



Powering the Region's Real Estate Industry
NORTHWEST
MULTIPLE LISTING SERVICE®

2025
King
Annual Statistical
Review and Highlights

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Member Offices

2,474



Total Members/Subscribers

31,632



Counties

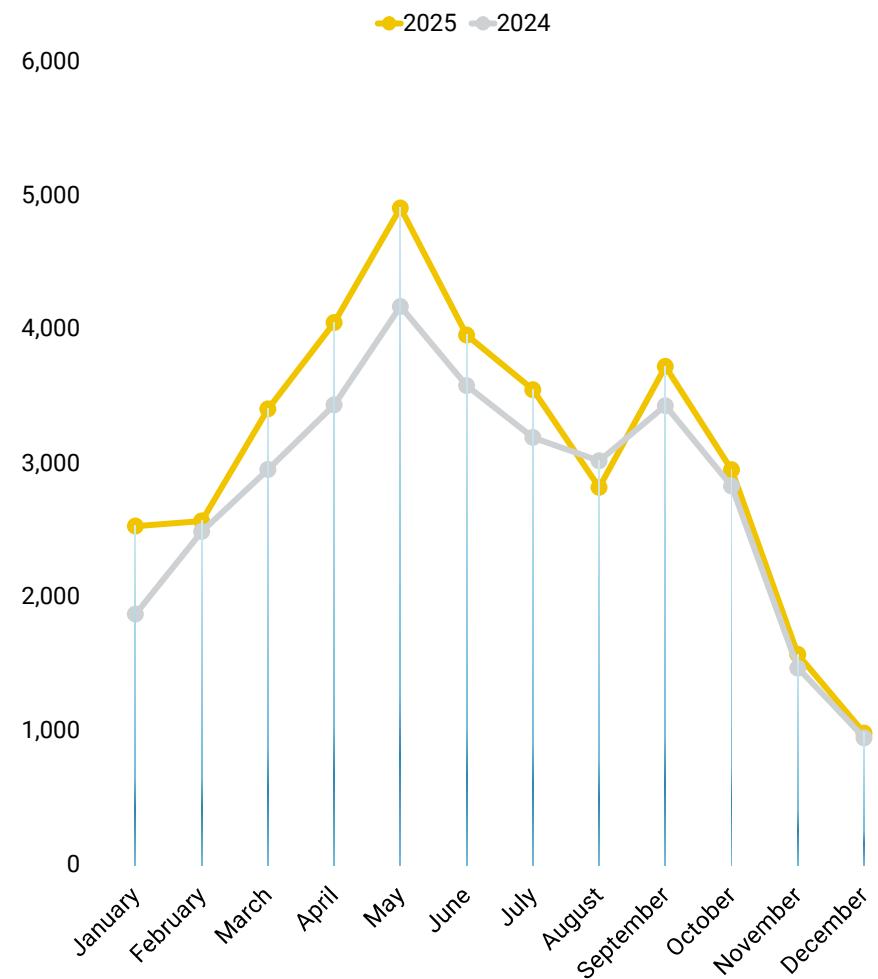
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King: Residential Homes and Condominiums

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes & condominiums.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2025	2024	% chg.
January	2,533	1,875	35.09%
February	2,571	2,492	3.17%
March	3,408	2,954	15.37%
April	4,052	3,439	17.82%
May	4,909	4,173	17.64%
June	3,960	3,581	10.58%
July	3,552	3,195	11.17%
August	2,822	3,020	-6.56%
September	3,725	3,432	8.54%
October	2,953	2,831	4.31%
November	1,573	1,472	6.86%
December	987	950	3.89%
Total	37,045	33,414	
% chg.	10.87%		

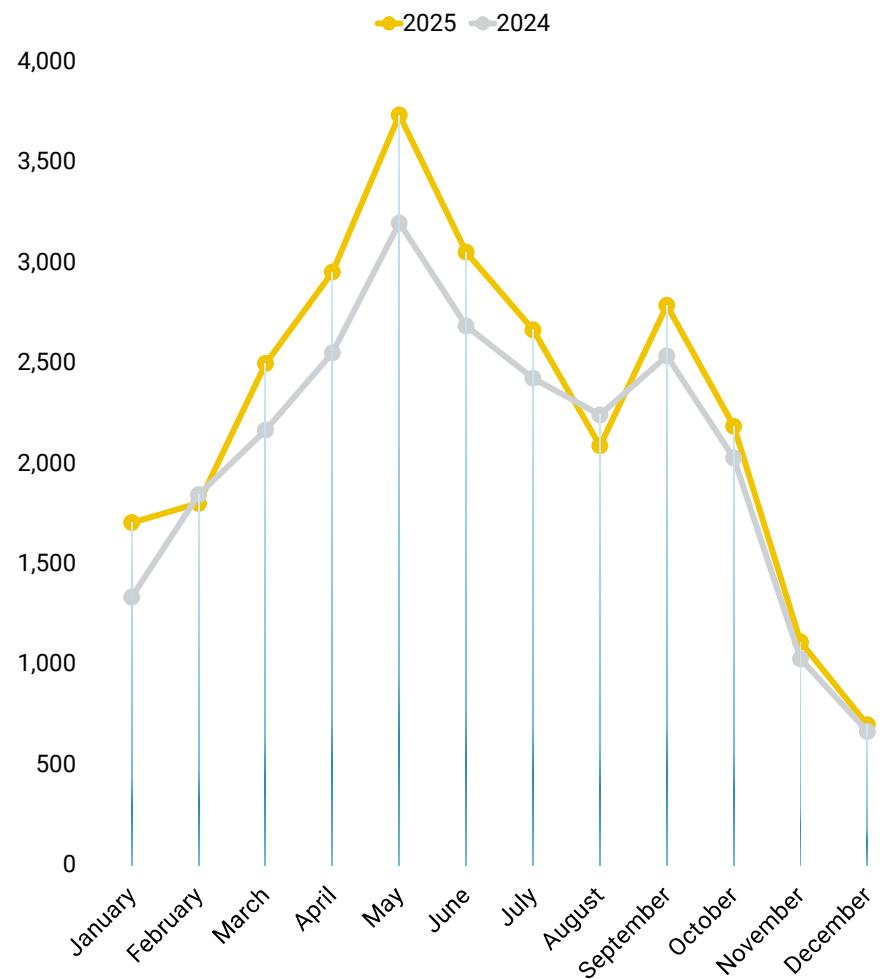


King: Residential Homes Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2025	2024	% chg.
January	1,706	1,335	27.79%
February	1,802	1,845	-2.33%
March	2,498	2,166	15.33%
April	2,953	2,551	15.76%
May	3,736	3,198	16.82%
June	3,052	2,685	13.67%
July	2,666	2,425	9.94%
August	2,088	2,242	-6.87%
September	2,788	2,536	9.94%
October	2,186	2,027	7.84%
November	1,111	1,027	8.18%
December	698	665	4.96%
Total	27,284	24,702	
% chg.	10.45%		

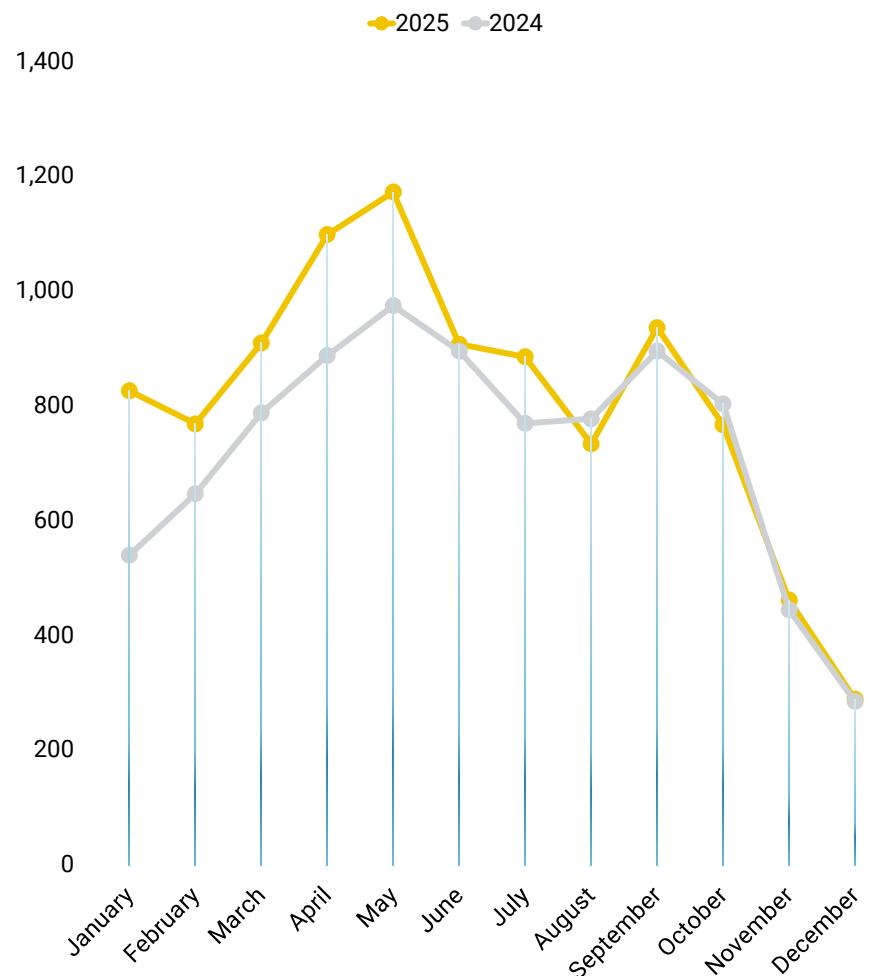


King: Condominiums Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for condominiums only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2025	2024	% chg.
January	827	540	53.15%
February	769	647	18.86%
March	910	788	15.48%
April	1,099	888	23.76%
May	1,173	975	20.31%
June	908	896	1.34%
July	886	770	15.06%
August	734	778	-5.66%
September	937	896	4.58%
October	767	804	-4.60%
November	462	445	3.82%
December	289	285	1.40%
Total	9,761	8,712	
% chg.			12.04%

