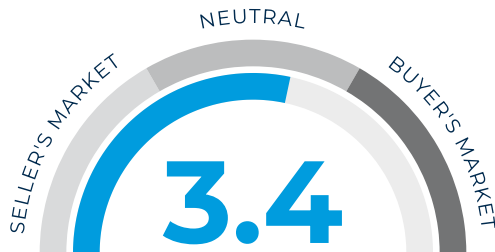


SEPTEMBER 2026 - ALL SNO CO

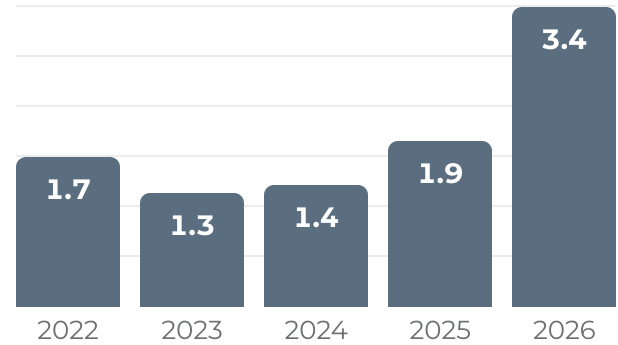
MARKET SUMMARY

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

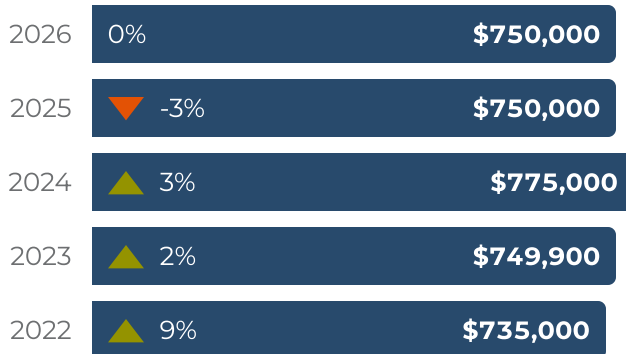
MONTHS OF INVENTORY



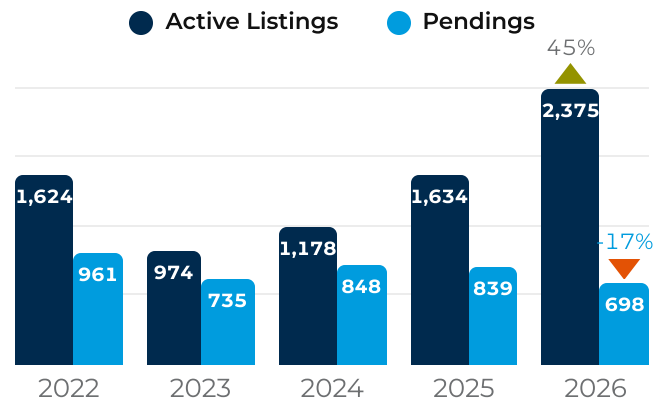
Seller's Market = 0 to 2 Months
 Neutral Market = 2 to 4 Months
 Buyer's Market = 4+ Months



