

Breakouts: KING MAP AREAS						Northwest Multiple Listing Service - January 2026									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jan 2026	New Jan 2025	Ttl Active Jan 2026	Ttl Active Jan 2025	% Change, Ttl Active	Pending Jan 2026	Pending Jan 2025	% Change, Pending	Closed Jan 2026	Closed Jan 2025	% Change, Closed	Median \$, Jan 2026	Median \$, Jan 2025	% Change, Median Price	Months of Inventory
100	28	28	26	31	-16.13%	24	21	14.29%	19	13	46.15%	\$600,000	\$615,000	-2.44%	1.37
110	61	63	92	93	-1.08%	59	75	-21.33%	39	45	-13.33%	\$599,500	\$585,000	2.48%	2.36
120	39	63	57	77	-25.97%	37	44	-15.91%	25	40	-37.50%	\$600,000	\$636,000	-5.66%	2.28
130	116	94	128	140	-8.57%	72	90	-20.00%	51	62	-17.74%	\$625,000	\$681,000	-8.22%	2.51
SW King	244	248	303	341	-11.14%	192	230	-16.52%	134	160	-16.25%	\$602,000	\$626,000	-3.83%	2.26
300	25	24	50	27	85.19%	27	16	68.75%	14	11	27.27%	\$707,712	\$849,950	-16.73%	3.57
310	52	63	92	102	-9.80%	65	59	10.17%	43	43	0.00%	\$569,000	\$575,000	-1.04%	2.14
320	79	78	120	69	73.91%	74	74	0.00%	44	45	-2.22%	\$649,975	\$729,839	-10.94%	2.73
330	88	119	142	128	10.94%	73	87	-16.09%	50	53	-5.66%	\$632,500	\$695,000	-8.99%	2.84
340	71	64	77	58	32.76%	59	59	0.00%	38	49	-22.45%	\$662,750	\$716,000	-7.44%	2.03
350	69	51	97	45	115.56%	46	46	0.00%	37	42	-11.90%	\$714,950	\$802,000	-10.85%	2.62
360	33	25	59	37	59.46%	10	18	-44.44%	8	10	-20.00%	\$627,500	\$618,785	1.41%	7.38
SE King	417	424	637	466	36.70%	354	359	-1.39%	234	253	-7.51%	\$639,500	\$700,000	-8.64%	2.72
140	169	168	189	169	11.83%	102	125	-18.40%	76	73	4.11%	\$737,500	\$699,995	5.36%	2.49
380	65	72	99	88	12.50%	40	36	11.11%	24	26	-7.69%	\$642,475	\$765,500	-16.07%	4.13
385	43	39	80	66	21.21%	20	26	-23.08%	16	14	14.29%	\$520,000	\$654,500	-20.55%	5.00
390	167	165	277	250	10.80%	91	94	-3.19%	48	70	-31.43%	\$827,000	\$797,500	3.70%	5.77
700	138	132	189	145	30.34%	70	76	-7.89%	36	45	-20.00%	\$853,950	\$885,000	-3.51%	5.25
701	112	88	201	165	21.82%	40	34	17.65%	23	22	4.55%	\$618,153	\$727,000	-14.97%	8.74
705	296	255	380	258	47.29%	174	200	-13.00%	102	90	13.33%	\$816,500	\$830,000	-1.63%	3.73
710	149	133	202	144	40.28%	82	86	-4.65%	68	56	21.43%	\$840,000	\$955,000	-12.04%	2.97
Seattle	1,139	1,052	1,617	1,285	25.84%	619	677	-8.57%	393	396	-0.76%	\$769,000	\$797,475	-3.57%	4.11
715	37	34	42	58	-27.59%	29	25	16.00%	11	23	-52.17%	\$945,000	\$808,597	16.87%	3.82
720	44	24	47	25	88.00%	23	25	-8.00%	20	12	66.67%	\$780,000	\$855,000	-8.77%	2.35
