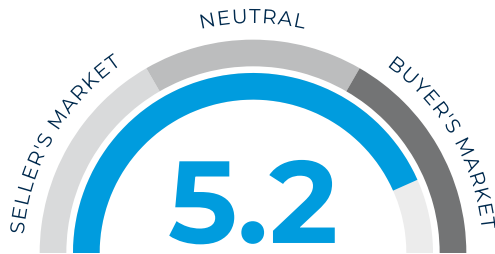


SEPTEMBER 2026 - EASTSIDE

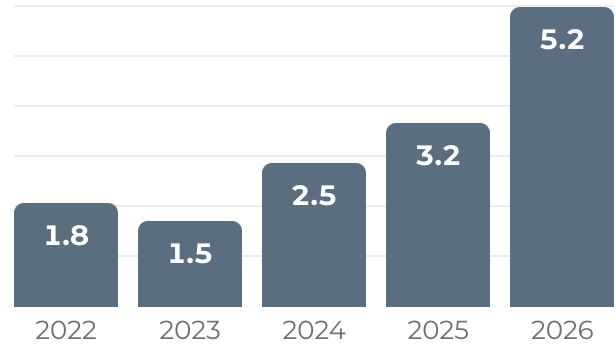
# MARKET SUMMARY

Based on Condominium only reports

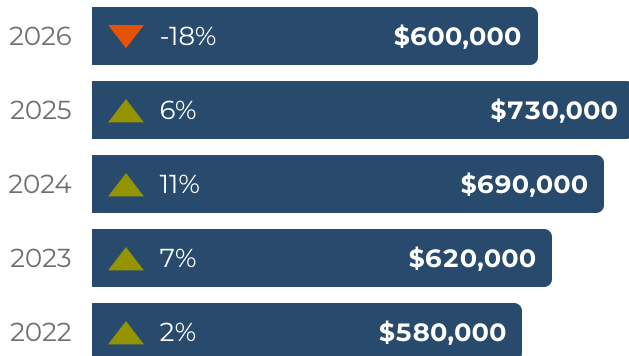
## MONTHS OF INVENTORY



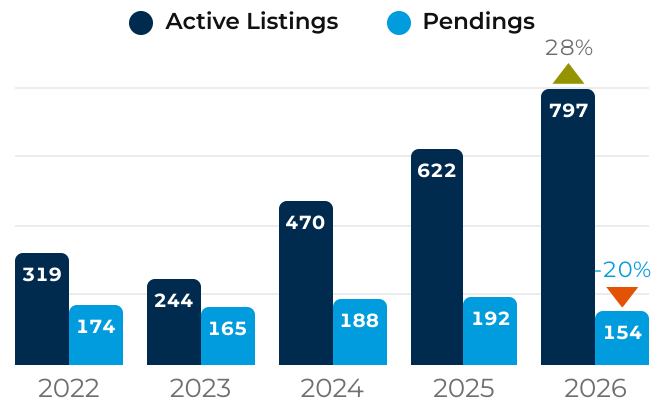
Seller's Market = 0 to 2 Months  
 Neutral Market = 2 to 4 Months  
 Buyer's Market = 4+ Months



