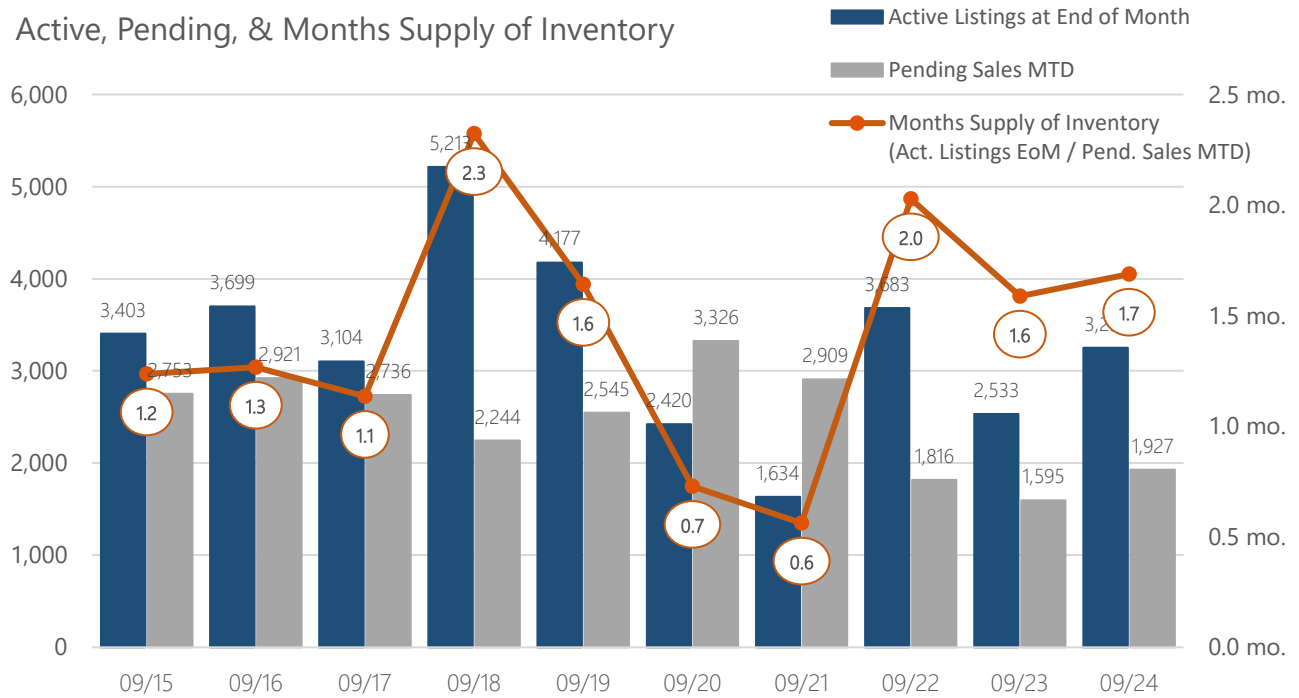
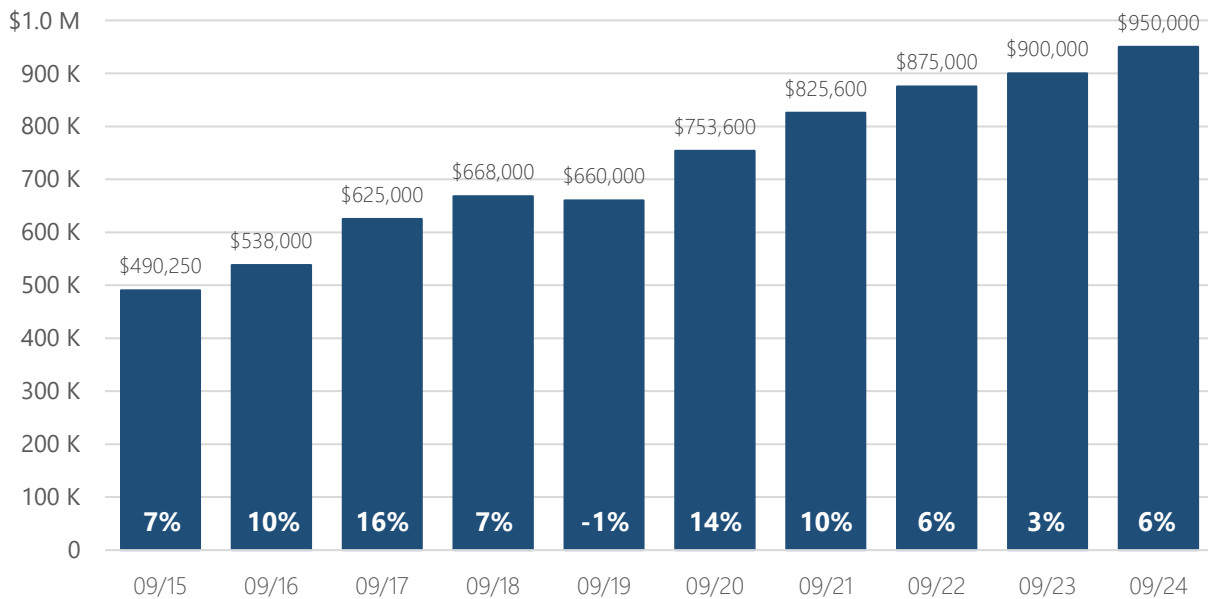