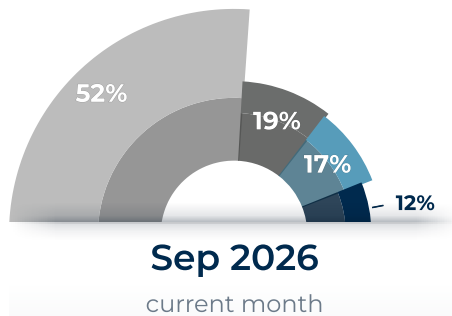
MEDIAN SALES PRICE



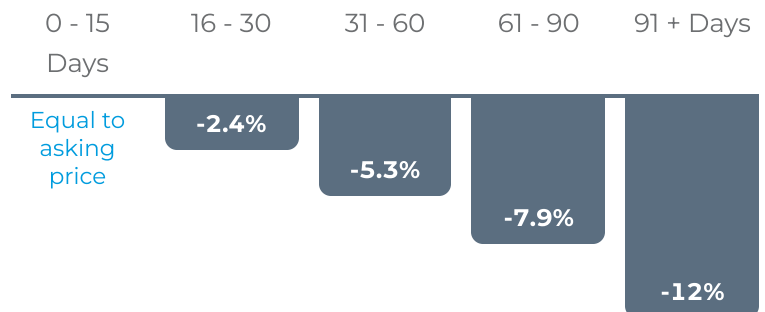
LISTINGS AND PENDING SALES



SALES PRICE AND DAYS ON MARKET



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

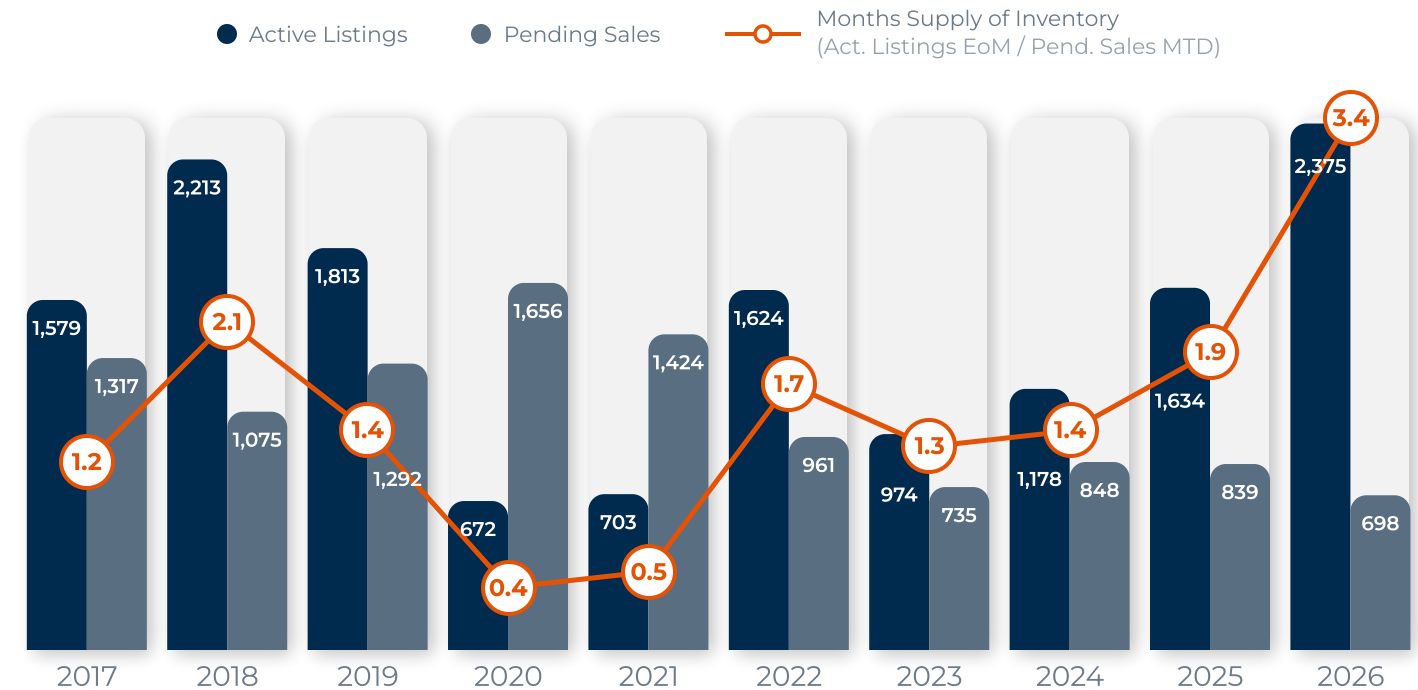


SEPTEMBER 2026 - ALL SNO CO

MARKET UPDATE

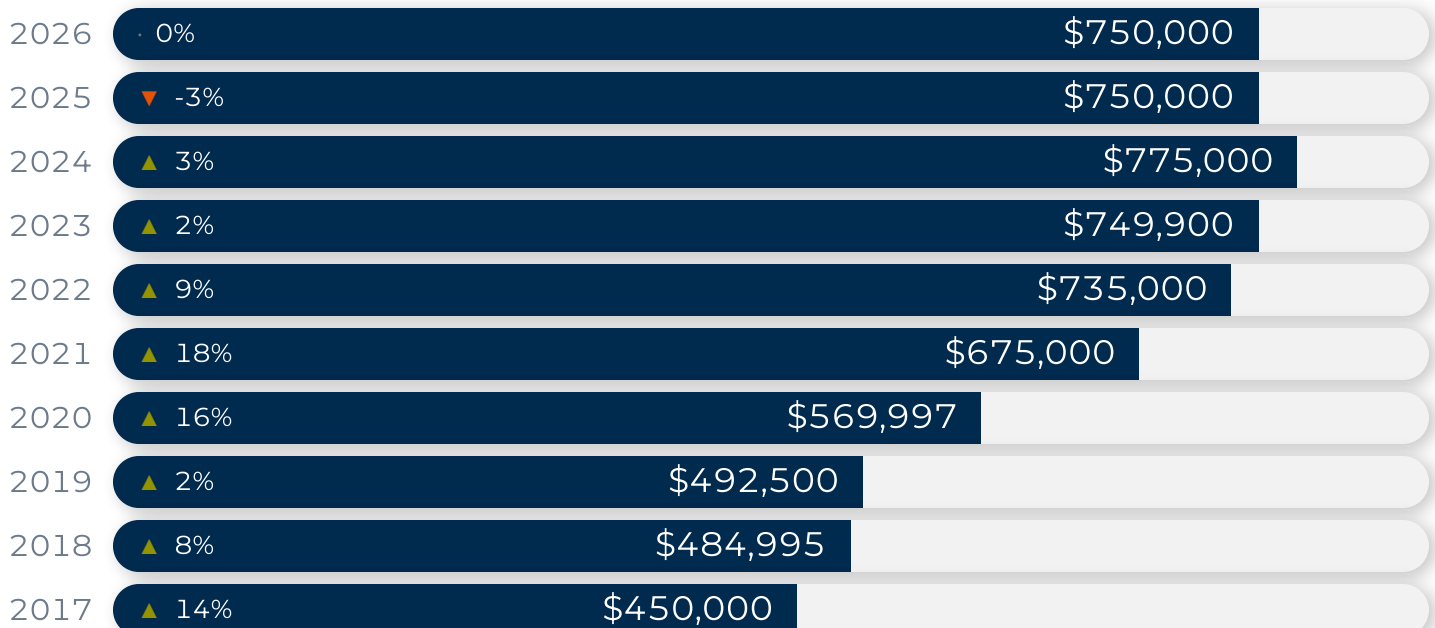
Based on Residential only reports · Residential incl. manufactured homes on owned land, per NWMLS