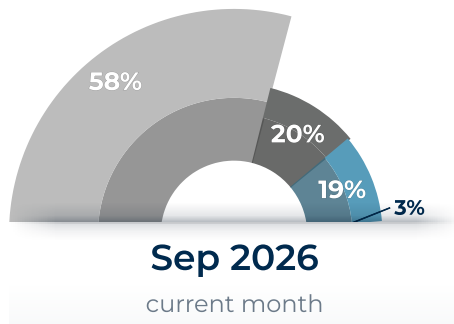
## MEDIAN SALES PRICE



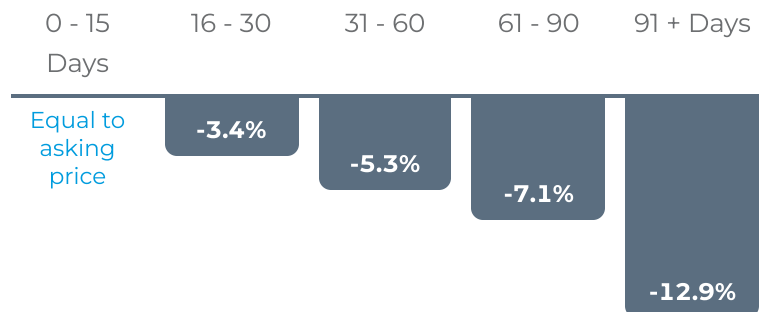
## LISTINGS AND PENDING SALES



## SALES PRICE AND DAYS ON MARKET



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

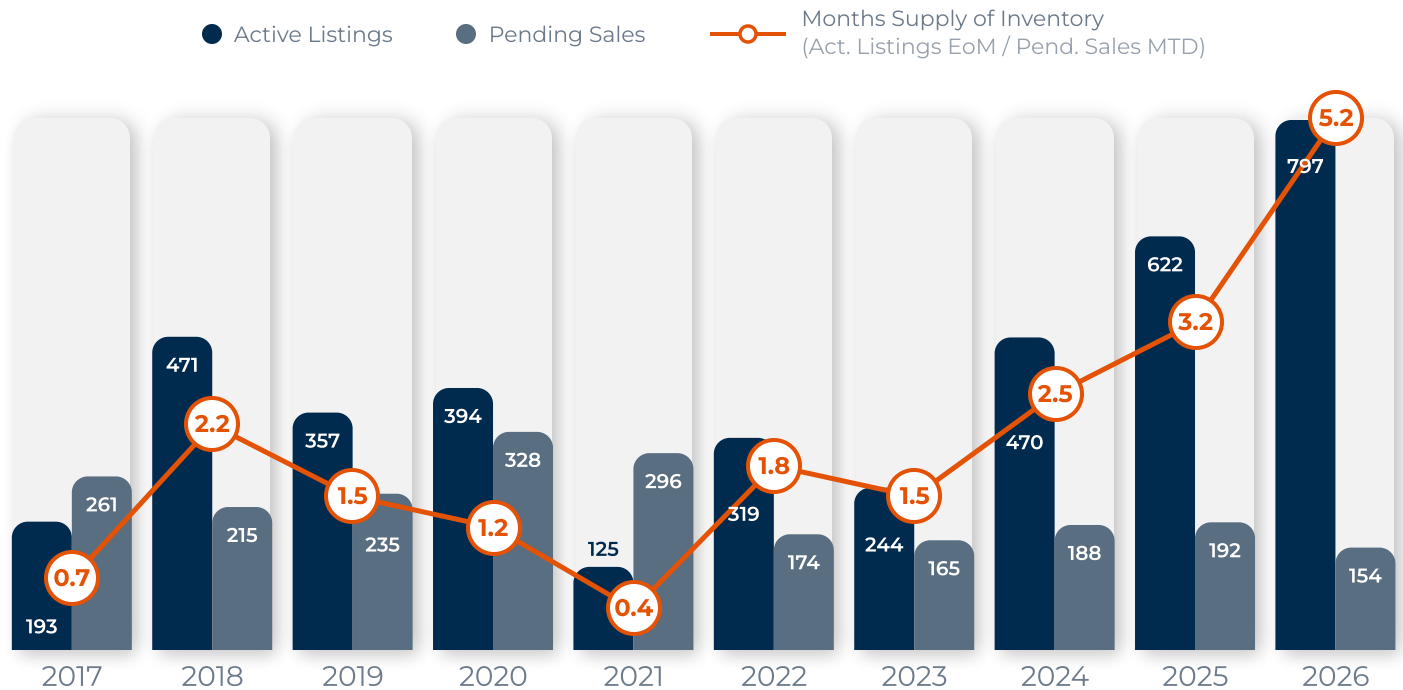


SEPTEMBER 2026 - EASTSIDE

## MARKET UPDATE

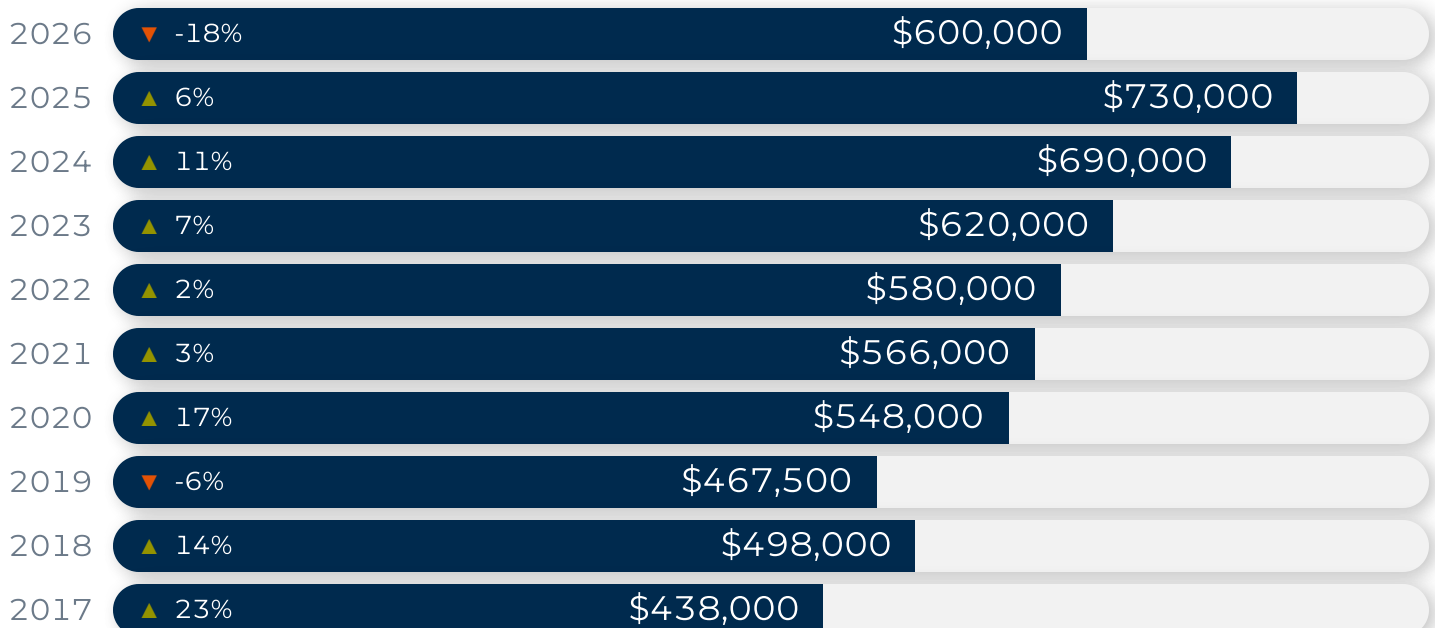
Based on Condominium only reports

## ACTIVE, PENDING &amp; 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



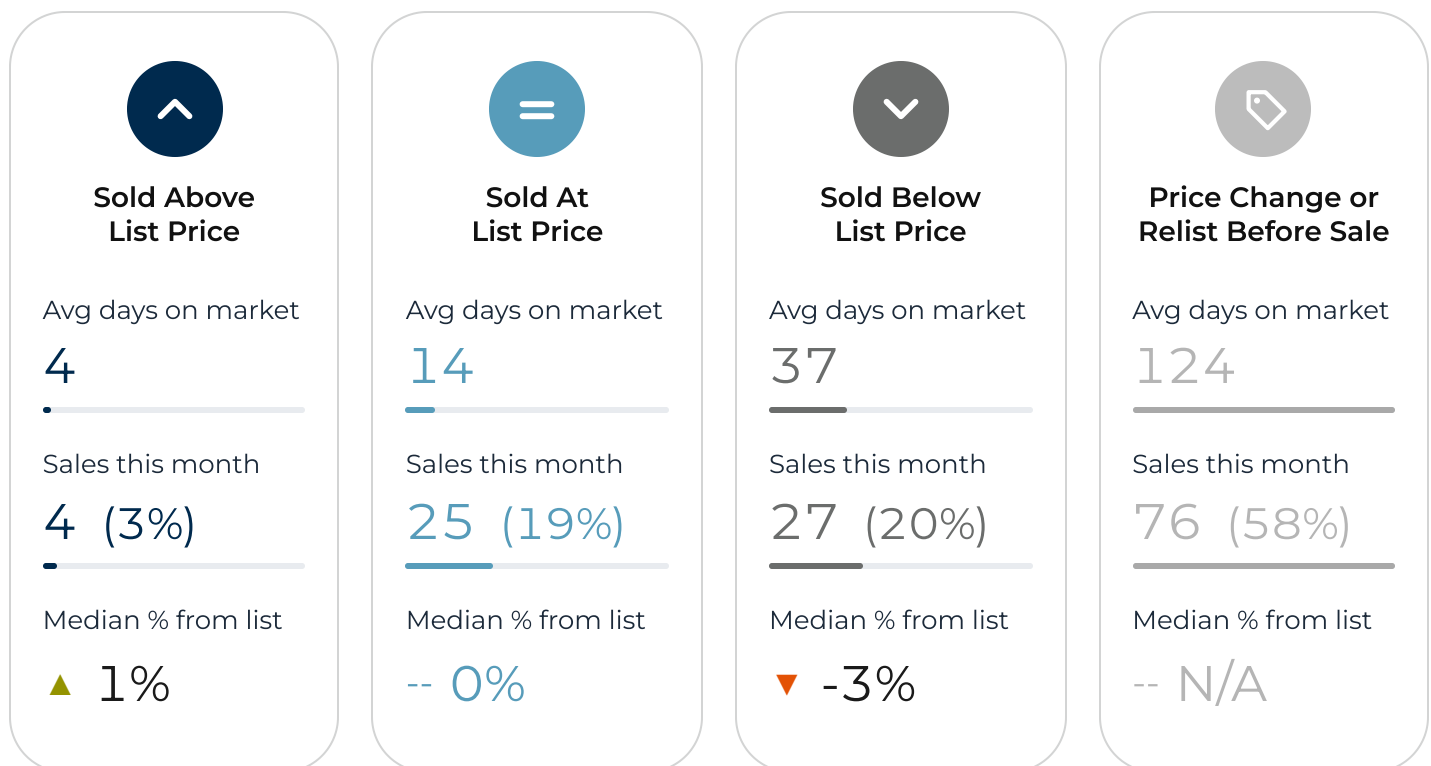
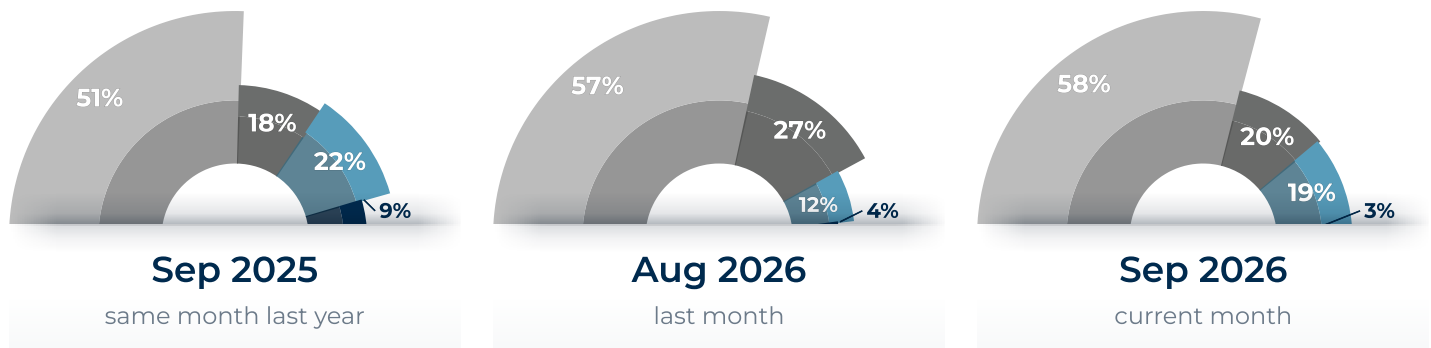
SEPTEMBER 2026 - EASTSIDE

