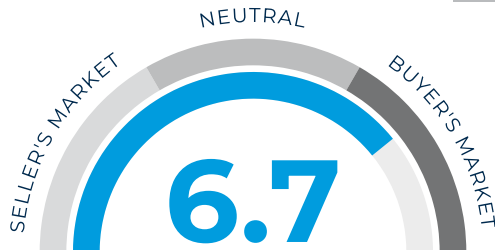


SEPTEMBER 2026 - EASTSIDE

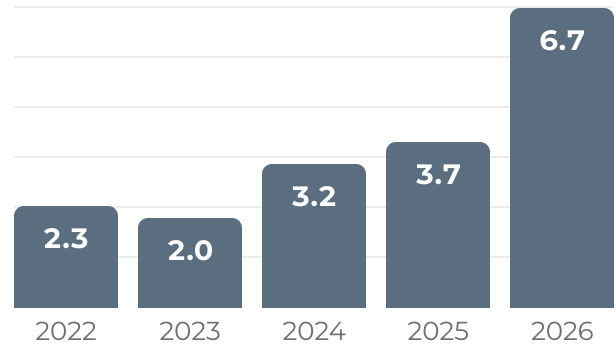
MARKET SUMMARY

Based on **Townhouse** reports

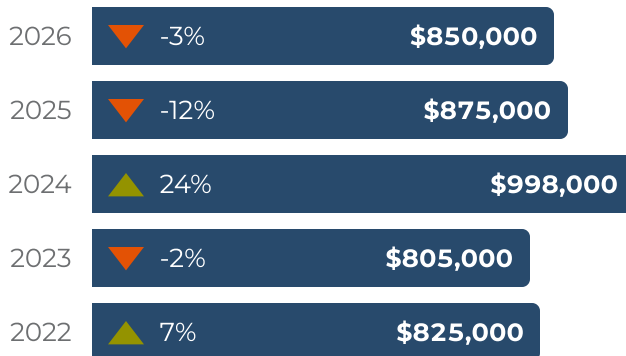
MONTHS OF INVENTORY

