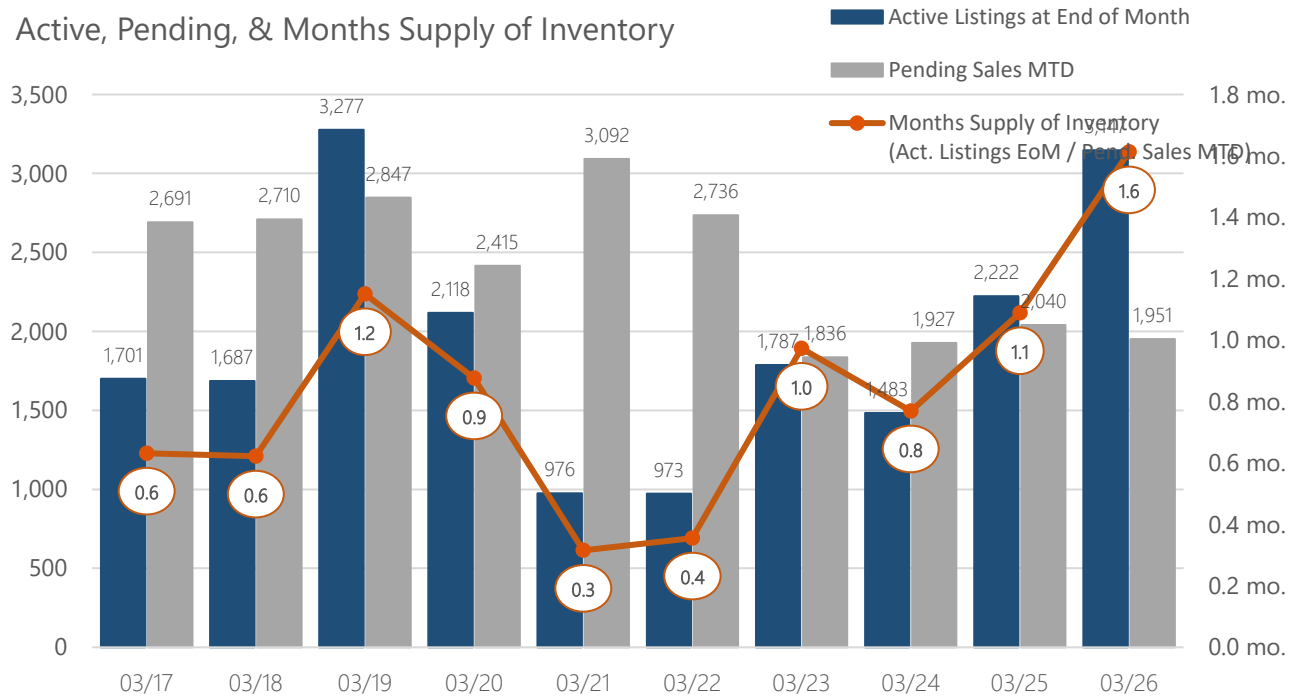
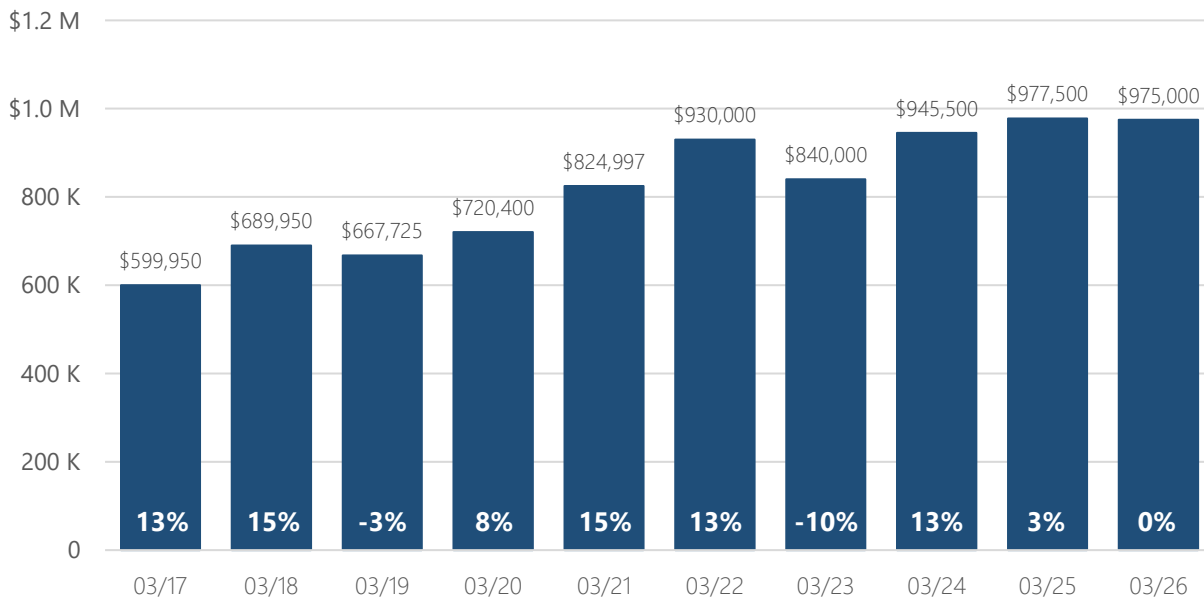


