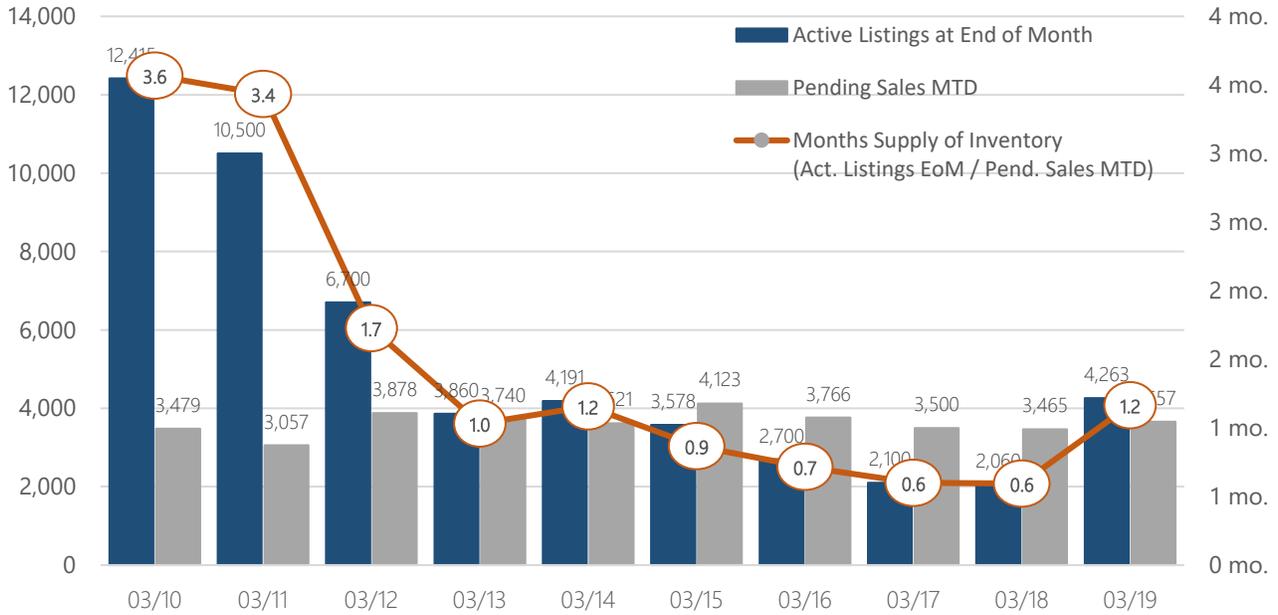
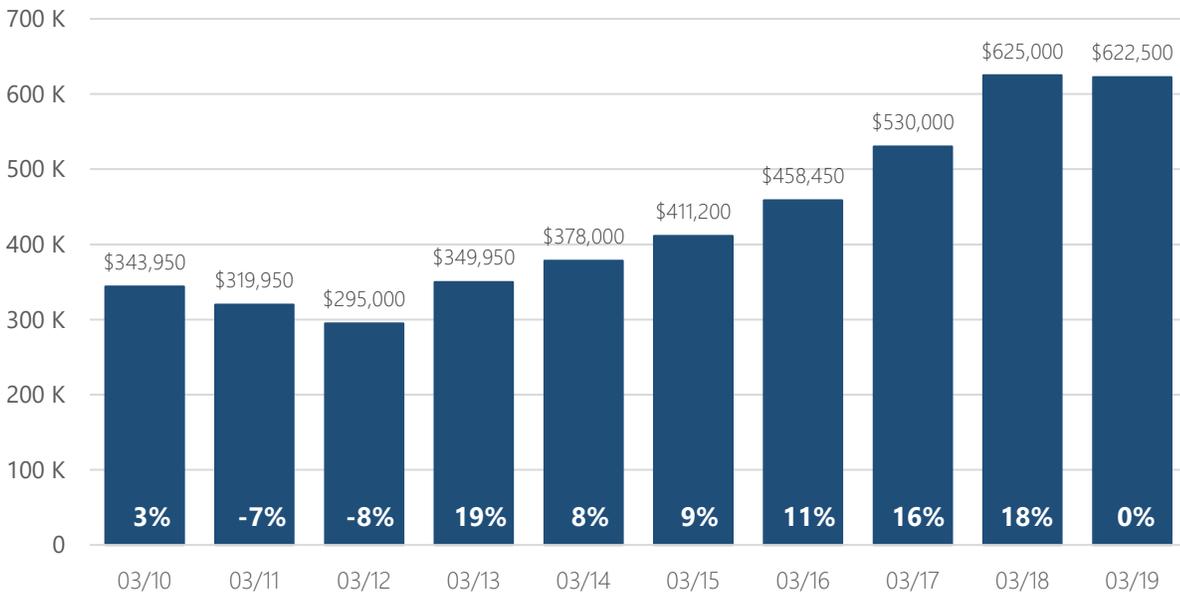


