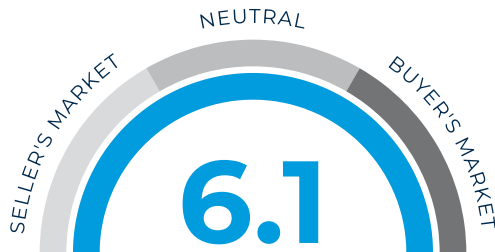


SEPTEMBER 2026 - ALL KING CO

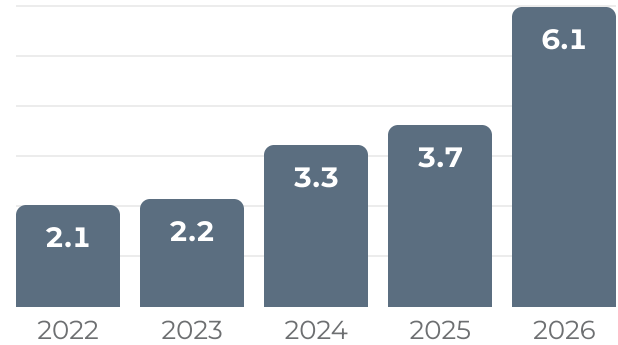
MARKET SUMMARY

Based on Condominium only reports

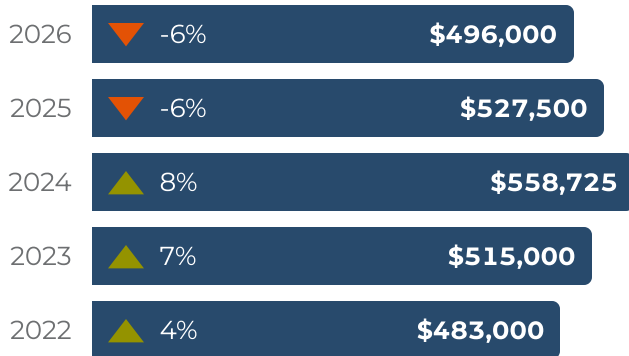
MONTHS OF INVENTORY



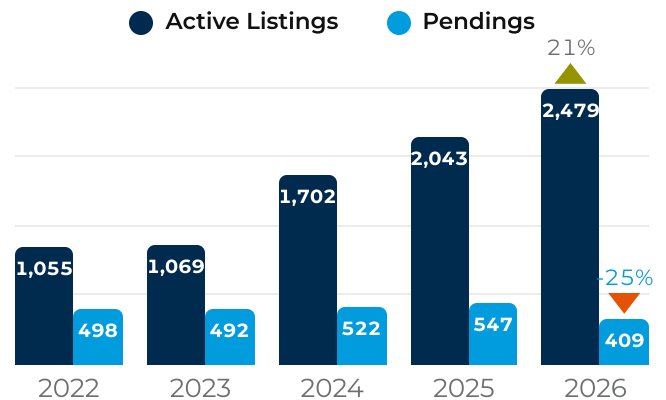
Seller's Market = 0 to 2 Months
 Neutral Market = 2 to 4 Months
 Buyer's Market = 4+ Months



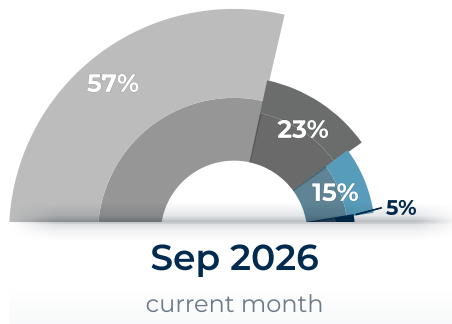
MEDIAN SALES PRICE



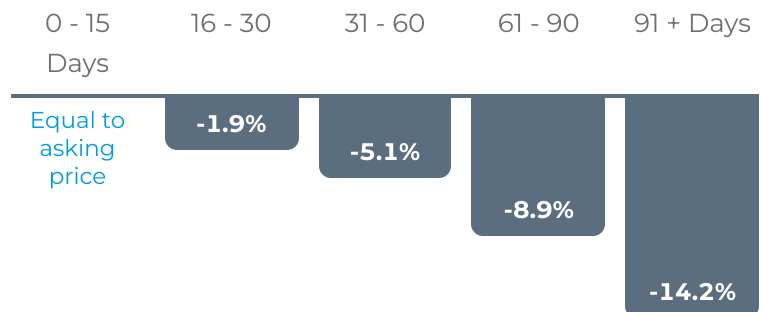
LISTINGS AND PENDING SALES



SALES PRICE AND DAYS ON MARKET



- Sold **ABOVE** List Price
- Sold **AT** List Price
- Sold **BELOW** List Price
- **PRICE CHANGE** Before Sale

