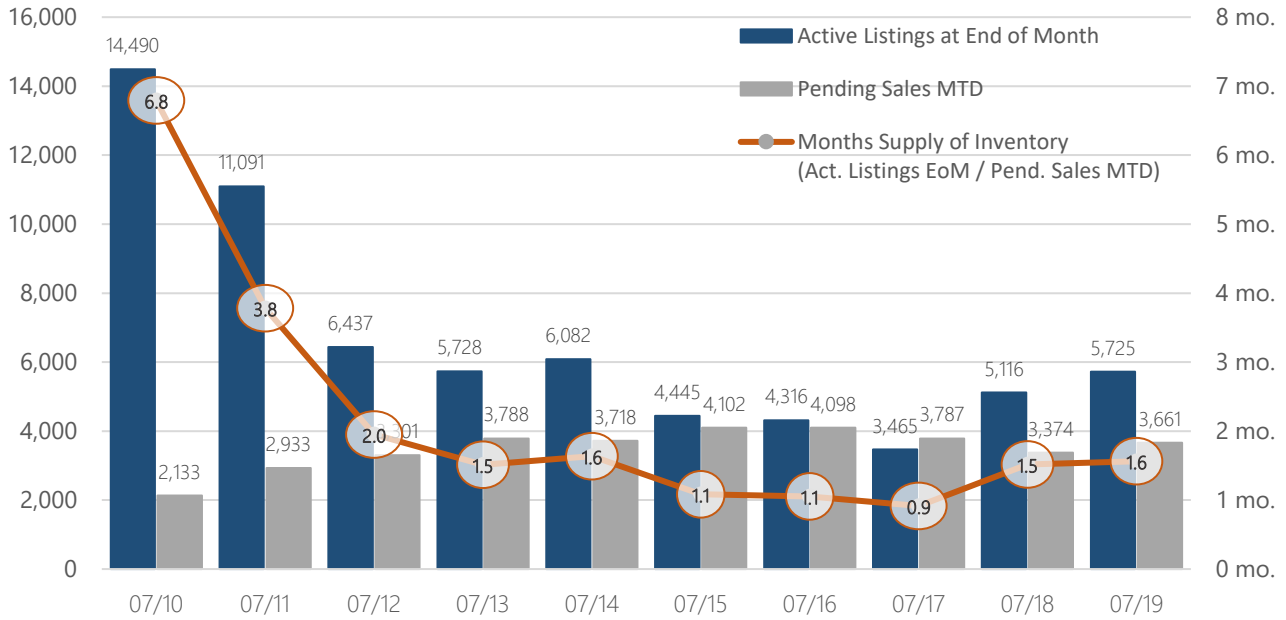
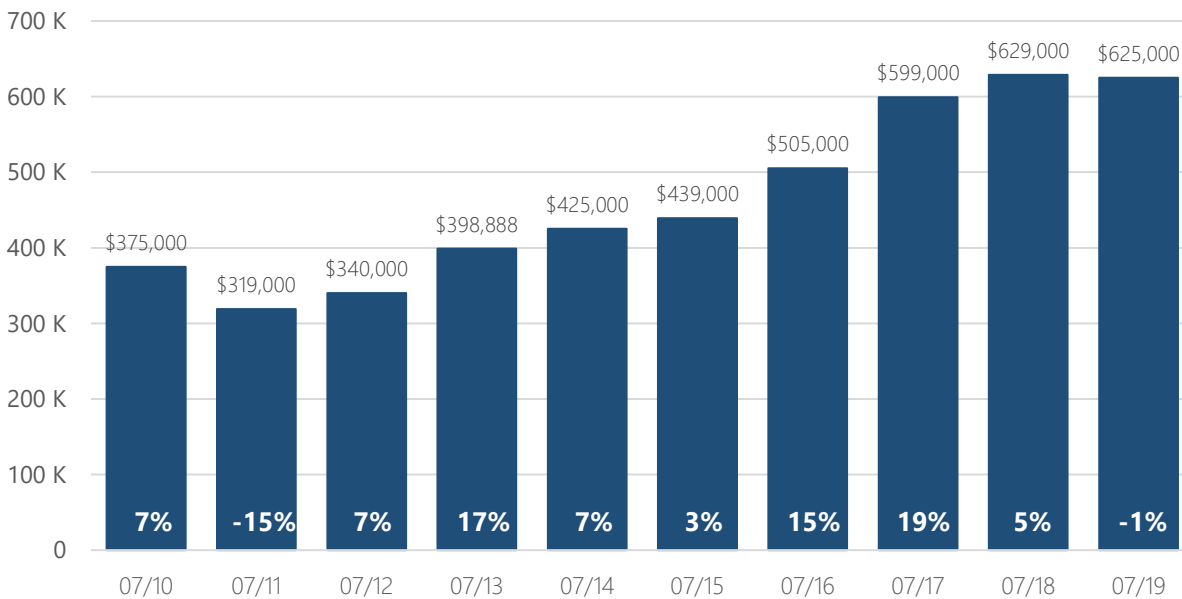