**All King County  
RESIDENTIAL & CONDOMINIUM**

**Active, Pending, & Months Supply of Inventory**



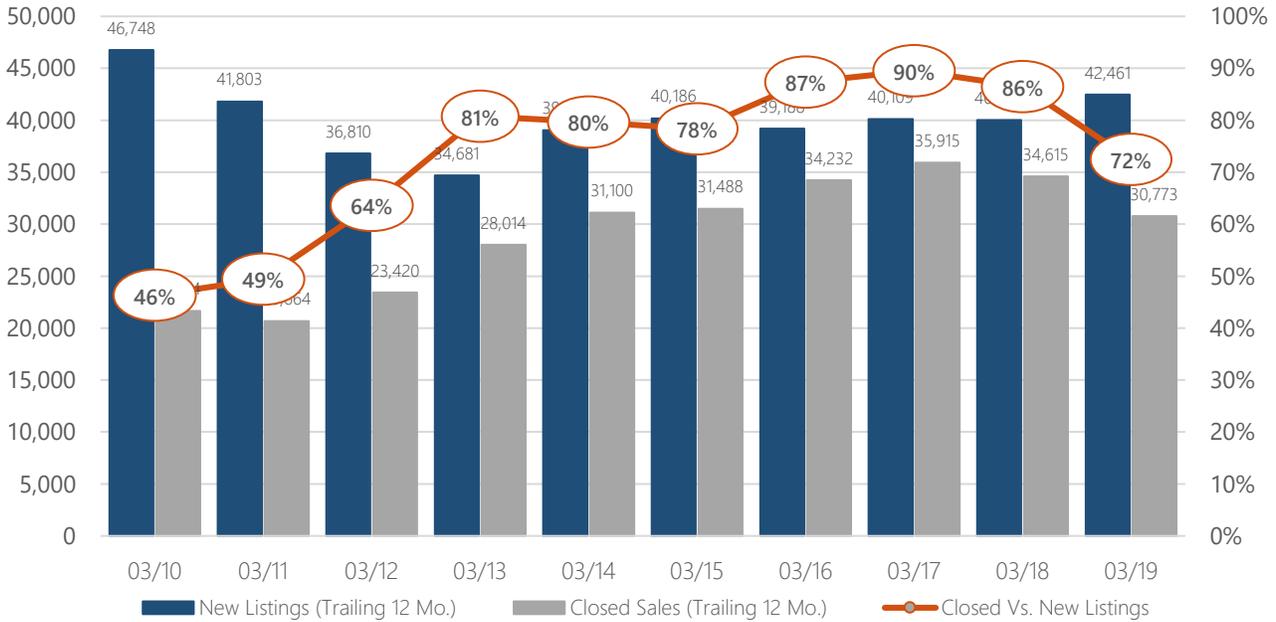
**Median Closed Sales Price For Current Month Listings**



