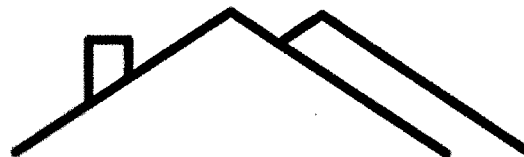


A Property Value Study for King County and Port
Affected Areas

This Information was brought to you by:



**Sandra Mock
Homes**

206-818-1042

John L. Scott
REAL ESTATE

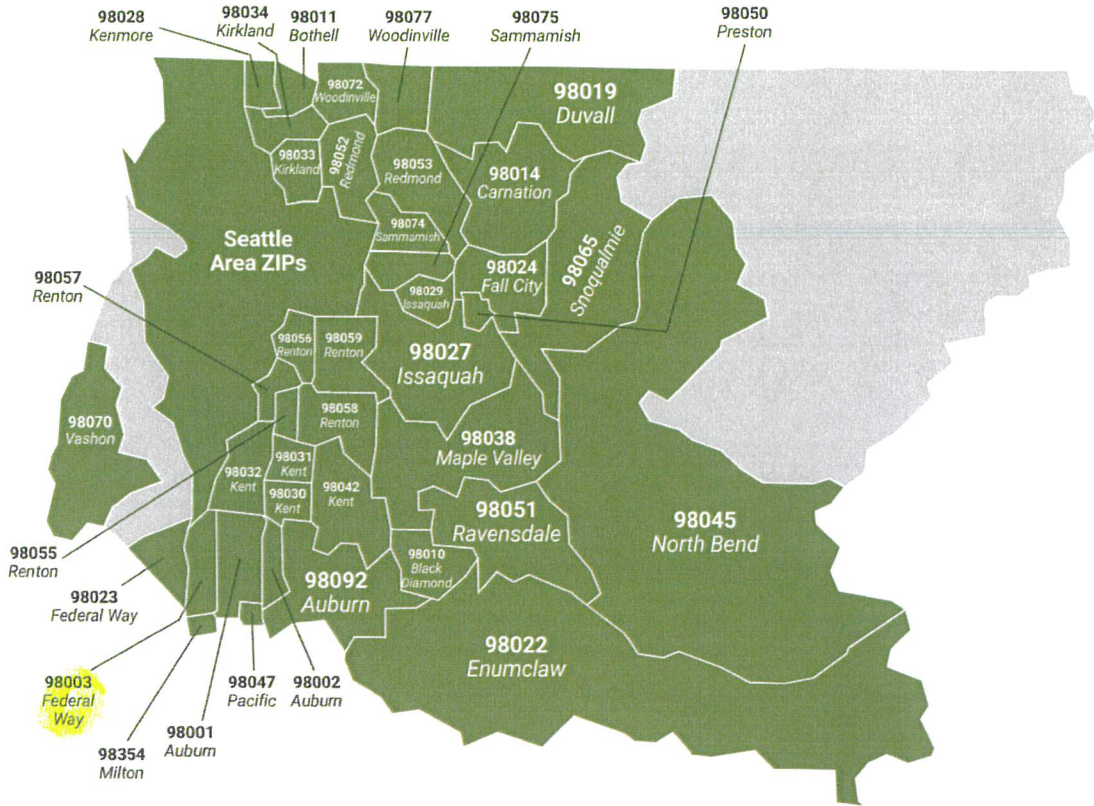
**Building
Your Foundation
of Wealth**

Real Estate Data was obtained through the Northwest Multiple Listing Service of which Sandra is a member. All information is deemed reliable but not guaranteed.

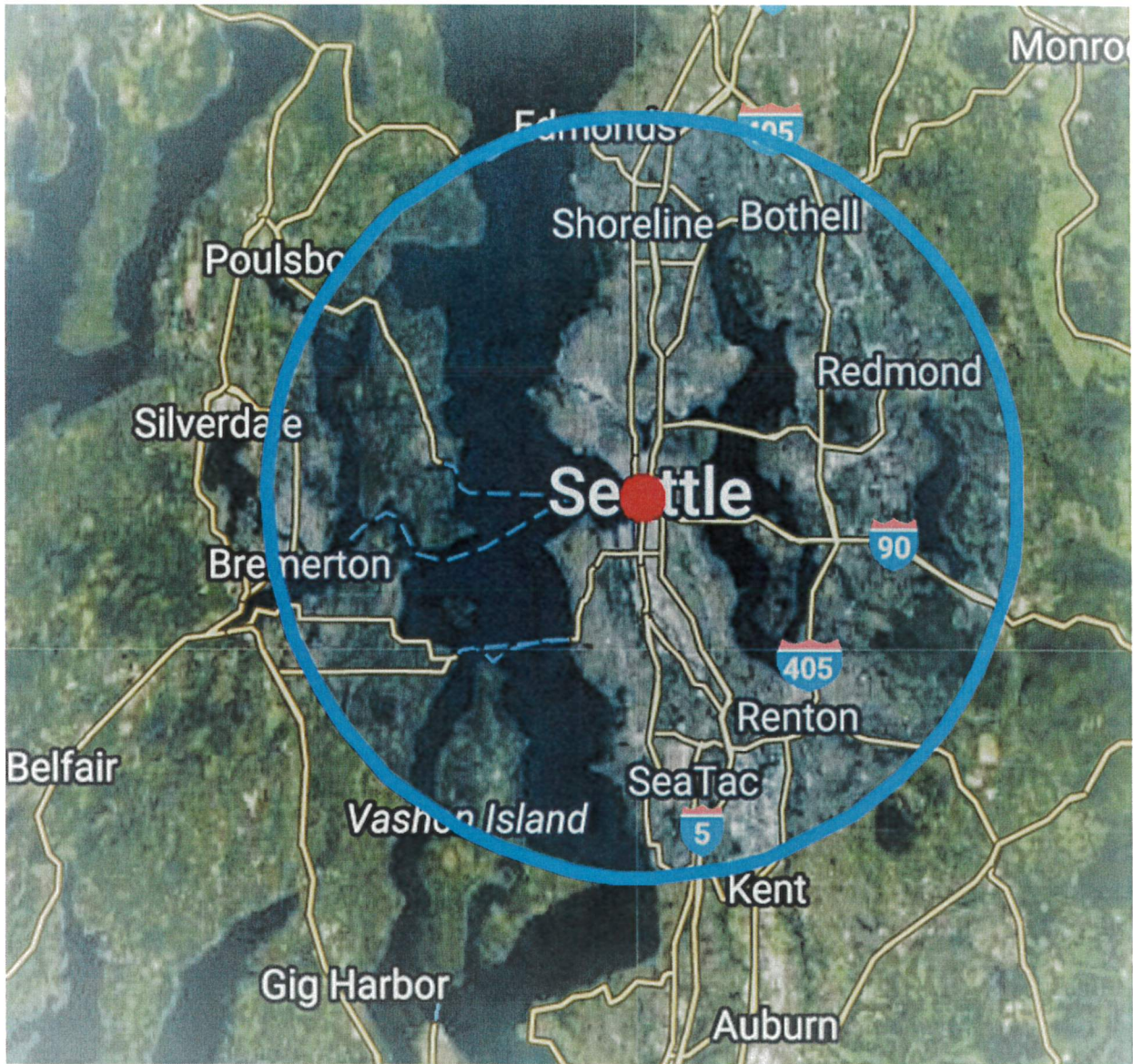
BACK

King County

Selected Area: No Area Selected



[View King County Report](#)



All distances being equal with distance to Seattle center I think you will be stunned at the differences our property values are compared to others in KC who aren't paying the price of having more and more airplanes overhead.

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98148

Seatac Airport is located here although it has it's own area code of 98158- which is not searchable

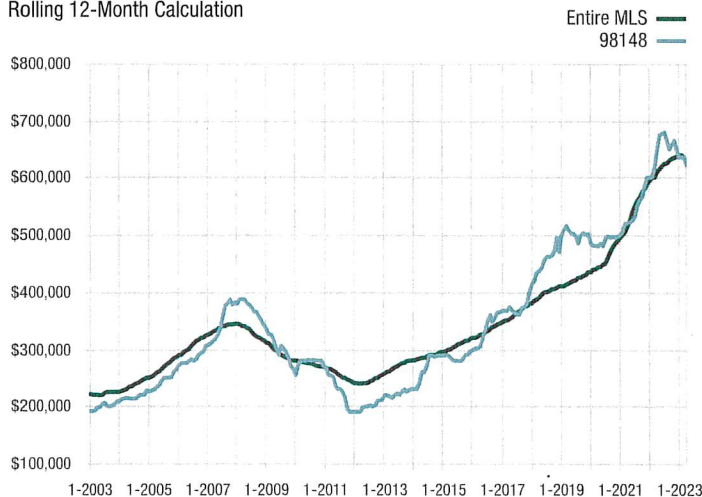
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	9	5	- 44.4%	30	20	- 33.3%
Pending Sales	7	4	- 42.9%	26	15	- 42.3%
Closed Sales	6	1	- 83.3%	17	13	- 23.5%
Days on Market Until Sale	7	5	- 28.6%	8	69	+ 762.5%
Median Sales Price*	\$695,000	\$660,000	- 5.0%	\$665,000	\$660,000	- 0.8%
Average Sales Price*	\$650,833	\$660,000	+ 1.4%	\$640,206	\$735,262	+ 14.8%
Percent of List Price Received*	106.6%	108.2%	+ 1.5%	106.4%	102.7%	- 3.5%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	1.1	1.7	+ 54.5%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	4	0	- 100.0%	10	8	- 20.0%
Pending Sales	3	2	- 33.3%	9	7	- 22.2%
Closed Sales	5	1	- 80.0%	8	5	- 37.5%
Days on Market Until Sale	5	10	+ 100.0%	5	35	+ 600.0%
Median Sales Price*	\$300,000	\$325,000	+ 8.3%	\$430,000	\$279,000	- 35.1%
Average Sales Price*	\$399,138	\$325,000	- 18.6%	\$433,830	\$274,800	- 36.7%
Percent of List Price Received*	105.6%	100.0%	- 5.3%	105.6%	97.8%	- 7.4%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.4	1.1	+ 175.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

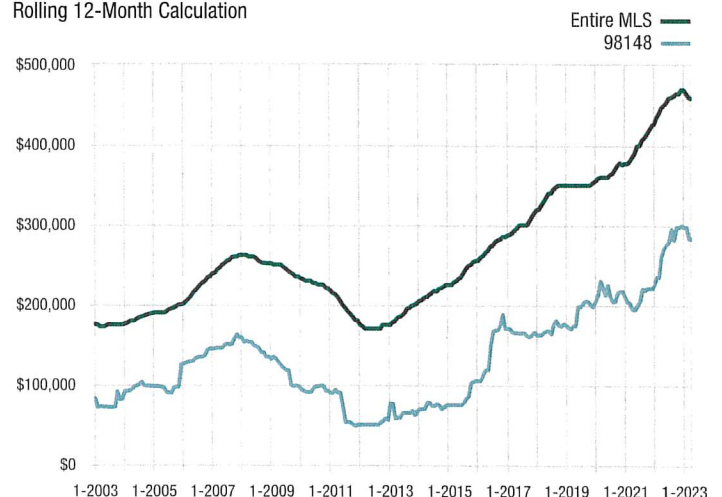
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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98198

Landing Path Real Estate

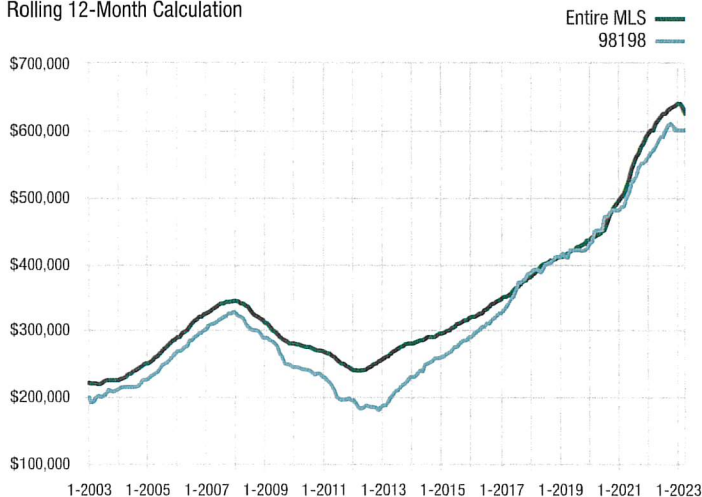
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	46	17	- 63.0%	135	63	- 53.3%
Pending Sales	25	16	- 36.0%	104	65	- 37.5%
Closed Sales	33	19	- 42.4%	100	63	- 37.0%
Days on Market Until Sale	8	17	+ 112.5%	9	39	+ 333.3%
Median Sales Price*	\$615,000	\$626,000	+ 1.8%	\$606,251	\$580,000	- 4.3%
Average Sales Price*	\$653,670	\$676,526	+ 3.5%	\$649,896	\$668,421	+ 2.9%
Percent of List Price Received*	108.9%	101.3%	- 7.0%	108.7%	100.7%	- 7.4%
Inventory of Homes for Sale	36	13	- 63.9%	—	—	—
Months Supply of Inventory	1.2	0.6	- 50.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	20	15	- 25.0%	50	34	- 32.0%
Pending Sales	17	12	- 29.4%	42	30	- 28.6%
Closed Sales	9	5	- 44.4%	33	19	- 42.4%
Days on Market Until Sale	7	8	+ 14.3%	12	62	+ 416.7%
Median Sales Price*	\$350,000	\$375,000	+ 7.1%	\$385,000	\$360,000	- 6.5%
Average Sales Price*	\$320,222	\$518,200	+ 61.8%	\$376,561	\$402,093	+ 6.8%
Percent of List Price Received*	106.6%	101.0%	- 5.3%	105.0%	98.3%	- 6.4%
Inventory of Homes for Sale	11	12	+ 9.1%	—	—	—
Months Supply of Inventory	0.9	1.4	+ 55.6%	—	—	—