## 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

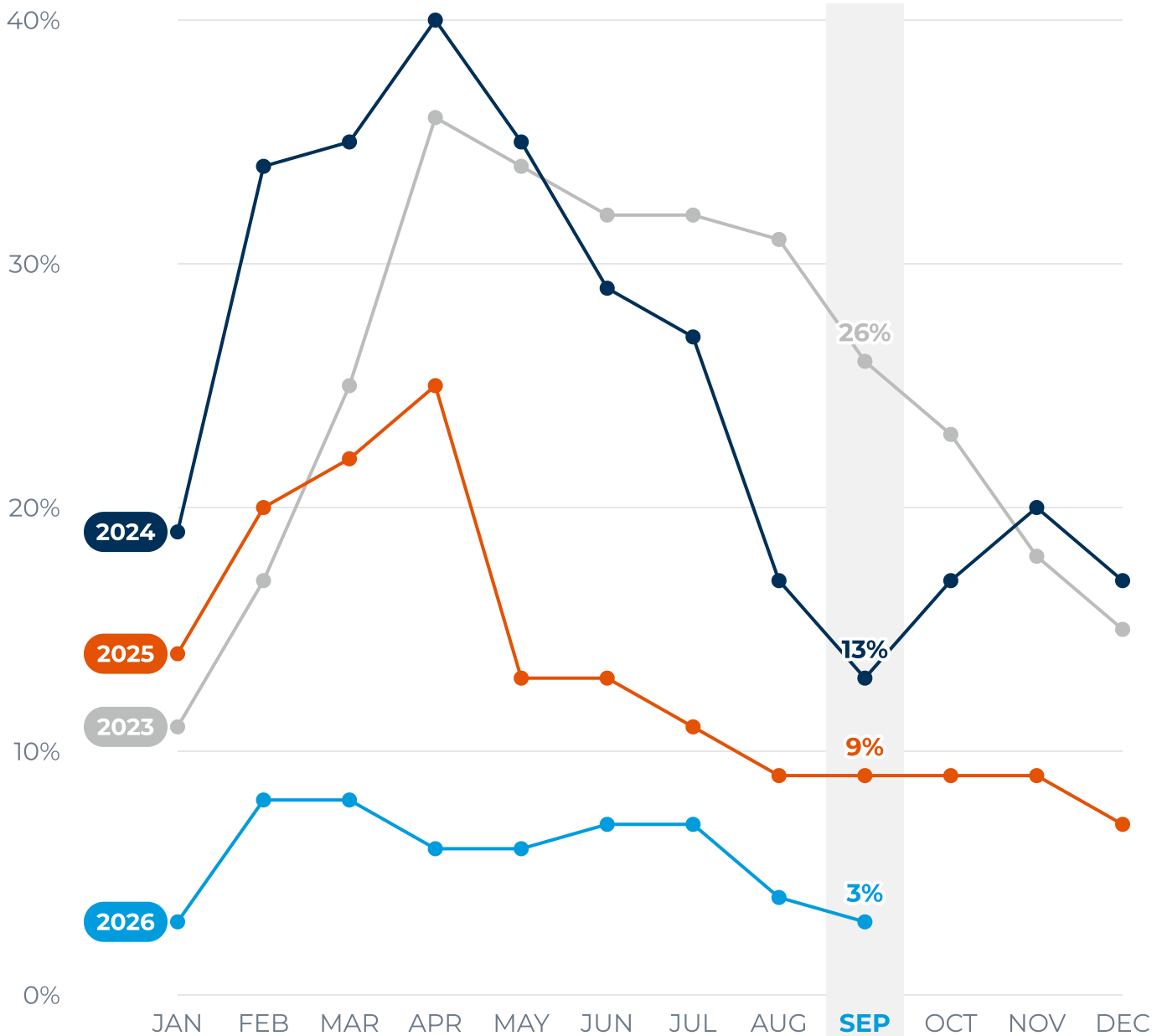


These four groups don't overlap: a home that changed its price or was relisted before selling is counted under *Price Change or Relist*, even if it still sold above list — so *Above*, *At* and *Below List Price* here cover only homes whose asking price never changed. The next page's "of Listings Sold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

SEPTEMBER 2026 - EASTSIDE

# % 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 - EASTSIDE

# 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%                 | 29          | 22.0%                |
| 16 - 30 Days       | 96.6%                   | 98.4%                  | 12          | 9.1%                 |
| 31 - 60 Days       | 94.7%                   | 97.6%                  | 25          | 18.9%                |
| 61 - 90 Days       | 92.9%                   | 97.1%                  | 21          | 15.9%                |
| 91 + Days          | 87.1%                   | 96.8%                  | 45          | 34.1%                |
| TOTALS             |                         |                        | 132         | 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                    | \$600,000 | \$730,000 | -\$130,000                            |
| INTEREST RATE*<br>30-Year Fixed | 6.86%     | 6.35%     | 0.51%                                 |
| P & I<br>Principal & Interest   | \$3,937   | \$4,544   | -\$607 per month<br>-\$7,284 per year |

