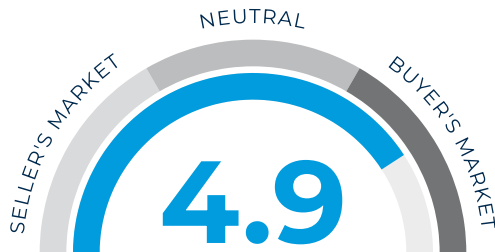


SEPTEMBER 2026 - ALL SNO CO

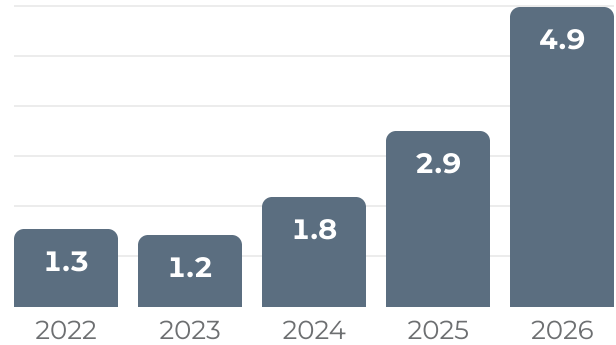
MARKET SUMMARY

Based on Condominium only reports

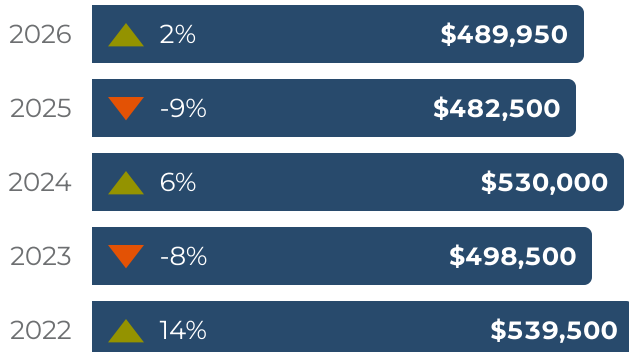
MONTHS OF INVENTORY



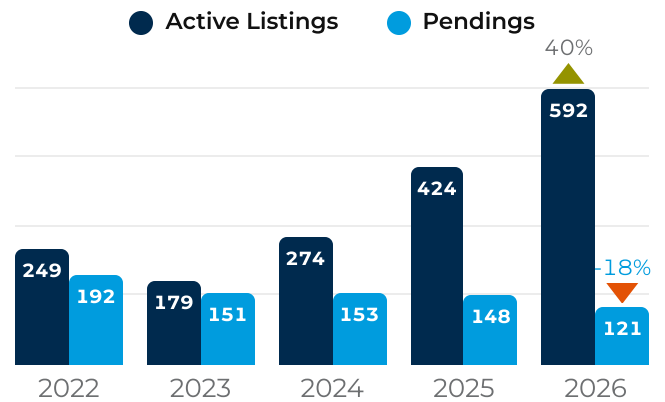
Seller's Market = 0 to 2 Months
 Neutral Market = 2 to 4 Months
 Buyer's Market = 4+ Months