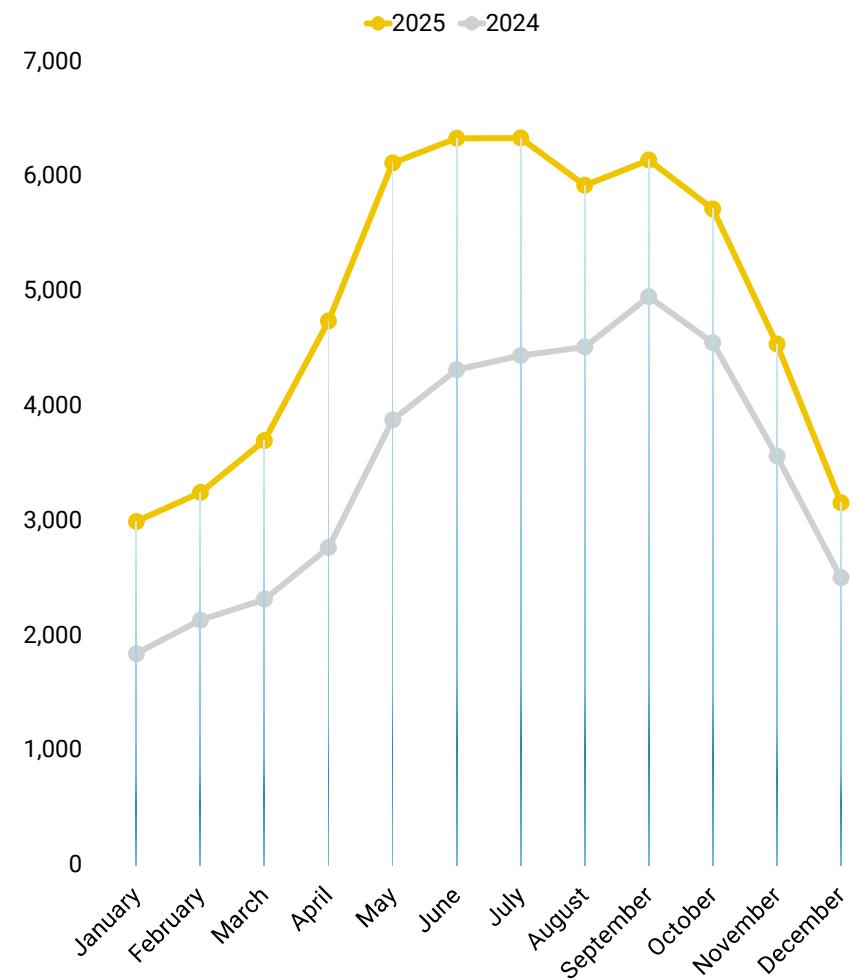


King: Residential Homes and Condominiums

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes & condominiums.
Active Listings: Inventory on market.

	2025	2024	% chg.
January	2,994	1,842	62.54%
February	3,247	2,136	52.01%
March	3,700	2,316	59.76%
April	4,742	2,768	71.32%
May	6,120	3,880	57.73%
June	6,334	4,318	46.69%
July	6,337	4,440	42.73%
August	5,925	4,515	31.23%
September	6,146	4,953	24.09%
October	5,719	4,552	25.64%
November	4,541	3,565	27.38%
December	3,159	2,506	26.06%
Total	58,964	41,791	
% chg.	41.09%		

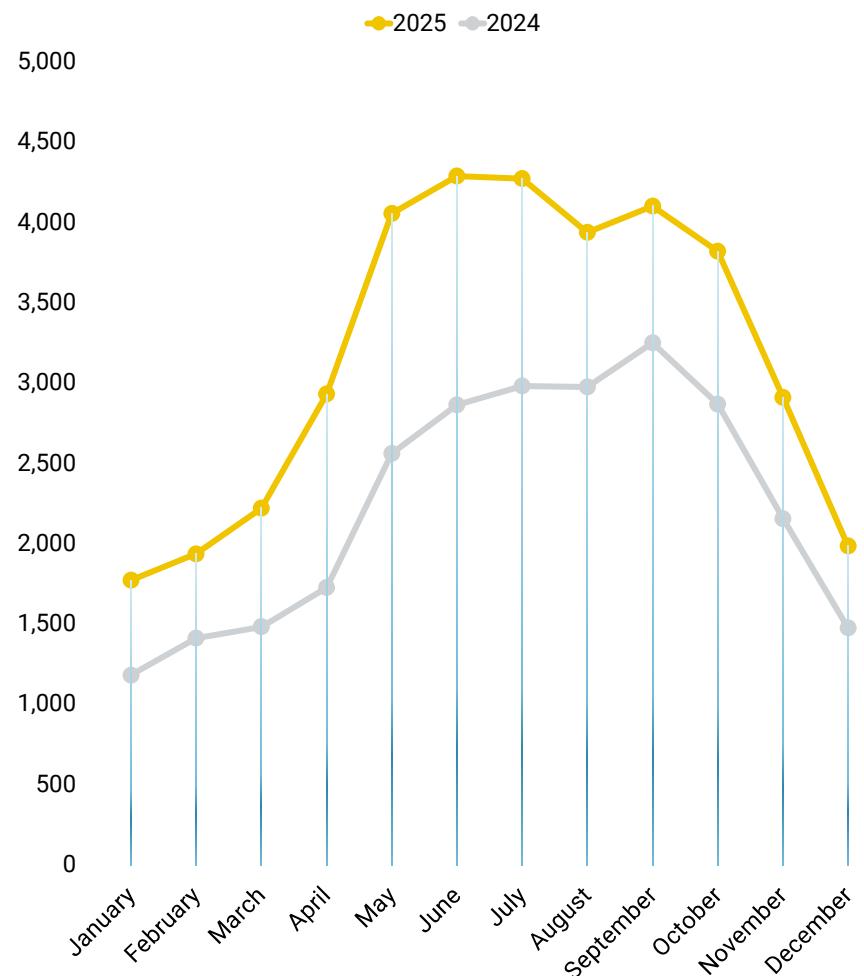


King: Residential Homes Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes only.
Active Listings: Inventory on market.

	2025	2024	% chg.
January	1,773	1,183	49.87%
February	1,938	1,413	37.15%
March	2,222	1,483	49.83%
April	2,933	1,727	69.83%
May	4,056	2,563	58.25%
June	4,289	2,865	49.70%
July	4,274	2,982	43.33%
August	3,939	2,976	32.36%
September	4,103	3,251	26.21%
October	3,821	2,870	33.14%
November	2,912	2,157	35.00%
December	1,987	1,476	34.62%
Total	38,247	26,946	
% chg.	41.94%		



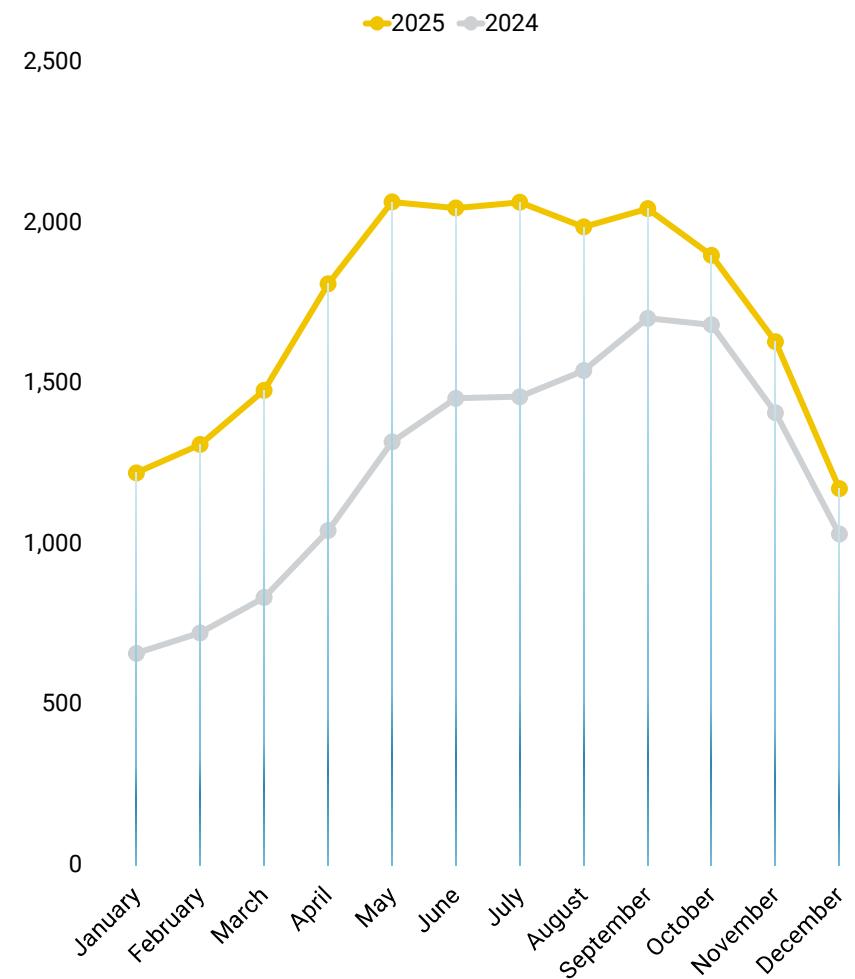
King: Condominiums Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.

