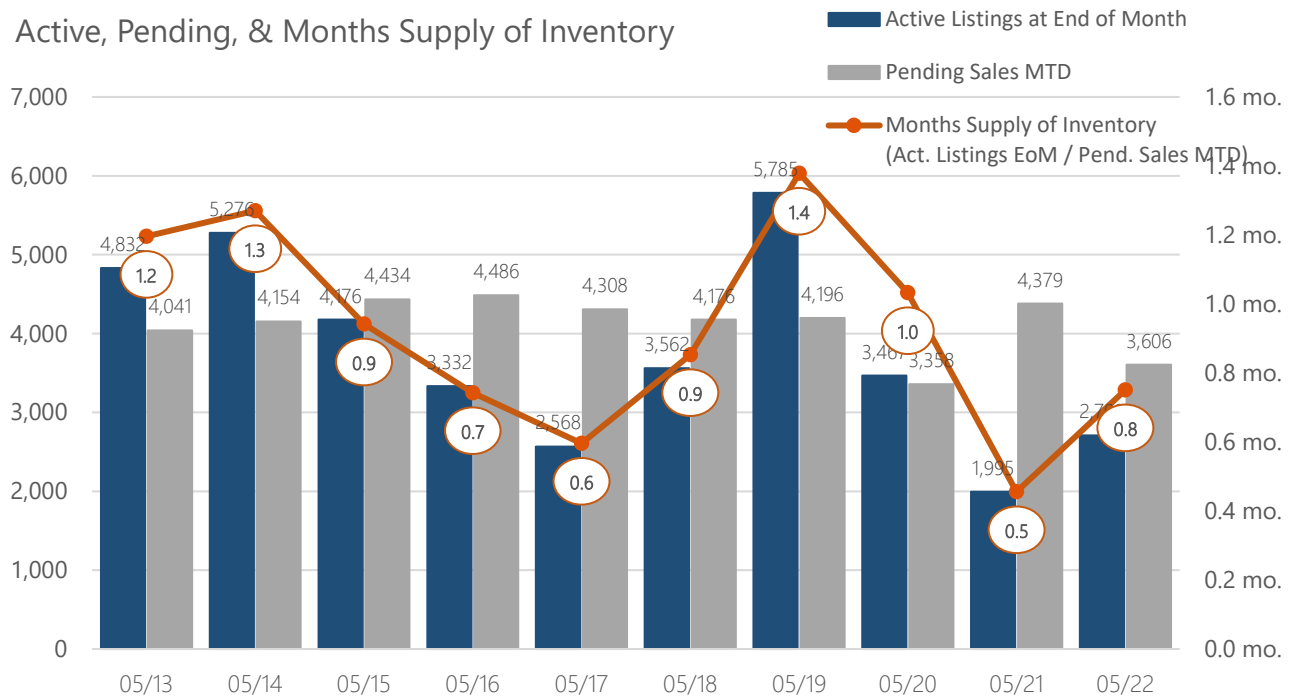
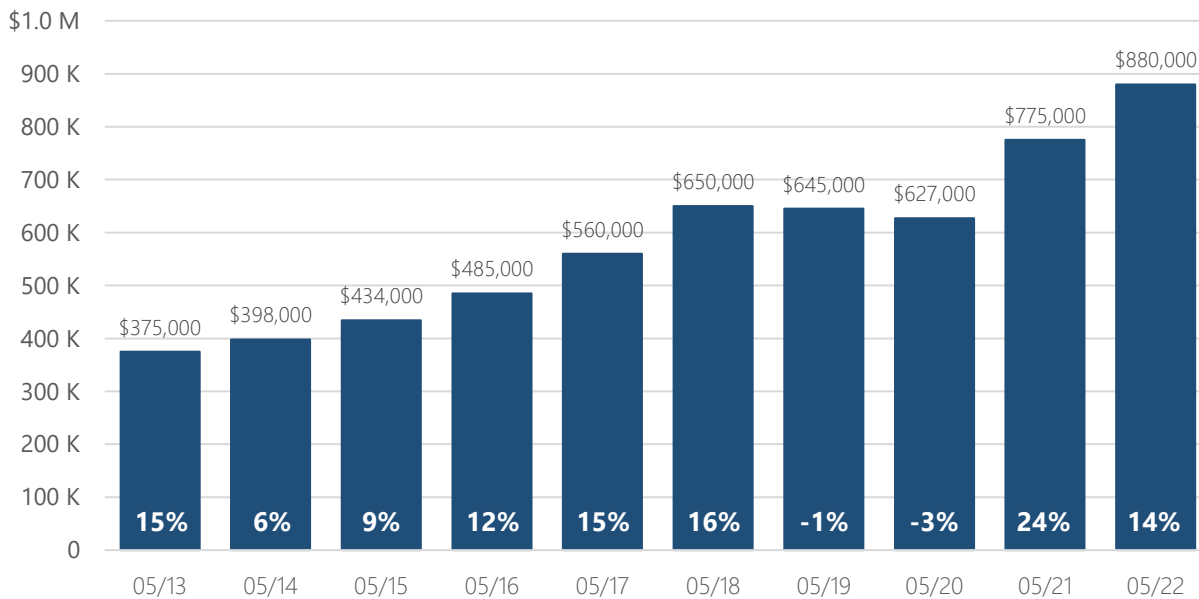