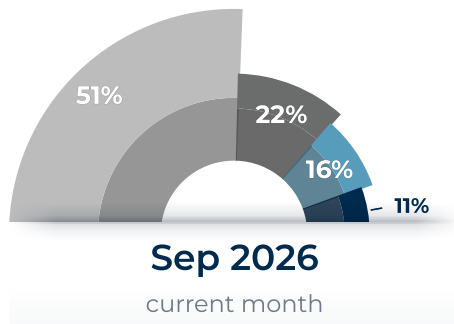
MEDIAN SALES PRICE



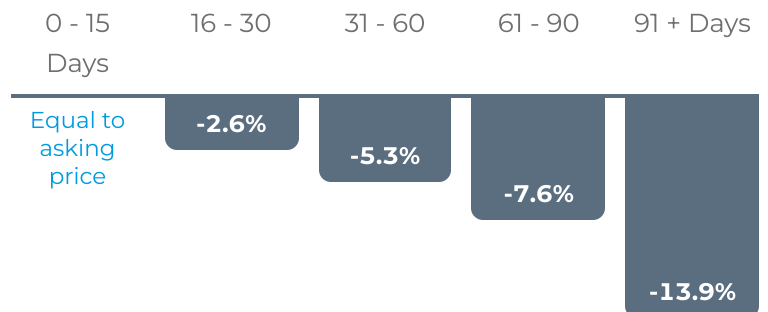
LISTINGS AND PENDING SALES



SALES PRICE AND DAYS ON MARKET



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

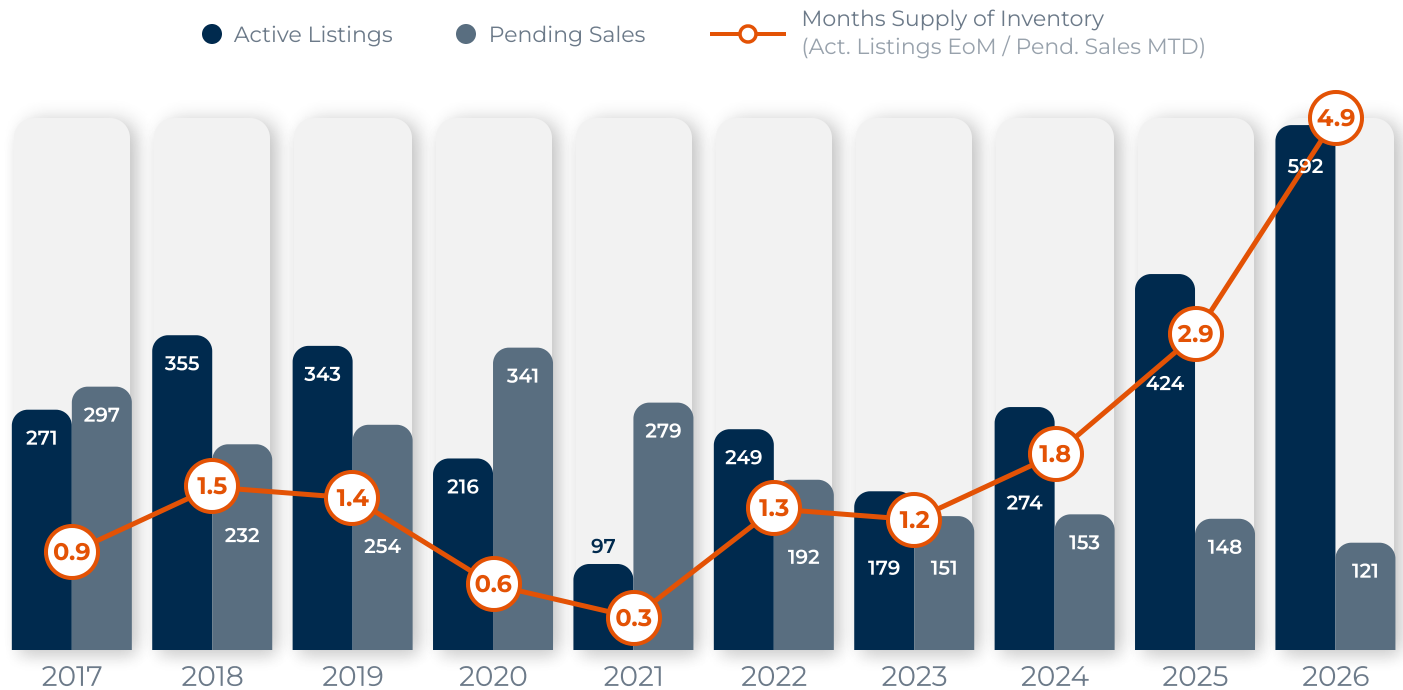


