

Breakouts: KING MAP AREAS						Northwest Multiple Listing Service - February 2026									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Feb 2026	New Feb 2025	Ttl Active Feb 2026	Ttl Active Feb 2025	% Change, Ttl Active	Pending Feb 2026	Pending Feb 2025	% Change, Pending	Closed Feb 2026	Closed Feb 2025	% Change, Closed	Median \$, Feb 2026	Median \$, Feb 2025	% Change, Median Price	Months of Inventory
100	27	28	29	31	-6.45%	26	27	-3.70%	20	20	0.00%	\$647,500	\$617,500	4.86%	1.45
110	73	58	87	77	12.99%	80	75	6.67%	52	43	20.93%	\$598,750	\$635,000	-5.71%	1.67
120	45	43	64	65	-1.54%	35	57	-38.60%	23	37	-37.84%	\$489,000	\$549,950	-11.08%	2.78
130	86	82	135	119	13.45%	77	94	-18.09%	55	76	-27.63%	\$697,500	\$670,000	4.10%	2.45
<b>SW King</b>	<b>231</b>	<b>211</b>	<b>315</b>	<b>292</b>	<b>7.88%</b>	<b>218</b>	<b>253</b>	<b>-13.83%</b>	<b>150</b>	<b>176</b>	<b>-14.77%</b>	<b>\$634,300</b>	<b>\$625,000</b>	<b>1.49%</b>	<b>2.10</b>
300	30	20	58	19	205.26%	18	27	-33.33%	23	15	53.33%	\$620,000	\$589,950	5.09%	2.52
310	79	63	115	106	8.49%	56	56	0.00%	41	29	41.38%	\$601,500	\$605,000	-0.58%	2.80
320	123	82	169	86	96.51%	71	62	14.52%	54	54	0.00%	\$792,500	\$775,000	2.26%	3.13
330	99	116	179	138	29.71%	60	111	-45.95%	44	73	-39.73%	\$745,000	\$665,000	12.03%	4.07
340	72	71	92	56	64.29%	47	72	-34.72%	46	46	0.00%	\$670,000	\$692,500	-3.25%	2.00
350	71	71	97	73	32.88%	61	48	27.08%	29	36	-19.44%	\$905,000	\$816,100	10.89%	3.34
360	30	22	56	46	21.74%	20	12	66.67%	11	18	-38.89%	\$665,000	\$680,900	-2.34%	5.09
<b>SE King</b>	<b>504</b>	<b>445</b>	<b>766</b>	<b>524</b>	<b>46.18%</b>	<b>333</b>	<b>388</b>	<b>-14.18%</b>	<b>248</b>	<b>271</b>	<b>-8.49%</b>	<b>\$722,500</b>	<b>\$695,000</b>	<b>3.96%</b>	<b>3.09</b>
140	155	158	203	171	18.71%	118	144	-18.06%	82	105	-21.90%	\$756,125	\$760,000	-0.51%	2.48
380	89	72	125	102	22.55%	57	50	14.00%	34	35	-2.86%	\$732,000	\$835,000	-12.34%	3.68
385	56	47	89	75	18.67%	37	29	27.59%	22	19	15.79%	\$757,475	\$665,000	13.91%	4.05
390	172	160	327	285	14.74%	97	96	1.04%	77	85	-9.41%	\$850,000	\$815,000	4.29%	4.25
700	142	136	214	168	27.38%	88	94	-6.38%	58	61	-4.92%	\$946,500	\$1,115,000	-15.11%	3.69
701	74	74	220	186	18.28%	37	42	-11.90%	26	35	-25.71%	\$600,500	\$700,000	-14.21%	8.46
705	305	241	389	267	45.69%	231	211	9.48%	161	158	1.90%	\$925,000	\$849,950	8.83%	2.42
710	172	150	223	158	41.14%	121	121	0.00%	76	92	-17.39%	\$975,000	\$999,975	-2.50%	2.93