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



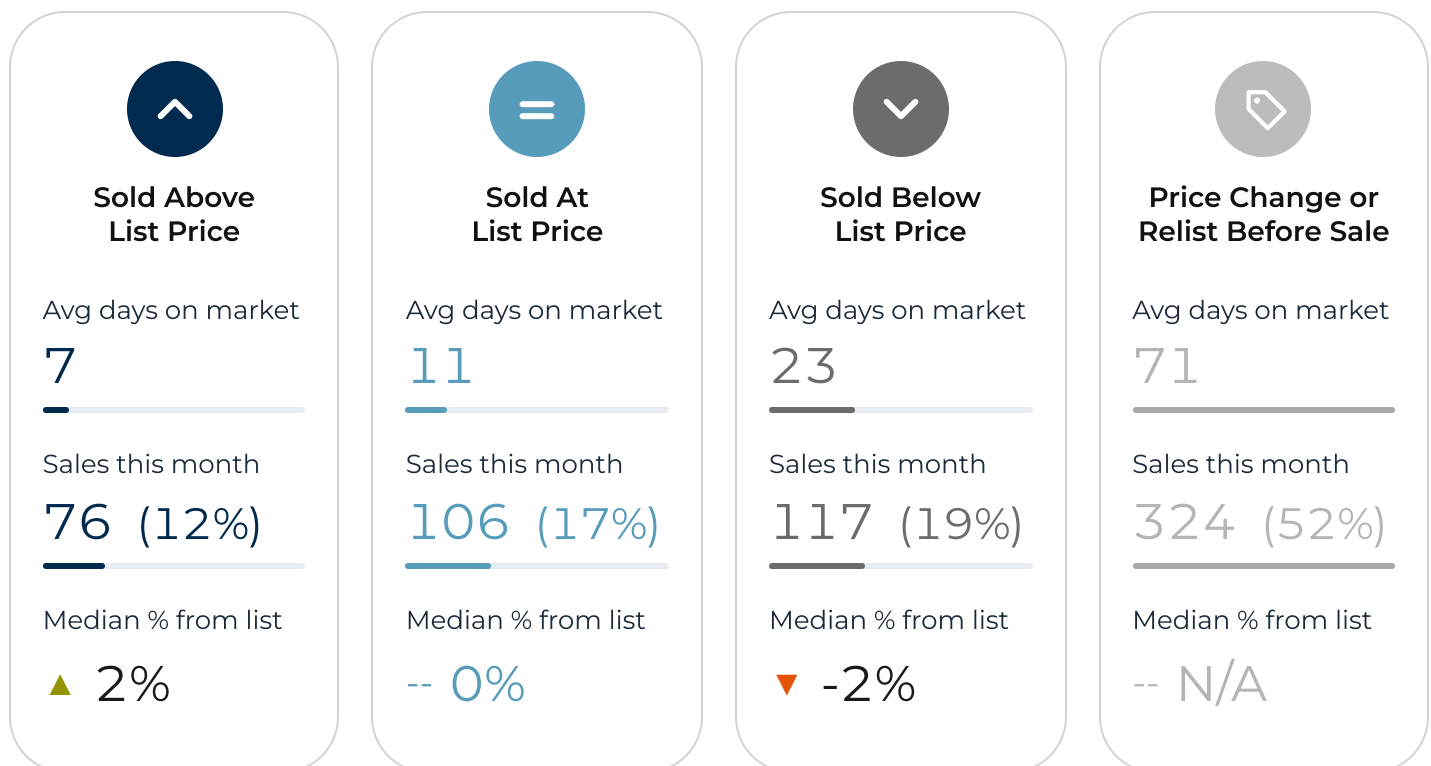
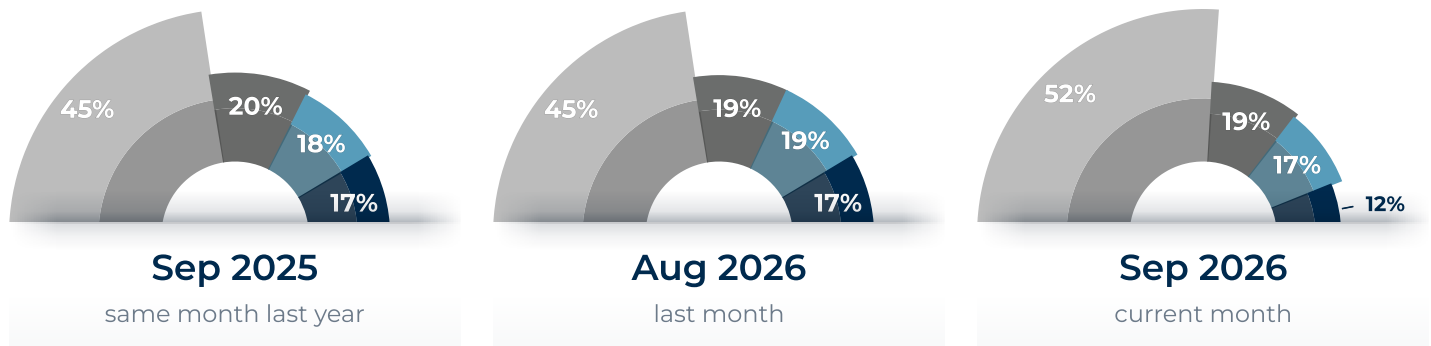
SEPTEMBER 2026 - ALL SNO CO

