Breakouts: KING MAP AREAS															Northwest Multiple Listing Service - October 2026
RES+CONDO	**LISTINGS**					**PENDING SALES**			**CLOSED SALES**						
Map Area	New Oct 2026	New Oct 2025	Ttl Active Oct 2026	Ttl Active Oct 2025	% Change, Ttl Active	Pending Oct 2026	Pending Oct 2025	% Change, Pending	Closed Oct 2026	Closed Oct 2025	% Change, Closed	Median $ Oct 2026	Median $ Oct 2025	% Change, Median Price	Months of Inventory
100	30	38	88	48	83.33%	27	46	-41.30%	22	36	-38.89%	$675,000	$613,000	10.11%	4.00
110	75	67	226	127	77.95%	65	76	-14.47%	54	59	-8.47%	$550,000	$625,000	-12.00%	4.19
120	48	54	139	96	44.79%	45	56	-19.64%	37	39	-5.13%	$529,950	$585,000	-9.41%	3.76
130	105	113	243	189	28.57%	74	107	-30.84%	74	82	-9.76%	$599,975	$642,500	-6.62%	3.28
SW King	**258**	**272**	**696**	**460**	**51.30%**	**211**	**285**	**-25.96%**	**187**	**216**	**-13.43%**	**$585,000**	**$610,000**	**-4.10%**	**3.72**
300	38	27	91	64	42.19%	23	21	9.52%	30	28	7.14%	$650,000	$620,000	4.84%	3.03
310	91	65	220	159	38.36%	65	95	-31.58%	59	63	-6.35%	$580,000	$575,000	0.87%	3.73
320	104	91	338	223	51.57%	78	81	-3.70%	70	82	-14.63%	$740,000	$725,000	2.07%	4.83
330	108	131	302	240	25.83%	93	113	-17.70%	92	103	-10.68%	$639,975	$645,000	-0.78%	3.28
340	69	70	179	132	35.61%	48	59	-18.64%	48	64	-25.00%	$682,500	$716,500	-4.75%	3.73
350	88	74	206	151	36.42%	55	49	12.24%	49	60	-18.33%	$870,000	$842,250	3.29%	4.20
360	25	33	59	74	-20.27%	18	16	12.50%	18	9	100.00%	$535,000	$795,000	-32.70%	3.28
SE King	**523**	**491**	**1,395**	**1,043**	**33.75%**	**380**	**434**	**-12.44%**	**366**	**409**	**-10.51%**	**$664,000**	**$680,000**	**-2.35%**	**3.81**
140	168	158	329	284	15.85%	103	138	-25.36%	103	132	-21.97%	$750,000	$825,000	-9.09%	3.19
380	84	86	168	149	12.75%	50	47	6.38%	45	44	2.27%	$895,000	$760,000	17.76%	3.73
385	46	52	101	102	-0.98%	31	33	-6.06%	25	32	-21.88%	$670,000	$703,000	-4.69%	4.04
390	176	206	475	447	6.26%	87	115	-24.35%	89	104	-14.42%	$1,030,000	$1,050,000	-1.90%	5.34
700	140	148	344	273	26.01%	55	95	-42.11%	57	93	-38.71%	$995,000	$1,120,000	-11.16%	6.04
701	61	65	275	241	14.11%	28	41	-31.71%	26	42	-38.10%	$585,000	$622,500	-6.02%	10.58
705	349	330	640	505	26.73%	172	212	-18.87%	178	191	-6.81%	$902,500	$971,000	-7.05%	3.60
710	214	175	407	297	37.04%	113	114	-0.88%	99	117	-15.38%	$997,500	$963,000	3.58%	4.11
Seattle	**1,238**	**1,220**	**2,739**	**2,298**	**19.19%**	**639**	**795**	**-19.62%**	**622**	**755**	**-17.62%**	**$895,000**	**$899,000**	**-0.44%**	**4.40**
715	55	42	106	68	55.88%	32	42	-23.81%	16	35	-54.29%	$762,500	$810,000	-5.86%	6.63
720	57	50	120	66	81.82%	30	38	-21.05%	25	31	-19.35%	$899,900	$870,000	3.44%	4.80
N. King	**112**	**92**	**226**	**134**	**68.66%**	**62**	**80**	**-22.50%**	**41**	**66**	**-37.88%**	**$800,000**	**$843,500**	**-5.16%**	**5.51**
500	112	95	285	200	42.50%	66	69	-4.35%	60	89	-32.58%	$1,342,500	$1,515,000	-11.39%	4.75
510	30	20	77	50	54.00%	24	19	26.32%	19	32	-40.63%	$2,320,000	$2,465,000	-5.88%	4.05
520	94	71	267	187	42.78%	41	30	36.67%	29	33	-12.12%	$2,150,000	$1,997,000	7.66%	9.21
530	107	114	271	184	47.28%	52	84	-38.10%	64	97	-34.02%	$1,284,500	$1,480,000	-13.21%	4.23