<b>Seattle</b>	<b>1,165</b>	<b>1,038</b>	<b>1,790</b>	<b>1,412</b>	<b>26.77%</b>	<b>786</b>	<b>787</b>	<b>-0.13%</b>	<b>536</b>	<b>590</b>	<b>-9.15%</b>	<b>\$837,500</b>	<b>\$846,500</b>	<b>-1.06%</b>	<b>3.34</b>
715	43	41	56	43	30.23%	27	51	-47.06%	23	22	4.55%	\$755,000	\$710,000	6.34%	2.43
720	41	27	51	25	104.00%	34	27	25.93%	25	22	13.64%	\$795,000	\$912,450	-12.87%	2.04
<b>N. King</b>	<b>84</b>	<b>68</b>	<b>107</b>	<b>68</b>	<b>57.35%</b>	<b>61</b>	<b>78</b>	<b>-21.79%</b>	<b>48</b>	<b>44</b>	<b>9.09%</b>	<b>\$767,750</b>	<b>\$773,500</b>	<b>-0.74%</b>	<b>2.23</b>
500	120	88	156	84	85.71%	72	59	22.03%	53	46	15.22%	\$1,475,000	\$1,330,000	10.90%	2.94
510	23	23	31	21	47.62%	17	20	-15.00%	6	9	-33.33%	\$1,899,500	\$3,000,000	-36.68%	5.17
520	77	68	158	107	47.66%	27	37	-27.03%	20	34	-41.18%	\$2,071,500	\$2,011,500	2.98%	7.90
530	131	94	170	94	80.85%	70	53	32.08%	47	50	-6.00%	\$1,551,225	\$1,345,000	15.33%	3.62
540	199	153	247	131	88.55%	99	114	-13.16%	72	83	-13.25%	\$1,285,000	\$929,995	38.17%	3.43
550	82	96	122	107	14.02%	57	75	-24.00%	29	41	-29.27%	\$1,240,000	\$1,051,555	17.92%	4.21
560	144	123	244	166	46.99%	88	97	-9.28%	56	62	-9.68%	\$1,912,500	\$1,449,950	31.90%	4.36
600	191	157	272	227	19.82%	106	123	-13.82%	91	105	-13.33%	\$1,134,999	\$1,279,990	-11.33%	2.99
<b>Eastside</b>	<b>967</b>	<b>802</b>	<b>1,400</b>	<b>937</b>	<b>49.41%</b>	<b>536</b>	<b>578</b>	<b>-7.27%</b>	<b>374</b>	<b>430</b>	<b>-13.02%</b>	<b>\$1,407,497</b>	<b>\$1,300,000</b>	<b>8.27%</b>	<b>3.74</b>
800	17	7	21	14	50.00%	11	3	266.67%	8	5	60.00%	\$980,000	\$1,555,000	-36.98%	2.63
<b>Vashon</b>	<b>17</b>	<b>7</b>	<b>21</b>	<b>14</b>	<b>50.00%</b>	<b>11</b>	<b>3</b>	<b>266.67%</b>	<b>8</b>	<b>5</b>	<b>60.00%</b>	<b>\$980,000</b>	<b>\$1,555,000</b>	<b>-36.98%</b>	<b>2.63</b>
<b>ALL King Co</b>	<b>2,968</b>	<b>2,571</b>	<b>4,399</b>	<b>3,247</b>	<b>35.48%</b>	<b>1,945</b>	<b>2,087</b>	<b>-6.80%</b>	<b>1,364</b>	<b>1,516</b>	<b>-10.03%</b>	<b>\$840,000</b>	<b>\$820,000</b>	<b>2.44%</b>	<b>3.23</b>

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Feb 2026	New Feb 2025	Ttl Active Feb 2026	Ttl Active Feb 2025	% Change, Ttl Active	Pending Feb 2026	Pending Feb 2025	% Change, Pending	Closed Feb 2026	Closed Feb 2025	% Change, Closed	Median \$, Feb 2026	Median \$, Feb 2025	% Change, Median Price	Months of Inventory
100	25	27	27	31	-12.90%	24	24	0.00%	20	20	0.00%	\$647,500	\$617,500	4.86%	1.35
110	60	41	58	45	28.89%	65	55	18.18%	42	35	20.00%	\$627,500	\$665,000	-5.64%	1.38
120	23	32	33	33	0.00%	17	36	-52.78%	10	24	-58.33%	\$656,800	\$565,000	16.25%	3.30
