

Breakouts: KING MAP AREAS									Northwest Multiple Listing Service - July 2026						
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jul 2026	New Jul 2025	Ttl Active Jul 2026	Ttl Active Jul 2025	% Change, Ttl Active	Pending Jul 2026	Pending Jul 2025	% Change, Pending	Closed Jul 2026	Closed Jul 2025	% Change, Closed	Median \$, Jul 2026	Median \$, Jul 2025	% Change, Median Price	Months of Inventory
100	40	56	75	72	4.17%	31	30	3.33%	30	33	-9.09%	\$659,500	\$650,000	1.46%	2.50
110	130	101	220	153	43.79%	88	86	2.33%	63	72	-12.50%	\$600,000	\$547,500	9.59%	3.49
120	80	61	147	101	45.54%	54	65	-16.92%	29	49	-40.82%	\$560,000	\$625,000	-10.40%	5.07
130	128	136	252	230	9.57%	98	115	-14.78%	79	91	-13.19%	\$665,000	\$695,000	-4.32%	3.19
SW King	378	354	694	556	24.82%	271	296	-8.45%	201	245	-17.96%	\$625,000	\$625,000	0.00%	3.45
300	39	39	87	65	33.85%	34	26	30.77%	33	25	32.00%	\$725,000	\$625,000	16.00%	2.64
310	108	102	208	196	6.12%	77	94	-18.09%	59	73	-19.18%	\$590,000	\$624,950	-5.59%	3.53
320	153	124	318	248	28.23%	103	76	35.53%	96	105	-8.57%	\$719,975	\$784,000	-8.17%	3.31
330	180	156	330	268	23.13%	106	109	-2.75%	108	92	17.39%	\$682,500	\$606,500	12.53%	3.06
340	110	105	181	154	17.53%	64	66	-3.03%	55	76	-27.63%	\$716,000	\$730,000	-1.92%	3.29
350	109	112	216	172	25.58%	62	83	-25.30%	48	59	-18.64%	\$845,000	\$870,000	-2.87%	4.50
360	35	21	63	56	12.50%	23	19	21.05%	22	19	15.79%	\$575,000	\$625,000	-8.00%	2.86
SE King	734	659	1,403	1,159	21.05%	469	473	-0.85%	421	449	-6.24%	\$690,000	\$690,000	0.00%	3.33
140	221	185	337	293	15.02%	123	135	-8.89%	119	140	-15.00%	\$864,000	\$797,975	8.27%	2.83
380	95	92	165	149	10.74%	57	71	-19.72%	46	51	-9.80%	\$774,500	\$850,000	-8.88%	3.59
385	61	67	113	106	6.60%	35	35	0.00%	27	29	-6.90%	\$660,000	\$650,000	1.54%	4.19
390	216	186	445	465	-4.30%	111	120	-7.50%	116	109	6.42%	\$897,500	\$915,000	-1.91%	3.84
700	175	168	361	318	13.52%	66	77	-14.29%	62	65	-4.62%	\$1,090,000	\$830,000	31.33%	5.82
701	88	91	296	278	6.47%	44	46	-4.35%	34	27	25.93%	\$522,000	\$655,000	-20.31%	8.71
705	377	308	619	454	36.34%	190	247	-23.08%	175	223	-21.52%	\$890,000	\$860,000	3.49%	3.54
710	218	185	364	298	22.15%	96	145	-33.79%	103	136	-24.26%	\$1,045,000	\$1,067,500	-2.11%	3.53
Seattle	1,451	1,282	2,700	2,361	14.36%	722	876	-17.58%	682	780	-12.56%	\$884,500	\$879,475	0.57%	3.96
715	55	65	91	83	9.64%	39	44	-11.36%	35	31	12.90%	\$749,000	\$820,000	-8.66%	2.60
720	68	49	112	65	72.31%	21	30	-30.00%	23	30	-23.33%	\$910,000	\$973,500	-6.52%	4.87