(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

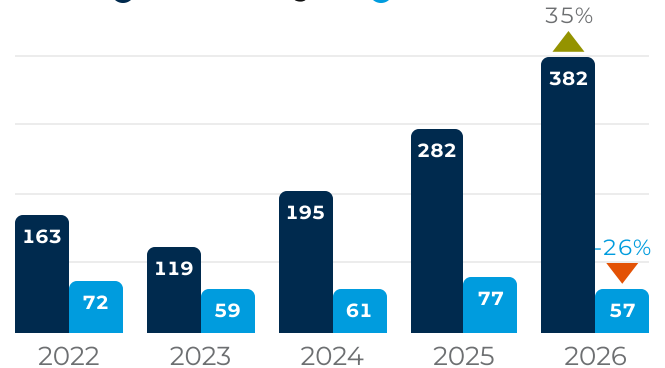


MEDIAN SALES PRICE



LISTINGS AND CLOSED SALES

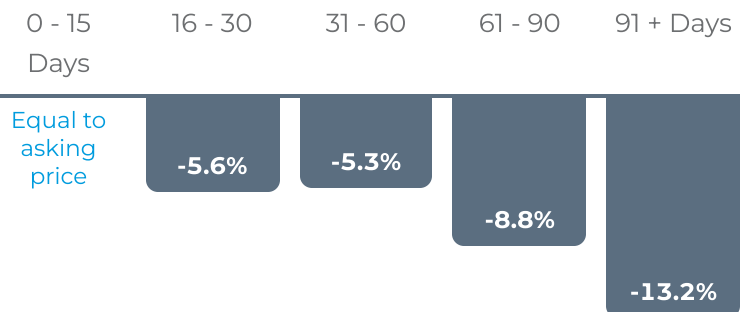
● Active Listings ● Closed Sales



