

Breakouts: KING MAP AREAS									Northwest Multiple Listing Service - August 2026						
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Aug 2026	New Aug 2025	Ttl Active Aug 2026	Ttl Active Aug 2025	% Change, Ttl Active	Pending Aug 2026	Pending Aug 2025	% Change, Pending	Closed Aug 2026	Closed Aug 2025	% Change, Closed	Median \$ Aug 2026	Median \$ Aug 2025	% Change, Median Price	Months of Inventory
100	44	39	85	63	34.92%	33	40	-17.50%	28	28	0.00%	\$649,975	\$618,500	5.09%	3.04
110	115	75	245	153	60.13%	72	74	-2.70%	72	63	14.29%	\$597,000	\$660,000	-9.55%	3.40
120	57	48	148	97	52.58%	52	54	-3.70%	28	48	-41.67%	\$605,000	\$541,900	11.64%	5.29
130	104	105	239	217	10.14%	105	95	10.53%	82	90	-8.89%	\$647,475	\$599,950	7.92%	2.91
SW King	320	267	717	530	35.28%	262	263	-0.38%	210	229	-8.30%	\$615,000	\$613,000	0.33%	3.41
300	48	30	93	59	57.63%	39	37	5.41%	27	23	17.39%	\$639,990	\$625,000	2.40%	3.44
310	99	80	223	194	14.95%	65	75	-13.33%	52	74	-29.73%	\$675,000	\$590,000	14.41%	4.29
320	108	98	284	236	20.34%	93	81	14.81%	89	61	45.90%	\$739,000	\$750,000	-1.47%	3.19
330	128	125	329	254	29.53%	95	116	-18.10%	77	100	-23.00%	\$660,000	\$663,000	-0.45%	4.27
340	80	88	195	151	29.14%	52	68	-23.53%	48	55	-12.73%	\$690,000	\$683,250	0.99%	4.06
350	87	80	196	159	23.27%	65	78	-16.67%	54	73	-26.03%	\$755,000	\$872,000	-13.42%	3.63
360	38	21	73	52	40.38%	19	13	46.15%	17	12	41.67%	\$685,000	\$592,000	15.71%	4.29
SE King	588	522	1,393	1,105	26.06%	428	468	-8.55%	364	398	-8.54%	\$699,975	\$683,375	2.43%	3.83
140	147	166	307	294	4.42%	130	121	7.44%	106	109	-2.75%	\$780,000	\$840,000	-7.14%	2.90
380	78	66	178	141	26.24%	42	48	-12.50%	42	48	-12.50%	\$784,975	\$845,000	-7.10%	4.24
385	55	47	105	101	3.96%	36	25	44.00%	35	24	45.83%	\$775,000	\$683,000	13.47%	3.00
390	191	152	452	417	8.39%	92	112	-17.86%	93	97	-4.12%	\$890,000	\$1,050,000	-15.24%	4.86
700	143	99	354	273	29.67%	62	83	-25.30%	51	85	-40.00%	\$840,000	\$1,185,000	-29.11%	6.94
701	92	72	286	275	4.00%	33	33	0.00%	33	34	-2.94%	\$530,000	\$590,125	-10.19%	8.67
705	339	248	631	427	47.78%	158	211	-25.12%	156	211	-26.07%	\$858,725	\$889,000	-3.41%	4.04
710	177	133	386	259	49.03%	88	121	-27.27%	80	112	-28.57%	\$899,975	\$977,500	-7.93%	4.83
Seattle	1,222	983	2,699	2,187	23.41%	641	754	-14.99%	596	720	-17.22%	\$825,000	\$900,000	-8.33%	4.53
715	49	50	79	84	-5.95%	29	40	-27.50%	31	37	-16.22%	\$841,000	\$800,000	5.13%	2.55
720	47	43	107	62	72.58%	42	39	7.69%	23	25	-8.00%	\$849,000	\$890,000	-4.61%	4.65
