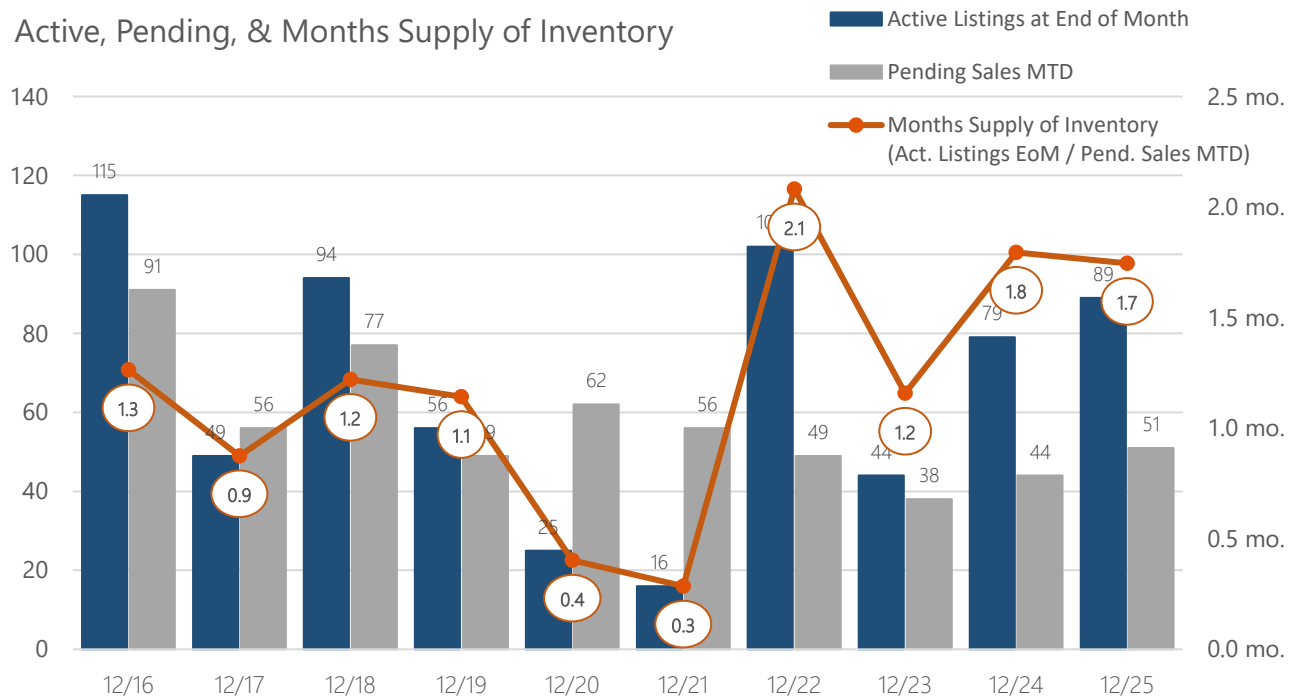


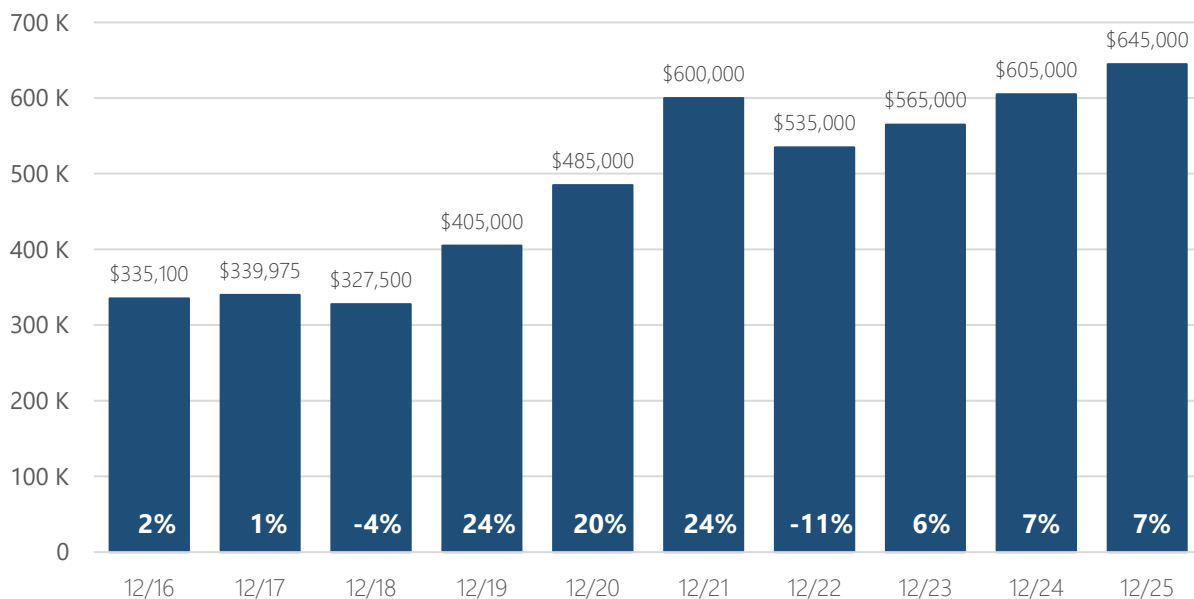
Auburn, Algona, Pacific (310)