Active Listings: Inventory on market.

	2025	2024	% chg.
January	1,221	659	85.28%
February	1,309	723	81.05%
March	1,478	833	77.43%
April	1,809	1,041	73.78%
May	2,064	1,317	56.72%
June	2,045	1,453	40.74%
July	2,063	1,458	41.50%
August	1,986	1,539	29.04%
September	2,043	1,702	20.04%
October	1,898	1,682	12.84%
November	1,629	1,408	15.70%
December	1,172	1,030	13.79%
Total	20,717	14,845	
% chg.	39.56%		



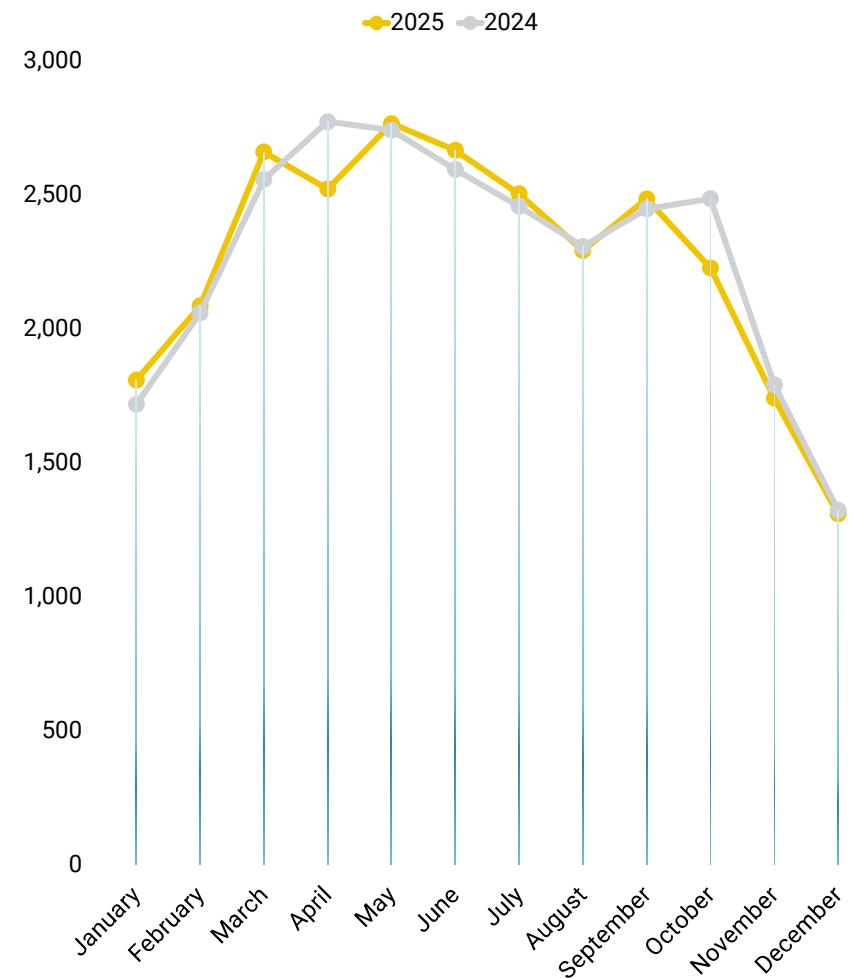
King: Residential Homes and Condominiums

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2025	2024	% chg.
January	1,810	1,719	5.29%
February	2,087	2,061	1.26%
March	2,662	2,559	4.03%
April	2,524	2,775	-9.05%
May	2,768	2,743	0.91%
June	2,668	2,596	2.77%
July	2,506	2,459	1.91%
August	2,294	2,309	-0.65%
September	2,487	2,449	1.55%
October	2,228	2,488	-10.45%
November	1,742	1,792	-2.79%
December	1,310	1,324	-1.06%
Total	27,086	27,274	
% chg.		-0.69%	



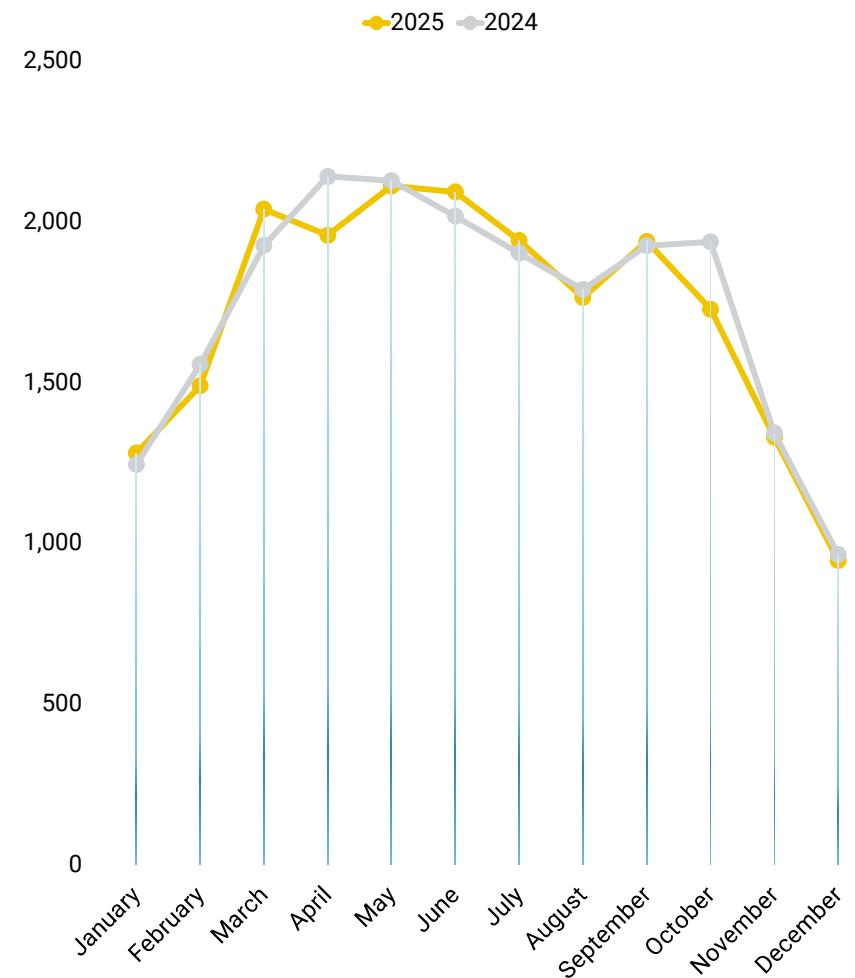
King: Residential Homes Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2025	2024	% chg.
January	1,281	1,245	2.89%
February	1,490	1,557	-4.30%
March	2,040	1,927	5.86%
April	1,959	2,142	-8.54%
May	2,112	2,129	-0.80%
June	2,094	2,018	3.77%
July	1,943	1,904	2.05%
August	1,765	1,790	-1.40%
September	1,940	1,927	0.67%
October	1,729	1,939	-10.83%
November	1,330	1,343	-0.97%
December	947	966	-1.97%
Total	20,630	20,887	
% chg.		-1.23%	



