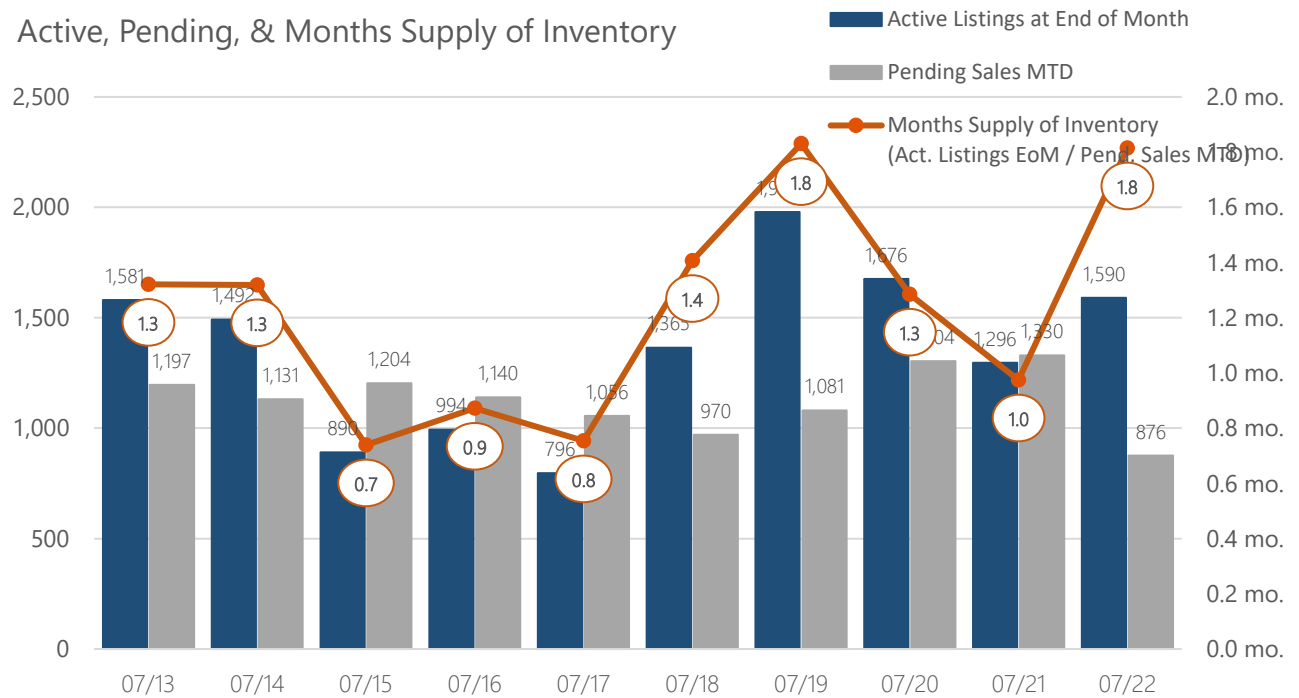


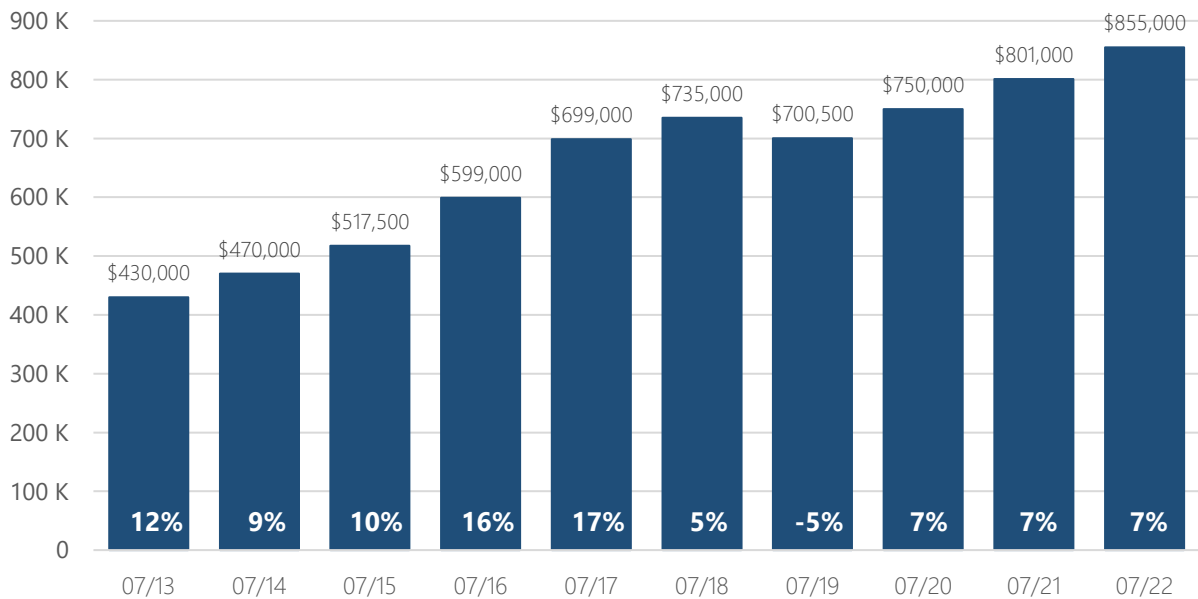
Seattle (All Areas)

