

Breakouts: KING MAP AREAS						Northwest Multiple Listing Service - May 2026									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New May 2026	New May 2025	Ttl Active May 2026	Ttl Active May 2025	% Change, Ttl Active	Pending May 2026	Pending May 2025	% Change, Pending	Closed May 2026	Closed May 2025	% Change, Closed	Median \$, May 2026	Median \$, May 2025	% Change, Median Price	Months of Inventory
100	57	47	70	45	55.56%	32	47	-31.91%	27	29	-6.90%	\$750,000	\$675,000	11.11%	2.59
110	122	109	176	107	64.49%	84	104	-19.23%	53	74	-28.38%	\$630,000	\$605,000	4.13%	3.32
120	67	92	97	120	-19.17%	56	54	3.70%	35	35	0.00%	\$620,000	\$625,000	-0.80%	2.77
130	131	187	208	218	-4.59%	92	118	-22.03%	69	102	-32.35%	\$772,000	\$625,500	23.42%	3.01
SW King	377	435	551	490	12.45%	264	323	-18.27%	184	240	-23.33%	\$650,000	\$625,000	4.00%	2.99
300	43	38	79	48	64.58%	31	29	6.90%	34	23	47.83%	\$660,434	\$765,000	-13.67%	2.32
310	106	131	157	178	-11.80%	81	85	-4.71%	52	65	-20.00%	\$650,000	\$530,000	22.64%	3.02
320	185	159	270	210	28.57%	125	100	25.00%	91	68	33.82%	\$750,000	\$750,000	0.00%	2.97
330	175	178	265	224	18.30%	141	117	20.51%	103	93	10.75%	\$672,000	\$675,000	-0.44%	2.57
340	94	129	136	115	18.26%	69	90	-23.33%	64	77	-16.88%	\$725,000	\$750,000	-3.33%	2.13
350	116	131	171	129	32.56%	61	88	-30.68%	38	56	-32.14%	\$945,000	\$849,475	11.25%	4.50
360	43	45	69	65	6.15%	25	17	47.06%	16	18	-11.11%	\$679,949	\$664,500	2.32%	4.31
SE King	762	811	1,147	969	18.37%	533	526	1.33%	398	400	-0.50%	\$699,999	\$700,000	0.00%	2.88
140	238	279	300	297	1.01%	170	177	-3.95%	152	134	13.43%	\$875,000	\$817,500	7.03%	1.97
380	104	116	166	159	4.40%	64	57	12.28%	53	56	-5.36%	\$894,000	\$829,000	7.84%	3.13
385	62	60	123	95	29.47%	34	33	3.03%	22	28	-21.43%	\$709,975	\$762,500	-6.89%	5.59
390	226	308	433	480	-9.79%	104	158	-34.18%	112	135	-17.04%	\$947,500	\$950,000	-0.26%	3.87
700	168	208	312	301	3.65%	101	103	-1.94%	86	70	22.86%	\$1,043,000	\$1,155,000	-9.70%	3.63
701	114	111	316	275	14.91%	34	40	-15.00%	29	29	0.00%	\$665,000	\$615,000	8.13%	10.90
705	400	481	573	523	9.56%	231	251	-7.97%	197	196	0.51%	\$940,000	\$950,000	-1.05%	2.91
710	246	278	314	323	-2.79%	153	129	18.60%	139	113	23.01%	\$971,000	\$1,000,000	-2.90%	2.26
Seattle	1,558	1,841	2,537	2,453	3.42%	891	948	-6.01%	790	761	3.81%	\$899,975	\$874,900	2.87%	3.21
715	67	68	87	79	10.13%	38	51	-25.49%	30	32	-6.25%	\$750,000	\$785,000	-4.46%	2.90
720	53	64	77	56	37.50%	35	34	2.94%	40	33	21.21%	\$900,000	\$825,000	9.09%	1.93