**All King County
RESIDENTIAL & CONDOMINIUM**

Active, Pending, & Months Supply of Inventory



Median Closed Sales Price For Current Month Listings

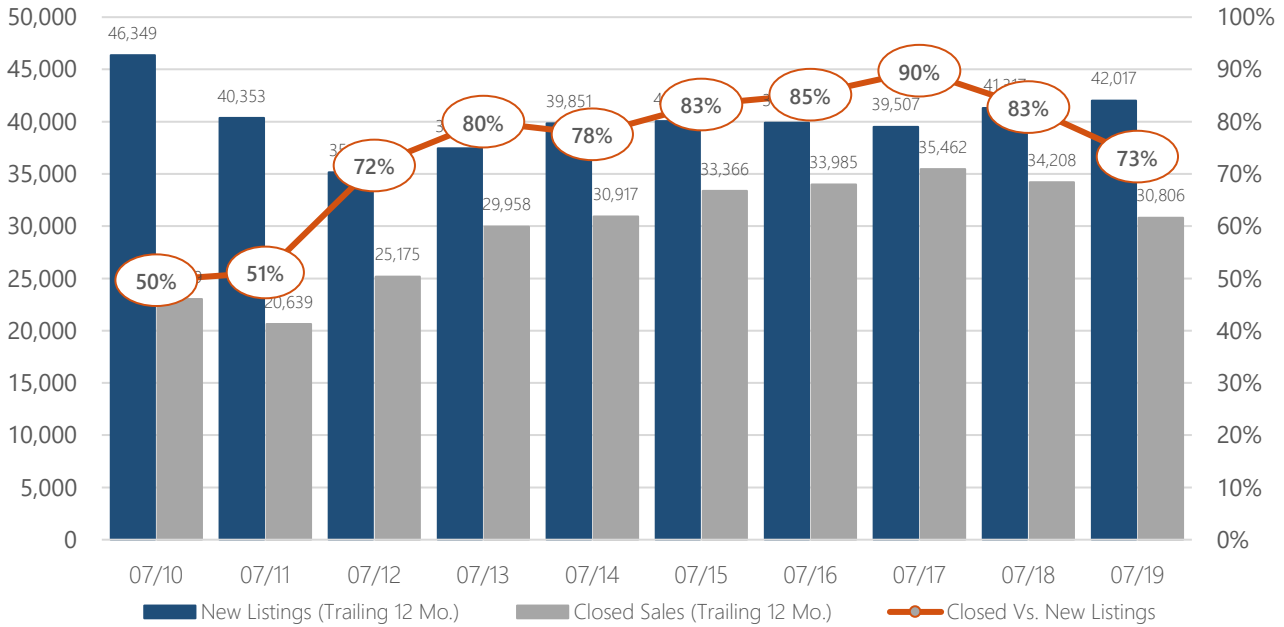


Created by Windermere Real Estate/East Inc. using NWMLS data, but information was not verified or published by NWMLS.