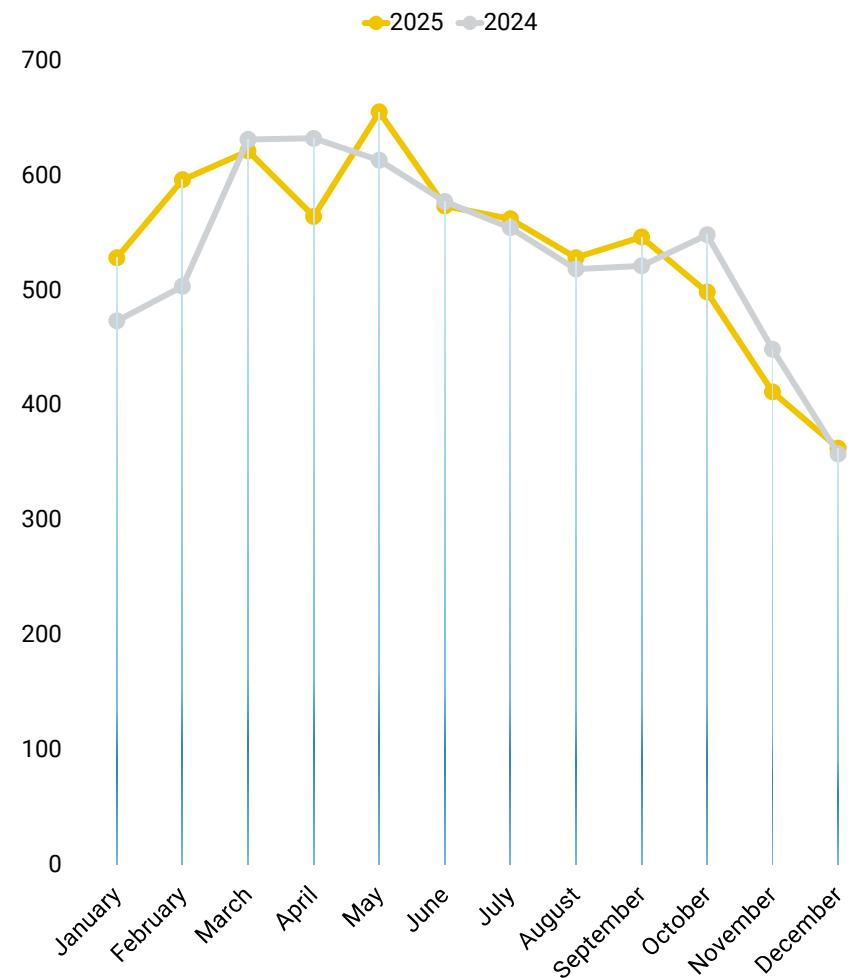
King: Condominiums Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2025	2024	% chg.
January	529	474	11.60%
February	597	504	18.45%
March	622	632	-1.58%
April	565	633	-10.74%
May	656	614	6.84%
June	574	578	-0.69%
July	563	555	1.44%
August	529	519	1.93%
September	547	522	4.79%
October	499	549	-9.11%
November	412	449	-8.24%
December	363	358	1.40%
Total	6,456	6,387	
% chg.		1.08%	

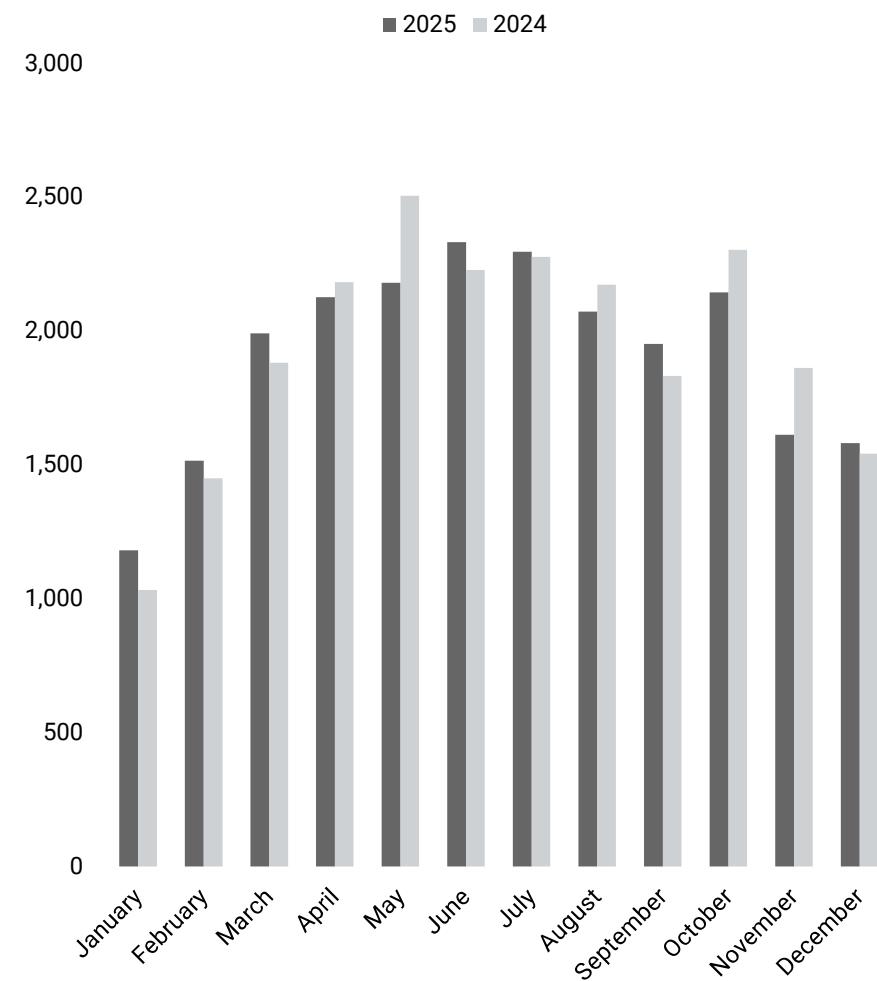


King: Residential Homes and Condominiums

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes & condominiums.

	2025	2024	% chg.
January	1,181	1,033	14.33%
February	1,516	1,450	4.55%
March	1,991	1,882	5.79%
April	2,127	2,183	-2.57%
May	2,180	2,506	-13.01%
June	2,332	2,228	4.67%
July	2,296	2,277	0.83%
August	2,073	2,173	-4.60%
September	1,952	1,833	6.49%
October	2,144	2,303	-6.90%
November	1,613	1,862	-13.37%
December	1,582	1,542	2.59%
Total	22,987	23,272	
% chg.	-1.22%		

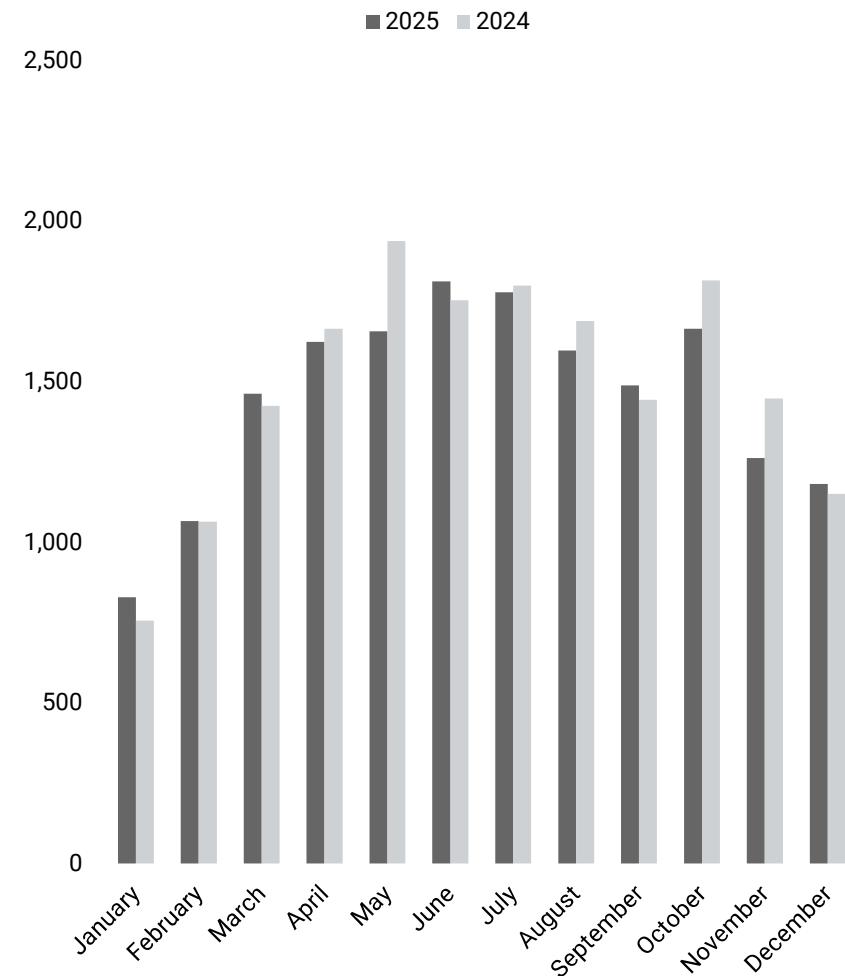


King: Residential Homes Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes only.