MARKET UPDATE

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

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

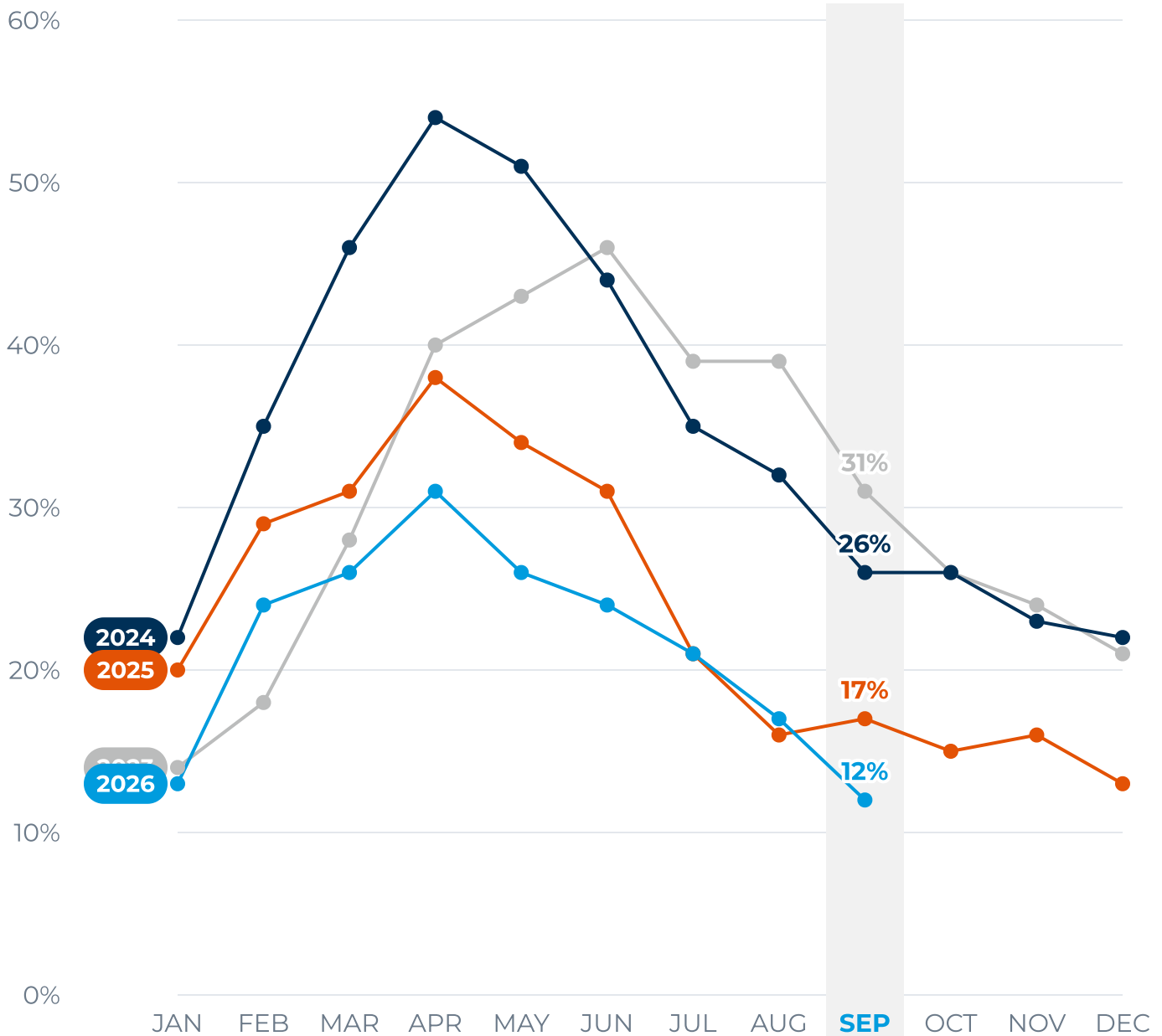


These four groups don't overlap: a home that changed its price or was relisted before selling is counted under *Price Change or Relist*, even if it still sold above list — so *Above*, *At* and *Below List Price* here cover only homes whose asking price never changed. The next page's "% of Listings Sold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

SEPTEMBER 2026 - ALL SNO CO

% OF LISTINGS SOLD ABOVE LIST PRICE

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



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 Residential only reports · Residential incl. manufactured homes on owned land, per NWMLS

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%	229	36.8%
16 - 30 Days	97.6%	99.4%	97	15.6%
31 - 60 Days	94.7%	99.2%	142	22.8%
61 - 90 Days	92.1%	99.2%	82	13.2%
91 + Days	88.0%	97.5%	73	11.7%
TOTALS			623	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	\$750,000	\$750,000	\$0
INTEREST RATE* 30-Year Fixed	6.86%	6.35%	0.51%
P & I Principal & Interest	\$4,921	\$4,668	\$253 per month \$3,033 per year