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Active, Pending, & Months Supply of Inventory



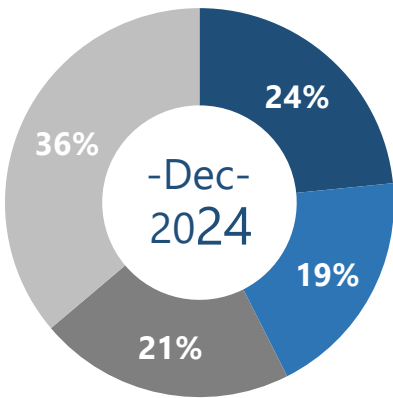
Median Closed Sales Price For Current Month Sold Properties



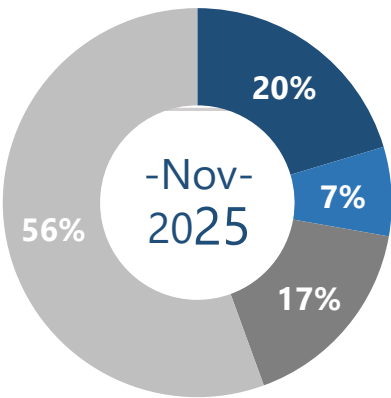
Auburn, Algona, Pacific (310)

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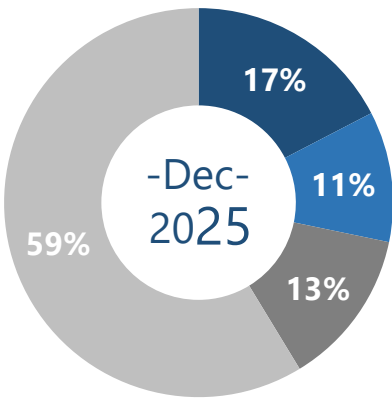
PERCENTAGE OF LISTINGS SOLD ABOVE, AT, BELOW LIST PRICE AND WITH A PRICE CHANGE







SAME MONTH LAST YEAR



LAST MONTH



CURRENT MONTH

DECEMBER 2025				
				
	SOLD ABOVE LIST PRICE	SOLD AT LIST PRICE	SOLD BELOW LIST PRICE	PRICE CHANGE BEFORE SALE
AVERAGE DAYS ON MARKET	5	18	15	121
NUMBER OF SALES IN MONTH	8	5	6	27
MEDIAN % FROM ORIGINAL LIST PRICE	2%	0%	-2%	N/A

Auburn, Algona, Pacific (310)

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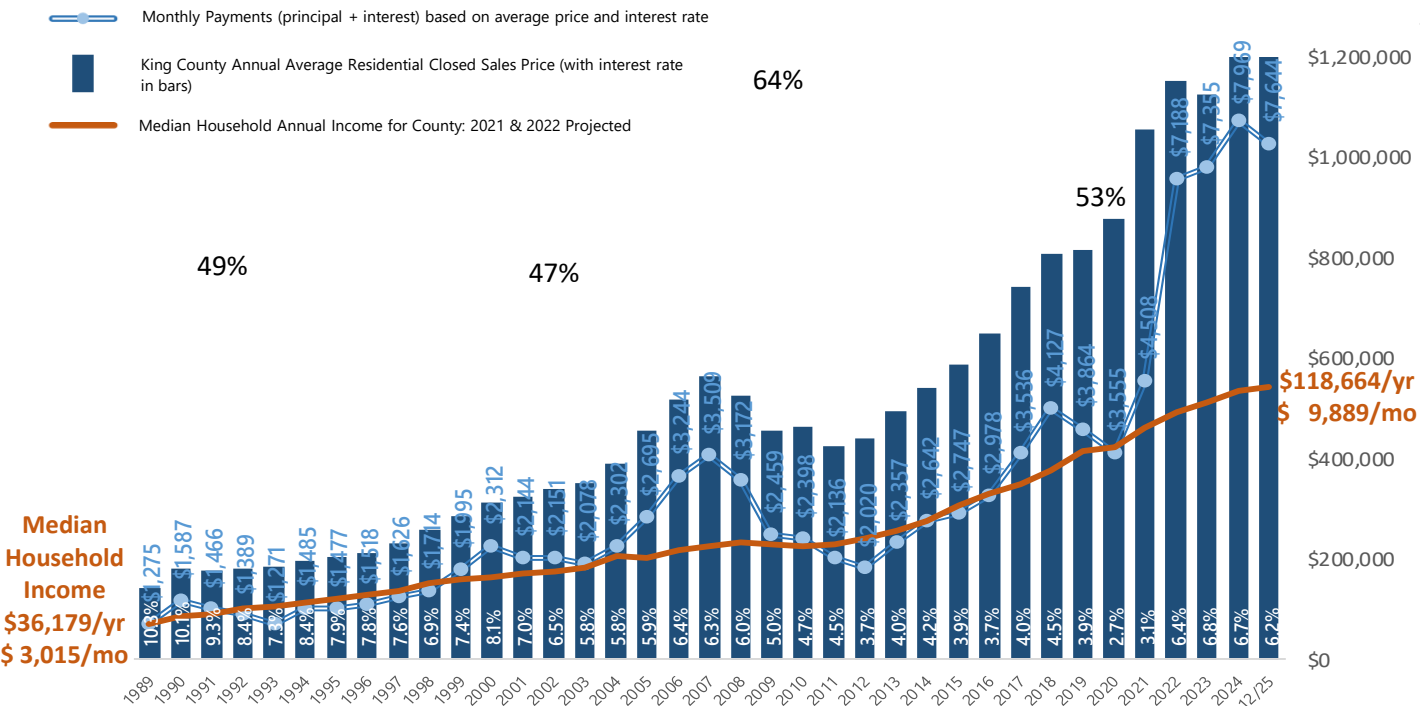
Sales Price to List Price based on Market Time

