

Breakouts: KING MAP AREAS						Northwest Multiple Listing Service - February 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Feb 2025	New Feb 2024	Ttl Active Feb 2025	Ttl Active Feb 2024	% Change, Ttl Active	Pending Feb 2025	Pending Feb 2024	% Change, Pending	Closed Feb 2025	Closed Feb 2024	% Change, Closed	Median \$, Feb 2025	Median \$, Feb 2024	% Change, Median Price	Months of Inventory
100	28	37	31	20	55.00%	27	43	-37.21%	20	20	0.00%	\$617,500	\$617,750	-0.04%	1.55
110	58	68	77	71	8.45%	75	54	38.89%	43	42	2.38%	\$635,000	\$592,500	7.17%	1.79
120	43	56	65	47	38.30%	57	53	7.55%	37	35	5.71%	\$549,950	\$557,000	-1.27%	1.76
130	82	100	119	95	25.26%	94	77	22.08%	76	68	11.76%	\$670,000	\$684,500	-2.12%	1.57
SW King	211	261	292	233	25.32%	253	227	11.45%	176	165	6.67%	\$625,000	\$625,000	0.00%	1.66
300	20	24	19	25	-24.00%	27	18	50.00%	15	14	7.14%	\$589,950	\$741,450	-20.43%	1.27
310	63	68	106	65	63.08%	56	58	-3.45%	29	49	-40.82%	\$605,000	\$501,000	20.76%	3.66
320	82	100	86	72	19.44%	62	86	-27.91%	54	39	38.46%	\$775,000	\$749,500	3.40%	1.59
330	116	101	138	77	79.22%	111	99	12.12%	73	81	-9.88%	\$665,000	\$625,000	6.40%	1.89
340	71	53	56	35	60.00%	72	50	44.00%	46	31	48.39%	\$692,500	\$718,200	-3.58%	1.22
350	71	50	73	36	102.78%	48	52	-7.69%	36	34	5.88%	\$816,100	\$723,500	12.80%	2.03
360	22	30	46	17	170.59%	12	30	-60.00%	18	17	5.88%	\$680,900	\$660,000	3.17%	2.56
SE King	445	426	524	327	60.24%	388	393	-1.27%	271	265	2.26%	\$695,000	\$675,000	2.96%	1.93
140	158	153	171	126	35.71%	144	127	13.39%	105	94	11.70%	\$760,000	\$794,750	-4.37%	1.63
380	72	66	102	71	43.66%	50	63	-20.63%	35	53	-33.96%	\$835,000	\$784,777	6.40%	2.91
385	47	31	75	49	53.06%	29	17	70.59%	19	23	-17.39%	\$665,000	\$660,000	0.76%	3.95
390	160	164	285	207	37.68%	96	115	-16.52%	85	72	18.06%	\$815,000	\$879,500	-7.33%	3.35
700	136	106	168	112	50.00%	94	67	40.30%	61	75	-18.67%	\$1,115,000	\$955,000	16.75%	2.75
701	74	82	186	159	16.98%	42	42	0.00%	35	34	2.94%	\$700,000	\$733,250	-4.53%	5.31
705	241	225	267	178	50.00%	211	211	0.00%	158	158	0.00%	\$849,950	\$851,500	-0.18%	1.69
710	150	133	158	107	47.66%	121	104	16.35%	92	76	21.05%	\$999,975	\$1,074,500	-6.94%	1.72
Seattle	1,038	960	1,412	1,009	39.94%	787	746	5.50%	590	585	0.85%	\$846,500	\$845,000	0.18%	2.39
715	41	43	43	34	26.47%	51	35	45.71%	22	24	-8.33%	\$710,000	\$768,500	-7.61%	1.95
720	27	33	25	16	56.25%	27	34	-20.59%	22	19	15.79%	\$912,450	\$1,025,000	-10.98%	1.14
