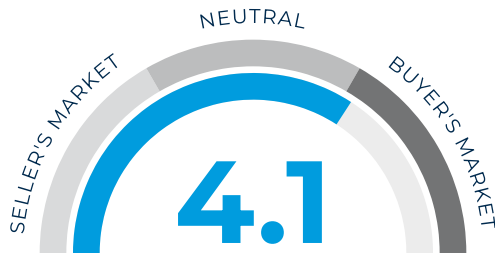


SEPTEMBER 2026 - EASTSIDE

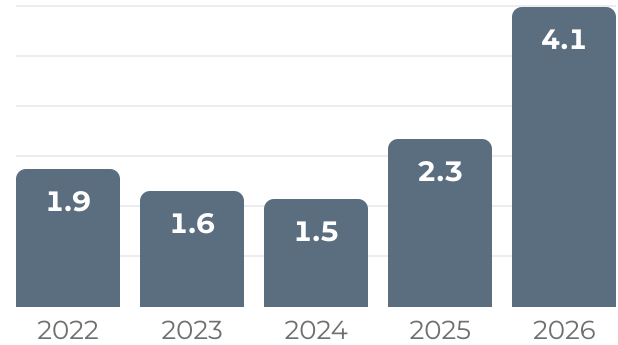
MARKET SUMMARY

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

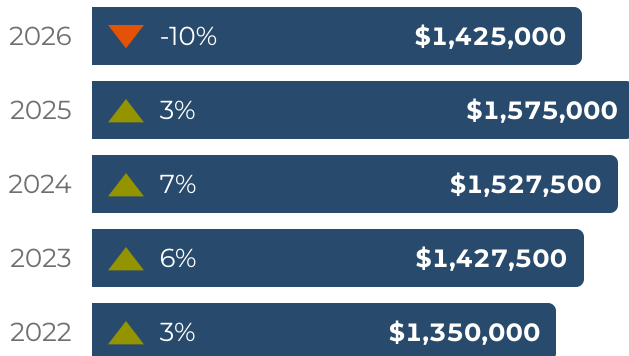
MONTHS OF INVENTORY



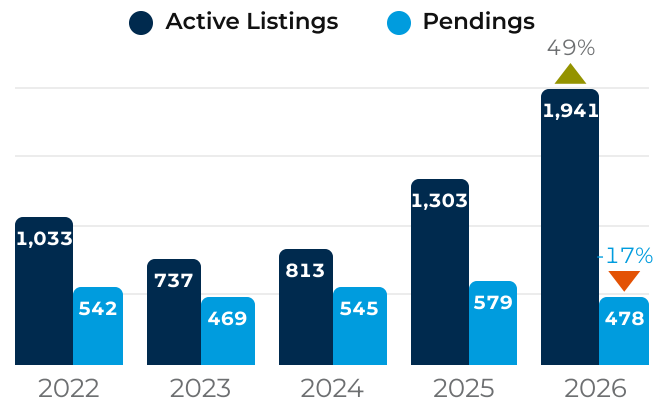
Seller's Market = 0 to 2 Months
 Neutral Market = 2 to 4 Months
 Buyer's Market = 4+ Months