Market Time (DOM)	Median SP to Original LP %	Median SP to Last LP %	Total Units	% of Total
< 15	100.3%	100.0%	19	41.3%
15 - 30	98.9%	100.0%	4	8.7%
31 - 60	95.7%	98.3%	8	17.4%
61 - 90	96.9%	100.3%	4	8.7%
90+	87.6%	96.8%	11	23.9%
Totals			46	100.0%

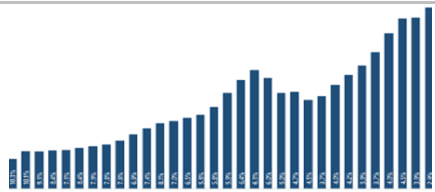
The Cost of Waiting a Year

	Median Price	Interest Rate* 30-Year-Fixed	P&I Principal & Interest
December, 2025	\$645,000	6.19%	\$3,946
December, 2024	\$605,000	6.72%	\$3,912
	\$40,000	-0.53%	\$34 Per Month
* Per FreddieMac.com/pmms - Average of all weeks reported in calendar month			\$411 Per Year

Monthly Payments Compared to Income Trendline King County



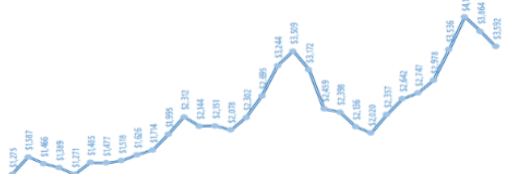
A



Average Residential Closed Sales Price and average interest rate (percentage is on the bottom of blue bars)

Two Factors for Payment

B



Monthly payment based on purchase price and interest rate

Purchaser's Buy Payment

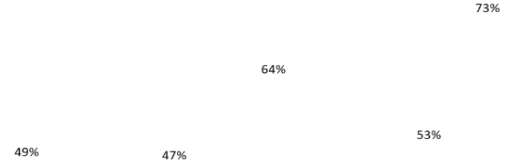
C



Annual Median Household Income for County: 2021 & 2022 Projected

Payments tend to rise above the County Median Household Income Line and then return to it.

