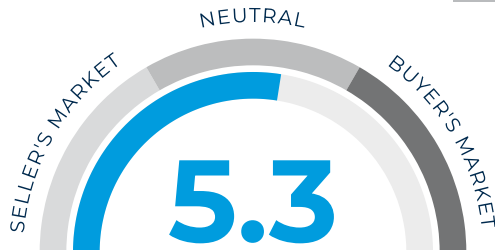


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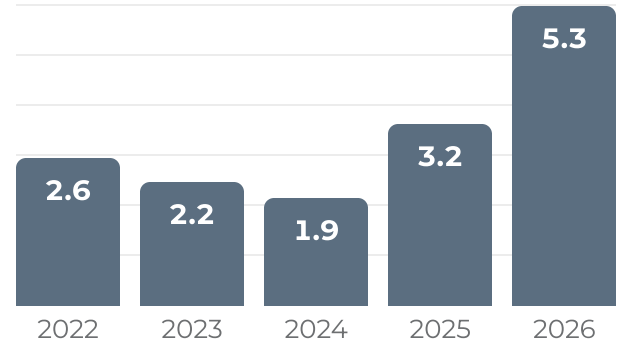
# MARKET SUMMARY

Based on **Townhouse** reports

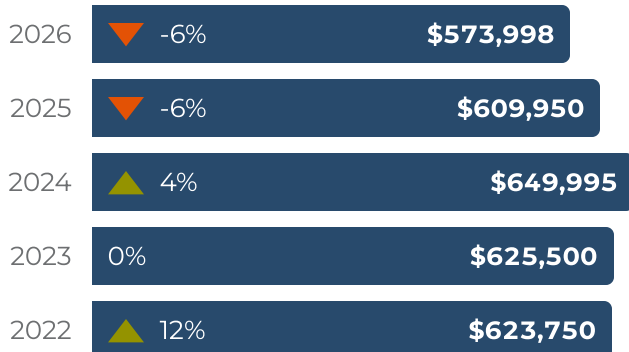
## MONTHS OF INVENTORY

(Act. Listings EoM / **Closed Sales not Pending**)

Seller's Market = 0 to 4 Months  
 Neutral Market = 4 to 6 Months  
 Buyer's Market = 6+ Months