RESIDENTIAL & CONDOMINIUM

Active, Pending, & Months Supply of Inventory



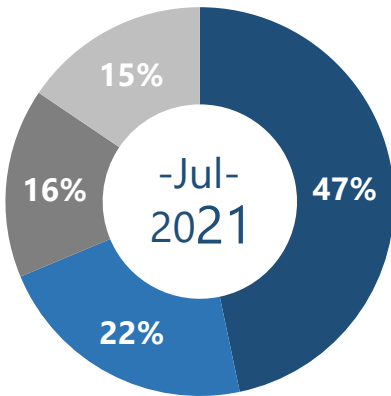
Median Closed Sales Price For Current Month Sold Properties



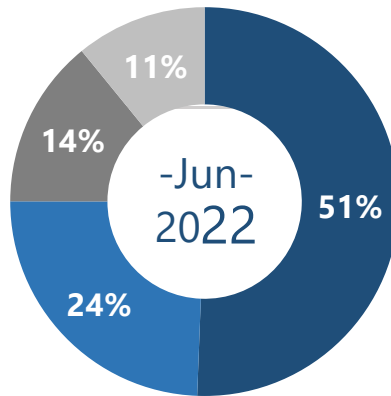
Seattle (All Areas)

RESIDENTIAL & CONDOMINIUM

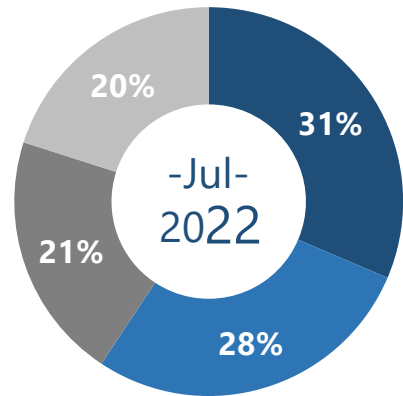
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



SOLD ABOVE LIST PRICE



SOLD AT LIST PRICE



SOLD BELOW LIST PRICE



PRICE CHANGE BEFORE SALE

JULY 2022

		SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	▶	5	7	15	31
NUMBER OF SALES IN MONTH	▶	277	246	182	177
MEDIAN DIFFERENCE FROM LIST PRICE	▶	4%	0%	-3%	N/A