D



Monthly payments divided by median income

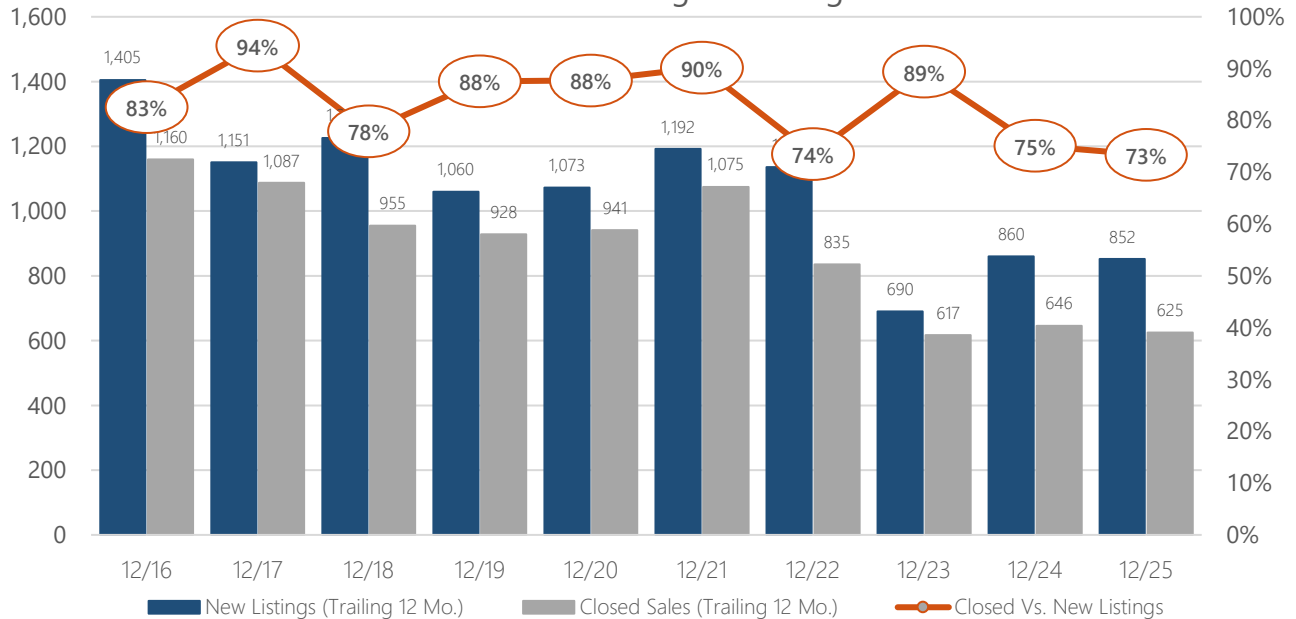
Monthly cycle peaks shown

Auburn, Algona, Pacific (310)

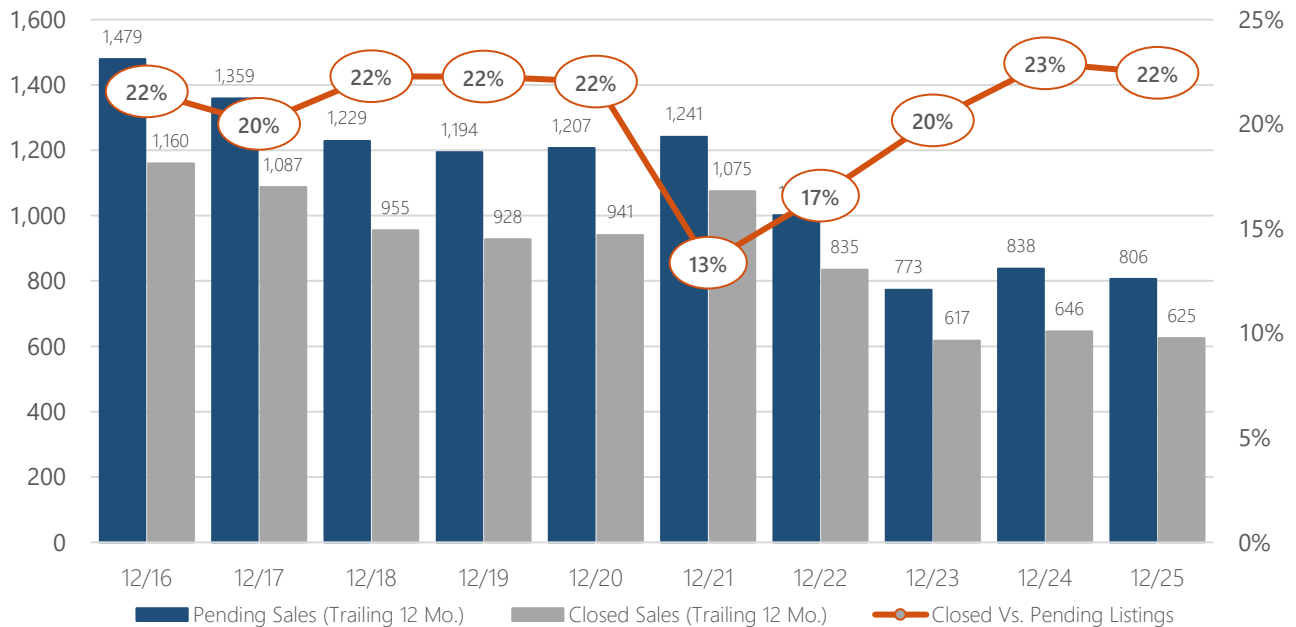
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What Are The Odds of Selling?

