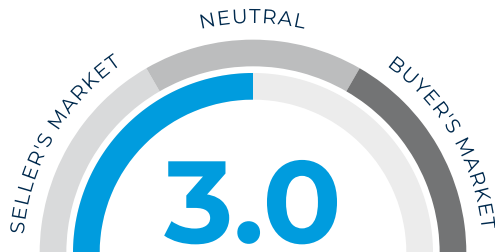


SEPTEMBER 2026 - SEATTLE

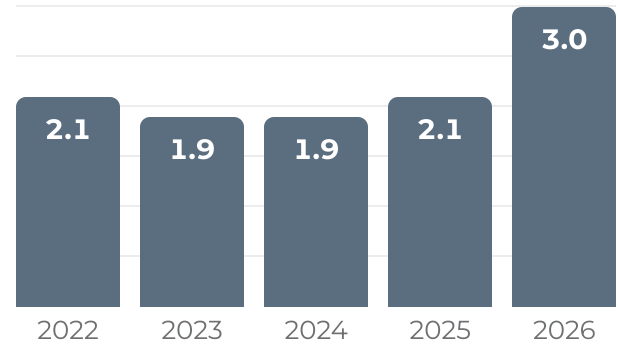
MARKET SUMMARY

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

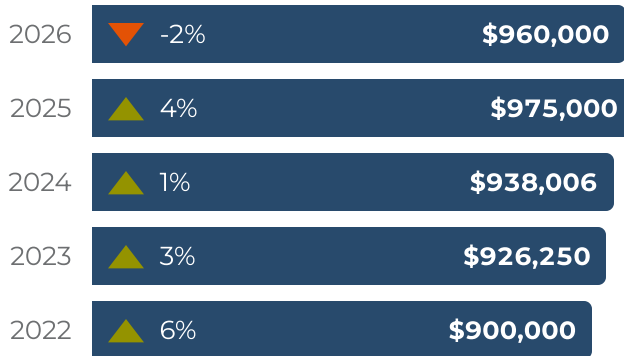
MONTHS OF INVENTORY



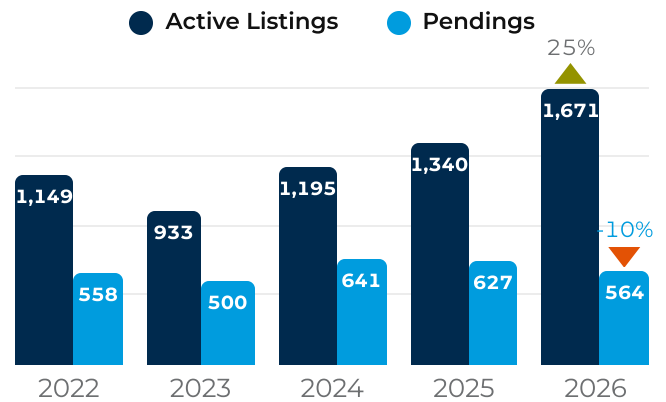
Seller's Market = 0 to 2 Months
 Neutral Market = 2 to 4 Months
 Buyer's Market = 4+ Months