Seattle (All Areas)
RESIDENTIAL & CONDOMINIUM

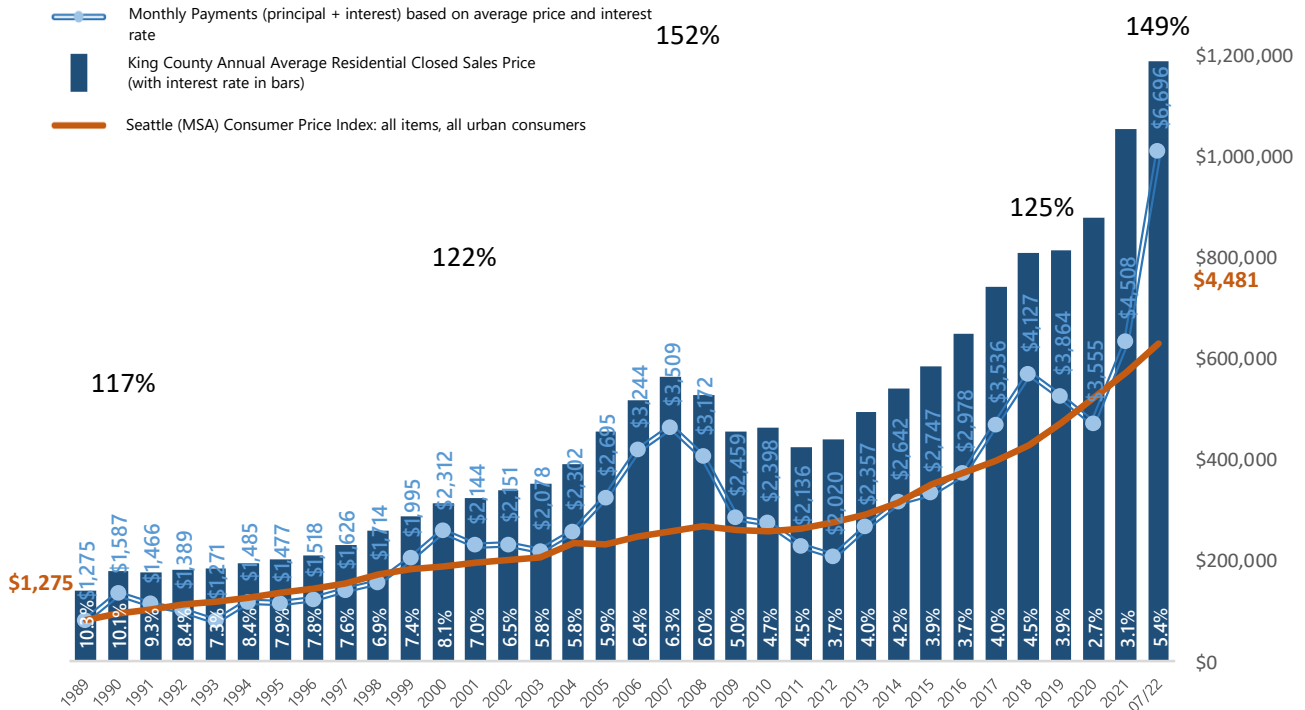
Sales Price to List Price
based on Market Time

Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.0%	100.0%	660	74.8%
15 - 30	95.8%	98.1%	150	17.0%
31 - 60	93.6%	98.0%	57	6.5%
61 - 90	90.5%	97.0%	13	1.5%
90+	83.1%	95.7%	2	0.2%
Totals			882	100.0%

The Cost of
Waiting a Year

	Median Price	Rate 30-Year-Fixed	P&I Principal & Interest
July, 2022	\$855,000	5.41%	\$4,806
July, 2021	\$801,000	2.87%	\$3,321
	\$54,000	2.54%	\$1,485 Per Month
			\$17,823 Per Year

Monthly Payments Compared to Inflation Trendline King County



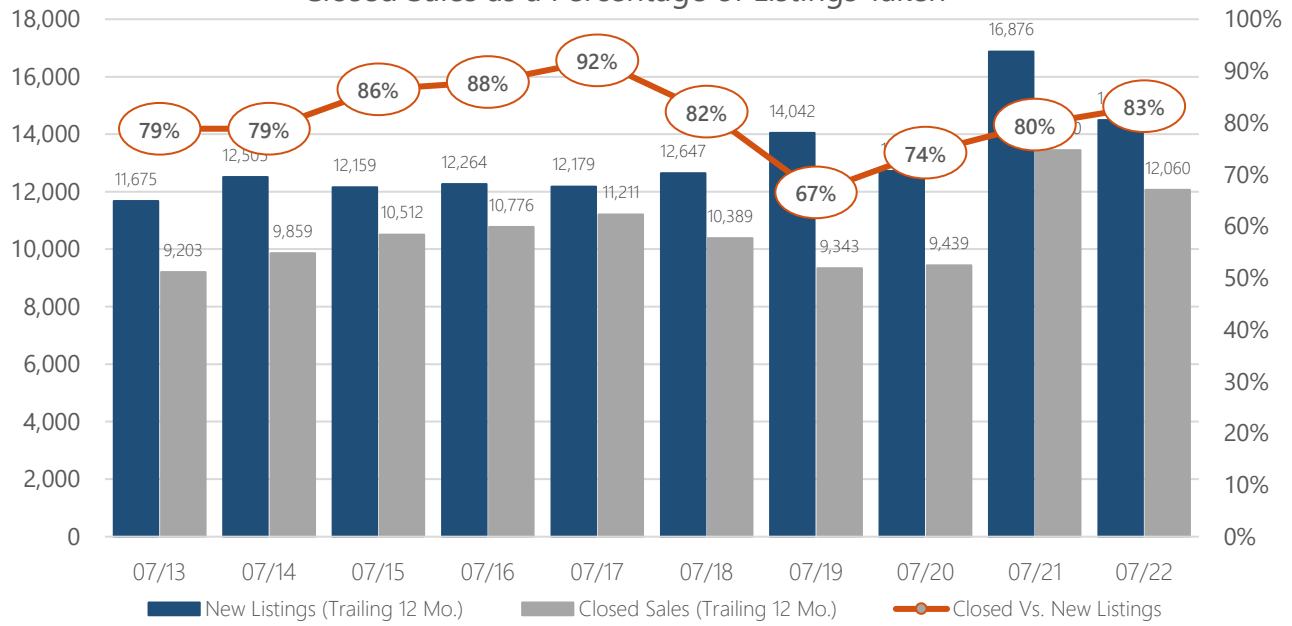
<p>A</p>	<p>Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars).</p>	<p>Two Factors for Payment</p>
<p>B</p>	<p>Monthly payment based on purchase price and interest rate</p>	<p>Purchaser's Buy Payment</p>
<p>C</p>	<p>Median Household Income Estimates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