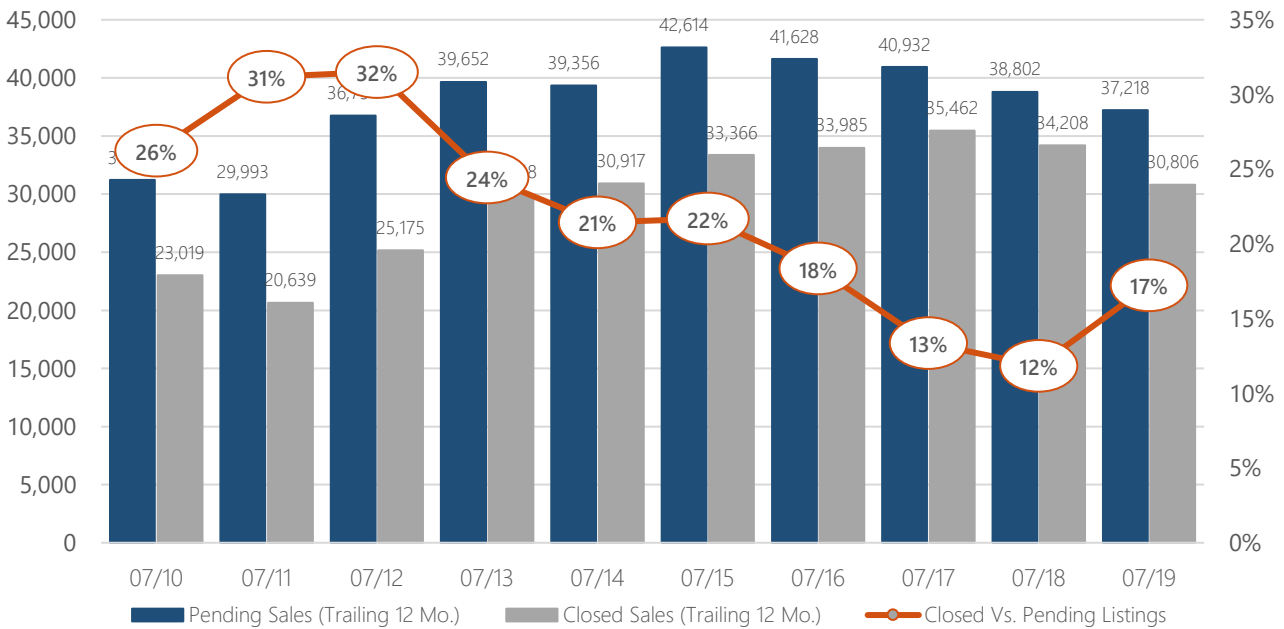
All King County

RESIDENTIAL & CONDOMINIUM

What Are The Odds of Selling?



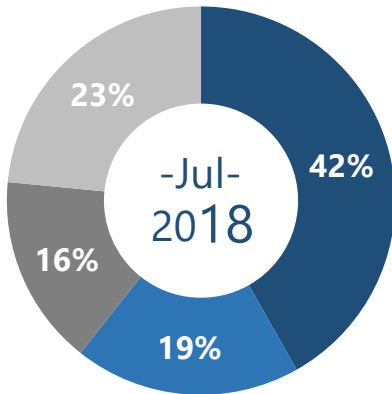
Percentage of Pending Sales that do not Close



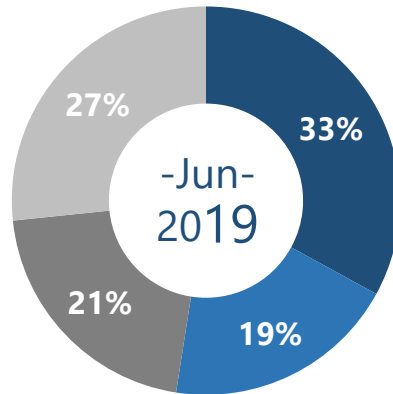
All King County

RESIDENTIAL & CONDOMINIUM

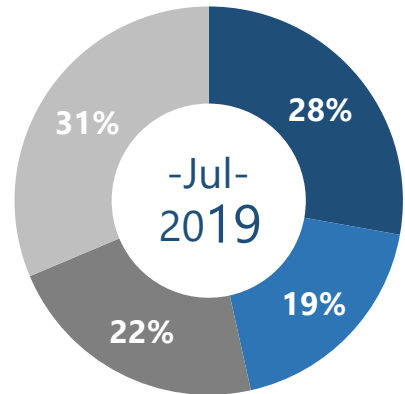
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH



SOLD ABOVE LIST PRICE



SOLD AT LIST PRICE



SOLD BELOW LIST PRICE



PRICE CHANGE BEFORE SALE

JULY 2019

	SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	6	12	20	69
NUMBER OF SALES IN MONTH	910	612	724	1,026
MEDIAN DIFFERENCE FROM LIST PRICE	3%	0%	-2%	N/A

Area	Months Inventory		Area	Months Inventory	
	2018	2019		2018	2019
100	1.6	1.0	530	1.1	1.2
110	1.4	0.8	540	1.7	1.8
120	1.5	1.2	550	1.4	1.5
130	1.3	1.8	560	1.8	1.5
140	1.3	1.5	600	1.4	1.6
300	1.3	1.5	610	1.3	1.5
310	1.4	1.0	700	1.9	1.9
320	1.7	1.1	705	1.1	1.4
330	1.3	1.2	710	1.4	1.6
340	1.5	1.2	715	2.1	1.6
350	1.9	1.7	720	1.5	1.2
360	1.5	1.3	730	1.2	1.2
380	1.2	2.5	740	1.2	1.2
385	1.5	2.0	750	1.5	1.4
390	1.4	2.2	760	1.2	1.3
500	2.0	1.9	770	1.3	1.2
510	2.5	2.8	800	2.2	1.9
520	3.1	3.0			