N. King	81	58	89	83	7.23%	52	50	4.00%	31	35	-11.43%	\$810,000	\$808,597	0.17%	2.87
500	101	71	120	64	87.50%	67	53	26.42%	24	48	-50.00%	\$1,402,497	\$1,752,500	-19.97%	5.00
510	15	18	27	24	12.50%	9	9	0.00%	5	4	25.00%	\$2,099,950	\$1,790,000	17.32%	5.40
520	78	76	117	86	36.05%	33	34	-2.94%	22	25	-12.00%	\$2,374,500	\$2,020,000	17.55%	5.32
530	107	83	126	69	82.61%	73	57	28.07%	32	34	-5.88%	\$1,255,000	\$1,512,250	-17.01%	3.94
540	126	126	166	95	74.74%	89	90	-1.11%	46	58	-20.69%	\$1,306,500	\$868,000	50.52%	3.61
550	66	59	108	87	24.14%	40	45	-11.11%	31	32	-3.13%	\$939,995	\$995,693	-5.59%	3.48
560	166	139	227	162	40.12%	91	79	15.19%	47	51	-7.84%	\$1,367,000	\$1,585,000	-13.75%	4.83
600	145	170	208	214	-2.80%	110	120	-8.33%	98	83	18.07%	\$1,098,450	\$1,124,995	-2.36%	2.12
Eastside	804	742	1,099	801	37.20%	512	487	5.13%	305	335	-8.96%	\$1,200,000	\$1,270,000	-5.51%	3.60
800	9	9	16	18	-11.11%	6	7	-14.29%	2	2	0.00%	\$1,030,000	\$745,000	38.26%	8.00
Vashon	9	9	16	18	-11.11%	6	7	-14.29%	2	2	0.00%	\$1,030,000	\$745,000	38.26%	8.00
ALL King Co	2,694	2,533	3,761	2,994	25.62%	1,735	1,810	-4.14%	1,099	1,181	-6.94%	\$770,000	\$799,000	-3.63%	3.42

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100	27	27	24	29	-17.24%	23	21	9.52%	18	13	38.46%	\$605,000	\$615,000	-1.63%	1.33
110	48	50	64	62	3.23%	45	59	-23.73%	31	34	-8.82%	\$650,000	\$606,000	7.26%	2.06
120	20	34	30	36	-16.67%	18	35	-48.57%	15	31	-51.61%	\$660,000	\$667,950	-1.19%	2.00
130	94	73	89	89	0.00%	61	70	-12.86%	42	55	-23.64%	\$670,000	\$690,000	-2.90%	2.12
SW King	189	184	207	216	-4.17%	147	185	-20.54%	106	133	-20.30%	\$650,000	\$650,000	0.00%	1.95
300	25	24	44	26	69.23%	27	16	68.75%	13	11	18.18%	\$739,990	\$849,950	-12.94%	3.38
310	43	55	78	88	-11.36%	58	55	5.45%	38	38	0.00%	\$603,995	\$583,893	3.44%	2.05
320	78	76	117	68	72.06%	69	68	1.47%	43	40	7.50%	\$650,000	\$756,864	-14.12%	2.72
330	73	94	107	89	20.22%	57	74	-22.97%	37	43	-13.95%	\$715,000	\$755,000	-5.30%	2.89
340	51	48	46	42	9.52%	47	41	14.63%	31	37	-16.22%	\$685,000	\$815,000	-15.95%	1.48
350	58	45	76	34	123.53%	40	39	2.56%	30	37	-18.92%	\$809,000	\$820,000	-1.34%	2.53
360	26	25	47	34	38.24%	9	16	-43.75%	6	8	-25.00%	\$765,000	\$728,500	5.01%	7.83
SE King	354	367	515	381	35.17%	307	309	-0.65%	198	214	-7.48%	\$680,217	\$761,000	-10.62%	2.60
140	119	132	120	122	-1.64%	69	100	-31.00%	50	45	11.11%	\$790,000	\$730,000	8.22%	2.40
380	57	57	76	60	26.67%	36	31	16.13%	20	25	-20.00%	\$682,500	\$770,000	-11.36%	3.80