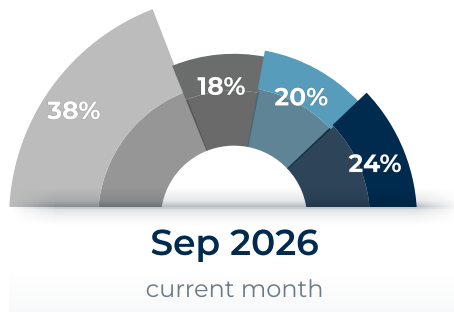
MEDIAN SALES PRICE



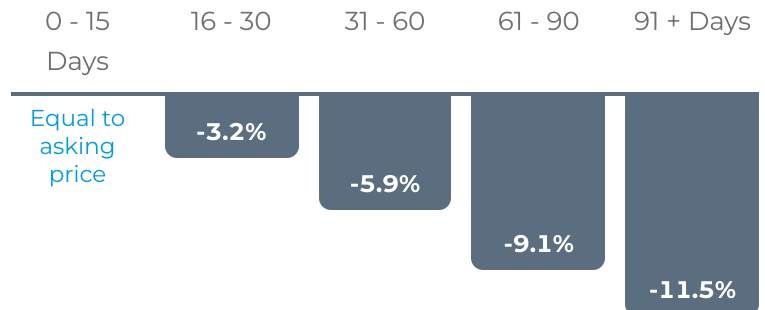
LISTINGS AND PENDING SALES



SALES PRICE AND DAYS ON MARKET



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

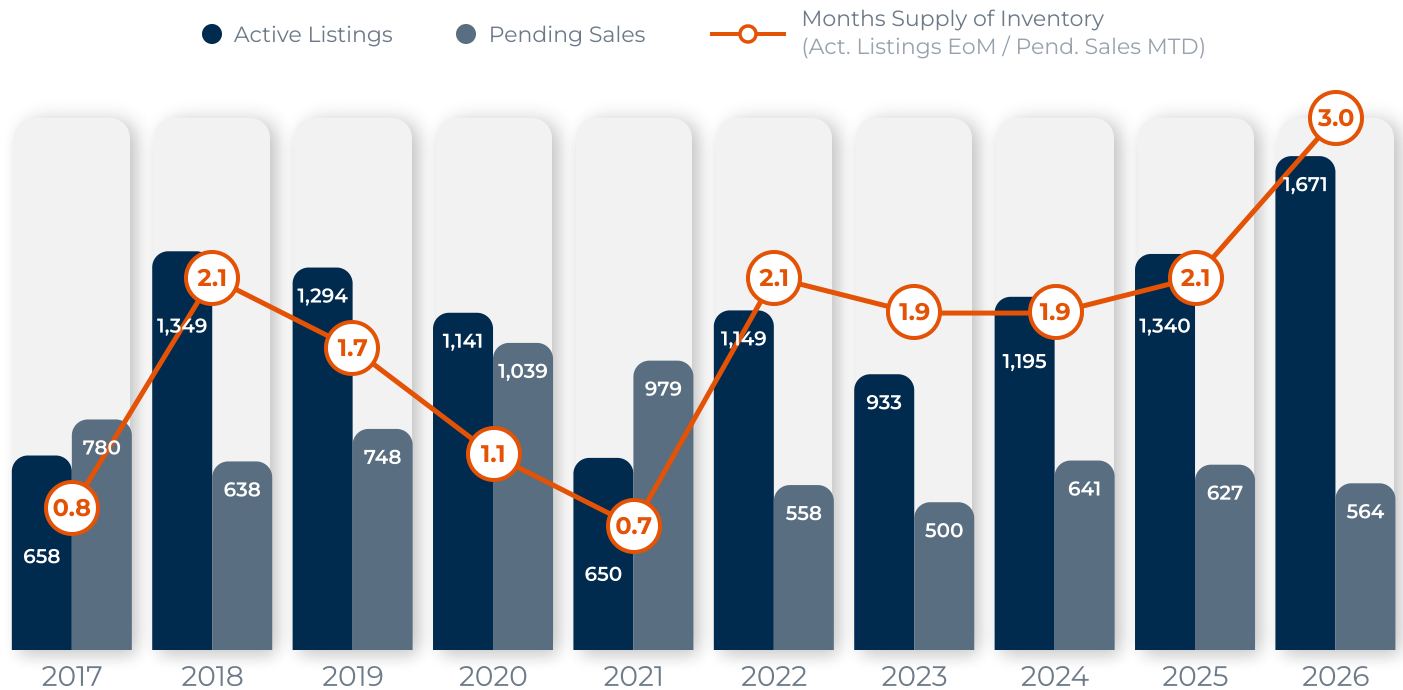


SEPTEMBER 2026 - SEATTLE

MARKET UPDATE

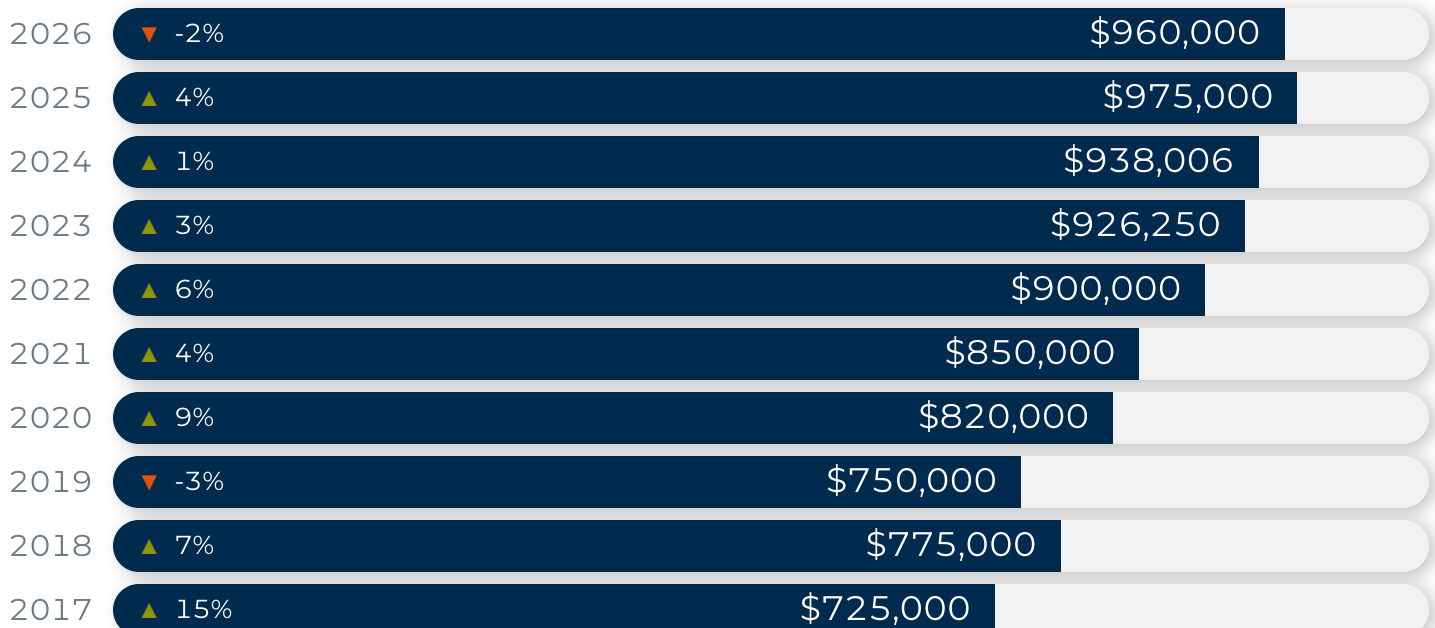
Based on Residential only reports · Residential incl. manufactured homes on owned land, per NWMLS