SALES PRICE AND DAYS ON MARKET



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

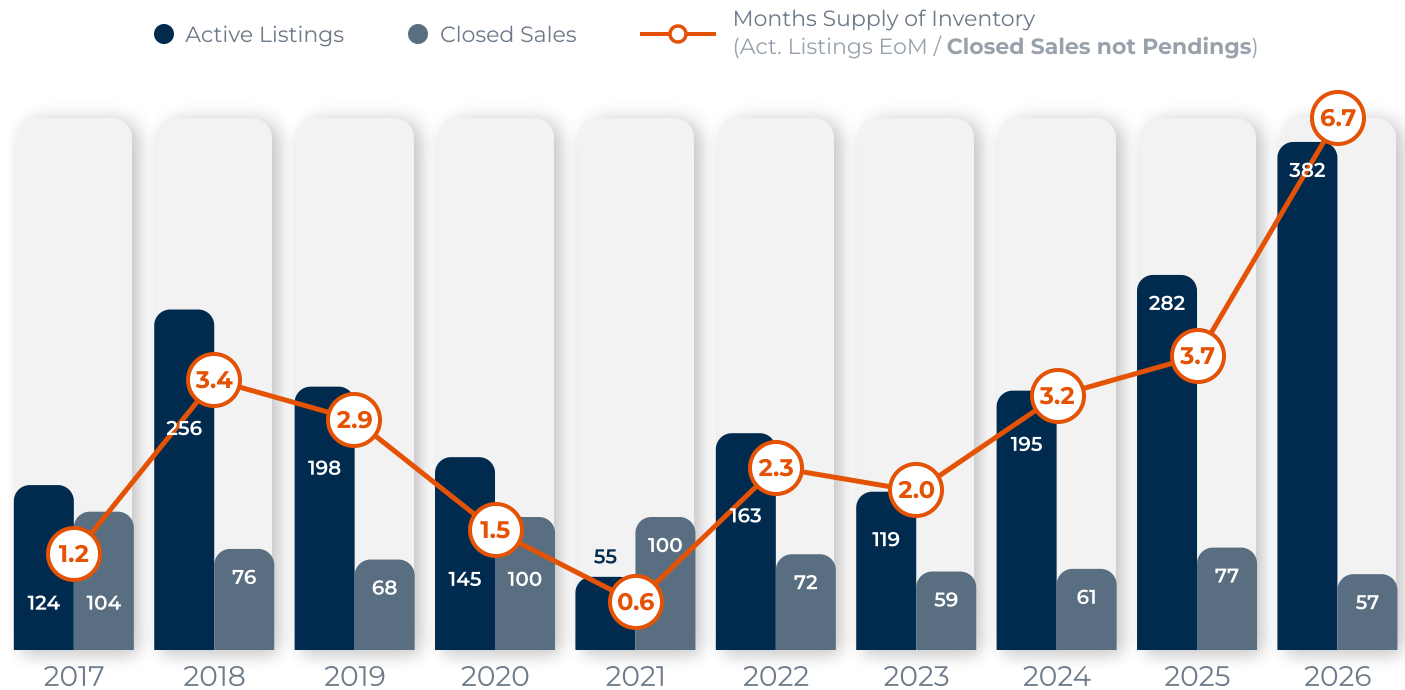


SEPTEMBER 2026 - EASTSIDE

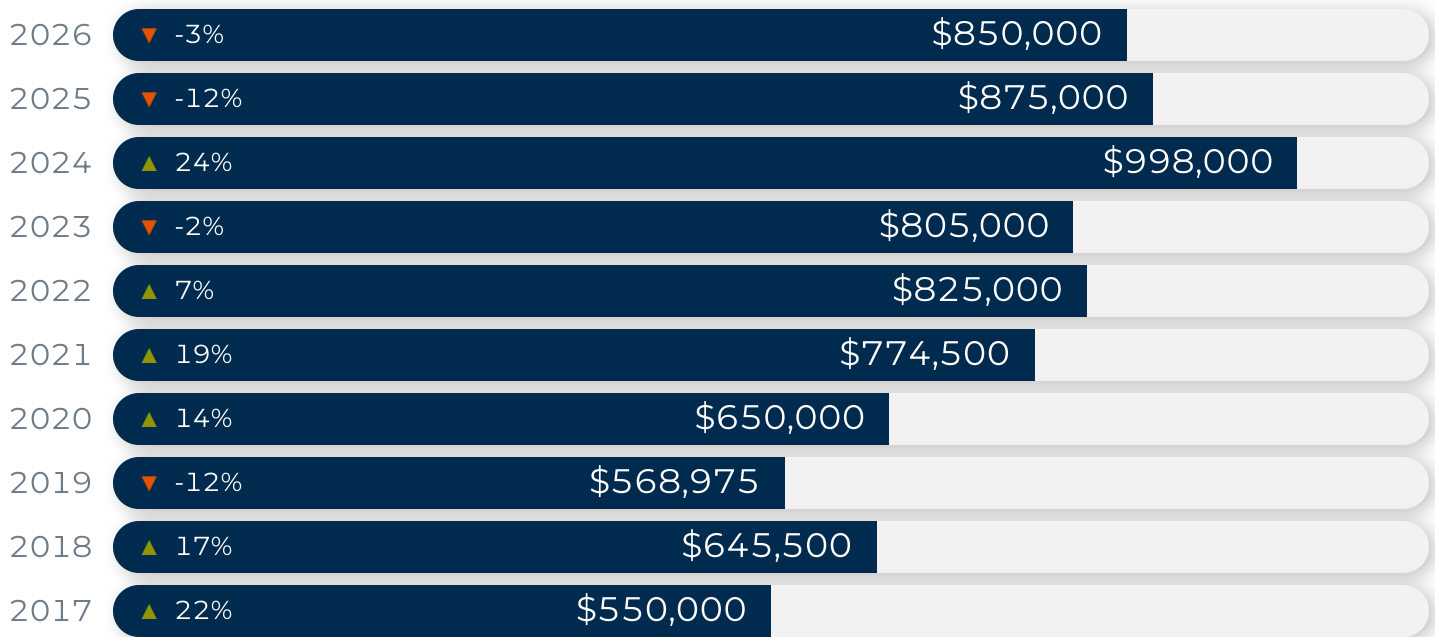
MARKET UPDATE