540	193	163	449	285	57.54%	114	104	9.62%	131	131	0.00%	$1,241,908	$1,280,000	-2.98%	3.43
550	69	83	208	167	24.55%	45	68	-33.82%	46	63	-26.98%	$1,031,495	$1,355,000	-23.87%	4.52
560	162	140	351	260	35.00%	75	99	-24.24%	61	88	-30.68%	$1,262,384	$1,532,500	-17.63%	5.75
600	218	181	591	423	39.72%	110	144	-23.61%	116	149	-22.15%	$1,050,000	$1,082,000	-2.96%	5.09
EastSide	**985**	**867**	**2,499**	**1,756**	**42.31%**	**527**	**617**	**-14.59%**	**526**	**682**	**-22.87%**	**$1,247,500**	**$1,375,000**	**-9.27%**	**4.75**
800	16	11	37	28	32.14%	12	17	-29.41%	14	16	-12.50%	$690,000	$918,250	-24.86%	2.64
Vashon	**16**	**11**	**37**	**28**	**32.14%**	**12**	**17**	**-29.41%**	**14**	**16**	**-12.50%**	**$690,000**	**$918,250**	**-24.86%**	**2.64**
All King Co	**3,132**	**2,953**	**7,592**	**5,719**	**32.75%**	**1,831**	**2,228**	**-17.82%**	**1,756**	**2,144**	**-18.10%**	**$851,250**	**$887,300**	**-4.06%**	**4.32**

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Breakouts: KING MAP AREAS															Northwest Multiple Listing Service - October 2026
RES ONLY	**LISTINGS**					**PENDING SALES**			**CLOSED SALES**						
Map Area	New Oct 2026	New Oct 2025	Ttl Active Oct 2026	Ttl Active Oct 2025	% Change, Ttl Active	Pending Oct 2026	Pending Oct 2025	% Change, Pending	Closed Oct 2026	Closed Oct 2025	% Change, Closed	Median $ Oct 2026	Median $ Oct 2025	% Change, Median Price	Months of Inventory
100	30	33	86	43	100.00%	26	45	-42.22%	21	36	-41.67%	$675,000	$613,000	10.11%	4.10
110	64	50	158	89	77.53%	58	58	0.00%	40	48	-16.67%	$595,500	$649,975	-8.38%	3.95
120	34	39	78	61	27.87%	32	44	-27.27%	26	31	-16.13%	$561,500	$588,000	-4.51%	3.00
130	85	93	183	136	34.56%	65	90	-27.78%	63	68	-7.35%	$680,000	$680,000	0.00%	2.90
SW King	**213**	**215**	**505**	**329**	**53.50%**	**181**	**237**	**-23.63%**	**150**	**183**	**-18.03%**	**$637,500**	**$645,000**	**-1.16%**	**3.37**
300	38	22	90	57	57.89%	23	21	9.52%	30	27	11.11%	$650,000	$625,000	4.00%	3.00
310	81	57	189	140	35.00%	56	77	-27.27%	56	54	3.70%	$585,515	$617,500	-5.18%	3.38
320	102	87	328	212	54.72%	78	80	-2.50%	70	78	-10.26%	$740,000	$732,500	1.02%	4.69
330	92	113	224	193	16.06%	72	90	-20.00%	76	78	-2.56%	$672,500	$700,000	-3.93%	2.95
340	56	50	133	93	43.01%	37	46	-19.57%	38	50	-24.00%	$755,000	$760,000	-0.66%	3.50
350	80	60	183	116	57.76%	53	39	35.90%	46	52	-11.54%	$885,000	$867,500	2.02%	3.98
360	24	27	49	63	-22.22%	17	14	21.43%	16	9	77.78%	$547,500	$795,000	-31.13%	3.06
SE King	**473**	**416**	**1,196**	**874**	**36.84%**	**336**	**367**	**-8.45%**	**332**	**348**	**-4.60%**	**$692,500**	**$728,375**	**-4.93%**	**3.60**
140	128	124	235	197	19.29%	83	110	-24.55%	87	104	-16.35%	$800,000	$912,500	-12.33%	2.70
380	78	73	138	118	16.95%	48	45	6.67%	43	41	4.88%	$929,000	$766,000	21.28%	3.21
385	32	45	81	81	0.00%	24	27	-11.11%	23	31	-25.81%	$680,000	$715,000	-4.90%	3.52
390	112	113	259	220	17.73%	55	68	-19.12%	67	76	-11.84%	$1,250,000	$1,159,475	7.81%	3.87
700	84	88	174	129	34.88%	39	63	-38.10%	36	67	-46.27%	$1,567,500	$1,395,000	12.37%	4.83
701	0	0	1	0	N/A	0	0	N/A	0	0	N/A	$0	$0	N/A	0.00
705	264	250	444	363	22.31%	142	163	-12.88%	145	156	-7.05%	$980,000	$1,044,500	-6.18%	3.06