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



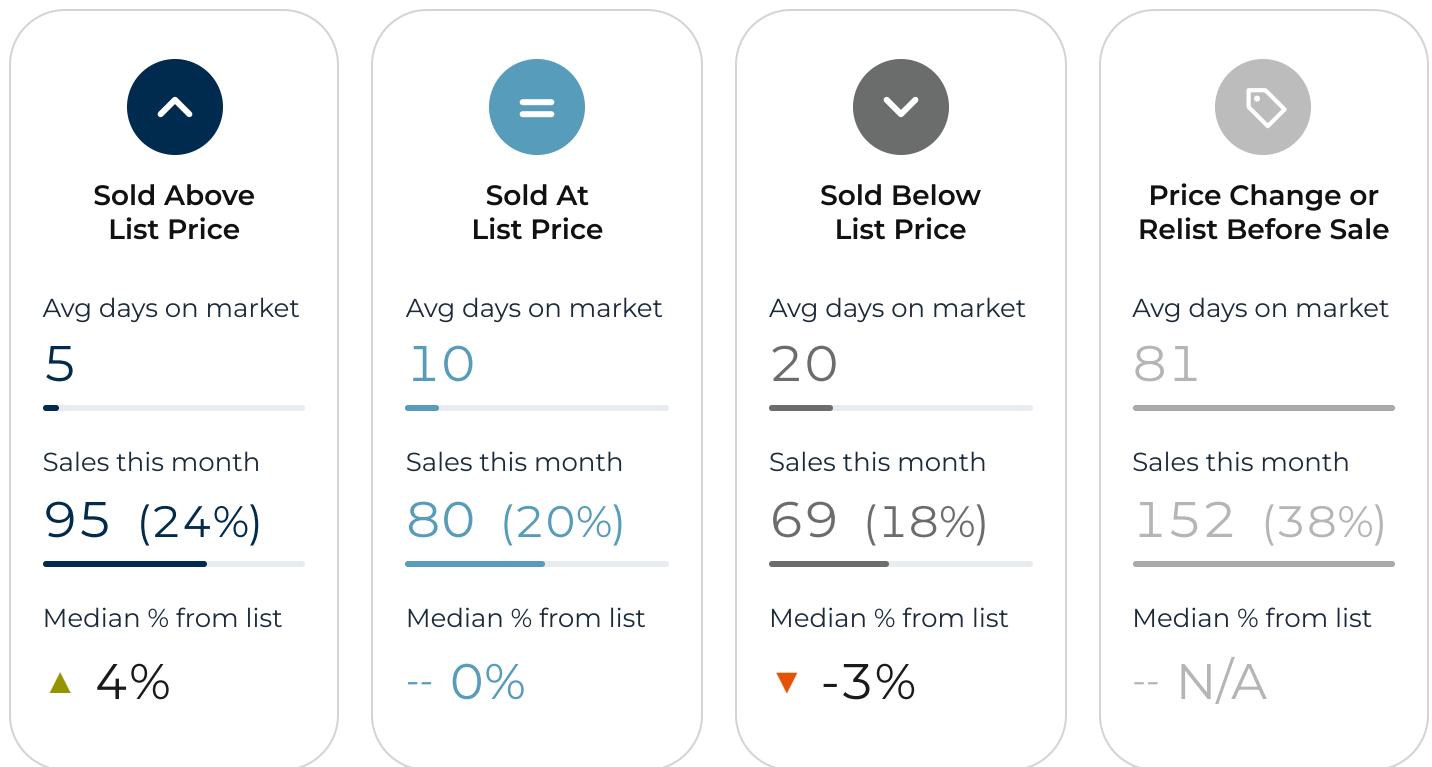
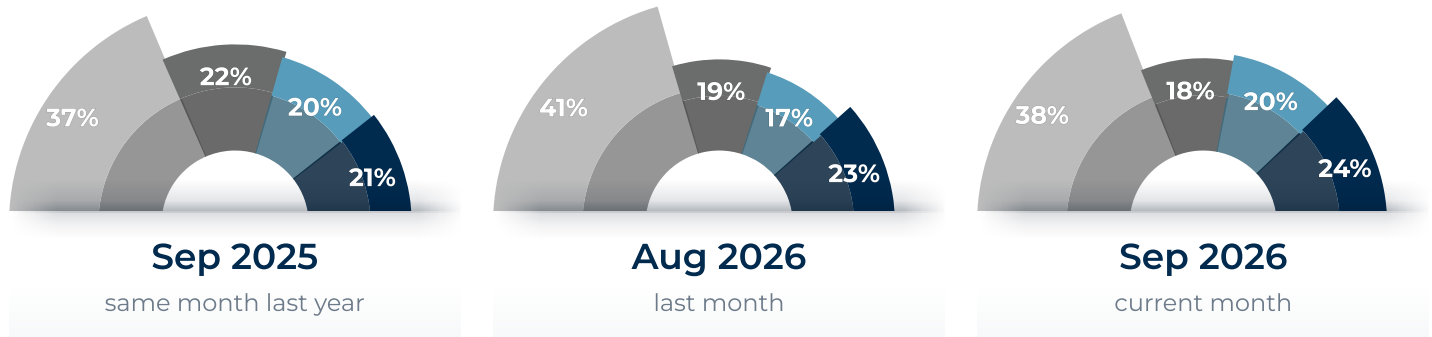
SEPTEMBER 2026 - SEATTLE