N. King	123	114	203	148	37.16%	60	74	-18.92%	58	61	-4.92%	\$845,000	\$850,000	-0.59%	3.50
500	166	140	312	219	42.47%	89	119	-25.21%	90	89	1.12%	\$1,512,500	\$1,460,000	3.60%	3.47
510	39	39	83	70	18.57%	16	22	-27.27%	29	33	-12.12%	\$2,215,000	\$2,575,000	-13.98%	2.86
520	118	77	292	198	47.47%	45	56	-19.64%	42	48	-12.50%	\$2,037,500	\$2,344,000	-13.08%	6.95
530	161	171	311	268	16.04%	66	92	-28.26%	73	92	-20.65%	\$1,395,000	\$1,477,500	-5.58%	4.26
540	300	201	546	328	66.46%	149	151	-1.32%	145	156	-7.05%	\$1,347,000	\$1,444,497	-6.75%	3.77
550	128	107	269	203	32.51%	50	74	-32.43%	46	70	-34.29%	\$1,193,725	\$1,137,500	4.94%	5.85
560	201	164	407	318	27.99%	81	106	-23.58%	86	88	-2.27%	\$1,670,000	\$1,662,500	0.45%	4.73
600	310	216	567	457	24.07%	143	153	-6.54%	138	176	-21.59%	\$1,150,000	\$1,165,000	-1.29%	4.11
Eastside	1,423	1,115	2,787	2,061	35.23%	639	773	-17.34%	649	752	-13.70%	\$1,378,000	\$1,400,000	-1.57%	4.29
800	15	28	49	52	-5.77%	7	14	-50.00%	11	9	22.22%	\$860,000	\$945,000	-8.99%	4.45
Vashon	15	28	49	52	-5.77%	7	14	-50.00%	11	9	22.22%	\$860,000	\$945,000	-8.99%	4.45
All King Co	4,124	3,552	7,836	6,337	23.65%	2,168	2,506	-13.49%	2,022	2,296	-11.93%	\$879,500	\$875,000	0.51%	3.88

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100	40	55	73	70	4.29%	31	30	3.33%	29	33	-12.12%	\$699,000	\$650,000	7.54%	2.52
110	105	80	160	109	46.79%	72	73	-1.37%	55	56	-1.79%	\$625,000	\$580,000	7.76%	2.91
120	47	44	81	65	24.62%	40	44	-9.09%	18	34	-47.06%	\$629,500	\$709,450	-11.27%	4.50
130	105	116	181	173	4.62%	80	94	-14.89%	71	79	-10.13%	\$680,000	\$725,000	-6.21%	2.55
SW King	297	295	495	417	18.71%	223	241	-7.47%	173	202	-14.36%	\$650,000	\$663,075	-1.97%	2.86
300	39	38	87	64	35.94%	32	25	28.00%	33	25	32.00%	\$725,000	\$625,000	16.00%	2.64
310	96	92	175	167	4.79%	69	86	-19.77%	53	67	-20.90%	\$605,000	\$645,000	-6.20%	3.30
320	149	120	304	239	27.20%	100	75	33.33%	93	100	-7.00%	\$730,000	\$793,396	-7.99%	3.27
330	141	115	242	218	11.01%	86	82	4.88%	97	64	51.56%	\$699,950	\$694,250	0.82%	2.49
340	94	79	129	115	12.17%	56	47	19.15%	41	60	-31.67%	\$810,000	\$802,750	0.90%	3.15
350	96	89	187	133	40.60%	56	76	-26.32%	43	55	-21.82%	\$900,000	\$895,000	0.56%	4.35
360	32	20	56	50	12.00%	21	18	16.67%	21	18	16.67%	\$590,000	\$625,000	-5.60%	2.67
SE King	647	553	1,180	986	19.68%	420	409	2.69%	381	389	-2.06%	\$710,460	\$725,000	-2.01%	3.10
140	173	149	244	207	17.87%	102	103	-0.97%	95	113	-15.93%	\$905,000	\$881,000	2.72%	2.57
380	87	82	140	130	7.69%	51	65	-21.54%	41	44	-6.82%	\$818,000	\$885,000	-7.57%	3.41
