

Breakouts: KING MAP AREAS						Northwest Multiple Listing Service - December 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Dec 2025	New Dec 2024	Ttl Active Dec 2025	Ttl Active Dec 2024	% Change, Ttl Active	Pending Dec 2025	Pending Dec 2024	% Change, Pending	Closed Dec 2025	Closed Dec 2024	% Change, Closed	Median \$, Dec 2025	Median \$, Dec 2024	% Change, Median Price	Months of Inventory
100	11	18	22	24	-8.33%	21	24	-12.50%	26	19	36.84%	\$687,500	\$630,000	9.13%	0.85
110	39	36	87	103	-15.53%	57	52	9.62%	49	54	-9.26%	\$599,999	\$602,500	-0.42%	1.78
120	19	16	53	56	-5.36%	26	39	-33.33%	42	42	0.00%	\$650,000	\$611,000	6.38%	1.26
130	43	56	108	138	-21.74%	56	78	-28.21%	67	76	-11.84%	\$660,000	\$622,000	6.11%	1.61
SW King	112	126	270	321	-15.89%	160	193	-17.10%	184	191	-3.66%	\$647,475	\$612,000	5.80%	1.47
300	14	11	51	22	131.82%	14	11	27.27%	15	12	25.00%	\$699,000	\$625,000	11.84%	3.40
310	33	27	102	91	12.09%	58	49	18.37%	54	48	12.50%	\$631,000	\$605,000	4.30%	1.89
320	46	20	123	65	89.23%	49	44	11.36%	55	50	10.00%	\$705,000	\$749,998	-6.00%	2.24
330	50	38	136	99	37.37%	69	67	2.99%	87	86	1.16%	\$640,000	\$680,000	-5.88%	1.56
340	24	28	69	52	32.69%	46	62	-25.81%	56	54	3.70%	\$663,250	\$760,000	-12.73%	1.23
350	26	29	75	46	63.04%	42	46	-8.70%	35	41	-14.63%	\$800,000	\$860,000	-6.98%	2.14
360	8	11	46	34	35.29%	14	18	-22.22%	15	19	-21.05%	\$659,950	\$725,000	-8.97%	3.07
SE King	201	164	602	409	47.19%	292	297	-1.68%	317	310	2.26%	\$675,000	\$695,853	-3.00%	1.90
140	44	54	154	130	18.46%	82	82	0.00%	75	91	-17.58%	\$790,000	\$735,000	7.48%	2.05
380	30	23	84	64	31.25%	25	30	-16.67%	32	39	-17.95%	\$770,000	\$854,800	-9.92%	2.63
385	25	23	64	63	1.59%	16	26	-38.46%	22	23	-4.35%	\$667,500	\$650,000	2.69%	2.91
390	58	66	229	216	6.02%	72	80	-10.00%	88	83	6.02%	\$707,500	\$747,000	-5.29%	2.60
700	45	61	157	102	53.92%	45	49	-8.16%	64	66	-3.03%	\$961,500	\$956,500	0.52%	2.45
701	24	22	144	132	9.09%	30	25	20.00%	26	38	-31.58%	\$535,000	\$669,005	-20.03%	5.54
705	108	76	303	241	25.73%	133	94	41.49%	154	136	13.24%	\$790,000	\$860,000	-8.14%	1.97
710	41	53	157	118	33.05%	84	69	21.74%	81	80	1.25%	\$915,000	\$894,825	2.25%	1.94
Seattle	375	378	1,292	1,066	21.20%	487	455	7.03%	542	556	-2.52%	\$782,250	\$827,475	-5.47%	2.38
715	22	21	35	51	-31.37%	23	22	4.55%	22	44	-50.00%	\$922,500	\$841,867	9.58%	1.59
720	11	11	31	28	10.71%	21	18	16.67%	27	23	17.39%	\$835,000	\$850,000	-1.76%	1.15