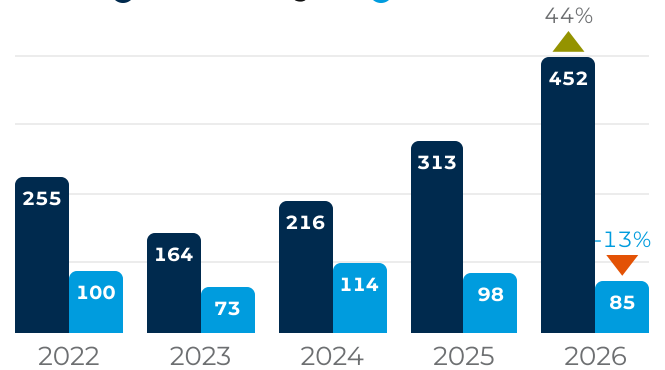


## MEDIAN SALES PRICE

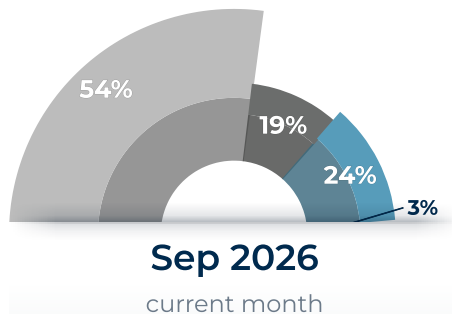


## LISTINGS AND CLOSED SALES

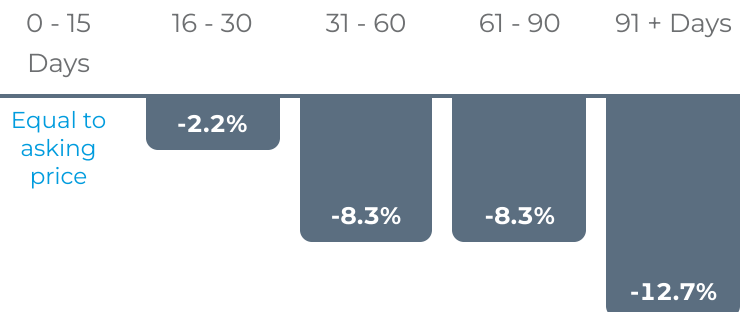
● Active Listings ● Closed Sales