385	52	53	90	82	9.76%	31	31	0.00%	25	25	0.00%	\$664,950	\$719,000	-7.52%	3.60
390	123	106	220	237	-7.17%	73	76	-3.95%	72	74	-2.70%	\$1,100,000	\$1,150,000	-4.35%	3.06
700	98	98	168	136	23.53%	41	58	-29.31%	45	36	25.00%	\$1,332,500	\$1,245,000	7.03%	3.73
701	0	0	1	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
705	285	238	422	323	30.65%	160	191	-16.23%	133	172	-22.67%	\$989,000	\$960,000	3.02%	3.17
710	155	145	235	190	23.68%	73	112	-34.82%	82	109	-24.77%	\$1,144,750	\$1,150,000	-0.46%	2.87
Seattle	973	871	1,520	1,305	16.48%	531	636	-16.51%	493	573	-13.96%	\$999,500	\$1,010,000	-1.04%	3.08
715	47	44	63	55	14.55%	37	34	8.82%	28	26	7.69%	\$874,500	\$849,975	2.89%	2.25
720	59	41	88	53	66.04%	17	25	-32.00%	19	24	-20.83%	\$1,000,000	\$1,045,000	-4.31%	4.63
N. King	106	85	151	108	39.81%	54	59	-8.47%	47	50	-6.00%	\$910,000	\$947,500	-3.96%	3.21
500	135	111	225	162	38.89%	73	92	-20.65%	73	73	0.00%	\$1,660,000	\$1,735,000	-4.32%	3.08
510	36	35	73	62	17.74%	16	20	-20.00%	24	30	-20.00%	\$2,505,000	\$2,600,000	-3.65%	3.04
520	61	48	158	111	42.34%	25	36	-30.56%	21	25	-16.00%	\$3,300,000	\$4,298,000	-23.22%	7.52
530	117	119	186	155	20.00%	42	62	-32.26%	50	67	-25.37%	\$1,660,000	\$1,555,000	6.75%	3.72
540	254	170	445	262	69.85%	121	121	0.00%	121	127	-4.72%	\$1,420,000	\$1,543,000	-7.97%	3.68
550	101	83	202	156	29.49%	41	61	-32.79%	40	47	-14.89%	\$1,395,000	\$1,370,000	1.82%	5.05
560	127	111	238	197	20.81%	51	75	-32.00%	55	56	-1.79%	\$1,995,000	\$2,065,000	-3.39%	4.33
600	249	158	421	302	39.40%	117	118	-0.85%	111	130	-14.62%	\$1,260,000	\$1,291,475	-2.44%	3.79
Eastside	1,080	835	1,948	1,407	38.45%	486	585	-16.92%	495	555	-10.81%	\$1,575,000	\$1,580,000	-0.32%	3.94
800	15	27	48	51	-5.88%	7	13	-46.15%	11	9	22.22%	\$860,000	\$945,000	-8.99%	4.36
Vashon	15	27	48	51	-5.88%	7	13	-46.15%	11	9	22.22%	\$860,000	\$945,000	-8.99%	4.36
All King Co	3,118	2,666	5,342	4,274	24.99%	1,721	1,943	-11.43%	1,600	1,778	-10.01%	\$995,000	\$1,000,000	-0.50%	3.34

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100	0	1	2	2	0.00%	0	0	0.00%	1	0	0.00%	\$380,000	\$0	0.00%	2.00
110	25	21	60	44	36.36%	16	13	23.08%	8	16	-50.00%	\$329,750	\$267,500	23.27%	7.50
120	33	17	66	36	83.33%	14	21	-33.33%	11	15	-26.67%	\$360,000	\$375,000	-4.00%	6.00
130	23	20	71	57	24.56%	18	21	-14.29%	8	12	-33.33%	\$319,250	\$312,500	2.16%	8.88
SW King	81	59	199	139	43.17%	48	55	-12.73%	28	43	-34.88%	\$336,750	\$329,000	2.36%	7.11
300	0	1	0	1	-100.00%	2	1	100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
310	12	10	33	29	13.79%	8	8	0.00%	6	6	0.00%	\$328,000	\$297,000	10.44%	5.50