All King County
RESIDENTIAL ONLY

Active, Pending, & Months Supply of Inventory



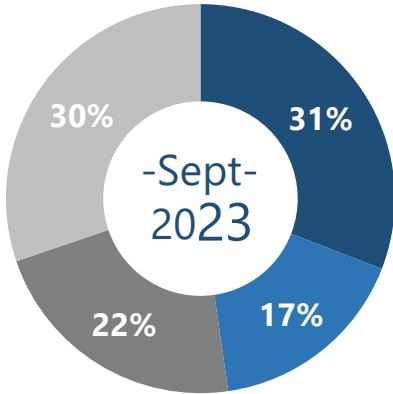
Median Closed Sales Price For Current Month Sold Properties



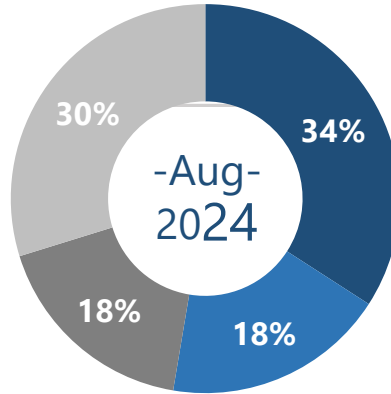
All King County

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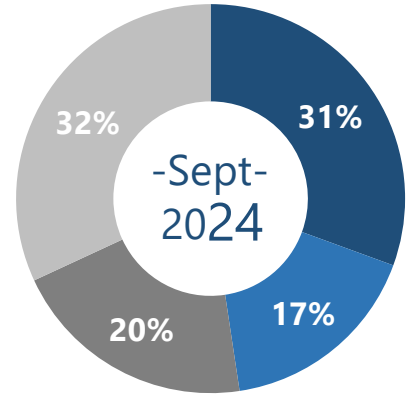
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