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

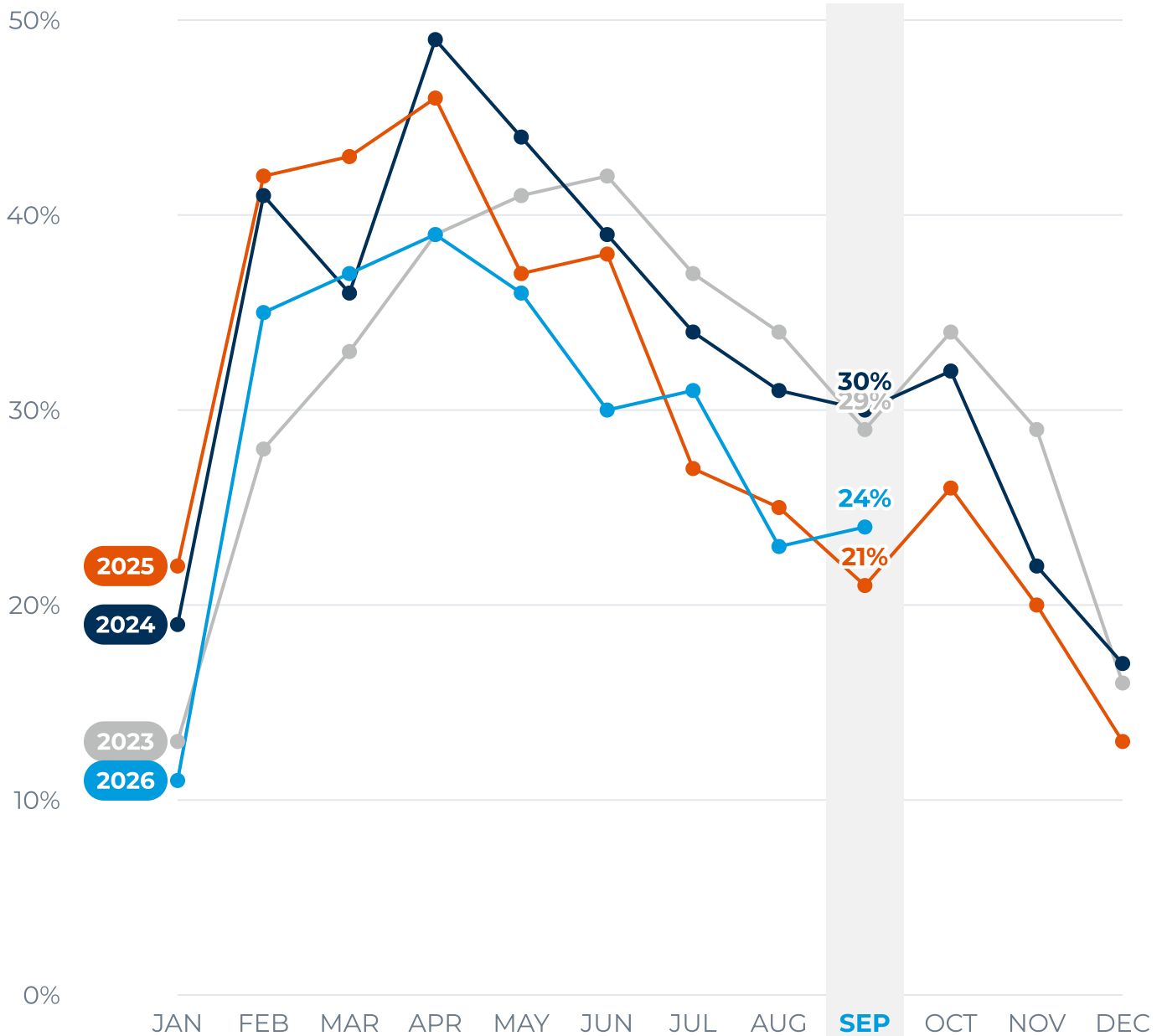


These four groups don't overlap: a home that changed its price or was relisted before selling is counted under *Price Change or Relist*, even if it still sold above list — so *Above*, *At* and *Below List Price* here cover only homes whose asking price never changed. The next page's "% of Listings Sold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

SEPTEMBER 2026 - SEATTLE

% 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 - SEATTLE

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%	203	51.3%
16 - 30 Days	96.8%	98.5%	45	11.4%
31 - 60 Days	94.1%	98.8%	64	16.2%
61 - 90 Days	90.9%	97.5%	32	8.1%
91 + Days	88.5%	97.3%	52	13.1%
TOTALS			396	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	\$960,000	\$975,000	-\$15,000
INTEREST RATE* 30-Year Fixed	6.86%	6.35%	0.51%
P & I Principal & Interest	\$6,299	\$6,069	\$230 per month \$2,761 per year

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

SEPTEMBER 2026 - SEATTLE

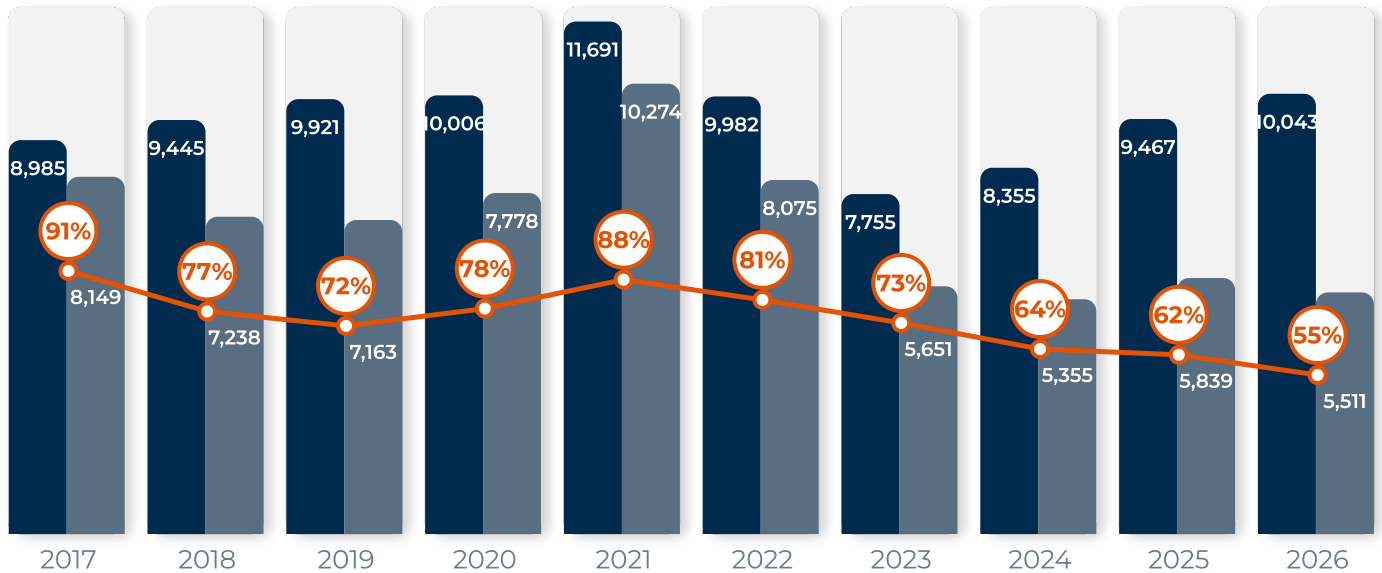
MARKET UPDATE

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

WHAT ARE THE ODDS OF SELLING?