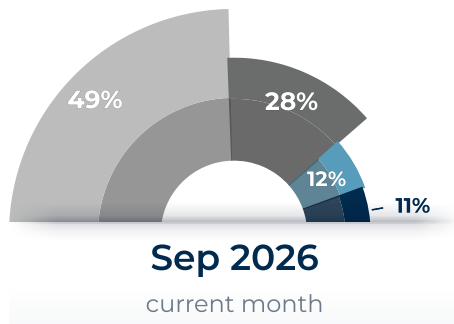
MEDIAN SALES PRICE



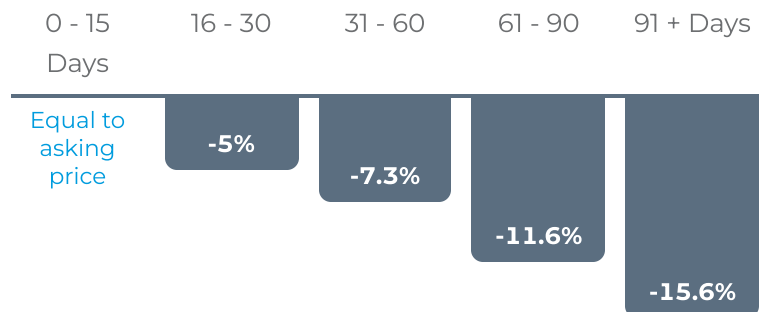
LISTINGS AND PENDING SALES



SALES PRICE AND DAYS ON MARKET



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

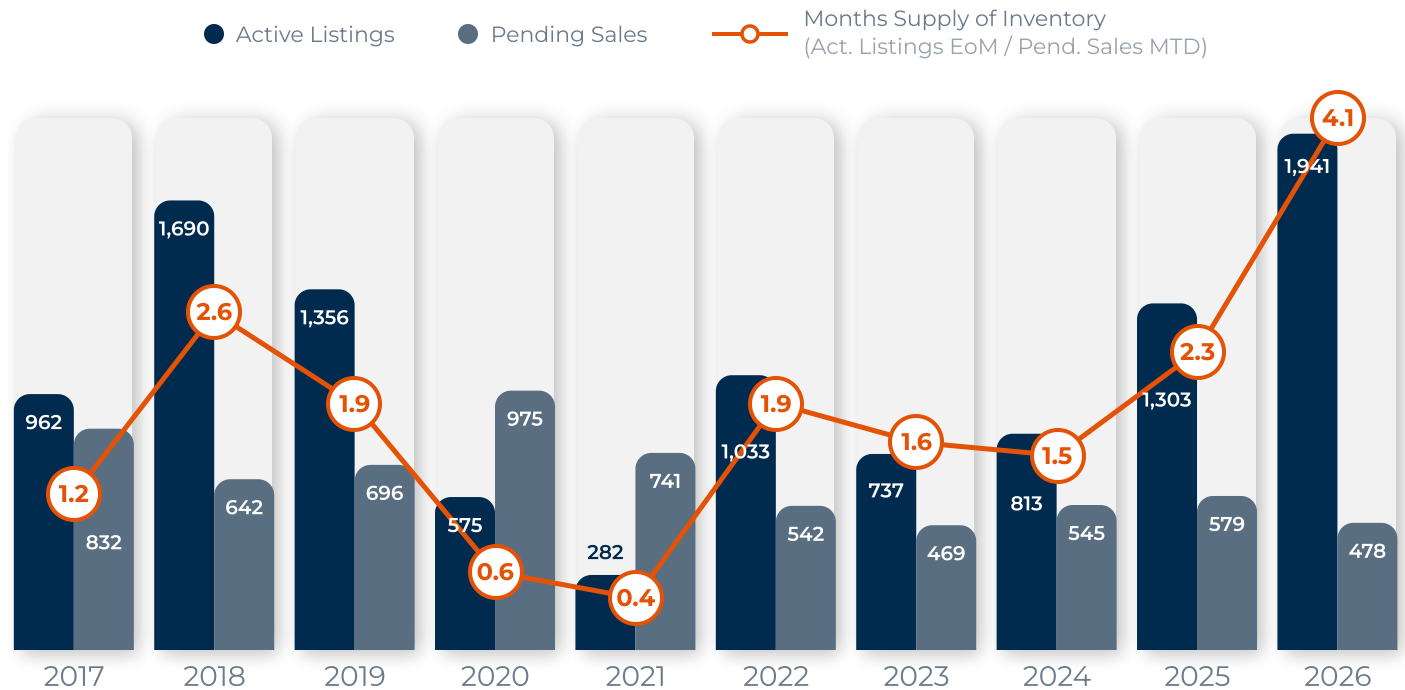


SEPTEMBER 2026 - EASTSIDE

MARKET UPDATE

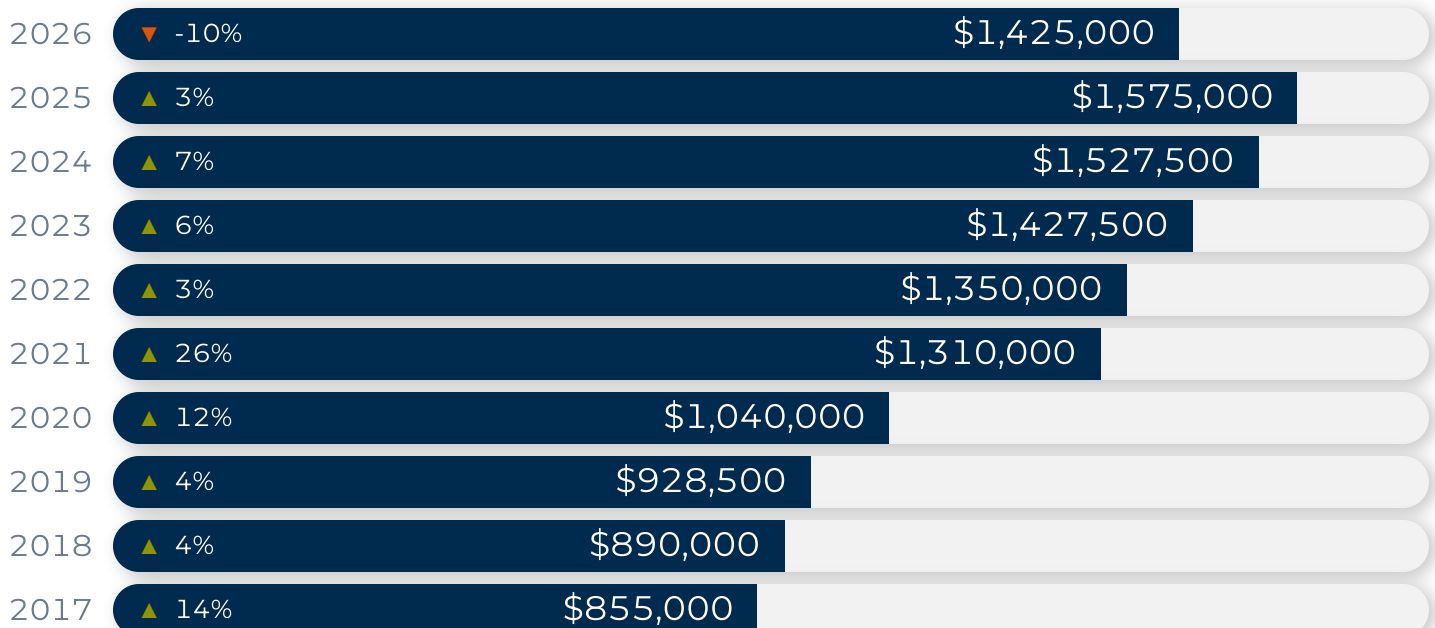
Based on Residential only reports · Residential incl. manufactured homes on owned land, per NWMLS