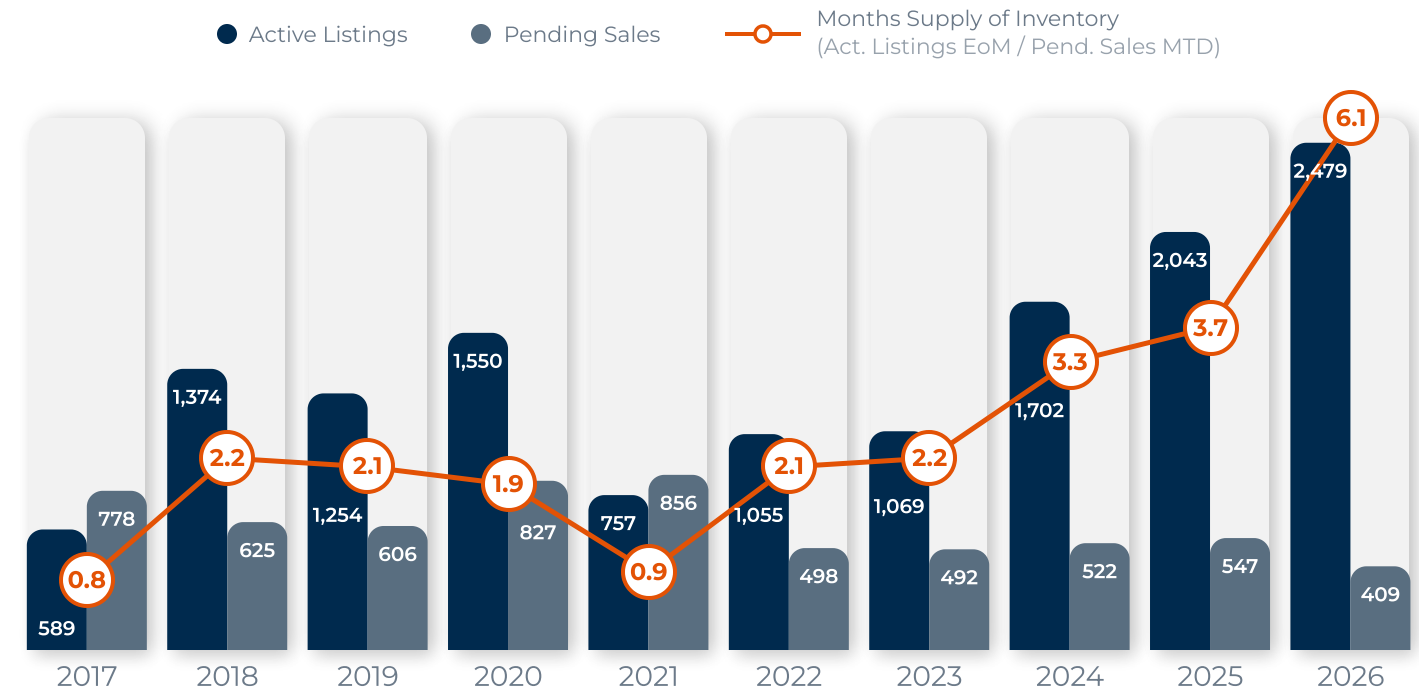


SEPTEMBER 2026 - ALL KING CO

MARKET UPDATE

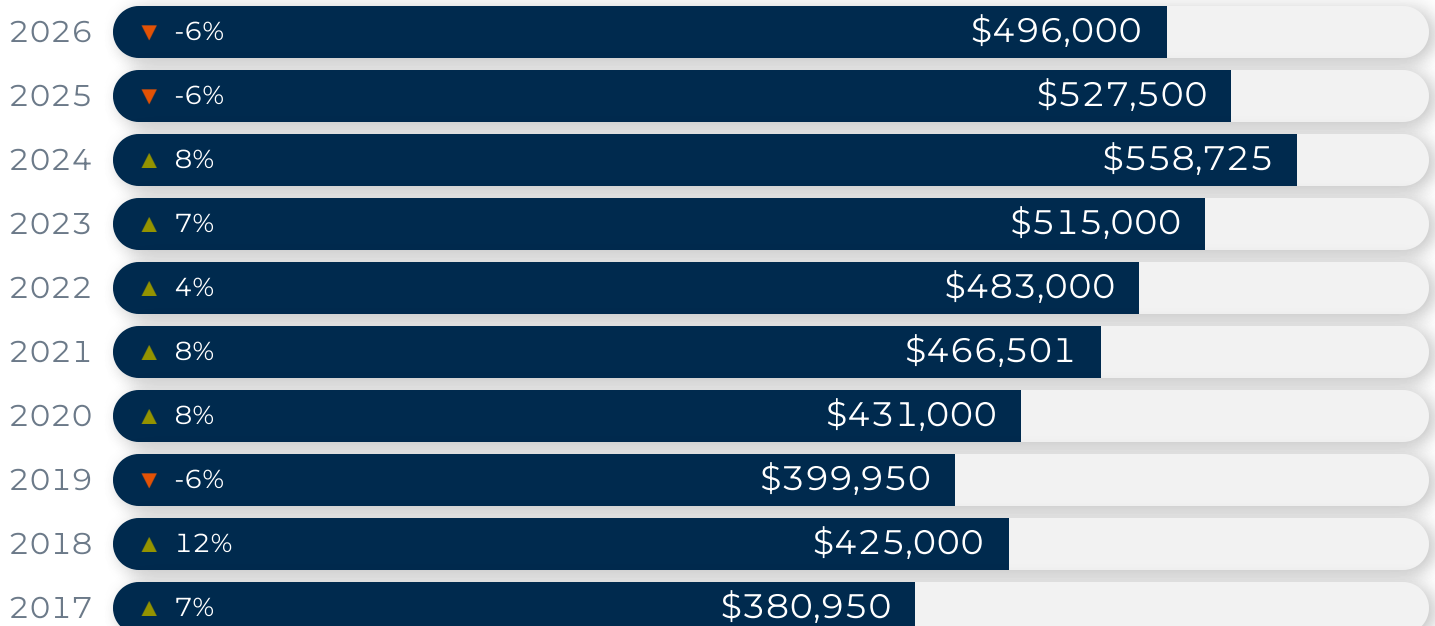
Based on Condominium only reports

ACTIVE, PENDING & MONTHS SUPPLY OF INVENTORY



Pending Sales counts homes that *went* pending this month (gross, including ones that later fall through) — the NWMLS monthly breakout basis. It won't match a live "currently pending" search, which omits pendings that have since closed or fallen through.