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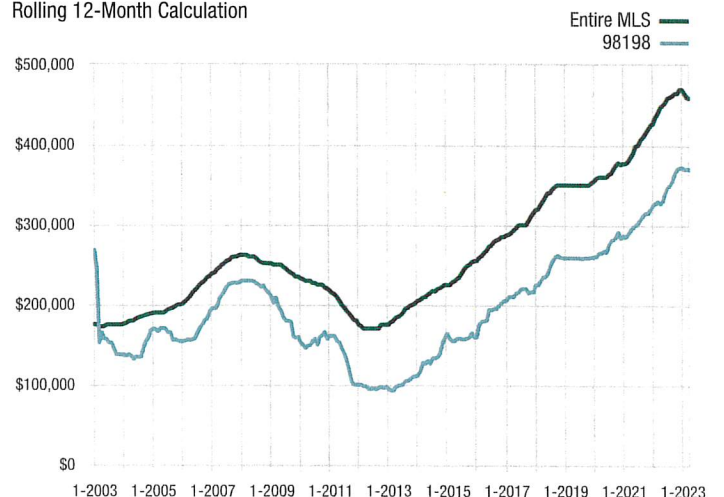
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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98168

Landing Path Real Estate

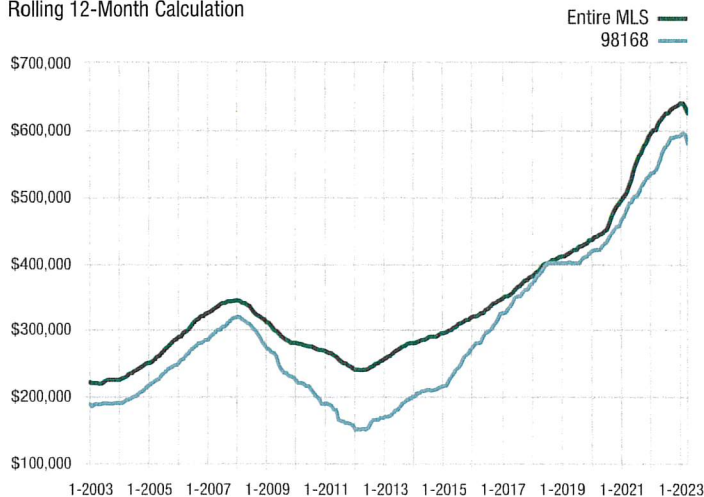
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	45	30	- 33.3%	114	101	- 11.4%
Pending Sales	28	24	- 14.3%	94	80	- 14.9%
Closed Sales	21	28	+ 33.3%	83	65	- 21.7%
Days on Market Until Sale	4	18	+ 350.0%	8	32	+ 300.0%
Median Sales Price*	\$625,000	\$513,500	- 17.8%	\$600,000	\$565,000	- 5.8%
Average Sales Price*	\$621,298	\$559,673	- 9.9%	\$603,087	\$580,921	- 3.7%
Percent of List Price Received*	110.2%	103.3%	- 6.3%	107.7%	100.9%	- 6.3%
Inventory of Homes for Sale	23	28	+ 21.7%	—	—	—
Months Supply of Inventory	0.8	1.2	+ 50.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	4	7	+ 75.0%	14	15	+ 7.1%
Pending Sales	3	1	- 66.7%	11	4	- 63.6%
Closed Sales	4	1	- 75.0%	8	5	- 37.5%
Days on Market Until Sale	6	38	+ 533.3%	5	62	+ 1,140.0%
Median Sales Price*	\$333,500	\$679,950	+ 103.9%	\$330,000	\$370,000	+ 12.1%
Average Sales Price*	\$327,000	\$679,950	+ 107.9%	\$319,750	\$433,790	+ 35.7%
Percent of List Price Received*	113.5%	100.0%	- 11.9%	110.5%	99.4%	- 10.0%
Inventory of Homes for Sale	2	10	+ 400.0%	—	—	—
Months Supply of Inventory	0.6	3.5	+ 483.3%	—	—	—

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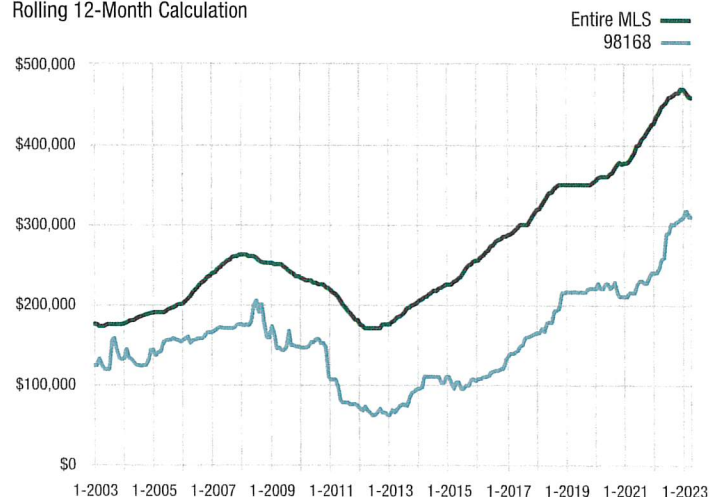
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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98178

Landing Path Real Estate

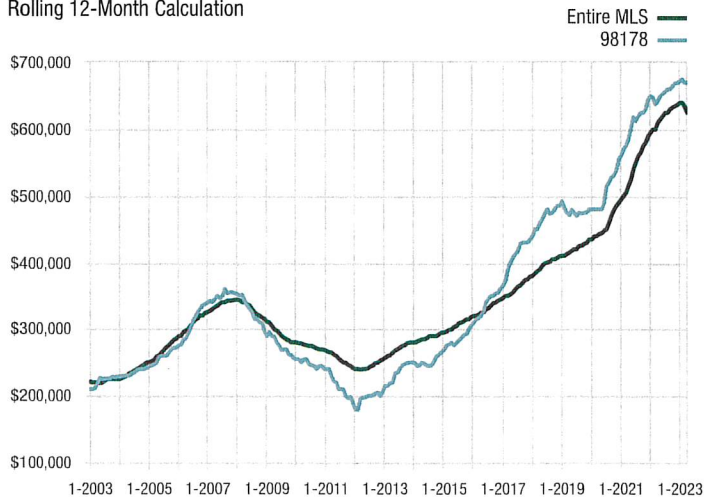
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	34	19	- 44.1%	102	56	- 45.1%
Pending Sales	29	16	- 44.8%	90	55	- 38.9%
Closed Sales	24	17	- 29.2%	80	49	- 38.8%
Days on Market Until Sale	6	21	+ 250.0%	11	35	+ 218.2%
Median Sales Price*	\$717,500	\$650,000	- 9.4%	\$654,000	\$650,000	- 0.6%
Average Sales Price*	\$722,637	\$769,000	+ 6.4%	\$694,896	\$714,130	+ 2.8%
Percent of List Price Received*	111.1%	100.7%	- 9.4%	110.8%	98.8%	- 10.8%
Inventory of Homes for Sale	22	14	- 36.4%	—	—	—
Months Supply of Inventory	0.8	0.8	0.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	0	0.0%	8	3	- 62.5%
Pending Sales	3	2	- 33.3%	7	6	- 14.3%
Closed Sales	1	1	0.0%	6	4	- 33.3%
Days on Market Until Sale	9	29	+ 222.2%	18	50	+ 177.8%
Median Sales Price*	\$655,000	\$579,000	- 11.6%	\$322,500	\$497,000	+ 54.1%
Average Sales Price*	\$655,000	\$579,000	- 11.6%	\$431,667	\$471,750	+ 9.3%
Percent of List Price Received*	100.8%	99.9%	- 0.9%	103.8%	96.3%	- 7.2%
Inventory of Homes for Sale	6	0	- 100.0%	—	—	—
Months Supply of Inventory	3.0	—	—	—	—	—

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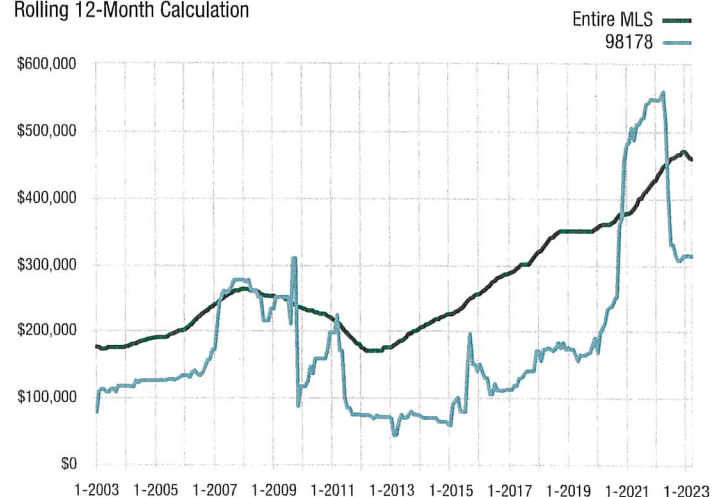
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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98108

Landing Path Real Estate

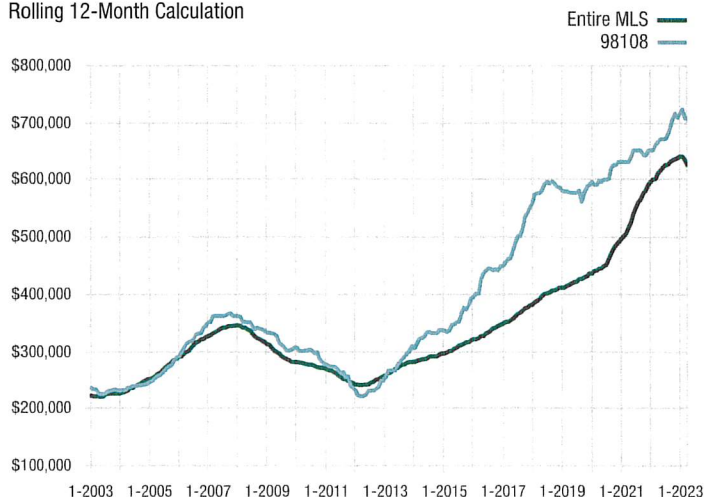
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	23	35	+ 52.2%	98	96	- 2.0%
Pending Sales	22	24	+ 9.1%	94	65	- 30.9%
Closed Sales	31	22	- 29.0%	92	56	- 39.1%
Days on Market Until Sale	8	48	+ 500.0%	10	41	+ 310.0%
Median Sales Price*	\$655,000	\$612,500	- 6.5%	\$669,975	\$654,000	- 2.4%
Average Sales Price*	\$769,417	\$666,134	- 13.4%	\$708,522	\$696,317	- 1.7%
Percent of List Price Received*	106.2%	102.1%	- 3.9%	105.7%	100.0%	- 5.4%
Inventory of Homes for Sale	14	45	+ 221.4%	—	—	—
Months Supply of Inventory	0.5	3.0	+ 500.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	1	—	5	8	+ 60.0%
Pending Sales	0	1	—	11	5	- 54.5%
Closed Sales	0	1	—	16	4	- 75.0%
Days on Market Until Sale	—	16	—	22	5	- 77.3%
Median Sales Price*	—	\$479,950	—	\$575,638	\$487,475	- 15.3%
Average Sales Price*	—	\$479,950	—	\$603,158	\$468,713	- 22.3%
Percent of List Price Received*	—	100.0%	—	99.7%	99.8%	+ 0.1%
Inventory of Homes for Sale	0	5	—	—	—	—
Months Supply of Inventory	—	3.3	—	—	—	—

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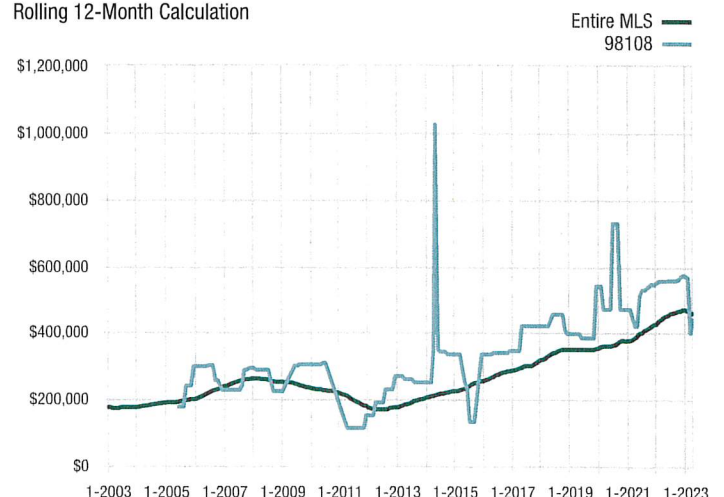
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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98003

