

SOLD VS LIST PRICING — WINDERMERE MARKET STATISTICS

Windermere Real Estate/East, Inc.
Data courtesy of NWMLS as distributed by MLS Grid
As of October 12, 2026

ALL Island Co · Condominium · September 2026 · 5 closed

☒ Show comparison to September 2025

MEDIAN SOLD-TO-LIST

99.1%

98.1% a year ago
▲ 1.0pp YoY

MEDIAN SOLD-TO-ORIGINAL

98.6%

96.9% a year ago
▲ 1.7pp YoY

AVG CDA

42.2 d

54.2 d a year ago
▼ 12.0 d YoY

SOLD OVER LIST

20.0%

0.0% a year ago
▲ 20.0pp YoY

PRICE CUT FIRST

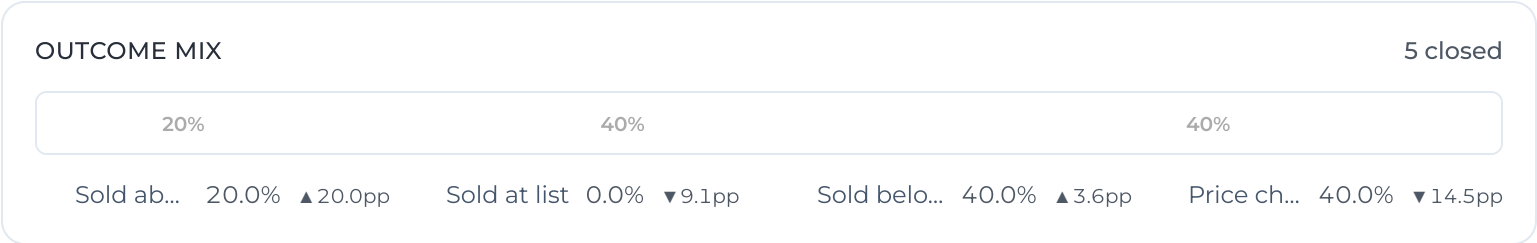
40.0%

54.5% a year ago
▼ 14.5pp YoY

MEDIAN SELLER CUT

1.9%

3.2% a year ago
▼ 1.3pp YoY



OUTCOME	SALES	% OF TOTAL	MEDIAN VS LIST	AVG CDA
Sold above list	1 0 prior · ▲ 1	20.0% ▲ 20.0pp	+2.8% — prior	39.0 d 1.1× faster than overall
Sold at list	0 1 prior · ▼ 1	0.0% ▼ 9.1pp	—	—
Sold below list	2 4 prior · ▼ 2	40.0% ▲ 3.6pp	-3.3% -2.8% prior	13.0 d 3.2× faster than overall ▼ 10.0 d YoY
Price change or relist before sale	2 6 prior · ▼ 4	40.0% ▼ 14.5pp	— — prior	73.0 d 1.7× slower than overall ▼ 10.5 d YoY

Avg CDA = Average Cumulative Days Active (NWMLS): active days before going under contract, carried across re-listings — the same basis as page 2 of the Market Update. Sale-to-list compares close price to the most recent list price; sale-to-original to the seller's first list price. Buckets are mutually exclusive and sum to 100%. Year-over-year comparisons run against the same month one year prior.