	2025	2024	% chg.
January	829	756	9.66%
February	1,066	1,064	0.19%
March	1,462	1,425	2.60%
April	1,624	1,665	-2.46%
May	1,657	1,938	-14.50%
June	1,812	1,753	3.37%
July	1,778	1,799	-1.17%
August	1,597	1,688	-5.39%
September	1,488	1,443	3.12%
October	1,665	1,815	-8.26%
November	1,262	1,447	-12.79%
December	1,181	1,151	2.61%
Total	17,421	17,944	
% chg.		-2.91%	

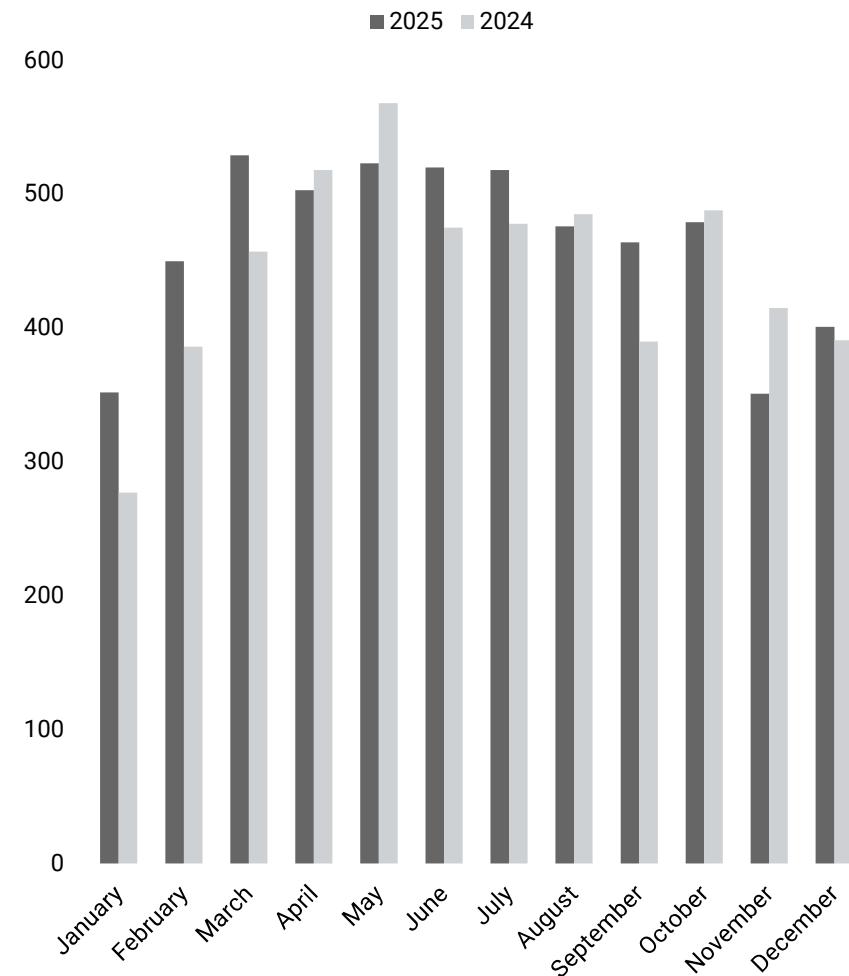


King: Condominiums Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for condominiums only.

	2025	2024	% chg.
January	352	277	27.08%
February	450	386	16.58%
March	529	457	15.75%
April	503	518	-2.90%
May	523	568	-7.92%
June	520	475	9.47%
July	518	478	8.37%
August	476	485	-1.86%
September	464	390	18.97%
October	479	488	-1.84%
November	351	415	-15.42%
December	401	391	2.56%
Total	5,566	5,328	
% chg.		4.47%	

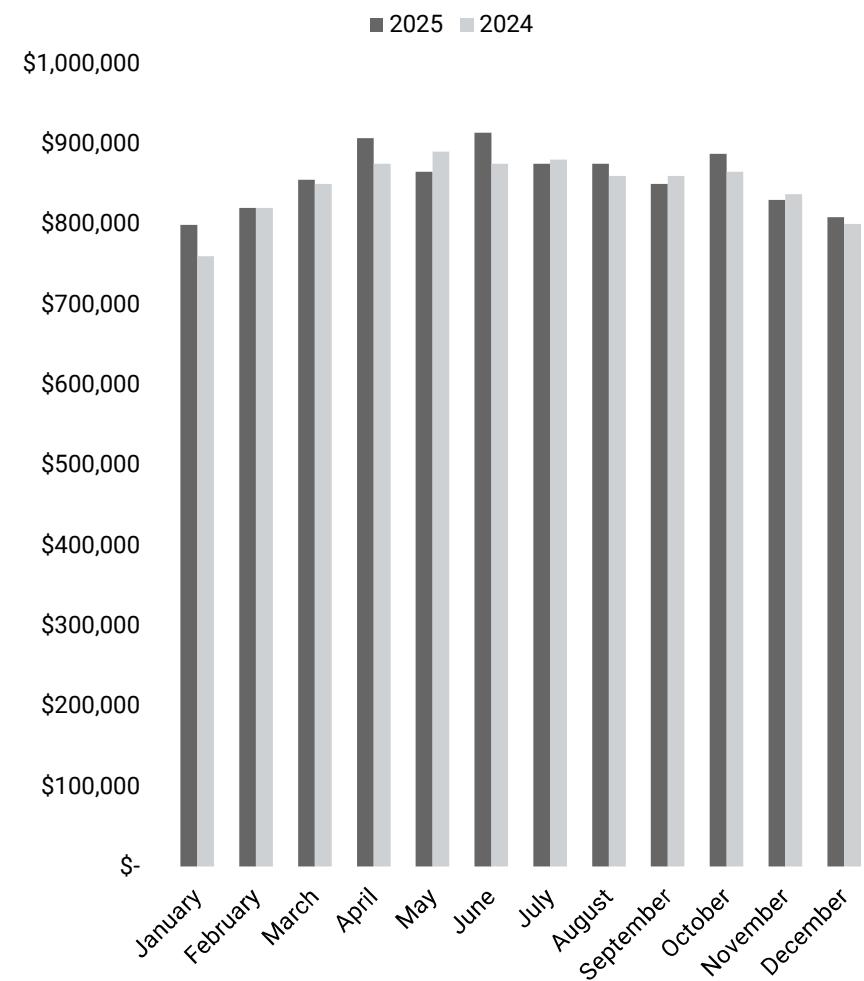


King: Residential Homes and Condominiums

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes & condominiums. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2025	2024	% chg.
January	\$ 799,000	\$ 760,000	5.13%
February	\$ 820,000	\$ 820,000	0.00%
March	\$ 855,000	\$ 850,000	0.59%
April	\$ 907,000	\$ 875,000	3.66%
May	\$ 865,000	\$ 890,000	-2.81%
June	\$ 913,562	\$ 875,000	4.41%
July	\$ 875,000	\$ 880,000	-0.57%
August	\$ 875,000	\$ 860,000	1.74%
September	\$ 850,000	\$ 859,995	-1.16%
October	\$ 887,300	\$ 865,000	2.58%
November	\$ 830,000	\$ 837,350	-0.88%
December	\$ 808,500	\$ 800,000	1.06%
Total	\$ 860,000	\$ 850,979	
% chg.	1.06%		

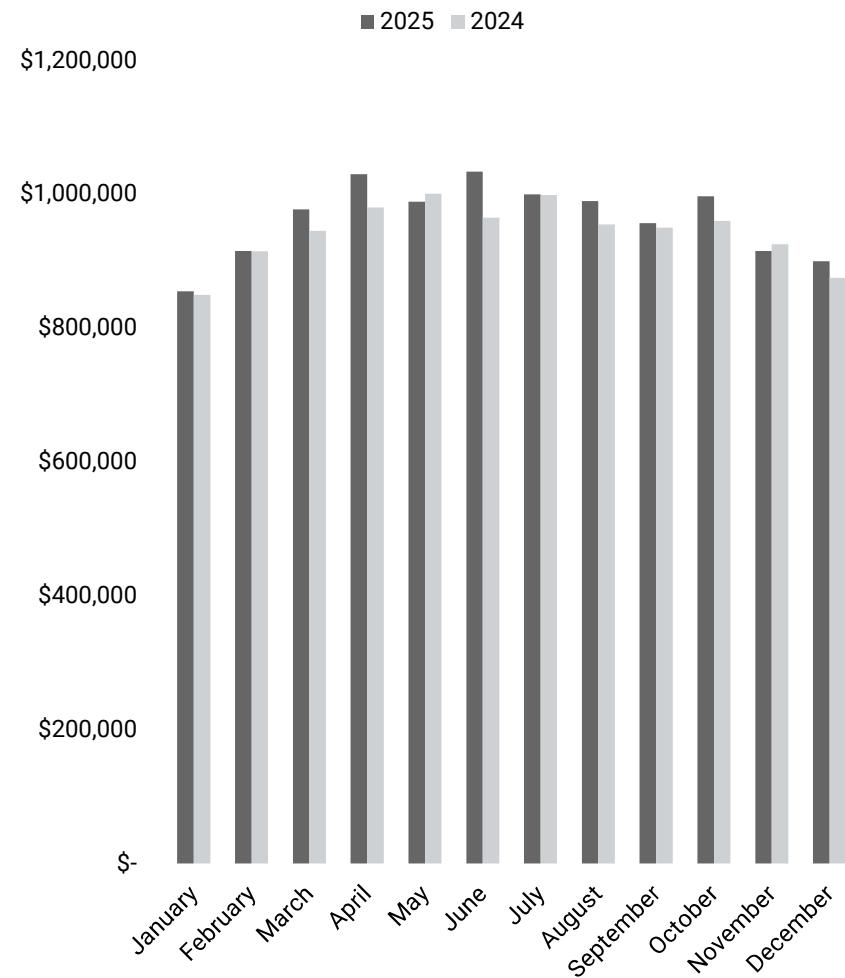


King: Residential Homes Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes only. The median is the "middle" price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2025	2024	% chg.
January	\$ 855,000	\$ 849,850	0.61%
February	\$ 915,000	\$ 914,500	0.05%
March	\$ 977,500	\$ 945,500	3.38%
April	\$ 1,030,000	\$ 980,000	5.10%
May	\$ 989,000	\$ 1,001,000	-1.20%
June	\$ 1,033,950	\$ 965,000	7.15%
July	\$ 1,000,000	\$ 999,000	0.10%
August	\$ 990,000	\$ 955,000	3.66%
September	\$ 957,000	\$ 950,000	0.74%
October	\$ 997,000	\$ 960,000	3.85%
November	\$ 915,000	\$ 925,000	-1.08%
December	\$ 899,950	\$ 875,000	2.85%
Total	\$ 974,900	\$ 950,000	
% chg.		2.62%	