Closed Sales as a Percentage of Listings Taken



Percentage of Pending Sales that do not Close



Months Supply
of
Inventory
•
**CURRENT
MONTH**
•
KING &
SNOHOMISH
COUNTY
•
RESIDENTIAL ONLY

0 - 2	2 - 4	4+
SELLER'S ADVANTAGE	BALANCED ADVANTAGE	BUYER'S ADVANTAGE

Area			Months Inventory			Area			Months Inventory		
	2023	2024	2025				2023	2024	2025		
100	1.3	1.0	1.1	530	1.2	1.0	2.7				
110	1.2	1.6	1.4	540	1.0	1.0	2.9				
120	1.4	1.4	1.5	550	0.9	2.6	3.2				
130	1.1	1.2	1.5	560	2.0	1.7	3.1				
140	1.7	1.6	1.7	600	0.9	1.7	1.7				
300	1.4	2.2	3.5	610	0.5	1.3	2.3				
310	1.2	1.8	1.7	700	1.8	1.6	3.1				
320	1.2	1.4	2.5	701	0.0	0.0	0.0				
330	1.2	1.3	1.7	705	1.1	2.1	2.0				
340	1.0	0.6	1.2	710	2.0	1.4	1.6				
350	1.1	0.9	1.8	715	0.7	1.4	1.2				
360	1.8	1.9	3.7	720	0.9	1.3	1.2				
380	2.2	1.6	3.4	730	0.6	0.9	1.7				
385	2.1	2.0	4.4	740	0.7	1.0	1.6				
390	2.2	2.0	3.0	750	1.0	1.4	2.2				
500	1.5	1.3	2.4	760	1.2	2.2	2.0				
510	1.3	4.3	4.8	770	0.9	1.1	2.0				
520	4.4	2.8	3.3	800	4.0	4.0	2.8				

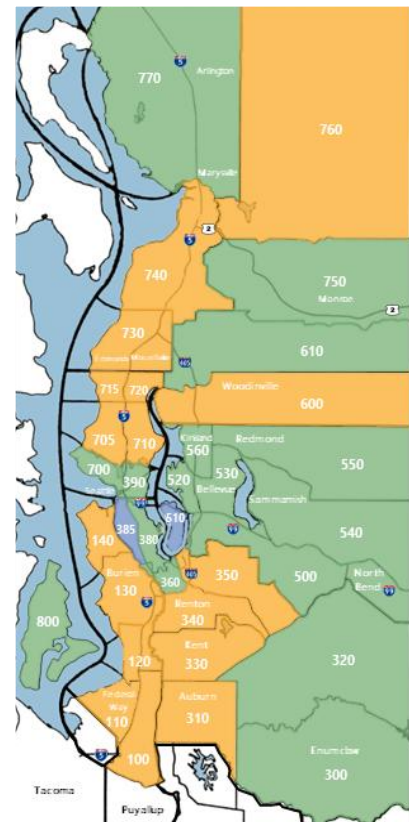
2 YEARS AGO



1 YEAR AGO



CURRENT YEAR



Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service. Months Supply of Inventory is active inventory on the last day of the month divided by the number of properties that went pending, signed agreement between buyers and sellers, during the month.

Auburn, Algona, Pacific (310)

Statistics To Know

Residential

	December, 2025	December, 2024	Difference	% Change
Months Supply of Inventory	1.7	1.8	-0.1	-3%
Active Listings at End of Month	89	79	10	13%
Pending Sales MTD	51	44	7	16%
Pending Sales (Trailing 12 Months)	806	838	-32	-4%
Closed Sales MTD	47	47	0	0%
Closed Sales (Trailing 12 Months)	625	646	-21	-3%
Closed Sales Price (Median)	\$645,000	\$605,000	\$40,000	7%
30-Year-Fixed-Rate Mortgage Rate	6.2%	6.7%	-0.5%	-8%
Monthly Payments (P&I)	\$3,946	\$3,912	\$34	1%

Condominium

	December, 2025	December, 2024	Difference	% Change
Months Supply of Inventory	1.9	2.6	-0.7	-29%
Active Listings at End of Month	13	13	0	0%
Pending Sales MTD	7	5	2	40%
Pending Sales (Trailing 12 Months)	120	103	17	17%
Closed Sales MTD	7	1	6	600%
Closed Sales (Trailing 12 Months)	75	78	-3	-4%
Closed Sales Price (Median)	\$284,500	\$210,000	\$74,500	35%
30-Year-Fixed-Rate Mortgage Rate	6.2%	6.7%	-0.5%	-8%
Monthly Payments (P&I)	\$1,741	\$1,358	\$383	28%

Residential & Condominium

	December, 2025	December, 2024	Difference	% Change
Months Supply of Inventory	1.8	1.9	-0.1	-6%
Active Listings at End of Month	102	92	10	11%
Pending Sales MTD	58	49	9	18%
Pending Sales (Trailing 12 Months)	926	941	-15	-2%
Closed Sales MTD	54	48	6	13%
Closed Sales (Trailing 12 Months)	700	724	-24	-3%
Closed Sales Price (Median)	\$631,000	\$605,000	\$26,000	4%
30-Year-Fixed-Rate Mortgage Rates	6.2%	6.7%	-0.5%	-8%
Monthly Payments (P&I)	\$3,861	\$3,912	-\$51	-1%