SOLD
ABOVE
LIST
PRICE



SOLD
AT
LIST
PRICE



SOLD
BELOW
LIST
PRICE



PRICE
CHANGE
BEFORE
SALE

SEPTEMBER 2024

AVERAGE DAYS
ON MARKET



6

10

21

58

NUMBER OF SALES
IN MONTH



436

243

292

455

MEDIAN % FROM
ORIGINAL LIST PRICE



4%

0%

-3%

N/A

All King County

RESIDENTIAL ONLY

Sales Price to List Price
based on Market Time

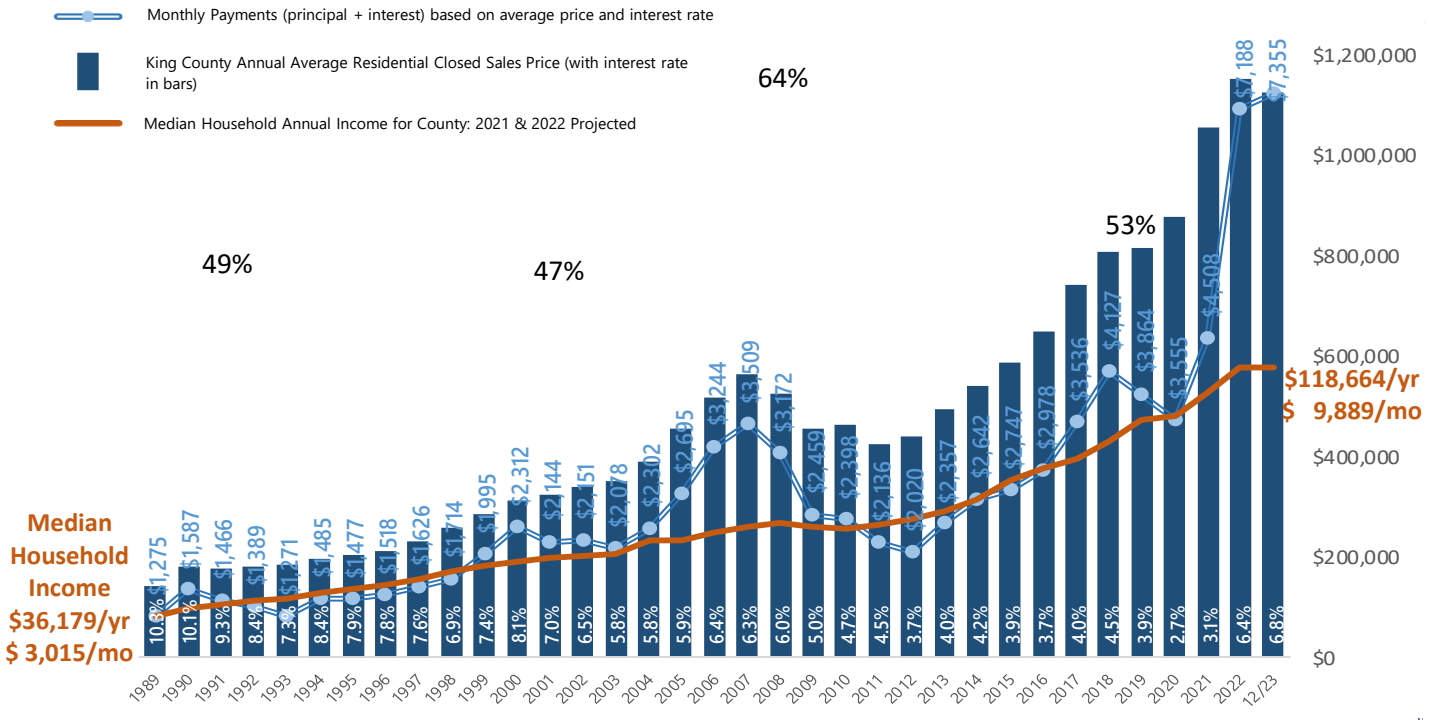
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	821	57.6%
15 - 30	97.6%	98.8%	238	16.7%
31 - 60	95.4%	98.2%	224	15.7%
61 - 90	93.6%	98.4%	90	6.3%
90+	92.6%	97.7%	53	3.7%
Totals			1426	100.0%

The Cost of
Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
September, 2024	\$950,000	6.18%	\$5,806
September, 2023	\$900,000	7.20%	\$6,109
	\$50,000	-1.02%	-\$303 Per Month
			-\$3,636 Per Year

