	YTD	2%
	# of Pending Transactions	2,140	2,485	3,231	3,410	3,447	3,321	3,197	2,971	2,753	2,675	2,122	1,475	5%	18,034	YTD	10%
	Months Supply of Inventory	1.3	1.1	0.8	0.9	1.0	1.0	1.1	1.2	1.2	1.1	1.1	1.2	-27%	1.0	AVG	-25%
	# of Closed Sales	1,340	1,383	2,091	2,352	2,684	2,904	2,900	2,575	2,364	2,301	1,741	2,058	17%	12,754	YTD	14%
	Median Closed Price	441,500	429,900	440,250	480,000	480,942	500,000	485,000	499,950	490,250	480,000	499,950	508,000	10%	463,560	WA	9%
2014	Active Listings (EOM)	3,132	3,173	3,258	3,541	4,158	4,452	4,862	4,967	4,958	4,504	3,658	2,758	6%	3,619	AVG	8%
	New Listings Taken in Month	1,964	2,107	2,712	3,125	3,789	3,415	3,396	2,935	2,894	2,485	1,556	1,089	2%	17,112	YTD	1%
	# of Pending Transactions	2,010	2,154	2,784	2,981	3,349	3,175	2,901	2,782	2,617	2,640	2,128	1,669	3%	16,453	YTD	-3%
	Months Supply of Inventory	1.6	1.5	1.2	1.2	1.2	1.4	1.7	1.8	1.9	1.7	1.7	1.7	3%	1.3	AVG	12%
	# of Closed Sales	1,309	1,241	1,772	2,016	2,326	2,476	2,666	2,384	2,113	2,238	1,870	1,982	2%	11,140	YTD	-3%
	Median Closed Price	410,000	405,400	414,950	430,500	442,250	453,500	468,000	437,000	460,000	447,250	440,000	440,000	6%	426,821	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

All King County
RESIDENTIAL ONLY

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)	1,815	1,828	2,067	2,395	2,743	3,131	3,382	3,327	3,482	3,081	2,364	1,641	2,605	AVG
% of 12 Month Avg.	70%	70%	79%	92%	105%	120%	130%	128%	134%	118%	91%	63%		
New Listings Taken in Month	1,772	2,016	2,934	3,030	3,521	3,515	3,192	2,858	2,908	2,334	1,478	950	30,507	T
% of 12 Month Avg.	70%	79%	115%	119%	138%	138%	126%	112%	114%	92%	58%	37%		
# of Pending Transactions	1,809	2,048	2,722	2,729	3,153	3,019	2,815	2,773	2,546	2,470	1,946	1,398	29,427	T
% of 12 Month Avg.	74%	83%	111%	111%	129%	123%	115%	113%	104%	101%	79%	57%		
Months Supply of Inventory	1.0	0.9	0.8	0.9	0.9	1.0	1.2	1.2	1.4	1.2	1.2	1.2	1.1	AVG
% of 12 Month Avg.	94%	83%	71%	82%	81%	97%	112%	112%	128%	117%	114%	110%		
# of Closed Units	1,278	1,345	1,928	2,088	2,388	2,648	2,589	2,481	2,203	2,247	1,918	1,846	24,960	T
% of 12 Month Avg.	61%	65%	93%	100%	115%	127%	124%	119%	106%	108%	92%	89%		
Median Closed Price	601,748	630,298	665,947	690,550	699,383	704,990	693,100	687,515	679,545	679,352	668,911	667,195	672,378	AVG
% of 12 Month Avg.	89%	94%	99%	103%	104%	105%	103%	102%	101%	101%	99%	99%		

All King County
RESIDENTIAL ONLY
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	2	0	2	1	0	2							7
\$250,000 to \$499,999	51	50	67	46	58	71							343
\$500,000 to \$749,999	224	285	346	396	420	416							2,087
\$750,000 to \$999,999	192	278	347	408	482	423							2,130
\$1,000,000 to \$1,499,999	152	249	293	368	439	393							1,894
\$1,500,000 to \$2,499,999	90	136	253	325	392	309							1,505
\$2,500,000 and above	41	67	117	119	142	115							601
Grand Total	752	1,065	1,425	1,663	1,933	1,729							8,567

2023

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	1	3	5	2	3	0	2	3	4	2	3	0	14
\$250,000 to \$499,999	74	76	96	78	72	96	78	77	68	76	76	49	492
\$500,000 to \$749,999	273	398	479	426	473	470	469	432	397	400	318	329	2,519
\$750,000 to \$999,999	204	284	334	355	393	457	390	399	315	327	261	258	2,027
\$1,000,000 to \$1,499,999	130	201	306	283	398	434	341	374	302	312	248	183	1,752
\$1,500,000 to \$2,499,999	78	104	211	209	251	309	251	258	203	176	167	137	1,162
\$2,500,000 and above	24	44	67	87	71	93	83	97	71	75	59	48	386
Grand Total	784	1,110	1,498	1,440	1,661	1,859	1,614	1,640	1,360	1,368	1,132	1,004	8,352

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	100%	-100%	-60%	-50%	-100%	N/A							-50%
\$250,000 to \$499,999	-31%	-34%	-30%	-41%	-19%	-26%							-30%
\$500,000 to \$749,999	-18%	-28%	-28%	-7%	-11%	-11%							-17%
\$750,000 to \$999,999	-6%	-2%	4%	15%	23%	-7%							5%
\$1,000,000 to \$1,499,999	17%	24%	-4%	30%	10%	-9%							8%
\$1,500,000 to \$2,499,999	15%	31%	20%	56%	56%	0%							30%
\$2,500,000 and above	71%	52%	75%	37%	100%	24%							56%
Grand Total	-4%	-4%	-5%	15%	16%	-7%							3%