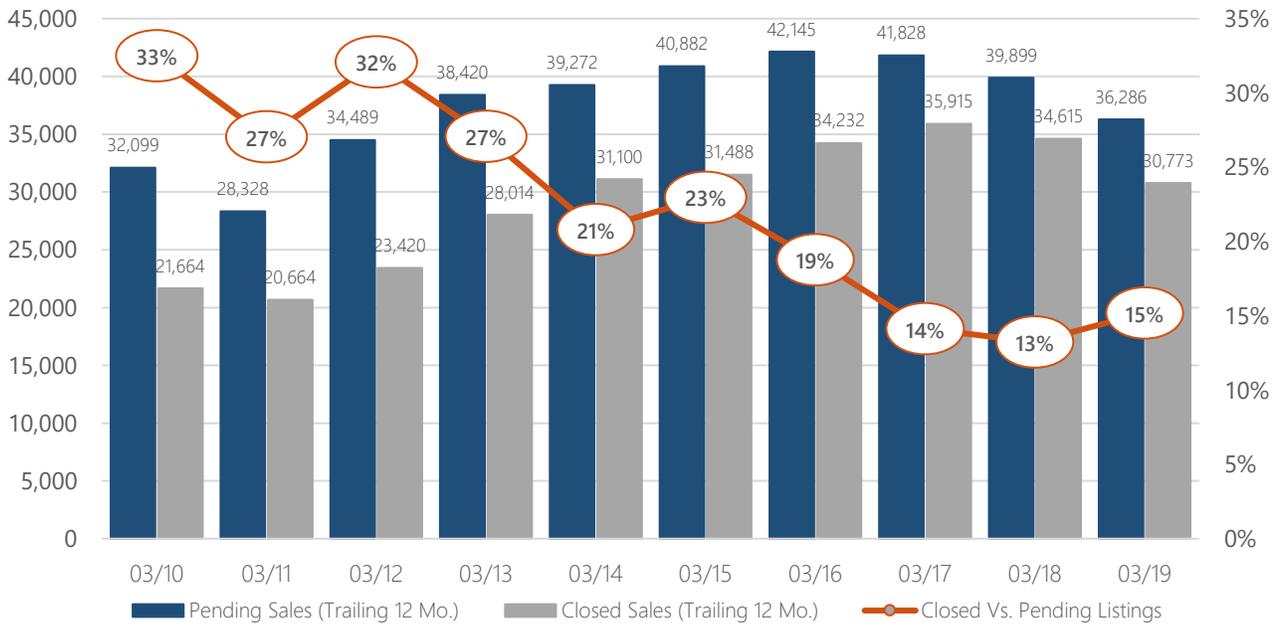
Created by Windermere Real Estate/East Inc. using NWMLS data, but information was not verified or published by NWMLS.

## All King County RESIDENTIAL & CONDOMINIUM

### What Are The Odds of Selling?



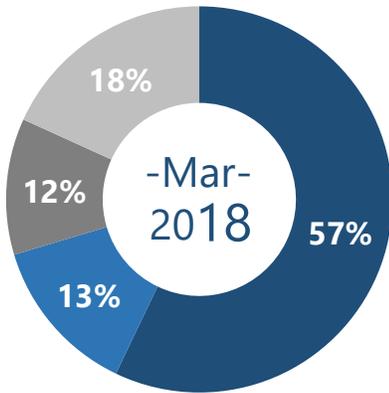
### Percentage of Pending Sales that do not Close



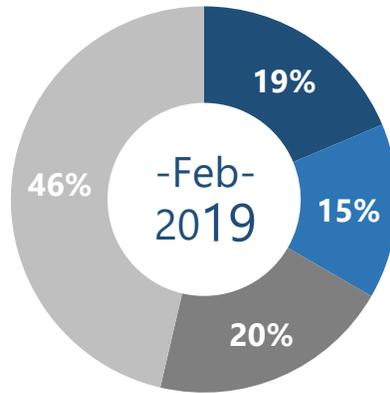
## All King County

### RESIDENTIAL & CONDOMINIUM

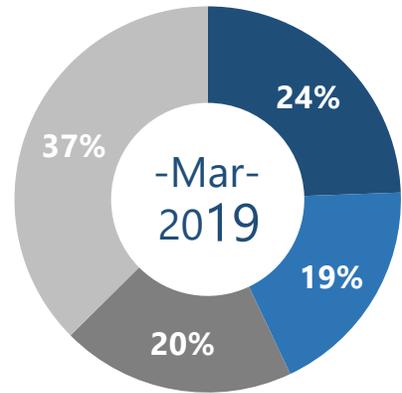
#### PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE



SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH

MARCH 2019	SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	6	13	29	111
NUMBER OF SALES IN MONTH	556	422	446	852
MEDIAN DIFFERENCE FROM LIST PRICE	3%	0%	-2%	N/A