SEPTEMBER 2026 - ALL SNO CO

MARKET UPDATE

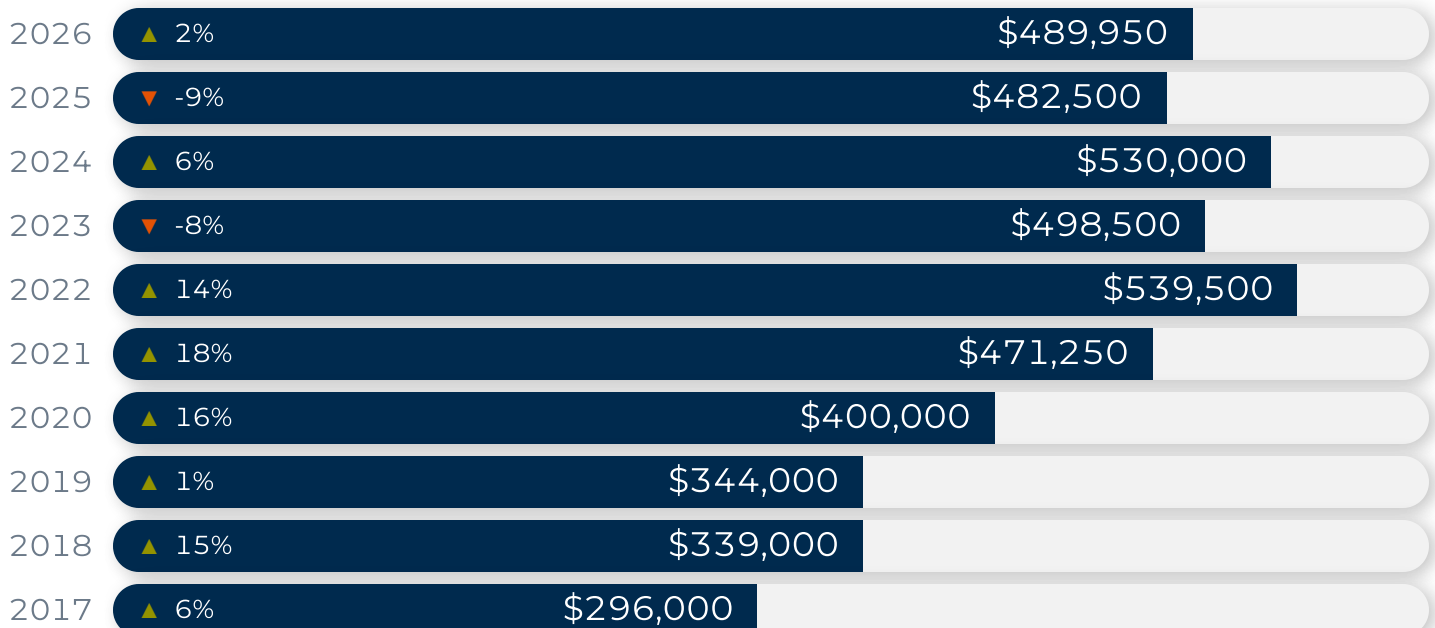
Based on Condominium only reports

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



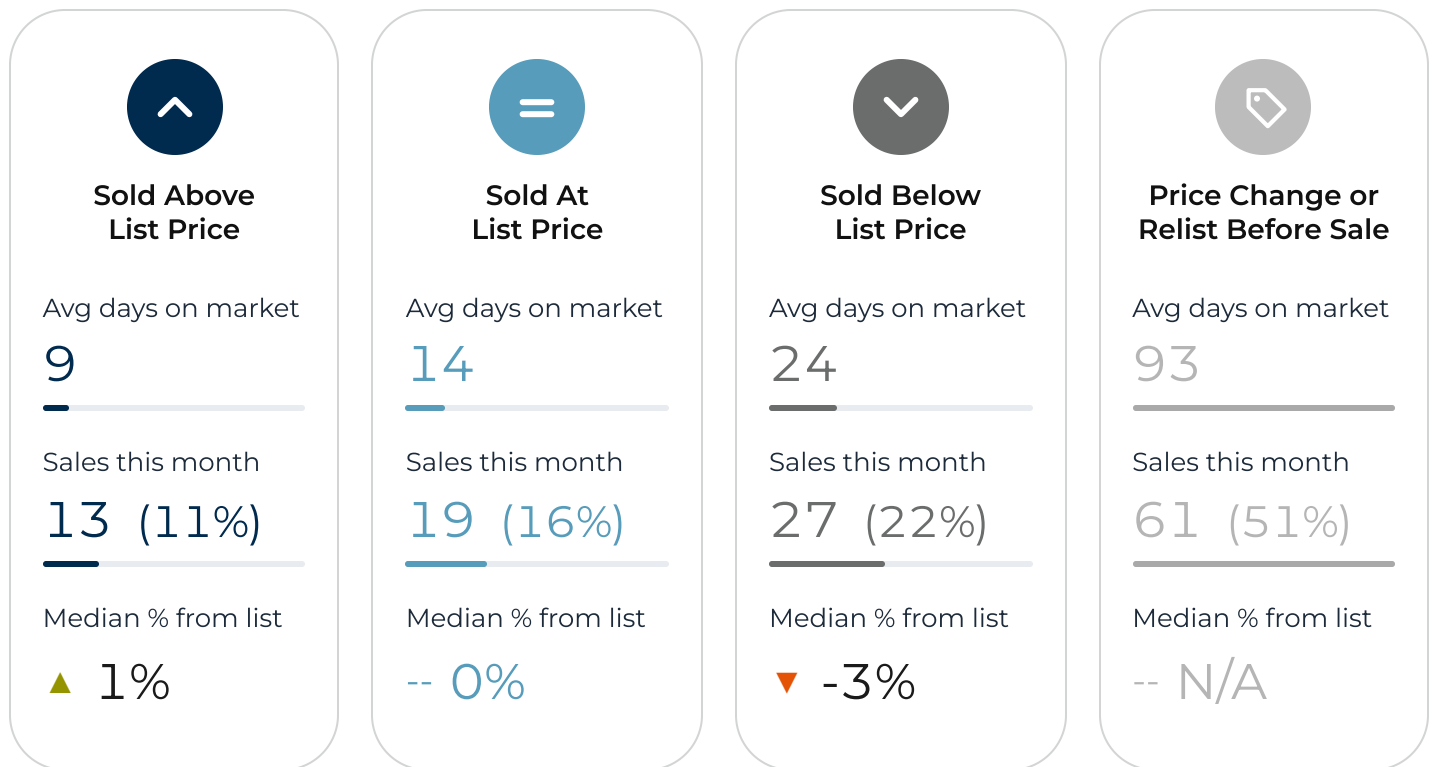
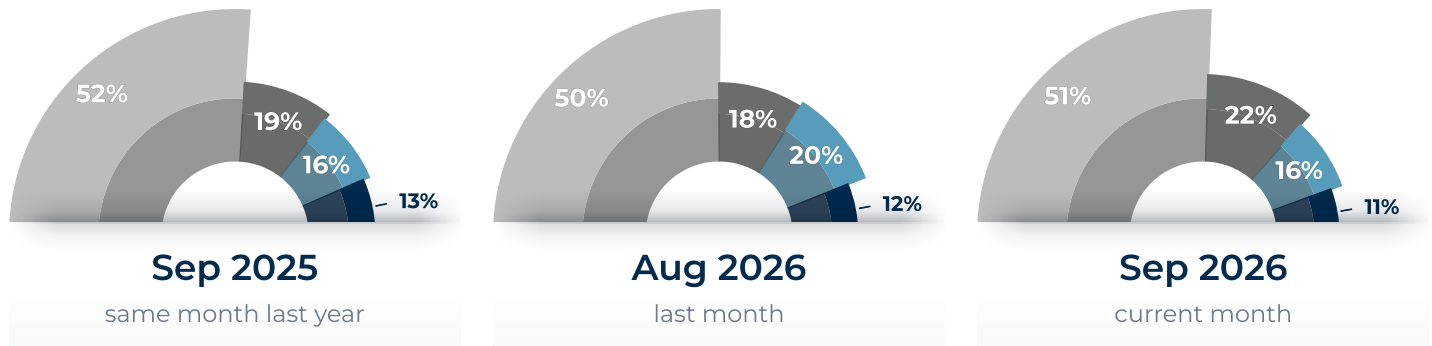
SEPTEMBER 2026 - ALL SNO CO