Landing Path Real Estate

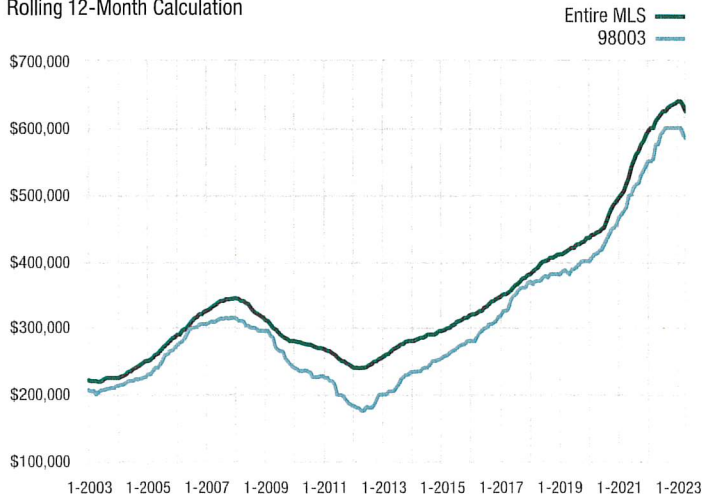
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	40	31	- 22.5%	129	104	- 19.4%
Pending Sales	37	23	- 37.8%	113	106	- 6.2%
Closed Sales	47	24	- 48.9%	122	91	- 25.4%
Days on Market Until Sale	10	18	+ 80.0%	10	32	+ 220.0%
Median Sales Price*	\$630,000	\$652,500	+ 3.6%	\$611,275	\$565,000	- 7.6%
Average Sales Price*	\$716,897	\$644,038	- 10.2%	\$678,526	\$606,951	- 10.5%
Percent of List Price Received*	110.9%	102.2%	- 7.8%	108.1%	100.7%	- 6.8%
Inventory of Homes for Sale	21	18	- 14.3%	—	—	—
Months Supply of Inventory	0.6	0.7	+ 16.7%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	17	19	+ 11.8%	57	64	+ 12.3%
Pending Sales	19	18	- 5.3%	54	60	+ 11.1%
Closed Sales	16	19	+ 18.8%	43	51	+ 18.6%
Days on Market Until Sale	13	21	+ 61.5%	9	21	+ 133.3%
Median Sales Price*	\$265,500	\$285,000	+ 7.3%	\$274,950	\$279,000	+ 1.5%
Average Sales Price*	\$268,591	\$299,895	+ 11.7%	\$279,578	\$292,589	+ 4.7%
Percent of List Price Received*	106.7%	100.4%	- 5.9%	105.8%	99.8%	- 5.7%
Inventory of Homes for Sale	9	12	+ 33.3%	—	—	—
Months Supply of Inventory	0.6	0.9	+ 50.0%	—	—	—

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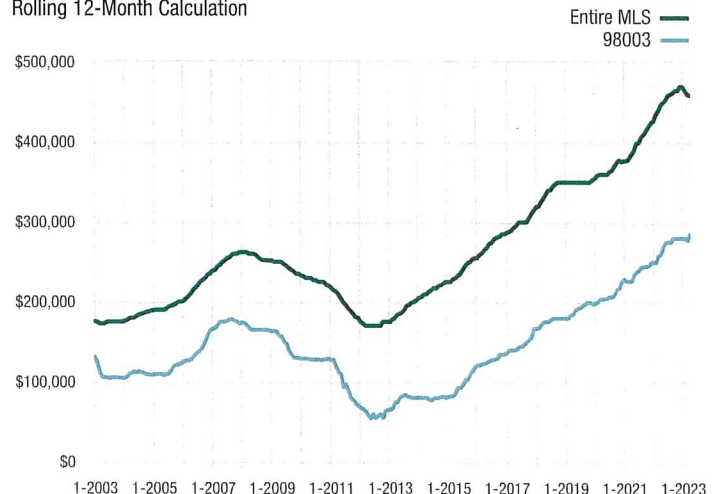
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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Local Market Update – April 2023

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98188

Port Impacted Area Properties

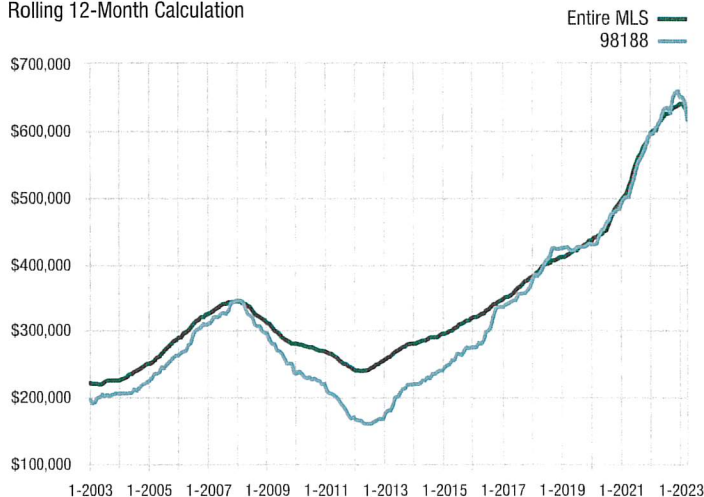
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	14	7	- 50.0%	52	34	- 34.6%
Pending Sales	18	11	- 38.9%	43	29	- 32.6%
Closed Sales	9	12	+ 33.3%	37	27	- 27.0%
Days on Market Until Sale	5	23	+ 360.0%	18	33	+ 83.3%
Median Sales Price*	\$665,000	\$561,750	- 15.5%	\$703,000	\$589,000	- 16.2%
Average Sales Price*	\$685,872	\$591,454	- 13.8%	\$760,461	\$630,367	- 17.1%
Percent of List Price Received*	117.0%	101.3%	- 13.4%	110.8%	99.8%	- 9.9%
Inventory of Homes for Sale	8	9	+ 12.5%	—	—	—
Months Supply of Inventory	0.6	1.0	+ 66.7%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	6	7	+ 16.7%	33	17	- 48.5%
Pending Sales	7	6	- 14.3%	36	14	- 61.1%
Closed Sales	8	3	- 62.5%	32	12	- 62.5%
Days on Market Until Sale	7	55	+ 685.7%	11	41	+ 272.7%
Median Sales Price*	\$260,000	\$267,000	+ 2.7%	\$272,500	\$277,500	+ 1.8%
Average Sales Price*	\$259,750	\$279,833	+ 7.7%	\$273,378	\$296,842	+ 8.6%
Percent of List Price Received*	110.3%	99.7%	- 9.6%	109.1%	99.5%	- 8.8%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	0.3	1.1	+ 266.7%	—	—	—

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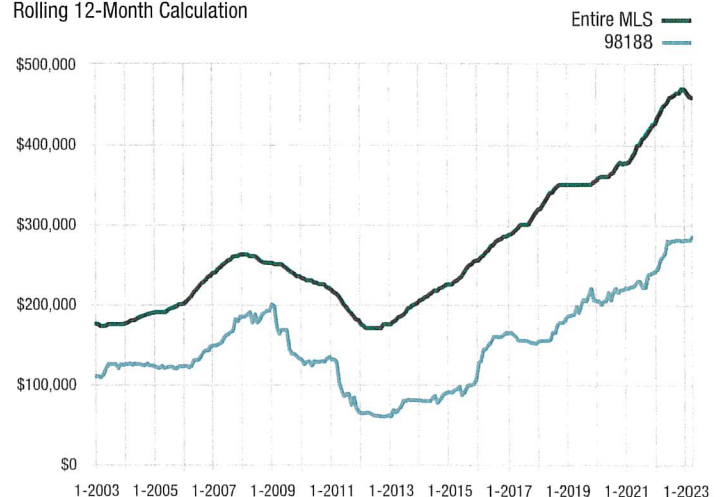
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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Local Market Update – April 2023

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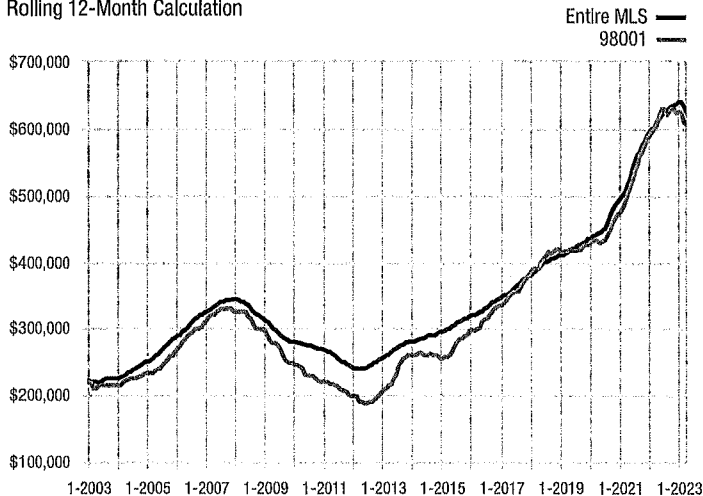
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	51	36	- 29.4%	194	120	- 38.1%
Pending Sales	50	34	- 32.0%	166	133	- 19.9%
Closed Sales	38	25	- 34.2%	146	122	- 16.4%
Days on Market Until Sale	6	40	+ 566.7%	9	45	+ 400.0%
Median Sales Price*	\$699,450	\$650,000	- 7.1%	\$650,000	\$610,000	- 6.2%
Average Sales Price*	\$720,963	\$646,663	- 10.3%	\$663,517	\$615,068	- 7.3%
Percent of List Price Received*	109.6%	102.3%	- 6.7%	108.0%	99.7%	- 7.7%
Inventory of Homes for Sale	31	25	- 19.4%	—	—	—
Months Supply of Inventory	0.7	0.7	0.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	1	—	1	1	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	—	—	—	3	—	—
Median Sales Price*	—	—	—	\$475,000	—	—
Average Sales Price*	—	—	—	\$475,000	—	—
Percent of List Price Received*	—	—	—	110.0%	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.7	—	—	—	—

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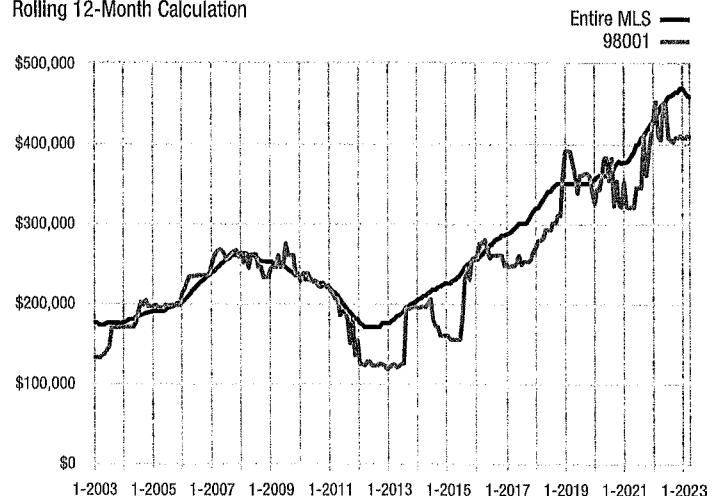
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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Local Market Update – April 2023

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98008

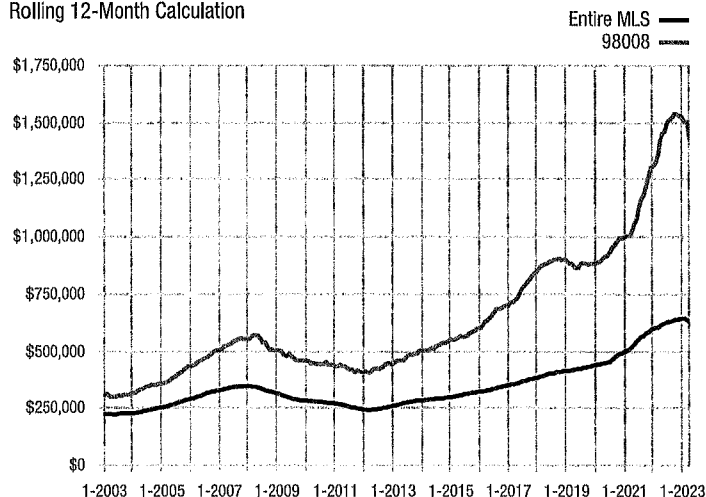
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	49	23	- 53.1%	131	95	- 27.5%
Pending Sales	34	25	- 26.5%	103	86	- 16.5%
Closed Sales	37	15	- 59.5%	79	69	- 12.7%
Days on Market Until Sale	5	10	+ 100.0%	6	28	+ 366.7%
Median Sales Price*	\$1,650,000	\$1,750,000	+ 6.1%	\$1,655,000	\$1,550,000	- 6.3%
Average Sales Price*	\$1,903,560	\$1,874,935	- 1.5%	\$2,062,570	\$1,780,162	- 13.7%
Percent of List Price Received*	117.4%	100.7%	- 14.2%	120.8%	99.1%	- 18.0%
Inventory of Homes for Sale	24	17	- 29.2%	—	—	—
Months Supply of Inventory	0.9	0.9	0.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	2	4	+ 100.0%	16	18	+ 12.5%
Pending Sales	2	3	+ 50.0%	16	15	- 6.3%
Closed Sales	4	5	+ 25.0%	15	14	- 6.7%
Days on Market Until Sale	5	17	+ 240.0%	6	28	+ 366.7%
Median Sales Price*	\$1,085,000	\$445,000	- 59.0%	\$980,000	\$486,500	- 50.4%
Average Sales Price*	\$1,041,750	\$552,398	- 47.0%	\$1,068,667	\$620,477	- 41.9%
Percent of List Price Received*	110.8%	98.7%	- 10.9%	117.2%	98.7%	- 15.8%
Inventory of Homes for Sale	0	4	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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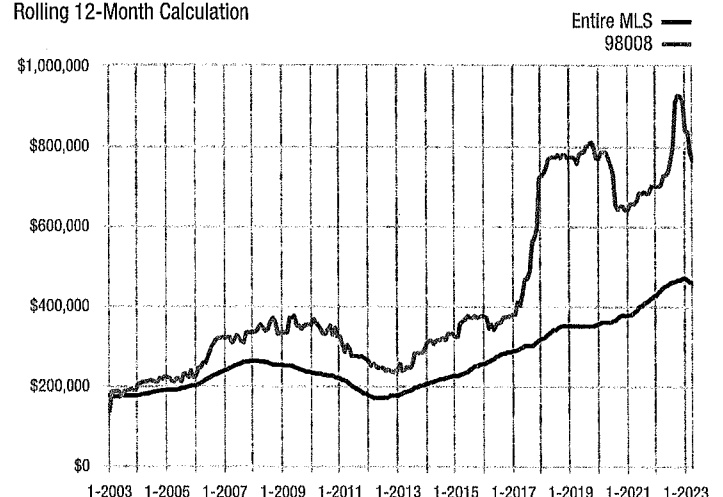
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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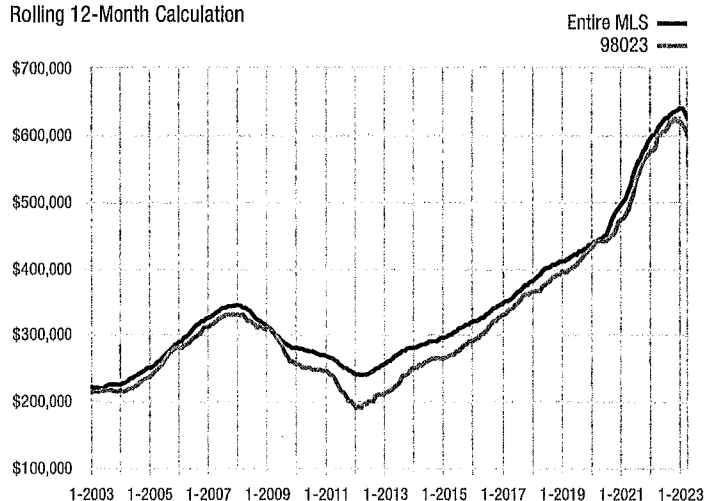
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	57	43	- 24.6%	210	147	- 30.0%
Pending Sales	45	49	+ 8.9%	186	147	- 21.0%
Closed Sales	66	35	- 47.0%	180	111	- 38.3%
Days on Market Until Sale	7	21	+ 200.0%	7	35	+ 400.0%
Median Sales Price*	\$665,000	\$589,000	- 11.4%	\$640,000	\$570,000	- 10.9%
Average Sales Price*	\$698,940	\$646,734	- 7.5%	\$674,959	\$611,487	- 9.4%
Percent of List Price Received*	109.9%	102.0%	- 7.2%	109.1%	101.1%	- 7.3%
Inventory of Homes for Sale	34	31	- 8.8%	—	—	—
Months Supply of Inventory	0.6	0.8	+ 33.3%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	5	3	- 40.0%	28	17	- 39.3%
Pending Sales	7	6	- 14.3%	29	19	- 34.5%
Closed Sales	9	5	- 44.4%	30	15	- 50.0%
Days on Market Until Sale	4	56	+ 1,300.0%	9	46	+ 411.1%
Median Sales Price*	\$375,000	\$366,000	- 2.4%	\$335,000	\$350,000	+ 4.5%
Average Sales Price*	\$358,500	\$458,990	+ 28.0%	\$330,947	\$396,250	+ 19.7%
Percent of List Price Received*	109.0%	99.4%	- 8.8%	108.5%	99.1%	- 8.7%
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	0.5	—	—	—	—