N. King	96	93	186	146	27.40%	71	79	-10.13%	54	62	-12.90%	\$845,000	\$850,000	-0.59%	3.44
500	124	112	310	200	55.00%	66	92	-28.26%	66	92	-28.26%	\$1,400,000	\$1,469,000	-4.70%	4.70
510	46	29	83	64	29.69%	23	26	-11.54%	15	16	-6.25%	\$2,200,000	\$2,080,000	5.77%	5.53
520	102	68	285	186	53.23%	37	47	-21.28%	35	50	-30.00%	\$2,340,000	\$2,385,000	-1.89%	8.14
530	137	131	280	223	25.56%	91	99	-8.08%	64	72	-11.11%	\$1,430,000	\$1,420,000	0.70%	4.38
540	227	179	523	306	70.92%	142	141	0.71%	129	130	-0.77%	\$1,290,000	\$1,350,000	-4.44%	4.05
550	97	83	248	212	16.98%	64	63	1.59%	57	67	-14.93%	\$1,175,000	\$1,245,000	-5.62%	4.35
560	164	131	367	286	28.32%	111	82	35.37%	72	88	-18.18%	\$1,400,000	\$1,412,500	-0.88%	5.10
600	273	202	569	431	32.02%	146	163	-10.43%	120	137	-12.41%	\$1,087,500	\$1,100,000	-1.14%	4.74
EastSide	1,170	935	2,665	1,908	39.68%	680	713	-4.63%	558	652	-14.42%	\$1,305,000	\$1,350,000	-3.33%	4.78
800	20	22	43	49	-12.24%	19	17	11.76%	9	12	-25.00%	\$1,150,000	\$895,000	28.49%	4.78
Vashon	20	22	43	49	-12.24%	19	17	11.76%	9	12	-25.00%	\$1,150,000	\$895,000	28.49%	4.78
All King Co	3,416	2,822	7,703	5,925	30.01%	2,101	2,294	-8.41%	1,791	2,073	-13.60%	\$845,000	\$875,000	-3.43%	4.30

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100	42	39	82	61	34.43%	32	40	-20.00%	28	28	0.00%	\$649,975	\$618,500	5.09%	2.93
110	92	60	175	109	60.55%	61	60	1.67%	58	51	13.73%	\$637,450	\$675,000	-5.56%	3.02
120	33	35	79	64	23.44%	37	35	5.71%	22	32	-31.25%	\$612,500	\$642,500	-4.67%	3.59
130	84	81	161	155	3.87%	97	87	11.49%	73	74	-1.35%	\$675,000	\$668,600	0.96%	2.21
SW King	251	215	497	389	27.76%	227	222	2.25%	181	185	-2.16%	\$649,950	\$660,000	-1.52%	2.75
300	47	29	93	58	60.34%	38	36	5.56%	25	22	13.64%	\$640,000	\$630,750	1.47%	3.72
310	84	71	184	162	13.58%	60	65	-7.69%	48	67	-28.36%	\$692,500	\$615,000	12.60%	3.83
320	107	96	275	225	22.22%	87	81	7.41%	85	61	39.34%	\$744,000	\$750,000	-0.80%	3.24
330	100	94	245	201	21.89%	77	92	-16.30%	64	76	-15.79%	\$699,975	\$697,500	0.35%	3.83
340	60	70	138	107	28.97%	41	56	-26.79%	41	45	-8.89%	\$740,000	\$745,000	-0.67%	3.37
350	83	64	173	122	41.80%	61	67	-8.96%	49	64	-23.44%	\$770,000	\$901,500	-14.59%	3.53
360	33	19	63	46	36.96%	18	12	50.00%	16	11	45.45%	\$690,000	\$595,000	15.97%	3.94
SE King	514	443	1,171	921	27.14%	382	409	-6.60%	328	346	-5.20%	\$728,950	\$722,087	0.95%	3.57
140	120	129	216	208	3.85%	106	98	8.16%	84	86	-2.33%	\$803,750	\$905,000	-11.19%	2.57
380	65	62	149	122	22.13%	37	46	-19.57%	36	45	-20.00%	\$792,450	\$850,000	-6.77%	4.14