All King County
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Active, Pending, & Months Supply of Inventory



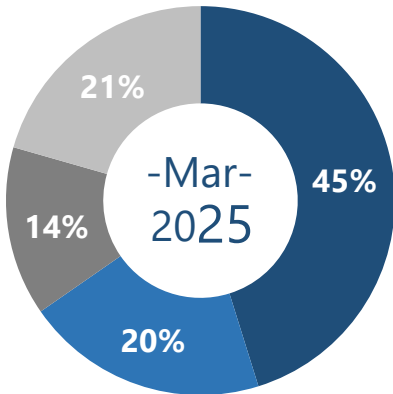
Median Closed Sales Price For Current Month Sold Properties



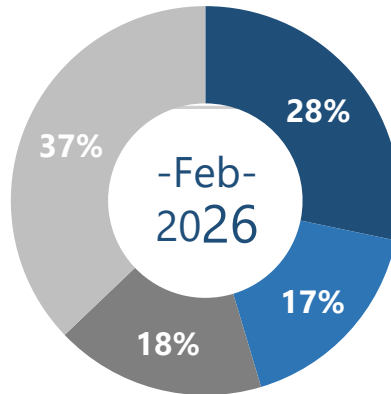
All King County

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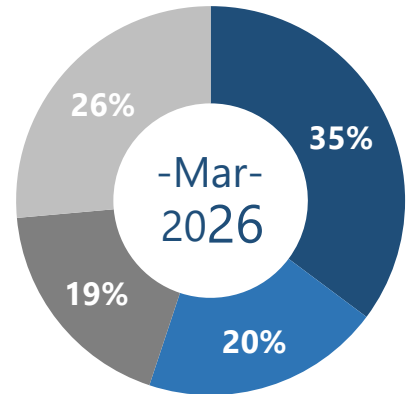
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



SOLD
ABOVE
LIST
PRICE



SOLD
AT
LIST
PRICE



SOLD
BELOW
LIST
PRICE



PRICE
CHANGE
BEFORE
SALE

MARCH 2026

		SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	▶	6	12	22	109
NUMBER OF SALES IN MONTH	▶	497	281	261	373
MEDIAN % FROM ORIGINAL LIST PRICE	▶	4%	0%	-3%	N/A