Area	Months Inventory		Area	Months Inventory	
	2018	2019		2018	2019
100	0.5	1.0	530	0.4	0.8
110	0.6	0.6	540	0.5	1.3
120	0.6	0.8	550	0.6	1.2
130	0.5	1.1	560	0.6	1.3
140	0.4	0.9	600	0.6	1.1
300	0.9	0.8	610	0.5	1.1
310	0.5	0.9	700	0.8	1.5
320	0.7	1.1	705	0.4	1.0
330	0.5	0.8	710	0.5	1.2
340	0.5	1.0	715	0.6	1.6
350	0.7	1.5	720	0.3	1.2
360	0.8	1.1	730	0.5	0.7
380	0.6	1.0	740	0.3	0.8
385	0.7	1.1	750	0.9	1.0
390	0.7	1.7	760	0.6	0.9
500	0.6	1.2	770	0.5	0.7
510	1.2	3.1	800	1.2	1.7
520	1.3	1.6			



Months Supply of Inventory

•

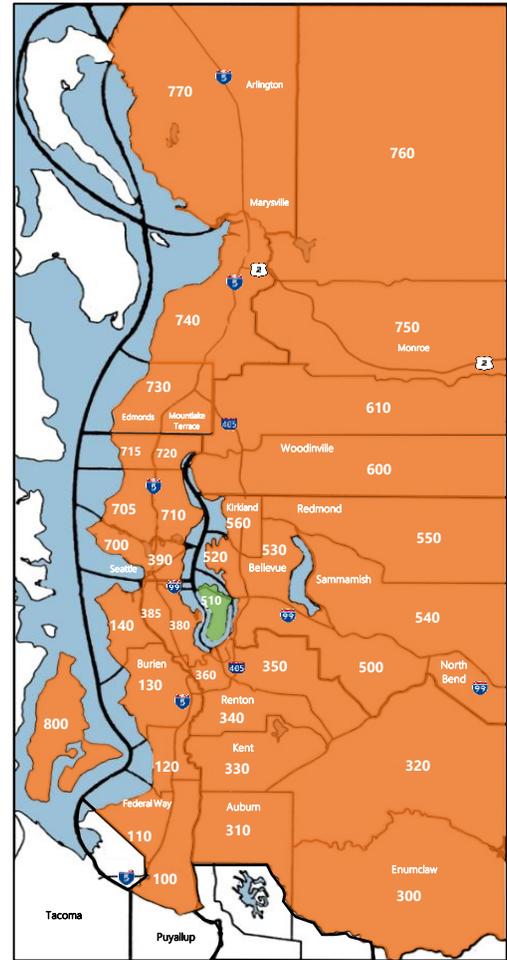
**CURRENT MONTH**

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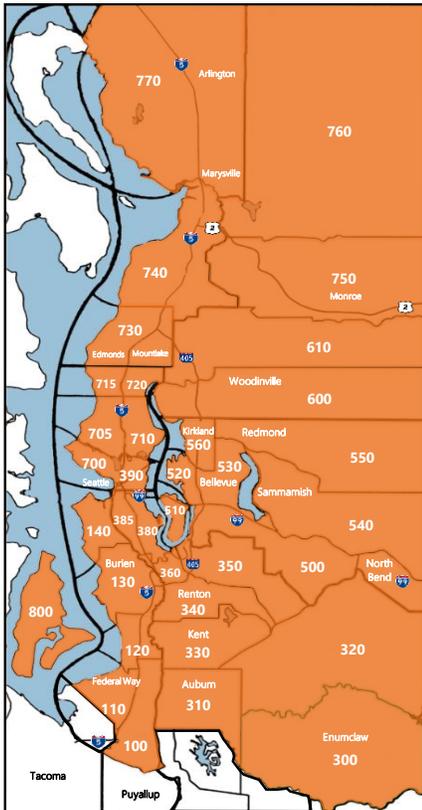
KING & SNOHOMISH COUNTY

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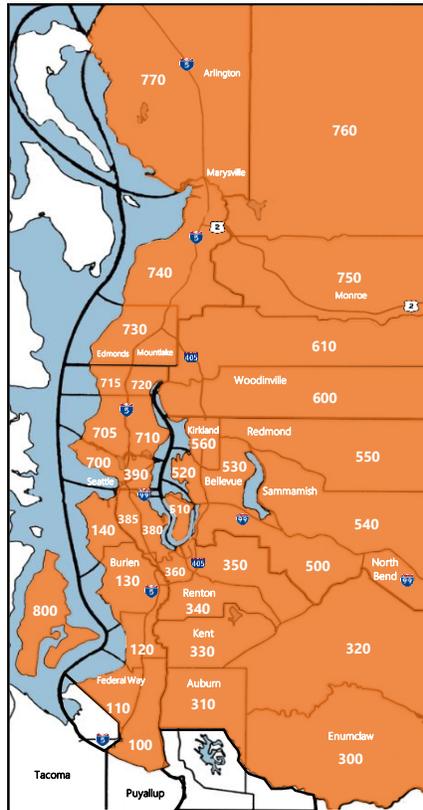
RESIDENTIAL & CONDOMINIUM