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



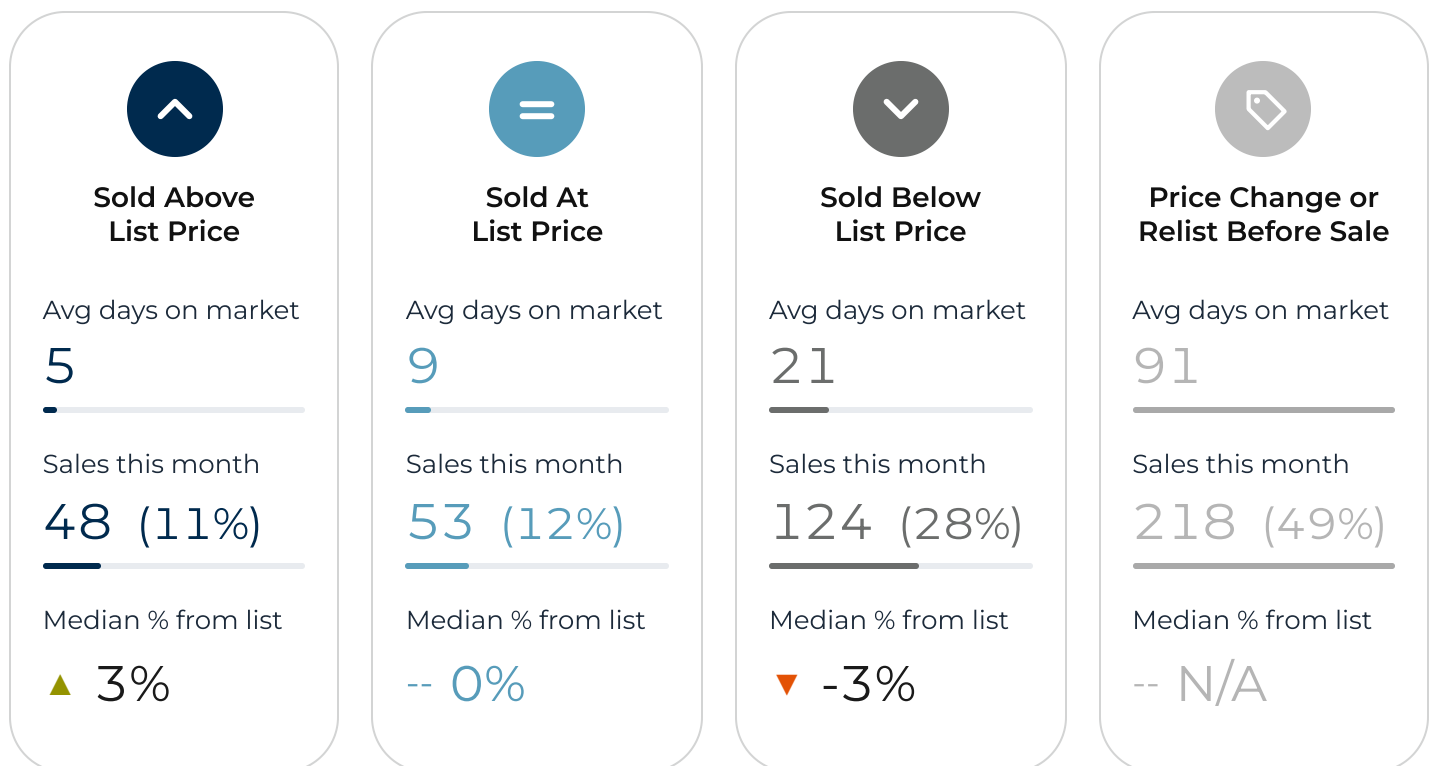
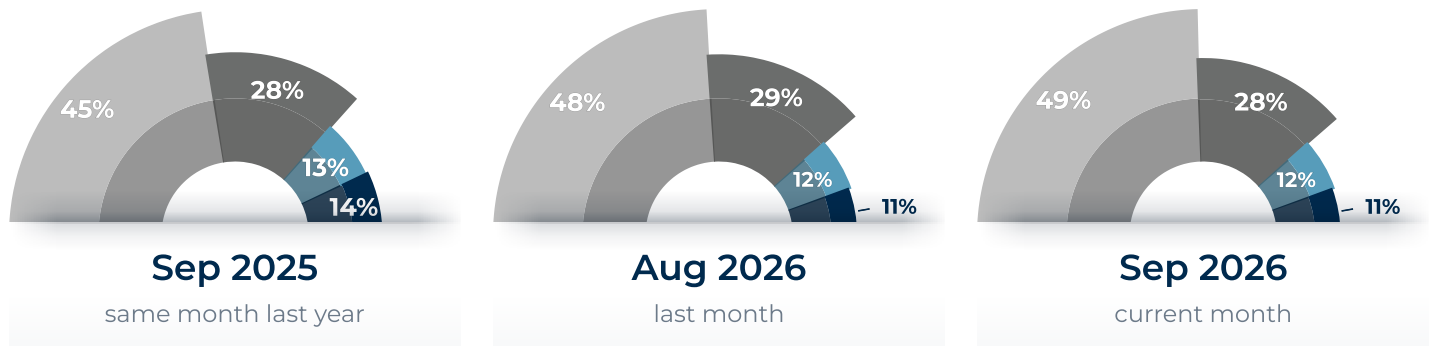
SEPTEMBER 2026 - EASTSIDE