N. King	33	32	66	79	-16.46%	44	40	10.00%	49	67	-26.87%	\$920,000	\$843,733	9.04%	1.35
500	30	25	95	56	69.64%	35	41	-14.63%	58	44	31.82%	\$1,709,000	\$1,407,000	21.46%	1.64
510	4	1	22	16	37.50%	7	3	133.33%	11	14	-21.43%	\$2,173,500	\$2,336,500	-6.98%	2.00
520	19	16	91	66	37.88%	21	19	10.53%	26	32	-18.75%	\$3,238,805	\$3,162,500	2.41%	3.50
530	48	33	105	63	66.67%	32	38	-15.79%	60	47	27.66%	\$1,450,000	\$1,125,000	28.89%	1.75
540	35	35	139	70	98.57%	41	63	-34.92%	84	75	12.00%	\$1,064,500	\$1,050,000	1.38%	1.65
550	12	25	97	69	40.58%	29	27	7.41%	63	38	65.79%	\$1,000,000	\$1,262,500	-20.79%	1.54
560	61	54	167	107	56.07%	57	59	-3.39%	66	61	8.20%	\$1,740,000	\$1,800,000	-3.33%	2.53
600	53	59	196	165	18.79%	99	85	16.47%	112	103	8.74%	\$1,129,998	\$1,100,000	2.73%	1.75
Eastside	262	248	912	612	49.02%	321	335	-4.18%	480	414	15.94%	\$1,336,498	\$1,300,000	2.81%	1.90
800	4	2	17	19	-10.53%	6	4	50.00%	10	4	150.00%	\$935,000	\$942,500	-0.80%	1.70
Vashon	4	2	17	19	-10.53%	6	4	50.00%	10	4	150.00%	\$935,000	\$942,500	-0.80%	1.70
ALL King Co	987	950	3,159	2,506	26.06%	1,310	1,324	-1.06%	1,582	1,542	2.59%	\$808,500	\$800,000	1.06%	2.00

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100	11	17	20	23	-13.04%	19	24	-20.83%	25	19	31.58%	\$700,000	\$630,000	11.11%	0.80
110	27	30	59	66	-10.61%	42	41	2.44%	38	39	-2.56%	\$642,500	\$650,000	-1.15%	1.55
120	9	11	27	35	-22.86%	18	25	-28.00%	33	32	3.13%	\$670,000	\$625,000	7.20%	0.82
130	36	44	71	87	-18.39%	47	71	-33.80%	56	65	-13.85%	\$690,000	\$662,500	4.15%	1.27
SW King	83	102	177	211	-16.11%	126	161	-21.74%	152	155	-1.94%	\$670,000	\$640,000	4.69%	1.16
300	14	11	45	22	104.55%	13	10	30.00%	15	12	25.00%	\$699,000	\$625,000	11.84%	3.00
310	31	26	89	78	14.10%	51	44	15.91%	47	47	0.00%	\$645,000	\$605,000	6.61%	1.89
320	46	20	117	59	98.31%	47	42	11.90%	49	47	4.26%	\$739,000	\$760,000	-2.76%	2.39
330	34	28	97	69	40.58%	56	55	1.82%	75	73	2.74%	\$685,000	\$703,000	-2.56%	1.29
340	19	22	46	34	35.29%	39	50	-22.00%	42	45	-6.67%	\$722,500	\$785,000	-7.96%	1.10
350	23	24	61	33	84.85%	33	39	-15.38%	33	37	-10.81%	\$849,950	\$925,000	-8.11%	1.85
360	8	11	37	30	23.33%	10	16	-37.50%	15	18	-16.67%	\$659,950	\$750,000	-12.01%	2.47
SE King	175	142	492	325	51.38%	249	256	-2.73%	276	279	-1.08%	\$715,000	\$730,000	-2.05%	1.78
140	31	42	97	94	3.19%	56	58	-3.45%	61	74	-17.57%	\$815,000	\$749,975	8.67%	1.59
380	22	17	64	43	48.84%	19	27	-29.63%	29	35	-17.14%	\$830,000	\$875,000	-5.14%	2.21