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

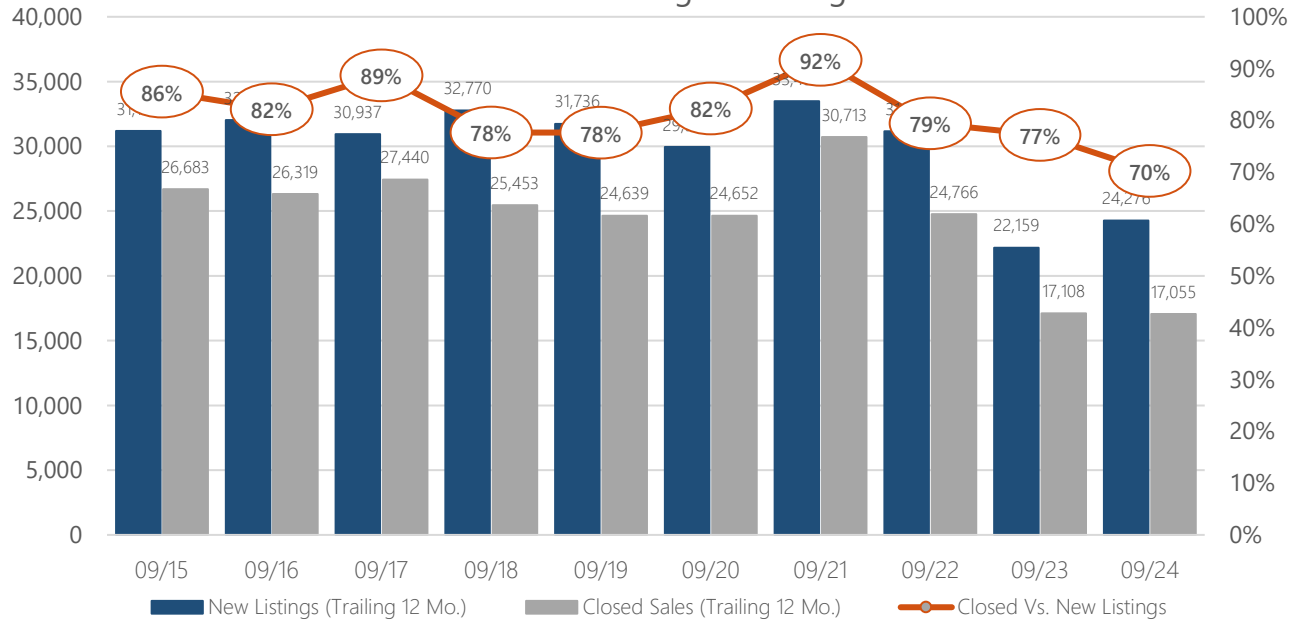
Monthly Payments Compared to Income Trendline King County



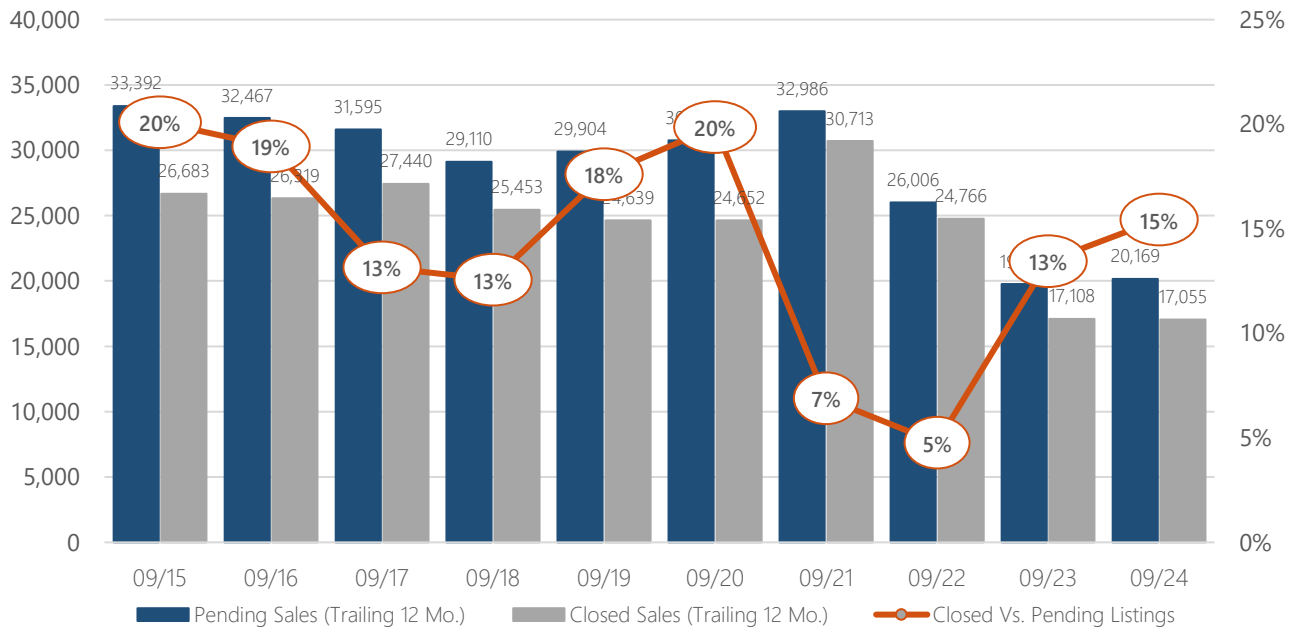
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income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