MEDIAN CLOSED SALES PRICE FOR CURRENT MONTH SOLD PROPERTIES



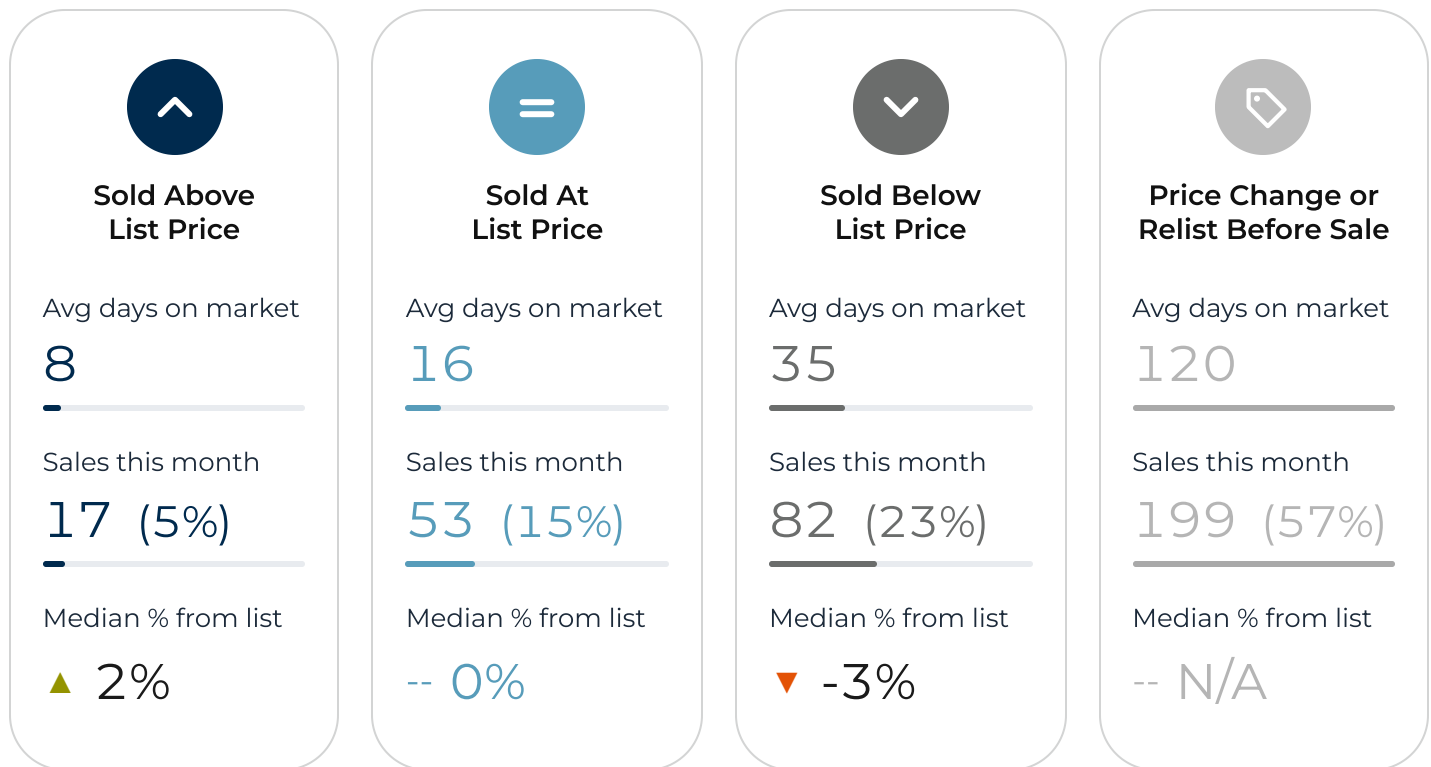
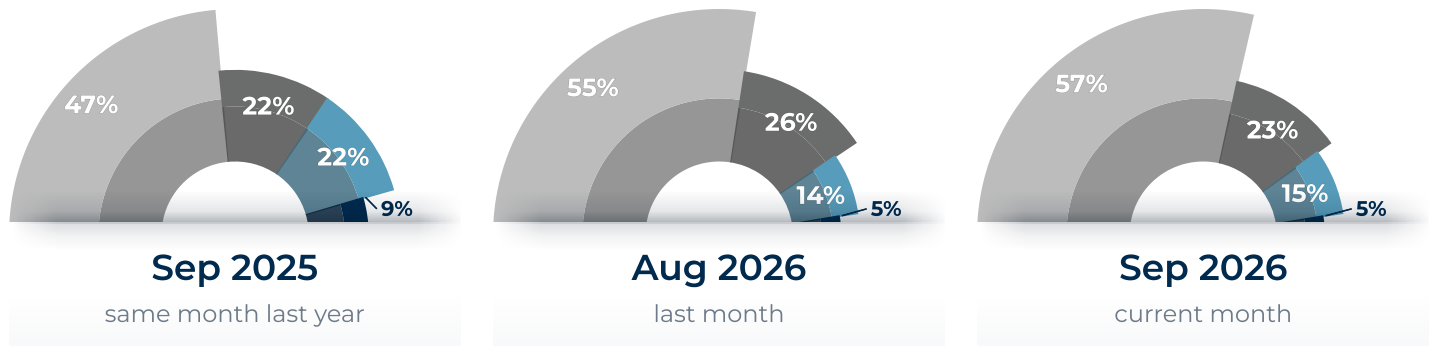
SEPTEMBER 2026 - ALL KING CO

MARKET UPDATE

Based on Condominium only reports

PERCENTAGE OF HOMES SOLD
ABOVE, AT, BELOW LIST OR AFTER A PRICE CHANGE / RELIST

■ Price Change or Relist Before Sale
 ■ Below List Price
 ■ At List Price
 ■ Above List Price