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

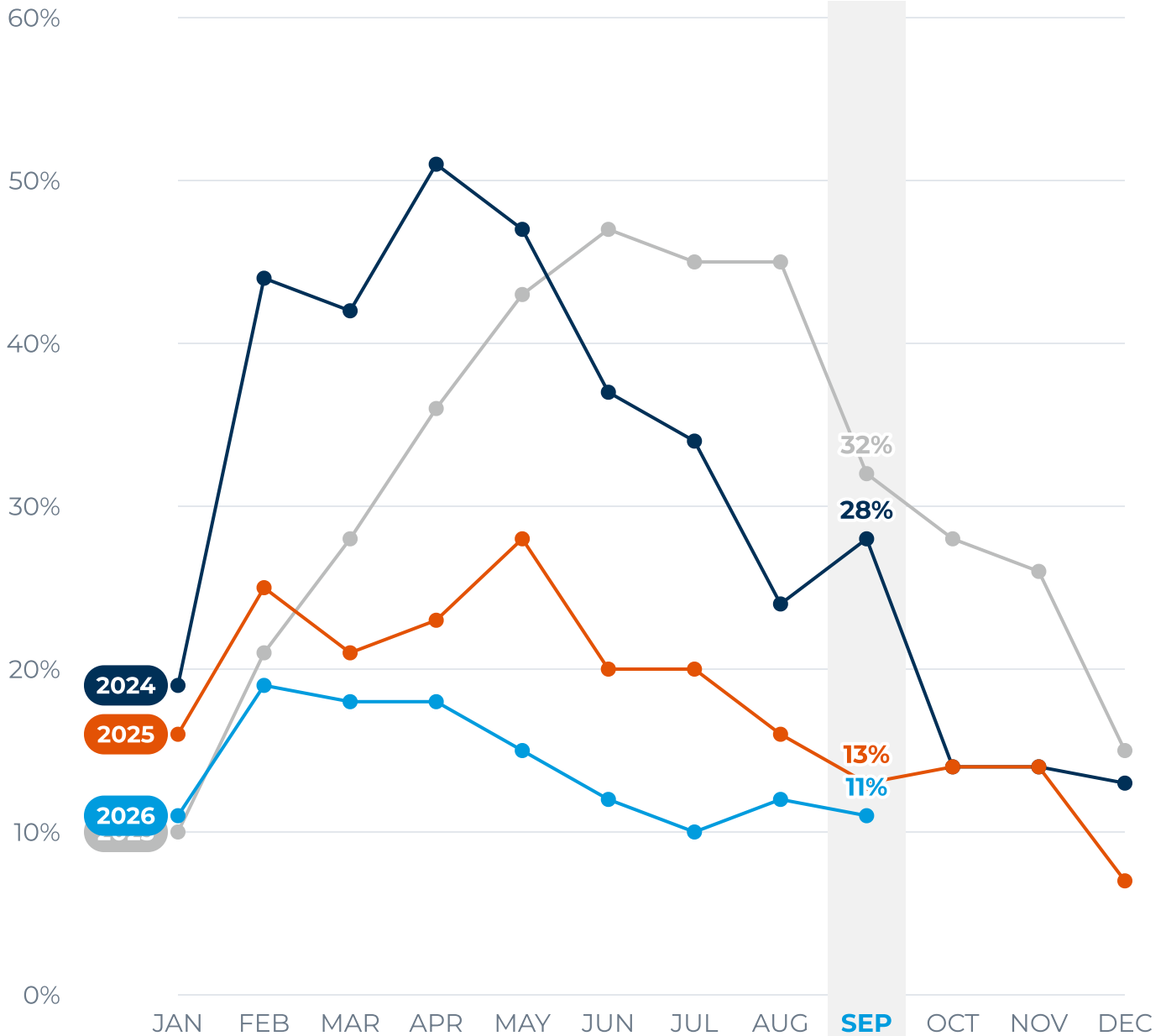


These four groups don't overlap: a home that changed its price or was relisted before selling is counted under *Price Change or Relist*, even if it still sold above list — so *Above*, *At* and *Below List Price* here cover only homes whose asking price never changed. The next page's "of Listings Sold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

SEPTEMBER 2026 - ALL SNO 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 SNO 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%	44	36.7%
16 - 30 Days	97.4%	98.1%	15	12.5%
31 - 60 Days	94.7%	98.3%	20	16.7%
61 - 90 Days	92.4%	97.9%	16	13.3%
91 + Days	86.1%	98.0%	25	20.8%
TOTALS			120	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	\$489,950	\$482,500	\$7,450
INTEREST RATE* 30-Year Fixed	6.86%	6.35%	0.51%
P & I Principal & Interest	\$3,215	\$3,003	\$211 per month \$2,538 per year

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

SEPTEMBER 2026 - ALL SNO CO

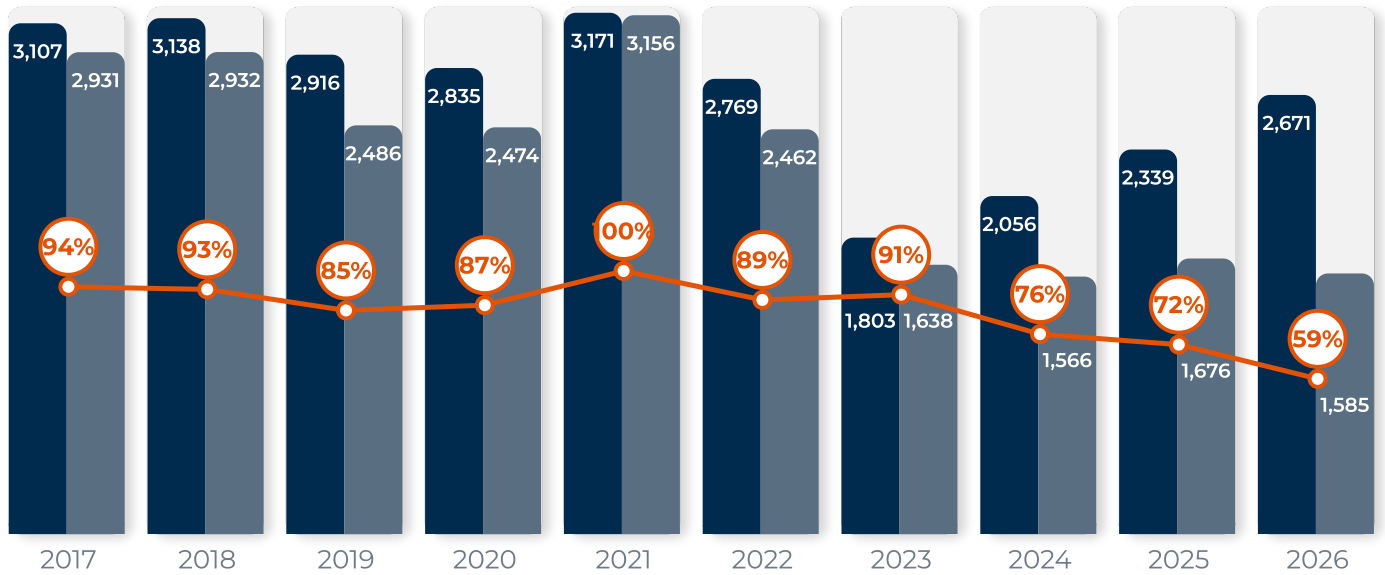
MARKET UPDATE

Based on Condominium only reports

WHAT ARE THE ODDS OF SELLING?