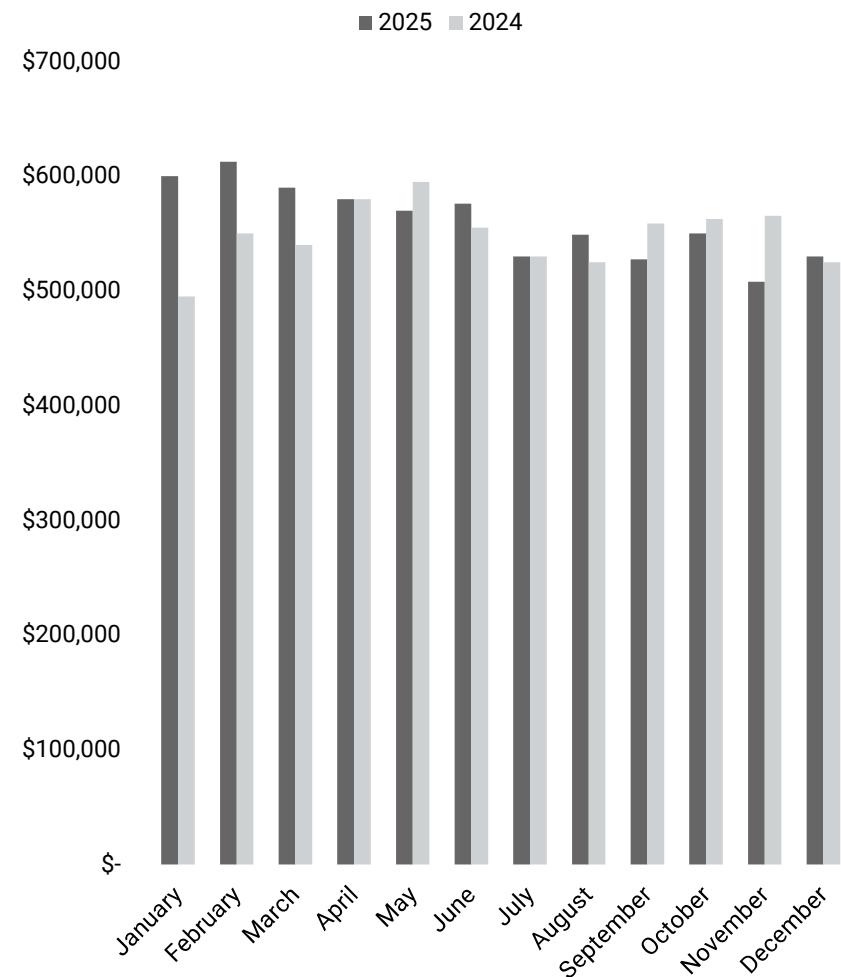


King: Condominiums Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for condominiums only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2025	2024	% chg.
January	\$ 600,000	\$ 495,000	21.21%
February	\$ 612,500	\$ 550,000	11.36%
March	\$ 590,000	\$ 540,000	9.26%
April	\$ 579,950	\$ 580,000	-0.01%
May	\$ 569,900	\$ 595,000	-4.22%
June	\$ 576,000	\$ 555,090	3.77%
July	\$ 530,000	\$ 530,000	0.00%
August	\$ 549,000	\$ 525,000	4.57%
September	\$ 527,500	\$ 558,725	-5.59%
October	\$ 550,000	\$ 562,500	-2.22%
November	\$ 507,880	\$ 565,467	-10.18%
December	\$ 530,000	\$ 525,000	0.95%
Total	\$ 560,000	\$ 549,950	
% chg.		1.83%	



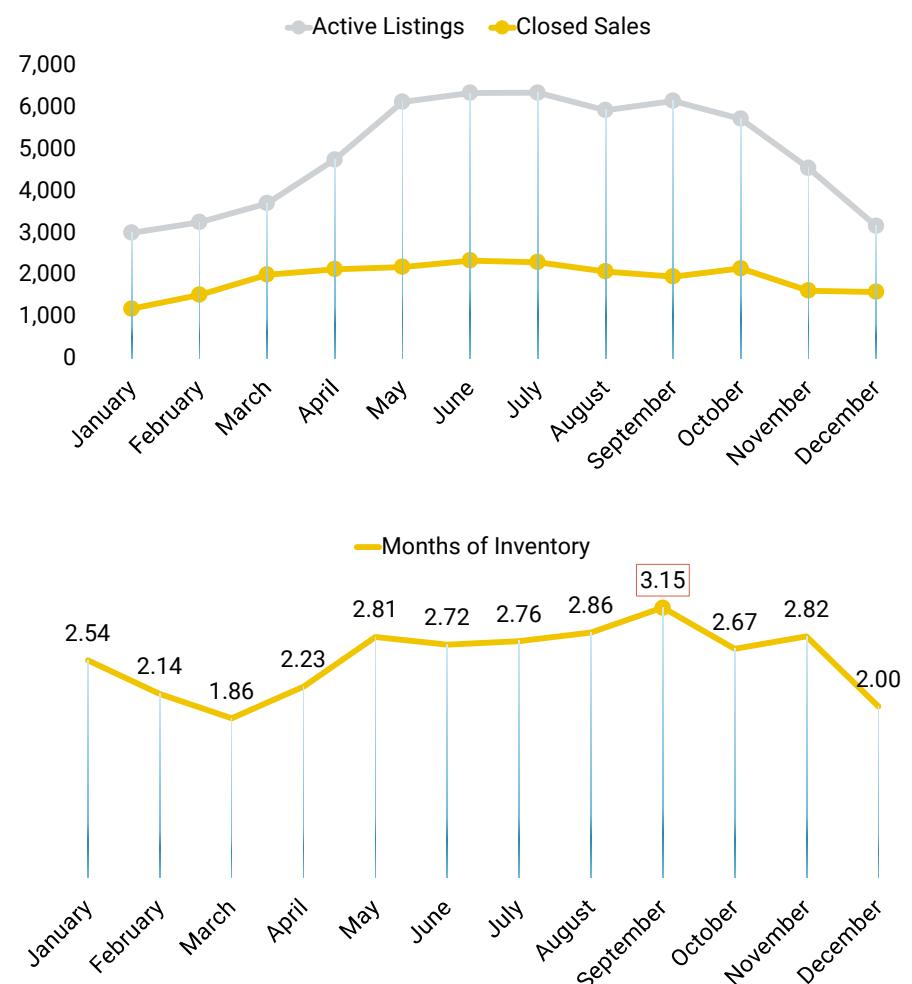
King: Residential Homes and Condominiums

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	2,994	1,181	2.54
February	3,247	1,516	2.14
March	3,700	1,991	1.86
April	4,742	2,127	2.23
May	6,120	2,180	2.81
June	6,334	2,332	2.72
July	6,337	2,296	2.76
August	5,925	2,073	2.86
September	6,146	1,952	3.15
October	5,719	2,144	2.67
November	4,541	1,613	2.82
December	3,159	1,582	2.00



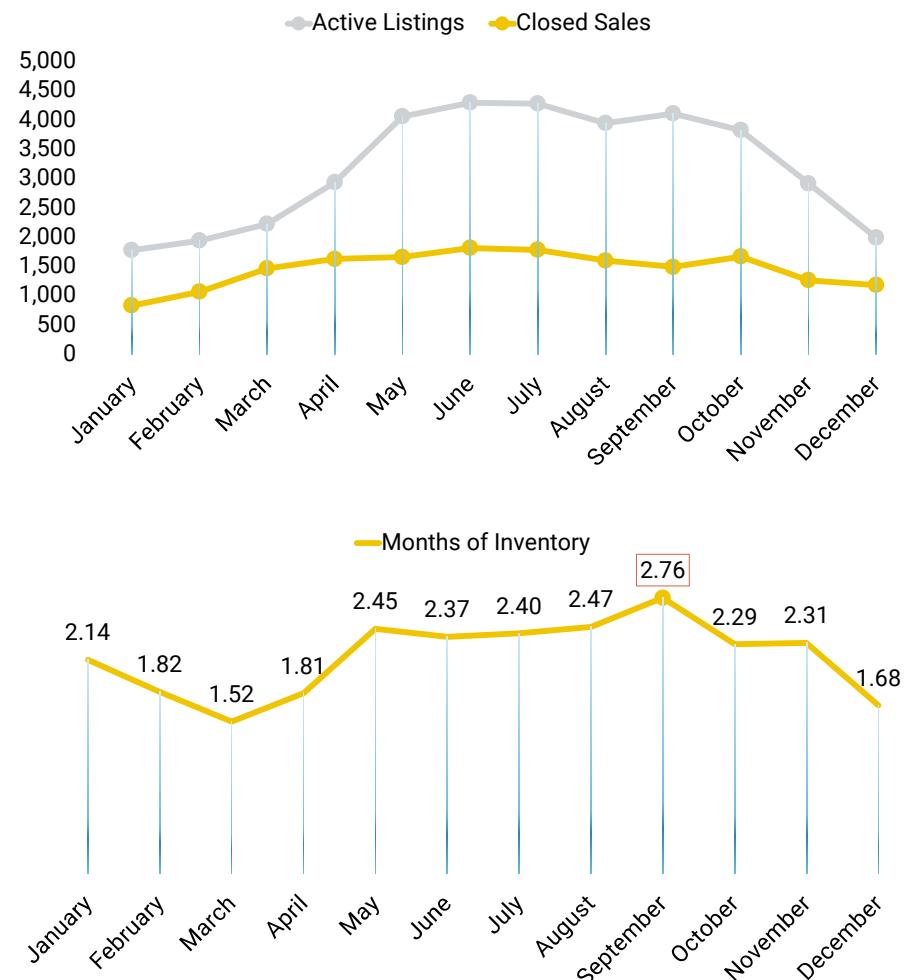
King: Residential Homes Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	1,773	829	2.14
February	1,938	1,066	1.82
March	2,222	1,462	1.52
April	2,933	1,624	1.81
May	4,056	1,657	2.45
June	4,289	1,812	2.37
July	4,274	1,778	2.40
August	3,939	1,597	2.47
September	4,103	1,488	2.76
October	3,821	1,665	2.29
November	2,912	1,262	2.31
December	1,987	1,181	1.68