385	15	15	44	43	2.33%	10	22	-54.55%	17	19	-10.53%	\$685,000	\$694,995	-1.44%	2.59
390	29	33	116	92	26.09%	39	45	-13.33%	39	48	-18.75%	\$1,057,350	\$980,000	7.89%	2.97
700	26	35	77	46	67.39%	25	29	-13.79%	34	39	-12.82%	\$1,230,000	\$1,395,000	-11.83%	2.26
701	0	0	0	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
705	79	55	200	146	36.99%	100	69	44.93%	108	108	0.00%	\$860,000	\$912,500	-5.75%	1.85
710	29	34	90	70	28.57%	55	52	5.77%	54	55	-1.82%	\$1,025,000	\$1,075,000	-4.65%	1.67
Seattle	231	231	688	535	28.60%	304	302	0.66%	342	378	-9.52%	\$914,000	\$898,900	1.68%	2.01
715	21	15	26	26	0.00%	22	18	22.22%	19	39	-51.28%	\$970,000	\$847,000	14.52%	1.37
720	10	10	22	20	10.00%	19	15	26.67%	24	19	26.32%	\$976,500	\$915,000	6.72%	0.92
N. King	31	25	48	46	4.35%	41	33	24.24%	43	58	-25.86%	\$970,000	\$861,750	12.56%	1.12
500	25	21	66	35	88.57%	27	28	-3.57%	50	31	61.29%	\$1,897,500	\$1,750,000	8.43%	1.32
510	3	1	19	13	46.15%	4	3	33.33%	10	12	-16.67%	\$2,286,750	\$2,455,500	-6.87%	1.90
520	10	9	40	34	17.65%	12	12	0.00%	16	22	-27.27%	\$3,849,000	\$3,544,500	8.59%	2.50
530	36	17	56	20	180.00%	21	21	0.00%	43	24	79.17%	\$1,720,000	\$1,452,500	18.42%	1.30
540	25	17	94	34	176.47%	32	33	-3.03%	63	48	31.25%	\$1,315,000	\$1,425,000	-7.72%	1.49
550	10	22	74	52	42.31%	23	20	15.00%	53	24	120.83%	\$1,250,000	\$1,422,546	-12.13%	1.40
560	27	33	92	56	64.29%	30	33	-9.09%	40	41	-2.44%	\$2,552,000	\$2,200,000	16.00%	2.30
600	38	43	124	99	25.25%	72	60	20.00%	83	75	10.67%	\$1,193,000	\$1,250,000	-4.56%	1.49
Eastside	174	163	565	343	64.72%	221	210	5.24%	358	277	29.24%	\$1,500,000	\$1,545,000	-2.91%	1.58
800	4	2	17	16	6.25%	6	4	50.00%	10	4	150.00%	\$935,000	\$942,500	-0.80%	1.70
Vashon	4	2	17	16	6.25%	6	4	50.00%	10	4	150.00%	\$935,000	\$942,500	-0.80%	1.70
ALL King Co	698	665	1,987	1,476	34.62%	947	966	-1.97%	1,181	1,151	2.61%	\$899,950	\$875,000	2.85%	1.68

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100	0	1	2	1	100.00%	2	0	0.00%	1	0	0.00%	\$410,000	\$0	0.00%	2.00
110	12	6	28	37	-24.32%	15	11	36.36%	11	15	-26.67%	\$305,000	\$309,990	-1.61%	2.55
120	10	5	26	21	23.81%	8	14	-42.86%	9	10	-10.00%	\$289,000	\$325,000	-11.08%	2.89
130	7	12	37	51	-27.45%	9	7	28.57%	11	11	0.00%	\$289,000	\$350,000	-17.43%	3.36
SW King	29	24	93	110	-15.45%	34	32	6.25%	32	36	-11.11%	\$297,500	\$321,950	-7.59%	2.91
300	0	0	6	0	0.00%	1	1	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
310	2	1	13	13	0.00%	7	5	40.00%	7	1	600.00%	\$284,500	\$210,000	35.48%	1.86