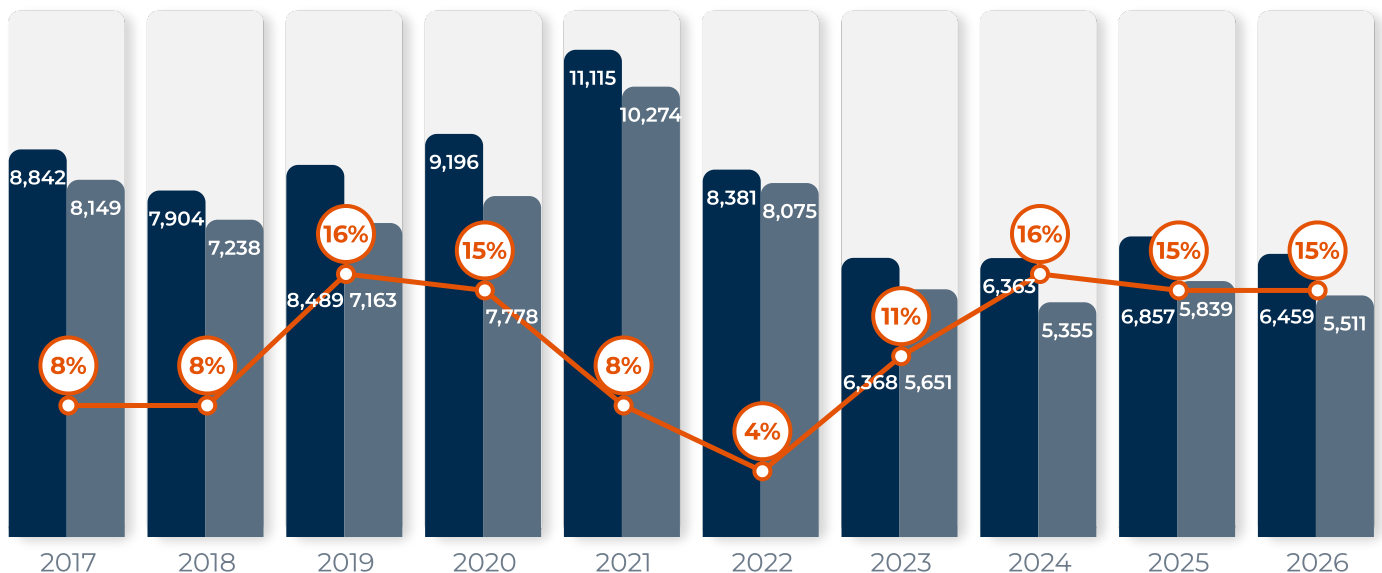
Closed Sales as a Percentage of Listings Taken

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



PERCENTAGE OF PENDING SALES THAT DO NOT CLOSE

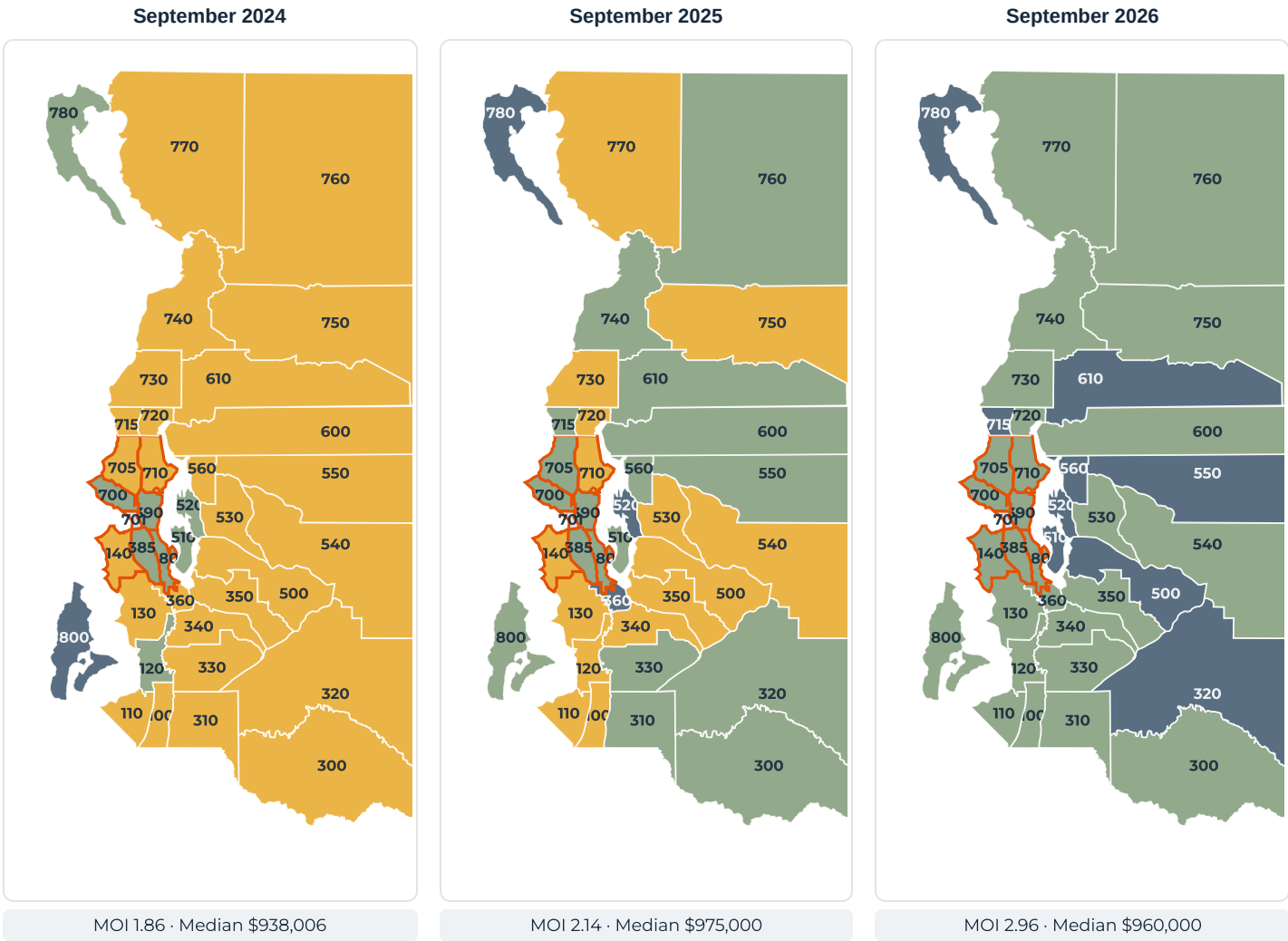
● Pending Sales (Trailing 12 Mo.) ● Closed Sales (Trailing 12 Mo.) —○— Pending Sales Not Closed (%)



