

Breakouts: KING MAP AREAS						Northwest Multiple Listing Service - August 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Aug 2025	New Aug 2024	Ttl Active Aug 2025	Ttl Active Aug 2024	% Change, Ttl Active	Pending Aug 2025	Pending Aug 2024	% Change, Pending	Closed Aug 2025	Closed Aug 2024	% Change, Closed	Median \$, Aug 2025	Median \$, Aug 2024	% Change, Median Price	Months of Inventory
100	39	45	63	66	-4.55%	40	35	14.29%	28	34	-17.65%	\$618,500	\$662,500	-6.64%	2.25
110	75	84	153	147	4.08%	74	71	4.23%	63	63	0.00%	\$660,000	\$615,000	7.32%	2.43
120	48	67	97	117	-17.09%	54	65	-16.92%	48	44	9.09%	\$541,900	\$624,750	-13.26%	2.02
130	105	137	217	197	10.15%	95	100	-5.00%	90	87	3.45%	\$599,950	\$600,000	-0.01%	2.41
SW King	267	333	530	527	0.57%	263	271	-2.95%	229	228	0.44%	\$613,000	\$620,075	-1.14%	2.31
300	30	30	59	48	22.92%	37	26	42.31%	23	28	-17.86%	\$625,000	\$637,500	-1.96%	2.57
310	80	117	194	159	22.01%	75	87	-13.79%	74	71	4.23%	\$590,000	\$559,000	5.55%	2.62
320	98	112	236	153	54.25%	81	114	-28.95%	61	94	-35.11%	\$750,000	\$762,500	-1.64%	3.87
330	125	134	254	206	23.30%	116	114	1.75%	100	109	-8.26%	\$663,000	\$635,000	4.41%	2.54
340	88	89	151	106	42.45%	68	67	1.49%	55	64	-14.06%	\$683,250	\$710,000	-3.77%	2.75
350	80	86	159	100	59.00%	78	88	-11.36%	73	64	14.06%	\$872,000	\$825,000	5.70%	2.18
360	21	23	52	42	23.81%	13	26	-50.00%	12	25	-52.00%	\$592,000	\$610,000	-2.95%	4.33
SE King	522	591	1,105	814	35.75%	468	522	-10.34%	398	455	-12.53%	\$683,375	\$675,000	1.24%	2.78
140	166	141	294	219	34.25%	121	130	-6.92%	109	102	6.86%	\$840,000	\$800,000	5.00%	2.70
380	66	70	141	121	16.53%	48	53	-9.43%	48	44	9.09%	\$845,000	\$770,000	9.74%	2.94
385	47	35	101	81	24.69%	25	28	-10.71%	24	22	9.09%	\$683,000	\$735,999	-7.20%	4.21
390	152	150	417	358	16.48%	112	113	-0.88%	97	90	7.78%	\$1,050,000	\$829,975	26.51%	4.30
700	99	110	273	230	18.70%	83	79	5.06%	85	67	26.87%	\$1,185,000	\$999,950	18.51%	3.21
701	72	77	275	230	19.57%	33	32	3.13%	34	34	0.00%	\$590,125	\$636,000	-7.21%	8.09
705	248	232	427	358	19.27%	211	177	19.21%	211	173	21.97%	\$889,000	\$875,000	1.60%	2.02
710	133	127	259	223	16.14%	121	98	23.47%	112	120	-6.67%	\$977,500	\$841,300	16.19%	2.31
Seattle	983	942	2,187	1,820	20.16%	754	710	6.20%	720	652	10.43%	\$900,000	\$828,500	8.63%	3.04
715	50	59	84	77	9.09%	40	54	-25.93%	37	50	-26.00%	\$800,000	\$907,250	-11.82%	2.27
720	43	46	62	63	-1.59%	39	32	21.88%	25	30	-16.67%	\$890,000	\$962,500	-7.53%	2.48