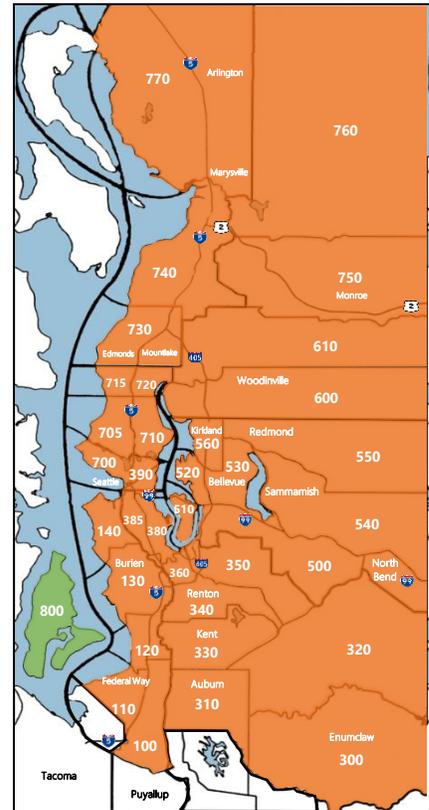
3 YEARS AGO



2 YEARS AGO

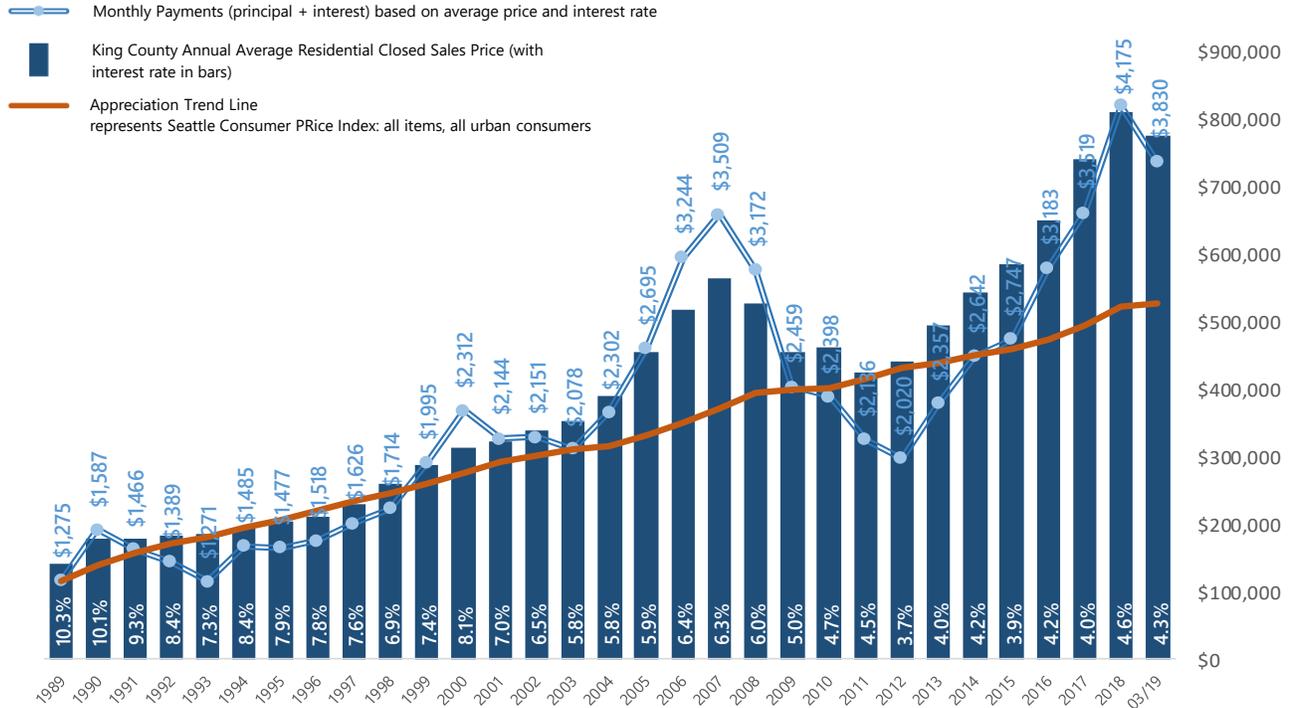


1 YEAR AGO



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 (RESIDENTIAL ONLY)