SEPTEMBER 2026 - SEATTLE

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

Seattle

Green Balanced

2.96
months of inventory

New listings	Active	Pending	Closed
1,173	1,671 +24.70%	564 -10.05%	403 -7.36%

Median sale price

\$960,000 -1.54%

SEPTEMBER 2026 - SEATTLE

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	3.0	2.1	0.9	43%
Active Listings at End of Month	1,671	1,340	331	25%
Pending Sales MTD	564	627	-63	-10%
Pending Sales (Trailing 12 mo.)	6,459	6,857	-398	-6%
Closed Sales MTD	403	435	-32	-7%
Closed Sales (Trailing 12 mo.)	5,511	5,839	-328	-6%
Closed Sales (Median)	\$960,000	\$975,000	-\$15,000	-2%
30-YR-Fixed Mortgage Rate	6.9%	6.4%	0.5%	8%
Monthly Payments (P&I)	\$6,299	\$6,069	\$230	4%

CONDOMINIUM

	September 2026	September 2025	Difference	% Change
Months Supply of Inventory	7.3	4.8	2.5	52%
Active Listings at End of Month	1,220	1,068	152	14%
Pending Sales MTD	167	223	-56	-25%
Pending Sales (Trailing 12 mo.)	2,466	2,773	-307	-11%
Closed Sales MTD	147	196	-49	-25%
Closed Sales (Trailing 12 mo.)	2,192	2,429	-237	-10%
Closed Sales (Median)	\$530,000	\$523,687	\$6,313	1%
30-YR-Fixed Mortgage Rate	6.9%	6.4%	0.5%	8%
Monthly Payments (P&I)	\$3,477	\$3,260	\$218	7%

RESIDENTIAL & CONDOMINIUM

	September 2026	September 2025	Difference	% Change
Months Supply of Inventory	4.0	2.8	1.2	43%
Active Listings at End of Month	2,891	2,408	483	20%
Pending Sales MTD	731	850	-119	-14%
Pending Sales (Trailing 12 mo.)	8,925	9,630	-705	-7%
Closed Sales MTD	550	631	-81	-13%
Closed Sales (Trailing 12 mo.)	7,703	8,268	-565	-7%
Closed Sales (Median)	\$850,000	\$850,000	\$0	0%
30-YR-Fixed Mortgage Rate	6.9%	6.4%	0.5%	8%
Monthly Payments (P&I)	\$5,577	\$5,291	\$286	5%

SEPTEMBER 2026 - SEATTLE

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)	852	954	1,056	1,265	1,393	1,427	1,520	1,510	1,671				25%	1,294	AVG	19%
YTD	New Listings Taken in Month	692	783	948	1,122	1,066	1,010	973	785	1,173				5%	8,552	YTD	5%
	# of Pending Transactions	414	563	666	665	665	628	531	466	564				-10%	5,162	YTD	-6%
	Months Supply of Inventory	2.1	1.7	1.6	1.9	2.1	2.3	2.9	3.2	3.0				43%	2.3	AVG	30%
	# of Closed Sales	251	356	531	561	582	589	493	443	403				-7%	4,209	YTD	-5%
	Median Closed Price (\$1,000's)	850	963	944	999	1,038	1,010	1,000	920	960				-2%	965	AVG	-3%
2025	Active Listings (EOM)	656	713	821	992	1,370	1,389	1,305	1,187	1,340	1,297	1,054	688	12%	1,086	AVG	28%
	New Listings Taken in Month	658	658	870	985	1,293	1,027	871	670	1,115	831	429	231	14%	8,147	YTD	14%
	# of Pending Transactions	452	520	658	685	673	709	636	543	627	572	421	304	-2%	5,503	YTD	5%
	Months Supply of Inventory	1.5	1.4	1.2	1.4	2.0	2.0	2.1	2.2	2.1	2.3	2.5	2.3	11%	1.8	AVG	21%
	# of Closed Sales	252	391	497	559	546	630	573	527	435	563	397	342	7%	4,410	YTD	4%
	Median Closed Price (\$1,000's)	858	965	1,000	1,025	1,011	1,080	1,010	1,000	975	1,050	974	914	4%	991	AVG	5%
2024	Active Listings (EOM)	481	558	625	674	949	1,029	1,097	1,011	1,195	1,072	796	536	28%	847	AVG	18%
	New Listings Taken in Month	517	636	762	885	1,042	920	790	622	981	731	358	231	17%	7,155	YTD	13%
	# of Pending Transactions	460	521	585	736	625	613	539	515	641	604	448	302	28%	5,235	YTD	3%
	Months Supply of Inventory	1.0	1.1	1.1	0.9	1.5	1.7	2.0	2.0	1.9	1.8	1.8	1.8	0%	1.5	AVG	14%
	# of Closed Sales	231	422	478	527	674	511	552	456	408	606	445	378	-3%	4,259	YTD	-2%
	Median Closed Price (\$1,000's)	869	927	925	998	965	957	973	930	938	973	968	899	1%	942	AVG	7%
2023	Active Listings (EOM)	553	534	650	697	725	813	793	753	933	859	707	479	-19%	717	AVG	16%
	New Listings Taken in Month	497	513	793	744	805	859	690	605	836	581	417	202	-19%	6,342	YTD	-23%
	# of Pending Transactions	438	499	606	631	698	613	589	533	500	469	369	290	-10%	5,107	YTD	-19%
	Months Supply of Inventory	1.3	1.1	1.1	1.1	1.0	1.3	1.3	1.4	1.9	1.8	1.9	1.7	-10%	1.3	AVG	37%
	# of Closed Sales	264	392	500	524	596	614	513	516	422	434	365	297	-21%	4,341	YTD	-24%
	Median Closed Price (\$1,000's)	804	825	870	886	905	930	900	899	926	900	944	850	3%	883	AVG	-7%
2022	Active Listings (EOM)	178	247	284	442	504	843	981	915	1,149	1,046	862	574	77%	616	AVG	4%
	New Listings Taken in Month	515	769	954	996	1,045	1,246	932	781	1,031	701	482	230	-5%	8,269	YTD	-13%
	# of Pending Transactions	503	687	873	801	893	730	612	656	558	534	422	305	-43%	6,313	YTD	-28%
	Months Supply of Inventory	0.4	0.4	0.3	0.6	0.6	1.2	1.6	1.4	2.1	2.0	2.0	1.9	200%	0.9	AVG	50%
	# of Closed Sales	396	443	751	747	786	789	642	634	534	493	423	394	-35%	5,722	YTD	-26%
	Median Closed Price (\$1,000's)	790	925	970	1,020	1,026	1,000	955	927	900	950	905	880	6%	946	AVG	10%