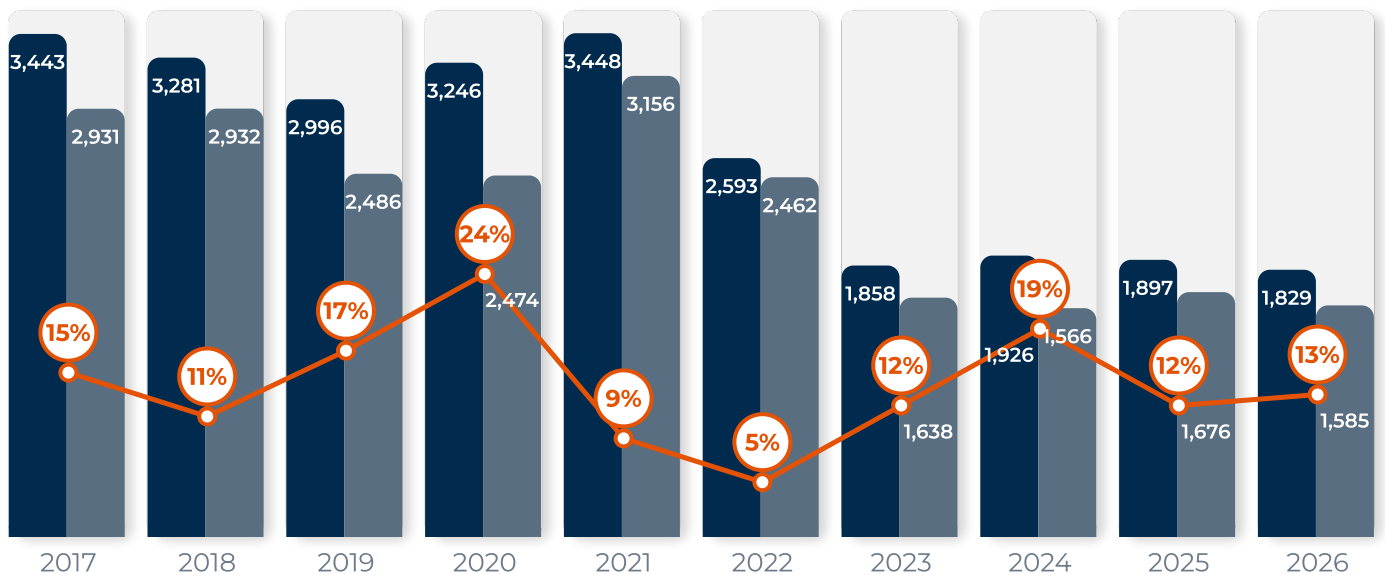
Closed Sales as a Percentage of Listings Taken

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



PERCENTAGE OF PENDING SALES THAT DO NOT CLOSE

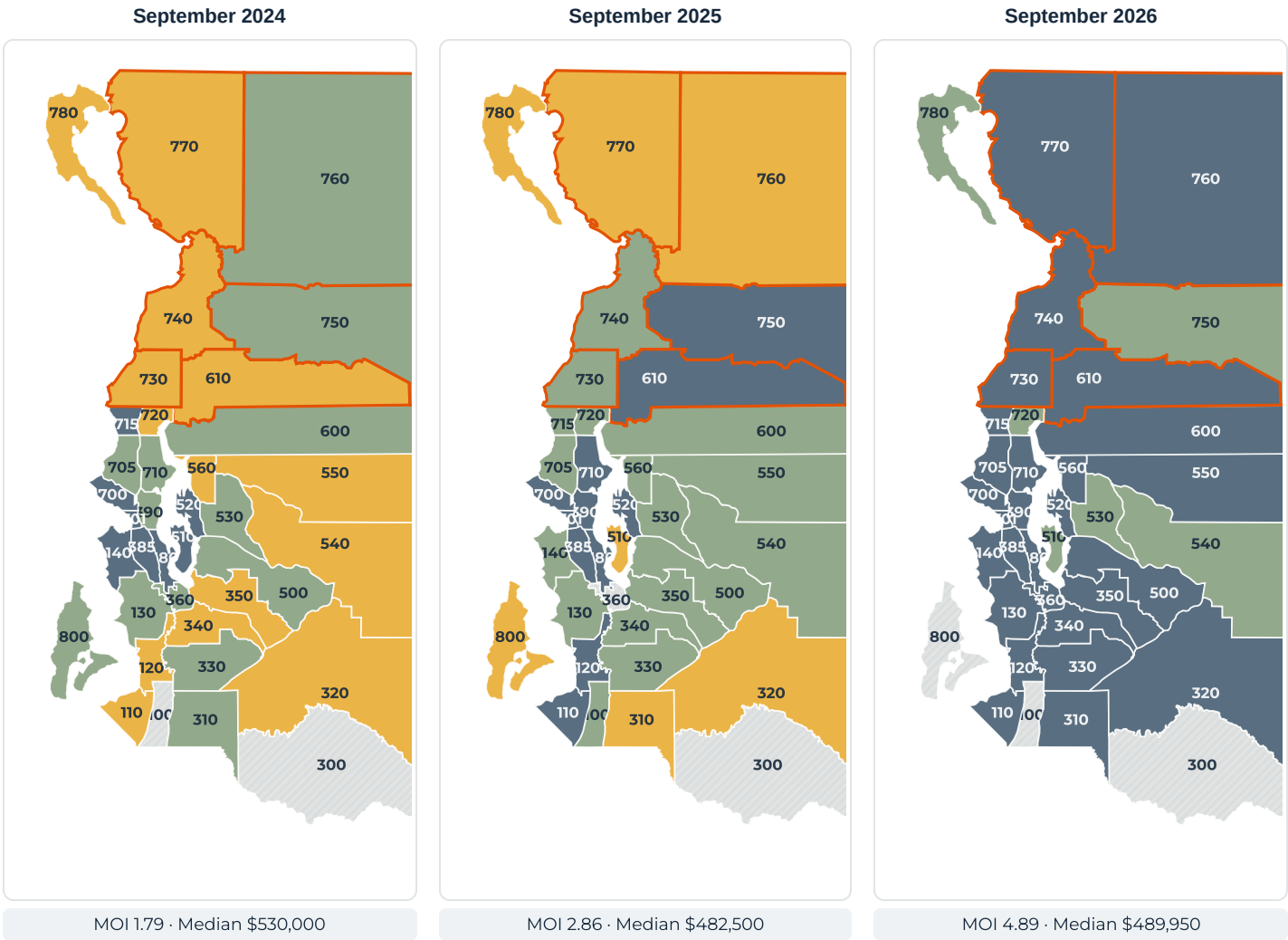
● Pending Sales (Trailing 12 Mo.) ● Closed Sales (Trailing 12 Mo.) —○— Pending Sales Not Closed (%)