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

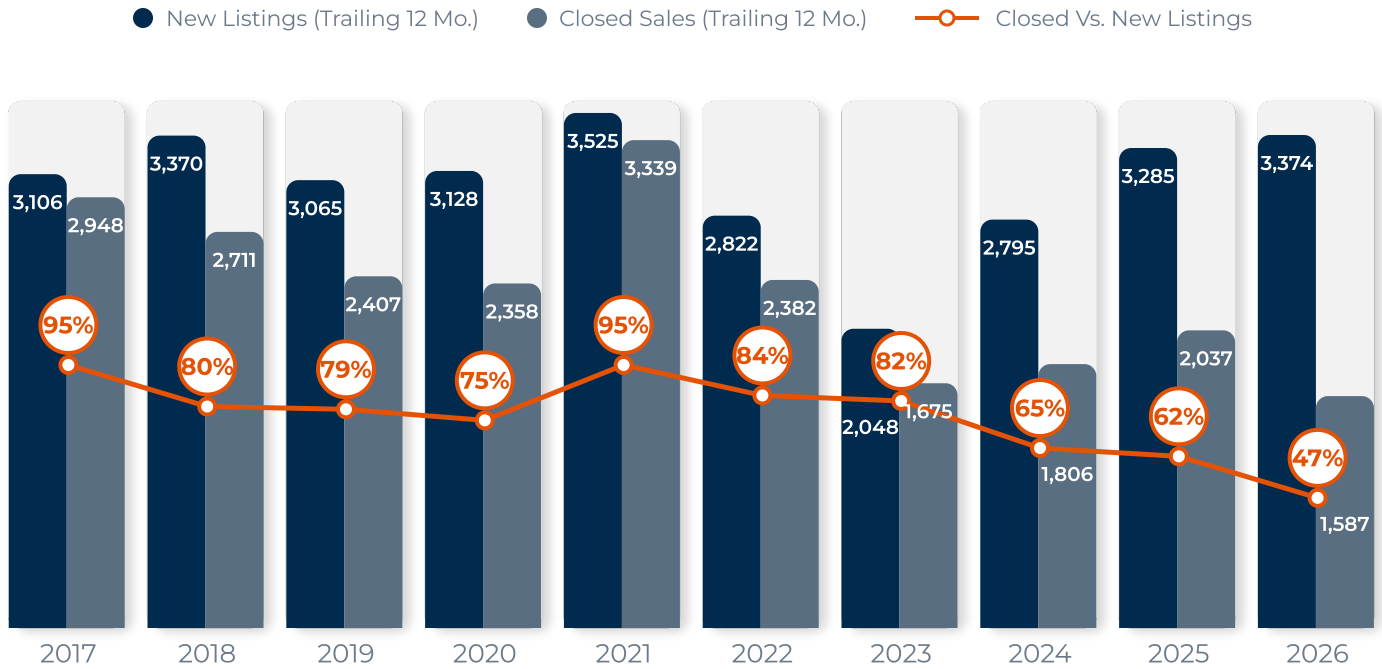
SEPTEMBER 2026 - EASTSIDE

# MARKET UPDATE

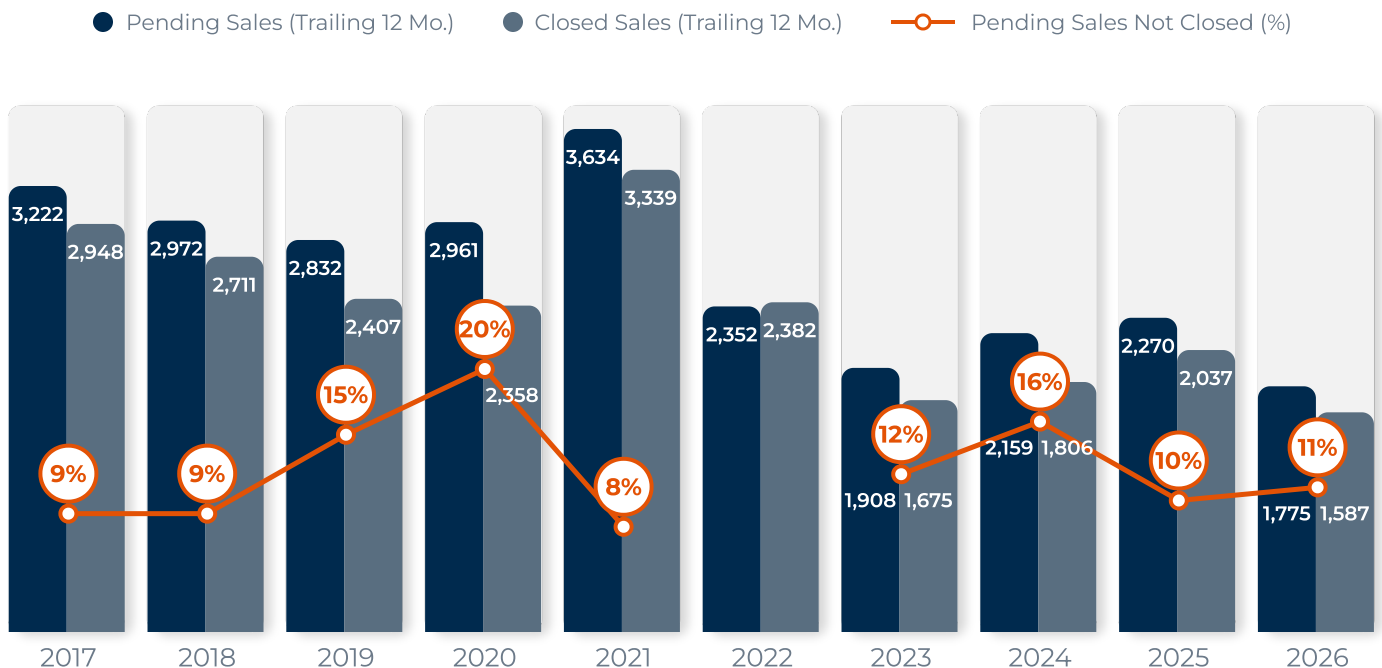
Based on Condominium only reports

## WHAT ARE THE ODDS OF SELLING?

Closed Sales as a Percentage of Listings Taken



## PERCENTAGE OF PENDING SALES THAT DO NOT CLOSE

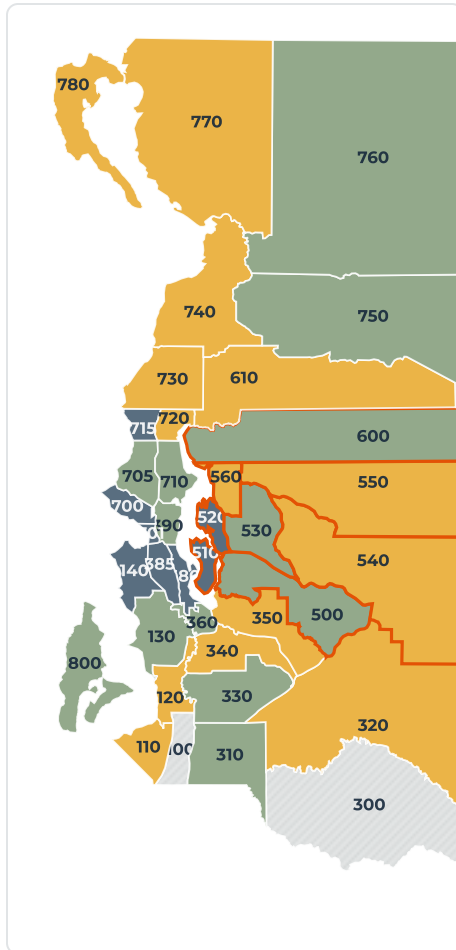


SEPTEMBER 2026 - EASTSIDE

## MONTHS SUPPLY OF INVENTORY

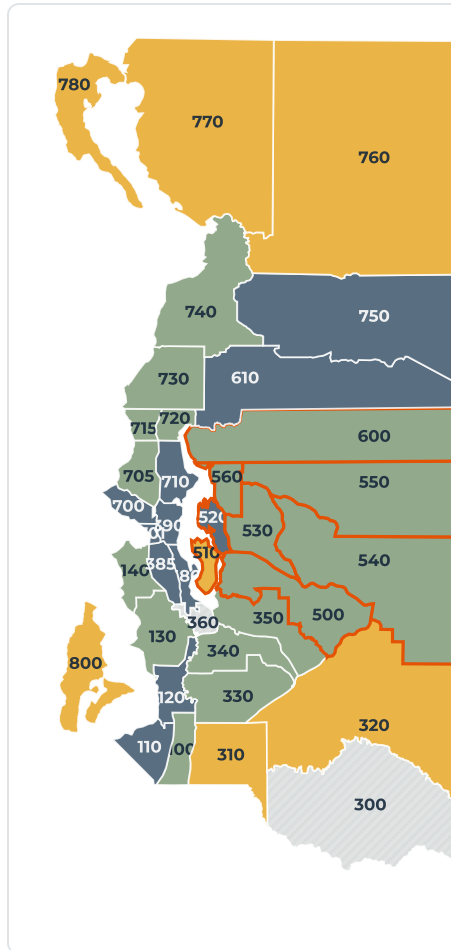
Based on Condominium only reports

September 2024



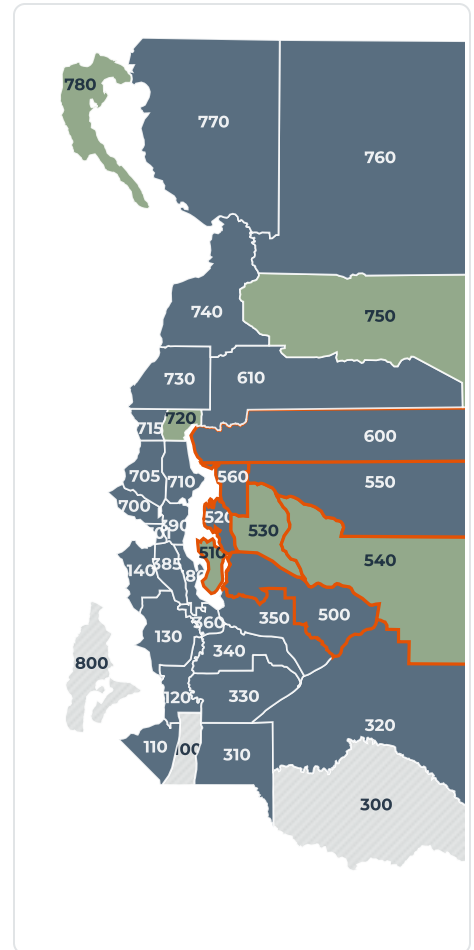
MOI 2.50 · Median \$690,000

September 2025



MOI 3.24 · Median \$730,000

September 2026



MOI 5.18 · Median \$600,000

## Market conditions

- Seller's advantage < 2 mo
- Balanced 2-4 mo
- Buyer's advantage 4+ mo
- No data —

## Area detail

Region

## Eastside

● Buyer's advantage

**5.18**

months of inventory

New listings

**327**

Active

**797 +28.14%**

Pending

**154 -19.79%**

Closed

**133 -22.22%**

Median sale price

**\$600,000 -17.81%**

SEPTEMBER 2026 - EASTSIDE

# 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      | 4.1            | 2.3            | 1.8        | 78%      |
| Active Listings at End of Month | 1,941          | 1,303          | 638        | 49%      |
| Pending Sales MTD               | 478            | 579            | -101       | -17%     |
| Pending Sales (Trailing 12 mo.) | 5,505          | 5,852          | -347       | -6%      |
| Closed Sales MTD                | 445            | 467            | -22        | -5%      |
| Closed Sales (Trailing 12 mo.)  | 4,889          | 5,130          | -241       | -5%      |
| Closed Sales (Median)           | \$1,425,000    | \$1,575,000    | -\$150,000 | -10%     |
| 30-YR-Fixed Mortgage Rate       | 6.9%           | 6.4%           | 0.5%       | 8%       |
| Monthly Payments (P&I)          | \$9,350        | \$9,803        | -\$453     | -5%      |

## CONDOMINIUM

|                                 | September 2026 | September 2025 | Difference | % Change |