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

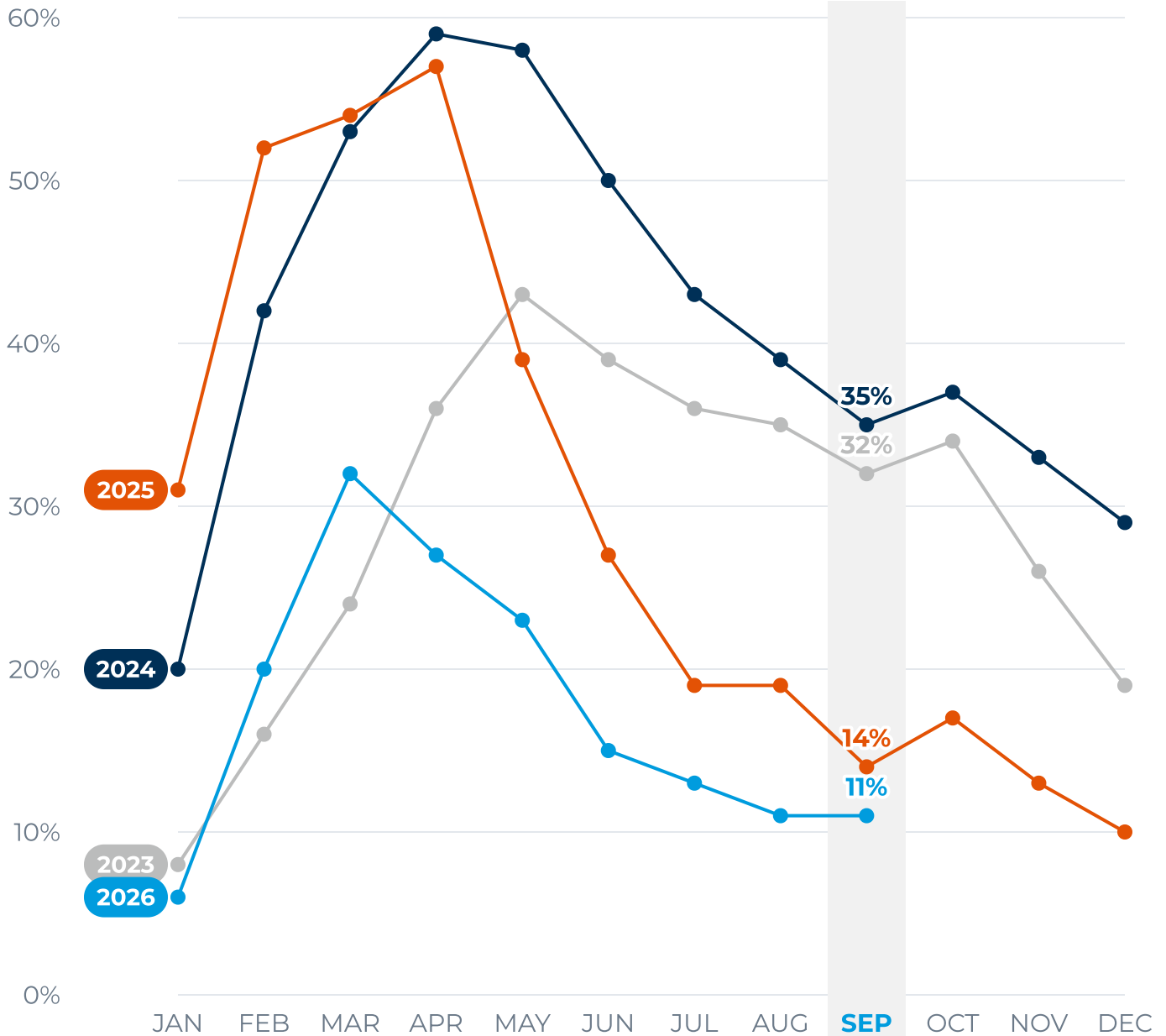


These four groups don't overlap: a home that changed its price or was relisted before selling is counted under *Price Change or Relist*, even if it still sold above list — so *Above*, *At* and *Below List Price* here cover only homes whose asking price never changed. The next page's "% of Listings Sold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

SEPTEMBER 2026 - EASTSIDE

% 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 - EASTSIDE

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%	167	37.7%
16 - 30 Days	95.0%	96.6%	46	10.4%
31 - 60 Days	92.7%	96.8%	91	20.5%
61 - 90 Days	88.4%	95.9%	52	11.7%
91 + Days	84.4%	95.8%	87	19.6%
TOTALS			443	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	\$1,425,000	\$1,575,000	-\$150,000
INTEREST RATE* 30-Year Fixed	6.86%	6.35%	0.51%
P & I Principal & Interest	\$9,350	\$9,803	-\$453 per month -\$5,442 per year