All King County
RESIDENTIAL & CONDOMINIUM

Active, Pending, & Months Supply of Inventory



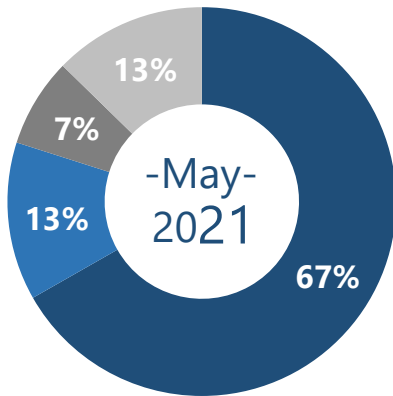
Median Closed Sales Price For Current Month Sold Properties



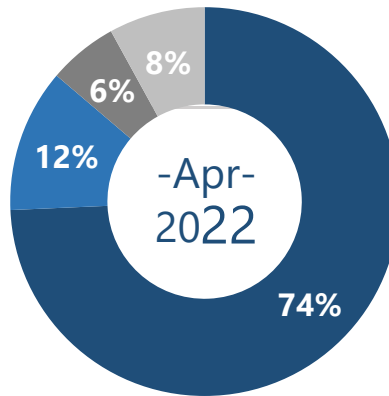
All King County

RESIDENTIAL & CONDOMINIUM

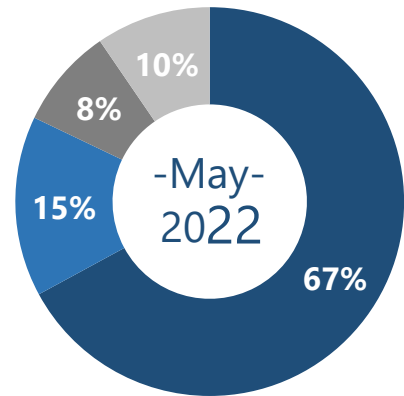
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



**SOLD
ABOVE
LIST
PRICE**



**SOLD
AT
LIST
PRICE**



**SOLD
BELOW
LIST
PRICE**



**PRICE
CHANGE
BEFORE
SALE**

MAY 2022

		SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	▶	5	9	16	43
NUMBER OF SALES IN MONTH	▶	2,185	489	272	311
MEDIAN DIFFERENCE FROM LIST PRICE	▶	10%	0%	-3%	N/A