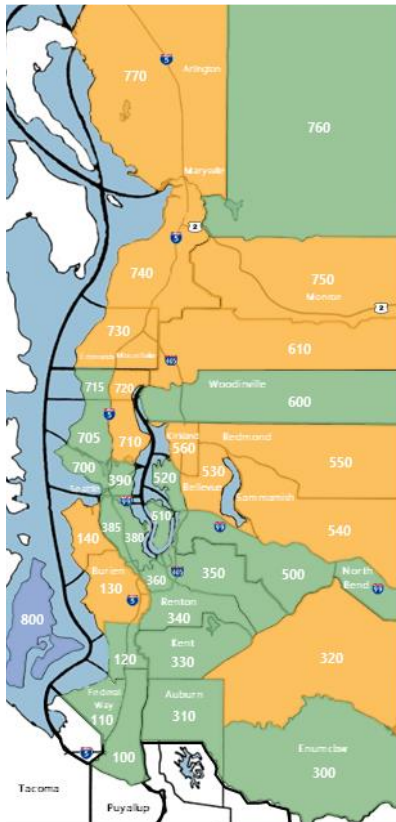


Months Supply
of
Inventory
•
**CURRENT
MONTH**
•
KING &
SNOHOMISH
COUNTY
•
RESIDENTIAL ONLY

Area	Months Inventory			Area	Months Inventory		
	2022	2023	2024		2022	2023	2024
100	2.9	1.6	1.5	530	1.4	1.3	1.1
110	2.2	1.3	1.4	540	1.9	1.4	1.3
120	2.2	1.5	2.0	550	1.6	1.5	1.3
130	1.6	1.7	1.7	560	1.5	2.0	1.7
140	1.9	1.3	1.6	600	2.1	1.6	1.6
300	3.2	1.4	1.9	610	1.4	1.4	1.3
310	2.1	1.2	1.5	700	2.1	2.1	2.1
320	1.8	2.1	1.7	701	0.0	0.0	0.0
330	2.0	1.2	1.8	705	2.0	1.8	1.6
340	2.3	1.2	1.8	710	1.9	1.5	1.6
350	2.0	1.1	1.4	715	2.4	1.5	1.5
360	2.7	0.8	1.8	720	1.8	1.3	1.4
380	2.0	2.7	2.2	730	1.2	1.0	1.2
385	2.1	2.3	3.2	740	1.7	1.3	1.3
390	2.5	2.4	2.3	750	2.0	1.3	1.7
500	2.0	1.6	1.2	760	2.4	1.7	1.9
510	2.9	1.2	2.1	770	1.9	1.4	1.3
520	3.3	2.7	3.7	800	4.3	1.3	4.4