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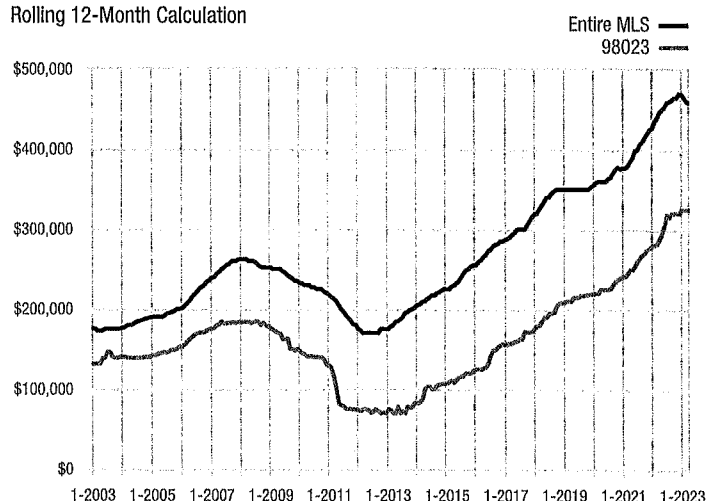
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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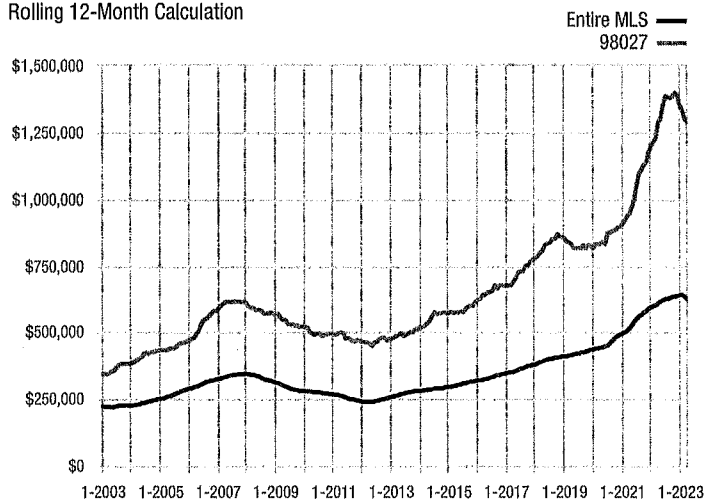
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	57	29	- 49.1%	140	79	- 43.6%
Pending Sales	34	30	- 11.8%	113	76	- 32.7%
Closed Sales	41	17	- 58.5%	88	56	- 36.4%
Days on Market Until Sale	8	28	+ 250.0%	10	46	+ 360.0%
Median Sales Price*	\$1,750,000	\$1,330,000	- 24.0%	\$1,558,500	\$1,276,500	- 18.1%
Average Sales Price*	\$1,677,879	\$1,491,056	- 11.1%	\$1,613,110	\$1,353,309	- 16.1%
Percent of List Price Received*	114.1%	100.3%	- 12.1%	116.8%	97.9%	- 16.2%
Inventory of Homes for Sale	28	22	- 21.4%	—	—	—
Months Supply of Inventory	0.9	1.0	+ 11.1%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	12	7	- 41.7%	48	28	- 41.7%
Pending Sales	6	9	+ 50.0%	38	32	- 15.8%
Closed Sales	9	5	- 44.4%	42	26	- 38.1%
Days on Market Until Sale	7	9	+ 28.6%	7	38	+ 442.9%
Median Sales Price*	\$655,000	\$535,000	- 18.3%	\$660,000	\$499,475	- 24.3%
Average Sales Price*	\$817,856	\$589,390	- 27.9%	\$734,140	\$521,460	- 29.0%
Percent of List Price Received*	113.7%	100.8%	- 11.3%	112.3%	99.5%	- 11.4%
Inventory of Homes for Sale	7	3	- 57.1%	—	—	—
Months Supply of Inventory	0.5	0.4	- 20.0%	—	—	—

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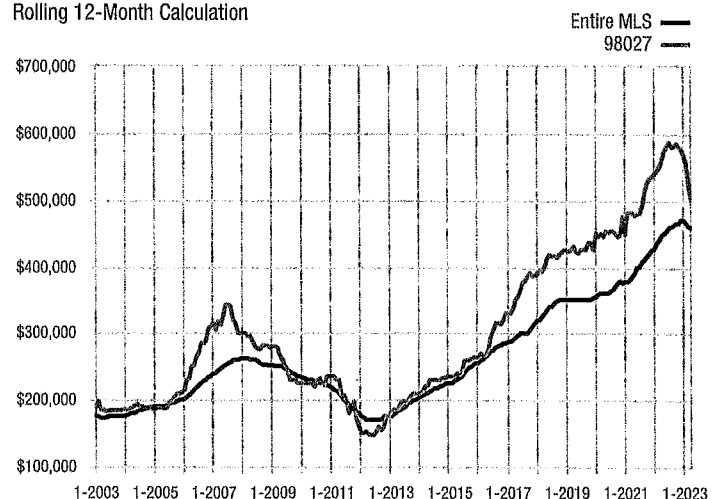
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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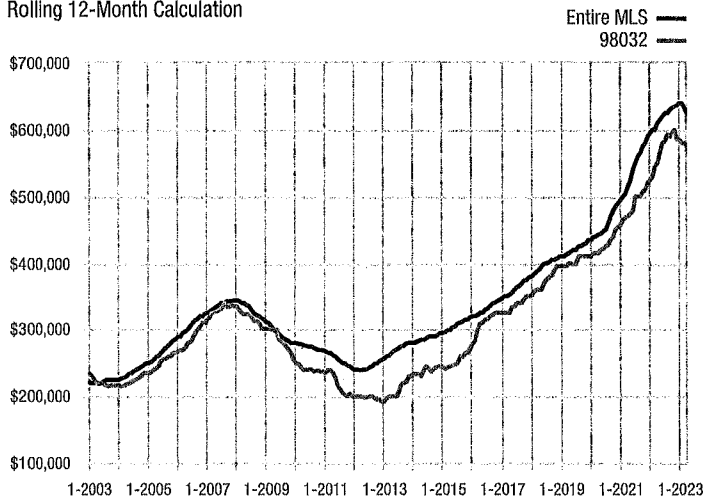
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	20	16	- 20.0%	58	45	- 22.4%
Pending Sales	13	19	+ 46.2%	44	44	0.0%
Closed Sales	11	9	- 18.2%	41	34	- 17.1%
Days on Market Until Sale	11	34	+ 209.1%	12	31	+ 158.3%
Median Sales Price*	\$640,000	\$580,000	- 9.4%	\$640,000	\$599,975	- 6.3%
Average Sales Price*	\$685,015	\$603,222	- 11.9%	\$659,186	\$624,848	- 5.2%
Percent of List Price Received*	109.7%	101.9%	- 7.1%	108.3%	99.8%	- 7.8%
Inventory of Homes for Sale	13	8	- 38.5%	—	—	—
Months Supply of Inventory	0.9	0.7	- 22.2%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	17	14	- 17.6%	59	32	- 45.8%
Pending Sales	19	9	- 52.6%	57	32	- 43.9%
Closed Sales	20	4	- 80.0%	48	31	- 35.4%
Days on Market Until Sale	5	14	+ 180.0%	5	27	+ 440.0%
Median Sales Price*	\$468,300	\$422,500	- 9.8%	\$457,500	\$425,000	- 7.1%
Average Sales Price*	\$513,355	\$464,975	- 9.4%	\$491,547	\$455,410	- 7.4%
Percent of List Price Received*	112.4%	99.5%	- 11.5%	109.8%	100.1%	- 8.8%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	0.1	0.5	+ 400.0%	—	—	—

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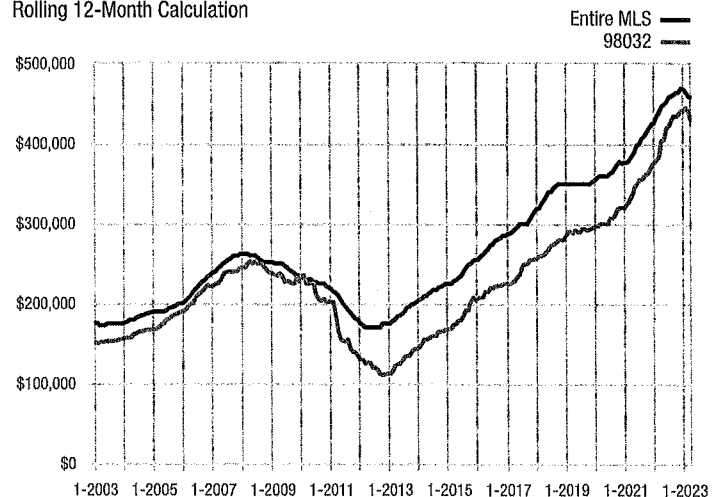
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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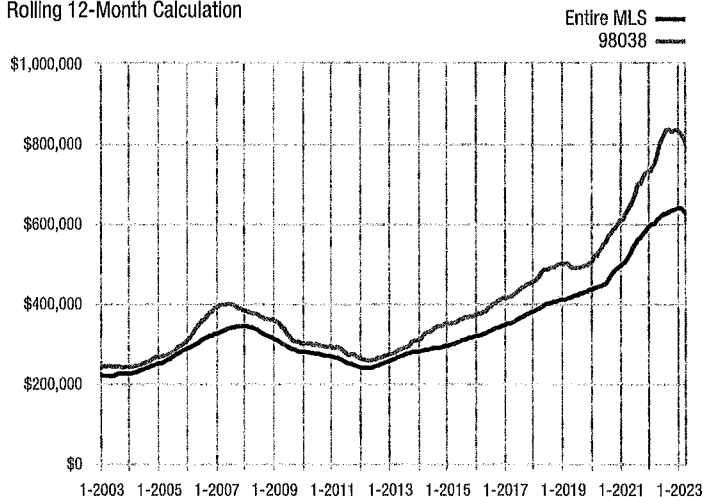
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	90	51	- 43.3%	295	161	- 45.4%
Pending Sales	83	49	- 41.0%	248	146	- 41.1%
Closed Sales	71	21	- 70.4%	199	101	- 49.2%
Days on Market Until Sale	6	21	+ 250.0%	9	31	+ 244.4%
Median Sales Price*	\$890,000	\$742,000	- 16.6%	\$851,450	\$710,000	- 16.6%
Average Sales Price*	\$942,063	\$803,402	- 14.7%	\$906,044	\$733,214	- 19.1%
Percent of List Price Received*	110.8%	101.9%	- 8.0%	110.9%	100.3%	- 9.6%
Inventory of Homes for Sale	44	41	- 6.8%	—	—	—
Months Supply of Inventory	0.6	0.9	+ 50.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	2	1	- 50.0%	9	2	- 77.8%
Pending Sales	2	0	- 100.0%	7	1	- 85.7%
Closed Sales	5	0	- 100.0%	7	3	- 57.1%
Days on Market Until Sale	5	—	—	5	12	+ 140.0%
Median Sales Price*	\$487,700	—	—	\$480,000	\$465,000	- 3.1%
Average Sales Price*	\$482,140	—	—	\$480,100	\$488,667	+ 1.8%
Percent of List Price Received*	107.4%	—	—	106.9%	99.4%	- 7.0%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.0	0.5	- 50.0%	—	—	—