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

SEPTEMBER 2026 - SEATTLE

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)	548	474	498	613	556	667	720	604	650	561	315	167	-43%	592 AVG		-25%
	New Listings Taken in Month	729	747	1,134	1,257	1,228	1,297	1,096	888	1,083	864	524	325	-11%	9,459 YTD		11%
	# of Pending Transactions	713	785	1,046	1,075	1,184	1,109	964	908	979	893	732	443	-6%	8,763 YTD		20%
	Months Supply of Inventory	0.8	0.6	0.5	0.6	0.5	0.6	0.7	0.7	0.7	0.6	0.4	0.4	-36%	0.6 AVG		-37%
	# of Closed Sales	544	623	831	889	981	1,080	1,084	903	827	893	763	697	-11%	7,762 YTD		32%
	Median Closed Price (\$1,000's)	791	798	825	875	919	890	897	875	850	850	850	839	4%	858 AVG		9%
2020	Active Listings (EOM)	467	510	613	709	816	829	935	1,082	1,141	1,102	859	586	-12%	789 AVG		-29%
	New Listings Taken in Month	513	708	895	680	941	1,068	1,188	1,281	1,217	1,112	623	497	26%	8,491 YTD		3%
	# of Pending Transactions	514	649	723	546	799	968	995	1,052	1,039	953	744	655	39%	7,285 YTD		6%
	Months Supply of Inventory	0.9	0.8	0.8	1.3	1.0	0.9	0.9	1.0	1.1	1.2	1.2	0.9	-35%	1.0 AVG		-32%
	# of Closed Sales	417	445	608	508	505	729	855	882	934	948	792	772	65%	5,883 YTD		5%
	Median Closed Price (\$1,000's)	720	731	790	815	765	800	805	825	820	800	820	800	9%	786 AVG		4%
2019	Active Listings (EOM)	699	763	883	1,043	1,386	1,410	1,279	1,179	1,294	1,135	813	499	-4%	1,104 AVG		58%
	New Listings Taken in Month	622	581	998	1,083	1,353	1,100	823	739	966	801	439	275	-15%	8,265 YTD		5%
	# of Pending Transactions	565	495	830	870	903	927	821	737	748	818	645	448	17%	6,896 YTD		13%
	Months Supply of Inventory	1.2	1.5	1.1	1.2	1.5	1.5	1.6	1.6	1.7	1.4	1.3	1.1	-19%	1.4 AVG		41%
	# of Closed Sales	350	476	502	677	790	748	751	731	565	670	647	578	13%	5,590 YTD		6%
	Median Closed Price (\$1,000's)	712	730	753	754	785	781	755	760	750	775	735	727	-3%	753 AVG		-5%
2018	Active Listings (EOM)	287	296	414	494	628	873	962	994	1,349	1,277	1,100	704	105%	700 AVG		44%
	New Listings Taken in Month	498	534	910	834	1,078	1,127	932	823	1,137	858	568	230	20%	7,873 YTD		5%
	# of Pending Transactions	411	521	741	713	884	814	734	665	638	684	541	368	-18%	6,121 YTD		-12%
	Months Supply of Inventory	0.7	0.6	0.6	0.7	0.7	1.1	1.3	1.5	2.1	1.9	2.0	1.9	163%	1.0 AVG		60%
	# of Closed Sales	368	387	532	626	742	740	732	653	498	603	500	470	-28%	5,278 YTD		-13%
	Median Closed Price (\$1,000's)	757	777	820	819	830	813	805	760	775	750	760	739	7%	795 AVG		11%
2017	Active Listings (EOM)	354	344	400	444	485	562	599	535	658	621	397	212	-22%	487 AVG		-17%
	New Listings Taken in Month	528	571	849	793	1,039	1,086	888	827	944	787	514	271	-10%	7,525 YTD		-1%
	# of Pending Transactions	493	580	782	739	974	963	801	815	780	753	647	383	-6%	6,927 YTD		-1%
	Months Supply of Inventory	0.7	0.6	0.5	0.6	0.5	0.6	0.7	0.7	0.8	0.8	0.6	0.6	-20%	0.6 AVG		-16%
	# of Closed Sales	446	394	642	639	763	847	827	825	696	705	655	600	-1%	6,079 YTD		5%
	Median Closed Price (\$1,000's)	636	680	700	725	729	750	749	730	725	735	741	725	15%	714 AVG		12%
2016	Active Listings (EOM)	417	427	479	580	556	573	719	648	848	678	478	318		583 AVG		
	New Listings Taken in Month	544	575	850	896	965	957	964	828	1,046	707	452	301		7,625 YTD		
	# of Pending Transactions	424	587	792	803	983	911	804	876	831	843	640	432		7,011 YTD		
	Months Supply of Inventory	1.0	0.7	0.6	0.7	0.6	0.6	0.9	0.7	1.0	0.8	0.7	0.7		0.8 AVG		
	# of Closed Sales	350	371	545	654	760	852	775	781	701	728	703	639		5,789 YTD		
	Median Closed Price (\$1,000's)	618	645	640	637	641	667	650	625	630	625	615	635		639 AVG		