Months Supply of Inventory

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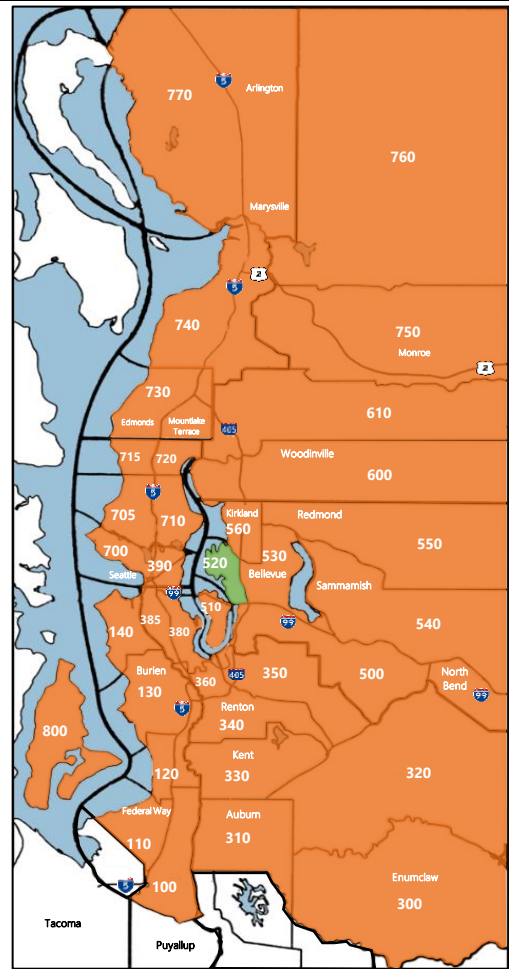
CURRENT MONTH

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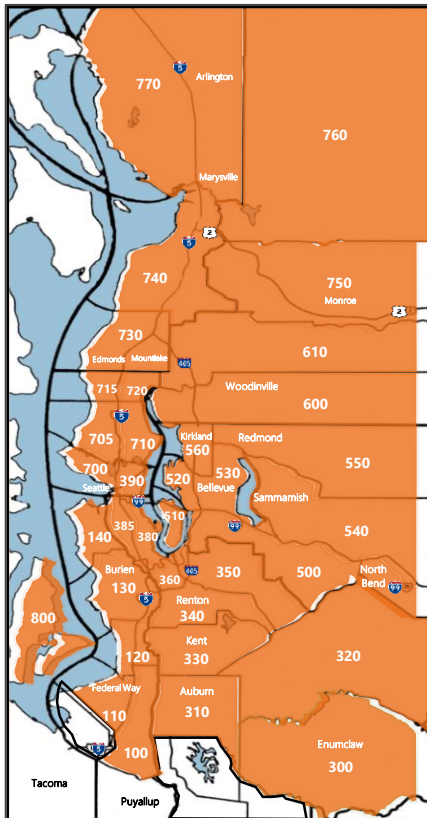
KING & SNOHOMISH COUNTY

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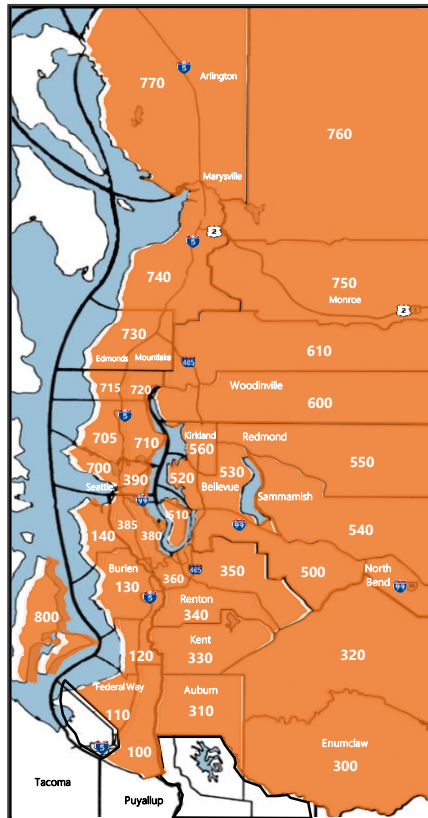
RESIDENTIAL & CONDOMINIUM