Based on **Townhouse** reports

ACTIVE, CLOSED & MONTHS SUPPLY OF INVENTORY



MEDIAN CLOSED SALES PRICE FOR CURRENT MONTH SOLD PROPERTIES

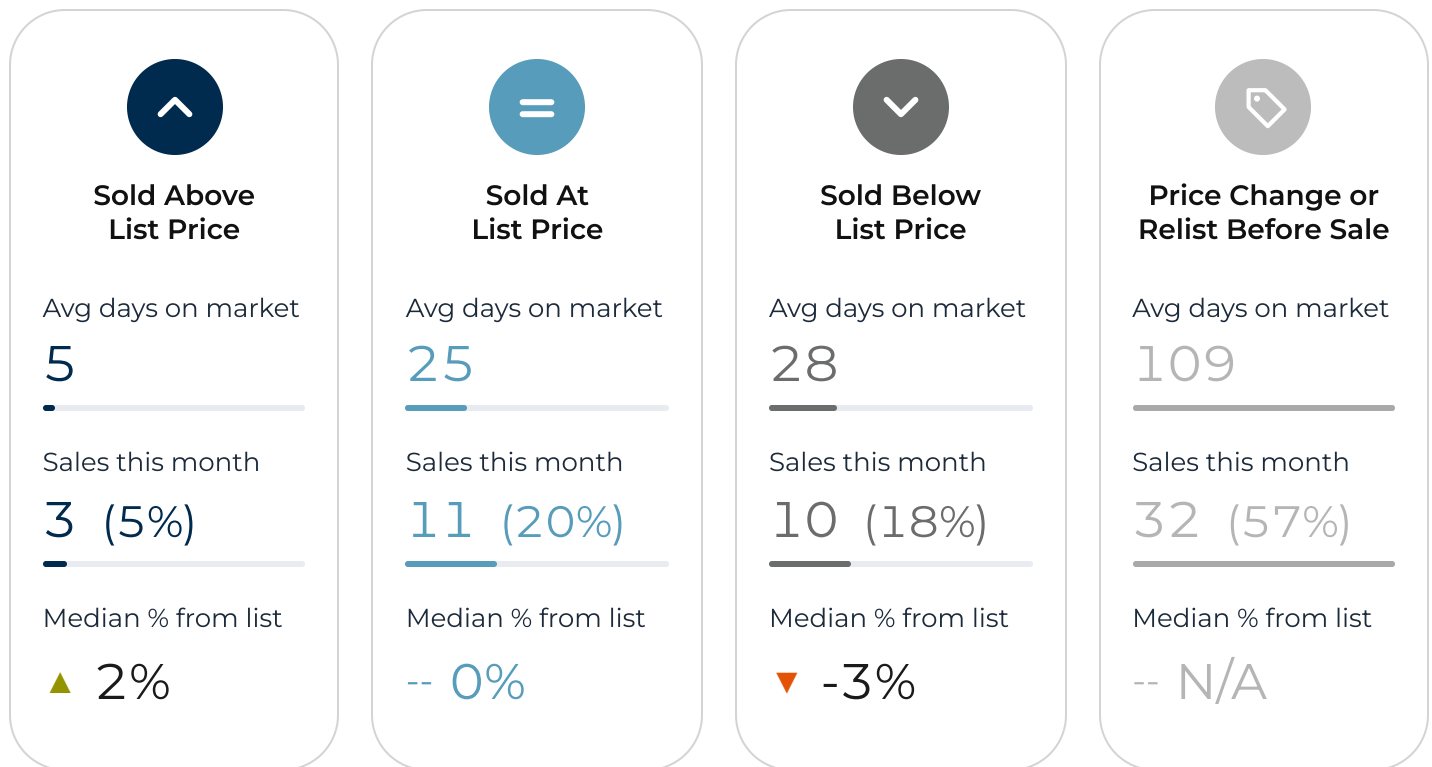
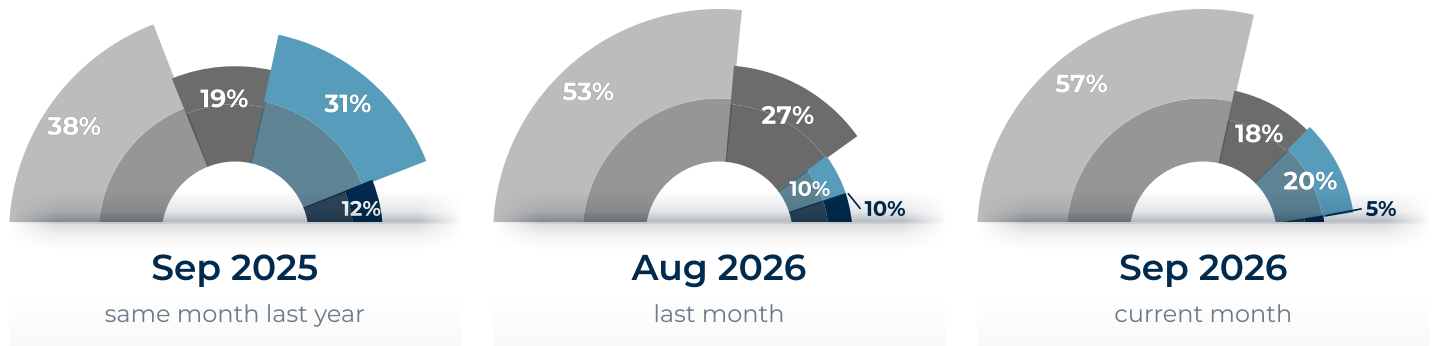