All King County
RESIDENTIAL & CONDOMINIUM

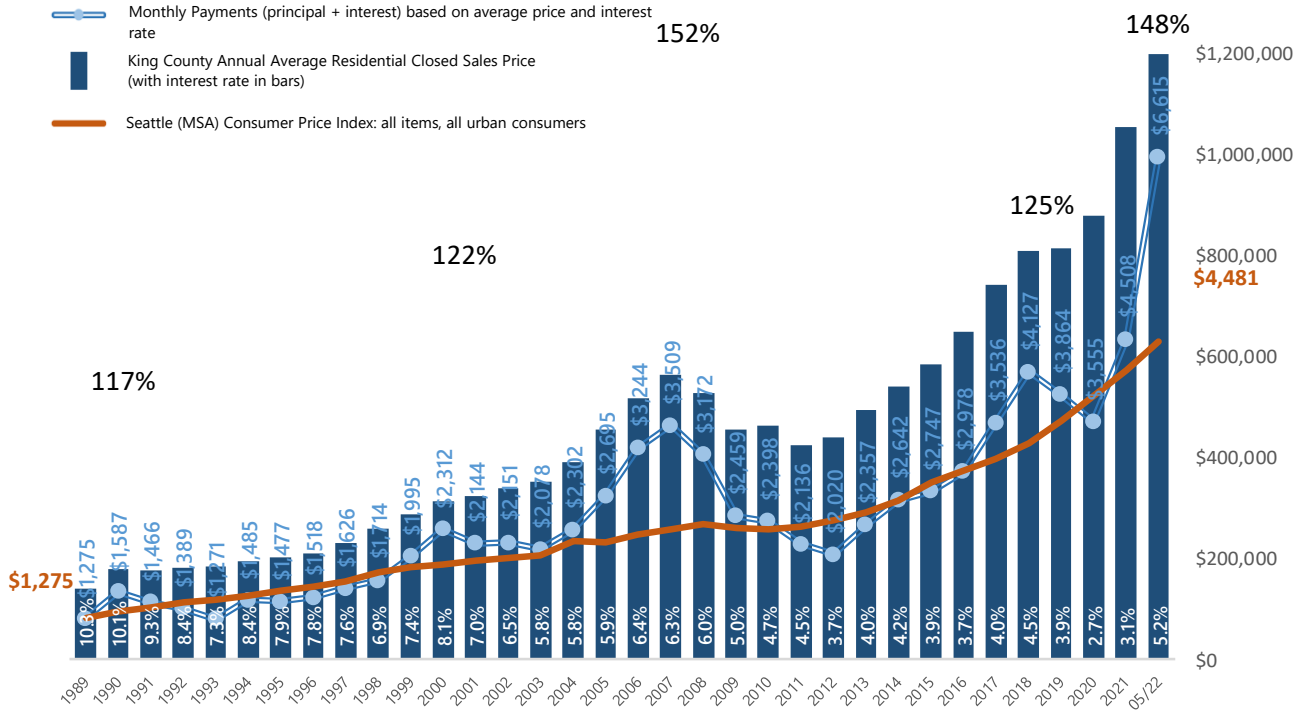
Sales Price to List Price
based on Market Time

Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	106.7%	106.6%	2909	89.3%
15 - 30	98.2%	100.0%	221	6.8%
31 - 60	97.6%	99.2%	82	2.5%
61 - 90	99.3%	100.0%	19	0.6%
90+	95.2%	100.0%	26	0.8%
Totals			3257	100.0%

The Cost of
Waiting a Year

	Median Price	Rate 30-Year-Fixed	P&I Principal & Interest
May, 2022	\$880,000	5.23%	\$4,848
May, 2021	\$775,000	2.96%	\$3,251
	\$105,000	2.27%	\$1,598 Per Month
			\$19,173 Per Year