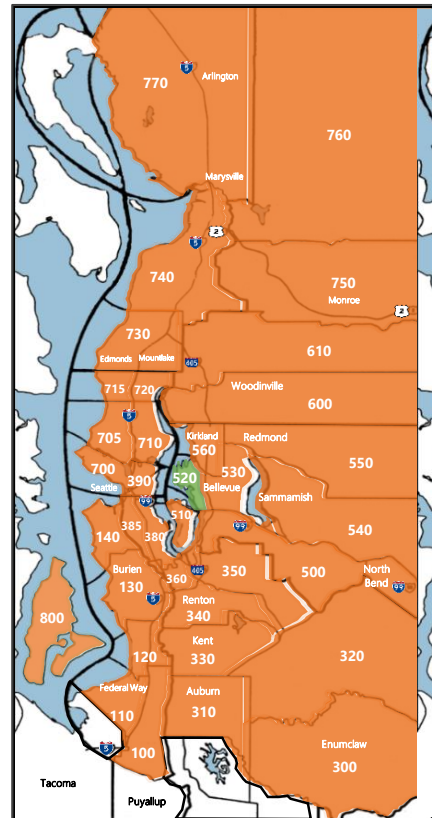
3 YEARS AGO



2 YEARS AGO

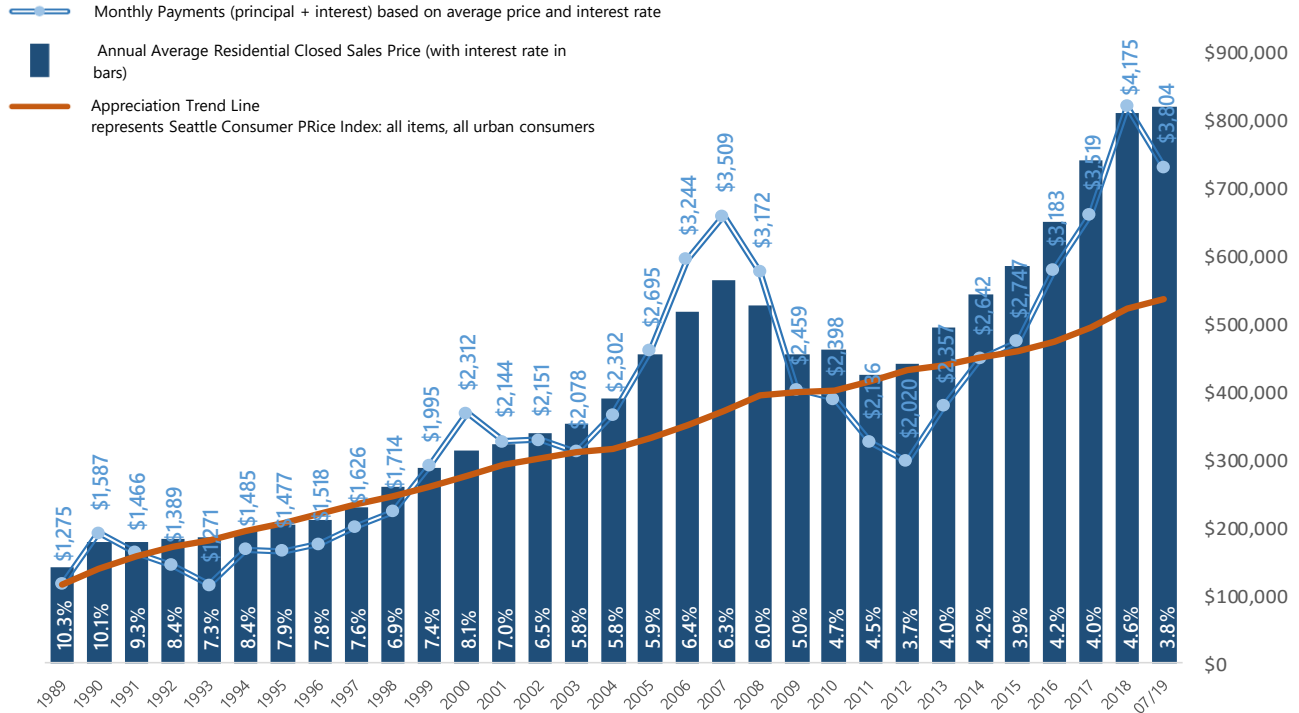


1 YEAR AGO



Created by Windermere Real Estate/East Inc. using NWMLS data. 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.