320	4	4	14	9	55.56%	3	1	200.00%	3	5	-40.00%	\$514,950	\$515,000	-0.01%	4.67
330	39	41	88	50	76.00%	20	27	-25.93%	11	28	-60.71%	\$398,000	\$337,450	17.94%	8.00
340	16	26	52	39	33.33%	8	19	-57.89%	14	16	-12.50%	\$307,500	\$337,500	-8.89%	3.71
350	13	23	29	39	-25.64%	6	7	-14.29%	5	4	25.00%	\$437,500	\$324,500	34.82%	5.80
360	3	1	7	6	16.67%	2	1	100.00%	1	1	0.00%	\$250,000	\$305,000	-18.03%	7.00
SE King	87	106	223	173	28.90%	49	64	-23.44%	40	60	-33.33%	\$396,500	\$337,500	17.48%	5.58
140	48	36	93	86	8.14%	21	32	-34.38%	24	27	-11.11%	\$700,000	\$445,000	57.30%	3.88
380	8	10	25	19	31.58%	6	6	0.00%	5	7	-28.57%	\$535,000	\$715,000	-25.17%	5.00
385	9	14	23	24	-4.17%	4	4	0.00%	2	4	-50.00%	\$301,225	\$562,500	-46.45%	11.50
390	93	80	225	228	-1.32%	38	44	-13.64%	44	35	25.71%	\$514,975	\$560,000	-8.04%	5.11
700	77	70	193	182	6.04%	25	19	31.58%	17	29	-41.38%	\$425,000	\$400,000	6.25%	11.35
701	88	91	295	278	6.12%	44	46	-4.35%	34	27	25.93%	\$522,000	\$655,000	-20.31%	8.68
705	92	70	197	131	50.38%	30	56	-46.43%	42	51	-17.65%	\$619,925	\$624,950	-0.80%	4.69
710	63	40	129	108	19.44%	23	33	-30.30%	21	27	-22.22%	\$487,500	\$569,990	-14.47%	6.14
Seattle	478	411	1,180	1,056	11.74%	191	240	-20.42%	189	207	-8.70%	\$525,000	\$550,000	-4.55%	6.24
715	8	21	28	28	0.00%	2	10	-80.00%	7	5	40.00%	\$480,000	\$570,000	-15.79%	4.00
720	9	8	24	12	100.00%	4	5	-20.00%	4	6	-33.33%	\$502,500	\$392,000	28.19%	6.00
N. King	17	29	52	40	30.00%	6	15	-60.00%	11	11	0.00%	\$480,000	\$480,000	0.00%	4.73
500	31	29	87	57	52.63%	16	27	-40.74%	17	16	6.25%	\$445,000	\$640,000	-30.47%	5.12
510	3	4	10	8	25.00%	0	2	-100.00%	5	3	66.67%	\$577,000	\$596,000	-3.19%	2.00
520	57	29	134	87	54.02%	20	20	0.00%	21	23	-8.70%	\$865,000	\$855,000	1.17%	6.38
530	44	52	125	113	10.62%	24	30	-20.00%	23	25	-8.00%	\$450,000	\$565,000	-20.35%	5.43
540	46	31	101	66	53.03%	28	30	-6.67%	24	29	-17.24%	\$640,500	\$586,000	9.30%	4.21
550	27	24	67	47	42.55%	9	13	-30.77%	6	23	-73.91%	\$687,500	\$716,000	-3.98%	11.17
560	74	53	169	121	39.67%	30	31	-3.23%	31	32	-3.13%	\$950,000	\$1,227,843	-22.63%	5.45
600	61	58	146	155	-5.81%	26	35	-25.71%	27	46	-41.30%	\$527,000	\$560,000	-5.89%	5.41
Eastside	343	280	839	654	28.29%	153	188	-18.62%	154	197	-21.83%	\$625,000	\$629,000	-0.64%	5.45
800	0	1	1	1	0.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
Vashon	0	1	1	1	0.00%	0	1	-100.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
All King Co	1,006	886	2,494	2,063	20.89%	447	563	-20.60%	422	518	-18.53%	\$519,975	\$530,000	-1.89%	5.91