Auburn, Algona, Pacific (310)

RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2025	Active Listings (EOM)	88	89	80	99	152	167	167	162	170	140	112	89	13%	126	AVG	40%
	New Listings Taken in Month	55	53	74	85	117	90	92	71	81	57	46	31	19%	852	YTD	-1%
	# of Pending Transactions	55	48	84	70	76	67	86	65	66	77	61	51	16%	806	YTD	-4%
	Months Supply of Inventory	1.6	1.9	1.0	1.4	2.0	2.5	1.9	2.5	2.6	1.8	1.8	1.7	-3%	1.9	AVG	46%
	# of Closed Sales	38	28	51	62	52	52	67	67	53	54	54	47	0%	625	YTD	-3%
	Median Closed Price	583,893	615,000	668,000	610,000	590,000	595,000	645,000	615,000	570,000	617,500	613,000	645,000	7%	615,123	WA	1%
2024	Active Listings (EOM)	45	58	42	65	80	106	111	142	136	113	102	79	80%	90	AVG	52%
	New Listings Taken in Month	44	59	52	94	101	93	87	108	75	72	49	26	16%	860	YTD	25%
	# of Pending Transactions	47	51	70	68	91	73	82	72	91	86	63	44	16%	838	YTD	8%
	Months Supply of Inventory	1.0	1.1	0.6	1.0	0.9	1.5	1.4	2.0	1.5	1.3	1.6	1.8	55%	1.3	AVG	33%
	# of Closed Sales	18	41	45	53	61	64	60	60	62	72	63	47	42%	646	YTD	5%
	Median Closed Price	600,000	530,000	589,000	640,000	609,000	650,995	616,500	588,800	602,500	597,500	630,000	605,000	7%	606,366	WA	1%
2023	Active Listings (EOM)	69	50	44	41	49	58	60	75	78	75	65	44	-57%	59	AVG	-45%
	New Listings Taken in Month	44	36	71	59	85	68	63	81	74	53	36	20	-33%	690	YTD	-39%
	# of Pending Transactions	73	55	87	67	89	70	63	67	67	54	43	38	-22%	773	YTD	-23%
	Months Supply of Inventory	0.9	0.9	0.5	0.6	0.6	0.8	1.0	1.1	1.2	1.4	1.5	1.2	-44%	1.0	AVG	-29%
	# of Closed Sales	27	55	67	54	62	66	58	68	40	57	30	33	-31%	617	YTD	-26%
	Median Closed Price	540,000	580,000	620,000	682,000	638,750	605,000	660,000	642,500	551,000	535,000	554,500	565,000	6%	601,705	WA	-2%
2022	Active Listings (EOM)	19	27	44	62	94	130	173	169	181	154	129	102	538%	107	AVG	180%
	New Listings Taken in Month	52	78	134	113	133	119	134	124	98	77	44	30	-35%	1,136	YTD	-5%
	# of Pending Transactions	56	79	113	103	103	84	91	105	87	85	46	49	-13%	1,001	YTD	-19%
	Months Supply of Inventory	0.3	0.3	0.4	0.6	0.9	1.5	1.9	1.6	2.1	1.8	2.8	2.1	629%	1.4	AVG	264%
	# of Closed Sales	40	49	87	87	90	81	66	80	80	70	57	48	-54%	835	YTD	-22%
	Median Closed Price	558,000	650,000	610,000	670,000	672,500	630,000	625,000	605,000	589,000	642,500	560,000	535,000	-11%	615,247	WA	14%
2021	# of Active Listings	30	39	17	34	29	43	67	49	55	53	27	16	-36%	38	A	-40%
	New Listings Taken in Month	65	89	93	123	123	129	129	111	114	97	73	46	31%	1,192	YTD	12%
	# of Pending Transactions	61	89	123	103	130	120	110	129	110	106	104	56	-10%	1,241	YTD	3%
	Months Supply of Inventory	0.5	0.4	0.1	0.3	0.2	0.4	0.6	0.4	0.5	0.5	0.3	0.3	-29%	0.4	A	-43%
	# of Closed Sales	54	50	76	100	96	120	99	105	93	90	87	105	27%	1,075	T	14%
	Median Closed Price	492,500	465,000	507,500	535,000	543,000	535,000	560,000	550,000	570,000	527,500	570,000	600,000	24%	540,282	WA	18%

Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service.