N. King	68	76	68	50	36.00%	78	69	13.04%	44	43	2.33%	\$773,500	\$887,750	-12.87%	1.55
500	88	99	84	58	44.83%	59	83	-28.92%	46	40	15.00%	\$1,330,000	\$1,235,000	7.69%	1.83
510	23	24	21	19	10.53%	20	11	81.82%	9	11	-18.18%	\$3,000,000	\$2,050,000	46.34%	2.33
520	68	83	107	95	12.63%	37	43	-13.95%	34	30	13.33%	\$2,011,500	\$1,667,500	20.63%	3.15
530	94	71	94	51	84.31%	53	51	3.92%	50	46	8.70%	\$1,345,000	\$1,400,000	-3.93%	1.88
540	153	126	131	70	87.14%	114	113	0.88%	83	77	7.79%	\$929,995	\$1,280,000	-27.34%	1.58
550	96	63	107	32	234.38%	75	57	31.58%	41	35	17.14%	\$1,051,555	\$1,076,999	-2.36%	2.61
560	123	109	166	78	112.82%	97	105	-7.62%	62	62	0.00%	\$1,449,950	\$1,645,000	-11.86%	2.68
600	157	178	227	98	131.63%	123	153	-19.61%	105	87	20.69%	\$1,279,990	\$1,106,108	15.72%	2.16
Eastside	802	753	937	501	87.03%	578	616	-6.17%	430	388	10.82%	\$1,300,000	\$1,284,000	1.25%	2.18
800	7	16	14	16	-12.50%	3	10	-70.00%	5	4	25.00%	\$1,555,000	\$792,500	96.21%	2.80
Vashon	7	16	14	16	-12.50%	3	10	-70.00%	5	4	25.00%	\$1,555,000	\$792,500	96.21%	2.80
ALL King Co	2,571	2,492	3,247	2,136	52.01%	2,087	2,061	1.26%	1,516	1,450	4.55%	\$820,000	\$820,000	0.00%	2.14

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100	27	35	31	19	63.16%	24	42	-42.86%	20	20	0.00%	\$617,500	\$617,750	-0.04%	1.55
110	41	50	45	54	-16.67%	55	42	30.95%	35	30	16.67%	\$665,000	\$677,500	-1.85%	1.29
120	32	42	33	33	0.00%	36	37	-2.70%	24	20	20.00%	\$565,000	\$630,499	-10.39%	1.38
130	64	85	80	72	11.11%	74	64	15.63%	65	58	12.07%	\$689,900	\$727,500	-5.17%	1.23
SW King	164	212	189	178	6.18%	189	185	2.16%	144	128	12.50%	\$652,500	\$678,500	-3.83%	1.31
300	20	24	19	25	-24.00%	26	18	44.44%	15	14	7.14%	\$589,950	\$741,450	-20.43%	1.27
310	53	59	89	58	53.45%	48	51	-5.88%	28	41	-31.71%	\$615,000	\$530,000	16.04%	3.18
320	80	96	84	68	23.53%	61	83	-26.51%	51	38	34.21%	\$789,950	\$755,581	4.55%	1.65
330	93	81	93	62	50.00%	97	81	19.75%	61	61	0.00%	\$732,600	\$691,665	5.92%	1.52
340	56	37	40	24	66.67%	58	32	81.25%	32	24	33.33%	\$745,450	\$751,250	-0.77%	1.25
350	62	43	57	30	90.00%	42	46	-8.70%	30	25	20.00%	\$861,500	\$860,000	0.17%	1.90
360	16	29	39	15	160.00%	11	30	-63.33%	16	15	6.67%	\$688,400	\$660,000	4.30%	2.44
SE King	380	369	421	282	49.29%	343	341	0.59%	233	218	6.88%	\$731,000	\$714,975	2.24%	1.81
140	116	124	114	98	16.33%	112	108	3.70%	81	76	6.58%	\$820,000	\$830,800	-1.30%	1.41
380	64	59	78	64	21.88%	40	55	-27.27%	30	49	-38.78%	\$851,000	\$795,000	7.04%	2.60
385	36	24	49	41	19.51%	24	13	84.62%	14	19	-26.32%	\$760,000	\$695,000	9.35%	3.50