N. King	120	132	164	135	21.48%	73	85	-14.12%	70	65	7.69%	\$831,500	\$811,000	2.53%	2.34
500	217	225	318	225	41.33%	97	124	-21.77%	85	88	-3.41%	\$1,400,000	\$1,690,452	-17.18%	3.74
510	46	66	65	72	-9.72%	25	30	-16.67%	27	22	22.73%	\$2,550,000	\$2,475,000	3.03%	2.41
520	153	113	289	196	47.45%	46	53	-13.21%	29	36	-19.44%	\$1,980,000	\$2,605,739	-24.01%	9.97
530	208	209	304	252	20.63%	89	101	-11.88%	75	77	-2.60%	\$1,335,000	\$1,560,000	-14.42%	4.05
540	293	343	456	348	31.03%	167	174	-4.02%	131	165	-20.61%	\$1,345,000	\$1,315,000	2.28%	3.48
550	136	145	237	186	27.42%	59	85	-30.59%	51	80	-36.25%	\$1,150,000	\$1,199,000	-4.09%	4.65
560	224	243	384	318	20.75%	109	133	-18.05%	80	62	29.03%	\$1,550,000	\$1,955,000	-20.72%	4.80
600	307	317	471	437	7.78%	176	170	3.53%	136	171	-20.47%	\$1,161,500	\$1,150,000	1.00%	3.46
Eastside	1,584	1,661	2,524	2,034	24.09%	768	870	-11.72%	614	701	-12.41%	\$1,337,500	\$1,370,000	-2.37%	4.11
800	28	29	38	39	-2.56%	20	16	25.00%	18	13	38.46%	\$855,000	\$850,000	0.59%	2.11
Vashon	28	29	38	39	-2.56%	20	16	25.00%	18	13	38.46%	\$855,000	\$850,000	0.59%	2.11
ALL King Co	4,429	4,909	6,961	6,120	13.74%	2,549	2,768	-7.91%	2,074	2,180	-4.86%	\$875,000	\$865,000	1.16%	3.36

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100	55	46	68	44	54.55%	31	47	-34.04%	26	28	-7.14%	\$750,750	\$680,000	10.40%	2.62
110	93	84	122	74	64.86%	65	83	-21.69%	41	59	-30.51%	\$650,000	\$650,000	0.00%	2.98
120	52	64	56	69	-18.84%	45	36	25.00%	31	27	14.81%	\$650,000	\$675,000	-3.70%	1.81
130	109	156	143	155	-7.74%	83	98	-15.31%	63	83	-24.10%	\$796,000	\$697,000	14.20%	2.27
SW King	309	350	389	342	13.74%	224	264	-15.15%	161	197	-18.27%	\$675,000	\$670,000	0.75%	2.42
300	43	38	78	48	62.50%	31	28	10.71%	34	23	47.83%	\$660,434	\$765,000	-13.67%	2.29
310	89	117	126	152	-17.11%	70	76	-7.89%	48	52	-7.69%	\$656,725	\$590,000	11.31%	2.63
320	177	154	255	203	25.62%	125	95	31.58%	89	67	32.84%	\$759,950	\$750,000	1.33%	2.87
330	142	143	202	173	16.76%	110	93	18.28%	90	73	23.29%	\$686,000	\$720,000	-4.72%	2.24
340	74	97	85	89	-4.49%	57	65	-12.31%	50	62	-19.35%	\$747,495	\$795,000	-5.98%	1.70
350	106	119	147	111	32.43%	57	78	-26.92%	36	53	-32.08%	\$950,000	\$850,000	11.76%	4.08
360	41	42	60	61	-1.64%	24	16	50.00%	14	17	-17.65%	\$704,999	\$699,000	0.86%	4.29
SE King	672	710	953	837	13.86%	474	451	5.10%	361	347	4.03%	\$725,000	\$745,000	-2.68%	2.64
140	189	231	207	208	-0.48%	143	148	-3.38%	122	112	8.93%	\$945,000	\$841,500	12.30%	1.70
380	91	106	135	138	-2.17%	56	52	7.69%	48	50	-4.00%	\$900,000	\$873,000	3.09%	2.81