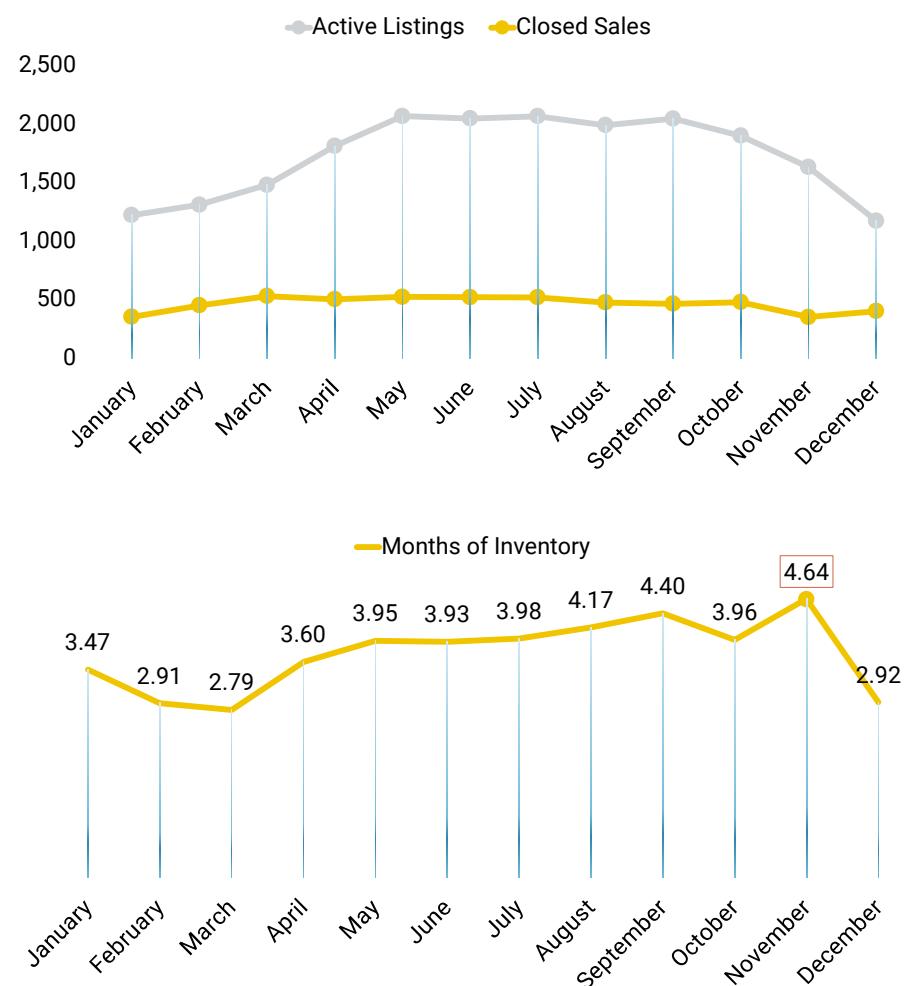
King: Condominiums Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for condominiums only.

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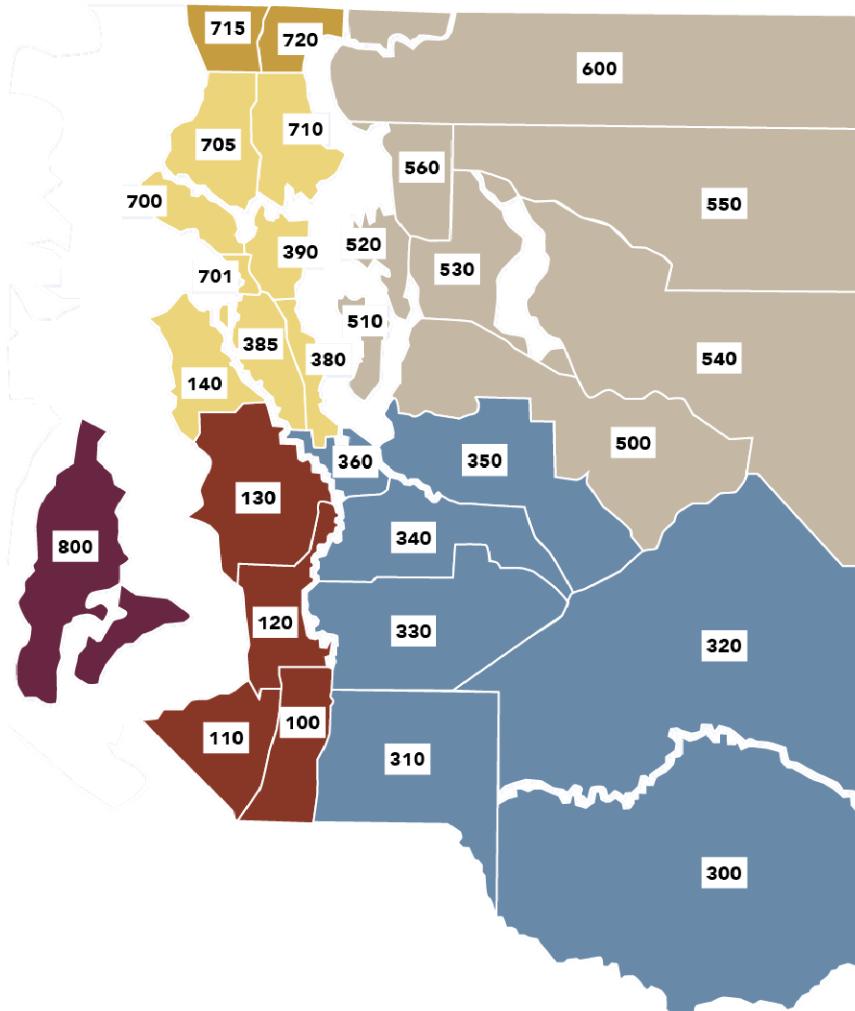
	Active Listings	Closed Sales	Months of Inventory
January	1,221	352	3.47
February	1,309	450	2.91
March	1,478	529	2.79
April	1,809	503	3.60
May	2,064	523	3.95
June	2,045	520	3.93
July	2,063	518	3.98
August	1,986	476	4.17
September	2,043	464	4.40
October	1,898	479	3.96
November	1,629	351	4.64
December	1,172	401	2.92



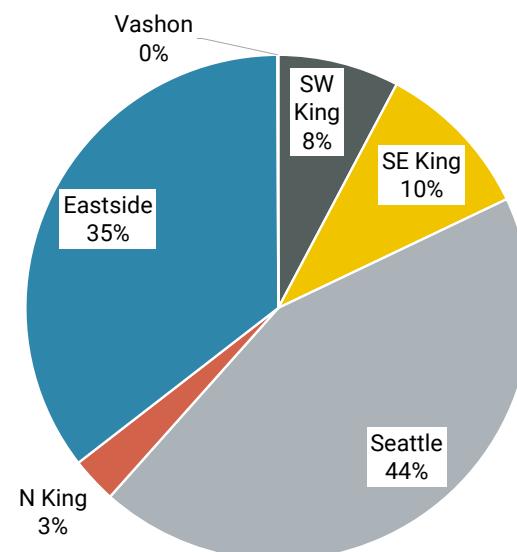
King County: Condominiums Only

Snapshot Summary: Median, Closed Sales, Average & Volume

Numbers include all sales, including off-market sales reported by NWMLS brokers.