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

SEPTEMBER 2026 - EASTSIDE

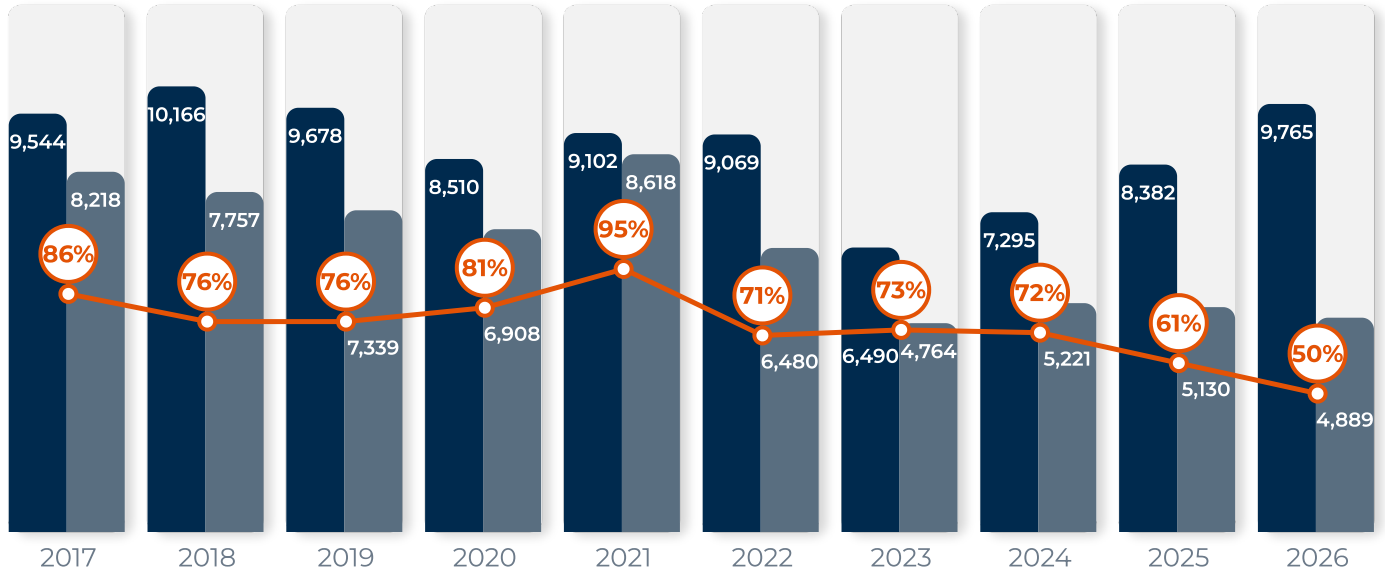
MARKET UPDATE

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

WHAT ARE THE ODDS OF SELLING?

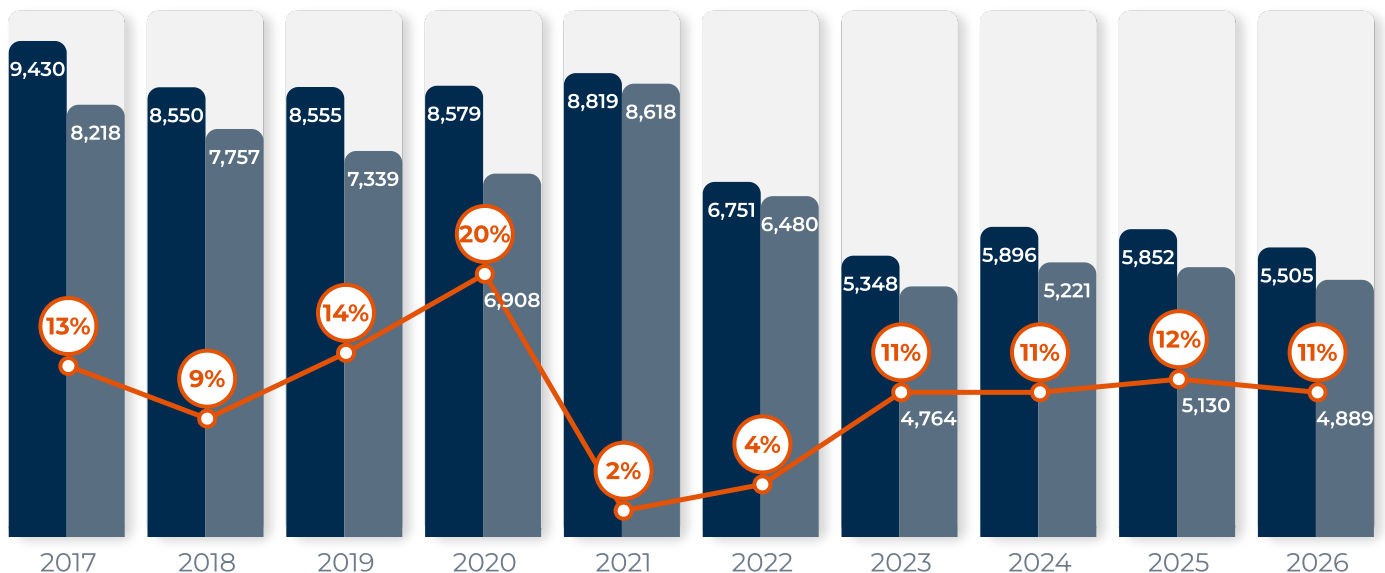
Closed Sales as a Percentage of Listings Taken