385	57	50	96	74	29.73%	31	27	14.81%	19	18	5.56%	\$725,000	\$780,000	-7.05%	5.05
390	134	200	215	252	-14.68%	66	101	-34.65%	71	85	-16.47%	\$1,175,000	\$1,235,000	-4.86%	3.03
700	99	117	139	133	4.51%	59	56	5.36%	57	39	46.15%	\$1,350,000	\$1,559,000	-13.41%	2.44
701	0	0	1	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
705	309	378	397	365	8.77%	185	189	-2.12%	152	152	0.00%	\$1,059,975	\$1,015,000	4.43%	2.61
710	187	211	203	200	1.50%	125	100	25.00%	113	90	25.56%	\$1,060,000	\$1,100,000	-3.64%	1.80
Seattle	1,066	1,293	1,393	1,370	1.68%	665	673	-1.19%	582	546	6.59%	\$1,037,500	\$1,010,650	2.66%	2.39
715	57	54	62	58	6.90%	35	38	-7.89%	27	24	12.50%	\$785,000	\$815,000	-3.68%	2.30
720	46	51	53	44	20.45%	34	27	25.93%	34	27	25.93%	\$915,000	\$990,000	-7.58%	1.56
N. King	103	105	115	102	12.75%	69	65	6.15%	61	51	19.61%	\$885,000	\$835,000	5.99%	1.89
500	172	181	227	163	39.26%	71	102	-30.39%	71	71	0.00%	\$1,480,000	\$1,858,000	-20.34%	3.20
510	44	64	54	65	-16.92%	24	28	-14.29%	26	20	30.00%	\$2,616,500	\$2,500,000	4.66%	2.08
520	88	72	170	108	57.41%	29	29	0.00%	13	19	-31.58%	\$4,950,000	\$3,200,000	54.69%	13.08
530	147	141	182	139	30.94%	70	69	1.45%	46	56	-17.86%	\$1,557,500	\$1,680,500	-7.32%	3.96
540	250	274	360	270	33.33%	137	135	1.48%	108	123	-12.20%	\$1,442,500	\$1,525,000	-5.41%	3.33
550	111	111	185	139	33.09%	50	70	-28.57%	45	51	-11.76%	\$1,275,000	\$1,350,000	-5.56%	4.11
560	144	163	224	197	13.71%	68	80	-15.00%	53	40	32.50%	\$1,950,000	\$2,317,500	-15.86%	4.23
600	255	243	338	285	18.60%	144	130	10.77%	108	123	-12.20%	\$1,249,000	\$1,299,500	-3.89%	3.13
Eastside	1,211	1,249	1,740	1,366	27.38%	593	643	-7.78%	470	503	-6.56%	\$1,510,000	\$1,633,500	-7.56%	3.70
800	28	29	38	39	-2.56%	20	16	25.00%	18	13	38.46%	\$855,000	\$850,000	0.59%	2.11
Vashon	28	29	38	39	-2.56%	20	16	25.00%	18	13	38.46%	\$855,000	\$850,000	0.59%	2.11
ALL King Co	3,389	3,736	4,628	4,056	14.10%	2,045	2,112	-3.17%	1,653	1,657	-0.24%	\$975,000	\$989,000	-1.42%	2.80

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100	2	1	2	1	100.00%	1	0	0.00%	1	1	0.00%	\$215,000	\$570,000	-62.28%	2.00
110	29	25	54	33	63.64%	19	21	-9.52%	12	15	-20.00%	\$345,000	\$299,000	15.38%	4.50
120	15	28	41	51	-19.61%	11	18	-38.89%	4	8	-50.00%	\$479,500	\$324,995	47.54%	10.25
130	22	31	65	63	3.17%	9	20	-55.00%	6	19	-68.42%	\$237,500	\$320,000	-25.78%	10.83
SW King	68	85	162	148	9.46%	40	59	-32.20%	23	43	-46.51%	\$285,000	\$315,000	-9.52%	7.04
300	0	0	1	0	0.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