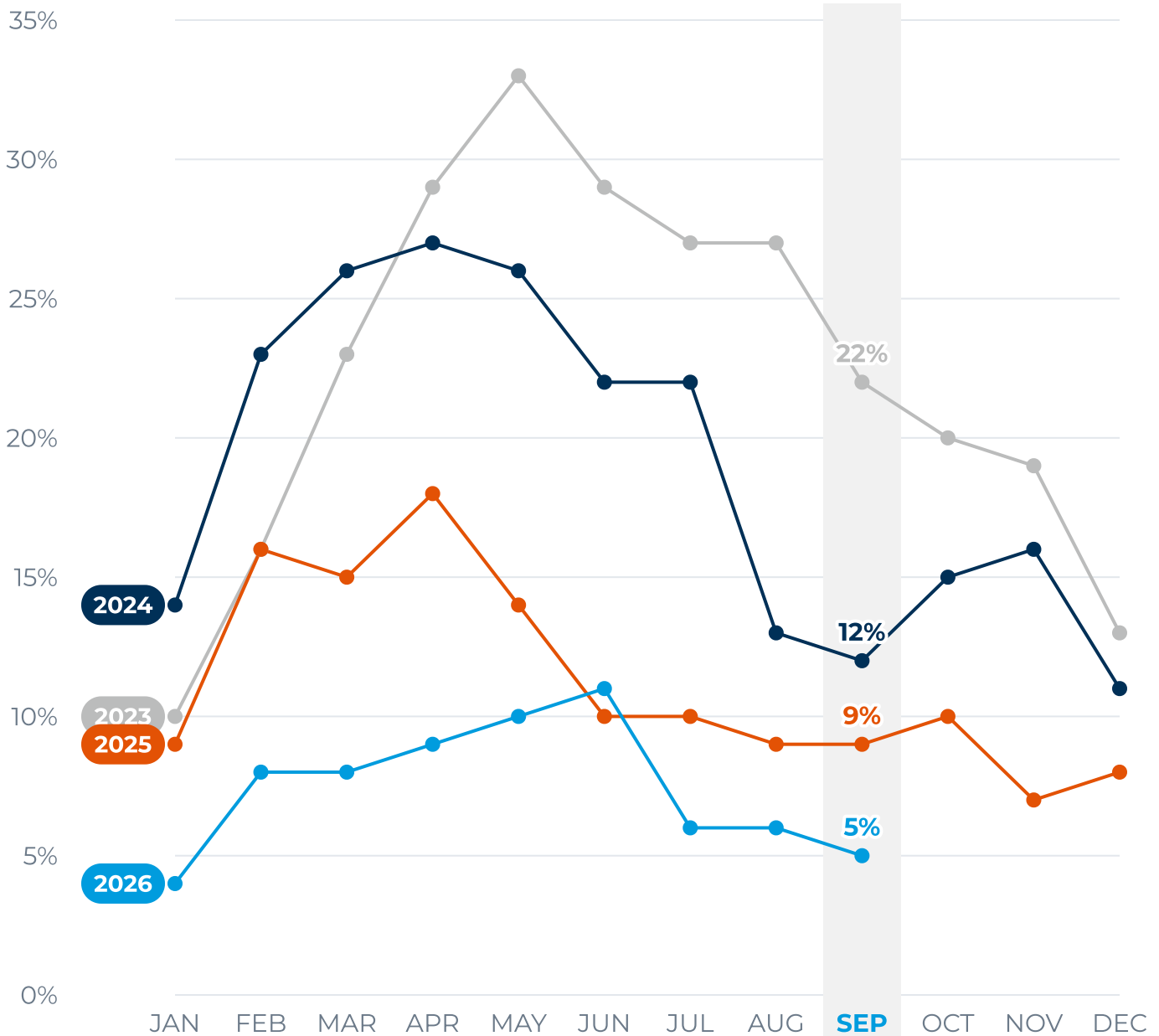


These four groups don't overlap: a home that changed its price or was relisted before selling is counted under *Price Change or Relist*, even if it still sold above list — so *Above*, *At* and *Below List Price* here cover only homes whose asking price never changed. The next page's "of Listings Sold Above List Price" uses this same *Above* group.

SEPTEMBER 2026 - ALL KING CO

% OF LISTINGS SOLD ABOVE LIST PRICE

Based on Condominium only reports



Same basis as the previous page's *Above List Price* group: homes that sold for more than their list price with no price change or relist, as a share of all sales that month. Homes that sold above list after a price change or relist count under *Price Change or Relist*, not here.

SEPTEMBER 2026 - ALL KING CO

MARKET UPDATE

Based on Condominium only reports

CUMULATIVE DAYS ON MARKET | CDOM

CDOM = CDA + First Look market time. CDA is NWMLS's Cumulative Days Active (it rolls in a prior listing only if it went off-market within 60 days); we then add the First Look marketing days NWMLS excludes from CDA. First LP is the first price asked across that run (including listings relisted within 60 days, and the First Look price when there was one).

HOW CDOM IMPACTS SALES PRICE

A property's cumulative active market time (CDA) plus its First Look time, and sales price

Market Time (CDOM)	Median SP to First LP %	Median SP to Last LP %	Total Units	% of Sold Properties
0 - 15 Days	100.0%	100.0%	72	20.5%
16 - 30 Days	98.1%	98.4%	48	13.7%
31 - 60 Days	94.9%	97.9%	75	21.4%
61 - 90 Days	91.1%	97.2%	48	13.7%
91 + Days	85.8%	96.6%	108	30.8%
TOTALS			351	100.0%

Source: NWMLS sold records (per-listing) for the month — not our own calculation.

A DIFFERENCE A YEAR MAKES

	Sep 2026	Sep 2025	Difference
MEDIAN PRICE	\$496,000	\$527,500	-\$31,500
INTEREST RATE* 30-Year Fixed	6.86%	6.35%	0.51%
P & I Principal & Interest	\$3,254	\$3,283	-\$29 per month -\$347 per year

* Per FreddieMac.com/pmms — average of all weeks reported in calendar month.

SEPTEMBER 2026 - ALL KING CO

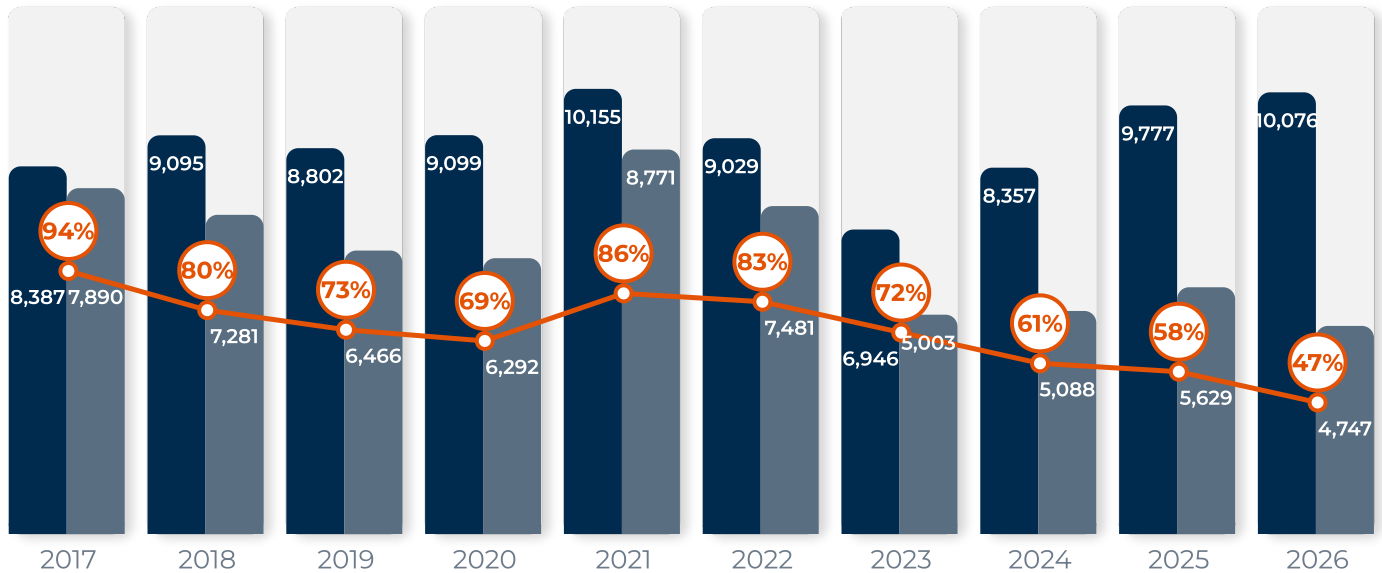
MARKET UPDATE

Based on Condominium only reports

WHAT ARE THE ODDS OF SELLING?