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



PERCENTAGE OF PENDING SALES THAT DO NOT CLOSE

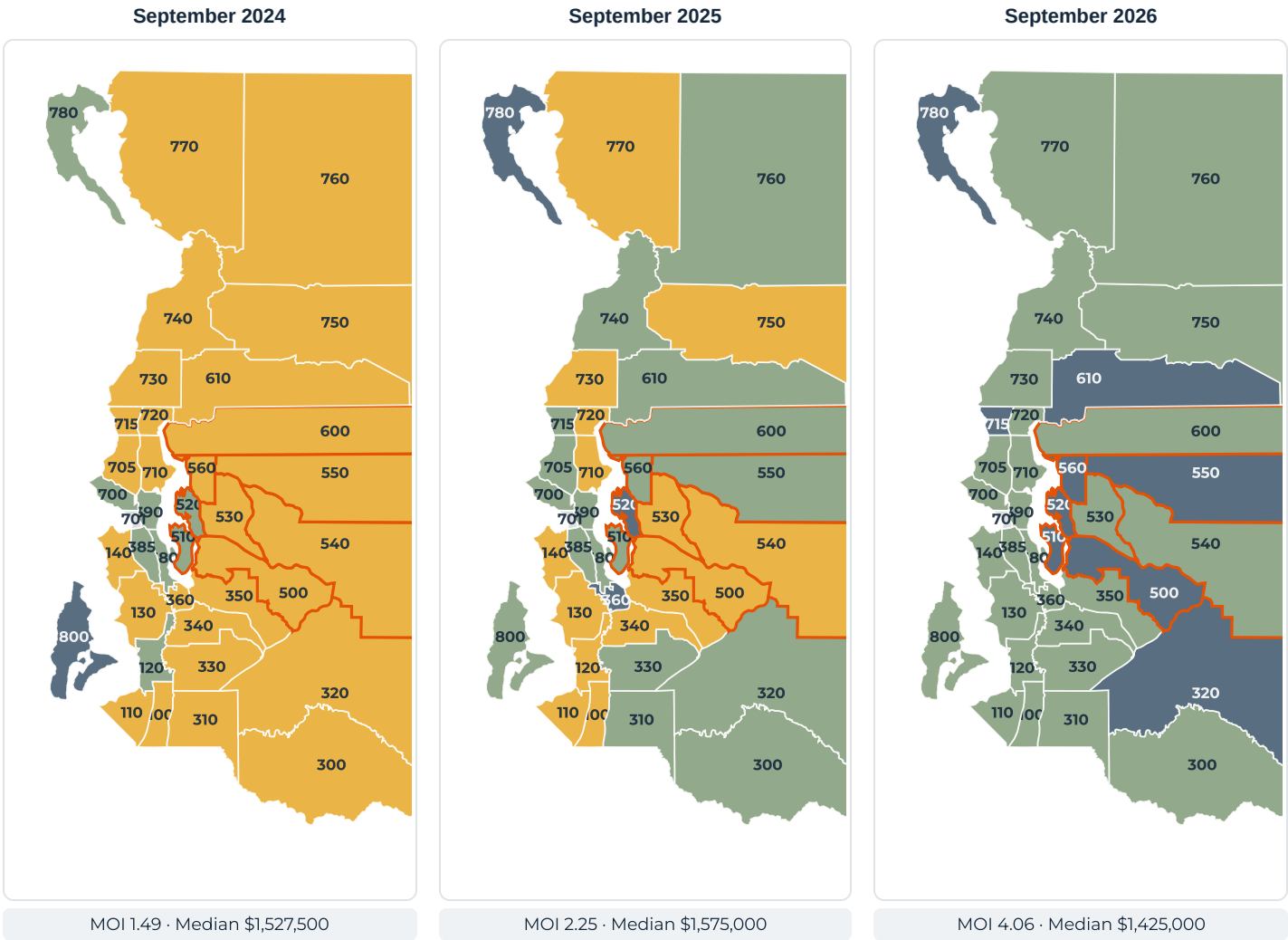
● Pending Sales (Trailing 12 Mo.) ● Closed Sales (Trailing 12 Mo.) —○— Pending Sales Not Closed (%)



SEPTEMBER 2026 - EASTSIDE

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

Eastside

● Buyer's advantage

4.06
months of inventory

New listings	Active	Pending	Closed
1,078	1,941 +48.96%	478 -17.44%	445 -4.71%

Median sale price

\$1,425,000 -9.52%

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 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
2026	Active Listings (EOM)	675	879	1,096	1,499	1,740	1,845	1,948	1,868	1,941				49%	1,499	AVG	42%
YTD	New Listings Taken in Month	545	675	958	1,143	1,211	1,117	1,080	885	1,078				31%	8,692	YTD	17%
	# of Pending Transactions	374	379	527	524	593	564	486	536	478				-17%	4,461	YTD	-7%
	Months Supply of Inventory	1.8	2.3	2.1	2.9	2.9	3.3	4.0	3.5	4.1				78%	3.0	AVG	53%
	# of Closed Sales	213	272	384	431	470	529	495	441	445				-5%	3,680	YTD	-6%
	Median Closed Price (\$1,000's)	1,435	1,567	1,550	1,612	1,510	1,560	1,575	1,446	1,425				-10%	1,520	AVG	-7%
2025	Active Listings (EOM)	452	557	684	992	1,366	1,428	1,407	1,283	1,303	1,191	849	565	60%	1,052	AVG	83%
	New Listings Taken in Month	450	543	847	1,005	1,249	987	835	662	825	633	266	174	13%	7,403	YTD	15%
	# of Pending Transactions	297	379	623	534	643	622	585	515	579	466	357	221	6%	4,777	YTD	-3%
	Months Supply of Inventory	1.5	1.5	1.1	1.9	2.1	2.3	2.4	2.5	2.3	2.6	2.4	2.6	53%	1.9	AVG	87%
	# of Closed Sales	204	262	396	498	503	541	555	478	467	499	352	358	8%	3,904	YTD	-6%
	Median Closed Price (\$1,000's)	1,709	1,685	1,710	1,698	1,634	1,610	1,580	1,538	1,575	1,550	1,430	1,500	3%	1,638	AVG	3%
2024	Active Listings (EOM)	281	344	367	440	672	745	740	760	813	675	492	343	10%	574	AVG	-4%
	New Listings Taken in Month	340	549	687	786	1,012	806	764	742	729	548	268	163	15%	6,415	YTD	18%
	# of Pending Transactions	301	446	598	631	671	607	622	525	545	541	324	210	16%	4,946	YTD	11%
	Months Supply of Inventory	0.9	0.8	0.6	0.7	1.0	1.2	1.2	1.4	1.5	1.2	1.5	1.6	-6%	1.0	AVG	-14%
	# of Closed Sales	198	257	430	514	612	554	600	572	434	527	422	277	4%	4,171	YTD	13%
	Median Closed Price (\$1,000's)	1,465	1,470	1,683	1,678	1,700	1,635	1,620	1,550	1,528	1,550	1,537	1,545	7%	1,592	AVG	12%
2023	Active Listings (EOM)	476	422	565	550	580	645	691	698	737	637	489	282	-29%	596	AVG	-13%
	New Listings Taken in Month	369	384	704	554	725	742	689	629	634	449	288	143	-21%	5,430	YTD	-30%
	# of Pending Transactions	341	389	501	529	604	571	542	516	469	414	309	227	-13%	4,462	YTD	-17%
	Months Supply of Inventory	1.4	1.1	1.1	1.0	1.0	1.1	1.3	1.4	1.6	1.5	1.6	1.2	-16%	1.2	AVG	6%
	# of Closed Sales	184	269	396	397	463	575	455	533	418	410	343	297	-22%	3,690	YTD	-22%
	Median Closed Price (\$1,000's)	1,320	1,340	1,412	1,450	1,450	1,450	1,500	1,453	1,428	1,420	1,400	1,440	6%	1,422	AVG	-8%
2022	Active Listings (EOM)	102	148	288	533	745	1,105	1,197	1,022	1,033	972	768	511	266%	686	AVG	157%
	New Listings Taken in Month	369	586	976	1,061	1,156	1,204	979	681	800	574	315	171	2%	7,812	YTD	3%
	# of Pending Transactions	310	508	779	752	754	546	575	628	542	401	283	202	-27%	5,394	YTD	-24%
	Months Supply of Inventory	0.3	0.3	0.4	0.7	1.0	2.0	2.1	1.6	1.9	2.4	2.7	2.5	375%	1.1	AVG	221%
	# of Closed Sales	234	252	551	678	731	678	479	581	539	476	325	273	-30%	4,723	YTD	-26%
	Median Closed Price (\$1,000's)	1,516	1,698	1,700	1,723	1,590	1,500	1,420	1,350	1,350	1,350	1,316	1,299	3%	1,538	AVG	19%