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

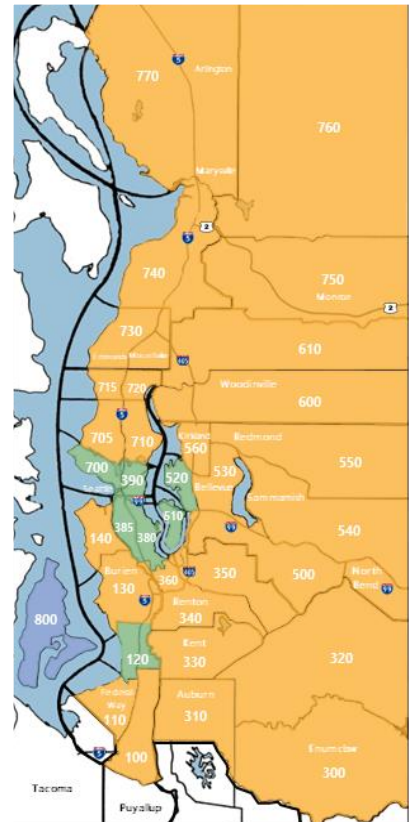
2 YEARS AGO



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

	September, 2024	September, 2023	Difference	% Change
Months Supply of Inventory	1.7	1.6	0.1	6%
Active Listings at End of Month	3,251	2,533	718	28%
Pending Sales MTD	1,927	1,595	332	21%
Pending Sales (Trailing 12 Months)	20,169	19,766	403	2%
Closed Sales MTD	1,443	1,380	63	5%
Closed Sales (Trailing 12 Months)	17,055	17,108	-53	0%
Closed Sales Price (Median)	\$950,000	\$900,000	\$50,000	6%
30-Year-Fixed-Rate Mortgage Rate	6.2%	7.2%	-1.0%	-14%
Monthly Payments (P&I)	\$5,806	\$6,109	-\$303	-5%

Condominium

	September, 2024	September, 2023	Difference	% Change
Months Supply of Inventory	3.3	2.2	1.1	50%
Active Listings at End of Month	1,702	1,069	633	59%
Pending Sales MTD	522	492	30	6%
Pending Sales (Trailing 12 Months)	6,189	5,945	244	4%
Closed Sales MTD	390	443	-53	-12%
Closed Sales (Trailing 12 Months)	5,088	5,003	85	2%
Closed Sales Price (Median)	\$558,725	\$515,000	\$43,725	8%
30-Year-Fixed-Rate Mortgage Rate	6.2%	7.2%	-1.0%	-14%
Monthly Payments (P&I)	\$3,415	\$3,496	-\$81	-2%

Residential & Condominium

	September, 2024	September, 2023	Difference	% Change
Months Supply of Inventory	2.0	1.7	0.3	17%
Active Listings at End of Month	4,953	3,602	1,351	38%
Pending Sales MTD	2,449	2,087	362	17%
Pending Sales (Trailing 12 Months)	26,358	25,711	647	3%
Closed Sales MTD	1,833	1,823	10	1%
Closed Sales (Trailing 12 Months)	22,143	22,111	32	0%
Closed Sales Price (Median)	\$859,995	\$797,000	\$62,995	8%
30-Year-Fixed-Rate Mortgage Rates	6.2%	7.2%	-1.0%	-14%
Monthly Payments (P&I)	\$5,256	\$5,410	-\$154	-3%

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	2,982	2,976	3,251				28%	2,271	AVG	13%
	New Listings Taken in Month	1,335	1,845	2,166	2,551	3,198	2,685	2,425	2,242	2,536				19%	20,983	YTD	15%
	# of Pending Transactions	1,245	1,557	1,927	2,142	2,129	2,018	1,904	1,790	1,927				21%	16,639	YTD	5%
	Months Supply of Inventory	1.0	0.9	0.8	0.8	1.2	1.4	1.6	1.7	1.7				6%	1.2	AVG	6%
	# of Closed Sales	756	1,064	1,425	1,665	1,938	1,753	1,799	1,688	1,443				5%	13,531	YTD	4%
	Median Closed Price	849,850	914,500	945,500	980,000	1,001,000	965,000	999,000	955,000	950,000				6%	953,133	WA	9%
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	-31%	2,003	AVG	-9%
	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	-12%	18,195	YTD	-30%
	# 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	-12%	15,887	YTD	-20%
	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	-22%	1.1	AVG	13%
	# 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	-24%	13,064	YTD	-26%
	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	3%	874,518	WA	-4%
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	125%	2,189	AVG	65%
	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	-11%	26,059	YTD	-5%
	# 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	-38%	19,876	YTD	-24%
	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	261%	1.0	AVG	117%
	# 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	-32%	17,701	YTD	-22%
	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	6%	911,419	WA	10%
2021	Active Listings (EOM)	1,055	998	976	1,380	1,200	1,456	1,784	1,485	1,634	1,268	680	395	-32%	1,330	AVG	-41%
	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	-4%	27,403	YTD	8%
	# 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	-13%	25,998	YTD	6%
	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	-23%	0.5	AVG	-45%
	# 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	-6%	22,804	YTD	23%
	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	10%	825,869	WA	17%
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	-42%	2,268	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	-2%	25,449	YTD	-8%
	# 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	31%	24,585	YTD	1%
	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	-56%	0.9	A	-40%
	# 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	44%	18,519	T	-3%
	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	14%	708,859	WA	6%