385	35	30	58	44	31.82%	16	21	-23.81%	11	13	-15.38%	\$540,000	\$664,000	-18.67%	5.27
390	84	90	134	114	17.54%	60	52	15.38%	28	44	-36.36%	\$941,950	\$1,055,000	-10.72%	4.79
700	68	77	84	62	35.48%	45	47	-4.26%	17	23	-26.09%	\$1,335,000	\$1,360,000	-1.84%	4.94
701	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
705	218	180	255	166	53.61%	125	140	-10.71%	80	57	40.35%	\$850,000	\$855,000	-0.58%	3.19
710	111	92	125	88	42.05%	63	61	3.28%	45	45	0.00%	\$940,000	\$1,050,000	-10.48%	2.78
Seattle	692	658	852	656	29.88%	414	452	-8.41%	251	252	-0.40%	\$850,000	\$857,500	-0.87%	3.39
715	29	20	26	32	-18.75%	25	14	78.57%	10	15	-33.33%	\$922,500	\$845,131	9.15%	2.60
720	36	19	34	20	70.00%	21	18	16.67%	17	9	88.89%	\$810,000	\$978,800	-17.25%	2.00
N. King	65	39	60	52	15.38%	46	32	43.75%	27	24	12.50%	\$839,375	\$860,065	-2.41%	2.22
500	75	50	78	44	77.27%	56	36	55.56%	19	36	-47.22%	\$1,650,000	\$1,905,030	-13.39%	4.11
510	12	15	25	21	19.05%	6	7	-14.29%	3	4	-25.00%	\$3,050,000	\$1,790,000	70.39%	8.33
520	41	42	59	47	25.53%	16	15	6.67%	10	12	-16.67%	\$5,550,000	\$4,036,750	37.49%	5.90
530	65	54	67	27	148.15%	49	35	40.00%	19	21	-9.52%	\$1,710,000	\$1,718,000	-0.47%	3.53
540	94	75	111	50	122.00%	72	51	41.18%	39	33	18.18%	\$1,550,000	\$1,692,810	-8.44%	2.85
550	49	38	80	58	37.93%	32	34	-5.88%	27	16	68.75%	\$949,995	\$1,205,000	-21.16%	2.96
560	104	80	129	87	48.28%	59	46	28.26%	26	28	-7.14%	\$1,850,000	\$2,255,000	-17.96%	4.96
600	105	96	126	118	6.78%	84	73	15.07%	70	54	29.63%	\$1,191,000	\$1,265,000	-5.85%	1.80
Eastside	545	450	675	452	49.34%	374	297	25.93%	213	204	4.41%	\$1,435,000	\$1,709,000	-16.03%	3.17
800	9	8	16	16	0.00%	6	6	0.00%	2	2	0.00%	\$1,030,000	\$745,000	38.26%	8.00
Vashon	9	8	16	16	0.00%	6	6	0.00%	2	2	0.00%	\$1,030,000	\$745,000	38.26%	8.00
ALL King Co	1,854	1,706	2,325	1,773	31.13%	1,294	1,281	1.01%	797	829	-3.86%	\$850,000	\$855,000	-0.58%	2.92

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100	1	1	2	2	0.00%	1	0	0.00%	1	0	0.00%	\$405,000	\$0	0.00%	2.00
110	13	13	28	31	-9.68%	14	16	-12.50%	8	11	-27.27%	\$227,475	\$285,000	-20.18%	3.50
120	19	29	27	41	-34.15%	19	9	111.11%	10	9	11.11%	\$357,500	\$404,745	-11.67%	2.70
130	22	21	39	51	-23.53%	11	20	-45.00%	9	7	28.57%	\$329,999	\$525,000	-37.14%	4.33
SW King	55	64	96	125	-23.20%	45	45	0.00%	28	27	3.70%	\$329,999	\$325,000	1.54%	3.43
300	0	0	6	1	500.00%	0	0	0.00%	1	0	0.00%	\$365,000	\$0	0.00%	6.00
310	9	8	14	14	0.00%	7	4	75.00%	5	5	0.00%	\$300,000	\$402,500	-25.47%	2.80