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

SEPTEMBER 2026 - EASTSIDE

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)	219	224	216	309	239	288	350	278	282	185	100	55	-51%	267	AVG	-62%
	New Listings Taken in Month	467	577	927	1,012	922	1,116	925	852	788	598	401	258	-8%	7,586	YTD	3%
	# of Pending Transactions	423	549	893	864	931	997	792	873	741	655	459	243	-24%	7,063	YTD	2%
	Months Supply of Inventory	0.5	0.4	0.2	0.4	0.3	0.3	0.4	0.3	0.4	0.3	0.2	0.2	-33%	0.4	AVG	-63%
	# of Closed Sales	344	363	617	745	808	921	965	833	769	717	589	451	-8%	6,365	YTD	22%
	Median Closed Price (\$1,000's)	1,149	1,265	1,350	1,300	1,298	1,364	1,331	1,300	1,310	1,365	1,428	1,530	26%	1,296	AVG	32%
2020	Active Listings (EOM)	517	519	682	782	825	819	818	739	575	473	316	188	-58%	697	AVG	-47%
	New Listings Taken in Month	534	640	924	588	841	974	1,011	985	861	794	429	293	7%	7,358	YTD	-11%
	# of Pending Transactions	503	625	659	480	778	933	968	1,016	975	854	544	358	40%	6,937	YTD	-2%
	Months Supply of Inventory	1.0	0.8	1.0	1.6	1.1	0.9	0.8	0.7	0.6	0.6	0.6	0.5	-68%	1.0	AVG	-45%
	# of Closed Sales	290	359	505	466	426	691	816	820	836	890	701	662	51%	5,209	YTD	-9%
	Median Closed Price (\$1,000's)	892	985	1,035	937	945	977	1,008	1,050	1,040	1,050	1,060	1,114	12%	985	AVG	6%
2019	Active Listings (EOM)	979	1,001	1,207	1,285	1,567	1,618	1,531	1,405	1,356	1,149	777	499	-20%	1,328	AVG	31%
	New Listings Taken in Month	613	591	1,104	1,093	1,395	1,054	869	757	807	625	323	204	-17%	8,283	YTD	-6%
	# of Pending Transactions	497	537	876	997	1,031	883	833	738	696	697	581	364	8%	7,088	YTD	5%
	Months Supply of Inventory	2.0	1.9	1.4	1.3	1.5	1.8	1.8	1.9	1.9	1.6	1.3	1.4	-27%	1.7	AVG	26%
	# of Closed Sales	322	379	537	648	859	853	803	749	554	607	568	524	-3%	5,704	YTD	0%
	Median Closed Price (\$1,000's)	910	900	950	928	929	950	925	935	929	900	900	949	4%	928	AVG	-1%
2018	Active Listings (EOM)	412	475	577	736	1,040	1,278	1,378	1,556	1,690	1,537	1,246	918	76%	1,016	AVG	39%
	New Listings Taken in Month	497	649	990	987	1,429	1,248	1,027	978	975	723	449	223	7%	8,780	YTD	6%
	# of Pending Transactions	448	570	850	795	1,056	916	776	705	642	614	514	339	-23%	6,758	YTD	-11%
	Months Supply of Inventory	0.9	0.8	0.7	0.9	1.0	1.4	1.8	2.2	2.6	2.5	2.4	2.7	117%	1.4	AVG	58%
	# of Closed Sales	353	370	557	663	748	911	798	735	569	627	516	492	-26%	5,704	YTD	-8%
	Median Closed Price (\$1,000's)	938	950	926	943	960	978	948	935	890	890	885	909	4%	941	AVG	10%
2017	Active Listings (EOM)	453	438	585	623	760	893	950	899	962	797	562	359	-12%	729	AVG	-21%
	New Listings Taken in Month	531	556	931	920	1,208	1,215	1,042	965	908	710	440	236	2%	8,276	YTD	-3%
	# of Pending Transactions	487	565	790	872	1,054	1,045	959	956	832	790	612	390	-7%	7,560	YTD	-5%
	Months Supply of Inventory	0.9	0.8	0.7	0.7	0.7	0.9	1.0	0.9	1.2	1.0	0.9	0.9	0%	0.9	AVG	-16%
	# of Closed Sales	425	345	553	585	777	942	855	919	766	764	687	602	-1%	6,167	YTD	-1%
	Median Closed Price (\$1,000's)	794	832	870	880	875	885	860	853	855	845	851	938	14%	856	AVG	15%
2016	Active Listings (EOM)	592	624	740	911	925	1,110	1,207	1,101	1,093	867	632	436		923	AVG	
	New Listings Taken in Month	566	680	968	1,088	1,102	1,250	1,066	892	894	621	406	241		8,506	YTD	
	# of Pending Transactions	540	702	859	934	1,108	1,044	967	947	894	855	616	399		7,995	YTD	
	Months Supply of Inventory	1.1	0.9	0.9	1.0	0.8	1.1	1.2	1.2	1.2	1.0	1.0	1.1		1.0	AVG	
	# of Closed Sales	392	388	565	655	759	938	909	877	770	757	694	600		6,253	YTD	
	Median Closed Price (\$1,000's)	698	740	739	730	760	747	750	769	750	768	759	804		743	AVG	