All King County

RESIDENTIAL ONLY

Sales Price to List Price based on Market Time

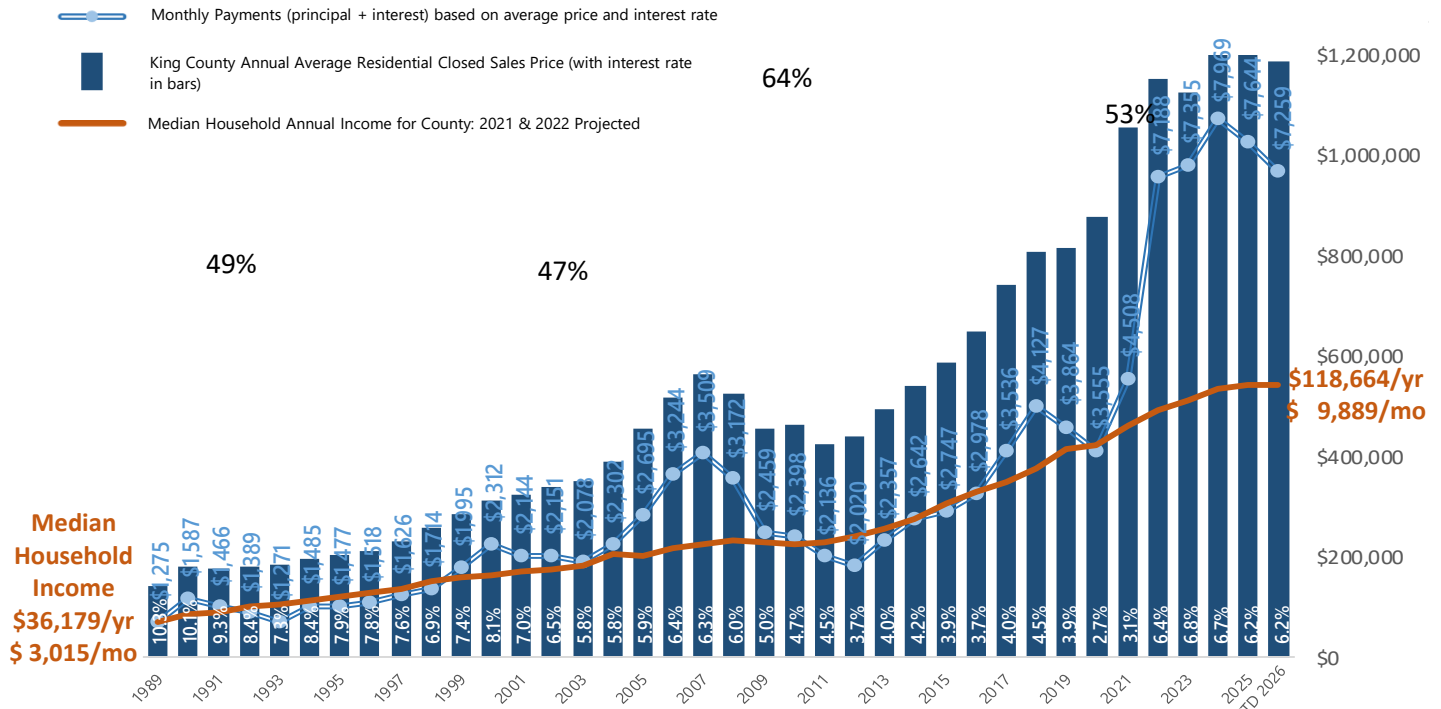
Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.2%	100.1%	923	65.4%
15 - 30	98.1%	99.0%	182	12.9%
31 - 60	95.6%	98.0%	123	8.7%
61 - 90	96.3%	99.2%	51	3.6%
90+	92.9%	98.0%	133	9.4%
Totals			1412	100.0%

The Cost of Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
March, 2026	\$975,000	6.18%	\$5,959
March, 2025	\$977,500	6.65%	\$6,275
	-\$2,500	-0.47%	-\$316 Per Month
			-\$3,795 Per Year