## SALES PRICE AND DAYS ON MARKET



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

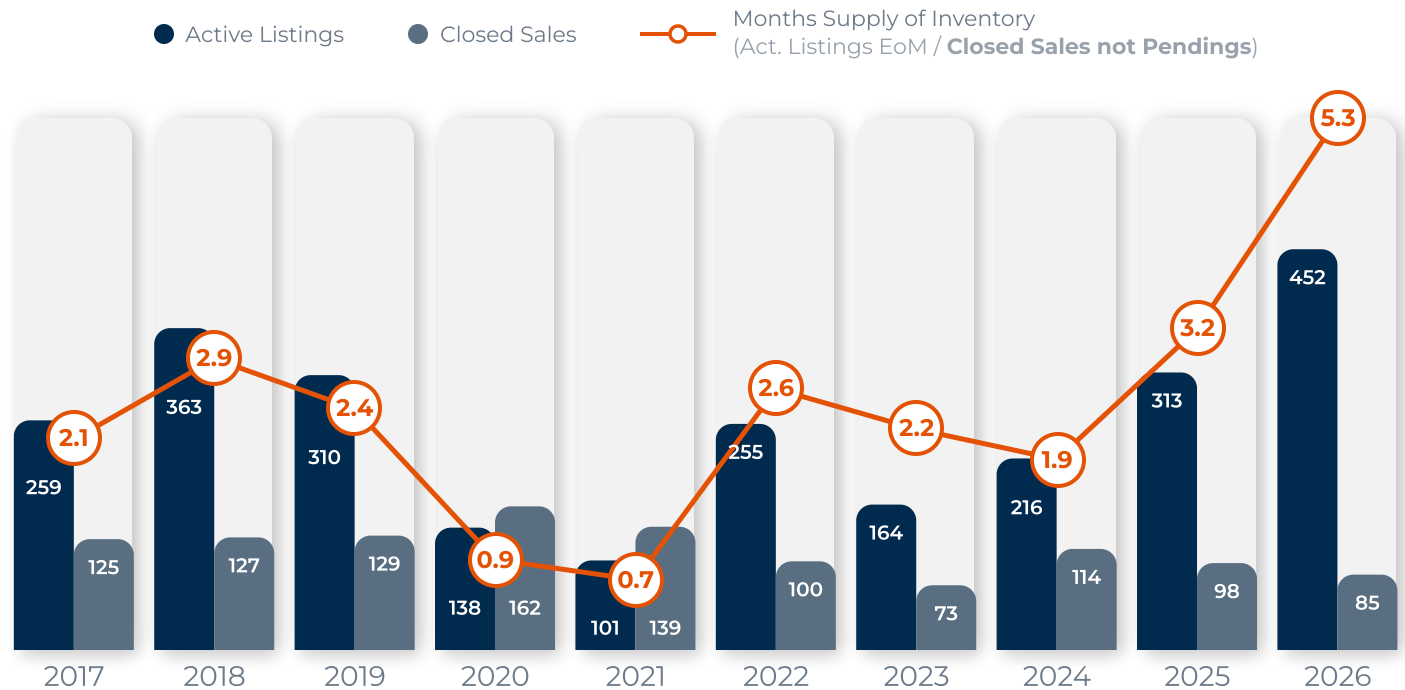


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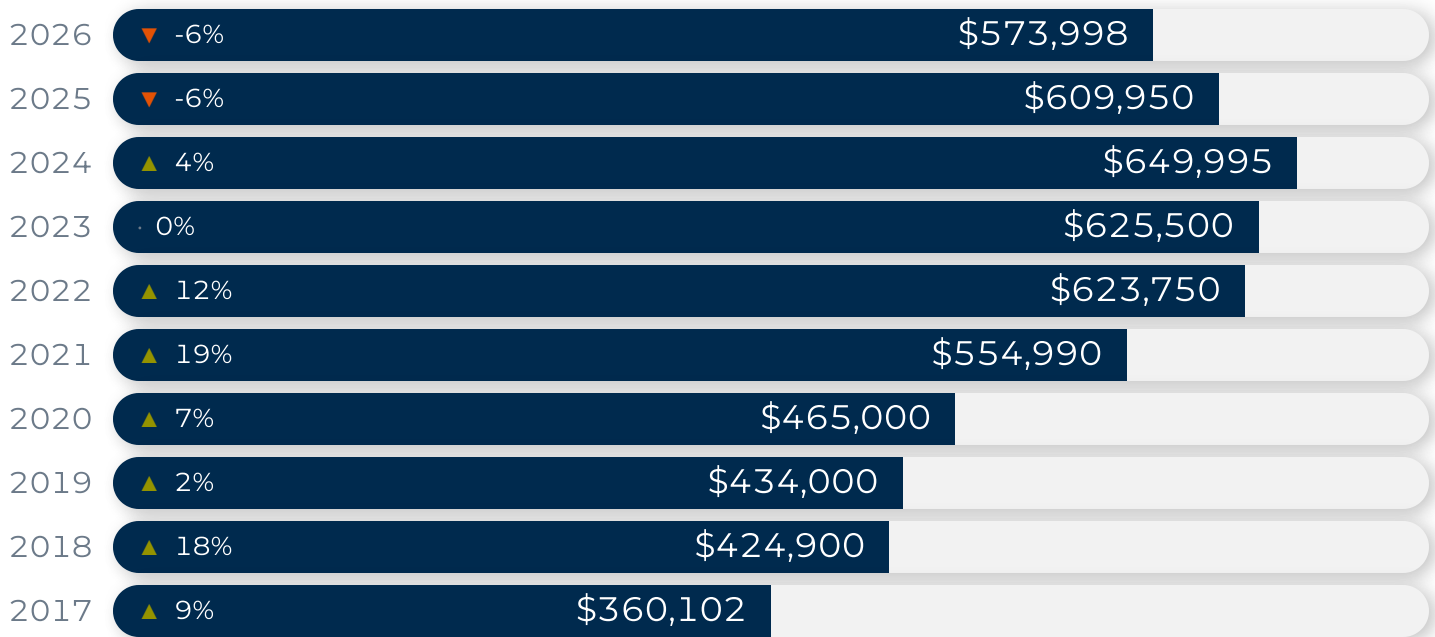
# MARKET UPDATE