Monthly Payments Vs. Appreciation Trendline King County



All King County

RESIDENTIAL & CONDOMINIUM

The Cost of Waiting a Year

King County	Median Price	Rate 30-Year-Fixed	P&I Principal & Interest
July, 2019	\$625,000	3.77%	\$2,902
July, 2018	\$629,000	4.53%	\$3,198
	-\$4,000	-0.76%	-\$297 Per Month -\$3,560 Per Year

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%	1,852	56.6%
15 - 30	97.9%	98.7%	581	17.8%
31 - 60	95.8%	98.6%	505	15.4%
61 - 90	94.0%	98.5%	168	5.1%
90+	92.5%	98.5%	166	5.1%
Totals			3,272	100.0%

All King County
RESIDENTIAL & CONDOMINIUM

2019

SALES PRICE	CLOSED SALES JAN	CLOSED SALES FEB	CLOSED SALES MAR	CLOSED SALES APR	CLOSED SALES MAY	CLOSED SALES JUN	CLOSED SALES JUL	CLOSED SALES AUG	CLOSED SALES SEPT	CLOSED SALES OCT	CLOSED SALES NOV	CLOSED SALES DEC	CLOSED SALES YTD
\$0 to \$249,999	83	78	94	96	94	113	112						670
\$250,000 to \$499,999	570	572	681	834	928	973	1,021						5,579
\$500,000 to \$749,999	459	583	719	837	1,055	986	973						5,612
\$750,000 to \$999,999	231	280	386	487	618	617	580						3,199
\$1,000,000 to \$1,499,999	158	183	253	296	414	420	370						2,094
\$1,500,000 to \$2,499,999	57	70	104	144	179	174	161						889
\$2,500,000 and above	13	18	39	40	51	62	55						278
Grand Total	1,571	1,784	2,276	2,734	3,339	3,345	3,272						18,321

2018

SALES PRICE	CLOSED SALES JAN	CLOSED SALES FEB	CLOSED SALES MAR	CLOSED SALES APR	CLOSED SALES MAY	CLOSED SALES JUN	CLOSED SALES JUL	CLOSED SALES AUG	CLOSED SALES SEPT	CLOSED SALES OCT	CLOSED SALES NOV	CLOSED SALES DEC	CLOSED SALES YTD
\$0 to \$249,999	99	117	100	110	134	121	112	148	99	121	89	111	793
\$250,000 to \$499,999	574	630	761	790	924	998	983	977	757	851	749	736	5,660
\$500,000 to \$749,999	432	506	681	776	851	1,013	942	839	683	731	664	628	5,201
\$750,000 to \$999,999	274	331	494	573	626	650	603	540	391	466	393	341	3,551
\$1,000,000 to \$1,499,999	160	183	293	312	400	458	411	360	282	295	223	213	2,217
\$1,500,000 to \$2,499,999	74	69	106	136	189	195	149	120	91	118	98	97	918
\$2,500,000 and above	23	23	36	53	49	66	46	47	34	35	28	33	296
Grand Total	1,636	1,859	2,471	2,750	3,173	3,501	3,246	3,031	2,337	2,617	2,244	2,159	18,636

YOY % CHANGE

SALES PRICE	CLOSED SALES JAN	CLOSED SALES FEB	CLOSED SALES MAR	CLOSED SALES APR	CLOSED SALES MAY	CLOSED SALES JUN	CLOSED SALES JUL	CLOSED SALES AUG	CLOSED SALES SEPT	CLOSED SALES OCT	CLOSED SALES NOV	CLOSED SALES DEC	CLOSED SALES YTD
\$0 to \$249,999	-16%	-33%	-6%	-13%	-30%	-7%	0%						-16%
\$250,000 to \$499,999	-1%	-9%	-11%	6%	0%	-3%	4%						-1%
\$500,000 to \$749,999	6%	15%	6%	8%	24%	-3%	3%						8%
\$750,000 to \$999,999	-16%	-15%	-22%	-15%	-1%	-5%	-4%						-10%
\$1,000,000 to \$1,499,999	-1%	0%	-14%	-5%	3%	-8%	-10%						-6%
\$1,500,000 to \$2,499,999	-23%	1%	-2%	6%	-5%	-11%	8%						-3%
\$2,500,000 and above	-43%	-22%	8%	-25%	4%	-6%	20%						-6%
Grand Total	-4%	-4%	-8%	-1%	5%	-4%	1%						-2%