SEPTEMBER 2026 - ALL SNO 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
- Grey No data —

Area detail

Region

ALL Sno Co

● Buyer's advantage

4.89
months of inventory

New listings	Active	Pending	Closed
237	592 +39.62%	121 -18.24%	129 -11.64%

Median sale price

\$489,950 +1.54%

SEPTEMBER 2026 - ALL SNO 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	1.9	1.5	79%
Active Listings at End of Month	2,375	1,634	741	45%
Pending Sales MTD	698	839	-141	-17%
Pending Sales (Trailing 12 mo.)	9,025	9,511	-486	-5%
Closed Sales MTD	642	700	-58	-8%
Closed Sales (Trailing 12 mo.)	7,588	8,173	-585	-7%
Closed Sales (Median)	\$750,000	\$750,000	\$0	0%
30-YR-Fixed Mortgage Rate	6.9%	6.4%	0.5%	8%
Monthly Payments (P&I)	\$4,921	\$4,668	\$253	5%

CONDOMINIUM

	September 2026	September 2025	Difference	% Change
Months Supply of Inventory	4.9	2.9	2.0	69%
Active Listings at End of Month	592	424	168	40%
Pending Sales MTD	121	148	-27	-18%
Pending Sales (Trailing 12 mo.)	1,829	1,897	-68	-4%
Closed Sales MTD	129	146	-17	-12%
Closed Sales (Trailing 12 mo.)	1,585	1,676	-91	-5%
Closed Sales (Median)	\$489,950	\$482,500	\$7,450	2%
30-YR-Fixed Mortgage Rate	6.9%	6.4%	0.5%	8%
Monthly Payments (P&I)	\$3,215	\$3,003	\$211	7%

RESIDENTIAL & CONDOMINIUM

	September 2026	September 2025	Difference	% Change
Months Supply of Inventory	3.6	2.1	1.5	71%
Active Listings at End of Month	2,967	2,058	909	44%
Pending Sales MTD	819	987	-168	-17%
Pending Sales (Trailing 12 mo.)	10,854	11,408	-554	-5%
Closed Sales MTD	771	846	-75	-9%
Closed Sales (Trailing 12 mo.)	9,173	9,849	-676	-7%
Closed Sales (Median)	\$720,000	\$722,525	-\$2,525	0%
30-YR-Fixed Mortgage Rate	6.9%	6.4%	0.5%	8%
Monthly Payments (P&I)	\$4,724	\$4,497	\$227	5%