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

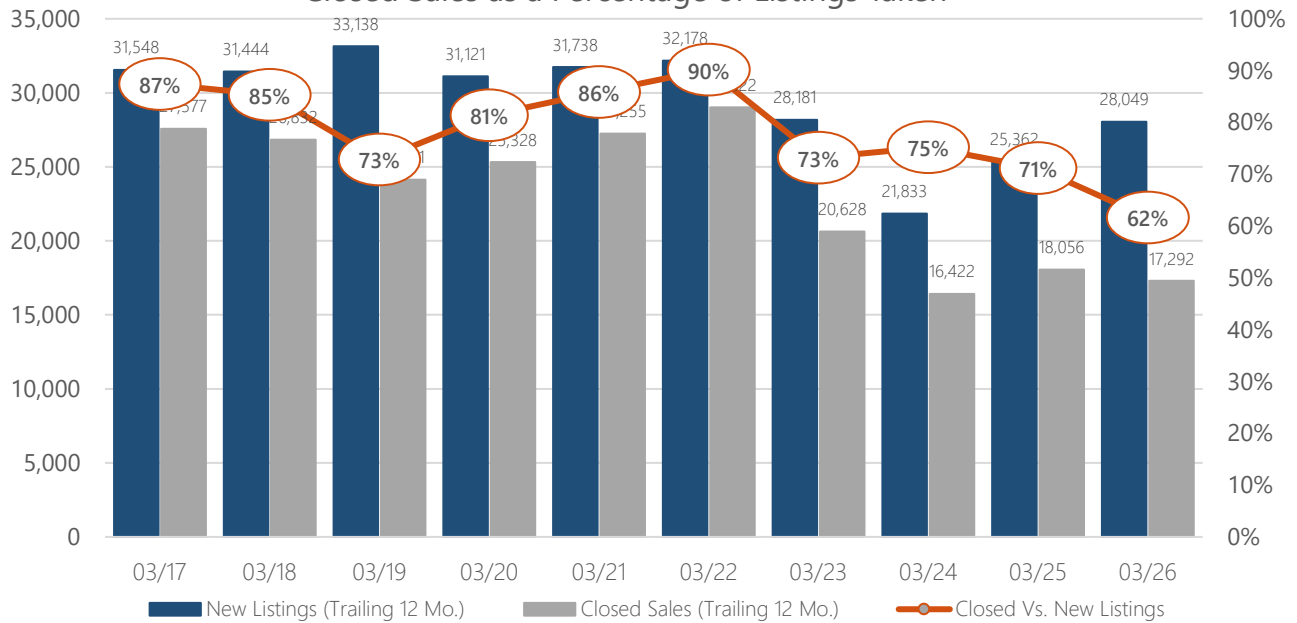
Monthly Payments Compared to Income Trendline King County



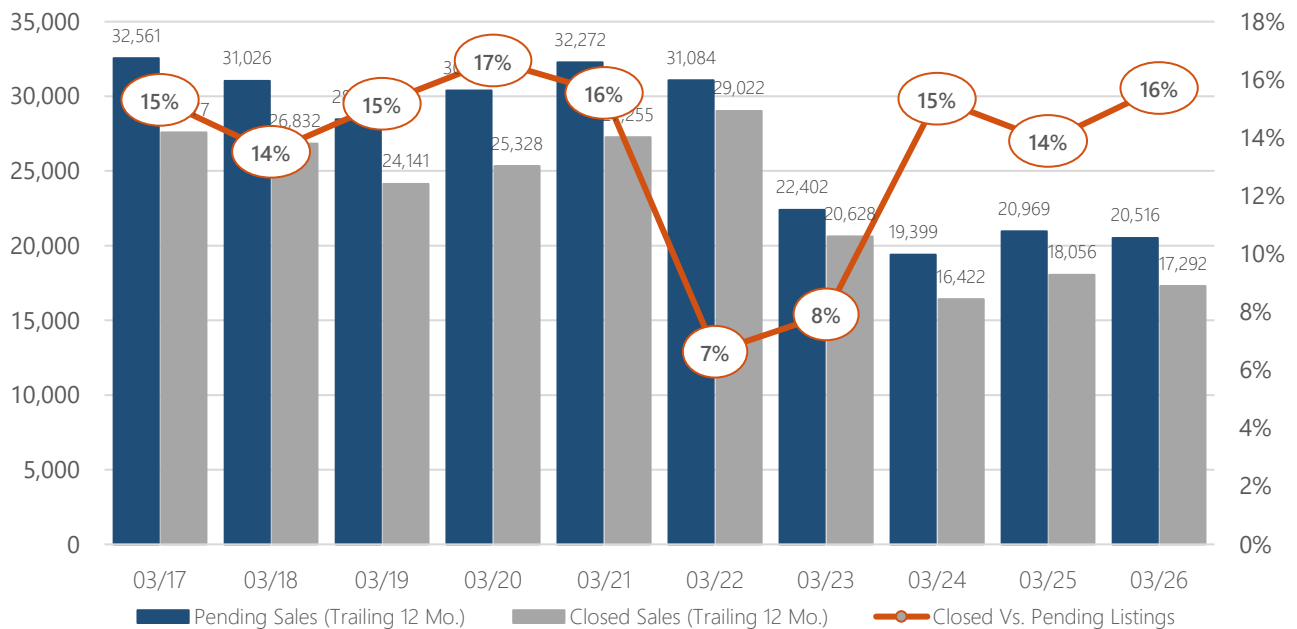
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Annual Median Household Income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