SEPTEMBER 2026 - EASTSIDE

MARKET UPDATE

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

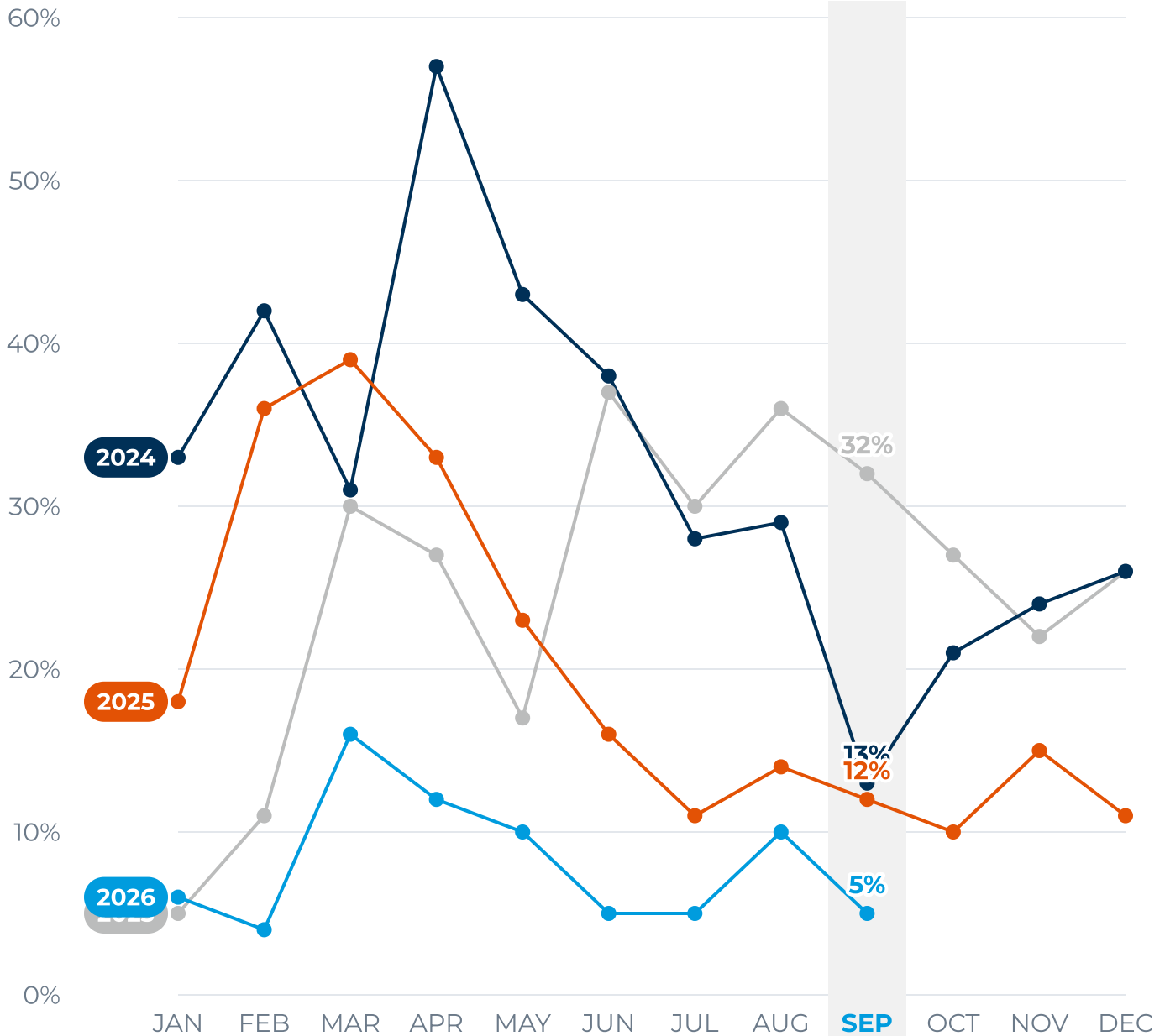
■ Price Change or Relist Before Sale
 ■ Below List Price
 ■ At List Price
 ■ Above List Price



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 - EASTSIDE

% 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.