N. King	93	105	146	140	4.29%	79	86	-8.14%	62	80	-22.50%	\$850,000	\$918,500	-7.46%	2.35
500	112	106	200	116	72.41%	92	86	6.98%	92	95	-3.16%	\$1,469,000	\$1,380,000	6.45%	2.17
510	29	36	64	49	30.61%	26	25	4.00%	16	19	-15.79%	\$2,080,000	\$2,550,000	-18.43%	4.00
520	68	81	186	144	29.17%	47	45	4.44%	50	40	25.00%	\$2,385,000	\$2,600,000	-8.27%	3.72
530	131	114	223	125	78.40%	99	75	32.00%	72	64	12.50%	\$1,420,000	\$1,376,500	3.16%	3.10
540	179	189	306	193	58.55%	141	149	-5.37%	130	184	-29.35%	\$1,350,000	\$1,357,500	-0.55%	2.35
550	83	83	212	120	76.67%	63	62	1.61%	67	53	26.42%	\$1,245,000	\$1,225,000	1.63%	3.16
560	131	153	286	171	67.25%	82	85	-3.53%	88	97	-9.28%	\$1,412,500	\$1,755,000	-19.52%	3.25
600	202	267	431	263	63.88%	163	182	-10.44%	137	188	-27.13%	\$1,100,000	\$1,199,000	-8.26%	3.15
Eastside	935	1,029	1,908	1,181	61.56%	713	709	0.56%	652	740	-11.89%	\$1,350,000	\$1,372,500	-1.64%	2.93
800	22	20	49	33	48.48%	17	11	54.55%	12	18	-33.33%	\$895,000	\$1,066,250	-16.06%	4.08
Vashon	22	20	49	33	48.48%	17	11	54.55%	12	18	-33.33%	\$895,000	\$1,066,250	-16.06%	4.08
ALL King Co	2,822	3,020	5,925	4,515	31.23%	2,294	2,309	-0.65%	2,073	2,173	-4.60%	\$875,000	\$860,000	1.74%	2.86

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100	39	45	61	63	-3.17%	40	33	21.21%	28	33	-15.15%	\$618,500	\$665,000	-6.99%	2.18
110	60	60	109	105	3.81%	60	51	17.65%	51	51	0.00%	\$675,000	\$650,000	3.85%	2.14
120	35	48	64	75	-14.67%	35	51	-31.37%	32	37	-13.51%	\$642,500	\$645,000	-0.39%	2.00
130	81	113	155	143	8.39%	87	84	3.57%	74	66	12.12%	\$668,600	\$699,000	-4.35%	2.09
SW King	215	266	389	386	0.78%	222	219	1.37%	185	187	-1.07%	\$660,000	\$665,000	-0.75%	2.10
300	29	30	58	48	20.83%	36	26	38.46%	22	27	-18.52%	\$630,750	\$645,000	-2.21%	2.64
310	71	108	162	142	14.08%	65	72	-9.72%	67	60	11.67%	\$615,000	\$588,800	4.45%	2.42
320	96	107	225	149	51.01%	81	109	-25.69%	61	91	-32.97%	\$750,000	\$769,950	-2.59%	3.69
330	94	104	201	155	29.68%	92	91	1.10%	76	85	-10.59%	\$697,500	\$695,000	0.36%	2.64
340	70	63	107	74	44.59%	56	49	14.29%	45	46	-2.17%	\$745,000	\$805,000	-7.45%	2.38
350	64	79	122	89	37.08%	67	78	-14.10%	64	57	12.28%	\$901,500	\$898,000	0.39%	1.91
360	19	19	46	35	31.43%	12	24	-50.00%	11	23	-52.17%	\$595,000	\$633,000	-6.00%	4.18
SE King	443	510	921	692	33.09%	409	449	-8.91%	346	389	-11.05%	\$722,087	\$715,000	0.99%	2.66
140	129	110	208	161	29.19%	98	104	-5.77%	86	82	4.88%	\$905,000	\$868,000	4.26%	2.42
380	62	66	122	112	8.93%	46	52	-11.54%	45	42	7.14%	\$850,000	\$797,475	6.59%	2.71