130	64	64	89	80	11.25%	61	74	-17.57%	48	65	-26.15%	\$704,500	\$689,900	2.12%	1.85
<b>SW King</b>	<b>172</b>	<b>164</b>	<b>207</b>	<b>189</b>	<b>9.52%</b>	<b>167</b>	<b>189</b>	<b>-11.64%</b>	<b>120</b>	<b>144</b>	<b>-16.67%</b>	<b>\$670,000</b>	<b>\$652,500</b>	<b>2.68%</b>	<b>1.73</b>
300	29	20	51	19	168.42%	18	26	-30.77%	23	15	53.33%	\$620,000	\$589,950	5.09%	2.22
310	71	53	98	89	10.11%	49	48	2.08%	36	28	28.57%	\$656,500	\$615,000	6.75%	2.72
320	121	80	165	84	96.43%	70	61	14.75%	52	51	1.96%	\$797,000	\$789,950	0.89%	3.17
330	71	93	131	93	40.86%	46	97	-52.58%	37	61	-39.34%	\$799,900	\$732,600	9.19%	3.54
340	46	56	52	40	30.00%	31	58	-46.55%	35	32	9.38%	\$735,835	\$745,450	-1.29%	1.49
350	66	62	82	57	43.86%	51	42	21.43%	24	30	-20.00%	\$947,975	\$861,500	10.04%	3.42
360	29	16	47	39	20.51%	16	11	45.45%	10	16	-37.50%	\$697,500	\$688,400	1.32%	4.70
<b>SE King</b>	<b>433</b>	<b>380</b>	<b>626</b>	<b>421</b>	<b>48.69%</b>	<b>281</b>	<b>343</b>	<b>-18.08%</b>	<b>217</b>	<b>233</b>	<b>-6.87%</b>	<b>\$765,000</b>	<b>\$731,000</b>	<b>4.65%</b>	<b>2.88</b>
140	125	116	138	114	21.05%	87	112	-22.32%	54	81	-33.33%	\$825,000	\$820,000	0.61%	2.56
380	79	64	99	78	26.92%	53	40	32.50%	30	30	0.00%	\$737,000	\$851,000	-13.40%	3.30
385	46	36	66	49	34.69%	31	24	29.17%	18	14	28.57%	\$757,475	\$760,000	-0.33%	3.67
390	96	89	156	130	20.00%	62	57	8.77%	46	46	0.00%	\$1,024,975	\$1,084,500	-5.49%	3.39
700	87	71	95	67	41.79%	60	53	13.21%	36	43	-16.28%	\$1,265,000	\$1,349,500	-6.26%	2.64
701	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
705	223	174	254	180	41.11%	176	147	19.73%	113	109	3.67%	\$973,500	\$930,000	4.68%	2.25
710	127	108	146	95	53.68%	94	87	8.05%	59	68	-13.24%	\$1,050,000	\$1,106,275	-5.09%	2.47
<b>Seattle</b>	<b>783</b>	<b>658</b>	<b>954</b>	<b>713</b>	<b>33.80%</b>	<b>563</b>	<b>520</b>	<b>8.27%</b>	<b>356</b>	<b>391</b>	<b>-8.95%</b>	<b>\$962,500</b>	<b>\$965,000</b>	<b>-0.26%</b>	<b>2.68</b>
715	34	27	35	24	45.83%	22	35	-37.14%	22	12	83.33%	\$753,500	\$774,500	-2.71%	1.59
720	34	23	38	20	90.00%	29	21	38.10%	23	19	21.05%	\$835,000	\$925,000	-9.73%	1.65
<b>N. King</b>	<b>68</b>	<b>50</b>	<b>73</b>	<b>44</b>	<b>65.91%</b>	<b>51</b>	<b>56</b>	<b>-8.93%</b>	<b>45</b>	<b>31</b>	<b>45.16%</b>	<b>\$769,500</b>	<b>\$836,000</b>	<b>-7.95%</b>	<b>1.62</b>
500	89	64	106	55	92.73%	50	48	4.17%	38	31	22.58%	\$1,685,250	\$1,750,000	-3.70%	2.79
510	22	17	29	16	81.25%	14	17	-17.65%	5	8	-37.50%	\$2,000,000	\$3,016,500	-33.70%	5.80