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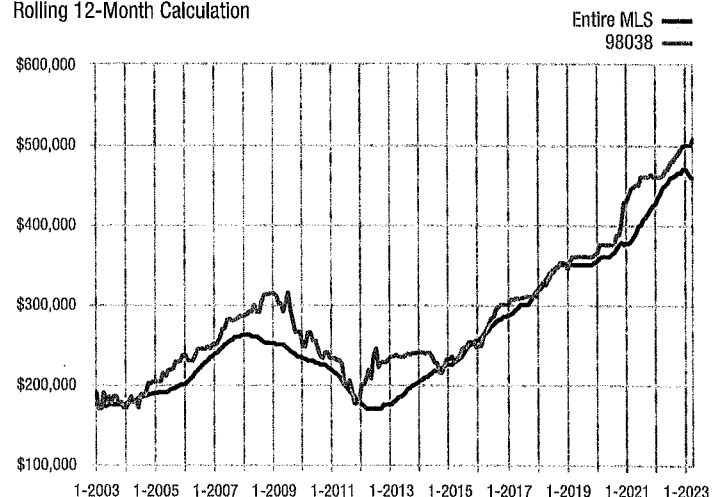
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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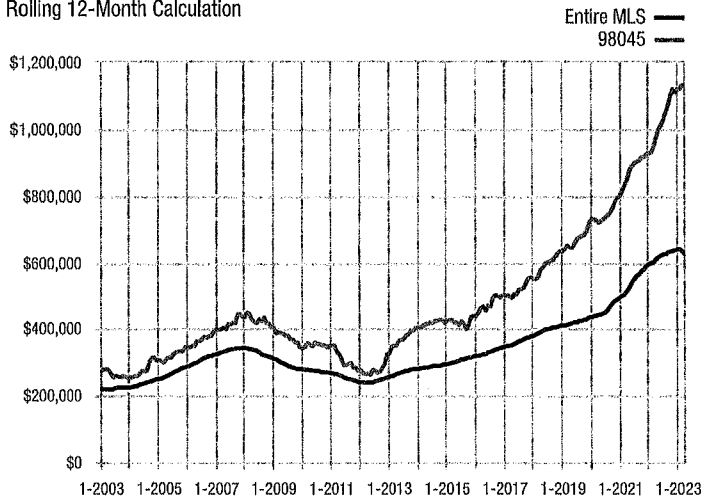
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	50	18	- 64.0%	131	81	- 38.2%
Pending Sales	41	28	- 31.7%	110	80	- 27.3%
Closed Sales	42	18	- 57.1%	100	65	- 35.0%
Days on Market Until Sale	4	32	+ 700.0%	7	43	+ 514.3%
Median Sales Price*	\$1,132,000	\$986,650	- 12.8%	\$1,050,000	\$1,125,000	+ 7.1%
Average Sales Price*	\$1,146,424	\$1,020,720	- 11.0%	\$1,137,299	\$1,108,323	- 2.5%
Percent of List Price Received*	110.2%	100.7%	- 8.6%	111.3%	100.6%	- 9.6%
Inventory of Homes for Sale	26	25	- 3.8%	—	—	—
Months Supply of Inventory	0.9	1.2	+ 33.3%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	2	2	0.0%	3	9	+ 200.0%
Pending Sales	1	2	+ 100.0%	2	9	+ 350.0%
Closed Sales	0	4	—	2	6	+ 200.0%
Days on Market Until Sale	—	59	—	23	41	+ 78.3%
Median Sales Price*	—	\$859,190	—	\$426,500	\$724,995	+ 70.0%
Average Sales Price*	—	\$805,588	—	\$426,500	\$679,809	+ 59.4%
Percent of List Price Received*	—	100.9%	—	104.9%	101.5%	- 3.2%
Inventory of Homes for Sale	1	8	+ 700.0%	—	—	—
Months Supply of Inventory	0.7	5.1	+ 628.6%	—	—	—

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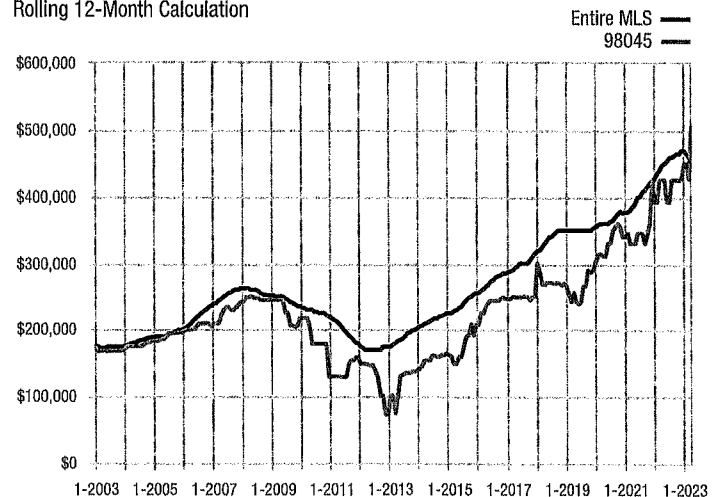
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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Local Market Update – April 2023

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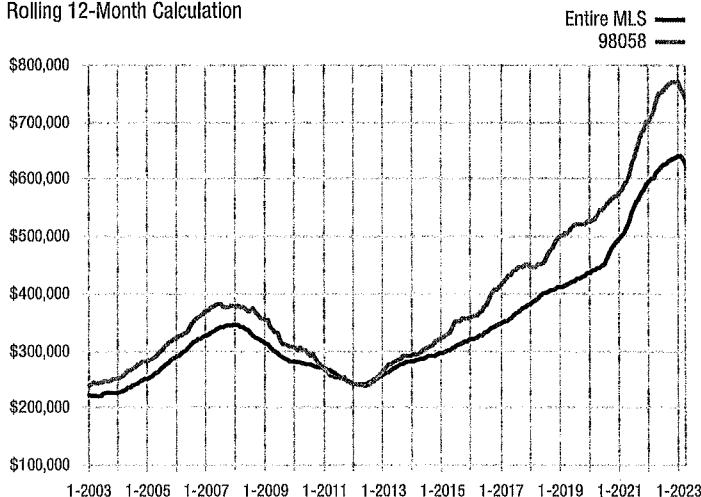
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	62	35	- 43.5%	194	124	- 36.1%
Pending Sales	46	36	- 21.7%	164	129	- 21.3%
Closed Sales	43	36	- 16.3%	149	102	- 31.5%
Days on Market Until Sale	6	20	+ 233.3%	8	39	+ 387.5%
Median Sales Price*	\$890,000	\$755,000	- 15.2%	\$825,000	\$739,500	- 10.4%
Average Sales Price*	\$914,206	\$817,740	- 10.6%	\$860,405	\$770,741	- 10.4%
Percent of List Price Received*	111.7%	100.6%	- 9.9%	113.4%	99.3%	- 12.4%
Inventory of Homes for Sale	32	21	- 34.4%	—	—	—
Months Supply of Inventory	0.6	0.6	0.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	9	16	+ 77.8%	30	42	+ 40.0%
Pending Sales	8	13	+ 62.5%	29	38	+ 31.0%
Closed Sales	11	8	- 27.3%	29	28	- 3.4%
Days on Market Until Sale	4	19	+ 375.0%	5	19	+ 280.0%
Median Sales Price*	\$322,100	\$299,940	- 6.9%	\$354,500	\$332,000	- 6.3%
Average Sales Price*	\$340,509	\$334,973	- 1.6%	\$360,314	\$346,778	- 3.8%
Percent of List Price Received*	110.3%	100.3%	- 9.1%	109.9%	100.3%	- 8.7%
Inventory of Homes for Sale	2	8	+ 300.0%	—	—	—
Months Supply of Inventory	0.2	1.0	+ 400.0%	—	—	—

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Median Sales Price - Residential

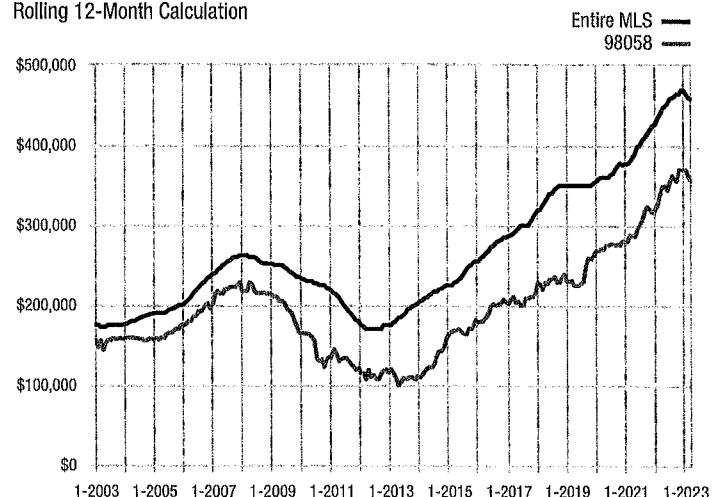
Rolling 12-Month Calculation



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Median Sales Price - Condo

Rolling 12-Month Calculation



Local Market Update – April 2023

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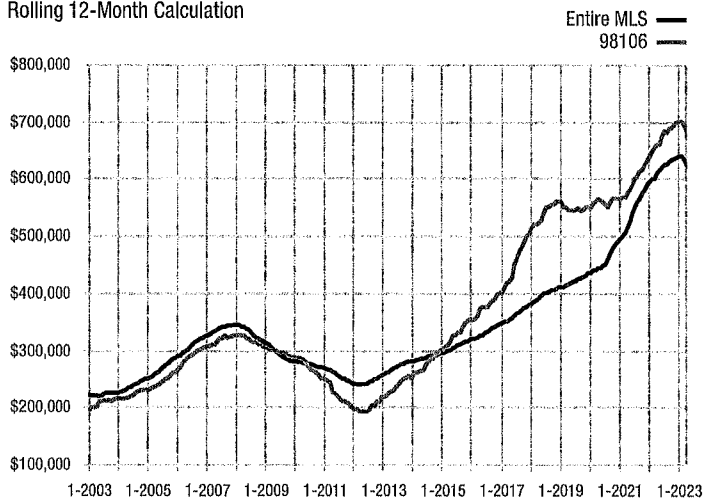
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	52	35	- 32.7%	177	125	- 29.4%
Pending Sales	43	21	- 51.2%	164	103	- 37.2%
Closed Sales	52	18	- 65.4%	151	101	- 33.1%
Days on Market Until Sale	8	10	+ 25.0%	12	38	+ 216.7%
Median Sales Price*	\$739,225	\$662,000	- 10.4%	\$690,000	\$649,000	- 5.9%
Average Sales Price*	\$824,146	\$726,597	- 11.8%	\$744,016	\$682,637	- 8.2%
Percent of List Price Received*	109.7%	102.8%	- 6.3%	106.4%	100.1%	- 5.9%
Inventory of Homes for Sale	24	41	+ 70.8%	—	—	—
Months Supply of Inventory	0.6	1.5	+ 150.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	2	8	+ 300.0%	10	18	+ 80.0%
Pending Sales	2	5	+ 150.0%	14	10	- 28.6%
Closed Sales	1	4	+ 300.0%	14	8	- 42.9%
Days on Market Until Sale	20	22	+ 10.0%	71	26	- 63.4%
Median Sales Price*	\$710,000	\$395,000	- 44.4%	\$331,000	\$395,000	+ 19.3%
Average Sales Price*	\$710,000	\$432,250	- 39.1%	\$333,714	\$442,250	+ 32.5%
Percent of List Price Received*	101.4%	101.3%	- 0.1%	102.2%	100.5%	- 1.7%
Inventory of Homes for Sale	1	8	+ 700.0%	—	—	—
Months Supply of Inventory	0.3	2.9	+ 866.7%	—	—	—

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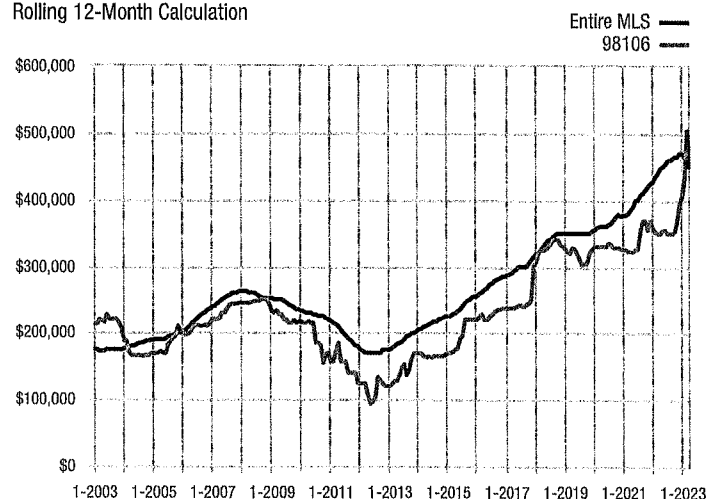
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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Local Market Update – April 2023