385	46	43	82	82	0.00%	29	21	38.10%	30	20	50.00%	\$799,950	\$722,500	10.72%	2.73
390	103	86	229	204	12.25%	55	73	-24.66%	67	63	6.35%	\$1,198,000	\$1,305,000	-8.20%	3.42
700	82	60	158	120	31.67%	39	52	-25.00%	33	63	-47.62%	\$1,325,000	\$1,372,000	-3.43%	4.79
701	1	0	0	0	0.00%	1	0	0.00%	1	0	0.00%	\$253,000	\$0	0.00%	0.00
705	247	186	428	291	47.08%	132	158	-16.46%	131	160	-18.13%	\$930,000	\$935,750	-0.61%	3.27
710	121	104	248	160	55.00%	67	95	-29.47%	61	90	-32.22%	\$990,000	\$1,155,000	-14.29%	4.07
Seattle	785	670	1,510	1,187	27.21%	466	543	-14.18%	443	527	-15.94%	\$920,000	\$1,000,000	-8.00%	3.41
715	44	41	60	60	0.00%	25	29	-13.79%	28	28	0.00%	\$897,500	\$947,475	-5.27%	2.14
720	39	36	82	51	60.78%	37	31	19.35%	20	21	-4.76%	\$909,500	\$890,000	2.19%	4.10
N. King	83	77	142	111	27.93%	62	60	3.33%	48	49	-2.04%	\$899,500	\$899,950	-0.05%	2.96
500	101	90	228	151	50.99%	52	73	-28.77%	54	73	-26.03%	\$1,567,500	\$1,700,000	-7.79%	4.22
510	41	24	72	56	28.57%	22	22	0.00%	15	16	-6.25%	\$2,200,000	\$2,080,000	5.77%	4.80
520	60	41	160	105	52.38%	20	24	-16.67%	23	29	-20.69%	\$3,135,000	\$3,725,000	-15.84%	6.96
530	107	92	163	128	27.34%	73	71	2.82%	46	50	-8.00%	\$1,647,500	\$1,527,500	7.86%	3.54
540	196	135	426	233	82.83%	120	113	6.19%	109	105	3.81%	\$1,360,000	\$1,480,000	-8.11%	3.91
550	79	61	192	157	22.29%	56	51	9.80%	48	52	-7.69%	\$1,290,000	\$1,335,000	-3.37%	4.00
560	87	78	202	168	20.24%	73	49	48.98%	47	51	-7.84%	\$1,560,000	\$1,814,995	-14.05%	4.30
600	214	141	425	285	49.12%	120	112	7.14%	99	102	-2.94%	\$1,175,000	\$1,190,500	-1.30%	4.29
EastSide	885	662	1,868	1,283	45.60%	536	515	4.08%	441	478	-7.74%	\$1,445,721	\$1,537,500	-5.97%	4.24
800	20	21	42	48	-12.50%	19	16	18.75%	9	12	-25.00%	\$1,150,000	\$895,000	28.49%	4.67
Vashon	20	21	42	48	-12.50%	19	16	18.75%	9	12	-25.00%	\$1,150,000	\$895,000	28.49%	4.67
All King Co	2,538	2,088	5,230	3,939	32.77%	1,692	1,765	-4.14%	1,450	1,597	-9.20%	\$920,000	\$990,000	-7.07%	3.61

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100	2	0	3	2	50.00%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
110	23	15	70	44	59.09%	11	14	-21.43%	14	12	16.67%	\$296,000	\$320,000	-7.50%	5.00
120	24	13	69	33	109.09%	15	19	-21.05%	6	16	-62.50%	\$300,000	\$286,750	4.62%	11.50
130	20	24	78	62	25.81%	8	8	0.00%	9	16	-43.75%	\$290,000	\$295,000	-1.69%	8.67
SW King	69	52	220	141	56.03%	35	41	-14.63%	29	44	-34.09%	\$292,000	\$305,000	-4.26%	7.59
300	1	1	0	1	-100.00%	1	1	0.00%	2	1	100.00%	\$443,687	\$370,000	19.92%	0.00