SEPTEMBER 2026 - EASTSIDE

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%	11	19.6%
16 - 30 Days	94.4%	97.4%	6	10.7%
31 - 60 Days	94.7%	97.7%	13	23.2%
61 - 90 Days	91.2%	97.5%	8	14.3%
91 + Days	86.8%	97.7%	18	32.1%
TOTALS			56	100.0%

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

A DIFFERENCE A YEAR MAKES

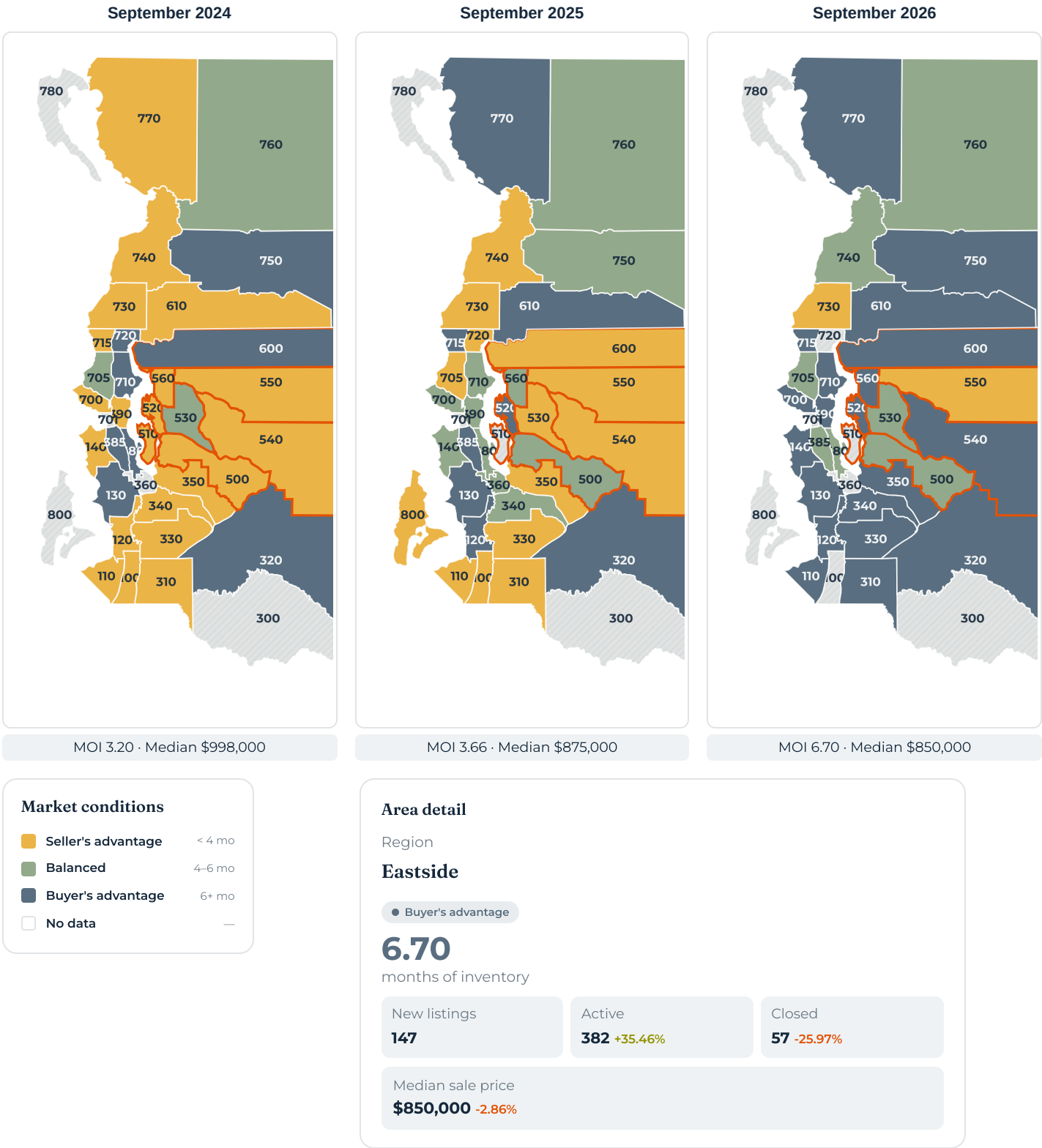
	Sep 2026	Sep 2025	Difference
MEDIAN PRICE	\$850,000	\$875,000	-\$25,000
INTEREST RATE* 30-Year Fixed	6.86%	6.35%	0.51%
P & I Principal & Interest	\$5,577	\$5,446	\$131 per month \$1,570 per year