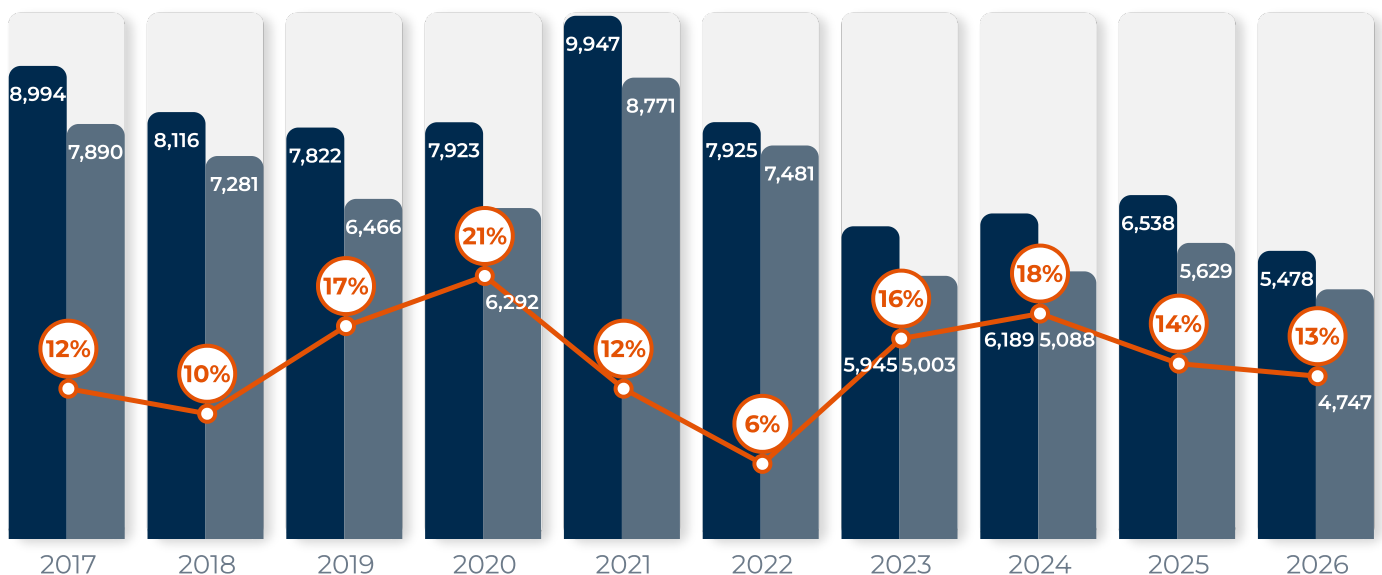
Closed Sales as a Percentage of Listings Taken

● New Listings (Trailing 12 Mo.) ● Closed Sales (Trailing 12 Mo.) —○— Closed Vs. New Listings



PERCENTAGE OF PENDING SALES THAT DO NOT CLOSE

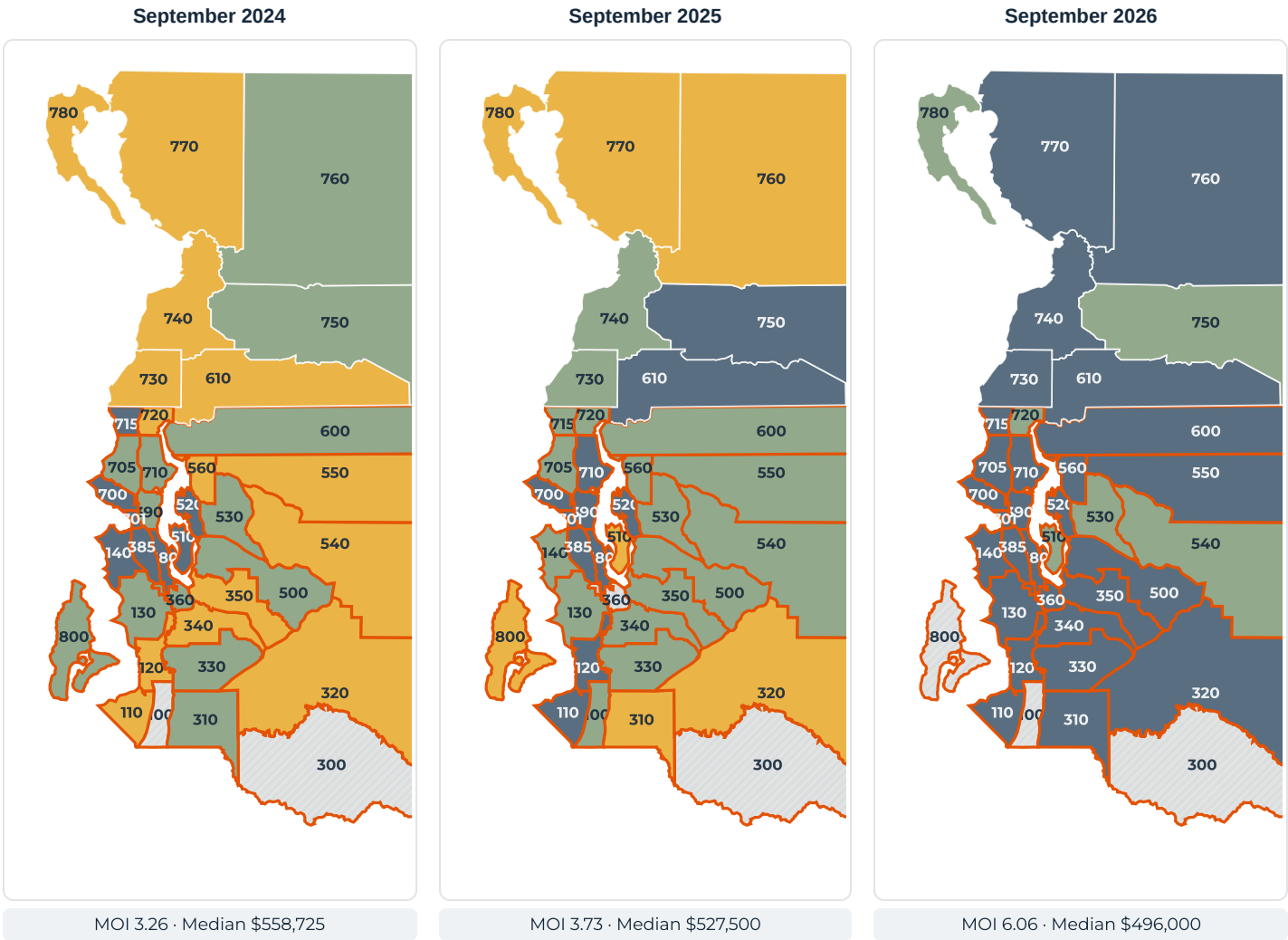
● Pending Sales (Trailing 12 Mo.) ● Closed Sales (Trailing 12 Mo.) —○— Pending Sales Not Closed (%)