|---------------------------------|----------------|----------------|------------|----------|
| Months Supply of Inventory      | 5.2            | 3.2            | 2.0        | 63%      |
| Active Listings at End of Month | 797            | 622            | 175        | 28%      |
| Pending Sales MTD               | 154            | 192            | -38        | -20%     |
| Pending Sales (Trailing 12 mo.) | 1,775          | 2,270          | -495       | -22%     |
| Closed Sales MTD                | 133            | 171            | -38        | -22%     |
| Closed Sales (Trailing 12 mo.)  | 1,587          | 2,037          | -450       | -22%     |
| Closed Sales (Median)           | \$600,000      | \$730,000      | -\$130,000 | -18%     |
| 30-YR-Fixed Mortgage Rate       | 6.9%           | 6.4%           | 0.5%       | 8%       |
| Monthly Payments (P&I)          | \$3,937        | \$4,544        | -\$607     | -13%     |

## RESIDENTIAL & CONDOMINIUM

|                                 | September 2026 | September 2025 | Difference | % Change |
|---------------------------------|----------------|----------------|------------|----------|
| Months Supply of Inventory      | 4.3            | 2.5            | 1.8        | 72%      |
| Active Listings at End of Month | 2,738          | 1,925          | 813        | 42%      |
| Pending Sales MTD               | 632            | 771            | -139       | -18%     |
| Pending Sales (Trailing 12 mo.) | 7,280          | 8,122          | -842       | -10%     |
| Closed Sales MTD                | 578            | 638            | -60        | -9%      |
| Closed Sales (Trailing 12 mo.)  | 6,476          | 7,167          | -691       | -10%     |
| Closed Sales (Median)           | \$1,264,000    | \$1,350,000    | -\$86,000  | -6%      |
| 30-YR-Fixed Mortgage Rate       | 6.9%           | 6.4%           | 0.5%       | 8%       |
| Monthly Payments (P&I)          | \$8,293        | \$8,403        | -\$109     | -1%      |