385	43	29	82	62	32.26%	21	26	-19.23%	20	19	5.26%	\$722,500	\$745,000	-3.02%	4.10
390	86	84	204	173	17.92%	73	70	4.29%	63	50	26.00%	\$1,305,000	\$1,195,000	9.21%	3.24
700	60	64	120	102	17.65%	52	48	8.33%	63	39	61.54%	\$1,372,000	\$1,261,000	8.80%	1.90
701	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
705	186	170	291	239	21.76%	158	139	13.67%	160	139	15.11%	\$935,750	\$924,000	1.27%	1.82
710	104	99	160	162	-1.23%	95	76	25.00%	90	85	5.88%	\$1,155,000	\$925,000	24.86%	1.78
Seattle	670	622	1,187	1,011	17.41%	543	515	5.44%	527	456	15.57%	\$1,000,000	\$930,000	7.53%	2.25
715	41	45	60	45	33.33%	29	41	-29.27%	28	40	-30.00%	\$947,475	\$927,500	2.15%	2.14
720	36	38	51	51	0.00%	31	30	3.33%	21	26	-19.23%	\$890,000	\$995,000	-10.55%	2.43
N. King	77	83	111	96	15.63%	60	71	-15.49%	49	66	-25.76%	\$899,950	\$941,500	-4.41%	2.27
500	90	83	151	85	77.65%	73	70	4.29%	73	75	-2.67%	\$1,700,000	\$1,625,000	4.62%	2.07
510	24	30	56	37	51.35%	22	22	0.00%	16	16	0.00%	\$2,080,000	\$2,880,000	-27.78%	3.50
520	41	47	105	76	38.16%	24	27	-11.11%	29	25	16.00%	\$3,725,000	\$3,450,000	7.97%	3.62
530	92	73	128	61	109.84%	71	52	36.54%	50	44	13.64%	\$1,527,500	\$1,492,500	2.35%	2.56
540	135	146	233	135	72.59%	113	120	-5.83%	105	152	-30.92%	\$1,480,000	\$1,507,500	-1.82%	2.22
550	61	66	157	90	74.44%	51	46	10.87%	52	39	33.33%	\$1,335,000	\$1,545,000	-13.59%	3.02
560	78	104	168	104	61.54%	49	53	-7.55%	51	66	-22.73%	\$1,814,995	\$1,994,000	-8.98%	3.29
600	141	193	285	172	65.70%	112	135	-17.04%	102	155	-34.19%	\$1,190,500	\$1,280,000	-6.99%	2.79
Eastside	662	742	1,283	760	68.82%	515	525	-1.90%	478	572	-16.43%	\$1,537,500	\$1,550,000	-0.81%	2.68
800	21	19	48	31	54.84%	16	11	45.45%	12	18	-33.33%	\$895,000	\$1,066,250	-16.06%	4.00
Vashon	21	19	48	31	54.84%	16	11	45.45%	12	18	-33.33%	\$895,000	\$1,066,250	-16.06%	4.00
ALL King Co	2,088	2,242	3,939	2,976	32.36%	1,765	1,790	-1.40%	1,597	1,688	-5.39%	\$990,000	\$955,000	3.66%	2.47

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100	0	0	2	3	-33.33%	0	2	-100.00%	0	1	-100.00%	\$0	\$300,000	-100.00%	0.00
110	15	24	44	42	4.76%	14	20	-30.00%	12	12	0.00%	\$320,000	\$268,700	19.09%	3.67
120	13	19	33	42	-21.43%	19	14	35.71%	16	7	128.57%	\$286,750	\$405,000	-29.20%	2.06
130	24	24	62	54	14.81%	8	16	-50.00%	16	21	-23.81%	\$295,000	\$329,950	-10.59%	3.88
SW King	52	67	141	141	0.00%	41	52	-21.15%	44	41	7.32%	\$305,000	\$315,000	-3.17%	3.20
300	1	0	1	0	0.00%	1	0	0.00%	1	1	0.00%	\$370,000	\$365,000	1.37%	1.00
310	9	9	32	17	88.24%	10	15	-33.33%	7	11	-36.36%	\$345,000	\$400,000	-13.75%	4.57