310	17	14	31	26	19.23%	11	9	22.22%	4	13	-69.23%	\$349,974	\$400,000	-12.51%	7.75
320	8	5	15	7	114.29%	0	5	-100.00%	2	1	100.00%	\$490,000	\$565,000	-13.27%	7.50
330	33	35	63	51	23.53%	31	24	29.17%	13	20	-35.00%	\$389,000	\$378,500	2.77%	4.85
340	20	32	51	26	96.15%	12	25	-52.00%	14	15	-6.67%	\$357,500	\$489,950	-27.03%	3.64
350	10	12	24	18	33.33%	4	10	-60.00%	2	3	-33.33%	\$394,950	\$280,000	41.05%	12.00
360	2	3	9	4	125.00%	1	1	0.00%	2	1	100.00%	\$300,000	\$305,000	-1.64%	4.50
SE King	90	101	194	132	46.97%	59	75	-21.33%	37	53	-30.19%	\$365,000	\$400,000	-8.75%	5.24
140	49	48	93	89	4.49%	27	29	-6.90%	30	22	36.36%	\$577,500	\$625,500	-7.67%	3.10
380	13	10	31	21	47.62%	8	5	60.00%	5	6	-16.67%	\$655,000	\$580,000	12.93%	6.20
385	5	10	27	21	28.57%	3	6	-50.00%	3	10	-70.00%	\$354,995	\$697,475	-49.10%	9.00
390	92	108	218	228	-4.39%	38	57	-33.33%	41	50	-18.00%	\$475,000	\$476,250	-0.26%	5.32
700	69	91	173	168	2.98%	42	47	-10.64%	29	31	-6.45%	\$525,000	\$565,000	-7.08%	5.97
701	114	111	315	275	14.55%	34	40	-15.00%	29	29	0.00%	\$665,000	\$615,000	8.13%	10.86
705	91	103	176	158	11.39%	46	62	-25.81%	45	44	2.27%	\$685,000	\$622,500	10.04%	3.91
710	59	67	111	123	-9.76%	28	29	-3.45%	26	23	13.04%	\$547,000	\$518,000	5.60%	4.27
Seattle	492	548	1,144	1,083	5.63%	226	275	-17.82%	208	215	-3.26%	\$566,500	\$573,250	-1.18%	5.50
715	10	14	25	21	19.05%	3	13	-76.92%	3	8	-62.50%	\$625,000	\$620,000	0.81%	8.33
720	7	13	24	12	100.00%	1	7	-85.71%	6	6	0.00%	\$282,000	\$444,925	-36.62%	4.00
N. King	17	27	49	33	48.48%	4	20	-80.00%	9	14	-35.71%	\$339,000	\$557,450	-39.19%	5.44
500	45	44	91	62	46.77%	26	22	18.18%	14	17	-17.65%	\$552,500	\$654,500	-15.58%	6.50
510	2	2	11	7	57.14%	1	2	-50.00%	1	2	-50.00%	\$680,000	\$610,000	11.48%	11.00
520	65	41	119	88	35.23%	17	24	-29.17%	16	17	-5.88%	\$680,000	\$1,050,000	-35.24%	7.44
530	61	68	122	113	7.96%	19	32	-40.63%	29	21	38.10%	\$574,999	\$525,000	9.52%	4.21
540	43	69	96	78	23.08%	30	39	-23.08%	23	42	-45.24%	\$775,000	\$624,000	24.20%	4.17
550	25	34	52	47	10.64%	9	15	-40.00%	6	29	-79.31%	\$748,750	\$900,000	-16.81%	8.67
560	80	80	160	121	32.23%	41	53	-22.64%	27	22	22.73%	\$790,000	\$1,016,000	-22.24%	5.93
600	52	74	133	152	-12.50%	32	40	-20.00%	28	48	-41.67%	\$490,000	\$691,500	-29.14%	4.75
Eastside	373	412	784	668	17.37%	175	227	-22.91%	144	198	-27.27%	\$661,500	\$728,400	-9.18%	5.44
800	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
Vashon	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
ALL King Co	1,040	1,173	2,333	2,064	13.03%	504	656	-23.17%	421	523	-19.50%	\$540,000	\$569,900	-5.25%	5.54