All King County Statistics To Know Residential

	July, 2019	July, 2018	Difference	% Change
Months Supply of Inventory	1.5	1.5	0.0	-3%
Active Listings at End of Month	4,399	4,163	236	6%
Pending Sales MTD	2,919	2,693	226	8%
Pending Sales (Trailing 12 Months)	29,410	30,245	-835	-3%
Closed Sales MTD	2,635	2,577	58	2%
Closed Sales (Trailing 12 Months)	24,352	26,544	-2,192	-8%
Closed Sales Price (Median)	\$680,000	\$699,000	-\$19,000	-3%
30-Year-Fixed-Rate Mortgage Rate	3.8%	4.5%	-0.8%	-17%
Monthly Payments (P&I)	\$3,157	\$3,554	-\$397	-11%

Condominium

	July, 2019	July, 2018	Difference	% Change
Months Supply of Inventory	1.8	1.4	0.4	28%
Active Listings at End of Month	1,326	953	373	39%
Pending Sales MTD	742	681	61	9%
Pending Sales (Trailing 12 Months)	7,808	8,557	-749	-9%
Closed Sales MTD	645	684	-39	-6%
Closed Sales (Trailing 12 Months)	6,454	7,664	-1,210	-16%
Closed Sales Price (Median)	\$400,000	\$414,250	-\$14,250	-3%
30-Year-Fixed-Rate Mortgage Rate	3.8%	4.5%	-0.8%	-17%
Monthly Payments (P&I)	\$1,857	\$2,106	-\$249	-12%

Residential & Condominium

	July, 2019	July, 2018	Difference	% Change
Months Supply of Inventory	1.6	1.5	0.0	3%
Active Listings at End of Month	5,725	5,116	609	12%
Pending Sales MTD	3,661	3,374	287	9%
Pending Sales (Trailing 12 Months)	37,218	38,802	-1,584	-4%
Closed Sales MTD	3,280	3,261	19	1%
Closed Sales (Trailing 12 Months)	30,806	34,208	-3,402	-10%
Closed Sales Price (Median)	\$625,000	\$629,000	-\$4,000	-1%
30-Year-Fixed-Rate Mortgage Rates	3.8%	4.5%	-0.8%	-17%
Monthly Payments (P&I)	\$2,902	\$3,198	-\$297	-9%

All King County RESIDENTIAL & CONDOMINIUM

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2019																
Active Listings (EOM)	3,688	3,744	4,263	4,624	5,785	5,931	5,725						12%	4,823	AVG	61%
New Listings Taken in Month	2,591	2,381	4,153	4,365	5,483	4,381	3,740						-13%	27,094	YTD	0%
# of Pending Transactions	2,452	2,278	3,657	3,988	4,196	3,931	3,661						9%	24,163	YTD	5%
Months Supply of Inventory	1.5	1.6	1.2	1.2	1.4	1.5	1.6						3%	1.4	AVG	60%
# of Closed Sales	1,575	1,795	2,290	2,739	3,378	3,357	3,280						1%	18,414	YTD	-2%
Median Closed Price	565,000	604,000	622,500	625,000	645,000	637,675	625,000						-1%	618,720	WA	-1%
2018																
Active Listings (EOM)	1,509	1,645	2,060	2,591	3,562	4,503	5,116	5,803	6,587	6,283	5,241	3,690	48%	2,998	AVG	23%
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	-11%	27,173	YTD	7%
# 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	-11%	23,071	YTD	-6%
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	66%	0.9	AVG	27%
# 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%	18,699	YTD	-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	5%	624,980	WA	14%
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	-20%	2,440	AVG	-23%
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	-4%	25,500	YTD	-5%
# 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	-8%	24,548	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	-13%	0.7	AVG	-19%
# 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	-5%	19,613	YTD	0%
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	19%	547,392	WA	16%
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	-3%	3,190	AVG	-19%
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	8%	26,759	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	0%	26,026	YTD	-5%
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	-3%	0.9	AVG	-15%
# 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	-3%	19,695	YTD	-1%
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	15%	473,812	WA	13%