520	44	35	85	56	51.79%	12	19	-36.84%	12	16	-25.00%	\$3,374,000	\$2,737,500	23.25%	7.08
530	82	58	91	40	127.50%	46	34	35.29%	30	32	-6.25%	\$1,830,000	\$1,650,000	10.91%	3.03
540	147	114	170	89	91.01%	77	73	5.48%	57	50	14.00%	\$1,455,000	\$1,562,500	-6.88%	2.98
550	69	73	94	74	27.03%	45	53	-15.09%	21	24	-12.50%	\$1,695,000	\$1,327,500	27.68%	4.48
560	88	70	139	92	51.09%	58	56	3.57%	37	33	12.12%	\$2,024,995	\$2,000,000	1.25%	3.76
600	134	112	165	135	22.22%	77	79	-2.53%	72	68	5.88%	\$1,200,000	\$1,522,500	-21.18%	2.29
<b>Eastside</b>	<b>675</b>	<b>543</b>	<b>879</b>	<b>557</b>	<b>57.81%</b>	<b>379</b>	<b>379</b>	<b>0.00%</b>	<b>272</b>	<b>262</b>	<b>3.82%</b>	<b>\$1,566,782</b>	<b>\$1,685,000</b>	<b>-7.02%</b>	<b>3.23</b>
800	17	7	21	14	50.00%	11	3	266.67%	8	5	60.00%	\$980,000	\$1,555,000	-36.98%	2.63
<b>Vashon</b>	<b>17</b>	<b>7</b>	<b>21</b>	<b>14</b>	<b>50.00%</b>	<b>11</b>	<b>3</b>	<b>266.67%</b>	<b>8</b>	<b>5</b>	<b>60.00%</b>	<b>\$980,000</b>	<b>\$1,555,000</b>	<b>-36.98%</b>	<b>2.63</b>
<b>ALL King Co</b>	<b>2,148</b>	<b>1,802</b>	<b>2,760</b>	<b>1,938</b>	<b>42.41%</b>	<b>1,452</b>	<b>1,490</b>	<b>-2.55%</b>	<b>1,018</b>	<b>1,066</b>	<b>-4.50%</b>	<b>\$936,000</b>	<b>\$915,000</b>	<b>2.30%</b>	<b>2.71</b>

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100	2	1	2	0	0.00%	2	3	-33.33%	0	0	0.00%	\$0	\$0	0.00%	0.00
110	13	17	29	32	-9.38%	15	20	-25.00%	10	8	25.00%	\$309,444	\$321,500	-3.75%	2.90
120	22	11	31	32	-3.13%	18	21	-14.29%	13	13	0.00%	\$340,000	\$399,000	-14.79%	2.38
130	22	18	46	39	17.95%	16	20	-20.00%	7	11	-36.36%	\$243,000	\$260,000	-6.54%	6.57
<b>SW King</b>	<b>59</b>	<b>47</b>	<b>108</b>	<b>103</b>	<b>4.85%</b>	<b>51</b>	<b>64</b>	<b>-20.31%</b>	<b>30</b>	<b>32</b>	<b>-6.25%</b>	<b>\$312,500</b>	<b>\$354,000</b>	<b>-11.72%</b>	<b>3.60</b>
300	1	0	7	0	0.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
310	8	10	17	17	0.00%	7	8	-12.50%	5	1	400.00%	\$350,000	\$369,500	-5.28%	3.40
320	2	2	4	2	100.00%	1	1	0.00%	2	3	-33.33%	\$460,000	\$520,000	-11.54%	2.00
330	28	23	48	45	6.67%	14	14	0.00%	7	12	-41.67%	\$450,000	\$354,500	26.94%	6.86
340	26	15	40	16	150.00%	16	14	14.29%	11	14	-21.43%	\$318,325	\$362,475	-12.18%	3.64
350	5	9	15	16	-6.25%	10	6	66.67%	5	6	-16.67%	\$307,000	\$506,500	-39.39%	3.00
360	1	6	9	7	28.57%	4	1	300.00%	1	2	-50.00%	\$170,000	\$662,475	-74.34%	9.00
<b>SE King</b>	<b>71</b>	<b>65</b>	<b>140</b>	<b>103</b>	<b>35.92%</b>	<b>52</b>	<b>45</b>	<b>15.56%</b>	<b>31</b>	<b>38</b>	<b>-18.42%</b>	<b>\$320,000</b>	<b>\$385,000</b>	<b>-16.88%</b>	<b>4.52</b>