Based on **Townhouse** reports

## ACTIVE, CLOSED & MONTHS SUPPLY OF INVENTORY



## MEDIAN CLOSED SALES PRICE FOR CURRENT MONTH SOLD PROPERTIES

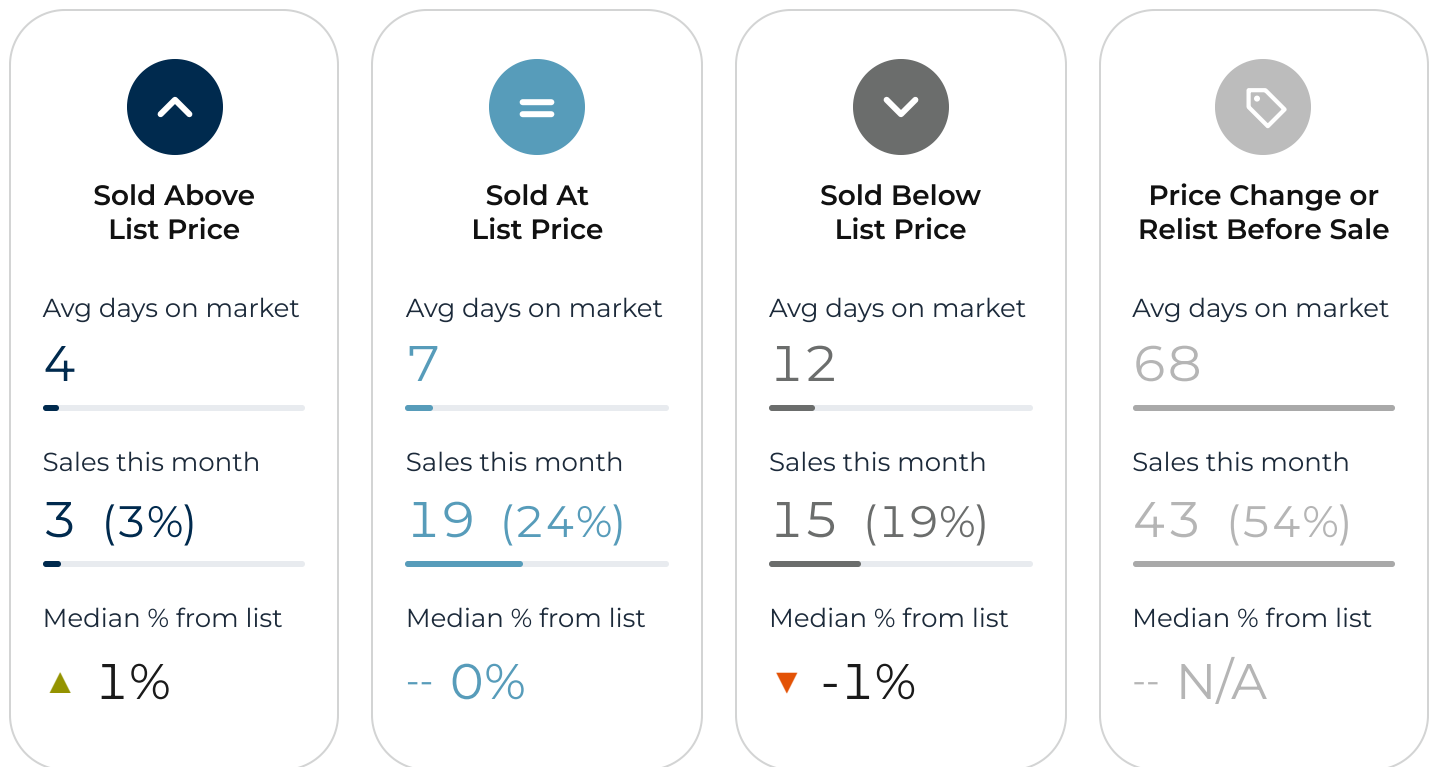
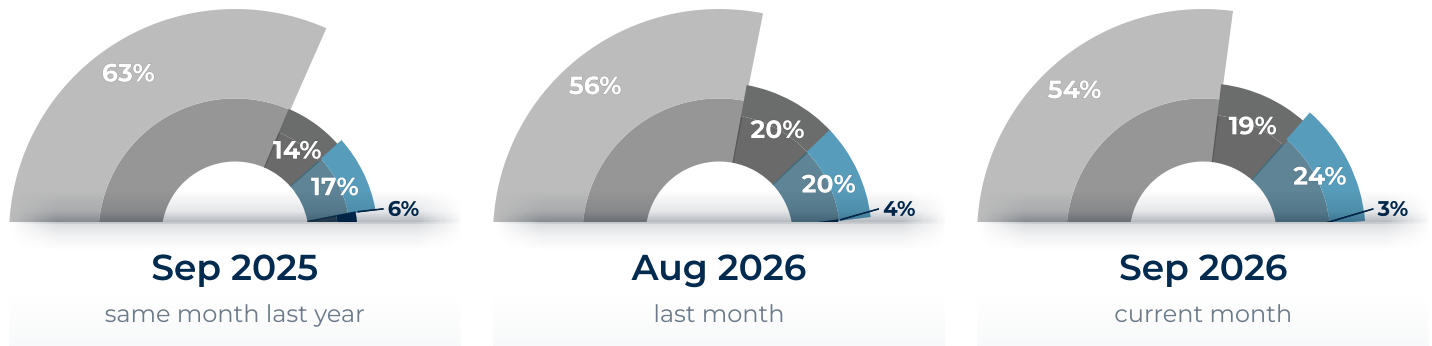