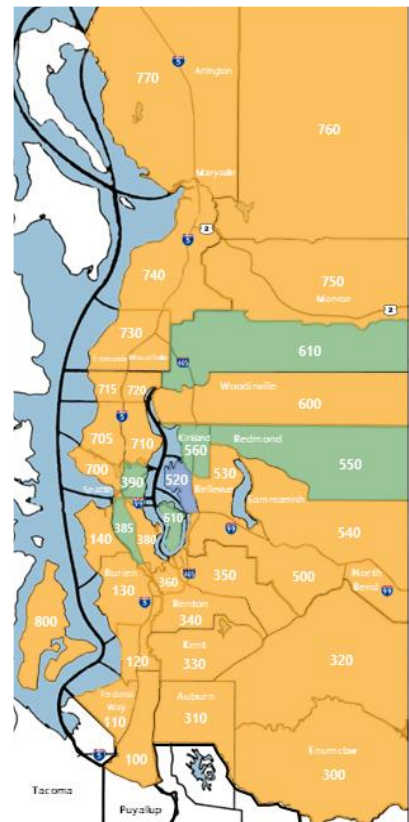
Area	Months Inventory			Area	Months Inventory		
	2024	2025	2026		2024	2025	2026
100	1.0	0.7	1.0	530	0.7	1.0	1.7
110	1.0	0.7	1.1	540	0.4	0.7	1.5
120	0.7	1.1	0.9	550	0.6	1.4	2.3
130	0.8	1.3	1.1	560	0.7	1.5	3.6
140	0.9	0.9	1.4	600	0.4	1.1	1.9
300	0.9	0.7	1.5	610	0.5	1.1	2.6
310	0.6	1.0	1.2	700	1.6	1.2	1.4
320	0.8	1.0	1.6	701	0.0	0.0	0.0
330	0.5	0.9	1.7	705	0.9	1.2	1.4
340	0.6	0.8	1.1	710	0.8	1.1	1.4
350	0.5	1.0	1.7	715	0.4	0.8	0.9
360	0.7	1.8	1.5	720	0.4	0.6	1.0
380	1.6	1.5	1.4	730	0.5	0.7	1.5
385	1.6	2.0	2.1	740	0.4	1.0	1.2
390	1.3	1.8	2.8	750	0.5	0.8	1.9
500	0.6	0.9	1.7	760	0.8	1.4	1.5
510	0.5	1.5	2.5	770	0.6	0.9	1.4
520	2.4	3.3	4.0	800	1.0	0.9	1.4