SEPTEMBER 2026 - ALL KING CO

MONTHS SUPPLY OF INVENTORY

Based on Condominium only reports



Market conditions

- Orange Seller's advantage < 2 mo
- Green Balanced 2-4 mo
- Blue Buyer's advantage 4+ mo
- White No data —

Area detail

Region

ALL King Co

● Buyer's advantage

6.06

months of inventory

New listings	Active	Pending	Closed
968	2,480 +21.39%	409 -25.23%	352 -24.14%

Median sale price

\$496,000 -5.97%

SEPTEMBER 2026 - ALL KING CO

STATISTICS TO KNOW

Based on Residential and Condominium reports · Residential incl. manufactured homes on owned land, per NWMLS

RESIDENTIAL

	September 2026	September 2025	Difference	% Change
Months Supply of Inventory	3.4	2.1	1.3	62%
Active Listings at End of Month	5,578	4,103	1,475	36%
Pending Sales MTD	1,663	1,940	-277	-14%
Pending Sales (Trailing 12 mo.)	19,671	20,872	-1,201	-6%
Closed Sales MTD	1,362	1,488	-126	-8%
Closed Sales (Trailing 12 mo.)	16,770	17,726	-956	-5%
Closed Sales (Median)	\$949,975	\$957,000	-\$7,025	-1%
30-YR-Fixed Mortgage Rate	6.9%	6.4%	0.5%	8%
Monthly Payments (P&I)	\$6,233	\$5,957	\$276	5%

CONDOMINIUM

	September 2026	September 2025	Difference	% Change
Months Supply of Inventory	6.1	3.7	2.4	65%
Active Listings at End of Month	2,479	2,043	436	21%
Pending Sales MTD	409	547	-138	-25%
Pending Sales (Trailing 12 mo.)	5,478	6,538	-1,060	-16%
Closed Sales MTD	352	464	-112	-24%
Closed Sales (Trailing 12 mo.)	4,747	5,629	-882	-16%
Closed Sales (Median)	\$496,000	\$527,500	-\$31,500	-6%
30-YR-Fixed Mortgage Rate	6.9%	6.4%	0.5%	8%
Monthly Payments (P&I)	\$3,254	\$3,283	-\$29	-1%

RESIDENTIAL & CONDOMINIUM

	September 2026	September 2025	Difference	% Change
Months Supply of Inventory	3.9	2.5	1.4	56%
Active Listings at End of Month	8,058	6,146	1,912	31%
Pending Sales MTD	2,072	2,487	-415	-17%
Pending Sales (Trailing 12 mo.)	25,149	27,410	-2,261	-8%
Closed Sales MTD	1,714	1,952	-238	-12%
Closed Sales (Trailing 12 mo.)	21,517	23,355	-1,838	-8%
Closed Sales (Median)	\$850,000	\$850,000	\$0	0%
30-YR-Fixed Mortgage Rate	6.9%	6.4%	0.5%	8%
Monthly Payments (P&I)	\$5,577	\$5,291	\$286	5%

SEPTEMBER 2026 - ALL KING CO

MARKET UPDATE

Based on Condominium only reports

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary Jan-Sep	π	YTD % Change
2026	Active Listings (EOM)	1,436	1,639	1,843	2,155	2,333	2,413	2,494	2,473	2,479				21%	2,141	AVG	20%
YTD	New Listings Taken in Month	840	820	981	1,065	1,040	960	1,006	878	968				3%	8,558	YTD	4%
	# of Pending Transactions	441	493	542	492	504	467	447	409	409				-25%	4,204	YTD	-19%
	Months Supply of Inventory	3.3	3.3	3.4	4.4	4.6	5.2	5.6	6.0	6.1				65%	4.6	AVG	50%
	# of Closed Sales	302	346	465	449	421	418	422	341	352				-24%	3,516	YTD	-19%
	Median Closed Price (\$1,000's)	502	545	550	539	540	514	520	515	496				-6%	525	AVG	-8%
2025	Active Listings (EOM)	1,221	1,309	1,478	1,809	2,064	2,045	2,063	1,986	2,043	1,898	1,629	1,172	20%	1,780	AVG	49%
	New Listings Taken in Month	827	769	910	1,099	1,173	908	886	734	937	767	462	289	5%	8,243	YTD	15%
	# of Pending Transactions	529	597	622	565	656	574	563	529	547	499	412	363	5%	5,182	YTD	3%
	Months Supply of Inventory	2.3	2.2	2.4	3.2	3.1	3.6	3.7	3.8	3.7	3.8	4.0	3.2	12%	3.1	AVG	45%
	# of Closed Sales	352	450	529	503	523	520	518	476	464	479	351	401	19%	4,335	YTD	7%
	Median Closed Price (\$1,000's)	600	613	590	580	570	576	530	549	528	550	508	530	-6%	571	AVG	4%
2024	Active Listings (EOM)	659	723	833	1,041	1,317	1,453	1,458	1,539	1,702	1,682	1,408	1,030	59%	1,192	AVG	52%
	New Listings Taken in Month	540	647	788	888	975	896	770	778	896	804	445	285	18%	7,178	YTD	24%
	# of Pending Transactions	474	504	632	633	614	578	555	519	522	549	449	358	6%	5,031	YTD	3%
	Months Supply of Inventory	1.4	1.4	1.3	1.6	2.1	2.5	2.6	3.0	3.3	3.1	3.1	2.9	50%	2.1	AVG	47%
	# of Closed Sales	277	386	457	518	568	475	478	485	390	488	415	391	-12%	4,034	YTD	4%
	Median Closed Price (\$1,000's)	495	550	540	580	595	555	530	525	559	563	565	525	8%	548	AVG	9%
2023	Active Listings (EOM)	610	576	698	719	764	832	891	911	1,069	1,065	944	656	1%	786	AVG	14%
	New Listings Taken in Month	424	462	679	617	704	751	691	686	758	574	385	220	4%	5,772	YTD	-23%
	# of Pending Transactions	423	472	528	569	597	611	565	606	492	448	376	334	-1%	4,863	YTD	-19%
	Months Supply of Inventory	1.4	1.2	1.3	1.3	1.3	1.4	1.6	1.5	2.2	2.4	2.5	2.0	5%	1.5	AVG	34%
	# of Closed Sales	218	337	441	420	487	540	483	504	443	420	335	299	-17%	3,873	YTD	-29%
	Median Closed Price (\$1,000's)	450	469	507	503	505	530	510	525	515	540	485	537	7%	501	AVG	-1%
2022	Active Listings (EOM)	274	329	422	536	635	951	1,034	979	1,055	1,069	905	648	39%	691	AVG	-15%
	New Listings Taken in Month	590	728	972	903	965	1,042	856	732	732	593	395	186	-17%	7,520	YTD	-8%
	# of Pending Transactions	611	665	821	768	794	627	607	649	498	435	372	275	-42%	6,040	YTD	-24%
	Months Supply of Inventory	0.4	0.5	0.5	0.7	0.8	1.5	1.7	1.5	2.1	2.5	2.4	2.4	133%	1.1	AVG	17%
	# of Closed Sales	420	544	714	708	748	661	583	562	533	452	345	333	-36%	5,473	YTD	-17%
	Median Closed Price (\$1,000's)	455	535	540	518	531	525	490	485	483	495	468	465	4%	507	AVG	12%