SEPTEMBER 2026 - EASTSIDE

# MARKET UPDATE

Based on Condominium only 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)           | 424 | 521 | 610 | 719 | 784 | 803 | 839 | 797 | 797 |     |     |     | 28%             | 699 AVG                   |   | 27%             |
| YTD         | New Listings Taken in Month     | 259 | 292 | 342 | 358 | 373 | 339 | 343 | 285 | 327 |     |     |     | 23%             | 2,918 YTD                 |   | 5%              |
|             | # of Pending Transactions       | 138 | 157 | 167 | 157 | 175 | 158 | 153 | 144 | 154 |     |     |     | -20%            | 1,403 YTD                 |   | -21%            |
|             | Months Supply of Inventory      | 3.1 | 3.3 | 3.7 | 4.6 | 4.5 | 5.1 | 5.5 | 5.5 | 5.2 |     |     |     | 63%             | 4.5 AVG                   |   | 60%             |
|             | # of Closed Sales               | 92  | 102 | 157 | 144 | 144 | 128 | 154 | 117 | 133 |     |     |     | -22%            | 1,171 YTD                 |   | -25%            |
|             | Median Closed Price (\$1,000's) | 628 | 608 | 728 | 700 | 662 | 691 | 625 | 630 | 600 |     |     |     | -18%            | 652 AVG                   |   | -11%            |
| <b>2025</b> | Active Listings (EOM)           | 349 | 380 | 435 | 561 | 668 | 662 | 654 | 625 | 622 | 565 | 455 | 347 | 32%             | 551 AVG                   |   | 90%             |
|             | New Listings Taken in Month     | 292 | 259 | 314 | 375 | 412 | 316 | 280 | 273 | 266 | 234 | 134 | 88  | -12%            | 2,787 YTD                 |   | 16%             |
|             | # of Pending Transactions       | 190 | 199 | 207 | 172 | 227 | 204 | 188 | 198 | 192 | 151 | 121 | 100 | 2%              | 1,777 YTD                 |   | -2%             |
|             | Months Supply of Inventory      | 1.8 | 1.9 | 2.1 | 3.3 | 2.9 | 3.2 | 3.5 | 3.2 | 3.2 | 3.7 | 3.8 | 3.5 | 28%             | 2.8 AVG                   |   | 92%             |
|             | # of Closed Sales               | 131 | 168 | 177 | 162 | 198 | 181 | 197 | 174 | 171 | 183 | 111 | 122 | 9%              | 1,559 YTD                 |   | 6%              |
|             | Median Closed Price (\$1,000's) | 735 | 787 | 710 | 755 | 728 | 780 | 629 | 718 | 730 | 747 | 750 | 741 | 6%              | 730 AVG                   |   | 12%             |
| <b>2024</b> | Active Listings (EOM)           | 153 | 157 | 199 | 212 | 292 | 347 | 356 | 421 | 470 | 464 | 383 | 269 | 93%             | 290 AVG                   |   | 64%             |
|             | New Listings Taken in Month     | 188 | 204 | 288 | 257 | 312 | 308 | 261 | 287 | 302 | 276 | 137 | 85  | 26%             | 2,407 YTD                 |   | 40%             |
|             | # of Pending Transactions       | 163 | 170 | 229 | 234 | 222 | 221 | 195 | 184 | 188 | 214 | 154 | 125 | 14%             | 1,806 YTD                 |   | 15%             |
|             | Months Supply of Inventory      | 0.9 | 0.9 | 0.9 | 0.9 | 1.3 | 1.6 | 1.8 | 2.3 | 2.5 | 2.2 | 2.5 | 2.2 | 67%             | 1.5 AVG                   |   | 43%             |
|             | # of Closed Sales               | 74  | 131 | 161 | 188 | 222 | 183 | 184 | 168 | 157 | 173 | 168 | 137 | 4%              | 1,468 YTD                 |   | 15%             |
|             | Median Closed Price (\$1,000's) | 570 | 665 | 610 | 723 | 749 | 638 | 628 | 614 | 690 | 740 | 685 | 695 | 11%             | 654 AVG                   |   | 10%             |
| <b>2023</b> | Active Listings (EOM)           | 155 | 133 | 172 | 169 | 160 | 170 | 195 | 192 | 244 | 232 | 216 | 159 | -24%            | 177 AVG                   |   | -1%             |
|             | New Listings Taken in Month     | 137 | 130 | 222 | 172 | 193 | 206 | 226 | 198 | 239 | 174 | 132 | 82  | -3%             | 1,723 YTD                 |   | -29%            |
|             | # of Pending Transactions       | 139 | 137 | 184 | 173 | 195 | 191 | 186 | 197 | 165 | 154 | 102 | 97  | -5%             | 1,567 YTD                 |   | -15%            |
|             | Months Supply of Inventory      | 1.1 | 1.0 | 0.9 | 1.0 | 0.8 | 0.9 | 1.0 | 1.0 | 1.5 | 1.5 | 2.1 | 1.6 | -17%            | 1.0 AVG                   |   | 12%             |
|             | # of Closed Sales               | 63  | 120 | 146 | 143 | 163 | 171 | 152 | 172 | 151 | 142 | 107 | 89  | -5%             | 1,281 YTD                 |   | -26%            |
|             | Median Closed Price (\$1,000's) | 543 | 540 | 585 | 620 | 582 | 650 | 600 | 600 | 620 | 657 | 620 | 630 | 7%              | 593 AVG                   |   | -4%             |
| <b>2022</b> | Active Listings (EOM)           | 35  | 47  | 88  | 116 | 156 | 261 | 296 | 293 | 319 | 290 | 225 | 171 | 155%            | 179 AVG                   |   | 3%              |
|             | New Listings Taken in Month     | 170 | 236 | 336 | 257 | 322 | 318 | 294 | 233 | 247 | 171 | 98  | 56  | -3%             | 2,413 YTD                 |   | -14%            |
|             | # of Pending Transactions       | 145 | 217 | 252 | 216 | 256 | 184 | 197 | 195 | 174 | 149 | 110 | 82  | -41%            | 1,836 YTD                 |   | -35%            |
|             | Months Supply of Inventory      | 0.2 | 0.2 | 0.3 | 0.5 | 0.6 | 1.4 | 1.5 | 1.5 | 1.8 | 1.9 | 2.0 | 2.1 | 350%            | 0.9 AVG                   |   | 62%             |
|             | # of Closed Sales               | 107 | 176 | 271 | 220 | 213 | 214 | 177 | 186 | 159 | 168 | 119 | 107 | -44%            | 1,723 YTD                 |   | -29%            |
|             | Median Closed Price (\$1,000's) | 645 | 634 | 630 | 674 | 659 | 622 | 575 | 570 | 580 | 608 | 570 | 565 | 2%              | 621 AVG                   |   | 14%             |