320	0	0	6	6	0.00%	2	2	0.00%	6	3	100.00%	\$488,750	\$525,000	-6.90%	1.00
330	16	10	39	30	30.00%	13	12	8.33%	12	13	-7.69%	\$387,475	\$419,500	-7.63%	3.25
340	5	6	23	18	27.78%	7	12	-41.67%	14	9	55.56%	\$450,950	\$423,430	6.50%	1.64
350	3	5	14	13	7.69%	9	7	28.57%	2	4	-50.00%	\$240,000	\$323,000	-25.70%	7.00
360	0	0	9	4	125.00%	4	2	100.00%	0	1	-100.00%	\$0	\$300,000	-100.00%	0.00
SE King	26	22	110	84	30.95%	43	41	4.88%	41	31	32.26%	\$374,950	\$419,000	-10.51%	2.68
140	13	12	57	36	58.33%	26	24	8.33%	14	17	-17.65%	\$616,000	\$499,950	23.21%	4.07
380	8	6	20	21	-4.76%	6	3	100.00%	3	4	-25.00%	\$575,950	\$588,750	-2.17%	6.67
385	10	8	20	20	0.00%	6	4	50.00%	5	4	25.00%	\$585,000	\$542,500	7.83%	4.00
390	29	33	113	124	-8.87%	33	35	-5.71%	49	35	40.00%	\$487,500	\$495,000	-1.52%	2.31
700	19	26	80	56	42.86%	20	20	0.00%	30	27	11.11%	\$520,000	\$487,000	6.78%	2.67
701	24	22	144	131	9.92%	30	25	20.00%	26	38	-31.58%	\$535,000	\$669,005	-20.03%	5.54
705	29	21	103	95	8.42%	33	25	32.00%	46	28	64.29%	\$654,000	\$497,500	31.46%	2.24
710	12	19	67	48	39.58%	29	17	70.59%	27	25	8.00%	\$685,000	\$680,000	0.74%	2.48
Seattle	144	147	604	531	13.75%	183	153	19.61%	200	178	12.36%	\$555,000	\$550,000	0.91%	3.02
715	1	6	9	25	-64.00%	1	4	-75.00%	3	5	-40.00%	\$319,950	\$440,000	-27.28%	3.00
720	1	1	9	8	12.50%	2	3	-33.33%	3	4	-25.00%	\$400,000	\$395,000	1.27%	3.00
N. King	2	7	18	33	-45.45%	3	7	-57.14%	6	9	-33.33%	\$400,000	\$415,000	-3.61%	3.00
500	5	4	29	21	38.10%	8	13	-38.46%	8	13	-38.46%	\$382,500	\$536,663	-28.73%	3.63
510	1	0	3	3	0.00%	3	0	0.00%	1	2	-50.00%	\$750,000	\$907,500	-17.36%	3.00
520	9	7	51	32	59.38%	9	7	28.57%	10	10	0.00%	\$1,042,500	\$678,500	53.65%	5.10
530	12	16	49	43	13.95%	11	17	-35.29%	17	23	-26.09%	\$460,000	\$740,500	-37.88%	2.88
540	10	18	45	36	25.00%	9	30	-70.00%	21	27	-22.22%	\$717,500	\$626,000	14.62%	2.14
550	2	3	23	17	35.29%	6	7	-14.29%	10	14	-28.57%	\$877,500	\$1,027,073	-14.56%	2.30
560	34	21	75	51	47.06%	27	26	3.85%	26	20	30.00%	\$1,260,000	\$1,072,500	17.48%	2.88
600	15	16	72	66	9.09%	27	25	8.00%	29	28	3.57%	\$820,000	\$492,500	66.50%	2.48
Eastside	88	85	347	269	29.00%	100	125	-20.00%	122	137	-10.95%	\$741,250	\$695,000	6.65%	2.84
800	0	0	0	3	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
Vashon	0	0	0	3	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
ALL King Co	289	285	1,172	1,030	13.79%	363	358	1.40%	401	391	2.56%	\$530,000	\$525,000	0.95%	2.92