AVG = Average · YTD = Year to Date (Jan-Sep in every year)

SEPTEMBER 2026 - ALL KING CO

MARKET UPDATE

Based on Condominium only reports

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary Jan-Sep	π	YTD % Change
2021	Active Listings (EOM)	800	830	793	832	795	801	895	783	757	684	469	298	-51%	810	AVG	-17%
	New Listings Taken in Month	710	762	954	1,018	955	997	1,055	845	881	723	473	313	-23%	8,177	YTD	6%
	# of Pending Transactions	722	716	962	927	945	945	921	911	856	764	660	461	4%	7,905	YTD	26%
	Months Supply of Inventory	1.1	1.2	0.8	0.9	0.8	0.8	1.0	0.9	0.9	0.9	0.7	0.6	-53%	0.9	AVG	-34%
	# of Closed Sales	480	553	700	785	799	858	819	807	828	729	674	605	21%	6,629	YTD	40%
	Median Closed Price (\$1,000's)	400	439	470	460	459	463	460	458	467	475	460	460	8%	453	AVG	7%
2020	Active Listings (EOM)	536	532	695	821	954	1,043	1,243	1,420	1,550	1,548	1,246	863	24%	977	AVG	-14%
	New Listings Taken in Month	580	698	855	576	755	926	1,089	1,124	1,143	985	603	390	57%	7,746	YTD	7%
	# of Pending Transactions	621	720	616	407	582	793	847	883	827	826	643	573	36%	6,296	YTD	0%
	Months Supply of Inventory	0.9	0.7	1.1	2.0	1.6	1.3	1.5	1.6	1.9	1.9	1.9	1.5	-10%	1.4	AVG	-15%
	# of Closed Sales	354	494	610	438	351	479	656	673	687	830	664	648	29%	4,742	YTD	-5%
	Median Closed Price (\$1,000's)	402	435	438	430	420	419	430	415	431	460	449	425	8%	424	AVG	5%
2019	Active Listings (EOM)	868	894	986	1,049	1,274	1,306	1,326	1,278	1,254	1,188	895	596	-9%	1,137	AVG	63%
	New Listings Taken in Month	605	527	915	931	1,039	894	857	746	726	710	416	227	-25%	7,240	YTD	-6%
	# of Pending Transactions	548	488	810	859	808	765	742	675	606	619	601	407	-3%	6,301	YTD	-1%
	Months Supply of Inventory	1.6	1.8	1.2	1.2	1.6	1.7	1.8	1.9	2.1	1.9	1.5	1.5	-5%	1.7	AVG	63%
	# of Closed Sales	351	378	506	592	736	639	645	621	532	532	482	536	7%	5,000	YTD	-7%
	Median Closed Price (\$1,000's)	384	380	434	404	430	420	400	400	400	385	415	405	-6%	406	AVG	-4%
2018	Active Listings (EOM)	266	286	373	473	650	785	953	1,136	1,374	1,410	1,221	852	133%	700	AVG	59%
	New Listings Taken in Month	567	586	833	877	1,044	990	906	930	967	797	530	235	19%	7,700	YTD	8%
	# of Pending Transactions	535	586	755	795	864	853	681	642	625	582	541	398	-20%	6,336	YTD	-12%
	Months Supply of Inventory	0.5	0.5	0.5	0.6	0.8	0.9	1.4	1.8	2.2	2.4	2.3	2.1	175%	1.0	AVG	83%
	# of Closed Sales	376	461	596	642	720	744	684	643	498	566	447	453	-34%	5,364	YTD	-9%
	Median Closed Price (\$1,000's)	380	415	467	447	427	430	414	415	425	400	405	405	12%	424	AVG	18%
2017	Active Listings (EOM)	318	297	399	395	421	455	567	509	589	489	355	206	-28%	439	AVG	-33%
	New Listings Taken in Month	519	527	857	816	885	936	918	828	816	649	482	264	-4%	7,102	YTD	-5%
	# of Pending Transactions	549	589	809	842	913	917	837	930	778	773	616	391	-9%	7,164	YTD	-7%
	Months Supply of Inventory	0.6	0.5	0.5	0.5	0.5	0.5	0.7	0.5	0.8	0.6	0.6	0.5	-20%	0.6	AVG	-28%
	# of Closed Sales	428	442	621	603	807	764	735	774	750	733	597	587	-5%	5,924	YTD	-8%
	Median Closed Price (\$1,000's)	310	341	345	370	374	385	370	373	381	378	385	402	7%	361	AVG	10%
2016	Active Listings (EOM)	493	508	543	632	636	712	762	793	820	642	494	346		655	AVG	
	New Listings Taken in Month	544	690	873	917	898	977	879	852	850	548	441	296		7,480	YTD	
	# of Pending Transactions	573	739	889	894	986	966	900	888	856	747	632	451		7,691	YTD	
	Months Supply of Inventory	0.9	0.7	0.6	0.7	0.6	0.7	0.8	0.9	1.0	0.9	0.8	0.8		0.8	AVG	
	# of Closed Sales	406	494	660	733	733	906	850	867	792	758	662	546		6,441	YTD	
	Median Closed Price (\$1,000's)	282	324	310	324	315	350	350	335	355	320	329	314		327	AVG	