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

	March, 2026	March, 2025	Difference	% Change
Months Supply of Inventory	1.6	1.1	0.5	48%
Active Listings at End of Month	3,147	2,222	925	42%
Pending Sales MTD	1,951	2,040	-89	-4%
Pending Sales (Trailing 12 Months)	20,516	20,969	-453	-2%
Closed Sales MTD	1,413	1,462	-49	-3%
Closed Sales (Trailing 12 Months)	17,292	18,056	-764	-4%
Closed Sales Price (Median)	\$975,000	\$977,500	-\$2,500	0%
30-Year-Fixed-Rate Mortgage Rate	6.2%	6.7%	-0.5%	-7%
Monthly Payments (P&I)	\$5,959	\$6,275	-\$316	-5%

Condominium

	March, 2026	March, 2025	Difference	% Change
Months Supply of Inventory	3.4	2.4	1.0	43%
Active Listings at End of Month	1,843	1,478	365	25%
Pending Sales MTD	542	622	-80	-13%
Pending Sales (Trailing 12 Months)	6,184	6,525	-341	-5%
Closed Sales MTD	465	529	-64	-12%
Closed Sales (Trailing 12 Months)	5,348	5,539	-191	-3%
Closed Sales Price (Median)	\$550,000	\$590,000	-\$40,000	-7%
30-Year-Fixed-Rate Mortgage Rate	6.2%	6.7%	-0.5%	-7%
Monthly Payments (P&I)	\$3,361	\$3,788	-\$426	-11%

Residential & Condominium

	March, 2026	March, 2025	Difference	% Change
Months Supply of Inventory	2.0	1.4	0.6	44%
Active Listings at End of Month	4,990	3,700	1,290	35%
Pending Sales MTD	2,493	2,662	-169	-6%
Pending Sales (Trailing 12 Months)	26,700	27,494	-794	-3%
Closed Sales MTD	1,878	1,991	-113	-6%
Closed Sales (Trailing 12 Months)	22,640	23,595	-955	-4%
Closed Sales Price (Median)	\$859,618	\$855,000	\$4,618	1%
30-Year-Fixed-Rate Mortgage Rates	6.2%	6.7%	-0.5%	-7%
Monthly Payments (P&I)	\$5,254	\$5,489	-\$235	-4%

All King County RESIDENTIAL ONLY

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	T	YTD % Change
2026																
Active Listings (EOM)	2,325	2,760	3,147										42%	2,744	AVG	39%
New Listings Taken in Month	1,854	2,148	2,769										11%	6,771	YTD	13%
# of Pending Transactions	1,294	1,452	1,951										-4%	4,697	YTD	-2%
Months Supply of Inventory	1.8	1.9	1.6										48%	1.8	AVG	41%
# of Closed Sales	797	1,018	1,413										-3%	3,228	YTD	-4%
Median Closed Price	850,000	936,000	975,000										0%	923,296	WA	1%
2025																
Active Listings (EOM)	1,773	1,938	2,222	2,933	4,056	4,289	4,274	3,939	4,103	3,821	2,912	1,987	50%	1,978	AVG	45%
New Listings Taken in Month	1,706	1,802	2,498	2,953	3,736	3,052	2,666	2,088	2,788	2,186	1,111	698	6%	6,006	YTD	12%
# of Pending Transactions	1,281	1,490	2,040	1,959	2,112	2,094	1,943	1,765	1,940	1,729	1,330	947	6%	4,811	YTD	2%
Months Supply of Inventory	1.4	1.3	1.1	1.5	1.9	2.0	2.2	2.2	2.1	2.2	2.2	2.1	42%	1.3	AVG	44%
# of Closed Sales	829	1,066	1,462	1,624	1,657	1,812	1,778	1,597	1,488	1,665	1,262	1,181	3%	3,357	YTD	3%
Median Closed Price	855,000	915,000	977,500	1,030,000	989,000	1,033,950	1,000,000	990,000	957,000	997,000	915,000	899,950	3%	918,565	WA	1%
2024																
Active Listings (EOM)	1,183	1,413	1,483	1,727	2,563	2,865	2,982	2,976	3,251	2,870	2,157	1,476	-17%	1,360	AVG	-17%
New Listings Taken in Month	1,335	1,845	2,166	2,551	3,198	2,685	2,425	2,242	2,536	2,027	1,027	665	-4%	5,346	YTD	7%
# of Pending Transactions	1,245	1,557	1,927	2,142	2,129	2,018	1,904	1,790	1,927	1,939	1,343	966	5%	4,729	YTD	0%
Months Supply of Inventory	1.0	0.9	0.8	0.8	1.2	1.4	1.6	1.7	1.7	1.5	1.6	1.5	-21%	0.9	AVG	-16%
# of Closed Sales	756	1,064	1,425	1,665	1,938	1,753	1,799	1,688	1,443	1,815	1,447	1,151	-6%	3,245	YTD	-5%
Median Closed Price	849,850	914,500	945,500	980,000	1,001,000	965,000	999,000	955,000	950,000	960,000	925,000	875,000	13%	905,041	WA	12%
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	84%	1,642	AVG	134%
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	-29%	5,001	YTD	-27%
# 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	-33%	4,747	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	174%	1.0	AVG	204%
# 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	-30%	3,411	YTD	-25%
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	-10%	807,780	WA	-6%
2022																
# of Active Listings	487	649	973	1,572	2,073	3,256	3,684	3,328	3,683	3,286	2,694	1,881	0%	703	A	-30%
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	8%	6,843	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	-12%	6,100	YTD	-15%
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	13%	0.3	A	-23%
# 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	-5%	4,528	T	-16%
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	13%	858,945	WA	12%