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

SEPTEMBER 2026 - EASTSIDE

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	π
Active Listings (EOM)	448	475	591	716	872	993	1,027	974	984	848	623	416	747	AVG
% of 12 Month Avg.	60%	64%	79%	96%	117%	133%	137%	130%	132%	114%	83%	56%		
New Listings in Mo.	474	576	906	909	1,104	1,060	921	814	822	628	359	211	8,784	T
% of 12 Month Avg.	65%	79%	124%	124%	151%	145%	126%	111%	112%	86%	49%	29%		
# of Pending Trans	415	527	743	739	863	816	762	742	692	629	460	295	7,683	T
% of 12 Month Avg.	65%	82%	116%	115%	135%	128%	119%	116%	108%	98%	72%	46%		
Months Supply of Inv.	1.1	0.9	0.8	1.0	1.0	1.2	1.3	1.3	1.4	1.3	1.4	1.4	1.2	AVG
% of 12 Month Avg.	92%	76%	67%	82%	86%	103%	114%	111%	121%	114%	115%	119%		
# of Closed Units	295	324	511	585	669	760	724	710	612	627	520	454	6,791	T
% of 12 Month Avg.	52%	57%	90%	103%	118%	134%	128%	125%	108%	111%	92%	80%		
Median Closed Price (\$1,000)	1,139	1,186	1,237	1,227	1,214	1,210	1,194	1,173	1,165	1,169	1,157	1,203	1,189	AVG
% of 12 Month Avg.	96%	100%	104%	103%	102%	102%	100%	99%	98%	98%	97%	101%		

AVG = Average · T = Total

SEPTEMBER 2026 - EASTSIDE

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	18	1	4.2	17	2	2.0	18	1	4.2	20	1	4.6	20	2	2.3	17	1	3.9	18.3	1.3	3.2
\$500,000 – \$599,999	21	2	2.4	18	6	0.7	18	1	4.2	18	2	2.1	17	1	3.9	18	0		18.3	2.0	2.1
\$600,000 – \$699,999	47	2	5.4	44	3	3.4	46	1	10.6	48	6	1.8	47	3	3.6	44	3	3.4	46.0	3.0	3.5
\$700,000 – \$799,999	50	6	1.9	51	2	5.9	52	3	4.0	50	9	1.3	50	4	2.9	49	6	1.9	50.3	5.0	2.3
\$800,000 – \$899,999	76	5	3.5	75	8	2.2	74	9	1.9	71	6	2.7	67	8	1.9	81	1	18.7	74.0	6.2	2.8
\$900,000 – \$999,999	90	8	2.6	87	13	1.5	93	4	5.4	95	12	1.8	107	4	6.2	111	6	4.3	97.2	7.8	2.9
\$1,000,000 – \$1,249,999	222	19	2.7	228	11	4.8	238	8	6.9	246	21	2.7	234	15	3.6	232	16	3.3	233.3	15.0	3.6
\$1,250,000 – \$1,499,999	267	27	2.3	272	23	2.7	274	19	3.3	294	15	4.5	307	14	5.1	307	21	3.4	286.8	19.8	3.3
\$1,500,000 – \$1,749,999	196	11	4.1	175	21	1.9	185	9	4.7	198	15	3.0	196	21	2.2	203	8	5.9	192.2	14.2	3.1
\$1,750,000 – \$1,999,999	203	16	2.9	201	11	4.2	200	9	5.1	209	11	4.4	215	10	5.0	199	9	5.1	204.5	11.0	4.3
\$2,000,000 – \$2,499,999	214	6	8.2	201	7	6.6	206	7	6.8	197	15	3.0	187	8	5.4	174	10	4.0	196.5	8.8	5.1
\$2,500,000 – \$2,999,999	145	9	3.7	148	11	3.1	143	6	5.5	153	8	4.4	157	3	12.1	162	4	9.3	151.3	6.8	5.1
\$3,000,000 – \$3,999,999	150	5	6.9	138	9	3.5	135	5	6.2	143	4	8.3	142	9	3.6	130	5	6.0	139.7	6.2	5.2
\$4,000,000 – \$4,999,999	68	4	3.9	69	0		69	0		68	2	7.8	70	2	8.1	61	2	7.0	67.5	1.7	9.3
\$5,000,000 +	127	5	5.9	122	2	14.1	125	2	14.4	121	7	4.0	126	1	29.1	133	1	30.7	125.7	3.0	9.7
Total	1,894	126	3.5	1,846	129	3.3	1,876	84	5.2	1,931	134	3.3	1,942	105	4.3	1,921	93	4.8	1,901.7	111.8	3.9
Prior Year — Comparable Weeks																					
Total (PY)	1,321	113	2.7	1,353	91	3.4	1,348	139	2.2	1,331	139	2.2	1,365	125	2.5	1,326	122	2.5	1,340.7	121.5	2.5

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.