140	30	42	65	57	14.04%	31	32	-3.13%	28	24	16.67%	\$615,475	\$645,000	-4.58%	2.32
380	10	8	26	24	8.33%	4	10	-60.00%	4	5	-20.00%	\$689,475	\$605,000	13.96%	6.50
385	10	11	23	26	-11.54%	6	5	20.00%	4	5	-20.00%	\$702,500	\$470,000	49.47%	5.75
390	76	71	171	155	10.32%	35	39	-10.26%	31	39	-20.51%	\$460,000	\$495,000	-7.07%	5.52
700	55	65	119	101	17.82%	28	41	-31.71%	22	18	22.22%	\$541,500	\$740,000	-26.82%	5.41
701	74	74	220	186	18.28%	37	42	-11.90%	26	35	-25.71%	\$600,500	\$700,000	-14.21%	8.46
705	82	67	135	87	55.17%	55	64	-14.06%	48	49	-2.04%	\$594,975	\$624,999	-4.80%	2.81
710	45	42	77	63	22.22%	27	34	-20.59%	17	24	-29.17%	\$689,950	\$655,000	5.34%	4.53
<b>Seattle</b>	<b>382</b>	<b>380</b>	<b>836</b>	<b>699</b>	<b>19.60%</b>	<b>223</b>	<b>267</b>	<b>-16.48%</b>	<b>180</b>	<b>199</b>	<b>-9.55%</b>	<b>\$596,275</b>	<b>\$625,000</b>	<b>-4.60%</b>	<b>4.64</b>
715	9	14	21	19	10.53%	5	16	-68.75%	1	10	-90.00%	\$1,425,000	\$567,500	151.10%	21.00
720	7	4	13	5	160.00%	5	6	-16.67%	2	3	-33.33%	\$480,500	\$715,000	-32.80%	6.50
<b>N. King</b>	<b>16</b>	<b>18</b>	<b>34</b>	<b>24</b>	<b>41.67%</b>	<b>10</b>	<b>22</b>	<b>-54.55%</b>	<b>3</b>	<b>13</b>	<b>-76.92%</b>	<b>\$751,000</b>	<b>\$590,000</b>	<b>27.29%</b>	<b>11.33</b>
500	31	24	50	29	72.41%	22	11	100.00%	15	15	0.00%	\$499,950	\$583,000	-14.25%	3.33
510	1	6	2	5	-60.00%	3	3	0.00%	1	1	0.00%	\$1,799,000	\$500,000	259.80%	2.00
520	33	33	73	51	43.14%	15	18	-16.67%	8	18	-55.56%	\$1,091,500	\$847,500	28.79%	9.13
530	49	36	79	54	46.30%	24	19	26.32%	17	18	-5.56%	\$1,265,000	\$635,000	99.21%	4.65
540	52	39	77	42	83.33%	22	41	-46.34%	15	33	-54.55%	\$517,500	\$590,000	-12.29%	5.13
550	13	23	28	33	-15.15%	12	22	-45.45%	8	17	-52.94%	\$580,000	\$1,039,540	-44.21%	3.50
560	56	53	105	74	41.89%	30	41	-26.83%	19	29	-34.48%	\$1,349,000	\$1,100,000	22.64%	5.53
600	57	45	107	92	16.30%	29	44	-34.09%	19	37	-48.65%	\$474,950	\$1,074,995	-55.82%	5.63
<b>Eastside</b>	<b>292</b>	<b>259</b>	<b>521</b>	<b>380</b>	<b>37.11%</b>	<b>157</b>	<b>199</b>	<b>-21.11%</b>	<b>102</b>	<b>168</b>	<b>-39.29%</b>	<b>\$607,500</b>	<b>\$787,475</b>	<b>-22.85%</b>	<b>5.11</b>
800	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
<b>Vashon</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>\$0</b>	<b>\$0</b>	<b>0.00%</b>	<b>0.00</b>
<b>ALL King Co</b>	<b>820</b>	<b>769</b>	<b>1,639</b>	<b>1,309</b>	<b>25.21%</b>	<b>493</b>	<b>597</b>	<b>-17.42%</b>	<b>346</b>	<b>450</b>	<b>-23.11%</b>	<b>\$545,000</b>	<b>\$612,500</b>	<b>-11.02%</b>	<b>4.74</b>