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	T	YTD % Change
2021	Active Listings (EOM)	1,055	998	976	1,380	1,200	1,456	1,784	1,485	1,634	1,268	680	395	-54%	1,010	AVG	-44%
	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	8%	7,182	YTD	3%
	# 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	28%	7,144	YTD	11%
	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	-64%	0.4	AVG	-47%
	# 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	23%	5,375	YTD	18%
	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	15%	769,021	WA	14%
2020	Active Listings (EOM)	1,582	1,689	2,118	2,434	2,513	2,428	2,634	2,590	2,420	2,258	1,621	1,086	-35%	1,796	AVG	-40%
	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	-9%	6,984	YTD	-1%
	# 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	-15%	6,445	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	-24%	0.8	AVG	-41%
	# 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	3%	4,548	YTD	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	8%	677,302	WA	5%
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	94%	2,982	AVG	109%
	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	6%	7,078	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	5%	6,541	YTD	3%
	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	85%	1.4	AVG	106%
	# 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	-5%	4,425	YTD	-3%
	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%	645,194	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	-1%	1,430	AVG	-9%
	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	7%	6,774	YTD	5%
	# 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	1%	6,351	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	-2%	0.7	AVG	-4%
	# 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	-9%	4,545	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	15%	657,088	WA	16%
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	-21%	1,567	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	-4%	6,477	YTD	-7%
	# 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%	6,660	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	-16%	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	9%	4,994	YTD	10%
	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	13%	564,981	WA	10%
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	-21%	2,005	AVG	-26%
	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	0%	6,930	YTD	-3%
	# 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	-11%	6,988	YTD	-11%
	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	-11%	0.9	AVG	-17%
	# 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	-9%	4,554	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	21%	512,933	WA	17%