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

SEPTEMBER 2026 - ALL SNO CO

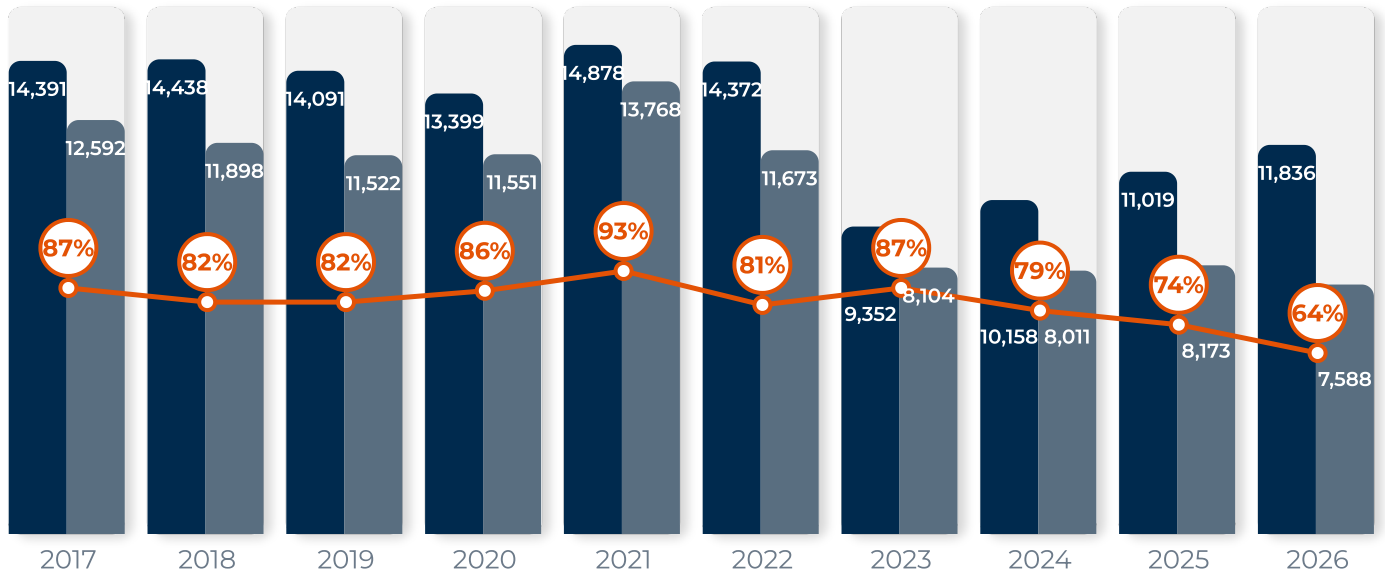
MARKET UPDATE

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

WHAT ARE THE ODDS OF SELLING?

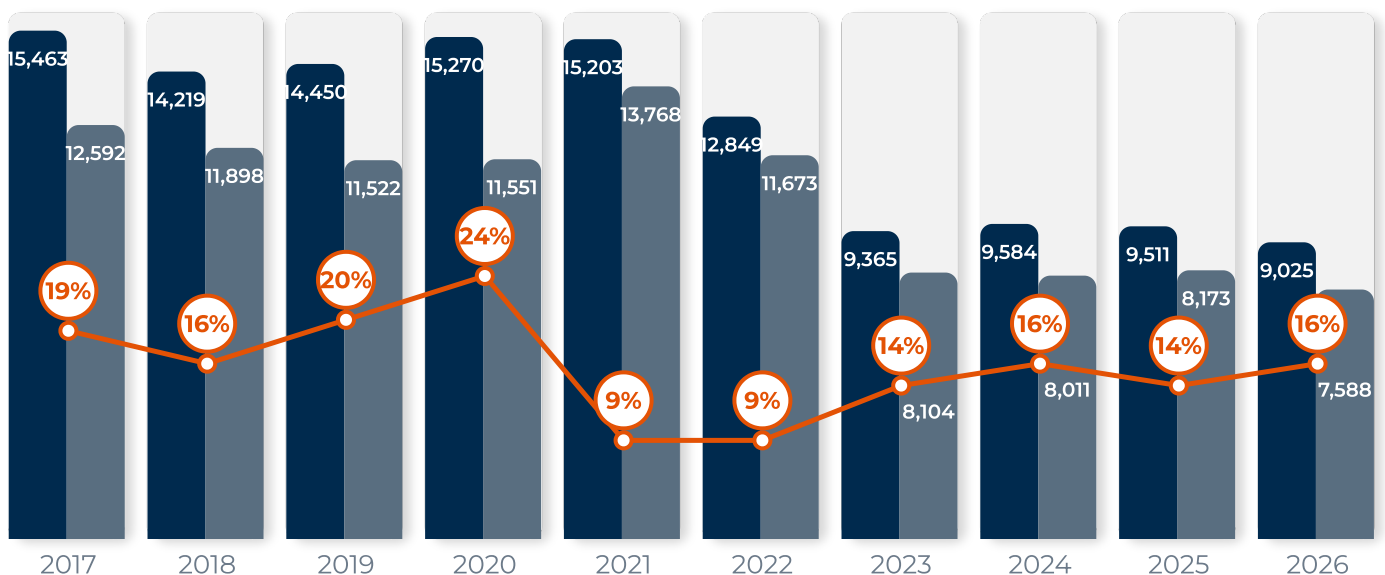
Closed Sales as a Percentage of Listings Taken