Monthly Payments Compared to Inflation Trendline King County



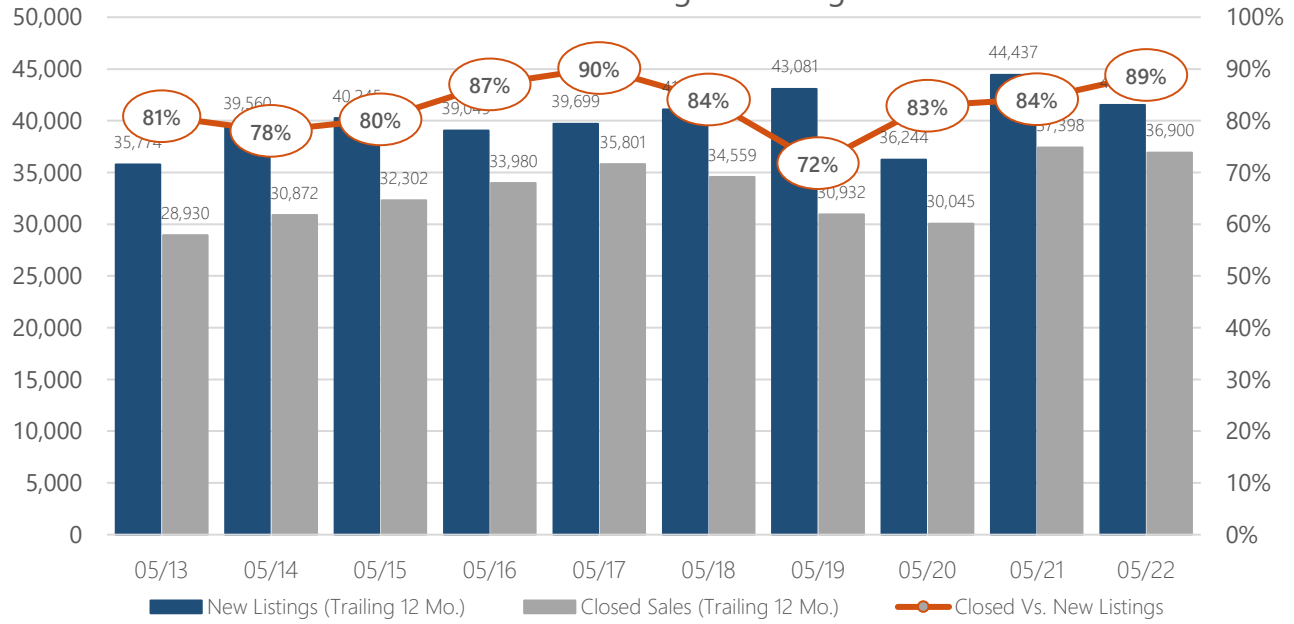
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars).</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Median Household Income Estimates by County: 1989 to 2019 and Projection for 2020, 2021 & 2022</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 inflation trendline</p>	<p>Cycle peaks and current year are shown</p>