390	89	101	130	104	25.00%	57	70	-18.57%	46	52	-11.54%	\$1,084,500	\$987,500	9.82%	2.83
700	71	61	67	58	15.52%	53	39	35.90%	43	49	-12.24%	\$1,349,500	\$1,210,000	11.53%	1.56
701	0	0	0	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
705	174	164	180	119	51.26%	147	157	-6.37%	109	120	-9.17%	\$930,000	\$917,500	1.36%	1.65
710	108	103	95	73	30.14%	87	79	10.13%	68	57	19.30%	\$1,106,275	\$1,133,000	-2.36%	1.40
Seattle	658	636	713	558	27.78%	520	521	-0.19%	391	422	-7.35%	\$965,000	\$927,450	4.05%	1.82
715	27	35	24	21	14.29%	35	26	34.62%	12	21	-42.86%	\$774,500	\$800,000	-3.19%	2.00
720	23	29	20	15	33.33%	21	28	-25.00%	19	14	35.71%	\$925,000	\$1,007,500	-8.19%	1.05
N. King	50	64	44	36	22.22%	56	54	3.70%	31	35	-11.43%	\$836,000	\$915,000	-8.63%	1.42
500	64	73	55	47	17.02%	48	59	-18.64%	31	28	10.71%	\$1,750,000	\$1,594,000	9.79%	1.77
510	17	22	16	18	-11.11%	17	10	70.00%	8	10	-20.00%	\$3,016,500	\$2,107,500	43.13%	2.00
520	35	34	56	44	27.27%	19	21	-9.52%	16	12	33.33%	\$2,737,500	\$3,770,000	-27.39%	3.50
530	58	48	40	26	53.85%	34	36	-5.56%	32	30	6.67%	\$1,650,000	\$1,580,000	4.43%	1.25
540	114	109	89	56	58.93%	73	93	-21.51%	50	56	-10.71%	\$1,562,500	\$1,452,500	7.57%	1.78
550	73	49	74	26	184.62%	53	43	23.26%	24	24	0.00%	\$1,327,500	\$1,142,500	16.19%	3.08
560	70	71	92	50	84.00%	56	63	-11.11%	33	33	0.00%	\$2,000,000	\$1,930,000	3.63%	2.79
600	112	143	135	77	75.32%	79	121	-34.71%	68	64	6.25%	\$1,522,500	\$1,270,644	19.82%	1.99
Eastside	543	549	557	344	61.92%	379	446	-15.02%	262	257	1.95%	\$1,685,000	\$1,470,000	14.63%	2.13
800	7	15	14	15	-6.67%	3	10	-70.00%	5	4	25.00%	\$1,555,000	\$792,500	96.21%	2.80
Vashon	7	15	14	15	-6.67%	3	10	-70.00%	5	4	25.00%	\$1,555,000	\$792,500	96.21%	2.80
ALL King Co	1,802	1,845	1,938	1,413	37.15%	1,490	1,557	-4.30%	1,066	1,064	0.19%	\$915,000	\$914,500	0.05%	1.82

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100	1	2	0	1	-100.00%	3	1	200.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
110	17	18	32	17	88.24%	20	12	66.67%	8	12	-33.33%	\$321,500	\$307,500	4.55%	4.00
120	11	14	32	14	128.57%	21	16	31.25%	13	15	-13.33%	\$399,000	\$505,000	-20.99%	2.46
130	18	15	39	23	69.57%	20	13	53.85%	11	10	10.00%	\$260,000	\$315,000	-17.46%	3.55
SW King	47	49	103	55	87.27%	64	42	52.38%	32	37	-13.51%	\$354,000	\$375,000	-5.60%	3.22
300	0	0	0	0	0.00%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
310	10	9	17	7	142.86%	8	7	14.29%	1	8	-87.50%	\$369,500	\$350,000	5.57%	17.00