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

SEPTEMBER 2026 - EASTSIDE

# MARKET UPDATE

Based on Condominium only 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)           | 169 | 198 | 172 | 199 | 177 | 153 | 197 | 171 | 125 | 90  | 33  | 14  | -68%            | 173                       | AVG | -37%            |
|             | New Listings Taken in Month     | 240 | 281 | 339 | 359 | 320 | 324 | 385 | 305 | 254 | 211 | 120 | 78  | -35%            | 2,807                     | YTD | 6%              |
|             | # of Pending Transactions       | 267 | 245 | 361 | 323 | 338 | 331 | 327 | 327 | 296 | 241 | 175 | 100 | -10%            | 2,815                     | YTD | 22%             |
|             | Months Supply of Inventory      | 0.6 | 0.8 | 0.5 | 0.6 | 0.5 | 0.5 | 0.6 | 0.5 | 0.4 | 0.4 | 0.2 | 0.1 | -67%            | 0.6                       | AVG | -49%            |
|             | # of Closed Sales               | 180 | 213 | 263 | 303 | 294 | 310 | 290 | 303 | 282 | 256 | 216 | 187 | 11%             | 2,438                     | YTD | 41%             |
|             | Median Closed Price (\$1,000's) | 456 | 537 | 575 | 520 | 570 | 556 | 558 | 544 | 566 | 551 | 556 | 550 | 3%              | 542                       | AVG | 8%              |
| <b>2020</b> | Active Listings (EOM)           | 147 | 147 | 211 | 255 | 306 | 301 | 338 | 372 | 394 | 403 | 307 | 206 | 10%             | 275                       | AVG | -19%            |
|             | New Listings Taken in Month     | 232 | 258 | 301 | 193 | 259 | 318 | 347 | 350 | 389 | 366 | 219 | 133 | 52%             | 2,647                     | YTD | 6%              |
|             | # of Pending Transactions       | 230 | 266 | 225 | 146 | 209 | 305 | 299 | 302 | 328 | 354 | 262 | 203 | 40%             | 2,310                     | YTD | 1%              |
|             | Months Supply of Inventory      | 0.6 | 0.6 | 0.9 | 1.7 | 1.5 | 1.0 | 1.1 | 1.2 | 1.2 | 1.1 | 1.2 | 1.0 | -20%            | 1.1                       | AVG | -21%            |
|             | # of Closed Sales               | 131 | 174 | 221 | 167 | 117 | 168 | 243 | 258 | 255 | 367 | 281 | 253 | 29%             | 1,734                     | YTD | -7%             |
|             | Median Closed Price (\$1,000's) | 425 | 475 | 520 | 525 | 528 | 508 | 499 | 476 | 548 | 620 | 633 | 550 | 17%             | 500                       | AVG | 6%              |
| <b>2019</b> | Active Listings (EOM)           | 286 | 293 | 295 | 279 | 375 | 404 | 390 | 381 | 357 | 339 | 225 | 143 | -24%            | 340                       | AVG | 50%             |
|             | New Listings Taken in Month     | 208 | 183 | 329 | 312 | 369 | 322 | 291 | 235 | 256 | 252 | 149 | 80  | -25%            | 2,505                     | YTD | -12%            |
|             | # of Pending Transactions       | 202 | 164 | 330 | 333 | 278 | 264 | 273 | 219 | 235 | 246 | 255 | 150 | 9%              | 2,298                     | YTD | 0%              |
|             | Months Supply of Inventory      | 1.4 | 1.8 | 0.9 | 0.8 | 1.3 | 1.5 | 1.4 | 1.7 | 1.5 | 1.4 | 0.9 | 1.0 | -32%            | 1.4                       | AVG | 53%             |
|             | # of Closed Sales               | 139 | 139 | 189 | 244 | 303 | 219 | 218 | 224 | 198 | 194 | 201 | 229 | -1%             | 1,873                     | YTD | -7%             |
|             | Median Closed Price (\$1,000's) | 440 | 445 | 477 | 467 | 500 | 500 | 462 | 480 | 468 | 441 | 480 | 458 | -6%             | 471                       | AVG | -3%             |
| <b>2018</b> | Active Listings (EOM)           | 73  | 68  | 121 | 138 | 190 | 249 | 324 | 404 | 471 | 479 | 423 | 295 | 144%            | 226                       | AVG | 57%             |
|             | New Listings Taken in Month     | 200 | 208 | 335 | 312 | 377 | 371 | 329 | 361 | 340 | 276 | 184 | 100 | 25%             | 2,833                     | YTD | 7%              |
|             | # of Pending Transactions       | 188 | 210 | 286 | 294 | 311 | 312 | 240 | 250 | 215 | 214 | 179 | 141 | -18%            | 2,306                     | YTD | -10%            |
|             | Months Supply of Inventory      | 0.4 | 0.3 | 0.4 | 0.5 | 0.6 | 0.8 | 1.4 | 1.6 | 2.2 | 2.2 | 2.4 | 2.1 | 214%            | 0.9                       | AVG | 79%             |
|             | # of Closed Sales               | 167 | 159 | 228 | 241 | 273 | 274 | 243 | 236 | 200 | 215 | 155 | 164 | -33%            | 2,021                     | YTD | -8%             |
|             | Median Closed Price (\$1,000's) | 480 | 457 | 502 | 480 | 485 | 513 | 455 | 495 | 498 | 477 | 510 | 489 | 14%             | 485                       | AVG | 21%             |
| <b>2017</b> | Active Listings (EOM)           | 85  | 98  | 150 | 123 | 120 | 151 | 208 | 172 | 193 | 157 | 117 | 56  | -25%            | 144                       | AVG | -34%            |
|             | New Listings Taken in Month     | 194 | 198 | 337 | 279 | 313 | 363 | 379 | 315 | 271 | 250 | 187 | 100 | -9%             | 2,649                     | YTD | -2%             |
|             | # of Pending Transactions       | 197 | 190 | 294 | 298 | 322 | 322 | 333 | 346 | 261 | 288 | 230 | 148 | -18%            | 2,563                     | YTD | -7%             |
|             | Months Supply of Inventory      | 0.4 | 0.5 | 0.5 | 0.4 | 0.4 | 0.5 | 0.6 | 0.5 | 0.7 | 0.5 | 0.5 | 0.4 | -13%            | 0.5                       | AVG | -29%            |
|             | # of Closed Sales               | 150 | 157 | 219 | 243 | 295 | 283 | 259 | 303 | 299 | 251 | 213 | 226 | 23%             | 2,208                     | YTD | 0%              |
|             | Median Closed Price (\$1,000's) | 363 | 385 | 375 | 385 | 410 | 423 | 415 | 420 | 438 | 404 | 399 | 464 | 23%             | 402                       | AVG | 21%             |
| <b>2016</b> | Active Listings (EOM)           | 150 | 164 | 192 | 212 | 205 | 231 | 286 | 270 | 259 | 192 | 124 | 94  |                 | 219                       | AVG |                 |
|             | New Listings Taken in Month     | 193 | 249 | 333 | 315 | 303 | 381 | 337 | 303 | 297 | 202 | 147 | 108 |                 | 2,711                     | YTD |                 |
|             | # of Pending Transactions       | 209 | 265 | 317 | 317 | 343 | 368 | 300 | 328 | 320 | 282 | 235 | 142 |                 | 2,767                     | YTD |                 |
|             | Months Supply of Inventory      | 0.7 | 0.6 | 0.6 | 0.7 | 0.6 | 0.6 | 1.0 | 0.8 | 0.8 | 0.7 | 0.5 | 0.7 |                 | 0.7                       | AVG |                 |
|             | # of Closed Sales               | 159 | 155 | 236 | 282 | 271 | 309 | 274 | 283 | 243 | 294 | 256 | 190 |                 | 2,212                     | YTD |                 |
|             | Median Closed Price (\$1,000's) | 300 | 310 | 327 | 340 | 335 | 362 | 331 | 330 | 355 | 340 | 374 | 335 |                 | 332                       | AVG |                 |