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

SEPTEMBER 2026 - EASTSIDE

MONTHS SUPPLY OF INVENTORY

Based on **Townhouse** reports



SEPTEMBER 2026 - EASTSIDE

MARKET UPDATE

Based on **Townhouse** 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)	175	217	258	322	354	367	385	376	382				35%	315 AVG		30%
YTD	Months Supply of Inventory	3.4	4.7	3.4	4.7	4.9	5.9	6.9	7.7	6.7				81%	5.4 AVG		71%
	# of Closed Sales	52	46	75	68	72	62	56	49	57				-26%	537 YTD		-22%
	Median Closed Price (\$1,000's)	947	984	974	855	835	835	882	815	850				-3%	886 AVG		-5%
2025	Active Listings (EOM)	140	154	181	237	299	300	299	283	282	254	196	146	45%	242 AVG		99%
	Months Supply of Inventory	3.5	2.1	2.6	3.1	3.1	3.4	3.3	3.6	3.7	2.6	2.9	2.0	16%	3.2 AVG		62%
	# of Closed Sales	40	75	70	76	96	87	91	79	77	98	67	74	26%	691 YTD		18%
	Median Closed Price (\$1,000's)	1,043	1,040	910	983	914	875	860	890	875	988	920	855	-12%	932 AVG		2%
2024	Active Listings (EOM)	58	63	79	86	128	152	157	176	195	184	150	107	64%	122 AVG		37%
	Months Supply of Inventory	2.4	1.3	1.4	1.1	1.2	2.3	2.0	2.7	3.2	2.2	2.2	1.8	60%	1.9 AVG		4%
	# of Closed Sales	24	50	58	81	103	65	79	66	61	85	68	58	3%	587 YTD		27%
	Median Closed Price (\$1,000's)	807	888	893	945	902	979	890	895	998	990	887	853	24%	911 AVG		10%
2023	Active Listings (EOM)	80	67	84	81	80	89	98	99	119	107	92	61	-27%	89 AVG		-13%
	Months Supply of Inventory	3.6	1.8	1.7	1.7	1.3	1.3	1.7	1.8	2.0	1.4	2.5	1.2	-13%	1.9 AVG		28%
	# of Closed Sales	22	37	50	48	64	71	57	55	59	78	37	50	-18%	463 YTD		-25%
	Median Closed Price (\$1,000's)	743	745	790	913	819	850	890	870	805	877	910	858	-2%	825 AVG		-3%
2022	Active Listings (EOM)	19	25	46	73	99	157	174	161	163	154	121	88	196%	102 AVG		56%
	Months Supply of Inventory	0.4	0.7	0.5	0.8	1.2	2.2	2.7	2.4	2.3	2.2	2.9	2.1	283%	1.5 AVG		118%
	# of Closed Sales	47	38	89	88	82	72	65	66	72	70	42	42	-28%	619 YTD		-32%
	Median Closed Price (\$1,000's)	841	791	900	900	851	878	855	835	825	844	830	873	7%	853 AVG		14%