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

SEPTEMBER 2026 - SEATTLE

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	T
Active Listings (EOM)	464	487	567	669	798	899	939	891	1,056	965	738	476	746	AVG
% of 12 Month Avg.	62%	65%	76%	90%	107%	121%	126%	119%	142%	129%	99%	64%		
New Listings in Mo.	562	629	902	915	1,079	1,069	917	806	1,036	797	481	279	9,472	T
% of 12 Month Avg.	71%	80%	114%	116%	137%	135%	116%	102%	131%	101%	61%	35%		
# of Pending Trans	497	584	764	760	862	836	750	730	734	712	561	393	8,183	T
% of 12 Month Avg.	73%	86%	112%	111%	126%	123%	110%	107%	108%	104%	82%	58%		
Months Supply of Inv.	0.9	0.8	0.7	0.9	0.9	1.1	1.3	1.2	1.4	1.4	1.3	1.2	1.1	AVG
% of 12 Month Avg.	85%	76%	68%	80%	84%	98%	114%	111%	131%	123%	120%	110%		
# of Closed Units	362	434	589	635	714	754	730	691	602	664	569	517	7,261	T
% of 12 Month Avg.	60%	72%	97%	105%	118%	125%	121%	114%	99%	110%	94%	85%		
Median Closed Price (\$1,000)	755	800	829	855	858	867	850	833	829	841	831	801	829	AVG
% of 12 Month Avg.	91%	97%	100%	103%	103%	105%	102%	100%	100%	101%	100%	97%		

AVG = Average · T = Total

SEPTEMBER 2026 - SEATTLE

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	52	1	12.0	53	3	4.1	52	5	2.4	63	4	3.6	62	9	1.6	61	4	3.5	57.2	4.3	3.0
\$500,000 – \$599,999	130	11	2.7	122	9	3.1	128	2	14.8	132	7	4.4	128	9	3.3	130	9	3.3	128.3	7.8	3.8
\$600,000 – \$699,999	183	15	2.8	183	12	3.5	195	10	4.5	214	17	2.9	214	14	3.5	215	9	5.5	200.7	12.8	3.6
\$700,000 – \$799,999	252	9	6.5	247	17	3.4	249	14	4.1	258	16	3.7	263	17	3.6	266	18	3.4	255.8	15.2	3.9
\$800,000 – \$899,999	198	15	3.0	182	12	3.5	186	11	3.9	202	11	4.2	207	15	3.2	202	17	2.7	196.2	13.5	3.4
\$900,000 – \$999,999	151	12	2.9	155	9	4.0	151	16	2.2	148	24	1.4	155	16	2.2	162	11	3.4	153.7	14.7	2.4
\$1,000,000 – \$1,249,999	158	9	4.1	154	9	3.9	163	9	4.2	199	15	3.1	190	29	1.5	193	16	2.8	176.2	14.5	2.8
\$1,250,000 – \$1,499,999	120	10	2.8	116	11	2.4	121	8	3.5	126	18	1.6	124	16	1.8	126	13	2.2	122.2	12.7	2.2
\$1,500,000 – \$1,749,999	52	6	2.0	51	4	2.9	63	4	3.6	74	13	1.3	79	11	1.7	67	7	2.2	64.3	7.5	2.0
\$1,750,000 – \$1,999,999	44	2	5.1	45	2	5.2	49	2	5.7	56	9	1.4	57	7	1.9	57	8	1.6	51.3	5.0	2.4
\$2,000,000 – \$2,499,999	62	3	4.8	62	2	7.2	68	2	7.8	74	6	2.8	73	13	1.3	70	2	8.1	68.2	4.7	3.4
\$2,500,000 – \$2,999,999	45	1	10.4	48	0		49	3	3.8	51	1	11.8	42	8	1.2	41	1	9.5	46.0	2.3	4.5
\$3,000,000 – \$3,999,999	33	3	2.5	31	1	7.2	39	1	9.0	38	2	4.4	34	3	2.6	35	1	8.1	35.0	1.8	4.4
\$4,000,000 – \$4,999,999	16	0		16	0		16	2	1.8	18	0		18	0		17	1	3.9	16.8	0.5	7.8
\$5,000,000 +	28	0		30	0		28	1	6.5	24	2	2.8	25	1	5.8	28	0		27.2	0.7	9.4
Total	1,524	97	3.6	1,495	91	3.8	1,557	90	4.0	1,677	145	2.7	1,671	168	2.3	1,670	117	3.3	1,599	118.0	3.1
Prior Year — Comparable Weeks																					
Total (PY)	1,237	104	2.7	1,273	106	2.8	1,312	129	2.3	1,336	157	2.0	1,400	153	2.1	1,366	156	2.0	1,320.7	134.2	2.3

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.