SEPTEMBER 2026 - ALL SNO 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)	267	312	354	457	522	561	568	584	592				40%	469 AVG		46%
YTD	New Listings Taken in Month	178	210	246	297	287	284	286	246	237				4%	2,271 YTD		17%
	# of Pending Transactions	136	165	183	161	161	169	181	154	121				-18%	1,431 YTD		-2%
	Months Supply of Inventory	2.0	1.9	1.9	2.8	3.2	3.3	3.1	3.8	4.9				69%	3.0 AVG		51%
	# of Closed Sales	97	113	153	124	156	144	155	151	129				-12%	1,222 YTD		-2%
	Median Closed Price (\$1,000's)	470	530	501	490	495	488	500	532	490				2%	500 AVG		-5%
2025	Active Listings (EOM)	231	193	218	277	375	392	405	380	424	422	348	244	55%	322 AVG		86%
	New Listings Taken in Month	192	150	207	242	286	231	236	173	227	215	112	73	11%	1,944 YTD		12%
	# of Pending Transactions	143	170	171	170	175	152	166	169	148	157	136	105	-3%	1,464 YTD		-7%
	Months Supply of Inventory	1.6	1.1	1.3	1.6	2.1	2.6	2.4	2.2	2.9	2.7	2.6	2.3	61%	2.0 AVG		94%
	# of Closed Sales	105	125	140	144	150	167	142	134	146	127	123	113	32%	1,253 YTD		0%
	Median Closed Price (\$1,000's)	570	525	530	515	490	600	530	500	483	525	485	505	-9%	527 AVG		-1%
2024	Active Listings (EOM)	80	118	107	130	172	217	223	232	274	275	231	187	53%	173 AVG		59%
	New Listings Taken in Month	116	171	202	218	241	214	195	172	204	177	122	96	0%	1,733 YTD		19%
	# of Pending Transactions	144	141	212	203	215	171	183	144	153	160	154	119	1%	1,566 YTD		6%
	Months Supply of Inventory	0.6	0.8	0.5	0.6	0.8	1.3	1.2	1.6	1.8	1.7	1.5	1.6	50%	1.0 AVG		51%
	# of Closed Sales	95	97	123	167	191	161	159	150	111	146	133	144	-7%	1,254 YTD		2%
	Median Closed Price (\$1,000's)	495	500	515	525	557	530	560	590	530	510	535	550	6%	534 AVG		9%
2023	Active Listings (EOM)	115	80	109	82	85	103	94	132	179	190	153	90	-28%	109 AVG		-30%
	New Listings Taken in Month	121	119	205	155	186	165	136	164	205	151	110	62	6%	1,456 YTD		-35%
	# of Pending Transactions	155	161	193	184	183	165	144	143	151	133	120	107	-21%	1,479 YTD		-25%
	Months Supply of Inventory	0.7	0.5	0.6	0.4	0.5	0.6	0.7	0.9	1.2	1.4	1.3	0.8	-8%	0.7 AVG		-3%
	# of Closed Sales	96	114	147	150	177	154	131	140	120	119	96	97	-45%	1,229 YTD		-31%
	Median Closed Price (\$1,000's)	438	438	495	545	515	506	495	475	499	487	521	524	-8%	489 AVG		-6%
2022	Active Listings (EOM)	24	42	60	100	125	225	302	276	249	246	216	157	157%	156 AVG		76%
	New Listings Taken in Month	164	211	260	270	258	307	319	269	194	159	119	69	-28%	2,252 YTD		-12%
	# of Pending Transactions	168	193	245	238	236	196	230	279	192	147	122	110	-31%	1,977 YTD		-25%
	Months Supply of Inventory	0.1	0.2	0.2	0.4	0.5	1.1	1.3	1.0	1.3	1.7	1.8	1.4	333%	0.7 AVG		128%
	# of Closed Sales	125	154	251	209	227	206	205	192	220	169	131	109	-24%	1,789 YTD		-24%
	Median Closed Price (\$1,000's)	500	510	555	550	545	500	500	475	540	490	508	470	14%	519 AVG		16%

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

SEPTEMBER 2026 - ALL SNO 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)	74	64	47	113	73	97	131	99	97	57	31	22	-55%	88	AVG	-55%
	New Listings Taken in Month	218	227	297	330	307	331	313	262	271	216	177	124	-14%	2,556	YTD	9%
	# of Pending Transactions	226	257	334	280	360	314	291	300	279	265	213	138	-18%	2,641	YTD	3%
	Months Supply of Inventory	0.3	0.2	0.1	0.4	0.2	0.3	0.5	0.3	0.3	0.2	0.1	0.2	-50%	0.3	AVG	-56%
	# of Closed Sales	172	173	246	250	300	352	286	295	288	242	228	203	4%	2,362	YTD	28%
	Median Closed Price (\$1,000's)	370	400	417	432	468	492	473	500	471	453	465	500	18%	447	AVG	18%
2020	Active Listings (EOM)	164	122	174	194	228	220	219	225	216	192	111	77	-37%	196	AVG	-30%
	New Listings Taken in Month	213	213	256	186	258	261	330	318	315	317	176	122	21%	2,350	YTD	-2%
	# of Pending Transactions	241	288	235	185	277	304	358	347	341	358	271	178	34%	2,576	YTD	6%
	Months Supply of Inventory	0.7	0.4	0.7	1.0	0.8	0.7	0.6	0.6	0.6	0.5	0.4	0.4	-57%	0.7	AVG	-34%
	# of Closed Sales	132	177	212	149	145	220	251	279	278	296	233	265	27%	1,843	YTD	-6%
	Median Closed Price (\$1,000's)	357	389	386	378	360	385	365	400	400	369	368	365	16%	380	AVG	8%
2019	Active Listings (EOM)	216	226	226	215	316	322	319	352	343	315	232	164	-3%	282	AVG	47%
	New Listings Taken in Month	202	175	265	278	357	276	298	287	260	231	152	102	1%	2,398	YTD	-7%
	# of Pending Transactions	230	187	295	306	263	289	327	268	254	260	231	179	9%	2,419	YTD	-3%
	Months Supply of Inventory	0.9	1.2	0.8	0.7	1.2	1.1	1.0	1.3	1.4	1.2	1.0	0.9	-7%	1.1	AVG	49%
	# of Closed Sales	151	171	206	235	255	232	249	252	219	211	210	210	-3%	1,970	YTD	-11%
	Median Closed Price (\$1,000's)	325	355	350	350	360	366	370	355	344	350	352	387	1%	353	AVG	4%
2018	Active Listings (EOM)	79	68	104	121	175	222	268	333	355	334	329	245	31%	192	AVG	15%
	New Listings Taken in Month	207	222	296	285	363	309	314	317	257	224	191	103	-20%	2,570	YTD	-3%
	# of Pending Transactions	240	259	282	300	347	281	294	252	232	227	185	165	-22%	2,487	YTD	-10%
	Months Supply of Inventory	0.3	0.3	0.4	0.4	0.5	0.8	0.9	1.3	1.5	1.5	1.8	1.5	67%	0.7	AVG	33%
	# of Closed Sales	191	178	263	231	300	290	283	250	225	210	160	146	-14%	2,211	YTD	-1%
	Median Closed Price (\$1,000's)	325	345	350	336	367	325	340	320	339	331	320	348	15%	339	AVG	18%
2017	Active Listings (EOM)	102	96	102	107	157	206	230	233	271	213	154	84	-2%	167	AVG	-18%
	New Listings Taken in Month	209	202	257	275	401	369	317	307	321	237	203	128	22%	2,658	YTD	7%
	# of Pending Transactions	241	243	282	291	376	348	339	335	297	298	267	229	-1%	2,752	YTD	0%
	Months Supply of Inventory	0.4	0.4	0.4	0.4	0.4	0.6	0.7	0.7	0.9	0.7	0.6	0.4	0%	0.5	AVG	-19%
	# of Closed Sales	175	163	250	212	246	320	298	309	263	293	218	210	-2%	2,236	YTD	8%
	Median Closed Price (\$1,000's)	259	269	275	293	275	289	323	314	296	310	311	310	6%	288	AVG	8%
2016	Active Listings (EOM)	156	132	143	168	166	217	289	286	276	208	188	117		204	AVG	
	New Listings Taken in Month	204	192	282	289	286	311	335	333	263	181	159	109		2,495	YTD	
	# of Pending Transactions	243	262	320	315	324	304	312	363	299	271	213	207		2,742	YTD	
	Months Supply of Inventory	0.6	0.5	0.4	0.5	0.5	0.7	0.9	0.8	0.9	0.8	0.9	0.6		0.7	AVG	
	# of Closed Sales	140	182	218	218	229	270	237	304	269	276	210	209		2,067	YTD	
	Median Closed Price (\$1,000's)	260	236	275	275	258	258	280	278	280	267	255	268		267	AVG	