AVG = Average · YTD = Year to Date (Jan-Sep in every year)

SEPTEMBER 2026 - ALL KING CO

MARKET UPDATE

Based on Condominium only reports

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)	605	628	722	831	951	1,038	1,119	1,133	1,221	1,168	957	667	920	AVG
% of 12 Month Avg.	66%	68%	78%	90%	103%	113%	122%	123%	133%	127%	104%	72%		
New Listings in Mo.	591	640	864	864	939	932	891	826	871	715	463	271	8,867	T
% of 12 Month Avg.	80%	87%	117%	117%	127%	126%	121%	112%	118%	97%	63%	37%		
# of Pending Trans	559	608	744	726	776	763	722	723	661	624	530	401	7,837	T
% of 12 Month Avg.	86%	93%	114%	111%	119%	117%	111%	111%	101%	96%	81%	61%		
Months Supply of Inv.	1.1	1.0	1.0	1.1	1.2	1.4	1.6	1.6	1.8	1.9	1.8	1.7	1.4	AVG
% of 12 Month Avg.	76%	72%	68%	80%	86%	95%	109%	110%	130%	131%	126%	117%		
# of Closed Units	366	454	583	594	647	659	645	641	592	599	497	480	6,757	T
% of 12 Month Avg.	65%	81%	104%	106%	115%	117%	115%	114%	105%	106%	88%	85%		
Median Closed Price (\$1,000)	416	450	464	461	463	465	448	448	454	457	447	447	452	AVG
% of 12 Month Avg.	92%	100%	103%	102%	102%	103%	99%	99%	101%	101%	99%	99%		

AVG = Average · T = Total

SEPTEMBER 2026 - ALL KING CO

WEEKLY SALES RATIOS

Based on Condominium only reports

	8/26/2026			9/2/2026			9/9/2026			9/16/2026			9/23/2026			9/30/2026			6-Wk Avg		
	Active	Pend	Mon Sup	Active	Pend	Mon Sup	Active	Pend	Mon Sup	Active	Pend	Mon Sup	Active	Pend	Mon Sup	Active	Pend	Mon Sup	Active	Pend	Mon Sup
\$0 – \$99,999	6	0		6	0		6	0		7	0		7	0		8	0		6.7	0.0	
\$100,000 – \$199,999	24	4	1.4	28	0		28	3	2.2	30	1	6.9	30	4	1.7	33	2	3.8	28.8	2.3	2.9
\$200,000 – \$299,999	317	12	6.1	308	14	5.1	312	12	6.0	308	16	4.4	319	16	4.6	306	15	4.7	311.7	14.2	5.1
\$300,000 – \$399,999	541	21	5.9	545	19	6.6	545	14	9.0	543	19	6.6	536	13	9.5	521	15	8.0	538.5	16.8	7.4
\$400,000 – \$499,999	383	16	5.5	378	11	7.9	379	9	9.7	387	17	5.3	403	10	9.3	384	14	6.3	385.7	12.8	6.9
\$500,000 – \$599,999	318	8	9.2	298	14	4.9	304	9	7.8	319	7	10.5	312	7	10.3	307	12	5.9	309.7	9.5	7.5
\$600,000 – \$699,999	210	5	9.7	208	5	9.6	213	6	8.2	221	11	4.6	217	11	4.6	207	8	6.0	212.7	7.7	6.4
\$700,000 – \$799,999	167	5	7.7	159	6	6.1	152	8	4.4	159	6	6.1	169	2	19.5	170	3	13.1	162.7	5.0	7.5
\$800,000 – \$899,999	137	2	15.8	128	5	5.9	116	11	2.4	123	2	14.2	123	5	5.7	115	2	13.3	123.7	4.5	6.3
\$900,000 – \$999,999	65	2	7.5	66	5	3.0	68	1	15.7	70	4	4.0	70	7	2.3	73	1	16.8	68.7	3.3	4.8
\$1,000,000 – \$1,499,999	204	11	4.3	191	8	5.5	191	5	8.8	204	9	5.2	204	7	6.7	204	5	9.4	199.7	7.5	6.1
\$1,500,000 – \$1,999,999	69	1	15.9	67	4	3.9	64	2	7.4	75	5	3.5	81	2	9.3	78	3	6.0	72.3	2.8	5.9
\$2,000,000 – \$2,499,999	34	0		33	0		33	1	7.6	31	1	7.2	27	1	6.2	27	2	3.1	30.8	0.8	8.5
\$2,500,000 +	67	2	7.7	64	2	7.4	62	3	4.8	63	1	14.5	60	5	2.8	58	1	13.4	62.3	2.3	6.2
Total	2,542	89	6.6	2,479	93	6.2	2,473	84	6.8	2,540	99	5.9	2,558	90	6.6	2,491	83	6.9	2,513.8	89.7	6.5
Prior Year — Comparable Weeks																					
Total (PY)	2,031	93	5.0	2,081	109	4.4	2,101	130	3.7	2,130	118	4.2	2,160	112	4.5	2,087	124	3.9	2,098.3	114.3	4.2

■ 0–2 mo · Sellers' Advantage
 ■ 2–4 mo · Balanced Market
 ■ 4+ mo · Buyers' Advantage
 Months Supply = Active ÷ Pend ÷ 52 × 12

Definitions

- Active means Active & Contingent on said date.
- Pend means all Pending statuses with a Pending date within the last seven days.
- Months Supply is Active divided by Pend divided 52 weeks times 12 months.