### All King County

#### RESIDENTIAL & CONDOMINIUM

#### The Cost of Waiting a Year

King County	Median Price	Rate 30-Year-Fixed	P&I Principal & Interest
March, 2019	\$622,500	4.27%	\$3,070
March, 2018	\$625,000	4.44%	\$3,145
	<b>-\$2,500</b>	<b>-0.17%</b>	<b>-\$75</b> Per Month <b>-\$899</b> 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%	1178	51.8%
15 - 30	98.2%	98.8%	328	14.4%
31 - 60	96.8%	98.7%	244	10.7%
61 - 90	95.2%	98.5%	168	7.4%
90+	92.1%	98.0%	358	15.7%
<b>Totals</b>			<b>2276</b>	<b>100.0%</b>

## 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										255
\$250,000 to \$499,999	570	572	681										1,823
\$500,000 to \$749,999	459	583	719										1,761
\$750,000 to \$999,999	231	280	386										897
\$1,000,000 to \$1,499,999	158	183	253										594
\$1,500,000 to \$2,499,999	57	70	104										231
\$2,500,000 and above	13	18	39										70
<b>Grand Total</b>	<b>1,571</b>	<b>1,784</b>	<b>2,276</b>										<b>5,631</b>

### 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	316
\$250,000 to \$499,999	574	630	761	790	924	998	983	977	757	851	749	736	1,965
\$500,000 to \$749,999	432	506	681	776	851	1,013	942	839	683	731	664	628	1,619
\$750,000 to \$999,999	274	331	494	573	626	650	603	540	391	466	393	341	1,099
\$1,000,000 to \$1,499,999	160	183	293	312	400	458	411	360	282	295	223	213	636
\$1,500,000 to \$2,499,999	74	69	106	136	189	195	149	120	91	118	98	97	249
\$2,500,000 and above	23	23	36	53	49	66	46	47	34	35	28	33	82
<b>Grand Total</b>	<b>1,636</b>	<b>1,859</b>	<b>2,471</b>	<b>2,750</b>	<b>3,173</b>	<b>3,501</b>	<b>3,246</b>	<b>3,031</b>	<b>2,337</b>	<b>2,617</b>	<b>2,244</b>	<b>2,159</b>	<b>5,966</b>

### 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%										-19%
\$250,000 to \$499,999	-1%	-9%	-11%										-7%
\$500,000 to \$749,999	6%	15%	6%										9%
\$750,000 to \$999,999	-16%	-15%	-22%										-18%
\$1,000,000 to \$1,499,999	-1%	0%	-14%										-7%
\$1,500,000 to \$2,499,999	-23%	1%	-2%										-7%
\$2,500,000 and above	-43%	-22%	8%										-15%
<b>Grand Total</b>	<b>-4%</b>	<b>-4%</b>	<b>-8%</b>										<b>-6%</b>

## All King County Statistics To Know Residential

	March, 2019	March, 2018	Difference	% Change
Months Supply of Inventory	1.2	0.6	0.5	85%
Active Listings at End of Month	3,277	1,687	1,590	94%
Pending Sales MTD	2,847	2,710	137	5%
Pending Sales (Trailing 12 Months)	28,459	31,026	-2,567	-8%
Closed Sales MTD	1,784	1,883	-99	-5%
Closed Sales (Trailing 12 Months)	24,141	26,832	-2,691	-10%
Closed Sales Price (Median)	\$667,725	\$689,950	-\$22,225	-3%
30-Year-Fixed-Rate Mortgage Rate	4.3%	4.4%	-0.2%	-4%
Monthly Payments (P&I)	\$3,293	\$3,471	-\$179	-5%