Seattle (All Areas)

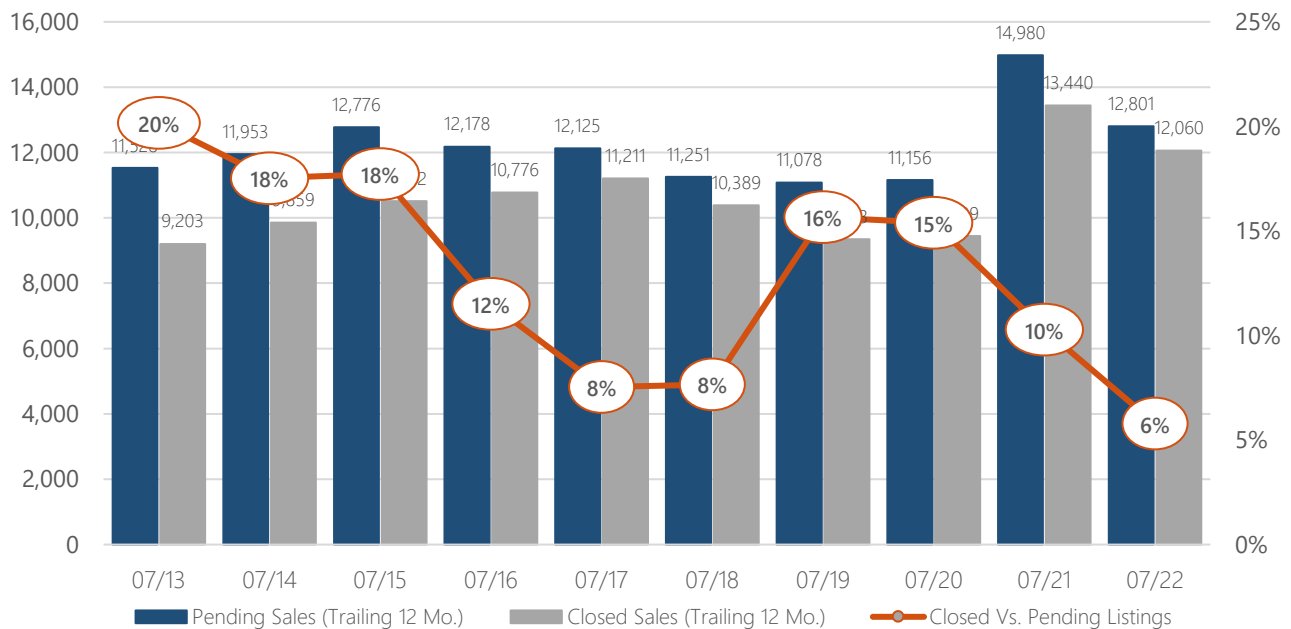
RESIDENTIAL & CONDOMINIUM

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	0.4	0.6	2.0	530	1.1	0.4	1.9
110	0.6	0.5	1.2	540	0.6	0.4	1.9
120	0.5	0.5	1.4	550	0.8	0.4	1.7
130	0.8	0.8	1.2	560	1.4	0.6	1.9
140	1.2	0.8	1.3	600	0.7	0.5	1.8
300	0.4	0.6	1.4	610	0.6	0.5	1.7
310	0.4	0.6	1.8	700	1.7	1.1	2.1
320	0.4	0.5	2.2	701	4.7	2.3	4.0
330	0.8	0.6	1.8	705	0.8	0.7	1.5
340	0.5	0.4	1.4	710	0.8	0.7	1.5
350	1.0	0.5	1.5	715	0.8	0.8	1.3
360	1.1	1.0	1.2	720	0.7	0.8	1.3
380	0.8	1.0	1.7	730	0.6	0.5	1.5
385	1.2	1.4	2.5	740	0.5	0.5	1.5
390	1.7	1.1	2.1	750	0.7	0.6	2.2
500	1.0	0.6	2.1	760	0.5	0.5	1.5
510	1.4	0.4	1.3	770	0.5	0.6	1.7
520	1.8	0.8	3.8	800	0.9	0.4	1.3