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

SEPTEMBER 2026 - ALL SNO 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	π
Active Listings (EOM)	124	114	129	151	187	222	248	255	268	245	199	139	190	AVG
% of 12 Month Avg.	65%	60%	68%	79%	98%	117%	130%	134%	141%	129%	105%	73%		
New Listings in Mo.	185	188	253	253	294	277	279	260	252	211	152	99	2,703	T
% of 12 Month Avg.	82%	84%	112%	112%	131%	123%	124%	116%	112%	94%	68%	44%		
# of Pending Trans	203	216	257	247	276	252	264	260	235	228	191	154	2,783	T
% of 12 Month Avg.	88%	93%	111%	107%	119%	109%	114%	112%	101%	98%	82%	66%		
Months Supply of Inv.	0.6	0.5	0.5	0.6	0.7	0.9	0.9	1.0	1.1	1.1	1.0	0.9	0.8	AVG
% of 12 Month Avg.	74%	64%	61%	74%	82%	107%	114%	119%	139%	131%	126%	109%		
# of Closed Units	138	153	206	197	222	237	224	231	214	209	174	171	2,376	T
% of 12 Month Avg.	70%	78%	104%	99%	112%	120%	113%	116%	108%	106%	88%	86%		
Median Closed Price (\$1,000)	390	397	415	420	419	425	424	421	418	409	412	423	414	AVG
% of 12 Month Avg.	94%	96%	100%	101%	101%	103%	102%	102%	101%	99%	99%	102%		

AVG = Average · T = Total

SEPTEMBER 2026 - ALL SNO 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	0	0		0	0		0	0		0	0		0	0		0	0		0.0	0.0	
\$100,000 – \$199,999	2	0		2	0		3	0		3	1	0.7	3	0		4	0		2.8	0.2	3.9
\$200,000 – \$299,999	77	3	5.9	71	2	8.2	74	1	17.1	75	1	17.3	79	2	9.1	79	4	4.6	75.8	2.2	8.1
\$300,000 – \$399,999	122	7	4.0	121	8	3.5	119	5	5.5	123	5	5.7	118	4	6.8	116	9	3.0	119.8	6.3	4.4
\$400,000 – \$499,999	123	6	4.7	121	7	4.0	115	9	2.9	118	6	4.5	125	4	7.2	129	4	7.4	121.8	6.0	4.7
\$500,000 – \$599,999	99	7	3.3	92	11	1.9	90	8	2.6	100	2	11.5	106	4	6.1	102	3	7.8	98.2	5.8	3.9
\$600,000 – \$699,999	52	5	2.4	53	1	12.2	54	2	6.2	48	2	5.5	49	3	3.8	51	1	11.8	51.2	2.3	5.1
\$700,000 – \$799,999	41	5	1.9	39	1	9.0	39	4	2.3	44	1	10.2	41	3	3.2	42	0		41.0	2.3	4.1
\$800,000 – \$899,999	27	4	1.6	25	1	5.8	23	0		23	0		24	2	2.8	22	4	1.3	24.0	1.8	3.0
\$900,000 – \$999,999	18	1	4.2	20	1	4.6	18	3	1.4	22	0		24	0		24	2	2.8	21.0	1.2	4.2
\$1,000,000 – \$1,499,999	28	0		28	0		28	1	6.5	29	0		24	2	2.8	26	1	6.0	27.2	0.7	9.4
\$1,500,000 – \$1,999,999	5	0		6	0		6	0		6	0		4	1	0.9	4	0		5.2	0.2	7.2
\$2,000,000 – \$2,499,999	0	0		0	0		0	0		0	0		0	0		0	0		0.0	0.0	
\$2,500,000 +	0	0		0	0		0	0		0	0		0	0		0	0		0.0	0.0	
Total	594	38	3.6	578	32	4.2	569	33	4.0	591	18	7.6	597	25	5.5	599	28	4.9	588.0	29.0	4.7
Prior Year — Comparable Weeks																					
Total (PY)	406	30	3.1	368	43	2.0	383	36	2.5	394	29	3.1	411	27	3.5	429	35	2.8	398.5	33.3	2.8

■ 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.