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

SEPTEMBER 2026 - EASTSIDE

MARKET UPDATE

Based on **Townhouse** 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)	59	64	58	73	64	62	84	68	55	41	15	7	-62%	65 AVG		-48%
	Months Supply of Inventory	0.9	0.9	0.5	0.7	0.6	0.5	0.8	0.6	0.6	0.5	0.2	0.1	-60%	0.7 AVG		-64%
	# of Closed Sales	63	73	106	103	108	129	106	121	100	91	80	54	0%	909 YTD		43%
	Median Closed Price (\$1,000's)	675	760	755	720	751	755	798	735	775	725	769	895	19%	747 AVG		16%
2020	Active Listings (EOM)	75	77	107	127	147	142	151	154	145	140	104	64	-27%	125 AVG		-34%
	Months Supply of Inventory	1.4	1.2	1.3	1.8	3.4	2.3	1.9	2.0	1.5	1.1	1.1	0.6	-48%	1.9 AVG		-22%
	# of Closed Sales	52	66	84	72	43	61	81	76	100	131	97	99	47%	635 YTD		-13%
	Median Closed Price (\$1,000's)	581	593	649	688	670	639	648	670	650	670	670	712	14%	643 AVG		2%
2019	Active Listings (EOM)	148	152	169	167	215	233	219	211	198	183	123	78	-23%	190 AVG		41%
	Months Supply of Inventory	2.4	2.3	2.6	1.9	2.0	2.4	2.8	2.2	2.9	2.8	1.6	1.0	-15%	2.4 AVG		57%
	# of Closed Sales	61	66	66	89	105	98	78	95	68	66	76	75	-11%	726 YTD		-8%
	Median Closed Price (\$1,000's)	671	635	649	610	639	645	615	626	569	579	623	640	-12%	629 AVG		-6%
2018	Active Listings (EOM)	48	52	74	89	124	160	187	224	256	250	210	149	106%	135 AVG		50%
	Months Supply of Inventory	0.8	0.9	0.9	0.9	1.3	1.3	2.1	2.2	3.4	2.6	2.9	1.8	183%	1.5 AVG		44%
	# of Closed Sales	64	61	79	99	97	120	89	104	76	96	72	81	-27%	789 YTD		3%
	Median Closed Price (\$1,000's)	602	702	720	658	702	650	624	686	646	685	669	665	17%	665 AVG		23%
2017	Active Listings (EOM)	51	58	80	75	85	103	125	111	124	99	71	39	-13%	90 AVG		-24%
	Months Supply of Inventory	1.0	1.1	0.9	1.0	0.8	1.1	1.3	1.2	1.2	1.1	1.0	0.4	-25%	1.1 AVG		-19%
	# of Closed Sales	50	55	87	76	105	97	97	96	104	89	73	101	16%	767 YTD		-9%
	Median Closed Price (\$1,000's)	453	505	560	532	556	565	546	597	550	595	595	655	22%	540 AVG		18%
2016	Active Listings (EOM)	75	81	99	115	113	136	158	146	143	107	73	54		118 AVG		
	Months Supply of Inventory	1.2	1.7	1.1	1.1	1.1	1.0	1.6	1.3	1.6	0.9	0.7	0.7		1.3 AVG		
	# of Closed Sales	61	47	90	109	102	130	99	115	90	118	109	74		843 YTD		
	Median Closed Price (\$1,000's)	440	445	445	475	460	491	462	446	450	549	504	482		457 AVG		

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

SEPTEMBER 2026 - EASTSIDE

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	π
Active Listings (EOM)	75	79	98	112	135	153	165	163	168	152	116	79	125	AVG
% of 12 Month Avg.	60%	64%	78%	90%	109%	123%	132%	131%	135%	122%	93%	64%		
Months Supply of Inv.	1.6	1.4	1.3	1.3	1.5	1.6	2.0	1.9	2.1	1.6	1.6	1.1	1.6	AVG
% of 12 Month Avg.	98%	88%	79%	84%	95%	104%	124%	118%	132%	104%	101%	71%		
# of Closed Units	48	57	78	84	91	93	84	87	81	92	72	71	938	T
% of 12 Month Avg.	62%	73%	100%	108%	116%	119%	108%	112%	103%	118%	92%	91%		
Median Closed Price (\$1,000)	686	710	727	742	726	733	719	725	714	750	738	749	727	AVG
% of 12 Month Avg.	94%	98%	100%	102%	100%	101%	99%	100%	98%	103%	102%	103%		

AVG = Average · T = Total