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



PERCENTAGE OF PENDING SALES THAT DO NOT CLOSE

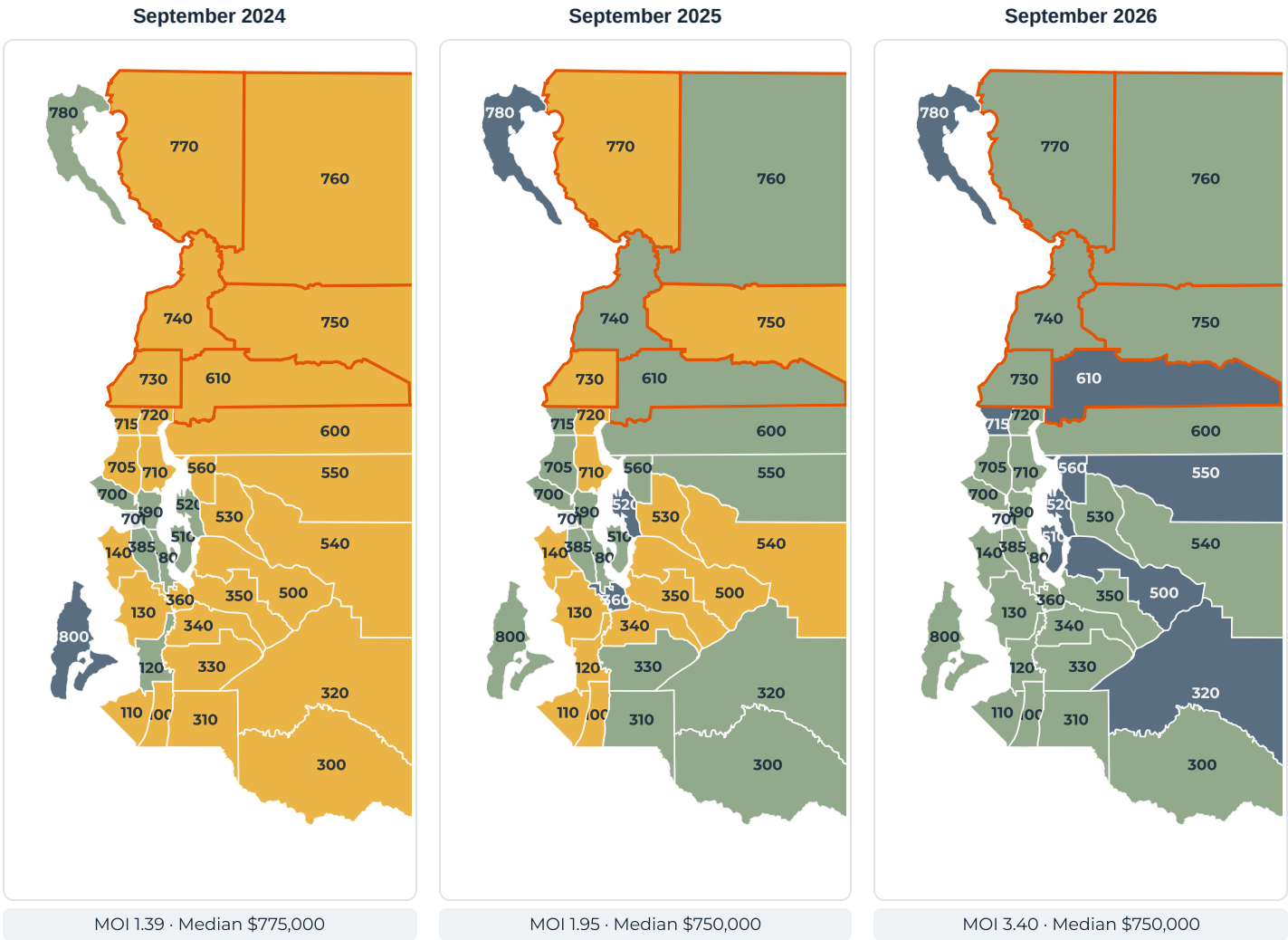
● Pending Sales (Trailing 12 Mo.) ● Closed Sales (Trailing 12 Mo.) —○— Pending Sales Not Closed (%)



SEPTEMBER 2026 - ALL SNO CO

MONTHS SUPPLY OF INVENTORY

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



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 Sno Co

Green Balanced

3.40
months of inventory

New listings	Active	Pending	Closed
1,090	2,375 +45.35%	698 -16.81%	642 -8.29%

Median sale price

\$750,000 +0.00%

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

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		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)	979	1,110	1,288	1,637	1,902	2,073	2,310	2,291	2,375				45%	1,774	AVG	39%
YTD	New Listings Taken in Month	744	824	1,088	1,285	1,393	1,339	1,303	1,040	1,090				12%	10,106	YTD	9%
	# of Pending Transactions	597	668	821	859	993	913	826	781	698				-17%	7,156	YTD	-4%
	Months Supply of Inventory	1.6	1.7	1.6	1.9	1.9	2.3	2.8	2.9	3.4				79%	2.2	AVG	47%
	# of Closed Sales	341	490	651	592	734	818	802	639	642				-8%	5,709	YTD	-6%
	Median Closed Price (\$1,000's)	715	750	770	800	800	750	757	769	750				0%	762	AVG	-4%
2025	Active Listings (EOM)	706	754	864	1,048	1,440	1,646	1,731	1,684	1,634	1,588	1,236	891	39%	1,279	AVG	54%
	New Listings Taken in Month	765	693	1,027	1,082	1,451	1,188	1,106	952	976	891	485	354	2%	9,240	YTD	7%
	# of Pending Transactions	688	650	888	857	978	848	880	845	839	764	643	462	-1%	7,473	YTD	-3%
	Months Supply of Inventory	1.0	1.2	1.0	1.2	1.5	1.9	2.0	2.0	1.9	2.1	1.9	1.9	36%	1.5	AVG	60%
	# of Closed Sales	451	533	639	696	773	796	780	733	700	713	573	593	-11%	6,101	YTD	-3%
	Median Closed Price (\$1,000's)	770	785	790	800	833	815	805	790	750	770	750	760	-3%	793	AVG	1%
2024	Active Listings (EOM)	396	455	484	587	934	1,133	1,168	1,143	1,178	1,139	887	637	21%	831	AVG	8%
	New Listings Taken in Month	567	760	912	1,000	1,300	1,139	990	993	954	874	538	367	11%	8,615	YTD	13%
	# of Pending Transactions	676	723	878	889	970	889	884	957	848	830	682	526	15%	7,714	YTD	3%
	Months Supply of Inventory	0.6	0.6	0.6	0.7	1.0	1.3	1.3	1.2	1.4	1.4	1.3	1.2	8%	1.0	AVG	2%
	# of Closed Sales	473	551	613	694	765	825	771	825	787	781	682	609	6%	6,304	YTD	4%
	Median Closed Price (\$1,000's)	730	751	760	800	828	830	818	780	775	810	785	790	3%	786	AVG	6%
2023	Active Listings (EOM)	760	582	660	653	698	820	847	914	974	934	789	474	-40%	768	AVG	-27%
	New Listings Taken in Month	598	609	846	791	984	1,033	944	940	856	698	522	323	-23%	7,601	YTD	-37%
	# of Pending Transactions	731	806	784	804	929	925	928	813	735	696	588	586	-24%	7,455	YTD	-25%
	Months Supply of Inventory	1.0	0.7	0.8	0.8	0.8	0.9	0.9	1.1	1.3	1.3	1.3	0.8	-24%	0.9	AVG	-1%
	# of Closed Sales	417	538	703	628	717	756	748	837	741	653	525	529	-20%	6,085	YTD	-27%
	Median Closed Price (\$1,000's)	699	691	724	768	780	775	751	731	750	730	725	685	2%	741	AVG	-4%
2022	Active Listings (EOM)	217	248	457	722	1,057	1,606	1,858	1,625	1,624	1,502	1,236	911	131%	1,046	AVG	109%
	New Listings Taken in Month	703	958	1,507	1,534	1,715	1,778	1,524	1,180	1,106	833	579	339	-20%	12,005	YTD	-1%
	# of Pending Transactions	733	932	1,298	1,251	1,335	1,067	1,090	1,250	961	754	651	505	-33%	9,917	YTD	-17%
	Months Supply of Inventory	0.3	0.3	0.4	0.6	0.8	1.5	1.7	1.3	1.7	2.0	1.9	1.8	240%	0.9	AVG	153%
	# of Closed Sales	609	556	987	1,075	1,167	1,160	944	908	926	788	637	594	-33%	8,332	YTD	-17%
	Median Closed Price (\$1,000's)	715	746	800	839	815	800	770	750	735	730	700	700	9%	774	AVG	16%