AVG = Average, YTD = Year to Date, WA = Weighted Average, T = Total

Auburn, Algona, Pacific (310)

RESIDENTIAL ONLY

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary	TT	YTD % Change
2020	Active Listings (EOM)	53	67	75	86	75	61	68	77	71	65	40	25	-55%	64	AVG	-35%
	New Listings Taken in Month	71	86	91	75	83	104	135	136	97	92	56	47	34%	1,073	YTD	1%
	# of Pending Transactions	81	88	90	64	106	121	142	145	121	110	77	62	27%	1,207	YTD	1%
	Months Supply of Inventory	0.7	0.8	0.8	1.3	0.7	0.5	0.5	0.5	0.6	0.6	0.5	0.4	-65%	0.7	AVG	-34%
	# of Closed Sales	44	54	65	64	56	72	107	118	87	104	87	83	22%	941	YTD	1%
	Median Closed Price	443,500	450,506	435,000	433,500	419,995	434,500	455,000	489,225	485,000	457,000	471,000	485,000	20%	456,015	WA	14%
2019	Active Listings (EOM)	93	83	100	90	129	125	118	111	113	87	74	56	-40%	98	AVG	-16%
	New Listings Taken in Month	64	60	114	93	169	116	95	101	87	75	51	35	52%	1,060	YTD	-14%
	# of Pending Transactions	80	83	112	112	139	125	111	115	100	100	68	49	-36%	1,194	YTD	-3%
	Months Supply of Inventory	1.2	1.0	0.9	0.8	0.9	1.0	1.1	1.0	1.1	0.9	1.1	1.1	-6%	1.0	AVG	-13%
	# of Closed Sales	54	59	80	69	81	113	105	81	74	87	57	68	39%	928	YTD	-3%
	Median Closed Price	372,500	398,000	379,000	371,000	425,000	400,000	405,000	420,000	417,500	399,950	380,000	405,000	24%	398,534	WA	6%
2018	Active Listings (EOM)	40	53	54	72	91	142	169	187	179	176	140	94	92%	116	AVG	20%
	New Listings Taken in Month	61	67	89	135	147	175	141	138	106	85	59	23	-15%	1,226	YTD	7%
	# of Pending Transactions	80	57	95	128	140	128	117	122	114	93	78	77	38%	1,229	YTD	-10%
	Months Supply of Inventory	0.5	0.9	0.6	0.6	0.7	1.1	1.4	1.5	1.6	1.9	1.8	1.2	40%	1.1	AVG	33%
	# of Closed Sales	47	43	73	79	104	102	116	97	87	87	71	49	-40%	955	YTD	-12%
	Median Closed Price	349,950	367,000	350,000	370,000	377,475	397,500	397,450	380,000	380,000	399,000	381,500	327,500	-4%	374,285	WA	7%
2017	Active Listings (EOM)	85	68	70	76	85	104	147	140	146	113	84	49	-57%	97	AVG	-33%
	New Listings Taken in Month	72	69	105	123	121	130	137	128	107	76	56	27	-61%	1,151	YTD	-18%
	# of Pending Transactions	118	94	111	123	132	134	109	150	118	128	86	56	-38%	1,359	YTD	-8%
	Months Supply of Inventory	0.7	0.7	0.6	0.6	0.6	0.8	1.3	0.9	1.2	0.9	1.0	0.9	-31%	0.9	AVG	-28%
	# of Closed Sales	78	75	85	75	104	106	97	103	100	95	87	82	-12%	1,087	YTD	-6%
	Median Closed Price	324,250	330,000	345,000	356,000	362,500	355,000	350,000	355,500	372,475	360,000	330,000	339,975	1%	348,968	WA	9%
2016	Active Listings (EOM)	119	122	97	140	138	163	180	186	175	165	132	115	-1%	144	AVG	-16%
	New Listings Taken in Month	85	107	119	166	147	168	134	131	109	95	75	69	68%	1,405	YTD	13%
	# of Pending Transactions	92	120	151	143	161	137	118	136	119	96	115	91	25%	1,479	YTD	0%
	Months Supply of Inventory	1.3	1.0	0.6	1.0	0.9	1.2	1.5	1.4	1.5	1.7	1.1	1.3	-20%	1.2	AVG	-17%
	# of Closed Sales	57	66	77	98	119	132	113	122	95	102	86	93	33%	1,160	YTD	9%
	Median Closed Price	285,500	318,750	320,000	303,250	349,000	323,500	323,000	325,000	305,000	316,224	330,000	335,100	2%	320,290	WA	7%
2015	Active Listings (EOM)	184	180	185	167	180	173	183	180	182	186	147	116	-39%	172	AVG	-16%
	New Listings Taken in Month	80	106	139	127	138	127	135	98	111	98	45	41	-40%	1,245	YTD	2%
	# of Pending Transactions	115	118	162	177	150	144	139	112	103	90	93	73	-13%	1,476	YTD	14%
	Months Supply of Inventory	1.6	1.5	1.1	0.9	1.2	1.2	1.3	1.6	1.8	2.1	1.6	1.6	-30%	1.5	AVG	-25%
	# of Closed Sales	56	52	88	93	99	113	129	104	97	91	73	70	-16%	1,065	YTD	15%
	Median Closed Price	292,567	297,400	264,750	278,500	290,000	298,000	299,500	320,500	300,000	305,500	300,000	329,500	9%	298,897	WA	10%

Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service.