320	2	5	11	4	175.00%	0	5	-100.00%	0	3	-100.00%	\$0	\$540,000	-100.00%	0.00
330	31	30	53	51	3.92%	24	23	4.35%	24	24	0.00%	\$385,000	\$389,000	-1.03%	2.21
340	18	26	44	32	37.50%	12	18	-33.33%	10	18	-44.44%	\$362,500	\$377,475	-3.97%	4.40
350	16	7	37	11	236.36%	11	10	10.00%	9	7	28.57%	\$375,000	\$410,000	-8.54%	4.11
360	2	4	6	7	-14.29%	1	2	-50.00%	1	2	-50.00%	\$180,000	\$281,975	-36.16%	6.00
SE King	79	81	184	122	50.82%	59	73	-19.18%	52	66	-21.21%	\$367,500	\$389,000	-5.53%	3.54
140	37	31	86	58	48.28%	23	26	-11.54%	23	20	15.00%	\$575,000	\$515,000	11.65%	3.74
380	4	4	19	9	111.11%	2	1	100.00%	3	2	50.00%	\$655,000	\$380,500	72.14%	6.33
385	4	6	19	19	0.00%	4	2	100.00%	4	3	33.33%	\$612,000	\$372,000	64.52%	4.75
390	66	66	213	185	15.14%	39	43	-9.30%	34	40	-15.00%	\$452,500	\$517,500	-12.56%	6.26
700	39	46	153	128	19.53%	31	31	0.00%	22	28	-21.43%	\$616,500	\$618,500	-0.32%	6.95
701	72	77	275	230	19.57%	33	32	3.13%	34	34	0.00%	\$590,125	\$636,000	-7.21%	8.09
705	62	62	136	119	14.29%	53	38	39.47%	51	34	50.00%	\$675,000	\$534,975	26.17%	2.67
710	29	28	99	61	62.30%	26	22	18.18%	22	35	-37.14%	\$575,000	\$550,000	4.55%	4.50
Seattle	313	320	1,000	809	23.61%	211	195	8.21%	193	196	-1.53%	\$595,000	\$555,000	7.21%	5.18
715	9	14	24	32	-25.00%	11	13	-15.38%	9	10	-10.00%	\$675,000	\$572,500	17.90%	2.67
720	7	8	11	12	-8.33%	8	2	300.00%	4	4	0.00%	\$734,975	\$562,500	30.66%	2.75
N. King	16	22	35	44	-20.45%	19	15	26.67%	13	14	-7.14%	\$675,000	\$572,500	17.90%	2.69
500	22	23	49	31	58.06%	19	16	18.75%	19	20	-5.00%	\$525,000	\$537,500	-2.33%	2.58
510	5	6	8	12	-33.33%	4	3	33.33%	0	3	-100.00%	\$0	\$780,000	-100.00%	0.00
520	27	34	81	68	19.12%	23	18	27.78%	21	15	40.00%	\$955,000	\$895,000	6.70%	3.86
530	39	41	95	64	48.44%	28	23	21.74%	22	20	10.00%	\$493,750	\$532,500	-7.28%	4.32
540	44	43	73	58	25.86%	28	29	-3.45%	25	32	-21.88%	\$650,000	\$615,000	5.69%	2.92
550	22	17	55	30	83.33%	12	16	-25.00%	15	14	7.14%	\$765,000	\$753,790	1.49%	3.67
560	53	49	118	67	76.12%	33	32	3.13%	37	31	19.35%	\$1,050,000	\$875,000	20.00%	3.19
600	61	74	146	91	60.44%	51	47	8.51%	35	33	6.06%	\$548,000	\$529,950	3.41%	4.17
Eastside	273	287	625	421	48.46%	198	184	7.61%	174	168	3.57%	\$717,500	\$614,000	16.86%	3.59
800	1	1	1	2	-50.00%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
Vashon	1	1	1	2	-50.00%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
ALL King Co	734	778	1,986	1,539	29.04%	529	519	1.93%	476	485	-1.86%	\$549,000	\$525,000	4.57%	4.17