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

SEPTEMBER 2026 - ALL SNO CO

MARKET UPDATE

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

		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)	298	283	289	519	427	513	754	714	703	492	294	210	5%	500	AVG	-41%
	New Listings Taken in Month	800	818	1,297	1,568	1,450	1,677	1,650	1,517	1,380	1,035	774	558	-3%	12,157	YTD	10%
	# of Pending Transactions	819	860	1,297	1,350	1,526	1,612	1,442	1,610	1,424	1,283	1,011	638	-14%	11,940	YTD	-2%
	Months Supply of Inventory	0.4	0.3	0.2	0.4	0.3	0.3	0.5	0.4	0.5	0.4	0.3	0.3	25%	0.4	AVG	-44%
	# of Closed Sales	735	662	946	1,035	1,169	1,375	1,378	1,363	1,372	1,268	1,111	962	4%	10,035	YTD	16%
	Median Closed Price (\$1,000's)	600	624	640	675	697	716	700	695	675	695	695	700	18%	669	AVG	25%
2020	Active Listings (EOM)	805	675	886	1,049	1,015	873	876	799	672	652	416	296	-63%	850	AVG	-45%
	New Listings Taken in Month	895	952	1,286	1,038	1,236	1,283	1,487	1,448	1,426	1,309	728	684	13%	11,051	YTD	-6%
	# of Pending Transactions	1,020	1,177	1,186	945	1,392	1,544	1,572	1,654	1,656	1,403	1,020	840	28%	12,146	YTD	5%
	Months Supply of Inventory	0.8	0.6	0.7	1.1	0.7	0.6	0.6	0.5	0.4	0.5	0.4	0.4	-71%	0.7	AVG	-45%
	# of Closed Sales	651	682	871	747	775	1,124	1,253	1,213	1,318	1,438	1,147	1,148	27%	8,634	YTD	-3%
	Median Closed Price (\$1,000's)	510	515	525	525	516	542	575	555	570	580	566	573	16%	537	AVG	9%
2019	Active Listings (EOM)	1,236	1,149	1,209	1,339	1,736	1,841	1,845	1,829	1,813	1,597	1,204	842	-18%	1,555	AVG	21%
	New Listings Taken in Month	899	739	1,358	1,468	1,800	1,480	1,400	1,364	1,260	1,085	754	509	-7%	11,768	YTD	-3%
	# of Pending Transactions	1,009	842	1,385	1,408	1,462	1,433	1,380	1,396	1,292	1,248	1,068	808	20%	11,607	YTD	6%
	Months Supply of Inventory	1.2	1.4	0.9	1.0	1.2	1.3	1.3	1.3	1.4	1.3	1.1	1.0	-33%	1.2	AVG	15%
	# of Closed Sales	574	672	901	966	1,141	1,215	1,127	1,234	1,036	1,057	918	942	8%	8,866	YTD	2%
	Median Closed Price (\$1,000's)	455	475	500	500	500	515	502	490	493	495	495	510	2%	492	AVG	1%
2018	Active Listings (EOM)	588	604	679	870	1,246	1,609	1,768	2,024	2,213	2,087	1,757	1,317	40%	1,289	AVG	11%
	New Listings Taken in Month	817	878	1,280	1,431	1,794	1,686	1,467	1,481	1,350	1,105	792	426	6%	12,184	YTD	1%
	# of Pending Transactions	954	956	1,296	1,303	1,486	1,371	1,336	1,185	1,075	1,134	975	734	-18%	10,962	YTD	-10%
	Months Supply of Inventory	0.6	0.6	0.5	0.7	0.8	1.2	1.3	1.7	2.1	1.8	1.8	1.8	75%	1.1	AVG	25%
	# of Closed Sales	645	634	903	954	1,127	1,236	1,122	1,136	955	922	859	875	-21%	8,712	YTD	-8%
	Median Closed Price (\$1,000's)	450	485	475	506	500	512	495	492	485	473	470	470	8%	489	AVG	12%
2017	Active Listings (EOM)	786	744	790	897	1,118	1,374	1,529	1,597	1,579	1,263	946	625	-15%	1,157	AVG	-19%
	New Listings Taken in Month	790	881	1,280	1,247	1,707	1,766	1,559	1,579	1,273	1,047	721	486	-7%	12,082	YTD	-3%
	# of Pending Transactions	997	1,053	1,332	1,236	1,572	1,601	1,517	1,550	1,317	1,412	1,065	780	1%	12,175	YTD	-5%
	Months Supply of Inventory	0.8	0.7	0.6	0.7	0.7	0.9	1.0	1.0	1.2	0.9	0.9	0.8	-14%	0.8	AVG	-17%
	# of Closed Sales	763	741	917	904	1,148	1,233	1,258	1,339	1,203	1,135	1,019	1,032	4%	9,506	YTD	2%
	Median Closed Price (\$1,000's)	410	413	425	440	450	450	453	455	450	440	445	450	14%	438	AVG	13%
2016	Active Listings (EOM)	1,111	1,112	1,124	1,294	1,339	1,529	1,680	1,761	1,857	1,580	1,263	903		1,423	AVG	
	New Listings Taken in Month	863	1,080	1,339	1,524	1,576	1,616	1,542	1,493	1,362	980	780	549		12,395	YTD	
	# of Pending Transactions	1,006	1,213	1,505	1,521	1,655	1,558	1,483	1,510	1,302	1,290	1,101	897		12,753	YTD	
	Months Supply of Inventory	1.1	0.9	0.7	0.9	0.8	1.0	1.1	1.2	1.4	1.2	1.1	1.0		1.0	AVG	
	# of Closed Sales	671	666	938	995	1,157	1,223	1,278	1,234	1,162	1,088	1,060	938		9,324	YTD	
	Median Closed Price (\$1,000's)	379	359	385	375	390	395	405	400	395	387	400	400		387	AVG	