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## MARKET UPDATE

Based on **Townhouse** reportsPERCENTAGE OF HOMES SOLD  
ABOVE, AT, BELOW LIST OR AFTER A PRICE CHANGE / RELIST

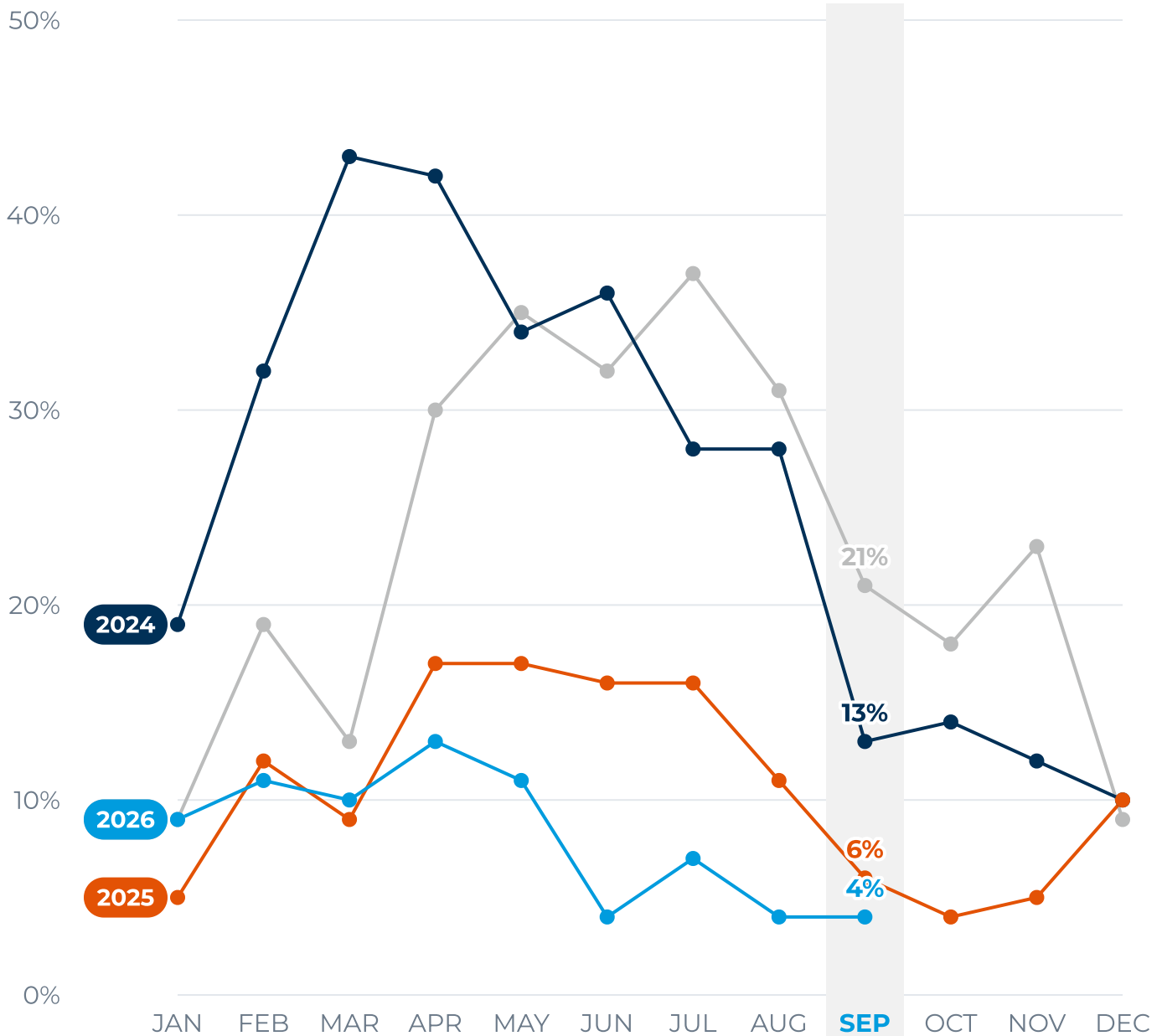
■ Price Change or Relist Before Sale
 ■ Below List Price
 ■ At List Price
 ■ Above List Price