320	2	4	2	4	-50.00%	1	3	-66.67%	3	1	200.00%	\$520,000	\$555,000	-6.31%	0.67
330	23	20	45	15	200.00%	14	18	-22.22%	12	20	-40.00%	\$354,500	\$402,000	-11.82%	3.75
340	15	16	16	11	45.45%	14	18	-22.22%	14	7	100.00%	\$362,475	\$498,000	-27.21%	1.14
350	9	7	16	6	166.67%	6	6	0.00%	6	9	-33.33%	\$506,500	\$394,000	28.55%	2.67
360	6	1	7	2	250.00%	1	0	0.00%	2	2	0.00%	\$662,475	\$817,000	-18.91%	3.50
SE King	65	57	103	45	128.89%	45	52	-13.46%	38	47	-19.15%	\$385,000	\$398,000	-3.27%	2.71
140	42	29	57	28	103.57%	32	19	68.42%	24	18	33.33%	\$645,000	\$573,000	12.57%	2.38
380	8	7	24	7	242.86%	10	8	25.00%	5	4	25.00%	\$605,000	\$487,495	24.10%	4.80
385	11	7	26	8	225.00%	5	4	25.00%	5	4	25.00%	\$470,000	\$591,500	-20.54%	5.20
390	71	63	155	103	50.49%	39	45	-13.33%	39	20	95.00%	\$495,000	\$527,450	-6.15%	3.97
700	65	45	101	54	87.04%	41	28	46.43%	18	26	-30.77%	\$740,000	\$477,500	54.97%	5.61
701	74	82	186	158	17.72%	42	42	0.00%	35	34	2.94%	\$700,000	\$733,250	-4.53%	5.31
705	67	61	87	59	47.46%	64	54	18.52%	49	38	28.95%	\$624,999	\$565,000	10.62%	1.78
710	42	30	63	34	85.29%	34	25	36.00%	24	19	26.32%	\$655,000	\$500,000	31.00%	2.63
Seattle	380	324	699	451	54.99%	267	225	18.67%	199	163	22.09%	\$625,000	\$558,000	12.01%	3.51
715	14	8	19	13	46.15%	16	9	77.78%	10	3	233.33%	\$567,500	\$350,000	62.14%	1.90
720	4	4	5	1	400.00%	6	6	0.00%	3	5	-40.00%	\$715,000	\$1,124,950	-36.44%	1.67
N. King	18	12	24	14	71.43%	22	15	46.67%	13	8	62.50%	\$590,000	\$667,450	-11.60%	1.85
500	24	26	29	11	163.64%	11	24	-54.17%	15	12	25.00%	\$583,000	\$494,975	17.78%	1.93
510	6	2	5	1	400.00%	3	1	200.00%	1	1	0.00%	\$500,000	\$450,000	11.11%	5.00
520	33	49	51	51	0.00%	18	22	-18.18%	18	18	0.00%	\$847,500	\$1,080,000	-21.53%	2.83
530	36	23	54	25	116.00%	19	15	26.67%	18	16	12.50%	\$635,000	\$645,000	-1.55%	3.00
540	39	17	42	14	200.00%	41	20	105.00%	33	21	57.14%	\$590,000	\$649,900	-9.22%	1.27
550	23	14	33	6	450.00%	22	14	57.14%	17	11	54.55%	\$1,039,540	\$689,950	50.67%	1.94
560	53	38	74	28	164.29%	41	42	-2.38%	29	29	0.00%	\$1,100,000	\$1,332,500	-17.45%	2.55
600	45	35	92	21	338.10%	44	32	37.50%	37	23	60.87%	\$1,074,995	\$530,000	102.83%	2.49
Eastside	259	204	380	157	142.04%	199	170	17.06%	168	131	28.24%	\$787,475	\$665,000	18.42%	2.26
800	0	1	0	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
Vashon	0	1	0	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
ALL King Co	769	647	1,309	723	81.05%	597	504	18.45%	450	386	16.58%	\$612,500	\$550,000	11.36%	2.91