## Condominium

	March, 2019	March, 2018	Difference	% Change
Months Supply of Inventory	1.2	0.5	0.7	146%
Active Listings at End of Month	986	373	613	164%
Pending Sales MTD	810	755	55	7%
Pending Sales (Trailing 12 Months)	7,827	8,873	-1,046	-12%
Closed Sales MTD	506	596	-90	-15%
Closed Sales (Trailing 12 Months)	6,632	7,783	-1,151	-15%
Closed Sales Price (Median)	\$434,000	\$466,500	-\$32,500	-7%
30-Year-Fixed-Rate Mortgage Rate	4.3%	4.4%	-0.2%	-4%
Monthly Payments (P&I)	\$2,140	\$2,347	-\$207	-9%

## Residential & Condominium

	March, 2019	March, 2018	Difference	% Change
Months Supply of Inventory	1.2	0.6	0.6	96%
Active Listings at End of Month	4,263	2,060	2,203	107%
Pending Sales MTD	3,657	3,465	192	6%
Pending Sales (Trailing 12 Months)	36,286	39,899	-3,613	-9%
Closed Sales MTD	2,290	2,479	-189	-8%
Closed Sales (Trailing 12 Months)	30,773	34,615	-3,842	-11%
Closed Sales Price (Median)	\$622,500	\$625,000	-\$2,500	0%
30-Year-Fixed-Rate Mortgage Rates	4.3%	4.4%	-0.2%	-4%
Monthly Payments (P&I)	\$3,070	\$3,145	-\$75	-2%

## All King County RESIDENTIAL & CONDOMINIUM

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
<b>2019</b>																
Active Listings (EOM)	3,688	3,744	4,263										107%	3,898	AVG	124%
New Listings Taken in Month	2,591	2,381	4,153										7%	9,125	YTD	4%
# of Pending Transactions	2,452	2,278	3,657										6%	8,387	YTD	2%
Months Supply of Inventory	1.5	1.6	1.2										96%	1.4	AVG	125%
# of Closed Sales	1,575	1,795	2,290										-8%	5,660	YTD	-5%
Median Closed Price	565,000	604,000	622,500										0%	598,129	WA	0%
<b>2018</b>																
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	-2%	1,738	AVG	-9%
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	-1%	8,760	YTD	5%
# 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	-1%	8,227	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	-1%	0.6	AVG	-5%
# 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	-8%	5,978	YTD	-8%
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	18%	596,250	WA	18%
<b>2017</b>																
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	-22%	1,905	AVG	-24%
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%	8,380	YTD	-7%
# 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	-7%	8,607	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	-16%	0.7	AVG	-20%
# 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%	6,485	YTD	6%
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	16%	504,673	WA	14%
<b>2016</b>																
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	-25%	2,519	AVG	-29%
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	2%	9,037	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	-9%	9,189	YTD	-9%
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	-17%	0.8	AVG	-22%
# 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	-4%	6,114	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	11%	443,586	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	-15%	3,556	AVG	-14%
	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	8%	9,186	YTD	4%
	# 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	14%	10,128	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	-25%	1.1	AVG	-23%
	# 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	16%	6,148	YTD	10%
	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%	392,629	WA	6%
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%	4,146	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	1%	8,835	YTD	-1%
	# 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%	9,061	YTD	-6%
	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	12%	1.4	AVG	15%
	# 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	-3%	5,591	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	8%	369,394	WA	11%
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	-42%	3,856	AVG	-45%
	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	0%	8,930	YTD	2%
	# 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	-4%	9,655	YTD	3%
	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	-40%	1.2	AVG	-48%
	# 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	14%	5,845	YTD	15%
	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	19%	333,121	WA	17%
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	-36%	7,036	AVG	-32%
	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	-10%	8,750	YTD	-14%
	# 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	27%	9,419	YTD	24%
	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	-50%	2.3	AVG	-44%
	# 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	10%	5,085	YTD	16%
	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	-8%	283,588	WA	-13%
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	-15%	10,402	AVG	-10%
	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	-26%	10,138	YTD	-25%
	# 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	-12%	7,598	YTD	-9%
	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	-4%	4.2	AVG	-2%
	# 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	-6%	4,388	YTD	-2%
	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	-7%	324,609	WA	-6%
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	-5%	11,544	AVG	-9%
	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	27%	13,517	YTD	14%
	# 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	69%	8,311	YTD	61%
	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	-44%	4.3	AVG	-43%
	# 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	61%	4,485	YTD	49%
	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	3%	345,842	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**