AVG = Average, YTD = Year to Date, WA = Weighted Average, T = Total

Auburn, Algona, Pacific (310)
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MONTHLY AVERAGES BASED ON HISTORICAL DATA |

2015 - 2024

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Annual Totals	T
Active Listings (EOM)	74	75	73	83	95	111	128	132	132	119	94	70	99	AVG
% of 12 Month Avg.	75%	76%	74%	84%	96%	112%	129%	133%	133%	120%	95%	71%		
New Listings Taken in Month	64	76	101	111	125	123	119	116	98	82	54	36	1,104	T
% of 12 Month Avg.	69%	82%	109%	120%	136%	134%	129%	126%	106%	89%	59%	40%		
# of Pending Transactions	80	83	111	109	124	114	108	115	103	95	77	60	1,180	T
% of 12 Month Avg.	82%	85%	113%	111%	126%	116%	110%	117%	105%	96%	79%	61%		
Months Supply of Inventory	0.9	0.9	0.7	0.8	0.8	1.0	1.2	1.1	1.3	1.3	1.2	1.2	1.0	AVG
% of 12 Month Avg.	90%	88%	64%	75%	75%	96%	116%	112%	126%	123%	120%	115%		
# of Closed Units	48	54	74	77	87	97	95	94	82	86	70	68	931	T
% of 12 Month Avg.	61%	70%	96%	100%	112%	125%	122%	121%	105%	110%	90%	87%		
Median Closed Price	425,877	438,666	442,025	463,925	468,722	462,950	469,145	467,653	457,248	454,017	450,700	452,708	454,469	AVG
% of 12 Month Avg.	94%	97%	97%	102%	103%	102%	103%	103%	101%	100%	99%	100%		

MARKET UPDATE

December, 2025

Auburn, Algona, Pacific (310)

RESIDENTIAL ONLY

Closed Sales by Price by Month

2025

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	0	0	0	0	0	0	0	0	0	2	0	0	2
\$250,000 to \$499,999	8	7	8	17	14	15	15	10	13	13	9	10	139
\$500,000 to \$749,999	18	13	29	30	31	28	35	44	28	23	35	19	333
\$750,000 to \$999,999	9	7	12	14	6	8	15	11	11	13	9	12	127
\$1,000,000 to \$1,499,999	2	0	2	0	1	1	2	2	0	2	1	3	16
\$1,500,000 to \$2,499,999	0	1	1	0	0	0	0	0	1	1	0	2	6
\$2,500,000 and above	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	37	28	52	61	52	52	67	67	53	54	54	46	623

2024

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	0	0	0	0	0	0	0	0	0	0	1	0	1
\$250,000 to \$499,999	6	15	15	10	9	16	12	18	16	14	12	10	153
\$500,000 to \$749,999	8	20	22	29	39	29	35	31	32	38	30	29	342
\$750,000 to \$999,999	3	5	4	10	10	14	9	4	8	17	15	4	103
\$1,000,000 to \$1,499,999	0	0	4	4	2	4	2	2	5	2	3	4	32
\$1,500,000 to \$2,499,999	1	1	0	0	1	0	2	4	0	0	1	0	10
\$2,500,000 and above	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	18	41	45	53	61	63	60	59	61	71	62	47	641

YOY % CHANGE

SALES PRICE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	YTD
\$0 to \$249,999	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-100%	N/A	100%
\$250,000 to \$499,999	33%	-53%	-47%	70%	56%	-6%	25%	-44%	-19%	-7%	-25%	0%	-9%
\$500,000 to \$749,999	125%	-35%	32%	3%	-21%	-3%	0%	42%	-13%	-39%	17%	-34%	-3%
\$750,000 to \$999,999	200%	40%	200%	40%	-40%	-43%	67%	175%	38%	-24%	-40%	200%	23%
\$1,000,000 to \$1,499,999	N/A	N/A	-50%	-100%	-50%	-75%	0%	0%	-100%	0%	-67%	-25%	-50%
\$1,500,000 to \$2,499,999	-100%	0%	N/A	N/A	-100%	N/A	-100%	-100%	N/A	N/A	-100%	N/A	-40%
\$2,500,000 and above	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Grand Total	106%	-32%	16%	15%	-15%	-17%	12%	14%	-13%	-24%	-13%	-2%	-3%