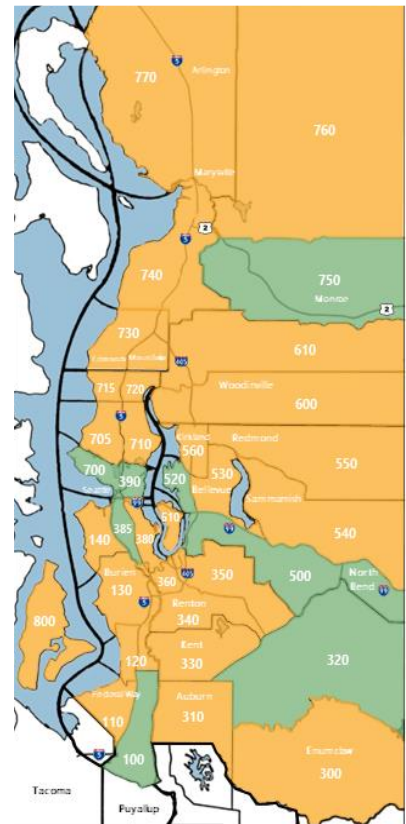
2 YEARS AGO



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.

Seattle (All Areas) Statistics To Know

Residential

	July, 2022	July, 2021	Difference	% Change
Months Supply of Inventory	1.6	0.7	0.9	115%
Active Listings at End of Month	981	720	261	36%
Pending Sales MTD	612	964	-352	-37%
Pending Sales (Trailing 12 Months)	9,054	11,319	-2,265	-20%
Closed Sales MTD	642	1,084	-442	-41%
Closed Sales (Trailing 12 Months)	8,637	10,360	-1,723	-17%
Closed Sales Price (Median)	\$954,500	\$896,500	\$58,000	6%
30-Year-Fixed-Rate Mortgage Rate	5.4%	2.9%	2.5%	89%
Monthly Payments (P&I)	\$5,366	\$3,717	\$1,649	44%

Condominium

	July, 2022	July, 2021	Difference	% Change
Months Supply of Inventory	2.3	1.6	0.7	47%
Active Listings at End of Month	609	576	33	6%
Pending Sales MTD	264	366	-102	-28%
Pending Sales (Trailing 12 Months)	3,747	3,661	86	2%
Closed Sales MTD	244	313	-69	-22%
Closed Sales (Trailing 12 Months)	3,423	3,080	343	11%
Closed Sales Price (Median)	\$537,000	\$492,500	\$44,500	9%
30-Year-Fixed-Rate Mortgage Rate	5.4%	2.9%	2.5%	89%
Monthly Payments (P&I)	\$3,019	\$2,042	\$977	48%

Residential & Condominium

	July, 2022	July, 2021	Difference	% Change
Months Supply of Inventory	1.8	1.0	0.8	86%
Active Listings at End of Month	1,590	1,296	294	23%
Pending Sales MTD	876	1,330	-454	-34%
Pending Sales (Trailing 12 Months)	12,801	14,980	-2,179	-15%
Closed Sales MTD	886	1,397	-511	-37%
Closed Sales (Trailing 12 Months)	12,060	13,440	-1,380	-10%
Closed Sales Price (Median)	\$855,000	\$801,000	\$54,000	7%
30-Year-Fixed-Rate Mortgage Rates	5.4%	2.9%	2.5%	89%
Monthly Payments (P&I)	\$4,806	\$3,321	\$1,485	45%