All King County

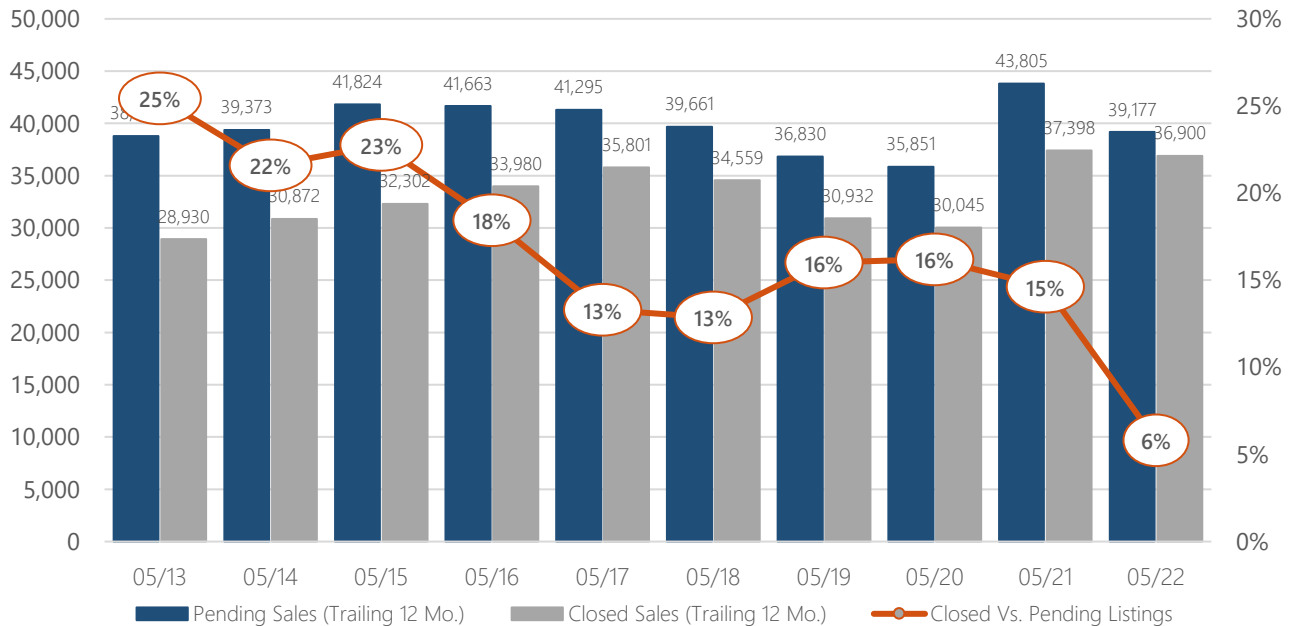
RESIDENTIAL & CONDOMINIUM

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

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

Area	Months Inventory			Area	Months Inventory		
	2020	2021	2022		2020	2021	2022
100	0.7	0.3	0.5	530	1.0	0.3	0.8
110	0.6	0.3	0.3	540	0.9	0.2	1.0
120	0.7	0.4	0.4	550	0.9	0.3	1.0
130	1.0	0.5	0.6	560	1.5	0.5	1.2
140	1.4	0.5	0.4	600	0.9	0.3	0.7
300	0.6	0.4	0.6	610	0.7	0.3	0.8
310	0.6	0.2	0.8	700	1.5	0.8	0.9
320	0.7	0.4	0.9	701	4.8	1.8	3.4
330	0.8	0.2	0.7	705	0.9	0.4	0.5
340	0.5	0.3	0.8	710	0.9	0.4	0.5
350	0.8	0.3	0.6	715	0.8	0.3	0.7
360	0.7	0.3	0.6	720	0.9	0.4	0.6
380	0.8	0.8	1.0	730	0.7	0.3	0.8
385	1.2	0.7	0.6	740	0.7	0.2	0.7
390	1.8	1.1	1.0	750	0.9	0.3	1.0
500	1.4	0.3	0.8	760	0.7	0.4	0.9
510	1.7	0.4	0.6	770	0.7	0.2	0.6
520	2.1	0.6	1.6	800	1.7	0.6	0.8

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

	May, 2022	May, 2021	Difference	% Change
Months Supply of Inventory	0.7	0.3	0.4	111%
Active Listings at End of Month	2,073	1,200	873	73%
Pending Sales MTD	2,812	3,434	-622	-18%
Pending Sales (Trailing 12 Months)	30,000	34,141	-4,141	-12%
Closed Sales MTD	2,533	2,844	-311	-11%
Closed Sales (Trailing 12 Months)	28,446	29,444	-998	-3%
Closed Sales Price (Median)	\$998,888	\$869,975	\$128,913	15%
30-Year-Fixed-Rate Mortgage Rate	5.2%	3.0%	2.3%	77%
Monthly Payments (P&I)	\$5,504	\$3,649	\$1,854	51%

Condominium

	May, 2022	May, 2021	Difference	% Change
Months Supply of Inventory	0.8	0.8	0.0	-5%
Active Listings at End of Month	635	795	-160	-20%
Pending Sales MTD	794	945	-151	-16%
Pending Sales (Trailing 12 Months)	9,177	9,664	-487	-5%
Closed Sales MTD	748	799	-51	-6%
Closed Sales (Trailing 12 Months)	8,454	7,954	500	6%
Closed Sales Price (Median)	\$530,750	\$459,000	\$71,750	16%
30-Year-Fixed-Rate Mortgage Rate	5.2%	3.0%	2.3%	77%
Monthly Payments (P&I)	\$2,924	\$1,925	\$999	52%

Residential & Condominium

	May, 2022	May, 2021	Difference	% Change
Months Supply of Inventory	0.8	0.5	0.3	65%
Active Listings at End of Month	2,708	1,995	713	36%
Pending Sales MTD	3,606	4,379	-773	-18%
Pending Sales (Trailing 12 Months)	39,177	43,805	-4,628	-11%
Closed Sales MTD	3,281	3,643	-362	-10%
Closed Sales (Trailing 12 Months)	36,900	37,398	-498	-1%
Closed Sales Price (Median)	\$880,000	\$775,000	\$105,000	14%
30-Year-Fixed-Rate Mortgage Rates	5.2%	3.0%	2.3%	77%
Monthly Payments (P&I)	\$4,848	\$3,251	\$1,598	49%