320	1	2	3	1	200.00%	5	6	-16.67%	1	5	-80.00%	\$465,000	\$499,950	-6.99%	3.00
330	15	25	35	39	-10.26%	16	13	23.08%	13	10	30.00%	\$355,000	\$446,000	-20.40%	2.69
340	20	16	31	16	93.75%	12	18	-33.33%	7	12	-41.67%	\$299,000	\$384,000	-22.14%	4.43
350	11	6	21	11	90.91%	6	7	-14.29%	7	5	40.00%	\$270,325	\$435,000	-37.86%	3.00
360	7	0	12	3	300.00%	1	2	-50.00%	2	2	0.00%	\$297,475	\$380,000	-21.72%	6.00
SE King	63	57	122	85	43.53%	47	50	-6.00%	36	39	-7.69%	\$314,000	\$429,000	-26.81%	3.39
140	50	36	69	47	46.81%	33	25	32.00%	26	28	-7.14%	\$587,500	\$607,475	-3.29%	2.65
380	8	15	23	28	-17.86%	4	5	-20.00%	4	1	300.00%	\$434,975	\$589,950	-26.27%	5.75
385	8	9	22	22	0.00%	4	5	-20.00%	5	1	400.00%	\$479,000	\$620,000	-22.74%	4.40
390	83	75	143	136	5.15%	31	42	-26.19%	20	26	-23.08%	\$462,500	\$489,808	-5.58%	7.15
700	70	55	105	83	26.51%	25	29	-13.79%	19	22	-13.64%	\$500,000	\$729,950	-31.50%	5.53
701	112	88	201	165	21.82%	40	34	17.65%	23	22	4.55%	\$618,153	\$727,000	-14.97%	8.74
705	78	75	125	92	35.87%	49	60	-18.33%	22	33	-33.33%	\$719,500	\$725,000	-0.76%	5.68
710	38	41	77	56	37.50%	19	25	-24.00%	23	11	109.09%	\$624,950	\$625,000	-0.01%	3.35
Seattle	447	394	765	629	21.62%	205	225	-8.89%	142	144	-1.39%	\$557,000	\$689,975	-19.27%	5.39
715	8	14	16	26	-38.46%	4	11	-63.64%	1	8	-87.50%	\$1,249,999	\$753,684	65.85%	16.00
720	8	5	13	5	160.00%	2	7	-71.43%	3	3	0.00%	\$372,000	\$399,000	-6.77%	4.33
N. King	16	19	29	31	-6.45%	6	18	-66.67%	4	11	-63.64%	\$436,000	\$747,419	-41.67%	7.25
500	26	21	42	20	110.00%	11	17	-35.29%	5	12	-58.33%	\$385,000	\$602,500	-36.10%	8.40
510	3	3	2	3	-33.33%	3	2	50.00%	2	0	0.00%	\$1,224,975	\$0	0.00%	1.00
520	37	34	58	39	48.72%	17	19	-10.53%	12	13	-7.69%	\$828,750	\$835,000	-0.75%	4.83
530	42	29	59	42	40.48%	24	22	9.09%	13	13	0.00%	\$520,000	\$538,000	-3.35%	4.54
540	32	51	55	45	22.22%	17	39	-56.41%	7	25	-72.00%	\$540,000	\$564,550	-4.35%	7.86
550	17	21	28	29	-3.45%	8	11	-27.27%	4	16	-75.00%	\$667,500	\$909,060	-26.57%	7.00
560	62	59	98	75	30.67%	32	33	-3.03%	21	23	-8.70%	\$995,950	\$1,295,000	-23.09%	4.67
600	40	74	82	96	-14.58%	26	47	-44.68%	28	29	-3.45%	\$482,500	\$1,049,995	-54.05%	2.93
Eastside	259	292	424	349	21.49%	138	190	-27.37%	92	131	-29.77%	\$628,000	\$734,900	-14.55%	4.61
800	0	1	0	2	-100.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
Vashon	0	1	0	2	-100.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
ALL King Co	840	827	1436	1221	17.61%	441	529	-16.64%	302	352	-14.20%	\$502,475	\$600,000	-16.25%	4.75