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

SEPTEMBER 2026 - EASTSIDE

## 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   |
|--------------------------------------|-----|-----|------|------|------|------|------|------|------|------|------|------|---------------|-----|
| <b>Active Listings (EOM)</b>         | 160 | 169 | 204  | 226  | 265  | 293  | 324  | 330  | 345  | 321  | 251  | 175  | 255           | AVG |
| <b>% of 12 Month Avg.</b>            | 63% | 66% | 80%  | 89%  | 104% | 115% | 127% | 129% | 135% | 126% | 98%  | 69%  |               |     |
| <b>New Listings in Mo.</b>           | 205 | 221 | 313  | 283  | 318  | 323  | 313  | 286  | 286  | 241  | 151  | 91   | 3,031         | T   |
| <b>% of 12 Month Avg.</b>            | 81% | 87% | 124% | 112% | 126% | 128% | 124% | 113% | 113% | 95%  | 60%  | 36%  |               |     |
| <b># of Pending Trans</b>            | 193 | 206 | 269  | 251  | 270  | 270  | 254  | 255  | 237  | 229  | 182  | 129  | 2,745         | T   |
| <b>% of 12 Month Avg.</b>            | 84% | 90% | 117% | 110% | 118% | 118% | 111% | 111% | 104% | 100% | 80%  | 56%  |               |     |
| <b>Months Supply of Inv.</b>         | 0.8 | 0.8 | 0.8  | 0.9  | 1.0  | 1.1  | 1.3  | 1.3  | 1.5  | 1.4  | 1.4  | 1.4  | 1.1           | AVG |
| <b>% of 12 Month Avg.</b>            | 74% | 72% | 67%  | 80%  | 87%  | 96%  | 113% | 115% | 129% | 124% | 122% | 121% |               |     |
| <b># of Closed Units</b>             | 130 | 159 | 211  | 219  | 235  | 231  | 224  | 231  | 212  | 224  | 183  | 170  | 2,429         | T   |
| <b>% of 12 Month Avg.</b>            | 64% | 79% | 104% | 108% | 116% | 114% | 111% | 114% | 104% | 111% | 90%  | 84%  |               |     |
| <b>Median Closed Price (\$1,000)</b> | 496 | 524 | 531  | 549  | 555  | 555  | 515  | 525  | 549  | 558  | 558  | 548  | 538           | AVG |
| <b>% of 12 Month Avg.</b>            | 92% | 97% | 99%  | 102% | 103% | 103% | 96%  | 97%  | 102% | 104% | 104% | 102% |               |     |

AVG = Average · T = Total

SEPTEMBER 2026 - EASTSIDE

# 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                | 0          | 0         |            | 0          | 0         |            | 0          | 0         |            | 0          | 0         |            | 0          | 0         |            | 0          | 0         |            | 0.0          | 0.0         |            |
| \$200,000 – \$299,999                | 30         | 3         | 2.3        | 29         | 1         | 6.7        | 28         | 4         | 1.6        | 34         | 3         | 2.6        | 38         | 2         | 4.4        | 34         | 6         | 1.3        | 32.2         | 3.2         | 2.3        |
| \$300,000 – \$399,999                | 118        | 6         | 4.5        | 119        | 4         | 6.9        | 120        | 3         | 9.2        | 125        | 5         | 5.8        | 123        | 5         | 5.7        | 123        | 3         | 9.5        | 121.3        | 4.3         | 6.5        |
| \$400,000 – \$499,999                | 145        | 8         | 4.2        | 142        | 3         | 10.9       | 138        | 4         | 8.0        | 137        | 5         | 6.3        | 144        | 2         | 16.6       | 134        | 5         | 6.2        | 140.0        | 4.5         | 7.2        |
| \$500,000 – \$599,999                | 112        | 4         | 6.5        | 102        | 4         | 5.9        | 103        | 5         | 4.8        | 104        | 4         | 6.0        | 101        | 4         | 5.8        | 88         | 4         | 5.1        | 101.7        | 4.2         | 5.6        |
| \$600,000 – \$699,999                | 57         | 1         | 13.2       | 56         | 1         | 12.9       | 61         | 1         | 14.1       | 59         | 6         | 2.3        | 55         | 4         | 3.2        | 52         | 2         | 6.0        | 56.7         | 2.5         | 5.2        |
| \$700,000 – \$799,999                | 56         | 4         | 3.2        | 55         | 0         |            | 53         | 4         | 3.1        | 57         | 2         | 6.6        | 57         | 2         | 6.6        | 61         | 1         | 14.1       | 56.5         | 2.2         | 6.0        |
| \$800,000 – \$899,999                | 59         | 0         |            | 56         | 3         | 4.3        | 52         | 7         | 1.7        | 58         | 1         | 13.4       | 61         | 2         | 7.0        | 57         | 1         | 13.2       | 57.2         | 2.3         | 5.7        |
| \$900,000 – \$999,999                | 41         | 2         | 4.7        | 39         | 3         | 3.0        | 40         | 1         | 9.2        | 40         | 2         | 4.6        | 40         | 4         | 2.3        | 41         | 0         |            | 40.2         | 2.0         | 4.6        |
| \$1,000,000 – \$1,499,999            | 114        | 7         | 3.8        | 106        | 6         | 4.1        | 107        | 3         | 8.2        | 117        | 7         | 3.9        | 118        | 5         | 5.4        | 117        | 3         | 9.0        | 113.2        | 5.2         | 5.1        |
| \$1,500,000 – \$1,999,999            | 39         | 0         |            | 39         | 2         | 4.5        | 38         | 2         | 4.4        | 46         | 3         | 3.5        | 50         | 2         | 5.8        | 49         | 1         | 11.3       | 43.5         | 1.7         | 6.0        |
| \$2,000,000 – \$2,499,999            | 24         | 0         |            | 22         | 0         |            | 21         | 1         | 4.8        | 20         | 1         | 4.6        | 16         | 1         | 3.7        | 17         | 0         |            | 20.0         | 0.5         | 9.2        |
| \$2,500,000 +                        | 25         | 2         | 2.9        | 23         | 2         | 2.7        | 21         | 2         | 2.4        | 23         | 1         | 5.3        | 20         | 3         | 1.5        | 22         | 0         |            | 22.3         | 1.7         | 3.1        |
| <b>Total</b>                         | <b>820</b> | <b>37</b> | <b>5.1</b> | <b>788</b> | <b>29</b> | <b>6.3</b> | <b>782</b> | <b>37</b> | <b>4.9</b> | <b>820</b> | <b>40</b> | <b>4.7</b> | <b>823</b> | <b>36</b> | <b>5.3</b> | <b>795</b> | <b>26</b> | <b>7.1</b> | <b>804.7</b> | <b>34.2</b> | <b>5.4</b> |
| <b>Prior Year — Comparable Weeks</b> |            |           |            |            |           |            |            |           |            |            |           |            |            |           |            |            |           |            |              |             |            |
| <b>Total (PY)</b>                    | <b>643</b> | <b>39</b> | <b>3.8</b> | <b>659</b> | <b>40</b> | <b>3.8</b> | <b>640</b> | <b>61</b> | <b>2.4</b> | <b>657</b> | <b>35</b> | <b>4.3</b> | <b>659</b> | <b>29</b> | <b>5.2</b> | <b>630</b> | <b>43</b> | <b>3.4</b> | <b>648.0</b> | <b>41.2</b> | <b>3.6</b> |

■ 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.