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 **Townhouse** 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.

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# MARKET UPDATE

Based on **Townhouse** 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%                 | 35          | 43.8%                |
| 16 - 30 Days       | 97.8%                   | 98.7%                  | 12          | 15.0%                |
| 31 - 60 Days       | 91.7%                   | 98.9%                  | 13          | 16.3%                |
| 61 - 90 Days       | 91.7%                   | 99.2%                  | 9           | 11.3%                |
| 91 + Days          | 87.3%                   | 98.5%                  | 11          | 13.8%                |
| TOTALS             |                         |                        | 80          | 100.0%               |

Source: live MLS listings (preliminary — this month's NWMLS sold records aren't published yet).

### A DIFFERENCE A YEAR MAKES

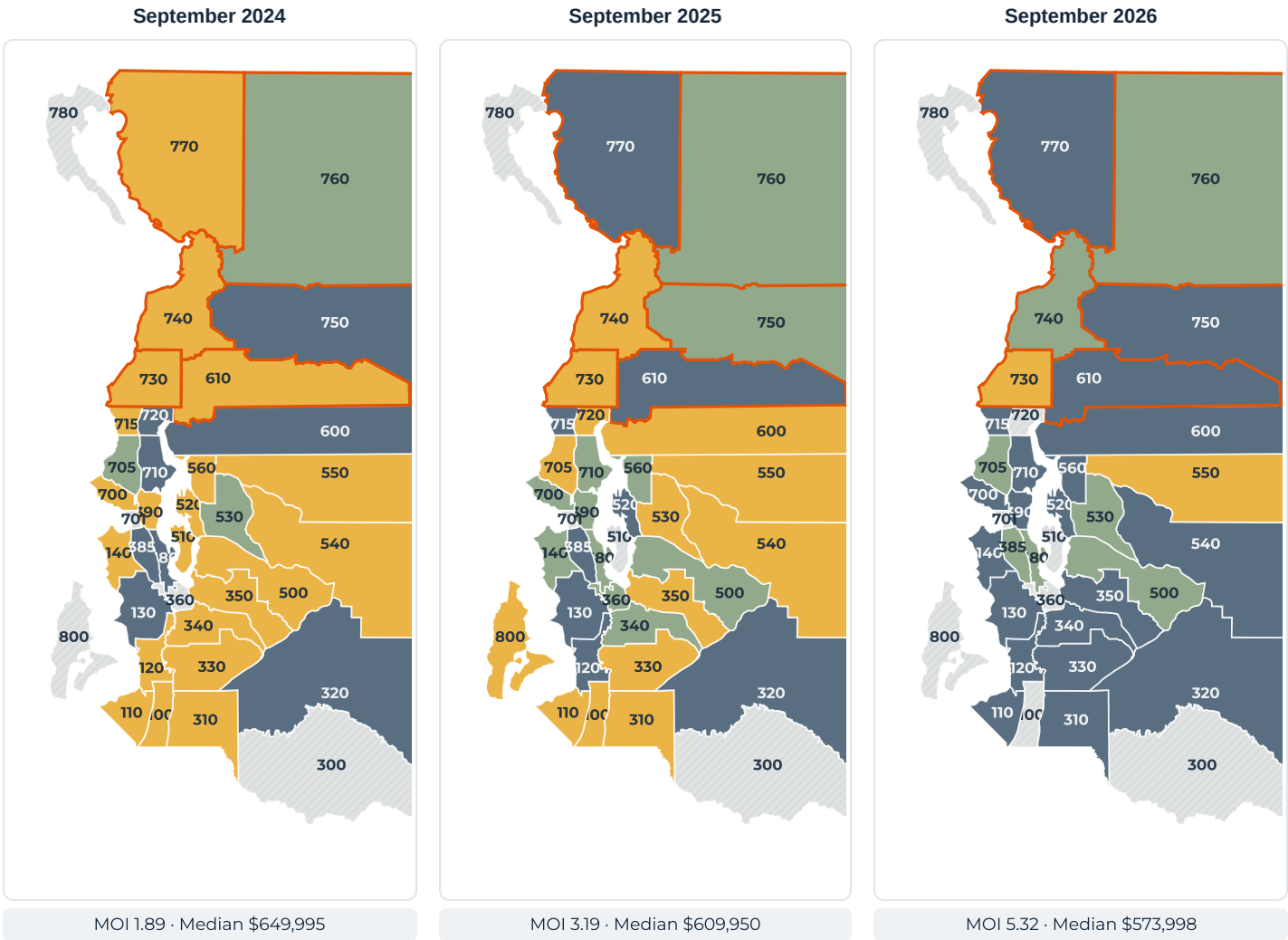
|                                 | Sep 2026  | Sep 2025  | Difference                         |
|---------------------------------|-----------|-----------|------------------------------------|
| MEDIAN PRICE                    | \$573,998 | \$609,950 | -\$35,953                          |
| INTEREST RATE*<br>30-Year Fixed | 6.86%     | 6.35%     | 0.51%                              |
| P & I<br>Principal & Interest   | \$3,766   | \$3,797   | -\$30 per month<br>-\$364 per year |