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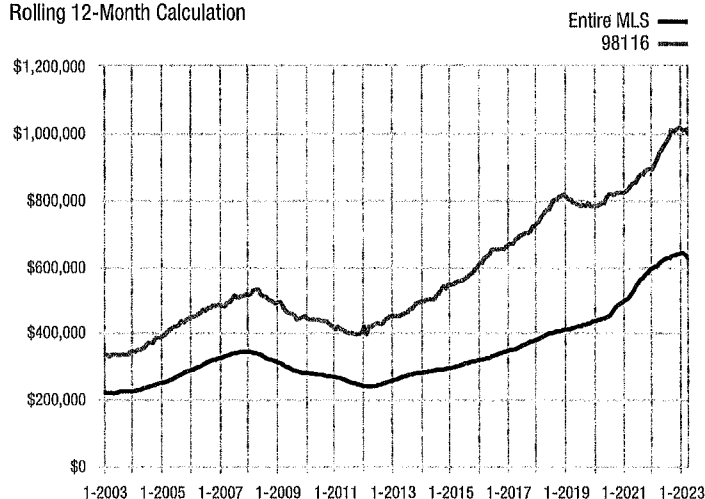
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	33	24	- 27.3%	128	86	- 32.8%
Pending Sales	35	23	- 34.3%	114	77	- 32.5%
Closed Sales	47	17	- 63.8%	104	66	- 36.5%
Days on Market Until Sale	6	16	+ 166.7%	6	31	+ 416.7%
Median Sales Price*	\$1,177,000	\$1,240,000	+ 5.4%	\$1,066,500	\$1,002,500	- 6.0%
Average Sales Price*	\$1,304,040	\$1,250,935	- 4.1%	\$1,213,719	\$1,147,652	- 5.4%
Percent of List Price Received*	113.8%	102.7%	- 9.8%	112.3%	102.5%	- 8.7%
Inventory of Homes for Sale	15	19	+ 26.7%	—	—	—
Months Supply of Inventory	0.4	0.9	+ 125.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	10	8	- 20.0%	51	29	- 43.1%
Pending Sales	6	5	- 16.7%	40	24	- 40.0%
Closed Sales	13	8	- 38.5%	41	25	- 39.0%
Days on Market Until Sale	15	39	+ 160.0%	26	44	+ 69.2%
Median Sales Price*	\$515,000	\$739,475	+ 43.6%	\$520,000	\$659,000	+ 26.7%
Average Sales Price*	\$683,612	\$800,113	+ 17.0%	\$681,007	\$725,369	+ 6.5%
Percent of List Price Received*	105.1%	99.5%	- 5.3%	102.2%	99.0%	- 3.1%
Inventory of Homes for Sale	19	12	- 36.8%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

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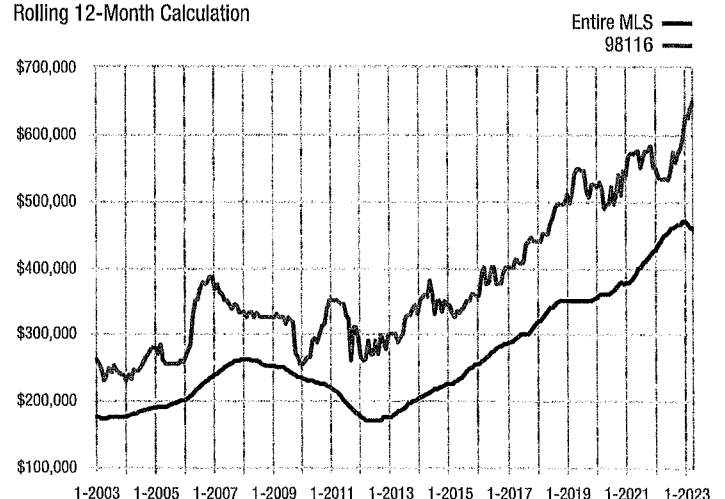
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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Local Market Update – April 2023

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98118

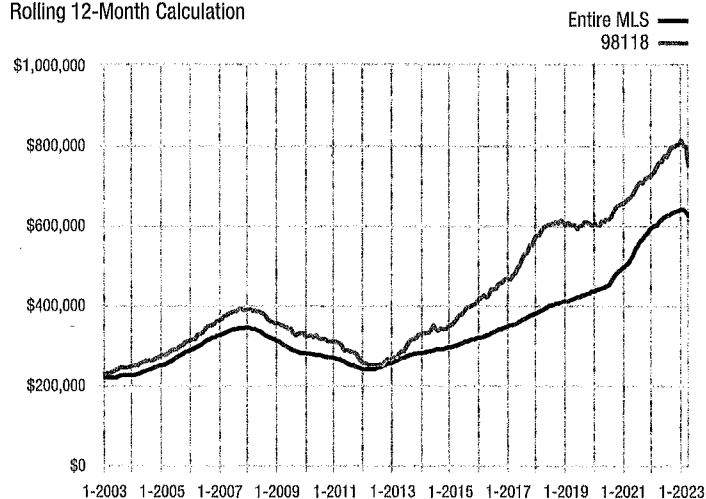
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	47	48	+ 2.1%	192	173	- 9.9%
Pending Sales	37	41	+ 10.8%	162	119	- 26.5%
Closed Sales	55	34	- 38.2%	162	98	- 39.5%
Days on Market Until Sale	15	25	+ 66.7%	18	30	+ 66.7%
Median Sales Price*	\$870,000	\$666,250	- 23.4%	\$837,500	\$700,000	- 16.4%
Average Sales Price*	\$940,379	\$760,844	- 19.1%	\$918,833	\$839,505	- 8.6%
Percent of List Price Received*	109.5%	101.0%	- 7.8%	108.4%	100.5%	- 7.3%
Inventory of Homes for Sale	31	57	+ 83.9%	—	—	—
Months Supply of Inventory	0.6	1.9	+ 216.7%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	11	6	- 45.5%	36	22	- 38.9%
Pending Sales	4	9	+ 125.0%	22	26	+ 18.2%
Closed Sales	4	3	- 25.0%	30	16	- 46.7%
Days on Market Until Sale	6	106	+ 1,666.7%	20	79	+ 295.0%
Median Sales Price*	\$482,000	\$650,000	+ 34.9%	\$699,995	\$536,750	- 23.3%
Average Sales Price*	\$542,250	\$593,333	+ 9.4%	\$649,397	\$531,281	- 18.2%
Percent of List Price Received*	104.6%	96.0%	- 8.2%	101.1%	98.4%	- 2.7%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	1.3	1.1	- 15.4%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

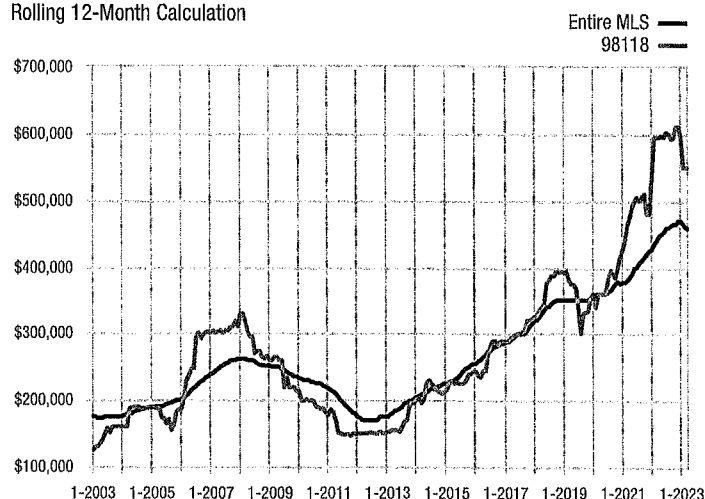
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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Local Market Update – April 2023

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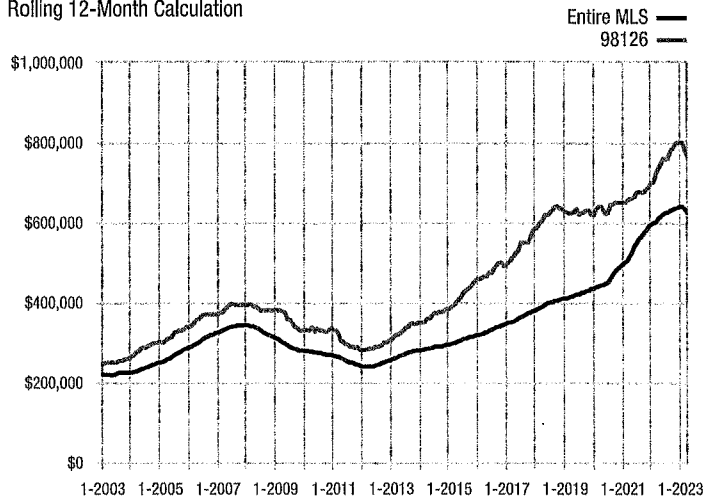
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	40	21	- 47.5%	133	87	- 34.6%
Pending Sales	29	20	- 31.0%	117	79	- 32.5%
Closed Sales	33	28	- 15.2%	106	82	- 22.6%
Days on Market Until Sale	5	16	+ 220.0%	10	29	+ 190.0%
Median Sales Price*	\$895,000	\$775,000	- 13.4%	\$855,000	\$740,000	- 13.5%
Average Sales Price*	\$919,561	\$842,923	- 8.3%	\$901,235	\$834,540	- 7.4%
Percent of List Price Received*	112.0%	101.1%	- 9.7%	111.9%	100.3%	- 10.4%
Inventory of Homes for Sale	18	18	0.0%	—	—	—
Months Supply of Inventory	0.5	0.7	+ 40.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	10	10	0.0%	36	30	- 16.7%
Pending Sales	9	8	- 11.1%	32	27	- 15.6%
Closed Sales	10	5	- 50.0%	27	25	- 7.4%
Days on Market Until Sale	6	14	+ 133.3%	7	41	+ 485.7%
Median Sales Price*	\$667,500	\$551,000	- 17.5%	\$485,000	\$551,000	+ 13.6%
Average Sales Price*	\$704,955	\$680,400	- 3.5%	\$564,611	\$622,436	+ 10.2%
Percent of List Price Received*	110.0%	101.5%	- 7.7%	106.6%	99.9%	- 6.3%
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	0.7	1.1	+ 57.1%	—	—	—

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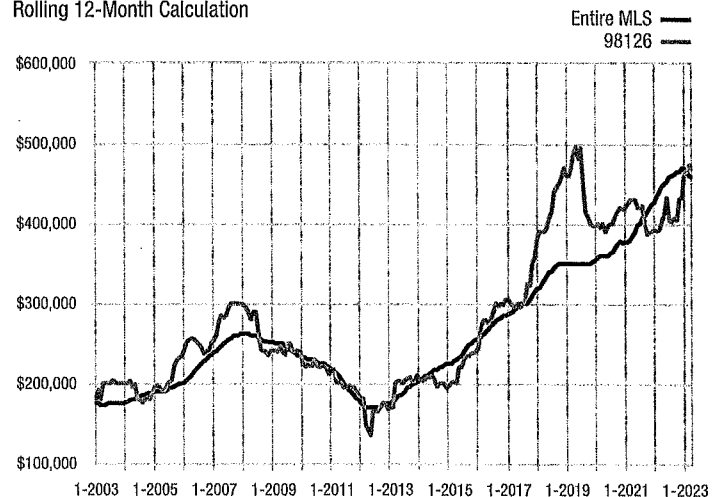
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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Local Market Update – April 2023

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98133

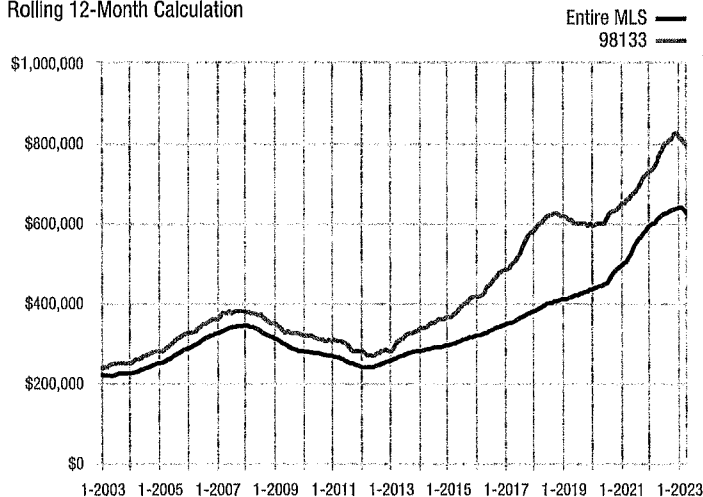
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	63	50	- 20.6%	239	158	- 33.9%
Pending Sales	43	43	0.0%	183	139	- 24.0%
Closed Sales	52	26	- 50.0%	176	113	- 35.8%
Days on Market Until Sale	6	21	+ 250.0%	8	35	+ 337.5%
Median Sales Price*	\$860,000	\$794,500	- 7.6%	\$857,500	\$750,000	- 12.5%
Average Sales Price*	\$901,748	\$843,517	- 6.5%	\$874,310	\$797,495	- 8.8%
Percent of List Price Received*	113.5%	100.7%	- 11.3%	111.8%	100.1%	- 10.5%
Inventory of Homes for Sale	49	45	- 8.2%	—	—	—
Months Supply of Inventory	0.9	1.3	+ 44.4%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	18	11	- 38.9%	64	45	- 29.7%
Pending Sales	17	17	0.0%	57	45	- 21.1%
Closed Sales	15	10	- 33.3%	48	35	- 27.1%
Days on Market Until Sale	8	20	+ 150.0%	22	37	+ 68.2%
Median Sales Price*	\$380,000	\$470,570	+ 23.8%	\$412,500	\$446,140	+ 8.2%
Average Sales Price*	\$438,427	\$542,264	+ 23.7%	\$496,232	\$518,113	+ 4.4%
Percent of List Price Received*	106.7%	102.5%	- 3.9%	106.9%	101.5%	- 5.1%
Inventory of Homes for Sale	10	18	+ 80.0%	—	—	—
Months Supply of Inventory	0.6	1.7	+ 183.3%	—	—	—