Seattle (All Areas) 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)	388	486	574	803	927	1,420	1,590						23%	884	AVG	-23%
	New Listings Taken in Month	823	1,111	1,413	1,449	1,481	1,754	1,335						-12%	9,366	YTD	-9%
	# of Pending Transactions	833	992	1,255	1,163	1,219	1,007	876						-34%	7,345	YTD	-21%
	Months Supply of Inventory	0.5	0.5	0.5	0.7	0.8	1.4	1.8						86%	0.9	AVG	-1%
	# of Closed Sales	605	717	1,045	1,071	1,128	1,068	886						-37%	6,520	YTD	-18%
	Median Closed Price	729,000	760,000	865,000	888,000	899,475	887,500	855,000						7%	845,270	WA	9%
2021	Active Listings (EOM)	1,118	1,045	1,062	1,165	1,091	1,226	1,296	1,107	1,165	1,071	698	413	-23%	1,143	AVG	-2%
	New Listings Taken in Month	1,063	1,070	1,562	1,681	1,639	1,752	1,518	1,222	1,473	1,224	749	462	2%	10,285	YTD	23%
	# of Pending Transactions	995	1,079	1,441	1,458	1,557	1,480	1,330	1,251	1,286	1,208	1,034	677	2%	9,340	YTD	38%
	Months Supply of Inventory	1.1	1.0	0.7	0.8	0.7	0.8	1.0	0.9	0.9	0.9	0.7	0.6	-24%	0.9	AVG	-27%
	# of Closed Sales	709	831	1,115	1,212	1,286	1,426	1,397	1,221	1,170	1,158	1,041	950	28%	7,976	YTD	50%
	Median Closed Price	745,500	710,000	750,000	785,000	833,960	800,000	801,000	799,000	765,000	790,000	765,000	762,475	7%	777,019	WA	8%
2020	Active Listings (EOM)	758	820	990	1,131	1,313	1,440	1,676	1,974	2,124	2,055	1,658	1,169	-15%	1,161	AVG	-30%
	New Listings Taken in Month	730	994	1,261	921	1,279	1,484	1,695	1,817	1,744	1,521	867	642	45%	8,364	YTD	-7%
	# of Pending Transactions	743	902	926	681	1,002	1,231	1,304	1,358	1,315	1,204	919	844	21%	6,789	YTD	-6%
	Months Supply of Inventory	1.0	0.9	1.1	1.7	1.3	1.2	1.3	1.5	1.6	1.7	1.8	1.4	-30%	1.2	AVG	-25%
	# of Closed Sales	551	643	835	654	629	901	1,093	1,109	1,189	1,202	992	972	10%	5,306	YTD	-7%
	Median Closed Price	670,000	675,000	725,000	751,503	715,000	749,000	750,000	766,000	760,000	750,000	760,000	735,000	7%	720,808	WA	3%
2019	Active Listings (EOM)	1,130	1,215	1,416	1,635	2,077	2,104	1,979	1,833	1,959	1,772	1,310	838	45%	1,651	AVG	101%
	New Listings Taken in Month	877	815	1,391	1,500	1,800	1,456	1,170	1,044	1,274	1,088	595	353	-8%	9,009	YTD	10%
	# of Pending Transactions	762	687	1,105	1,182	1,204	1,191	1,081	981	948	1,010	846	582	11%	7,212	YTD	9%
	Months Supply of Inventory	1.5	1.8	1.3	1.4	1.7	1.8	1.8	1.9	2.1	1.8	1.5	1.4	30%	1.6	AVG	89%
	# of Closed Sales	470	611	710	875	1,069	983	990	968	750	859	812	744	1%	5,708	YTD	1%
	Median Closed Price	640,000	690,000	698,498	707,000	722,000	729,900	700,500	692,500	684,500	715,000	675,000	695,000	-5%	699,316	WA	-5%
2018	# of Active Listings	421	460	600	730	936	1,246	1,365	1,464	1,965	1,954	1,660	1,111	71%	823	A	34%
	New Listings Taken in Month	720	791	1,208	1,191	1,474	1,518	1,269	1,168	1,560	1,223	771	311	-1%	8,171	YTD	2%
	# of Pending Transactions	588	745	1,001	1,012	1,203	1,118	970	875	861	879	753	498	-8%	6,637	YTD	-8%
	Months Supply of Inventory	0.7	0.6	0.6	0.7	0.8	1.1	1.4	1.7	2.3	2.2	2.2	2.2	87%	0.9	A	40%
	# of Closed Sales	470	545	770	875	1,012	1,019	977	875	668	798	667	627	-9%	5,668	T	-8%
	Median Closed Price	700,000	714,000	730,000	750,000	759,500	740,000	735,000	700,000	707,250	706,250	695,000	699,000	5%	733,131	WA	13%