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

SEPTEMBER 2026 - ALL SNO CO

# MONTHS SUPPLY OF INVENTORY

Based on **Townhouse** reports



**Market conditions**

- Orange Seller's advantage < 4 mo
- Green Balanced 4-6 mo
- Blue Buyer's advantage 6+ mo
- Grey No data —

**Area detail**

Region

**ALL Sno Co**

Green Balanced

**5.32**  
months of inventory

New listings  
**180**

Active  
**452** +44.41%

Closed  
**85** -13.27%

Median sale price  
**\$573,998** -5.89%

SEPTEMBER 2026 - ALL SNO CO

# MARKET UPDATE

Based on **Townhouse** reports

|             |                                 | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | MTD %<br>Change | YTD<br>Summary<br>Jan-Sep | π | YTD %<br>Change |
|-------------|---------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----------------|---------------------------|---|-----------------|
| <b>2026</b> | Active Listings (EOM)           | 193 | 226 | 257 | 331 | 377 | 411 | 439 | 439 | 452 |     |     |     | 44%             | 347 AVG                   |   | 44%             |
| YTD         | Months Supply of Inventory      | 2.8 | 2.2 | 2.9 | 4.7 | 4.0 | 4.0 | 5.0 | 6.2 | 5.3 |     |     |     | 66%             | 4.1 AVG                   |   | 68%             |
|             | # of Closed Sales               | 70  | 101 | 89  | 70  | 95  | 102 | 88  | 71  | 85  |     |     |     | -13%            | 771 YTD                   |   | -13%            |
|             | Median Closed Price (\$1,000's) | 600 | 630 | 680 | 627 | 590 | 620 | 593 | 590 | 574 |     |     |     | -6%             | 612 AVG                   |   | -3%             |
| <b>2025</b> | Active Listings (EOM)           | 150 | 142 | 164 | 202 | 280 | 306 | 318 | 301 | 313 | 306 | 245 | 173 | 45%             | 242 AVG                   |   | 65%             |
|             | Months Supply of Inventory      | 2.3 | 1.3 | 1.6 | 2.0 | 2.4 | 2.9 | 3.2 | 3.1 | 3.2 | 4.2 | 3.3 | 1.9 | 68%             | 2.5 AVG                   |   | 51%             |
|             | # of Closed Sales               | 64  | 109 | 100 | 101 | 115 | 106 | 99  | 98  | 98  | 73  | 75  | 91  | -14%            | 890 YTD                   |   | 11%             |
|             | Median Closed Price (\$1,000's) | 630 | 600 | 660 | 637 | 665 | 633 | 669 | 596 | 610 | 600 | 600 | 635 | -6%             | 633 AVG                   |   | 0%              |
| <b>2024</b> | Active Listings (EOM)           | 67  | 88  | 85  | 103 | 159 | 193 | 202 | 202 | 216 | 214 | 173 | 127 | 32%             | 146 AVG                   |   | 24%             |
|             | Months Supply of Inventory      | 1.0 | 1.1 | 1.2 | 1.0 | 2.2 | 2.0 | 2.5 | 1.6 | 1.9 | 2.3 | 2.1 | 1.5 | -14%            | 1.6 AVG                   |   | -2%             |
|             | # of Closed Sales               | 64  | 77  | 70  | 104 | 71  | 95  | 82  | 125 | 114 | 93  | 83  | 84  | 56%             | 802 YTD                   |   | 22%             |
|             | Median Closed Price (\$1,000's) | 625 | 635 | 679 | 626 | 605 | 605 | 602 | 666 | 650 | 625 | 650 | 625 | 4%              | 633 AVG                   |   | 10%             |
| <b>2023</b> | Active Listings (EOM)           | 119 | 88  | 105 | 97  | 104 | 121 | 121 | 142 | 164 | 162 | 135 | 79  | -36%            | 118 AVG                   |   | -28%            |
|             | Months Supply of Inventory      | 2.2 | 1.6 | 1.2 | 1.7 | 1.1 | 1.5 | 1.6 | 1.6 | 2.2 | 2.1 | 2.5 | 1.1 | -15%            | 1.7 AVG                   |   | 0%              |
|             | # of Closed Sales               | 53  | 54  | 86  | 56  | 92  | 81  | 76  | 89  | 73  | 76  | 53  | 74  | -27%            | 660 YTD                   |   | -27%            |
|             | Median Closed Price (\$1,000's) | 550 | 536 | 570 | 601 | 582 | 560 | 583 | 590 | 626 | 637 | 581 | 623 | 0%              | 577 AVG                   |   | -10%            |
| <b>2022</b> | Active Listings (EOM)           | 31  | 40  | 69  | 111 | 156 | 247 | 300 | 265 | 255 | 244 | 207 | 150 | 152%            | 164 AVG                   |   | 102%            |
|             | Months Supply of Inventory      | 0.5 | 0.6 | 0.5 | 0.9 | 1.4 | 2.1 | 2.9 | 3.4 | 2.6 | 2.9 | 3.3 | 2.3 | 271%            | 1.7 AVG                   |   | 193%            |
|             | # of Closed Sales               | 62  | 64  | 143 | 122 | 111 | 116 | 102 | 79  | 100 | 84  | 63  | 65  | -28%            | 899 YTD                   |   | -30%            |
|             | Median Closed Price (\$1,000's) | 593 | 691 | 675 | 737 | 660 | 645 | 580 | 600 | 624 | 620 | 570 | 610 | 12%             | 645 AVG                   |   | 21%             |