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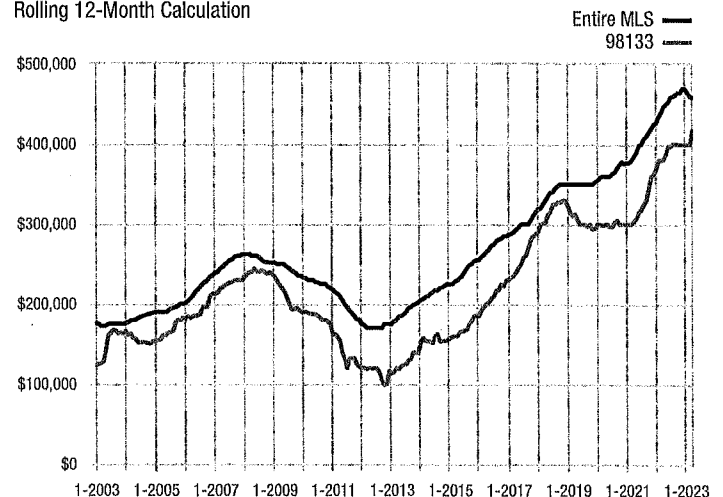
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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Local Market Update – April 2023

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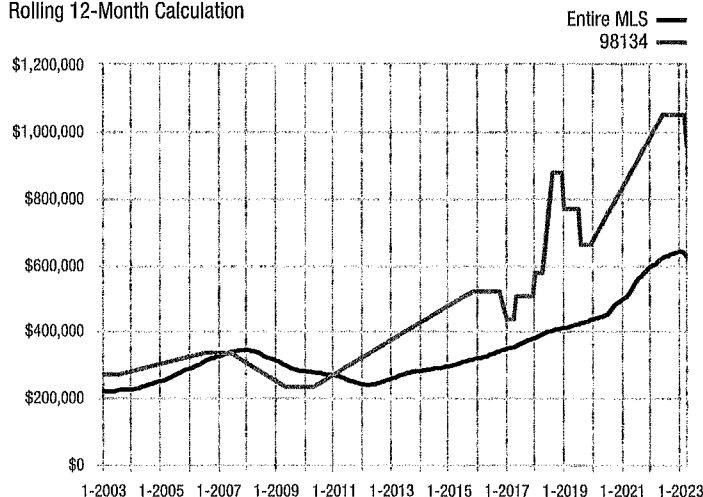
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	5	—	—	5	—
Median Sales Price*	—	\$862,000	—	—	\$862,000	—
Average Sales Price*	—	\$862,000	—	—	\$862,000	—
Percent of List Price Received*	—	105.1%	—	—	105.1%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	1	1	0.0%	2	4	+ 100.0%
Pending Sales	0	1	—	2	5	+ 150.0%
Closed Sales	1	2	+ 100.0%	2	4	+ 100.0%
Days on Market Until Sale	0	3	—	26	87	+ 234.6%
Median Sales Price*	\$475,000	\$393,500	- 17.2%	\$377,000	\$345,500	- 8.4%
Average Sales Price*	\$475,000	\$393,500	- 17.2%	\$377,000	\$361,750	- 4.0%
Percent of List Price Received*	108.4%	103.0%	- 5.0%	104.2%	100.8%	- 3.3%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.7	0.8	+ 14.3%	—	—	—

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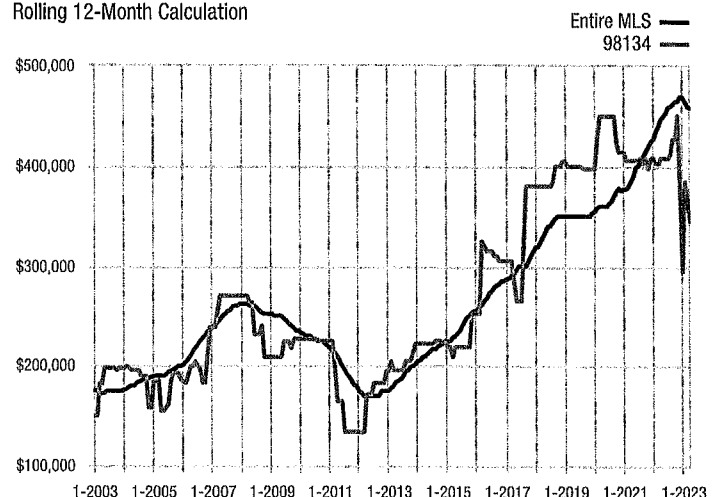
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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Local Market Update – April 2023

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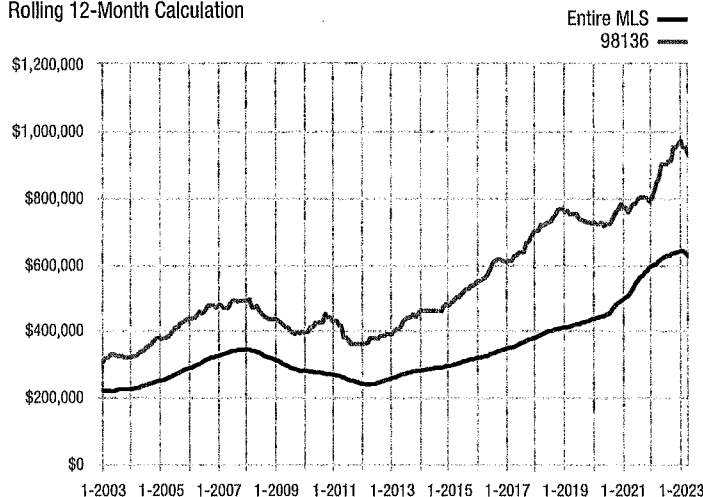
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	40	25	- 37.5%	103	80	- 22.3%
Pending Sales	33	22	- 33.3%	91	68	- 25.3%
Closed Sales	29	22	- 24.1%	74	60	- 18.9%
Days on Market Until Sale	15	15	0.0%	12	23	+ 91.7%
Median Sales Price*	\$1,200,000	\$896,725	- 25.3%	\$975,000	\$831,500	- 14.7%
Average Sales Price*	\$1,359,707	\$1,051,952	- 22.6%	\$1,217,091	\$1,019,345	- 16.2%
Percent of List Price Received*	114.6%	104.0%	- 9.2%	113.7%	102.3%	- 10.0%
Inventory of Homes for Sale	13	19	+ 46.2%	—	—	—
Months Supply of Inventory	0.5	1.0	+ 100.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	5	3	- 40.0%	12	11	- 8.3%
Pending Sales	6	4	- 33.3%	12	11	- 8.3%
Closed Sales	1	5	+ 400.0%	11	11	0.0%
Days on Market Until Sale	3	5	+ 66.7%	28	21	- 25.0%
Median Sales Price*	\$450,000	\$500,000	+ 11.1%	\$450,000	\$475,000	+ 5.6%
Average Sales Price*	\$450,000	\$452,800	+ 0.6%	\$442,182	\$460,359	+ 4.1%
Percent of List Price Received*	100.0%	102.0%	+ 2.0%	105.0%	101.1%	- 3.7%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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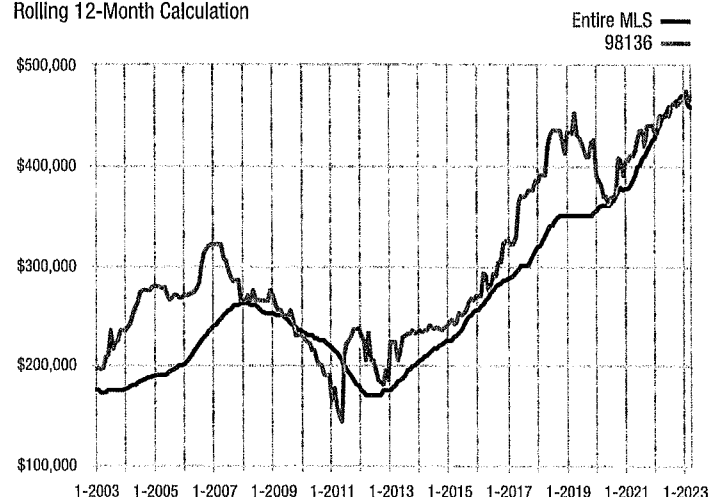
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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Local Market Update – April 2023

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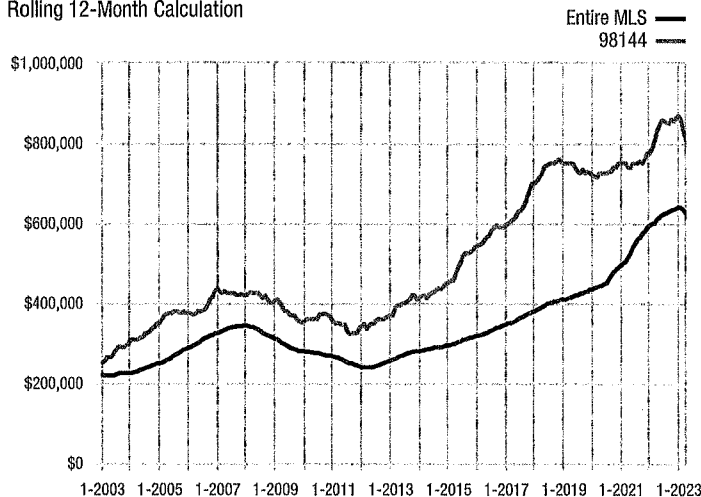
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	63	43	- 31.7%	169	169	0.0%
Pending Sales	52	44	- 15.4%	141	115	- 18.4%
Closed Sales	28	37	+ 32.1%	128	87	- 32.0%
Days on Market Until Sale	6	12	+ 100.0%	15	24	+ 60.0%
Median Sales Price*	\$1,014,250	\$767,000	- 24.4%	\$889,919	\$730,000	- 18.0%
Average Sales Price*	\$1,262,056	\$875,677	- 30.6%	\$1,015,133	\$855,515	- 15.7%
Percent of List Price Received*	111.6%	100.7%	- 9.8%	107.3%	100.1%	- 6.7%
Inventory of Homes for Sale	32	57	+ 78.1%	—	—	—
Months Supply of Inventory	0.8	2.0	+ 150.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	13	4	- 69.2%	55	40	- 27.3%
Pending Sales	8	11	+ 37.5%	48	40	- 16.7%
Closed Sales	15	4	- 73.3%	39	21	- 46.2%
Days on Market Until Sale	33	40	+ 21.2%	26	29	+ 11.5%
Median Sales Price*	\$475,000	\$517,500	+ 8.9%	\$475,000	\$458,000	- 3.6%
Average Sales Price*	\$553,975	\$513,738	- 7.3%	\$577,579	\$515,797	- 10.7%
Percent of List Price Received*	105.0%	98.5%	- 6.2%	102.3%	99.2%	- 3.0%
Inventory of Homes for Sale	12	9	- 25.0%	—	—	—
Months Supply of Inventory	1.3	1.2	- 7.7%	—	—	—

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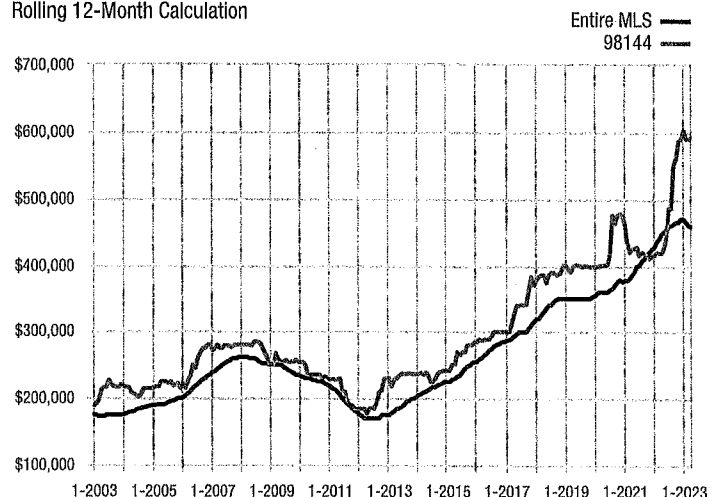
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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Local Market Update – April 2023

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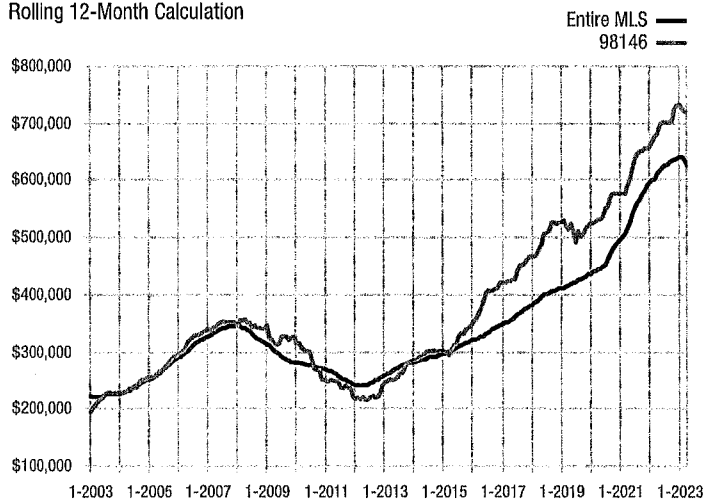
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	49	28	- 42.9%	131	90	- 31.3%
Pending Sales	38	29	- 23.7%	116	93	- 19.8%
Closed Sales	40	20	- 50.0%	93	74	- 20.4%
Days on Market Until Sale	8	11	+ 37.5%	11	26	+ 136.4%
Median Sales Price*	\$755,000	\$774,975	+ 2.6%	\$750,000	\$684,500	- 8.7%
Average Sales Price*	\$793,976	\$849,588	+ 7.0%	\$806,871	\$776,056	- 3.8%
Percent of List Price Received*	112.2%	106.9%	- 4.7%	110.4%	102.3%	- 7.3%
Inventory of Homes for Sale	22	16	- 27.3%	—	—	—
Months Supply of Inventory	0.7	0.7	0.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	4	6	+ 50.0%	10	18	+ 80.0%
Pending Sales	3	2	- 33.3%	5	8	+ 60.0%
Closed Sales	2	2	0.0%	4	7	+ 75.0%
Days on Market Until Sale	3	12	+ 300.0%	5	11	+ 120.0%
Median Sales Price*	\$525,000	\$521,250	- 0.7%	\$350,000	\$380,000	+ 8.6%
Average Sales Price*	\$525,000	\$521,250	- 0.7%	\$402,500	\$357,771	- 11.1%
Percent of List Price Received*	114.0%	101.9%	- 10.6%	108.1%	100.4%	- 7.1%
Inventory of Homes for Sale	3	8	+ 166.7%	—	—	—
Months Supply of Inventory	0.8	2.6	+ 225.0%	—	—	—