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

MARKET UPDATE

July, 2022



Seattle (All Areas) 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)	486	470	566	606	668	718	796	715	891	810	534	299	-20%	616	AVG	-22%
	New Listings Taken in Month	721	770	1,169	1,110	1,379	1,381	1,195	1,123	1,274	1,027	698	354	-7%	7,725	YTD	-4%
	# of Pending Transactions	662	797	1,063	1,057	1,293	1,274	1,056	1,136	1,065	1,037	874	502	-7%	7,202	YTD	-5%
	Months Supply of Inventory	0.7	0.6	0.5	0.6	0.5	0.6	0.8	0.6	0.8	0.8	0.6	0.6	-14%	0.6	AVG	-18%
	# of Closed Sales	588	564	862	849	1,076	1,129	1,079	1,083	947	992	889	810	-8%	6,147	YTD	-3%
	Median Closed Price	595,000	620,000	630,900	660,000	650,000	685,000	699,000	689,000	675,000	667,450	680,000	679,499	17%	650,320	WA	14%
2016	Active Listings (EOM)	613	651	712	864	837	852	994	938	1,173	916	649	438	12%	789	AVG	-6%
	New Listings Taken in Month	766	866	1,203	1,275	1,332	1,304	1,281	1,153	1,382	923	591	405	7%	8,027	YTD	2%
	# of Pending Transactions	649	867	1,144	1,149	1,367	1,273	1,140	1,205	1,142	1,134	858	584	-5%	7,589	YTD	-7%
	Months Supply of Inventory	0.9	0.8	0.6	0.8	0.6	0.7	0.9	0.8	1.0	0.8	0.8	0.8	18%	0.7	AVG	0%
	# of Closed Sales	502	608	813	952	1,027	1,263	1,171	1,169	1,074	1,009	959	853	-2%	6,336	YTD	1%
	Median Closed Price	538,500	554,225	552,000	564,300	579,000	585,000	599,000	599,000	580,000	575,000	575,000	600,000	16%	568,112	WA	16%
2015	Active Listings (EOM)	755	797	803	854	898	873	890	915	1,004	933	663	438	-40%	839	AVG	-32%
	New Listings Taken in Month	754	838	1,130	1,356	1,331	1,265	1,201	1,114	1,184	961	599	379	-5%	7,875	YTD	-3%
	# of Pending Transactions	783	855	1,214	1,424	1,336	1,336	1,204	1,102	1,106	1,021	840	520	6%	8,152	YTD	10%
	Months Supply of Inventory	1.0	0.9	0.7	0.6	0.7	0.7	0.7	0.8	0.9	0.9	0.8	0.8	-44%	0.7	AVG	-36%
	# of Closed Sales	510	539	775	958	1,099	1,181	1,189	1,011	968	959	691	811	18%	6,251	YTD	11%
	Median Closed Price	464,000	442,500	489,950	494,000	499,999	516,000	517,500	536,000	507,500	493,000	515,000	550,000	10%	490,443	WA	12%
2014	Active Listings (EOM)	1,026	1,036	1,044	1,169	1,382	1,429	1,492	1,363	1,478	1,312	1,041	749	-6%	1,225	AVG	-2%
	New Listings Taken in Month	862	871	1,097	1,243	1,455	1,322	1,267	1,014	1,260	1,024	605	381	2%	8,117	YTD	2%
	# of Pending Transactions	764	859	1,079	1,127	1,214	1,221	1,131	1,093	1,071	1,071	804	585	-6%	7,395	YTD	-1%
	Months Supply of Inventory	1.3	1.2	1.0	1.0	1.1	1.2	1.3	1.2	1.4	1.2	1.3	1.3	0%	1.2	AVG	0%
	# of Closed Sales	510	525	783	829	961	1,008	1,006	914	877	940	742	788	-5%	5,622	YTD	0%
	Median Closed Price	423,500	427,000	416,000	426,000	449,250	450,000	470,000	435,000	452,000	458,725	447,475	459,500	9%	438,128	WA	8%
2013	Active Listings (EOM)	978	1,040	1,069	1,146	1,389	1,511	1,581	1,671	1,709	1,567	1,239	960	-8%	1,245	AVG	-29%
	New Listings Taken in Month	756	886	1,108	1,202	1,389	1,350	1,248	1,167	1,207	1,005	616	393	34%	7,939	YTD	16%
	# of Pending Transactions	748	877	1,111	1,134	1,190	1,208	1,197	1,070	1,062	1,066	811	549	29%	7,465	YTD	12%
	Months Supply of Inventory	1.3	1.2	1.0	1.0	1.2	1.3	1.3	1.6	1.6	1.5	1.5	1.7	-29%	1.2	AVG	-38%
	# of Closed Sales	521	512	726	836	1,015	967	1,054	1,032	856	917	724	708	33%	5,631	YTD	19%
	Median Closed Price	356,000	377,500	409,850	409,250	415,000	420,000	430,000	425,000	419,925	429,900	424,500	420,000	12%	403,971	WA	9%
2012	Active Listings (EOM)	1,832	1,730	1,709	1,722	1,733	1,773	1,718	1,664	1,781	1,510	1,257	966	-41%	1,745	AVG	-39%
	New Listings Taken in Month	758	836	1,076	1,064	1,098	1,051	932	908	1,085	818	585	340	-9%	6,815	YTD	-13%
	# of Pending Transactions	641	891	1,071	1,069	1,097	996	927	922	888	982	746	525	14%	6,692	YTD	15%
	Months Supply of Inventory	2.9	1.9	1.6	1.6	1.6	1.8	1.9	1.8	2.0	1.5	1.7	1.8	-49%	1.9	AVG	-46%
	# of Closed Sales	433	444	617	706	836	891	794	780	705	758	723	606	24%	4,721	YTD	14%
	Median Closed Price	318,000	329,250	359,500	392,750	393,000	392,000	382,750	380,000	370,000	375,000	392,000	395,000	5%	369,124	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