MONTHLY AVERAGES BASED ON HISTORICAL DATA | 2009 - 2018

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Totals	TT
Active Listings (EOM)	5,769	5,914	6,117	6,427	6,825	7,144	7,476	7,464	7,497	6,886	5,957	4,787	6,522	AVG
% of 12 Month Avg.	88%	91%	94%	99%	105%	110%	115%	114%	115%	106%	91%	73%		
New Listings Taken in Month	2,905	2,992	3,839	4,045	4,269	4,271	4,038	3,693	3,651	3,085	2,137	1,451	40,375	T
% of 12 Month Avg.	86%	89%	114%	120%	127%	127%	120%	110%	109%	92%	64%	43%		
# of Pending Transactions	2,356	2,712	3,469	3,617	3,749	3,645	3,401	3,358	3,129	3,140	2,534	1,934	37,043	T
% of 12 Month Avg.	76%	88%	112%	117%	121%	118%	110%	109%	101%	102%	82%	63%		
Months Supply of Inventory	2.4	2.2	1.8	1.8	1.8	2.0	2.2	2.2	2.4	2.2	2.4	2.5	2.1	AVG
% of 12 Month Avg.	114%	101%	82%	83%	85%	91%	102%	103%	111%	102%	109%	115%		
# of Closed Units	1,532	1,550	2,231	2,403	2,788	3,027	2,936	2,847	2,527	2,587	2,241	2,256	28,925	T
% of 12 Month Avg.	64%	64%	93%	100%	116%	126%	122%	118%	105%	107%	93%	94%		

Created by Windermere Real Estate/East Inc. using NWMLS data, but information was not verified or published by NWMLS.

AVG = Average, YTD = Year to Date, WA = Weighted Average, T = Total

All King County RESIDENTIAL & CONDOMINIUM

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	T	YTD % Change
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	-27%	3,920	AVG	-19%
	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	-5%	26,193	YTD	1%
	# 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	10%	27,482	YTD	11%
	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	-34%	1.0	AVG	-27%
	# 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	15%	19,976	YTD	14%
	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	3%	420,159	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	6%	4,845	AVG	7%
	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	5%	25,965	YTD	3%
	# 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	-2%	24,683	YTD	-2%
	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	8%	1.4	AVG	10%
	# 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	-1%	17,541	YTD	-2%
	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	7%	390,692	WA	8%
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	-11%	4,508	AVG	-33%
	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	28%	25,250	YTD	13%
	# 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	15%	25,193	YTD	6%
	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	-22%	1.3	AVG	-39%
	# 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	25%	17,978	YTD	18%
	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	17%	360,127	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	-42%	6,749	AVG	-37%
	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	-12%	22,309	YTD	-12%
	# 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	13%	23,725	YTD	21%
	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	-48%	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	27%	15,274	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	7%	314,137	WA	-2%
2011	Active Listings (EOM)	10,294	10,411	10,500	10,894	11,030	11,173	11,091	10,771	10,382	9,649	8,790	7,472	-23%	10,770	AVG	-16%
	New Listings Taken in Month	3,311	3,049	3,778	3,900	3,786	3,948	3,584	3,219	3,091	2,744	2,236	1,552	-14%	25,356	YTD	-16%
	# of Pending Transactions	2,101	2,440	3,057	2,987	3,113	3,008	2,933	2,996	2,718	2,769	2,486	2,060	38%	19,639	YTD	5%
	Months Supply of Inventory	4.9	4.3	3.4	3.6	3.5	3.7	3.8	3.6	3.8	3.5	3.5	3.6	-44%	3.9	AVG	-23%
	# of Closed Sales	1,259	1,244	1,885	1,896	2,104	2,362	2,072	2,256	1,999	1,853	1,944	1,849	16%	12,822	YTD	-1%
	Median Closed Price	333,500	320,000	319,950	324,500	316,750	317,000	319,000	315,000	310,000	287,500	290,000	291,000	-15%	321,620	WA	-8%
2010	Active Listings (EOM)	10,679	11,539	12,415	12,986	13,345	13,793	14,490	14,217	13,922	13,135	11,867	10,049	7%	12,750	AVG	-2%
	New Listings Taken in Month	4,312	4,122	5,083	5,054	3,480	3,986	4,148	3,524	3,789	3,331	2,457	1,896	-3%	30,185	YTD	4%
	# of Pending Transactions	2,211	2,621	3,479	3,855	2,169	2,219	2,133	2,240	2,187	2,194	2,014	1,719	-23%	18,687	YTD	14%
	Months Supply of Inventory	4.8	4.4	3.6	3.4	6.2	6.2	6.8	6.3	6.4	6.0	5.9	5.8	39%	5.0	AVG	-15%
	# of Closed Sales	1,222	1,255	2,008	2,096	2,233	2,348	1,782	1,654	1,467	1,589	1,331	1,776	-18%	12,944	YTD	28%
	Median Closed Price	350,000	343,500	343,950	340,000	346,000	348,725	375,000	349,450	349,950	350,000	340,000	342,400	7%	349,932	WA	-1%

Created by Windermere Real Estate/East Inc. using NWMLS data, but information was not verified or published by NWMLS.

AVG = Average, YTD = Year to Date, WA = Weighted Average, T = Total