All King County RESIDENTIAL & CONDOMINIUM

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2022																
Active Listings (EOM)	761	978	1,395	2,108	2,708								36%	1,590	AVG	-18%
New Listings Taken in Month	2,083	2,901	4,150	4,199	4,581								5%	17,914	YTD	-4%
# of Pending Transactions	2,009	2,631	3,557	3,356	3,606								-18%	15,159	YTD	-15%
Months Supply of Inventory	0.4	0.4	0.4	0.6	0.8								65%	0.5	AVG	-10%
# of Closed Sales	1,557	1,786	2,863	3,060	3,281								-10%	12,547	YTD	-11%
Median Closed Price	720,000	759,735	838,753	880,000	880,000								14%	820,869	WA	14%
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	-42%	1,932	AVG	-30%
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	30%	18,582	YTD	21%
# 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	30%	17,900	YTD	28%
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	-56%	0.6	AVG	-45%
# 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	83%	14,153	YTD	41%
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	24%	721,039	WA	15%
2020																
Active Listings (EOM)	2,118	2,221	2,813	3,255	3,467	3,471	3,877	4,010	3,970	3,806	2,867	1,949	-40%	2,775	AVG	-37%
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	-35%	15,409	YTD	-19%
# 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	-20%	14,006	YTD	-15%
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	-25%	1.0	AVG	-27%
# 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	-41%	10,067	YTD	-15%
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	-3%	626,144	WA	2%
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	62%	4,421	AVG	94%
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	4%	18,973	YTD	5%
# 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	0%	16,571	YTD	4%
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	62%	1.4	AVG	95%
# 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	6%	11,777	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%	613,489	WA	-1%
2018																
# of Active Listings	1,509	1,645	2,060	2,591	3,562	4,503	5,116	5,803	6,587	6,283	5,241	3,690	39%	2,273	A	8%
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	21%	17,988	YTD	2%
# 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	-3%	15,867	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	43%	0.7	A	8%
# 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	-6%	11,936	T	-5%
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	16%	618,891	WA	18%

MARKET UPDATE

May, 2022



All King County RESIDENTIAL & CONDOMINIUM

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
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	-23%	2,113	AVG	-25%
	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%	16,540	YTD	-6%
	# 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	-4%	16,485	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	-20%	0.7	AVG	-21%
	# 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	4%	12,499	YTD	2%
	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	15%	526,006	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	-20%	2,824	AVG	-25%
	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	-1%	17,607	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	1%	17,600	YTD	-7%
	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	-21%	0.8	AVG	-19%
	# 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	-5%	12,242	YTD	-2%
	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	12%	458,874	WA	12%
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	-21%	3,742	AVG	-16%
	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	-7%	17,895	YTD	2%
	# 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	7%	19,021	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	-26%	1.0	AVG	-24%
	# 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	14%	12,528	YTD	12%
	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%	409,527	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	9%	4,445	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	8%	17,485	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%	17,012	YTD	-3%
	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	6%	1.3	AVG	12%
	# 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	-5%	11,157	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	6%	378,800	WA	9%
2013	Active Listings (EOM)	3,853	3,854	3,860	4,146	4,832	5,284	5,728	6,171	6,275	5,799	4,876	4,050	-27%	4,109	AVG	-40%
	New Listings Taken in Month	2,638	2,866	3,426	3,779	4,352	4,138	4,051	3,893	3,457	3,047	2,051	1,438	21%	17,061	YTD	8%
	# of Pending Transactions	2,777	3,138	3,740	3,809	4,041	3,900	3,788	3,567	3,218	3,306	2,617	1,965	6%	17,505	YTD	4%
	Months Supply of Inventory	1.4	1.2	1.0	1.1	1.2	1.4	1.5	1.7	1.9	1.8	1.9	2.1	-31%	1.2	AVG	-44%
	# of Closed Sales	1,781	1,688	2,376	2,672	3,122	3,046	3,293	3,227	2,802	2,798	2,244	2,305	19%	11,639	YTD	17%
	Median Closed Price	315,000	332,577	349,950	352,000	375,000	383,000	398,888	392,500	384,925	380,000	379,202	375,900	15%	346,081	WA	15%
2012	Active Listings (EOM)	7,360	7,048	6,700	6,604	6,592	6,500	6,437	6,432	6,312	5,437	4,737	3,801	-40%	6,861	AVG	-35%
	New Listings Taken in Month	2,503	2,832	3,415	3,436	3,602	3,358	3,163	3,195	3,009	2,606	2,004	1,378	-5%	15,788	YTD	-11%
	# of Pending Transactions	2,418	3,123	3,878	3,659	3,812	3,534	3,301	3,298	3,072	3,400	2,633	2,056	22%	16,890	YTD	23%
	Months Supply of Inventory	3.0	2.3	1.7	1.8	1.7	1.8	2.0	2.0	2.1	1.6	1.8	1.8	-51%	2.1	AVG	-47%
	# of Closed Sales	1,429	1,574	2,082	2,260	2,618	2,670	2,641	2,730	2,312	2,474	2,276	2,188	24%	9,963	YTD	19%
	Median Closed Price	280,000	275,000	295,000	319,950	324,997	348,000	340,000	340,000	335,000	342,250	353,250	342,000	3%	300,373	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 |