Seattle (All Areas)
RESIDENTIAL & CONDOMINIUM

MONTHLY AVERAGES BASED ON HISTORICAL DATA | 2012 - 2021

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Totals	TT
Active Listings (EOM)	912	926	997	1,102	1,232	1,317	1,379	1,364	1,525	1,390	1,071	738	1,163	AVG
% of 12 Month Avg.	78%	80%	86%	95%	106%	113%	119%	117%	131%	120%	92%	63%		
New Listings Taken in Month	801	874	1,221	1,254	1,418	1,388	1,278	1,173	1,344	1,081	668	402	12,901	T
% of 12 Month Avg.	74%	81%	114%	117%	132%	129%	119%	109%	125%	101%	62%	37%		
# of Pending Transactions	734	856	1,116	1,129	1,246	1,233	1,134	1,099	1,074	1,061	849	587	12,117	T
% of 12 Month Avg.	73%	85%	110%	112%	123%	122%	112%	109%	106%	105%	84%	58%		
Months Supply of Inventory	1.2	1.1	0.9	1.0	1.0	1.1	1.2	1.2	1.4	1.3	1.3	1.3	1.2	AVG
% of 12 Month Avg.	107%	93%	77%	84%	85%	92%	105%	107%	122%	113%	108%	108%		
# of Closed Units	526	582	801	875	1,001	1,077	1,075	1,016	920	959	824	787	10,443	T
% of 12 Month Avg.	60%	67%	92%	100%	115%	124%	124%	117%	106%	110%	95%	90%		
Median Closed Price	545,050	553,948	576,170	593,980	601,671	606,690	608,475	602,150	592,118	596,033	592,898	599,547	589,061	AVG
% of 12 Month Avg.	93%	94%	98%	101%	102%	103%	103%	102%	101%	101%	101%	102%		

Seattle (All Areas)
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	5	6	3	5	2	4	4						29
\$250,000 to \$499,999	114	112	142	158	133	125	112						896
\$500,000 to \$749,999	211	221	224	233	220	244	199						1,552
\$750,000 to \$999,999	161	159	294	254	311	273	265						1,717
\$1,000,000 to \$1,499,999	72	149	225	266	277	249	174						1,412
\$1,500,000 to \$2,499,999	34	54	123	125	137	130	101						704
\$2,500,000 and above	5	13	36	31	42	40	27						194
Grand Total	602	714	1,047	1,072	1,122	1,065	882						6,504

2021

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	2	5	7	8	4	13	3	6	3	3	9	10	42
\$250,000 to \$499,999	114	131	158	184	185	180	175	188	186	142	150	145	1,127
\$500,000 to \$749,999	241	312	390	345	346	418	406	332	364	367	337	285	2,458
\$750,000 to \$999,999	200	200	278	313	319	371	366	342	317	293	253	285	2,047
\$1,000,000 to \$1,499,999	100	114	170	207	270	268	263	217	178	210	194	133	1,392
\$1,500,000 to \$2,499,999	38	48	85	127	124	132	139	110	100	95	72	77	693
\$2,500,000 and above	13	12	21	25	37	33	44	26	21	34	26	8	185
Grand Total	708	822	1,109	1,209	1,285	1,415	1,396	1,221	1,169	1,144	1,041	943	7,944

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	150%	20%	-57%	-37%	-50%	-69%	33%						-31%
\$250,000 to \$499,999	0%	-15%	-10%	-14%	-28%	-31%	-36%						-20%
\$500,000 to \$749,999	-12%	-29%	-43%	-32%	-36%	-42%	-51%						-37%
\$750,000 to \$999,999	-20%	-21%	6%	-19%	-3%	-26%	-28%						-16%
\$1,000,000 to \$1,499,999	-28%	31%	32%	29%	3%	-7%	-34%						1%
\$1,500,000 to \$2,499,999	-11%	12%	45%	-2%	10%	-2%	-27%						2%
\$2,500,000 and above	-62%	8%	71%	24%	14%	21%	-39%						5%
Grand Total	-15%	-13%	-6%	-11%	-13%	-25%	-37%						-18%