310	15	9	39	32	21.88%	5	10	-50.00%	4	7	-42.86%	\$425,000	\$345,000	23.19%	9.75
320	1	2	9	11	-18.18%	6	0	0.00%	4	0	0.00%	\$528,750	\$0	0.00%	2.25
330	28	31	84	53	58.49%	18	24	-25.00%	13	24	-45.83%	\$305,000	\$385,000	-20.78%	6.46
340	20	18	57	44	29.55%	11	12	-8.33%	7	10	-30.00%	\$390,000	\$362,500	7.59%	8.14
350	4	16	23	37	-37.84%	4	11	-63.64%	5	9	-44.44%	\$399,950	\$375,000	6.65%	4.60
360	5	2	10	6	66.67%	1	1	0.00%	1	1	0.00%	\$480,000	\$180,000	166.67%	10.00
SE King	74	79	222	184	20.65%	46	59	-22.03%	36	52	-30.77%	\$394,975	\$367,500	7.48%	6.17
140	27	37	91	86	5.81%	24	23	4.35%	22	23	-4.35%	\$706,750	\$575,000	22.91%	4.14
380	13	4	29	19	52.63%	5	2	150.00%	6	3	100.00%	\$569,500	\$655,000	-13.05%	4.83
385	9	4	23	19	21.05%	7	4	75.00%	5	4	25.00%	\$525,000	\$612,000	-14.22%	4.60
390	88	66	223	213	4.69%	37	39	-5.13%	26	34	-23.53%	\$511,000	\$452,500	12.93%	8.58
700	61	39	196	153	28.10%	23	31	-25.81%	18	22	-18.18%	\$485,000	\$616,500	-21.33%	10.89
701	91	72	286	275	4.00%	32	33	-3.03%	32	34	-5.88%	\$535,000	\$590,125	-9.34%	8.94
705	92	62	203	136	49.26%	26	53	-50.94%	25	51	-50.98%	\$535,000	\$675,000	-20.74%	8.12
710	56	29	138	99	39.39%	21	26	-19.23%	19	22	-13.64%	\$386,500	\$575,000	-32.78%	7.26
Seattle	437	313	1,189	1,000	18.90%	175	211	-17.06%	153	193	-20.73%	\$535,000	\$595,000	-10.08%	7.77
715	5	9	19	24	-20.83%	4	11	-63.64%	3	9	-66.67%	\$424,995	\$675,000	-37.04%	6.33
720	8	7	25	11	127.27%	5	8	-37.50%	3	4	-25.00%	\$545,000	\$734,975	-25.85%	8.33
N. King	13	16	44	35	25.71%	9	19	-52.63%	6	13	-53.85%	\$537,500	\$675,000	-20.37%	7.33
500	23	22	82	49	67.35%	14	19	-26.32%	12	19	-36.84%	\$442,500	\$525,000	-15.71%	6.83
510	5	5	11	8	37.50%	1	4	-75.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
520	42	27	125	81	54.32%	17	23	-26.09%	12	21	-42.86%	\$1,117,500	\$955,000	17.02%	10.42
530	30	39	117	95	23.16%	18	28	-35.71%	18	22	-18.18%	\$607,500	\$493,750	23.04%	6.50
540	31	44	97	73	32.88%	22	28	-21.43%	20	25	-20.00%	\$625,000	\$650,000	-3.85%	4.85
550	18	22	56	55	1.82%	8	12	-33.33%	9	15	-40.00%	\$625,000	\$765,000	-18.30%	6.22
560	77	53	165	118	39.83%	38	33	15.15%	25	37	-32.43%	\$1,149,000	\$1,050,000	9.43%	6.60
600	59	61	144	146	-1.37%	26	51	-49.02%	21	35	-40.00%	\$405,000	\$548,000	-26.09%	6.86
EastSide	285	273	797	625	27.52%	144	198	-27.27%	117	174	-32.76%	\$630,000	\$717,500	-12.20%	6.81
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	878	734	2,473	1,986	24.52%	409	529	-22.68%	341	476	-28.36%	\$515,000	\$549,000	-6.19%	7.25