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

SEPTEMBER 2026 - ALL SNO CO

MARKET UPDATE

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

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)	690	661	744	898	1,101	1,294	1,406	1,409	1,425	1,283	1,003	711	1,052	AVG
% of 12 Month Avg.	66%	63%	71%	85%	105%	123%	134%	134%	135%	122%	95%	68%		
New Listings in Mo.	770	837	1,213	1,268	1,501	1,465	1,367	1,295	1,194	986	667	460	13,023	T
% of 12 Month Avg.	71%	77%	112%	117%	138%	135%	126%	119%	110%	91%	61%	42%		
# of Pending Trans	863	921	1,185	1,156	1,331	1,285	1,251	1,277	1,145	1,081	880	678	13,053	T
% of 12 Month Avg.	79%	85%	109%	106%	122%	118%	115%	117%	105%	99%	81%	62%		
Months Supply of Inv.	0.8	0.7	0.6	0.8	0.8	1.0	1.1	1.1	1.2	1.2	1.1	1.0	1.0	AVG
% of 12 Month Avg.	83%	74%	65%	80%	86%	104%	116%	114%	129%	123%	118%	108%		
# of Closed Units	599	624	842	869	994	1,094	1,066	1,082	1,020	984	853	822	10,849	T
% of 12 Month Avg.	66%	69%	93%	96%	110%	121%	118%	120%	113%	109%	94%	91%		
Median Closed Price (\$1,000)	572	584	602	623	631	635	627	614	608	611	603	604	609	AVG
% of 12 Month Avg.	94%	96%	99%	102%	104%	104%	103%	101%	100%	100%	99%	99%		

AVG = Average · T = Total

SEPTEMBER 2026 - ALL SNO CO

WEEKLY SALES RATIOS

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

	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 – \$499,999	127	17	1.7	127	14	2.1	127	17	1.7	134	13	2.4	148	16	2.1	159	12	3.1	137.0	14.8	2.1
\$500,000 – \$599,999	293	23	2.9	289	33	2.0	288	35	1.9	305	27	2.6	322	28	2.7	323	27	2.8	303.3	28.8	2.4
\$600,000 – \$699,999	364	30	2.8	362	39	2.1	368	28	3.0	363	33	2.5	361	27	3.1	382	17	5.2	366.7	29.0	2.9
\$700,000 – \$799,999	342	29	2.7	346	28	2.9	348	29	2.8	356	25	3.3	356	24	3.4	354	18	4.5	350.3	25.5	3.2
\$800,000 – \$899,999	271	17	3.7	265	18	3.4	262	9	6.7	263	20	3.0	270	9	6.9	259	21	2.8	265.0	15.7	3.9
\$900,000 – \$999,999	194	19	2.4	194	9	5.0	188	11	3.9	187	11	3.9	192	5	8.9	193	9	4.9	191.3	10.7	4.1
\$1,000,000 – \$1,249,999	285	16	4.1	288	12	5.5	284	16	4.1	292	19	3.5	288	16	4.2	281	9	7.2	286.3	14.7	4.5
\$1,250,000 – \$1,499,999	203	10	4.7	196	7	6.5	187	13	3.3	187	6	7.2	186	7	6.1	183	9	4.7	190.3	8.7	5.1
\$1,500,000 – \$1,749,999	74	0		77	2	8.9	74	5	3.4	80	4	4.6	76	3	5.8	72	5	3.3	75.5	3.2	5.5
\$1,750,000 – \$1,999,999	55	1	12.7	55	1	12.7	57	1	13.2	59	2	6.8	62	0		61	0		58.2	0.8	16.1
\$2,000,000 – \$2,499,999	46	1	10.6	41	1	9.5	41	0		43	1	9.9	45	1	10.4	44	3	3.4	43.3	1.2	8.6
\$2,500,000 – \$2,999,999	20	2	2.3	17	3	1.3	17	0		19	1	4.4	17	2	2.0	18	0		18.0	1.3	3.1
\$3,000,000 – \$4,999,999	19	1	4.4	19	2	2.2	20	0		18	0		20	0		22	1	5.1	19.7	0.7	6.8
\$5,000,000 +	12	0		10	0		10	1	2.3	10	0		10	0		10	0		10.3	0.2	14.3
Total	2,305	166	3.2	2,286	169	3.1	2,271	165	3.2	2,316	162	3.3	2,353	138	3.9	2,361	131	4.2	2,315.3	155.2	3.4
Prior Year — Comparable Weeks																					
Total (PY)	1,727	180	2.2	1,655	182	2.1	1,705	190	2.1	1,715	175	2.3	1,695	193	2.0	1,653	182	2.1	1,691.7	183.7	2.1

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.