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	-20%	3,825	AVG	27%
	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	-15%	26,712	YTD	-4%
	# 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	13%	24,311	YTD	7%
	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	-29%	1.4	AVG	20%
	# 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	8%	19,072	YTD	2%
	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	-1%	670,735	WA	-2%
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	68%	3,009	AVG	34%
	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	8%	27,810	YTD	6%
	# 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	-18%	22,676	YTD	-9%
	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	105%	1.2	AVG	48%
	# 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	-27%	18,694	YTD	-9%
	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	7%	687,141	WA	11%
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	-16%	2,239	AVG	-20%
	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	-4%	26,187	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	-6%	24,901	YTD	-5%
	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	-10%	0.8	AVG	-16%
	# 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%	20,522	YTD	1%
	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	16%	618,015	WA	14%
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	9%	2,795	AVG	-11%
	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	19%	27,251	YTD	5%
	# 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	6%	26,195	YTD	-3%
	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	2%	1.0	AVG	-9%
	# 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	6%	20,219	YTD	-2%
	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	10%	540,323	WA	14%
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	-31%	3,143	AVG	-23%
	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	-8%	26,055	YTD	-1%
	# 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%	26,955	YTD	9%
	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	-35%	1.1	AVG	-28%
	# 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	12%	20,593	YTD	13%
	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	7%	473,371	WA	8%
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	0%	4,056	AVG	6%
	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	7%	26,337	YTD	2%
	# 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	4%	24,753	YTD	-2%
	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	-4%	1.5	AVG	8%
	# 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	-4%	18,303	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	10%	436,761	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	0	2	1				10
\$250,000 to \$499,999	51	50	67	46	58	71	65	59	65				532
\$500,000 to \$749,999	224	285	346	396	420	416	425	410	376				3,298
\$750,000 to \$999,999	192	278	347	408	482	423	413	403	314				3,260
\$1,000,000 to \$1,499,999	152	249	293	368	439	393	397	374	347				3,012
\$1,500,000 to \$2,499,999	90	136	253	325	392	309	359	308	228				2,400
\$2,500,000 and above	41	67	117	119	142	115	138	106	95				940
Grand Total	752	1,065	1,425	1,663	1,933	1,729	1,797	1,662	1,426				13,452

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	23
\$250,000 to \$499,999	74	76	96	78	72	96	78	77	68	76	76	49	715
\$500,000 to \$749,999	273	398	479	426	473	470	469	432	397	400	318	329	3,817
\$750,000 to \$999,999	204	284	334	355	393	457	390	399	315	327	261	258	3,131
\$1,000,000 to \$1,499,999	130	201	306	283	398	434	341	374	302	312	248	183	2,769
\$1,500,000 to \$2,499,999	78	104	211	209	251	309	251	258	203	176	167	137	1,874
\$2,500,000 and above	24	44	67	87	71	93	83	97	71	75	59	48	637
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	12,966

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	-100%	-33%	-75%				-57%
\$250,000 to \$499,999	-31%	-34%	-30%	-41%	-19%	-26%	-17%	-23%	-4%				-26%
\$500,000 to \$749,999	-18%	-28%	-28%	-7%	-11%	-11%	-9%	-5%	-5%				-14%
\$750,000 to \$999,999	-6%	-2%	4%	15%	23%	-7%	6%	1%	0%				4%
\$1,000,000 to \$1,499,999	17%	24%	-4%	30%	10%	-9%	16%	0%	15%				9%
\$1,500,000 to \$2,499,999	15%	31%	20%	56%	56%	0%	43%	19%	12%				28%
\$2,500,000 and above	71%	52%	75%	37%	100%	24%	66%	9%	34%				48%
Grand Total	-4%	-4%	-5%	15%	16%	-7%	11%	1%	5%				4%