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

SEPTEMBER 2026 - ALL SNO CO

## MARKET UPDATE

Based on **Townhouse** reports

|             |                                 | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | MTD %<br>Change | YTD<br>Summary<br>Jan-Sep | π | YTD %<br>Change |
|-------------|---------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----------------|---------------------------|---|-----------------|
| <b>2021</b> | Active Listings (EOM)           | 54  | 51  | 45  | 94  | 69  | 84  | 127 | 105 | 101 | 68  | 39  | 26  | -27%            | 81 AVG                    |   | -46%            |
|             | Months Supply of Inventory      | 0.5 | 0.5 | 0.3 | 0.7 | 0.5 | 0.5 | 0.7 | 0.7 | 0.7 | 0.5 | 0.3 | 0.2 | -22%            | 0.6 AVG                   |   | -63%            |
|             | # of Closed Sales               | 100 | 103 | 129 | 135 | 150 | 182 | 184 | 158 | 139 | 148 | 139 | 129 | -14%            | 1,280 YTD                 |   | 25%             |
|             | Median Closed Price (\$1,000's) | 437 | 485 | 520 | 531 | 558 | 560 | 570 | 590 | 555 | 572 | 575 | 620 | 19%             | 534 AVG                   |   | 15%             |
| <b>2020</b> | Active Listings (EOM)           | 135 | 106 | 146 | 174 | 181 | 160 | 163 | 156 | 138 | 132 | 78  | 53  | -55%            | 151 AVG                   |   | -42%            |
|             | Months Supply of Inventory      | 1.8 | 1.1 | 0.9 | 2.8 | 2.4 | 1.5 | 1.1 | 1.1 | 0.9 | 0.9 | 0.6 | 0.4 | -62%            | 1.5 AVG                   |   | -31%            |
|             | # of Closed Sales               | 76  | 96  | 155 | 62  | 74  | 108 | 147 | 140 | 162 | 146 | 127 | 147 | 26%             | 1,020 YTD                 |   | -5%             |
|             | Median Closed Price (\$1,000's) | 472 | 486 | 500 | 471 | 426 | 436 | 437 | 484 | 465 | 430 | 433 | 442 | 7%              | 464 AVG                   |   | 10%             |
| <b>2019</b> | Active Listings (EOM)           | 199 | 194 | 205 | 217 | 297 | 310 | 309 | 313 | 310 | 271 | 198 | 138 | -15%            | 262 AVG                   |   | 28%             |
|             | Months Supply of Inventory      | 2.4 | 2.2 | 1.6 | 1.5 | 2.4 | 2.3 | 2.3 | 2.7 | 2.4 | 2.2 | 1.6 | 1.0 | -17%            | 2.2 AVG                   |   | 38%             |
|             | # of Closed Sales               | 83  | 88  | 126 | 144 | 124 | 137 | 132 | 115 | 129 | 126 | 123 | 133 | 2%              | 1,078 YTD                 |   | -5%             |
|             | Median Closed Price (\$1,000's) | 390 | 398 | 414 | 407 | 432 | 430 | 455 | 435 | 434 | 447 | 440 | 478 | 2%              | 422 AVG                   |   | 4%              |
| <b>2018</b> | Active Listings (EOM)           | 87  | 86  | 105 | 133 | 197 | 250 | 285 | 333 | 363 | 338 | 297 | 217 | 40%             | 204 AVG                   |   | 15%             |
|             | Months Supply of Inventory      | 0.8 | 1.0 | 0.9 | 1.2 | 1.4 | 1.6 | 1.9 | 2.9 | 2.9 | 3.1 | 2.9 | 2.1 | 38%             | 1.6 AVG                   |   | 5%              |
|             | # of Closed Sales               | 114 | 90  | 118 | 115 | 142 | 157 | 154 | 114 | 127 | 110 | 104 | 103 | 2%              | 1,131 YTD                 |   | 10%             |
|             | Median Closed Price (\$1,000's) | 392 | 380 | 439 | 420 | 397 | 400 | 400 | 395 | 425 | 380 | 389 | 400 | 18%             | 405 AVG                   |   | 18%             |
| <b>2017</b> | Active Listings (EOM)           | 114 | 109 | 116 | 129 | 168 | 213 | 240 | 248 | 259 | 203 | 149 | 89  | -10%            | 177 AVG                   |   | -18%            |
|             | Months Supply of Inventory      | 1.4 | 1.5 | 1.1 | 1.1 | 1.5 | 1.7 | 1.8 | 1.6 | 2.1 | 1.4 | 1.3 | 0.7 | -12%            | 1.5 AVG                   |   | -26%            |
|             | # of Closed Sales               | 82  | 75  | 110 | 114 | 110 | 126 | 135 | 154 | 125 | 141 | 112 | 131 | 3%              | 1,031 YTD                 |   | 8%              |
|             | Median Closed Price (\$1,000's) | 310 | 325 | 362 | 354 | 328 | 344 | 350 | 355 | 360 | 358 | 380 | 382 | 9%              | 343 AVG                   |   | 15%             |
| <b>2016</b> | Active Listings (EOM)           | 167 | 161 | 163 | 196 | 198 | 235 | 272 | 278 | 287 | 237 | 195 | 130 |                 | 217 AVG                   |   |                 |
|             | Months Supply of Inventory      | 2.1 | 2.2 | 1.9 | 1.8 | 1.7 | 1.9 | 2.6 | 1.9 | 2.4 | 2.2 | 2.3 | 1.7 |                 | 2.1 AVG                   |   |                 |
|             | # of Closed Sales               | 78  | 74  | 88  | 109 | 116 | 124 | 104 | 144 | 121 | 107 | 86  | 75  |                 | 958 YTD                   |   |                 |
|             | Median Closed Price (\$1,000's) | 274 | 281 | 286 | 298 | 283 | 300 | 315 | 317 | 330 | 300 | 315 | 295 |                 | 298 AVG                   |   |                 |

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

SEPTEMBER 2026 - ALL SNO CO

# MARKET UPDATE

Based on **Townhouse** 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)         | 112 | 107 | 120  | 146  | 181  | 212  | 234  | 234  | 241  | 218  | 172  | 118  | 174           | AVG |
| % of 12 Month Avg.            | 64% | 61% | 69%  | 83%  | 104% | 121% | 134% | 134% | 138% | 125% | 98%  | 68%  |               |     |
| Months Supply of Inv.         | 1.4 | 1.3 | 1.1  | 1.4  | 1.6  | 1.7  | 1.9  | 1.9  | 2.0  | 2.0  | 1.8  | 1.1  | 1.6           | AVG |
| % of 12 Month Avg.            | 90% | 80% | 66%  | 85%  | 102% | 107% | 120% | 120% | 126% | 123% | 111% | 71%  |               |     |
| # of Closed Units             | 78  | 83  | 113  | 106  | 111  | 123  | 122  | 122  | 119  | 110  | 97   | 103  | 1,287         | T   |
| % of 12 Month Avg.            | 72% | 78% | 105% | 99%  | 103% | 115% | 113% | 114% | 111% | 103% | 90%  | 96%  |               |     |
| Median Closed Price (\$1,000) | 467 | 482 | 511  | 508  | 494  | 491  | 496  | 503  | 508  | 497  | 493  | 511  | 497           | AVG |
| % of 12 Month Avg.            | 94% | 97% | 103% | 102% | 99%  | 99%  | 100% | 101% | 102% | 100% | 99%  | 103% |               |     |

AVG = Average · T = Total