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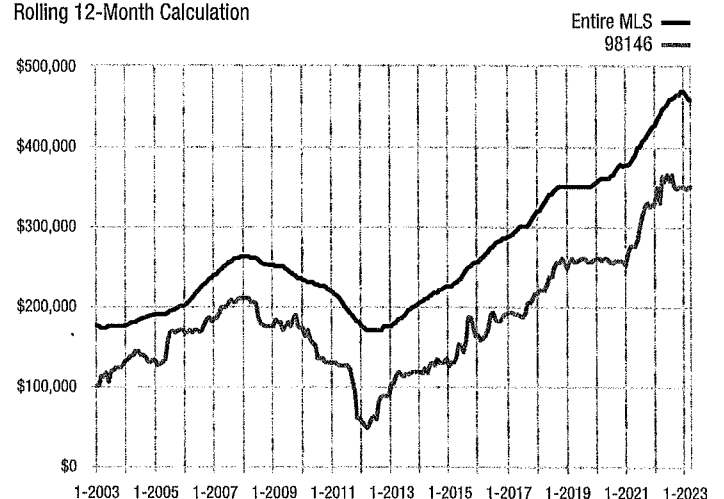
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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Local Market Update – April 2023

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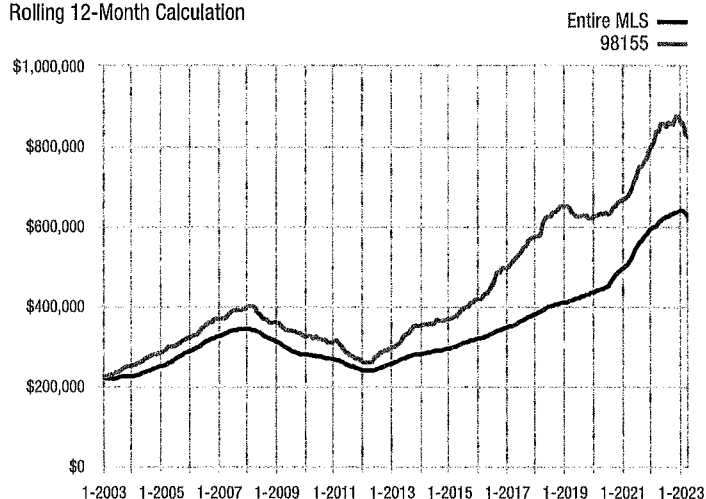
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	49	31	- 36.7%	156	118	- 24.4%
Pending Sales	40	30	- 25.0%	132	107	- 18.9%
Closed Sales	42	24	- 42.9%	113	95	- 15.9%
Days on Market Until Sale	8	25	+ 212.5%	9	30	+ 233.3%
Median Sales Price*	\$922,500	\$868,250	- 5.9%	\$905,000	\$750,000	- 17.1%
Average Sales Price*	\$1,030,291	\$934,665	- 9.3%	\$1,007,394	\$860,312	- 14.6%
Percent of List Price Received*	111.9%	103.7%	- 7.3%	115.2%	101.4%	- 12.0%
Inventory of Homes for Sale	32	34	+ 6.3%	—	—	—
Months Supply of Inventory	0.8	1.3	+ 62.5%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	13	9	- 30.8%	44	26	- 40.9%
Pending Sales	7	8	+ 14.3%	35	24	- 31.4%
Closed Sales	12	6	- 50.0%	27	18	- 33.3%
Days on Market Until Sale	5	15	+ 200.0%	9	25	+ 177.8%
Median Sales Price*	\$525,000	\$388,750	- 26.0%	\$418,000	\$399,500	- 4.4%
Average Sales Price*	\$603,750	\$643,575	+ 6.6%	\$480,870	\$569,863	+ 18.5%
Percent of List Price Received*	108.1%	99.2%	- 8.2%	106.3%	99.3%	- 6.6%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	1.0	1.4	+ 40.0%	—	—	—

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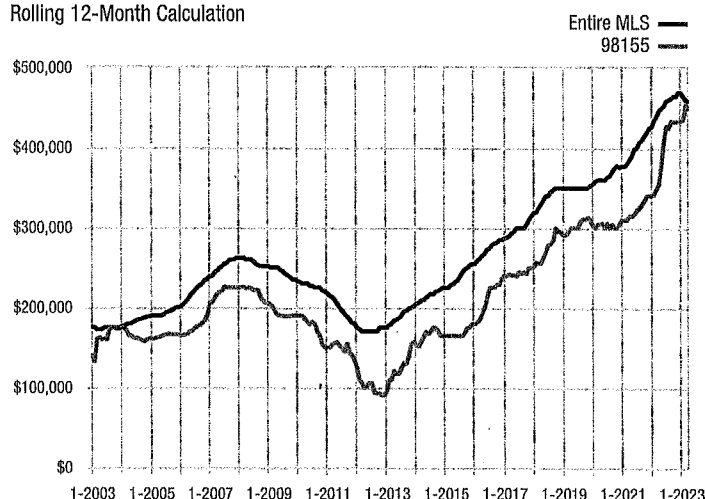
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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Local Market Update – April 2023

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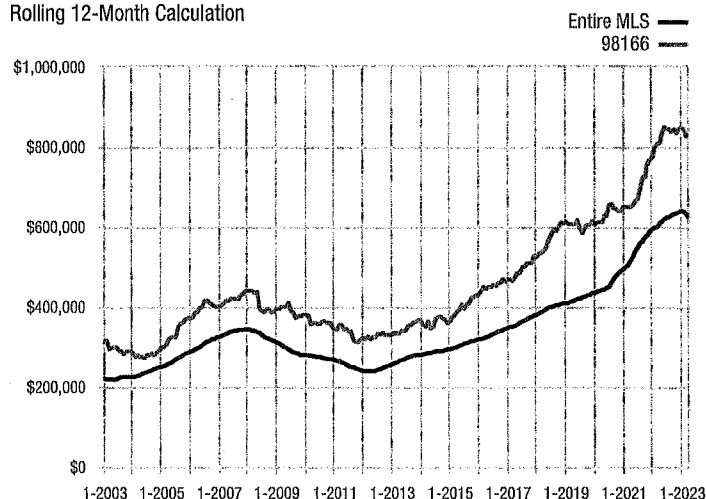
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	44	21	- 52.3%	107	72	- 32.7%
Pending Sales	32	17	- 46.9%	88	62	- 29.5%
Closed Sales	31	17	- 45.2%	70	54	- 22.9%
Days on Market Until Sale	8	12	+ 50.0%	9	22	+ 144.4%
Median Sales Price*	\$775,000	\$851,000	+ 9.8%	\$821,601	\$745,000	- 9.3%
Average Sales Price*	\$1,073,168	\$989,813	- 7.8%	\$1,011,670	\$877,846	- 13.2%
Percent of List Price Received*	113.6%	102.3%	- 9.9%	111.3%	102.3%	- 8.1%
Inventory of Homes for Sale	16	20	+ 25.0%	—	—	—
Months Supply of Inventory	0.7	1.0	+ 42.9%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	1	5	+ 400.0%	8	12	+ 50.0%
Pending Sales	1	2	+ 100.0%	9	5	- 44.4%
Closed Sales	3	1	- 66.7%	9	9	0.0%
Days on Market Until Sale	31	46	+ 48.4%	27	16	- 40.7%
Median Sales Price*	\$355,000	\$350,000	- 1.4%	\$375,000	\$680,000	+ 81.3%
Average Sales Price*	\$386,667	\$350,000	- 9.5%	\$381,389	\$575,944	+ 51.0%
Percent of List Price Received*	104.5%	100.0%	- 4.3%	102.9%	99.8%	- 3.0%
Inventory of Homes for Sale	0	7	—	—	—	—
Months Supply of Inventory	—	2.8	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

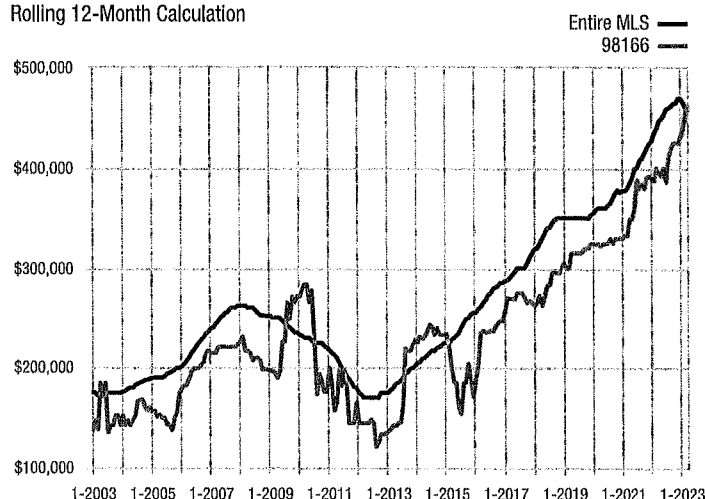
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – April 2023

A Research Tool Provided by Northwest Multiple Listing Service®



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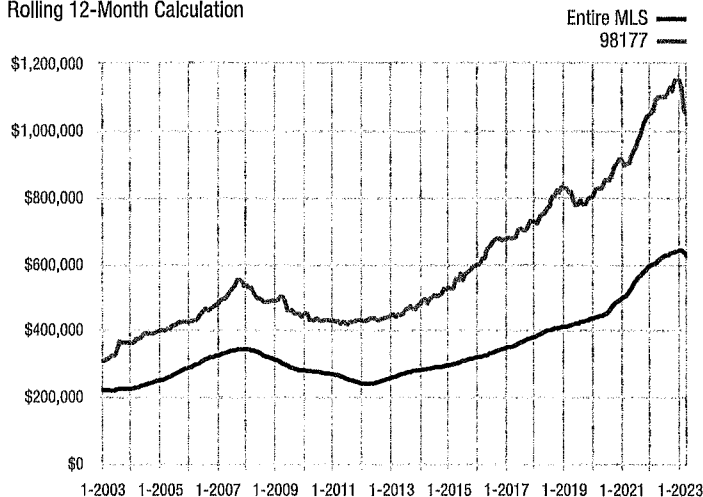
Residential Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	30	30	0.0%	83	99	+ 19.3%
Pending Sales	20	29	+ 45.0%	67	89	+ 32.8%
Closed Sales	29	16	- 44.8%	58	67	+ 15.5%
Days on Market Until Sale	6	18	+ 200.0%	9	22	+ 144.4%
Median Sales Price*	\$1,150,000	\$935,000	- 18.7%	\$1,153,750	\$888,950	- 23.0%
Average Sales Price*	\$1,341,436	\$1,381,706	+ 3.0%	\$1,401,017	\$1,218,630	- 13.0%
Percent of List Price Received*	113.3%	104.6%	- 7.7%	112.5%	101.8%	- 9.5%
Inventory of Homes for Sale	15	23	+ 53.3%	—	—	—
Months Supply of Inventory	0.6	1.0	+ 66.7%	—	—	—

Condo Key Metrics	April			Year to Date		
	2022	2023	% Change	Thru 4-2022	Thru 4-2023	% Change
New Listings	1	3	+ 200.0%	10	9	- 10.0%
Pending Sales	1	4	+ 300.0%	10	10	0.0%
Closed Sales	0	2	—	10	7	- 30.0%
Days on Market Until Sale	—	11	—	11	50	+ 354.5%
Median Sales Price*	—	\$451,250	—	\$1,162,500	\$549,000	- 52.8%
Average Sales Price*	—	\$451,250	—	\$1,457,850	\$545,357	- 62.6%
Percent of List Price Received*	—	99.1%	—	105.3%	99.9%	- 5.1%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.4	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

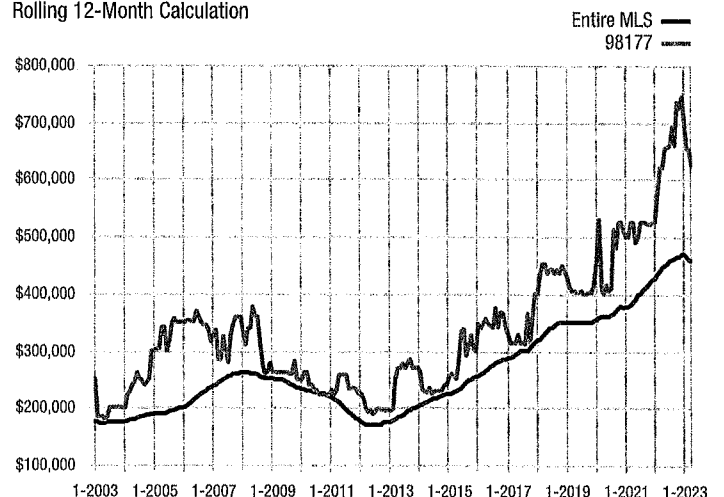
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condo

Rolling 12-Month Calculation



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