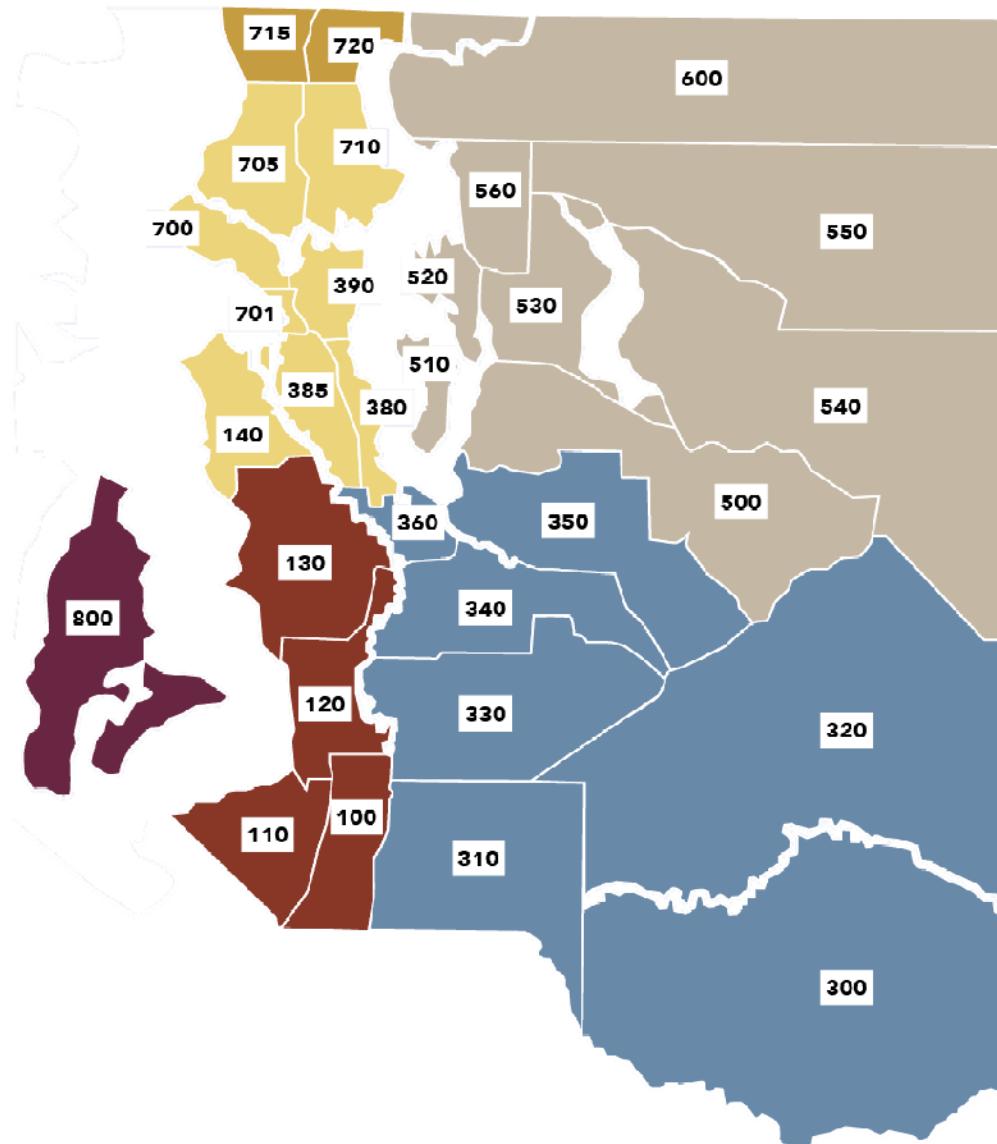
County	Area	Units	Median	Average	\$ Value
SW King	100,110,120,130	448	\$ 320,000	\$ 363,083	\$ 162,661,184
SE King	300,310,320,330 340,350,360	589	\$ 376,000	\$ 391,390	\$ 230,528,710
Seattle	140,380,385,390 700,701,705,710	2,524	\$ 590,000	\$ 703,100	\$ 1,774,624,400
N King	715,720	169	\$ 485,000	\$ 561,912	\$ 94,963,128
Eastside	500,510,520,530 540,550,560,600	2,048	\$ 731,323	\$ 888,505	\$ 1,819,658,240
Vashon	800	4	\$ 472,625	\$ 468,563	\$ 1,874,252
	Total	5,782	\$ 560,000	\$ 706,384	\$ 4,084,309,914



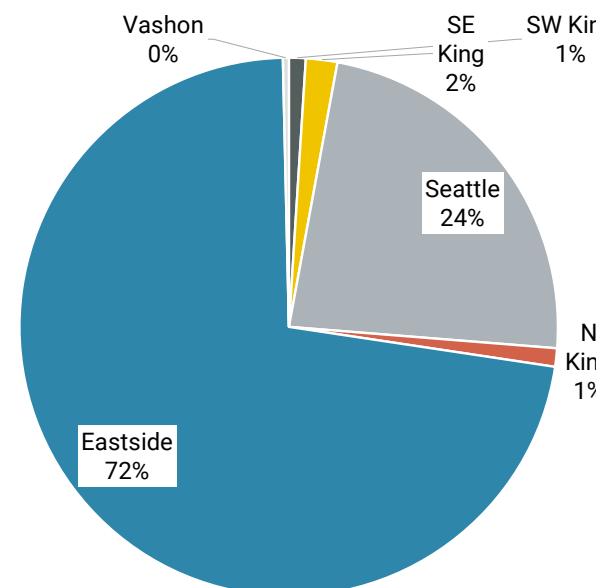
King County Map Areas: Residential Homes Only

Snapshot: High End Property Sales

Property sales priced at \$2 million or higher



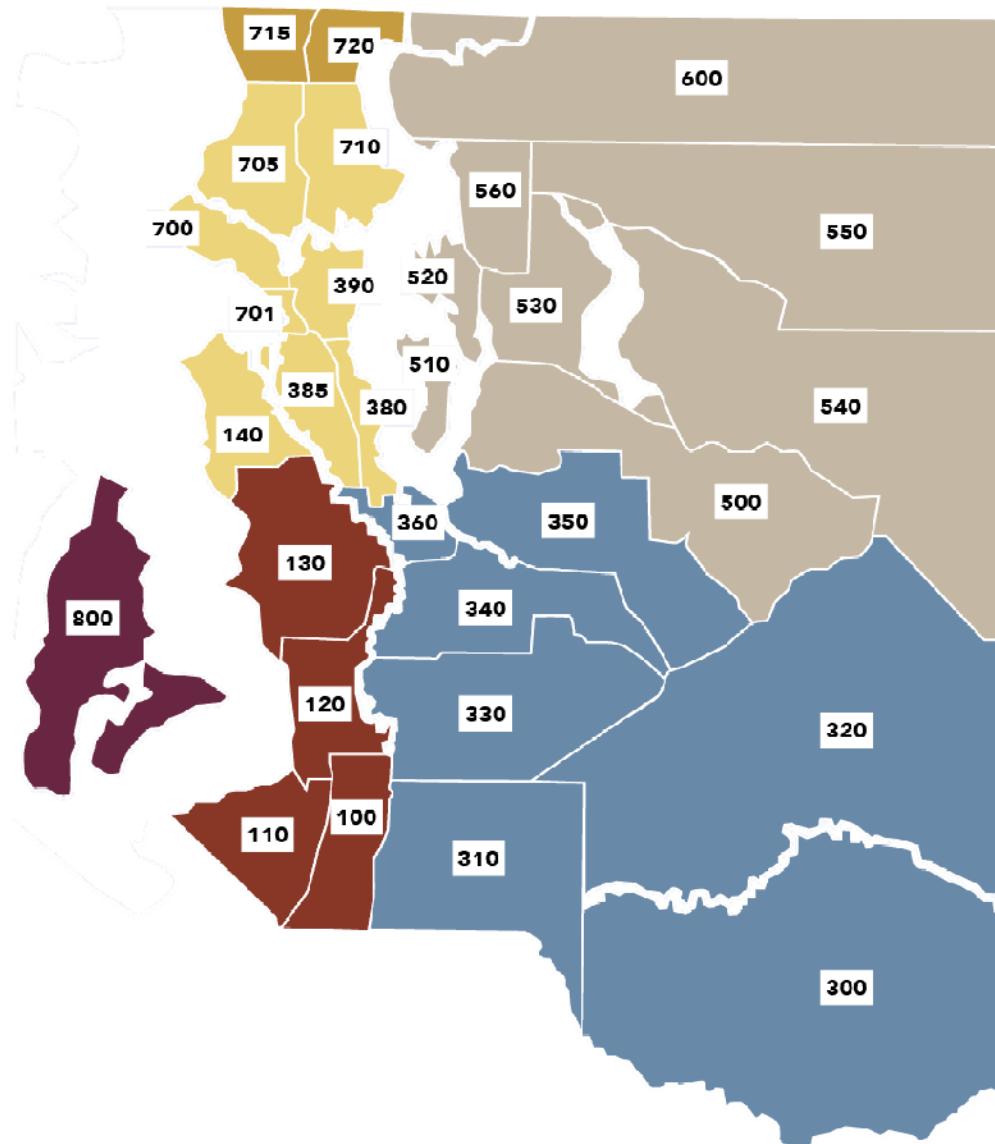
County	Area	Total Sales
SW King	100,110,120,130	23
SE King	300,310,320,330 340,350,360	43
Seattle	140,380,385,390 700,701,705,710	532
N King	715,720	25
Eastside	500,510,520,530 540,550,560,600	1,646
Vashon	800	8
Total		2,277



King County Map Areas: Condominiums Only

Snapshot: High End Property Sales

Property sales priced at \$1 million or higher



County	Area	Total Sales
SW King	100,110,120,130	3
SE King	300,310,320,330 340,350,360	0
Seattle	140,380,385,390 700,701,705,710	355
N King	715,720	12
Eastside	500,510,520,530 540,550,560,560	612
Vashon	800	0
Total		982