2012 - 2021

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Totals	T
Active Listings (EOM)	3,234	3,219	3,403	3,732	4,159	4,478	4,787	4,826	4,954	4,433	3,494	2,560	3,940	AVG
% of 12 Month Avg.	82%	82%	86%	95%	106%	114%	121%	122%	126%	113%	89%	65%		
New Listings Taken in Month	2,482	2,734	3,757	3,904	4,456	4,369	4,123	3,813	3,747	3,116	2,022	1,337	39,859	T
% of 12 Month Avg.	75%	82%	113%	118%	134%	132%	124%	115%	113%	94%	61%	40%		
# of Pending Transactions	2,530	2,848	3,684	3,689	4,134	4,049	3,797	3,719	3,453	3,403	2,718	1,977	40,001	T
% of 12 Month Avg.	76%	85%	111%	111%	124%	121%	114%	112%	104%	102%	82%	59%		
Months Supply of Inventory	1.3	1.1	0.9	1.0	1.0	1.1	1.3	1.3	1.4	1.3	1.3	1.3	1.2	AVG
% of 12 Month Avg.	107%	95%	77%	85%	84%	93%	106%	109%	120%	109%	108%	108%		
# of Closed Units	1,718	1,797	2,487	2,701	3,093	3,366	3,409	3,284	2,933	3,024	2,577	2,525	32,914	T
% of 12 Month Avg.	63%	66%	91%	98%	113%	123%	124%	120%	107%	110%	94%	92%		
Median Closed Price	462,753	478,160	505,510	518,895	527,400	543,359	541,989	534,292	528,686	526,896	527,795	529,490	518,769	AVG
% of 12 Month Avg.	89%	92%	97%	100%	102%	105%	104%	103%	102%	102%	102%	102%		

All King County
RESIDENTIAL & CONDOMINIUM
Closed Sales by Price by Month
2022

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	29	17	22	23	24								115
\$250,000 to \$499,999	297	290	378	386	370								1,721
\$500,000 to \$749,999	517	546	725	707	757								3,252
\$750,000 to \$999,999	332	399	695	692	771								2,889
\$1,000,000 to \$1,499,999	199	293	494	583	675								2,244
\$1,500,000 to \$2,499,999	131	165	382	493	503								1,674
\$2,500,000 and above	47	71	168	179	157								622
Grand Total	1,552	1,781	2,864	3,063	3,257								12,517

2021

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	62	53	66	55	67	64	58	55	49	43	60	36	303
\$250,000 to \$499,999	495	459	507	619	585	647	610	615	622	592	513	460	2,665
\$500,000 to \$749,999	674	720	931	1,019	1,055	1,179	1,181	1,084	1,090	1,058	960	796	4,399
\$750,000 to \$999,999	366	417	594	687	755	839	861	814	734	719	596	596	2,819
\$1,000,000 to \$1,499,999	238	277	460	550	681	694	717	613	537	519	474	345	2,206
\$1,500,000 to \$2,499,999	119	156	299	363	387	462	461	360	343	343	291	253	1,324
\$2,500,000 and above	48	39	87	102	110	136	154	138	124	129	111	90	386
Grand Total	2,002	2,121	2,944	3,395	3,640	4,021	4,042	3,679	3,499	3,403	3,005	2,576	14,102

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	-53%	-68%	-67%	-58%	-64%								-62%
\$250,000 to \$499,999	-40%	-37%	-25%	-38%	-37%								-35%
\$500,000 to \$749,999	-23%	-24%	-22%	-31%	-28%								-26%
\$750,000 to \$999,999	-9%	-4%	17%	1%	2%								2%
\$1,000,000 to \$1,499,999	-16%	6%	7%	6%	-1%								2%
\$1,500,000 to \$2,499,999	10%	6%	28%	36%	30%								26%
\$2,500,000 and above	-2%	82%	93%	75%	43%								61%
Grand Total	-22%	-16%	-3%	-10%	-11%								-11%