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 |

2016 - 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Totals	T
Active Listings (EOM)	1,530	1,574	1,838	2,207	2,661	3,060	3,267	3,173	3,382	2,994	2,275	1,535	2,458	AVG
% of 12 Month Avg.	62%	64%	75%	90%	108%	124%	133%	129%	138%	122%	93%	62%		
New Listings Taken in Month	1,689	1,941	2,832	2,925	3,488	3,414	3,041	2,718	2,885	2,272	1,396	874	29,475	T
% of 12 Month Avg.	69%	79%	115%	119%	142%	139%	124%	111%	117%	92%	57%	36%		
# of Pending Transactions	1,646	1,888	2,517	2,500	2,898	2,781	2,590	2,553	2,396	2,305	1,788	1,275	27,137	T
% of 12 Month Avg.	73%	84%	111%	111%	128%	123%	115%	113%	106%	102%	79%	56%		
Months Supply of Inventory	0.9	0.8	0.7	0.9	0.9	1.1	1.3	1.2	1.4	1.3	1.3	1.2	1.1	AVG
% of 12 Month Avg.	85%	76%	67%	81%	84%	101%	116%	114%	129%	119%	117%	110%		
# of Closed Units	1,172	1,296	1,830	1,980	2,247	2,466	2,390	2,314	2,048	2,141	1,828	1,675	23,388	T
% of 12 Month Avg.	60%	66%	94%	102%	115%	127%	123%	119%	105%	110%	94%	86%		
Median Closed Price	687,083	729,718	772,727	800,500	806,064	809,535	797,700	788,320	775,220	782,327	758,916	749,890	771,500	AVG
% of 12 Month Avg.	89%	95%	100%	104%	104%	105%	103%	102%	100%	101%	98%	97%		

MARKET UPDATE

March, 2026



All King County RESIDENTIAL ONLY Closed Sales by Price by Month 2026

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	22	22	26										70
\$500,000 - \$749,999	241	246	350										837
\$750,000 - \$999,999	202	261	325										788
\$1,000,000 - \$1,249,999	93	123	178										394
\$1,250,000 - \$1,499,999	59	107	173										339
\$1,500,000 - \$1,749,999	37	56	110										203
\$1,750,000 - \$1,999,999	27	38	69										134
\$2,000,000 - \$2,499,999	28	55	82										165
\$2,500,000 - \$2,999,999	15	26	37										78
\$3,000,000 - \$4,999,999	19	20	28										67
\$5,000,000 +	11	9	8										28
Grand Total	754	963	1,386										3,103

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	16	20	26	25	34	33	31	39	43	46	23	35	62
\$500,000 - \$749,999	239	288	394	355	388	395	420	416	371	391	371	329	921
\$750,000 - \$999,999	204	238	315	370	378	383	391	327	340	362	281	288	757
\$1,000,000 - \$1,249,999	79	117	158	213	217	246	238	212	186	221	164	143	354
\$1,250,000 - \$1,499,999	64	114	143	192	171	194	194	174	162	191	125	100	321
\$1,500,000 - \$1,749,999	48	64	118	114	123	147	152	122	103	115	85	71	230
\$1,750,000 - \$1,999,999	35	45	86	94	90	94	75	77	73	89	48	39	166
\$2,000,000 - \$2,499,999	33	64	91	106	109	112	94	87	76	91	43	45	188
\$2,500,000 - \$2,999,999	34	29	49	59	47	49	56	49	40	43	35	36	112
\$3,000,000 - \$4,999,999	24	29	57	57	47	74	60	52	53	56	35	47	110
\$5,000,000 +	6	4	7	12	10	19	12	13	13	16	6	9	17
Grand Total	782	1,012	1,444	1,597	1,614	1,746	1,723	1,568	1,460	1,621	1,216	1,142	3,238

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 - \$449,999	37%	10%	0%										13%
\$500,000 - \$749,999	1%	-15%	-11%										-9%
\$750,000 - \$999,999	-1%	10%	3%										4%
\$1,000,000 - \$1,249,999	18%	5%	13%										11%
\$1,250,000 - \$1,499,999	-8%	-6%	21%										6%
\$1,500,000 - \$1,749,999	-23%	-13%	-7%										-12%
\$1,750,000 - \$1,999,999	-23%	-16%	-20%										-19%
\$2,000,000 - \$2,499,999	-15%	-14%	-10%										-12%
\$2,500,000 - \$2,999,999	-56%	-10%	-24%										-30%
\$3,000,000 - \$4,999,999	-21%	-31%	-51%										-39%
\$5,000,000 +	83%	125%	14%										65%
Grand Total	-4%	-5%	-4%										-4%

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