710	150	138	256	189	35.45%	88	96	-8.33%	83	88	-5.68%	$1,150,000	$1,100,000	4.55%	3.08
Seattle	**848**	**831**	**1,588**	**1,297**	**22.44%**	**479**	**572**	**-16.26%**	**484**	**563**	**-14.03%**	**$982,500**	**$1,049,999**	**-6.43%**	**3.28**
715	44	38	81	53	52.83%	27	37	-27.03%	13	29	-55.17%	$800,000	$848,000	-5.66%	6.23
720	49	42	100	49	104.08%	28	33	-15.15%	22	27	-18.52%	$910,000	$900,000	1.11%	4.55
N. King	**93**	**80**	**181**	**102**	**77.45%**	**55**	**70**	**-21.43%**	**35**	**56**	**-37.50%**	**$875,000**	**$872,000**	**0.34%**	**5.17**
500	91	77	216	147	46.94%	55	64	-14.06%	48	79	-39.24%	$1,489,997	$1,580,000	-5.70%	4.50
510	27	15	71	44	61.36%	20	16	25.00%	15	29	-48.28%	$2,650,000	$2,630,000	0.76%	4.73
520	48	33	145	102	42.16%	19	15	26.67%	16	19	-15.79%	$3,426,090	$3,250,000	5.42%	9.06
530	74	85	160	104	53.85%	35	62	-43.55%	45	71	-36.62%	$1,525,000	$1,620,000	-5.86%	3.56
540	157	131	352	214	64.49%	92	88	4.55%	110	103	6.80%	$1,325,000	$1,404,995	-5.69%	3.20
550	57	59	169	127	33.07%	36	53	-32.08%	40	43	-6.98%	$1,180,000	$1,500,000	-21.33%	4.23
560	110	94	207	163	26.99%	50	64	-21.88%	35	48	-27.08%	$1,850,000	$2,070,809	-10.66%	5.91
600	179	139	444	290	53.10%	89	104	-14.42%	99	107	-7.48%	$1,100,000	$1,230,000	-10.57%	4.48
EastSide	**743**	**633**	**1,764**	**1,191**	**48.11%**	**396**	**466**	**-15.02%**	**408**	**499**	**-18.24%**	**$1,350,000**	**$1,550,000**	**-12.90%**	**4.32**
800	16	11	36	28	28.57%	12	17	-29.41%	14	16	-12.50%	$690,000	$918,250	-24.86%	2.57
Vashon	**16**	**11**	**36**	**28**	**28.57%**	**12**	**17**	**-29.41%**	**14**	**16**	**-12.50%**	**$690,000**	**$918,250**	**-24.86%**	**2.57**
All King Co	**2,386**	**2,186**	**5,270**	**3,821**	**37.92%**	**1,459**	**1,729**	**-15.62%**	**1,423**	**1,665**	**-14.53%**	**$925,000**	**$997,000**	**-7.22%**	**3.70**

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Breakouts: KING MAP AREAS															Northwest Multiple Listing Service - October 2026
CONDO ONLY	**LISTINGS**					**PENDING SALES**			**CLOSED SALES**						
Map Area	New Oct 2026	New Oct 2025	Ttl Active Oct 2026	Ttl Active Oct 2025	% Change, Ttl Active	Pending Oct 2026	Pending Oct 2025	% Change, Pending	Closed Oct 2026	Closed Oct 2025	% Change, Closed	Median $ Oct 2026	Median $ Oct 2025	% Change, Median Price	Months of Inventory
100	0	5	2	5	-60.00%	1	1	0.00%	1	0	N/A	$335,000	$0	N/A	2.00
110	11	17	68	38	78.95%	7	18	-61.11%	14	11	27.27%	$278,944	$250,000	11.58%	4.86
120	14	15	61	35	74.29%	13	12	8.33%	11	8	37.50%	$278,000	$532,475	-47.79%	5.55
130	20	20	60	53	13.21%	9	17	-47.06%	11	14	-21.43%	$242,000	$387,500	-37.55%	5.45
SW King	**45**	**57**	**191**	**131**	**45.80%**	**30**	**48**	**-37.50%**	**37**	**33**	**12.12%**	**$275,075**	**$305,000**	**-9.81%**	**5.16**
300	0	5	1	7	-85.71%	0	0	N/A	0	1	-100.00%	$0	$283,000	-100.00%	0.00
310	10	8	31	19	63.16%	9	18	-50.00%	3	9	-66.67%	$275,000	$329,500	-16.54%	10.33
320	2	4	10	11	-9.09%	0	1	-100.00%	0	4	-100.00%	$0	$477,500	-100.00%	0.00
330	16	18	78	47	65.96%	21	23	-8.70%	16	25	-36.00%	$320,450	$376,000	-14.77%	4.88
340	13	20	46	39	17.95%	11	13	-15.38%	10	14	-28.57%	$377,500	$311,500	21.19%	4.60
350	8	14	23	35	-34.29%	2	10	-80.00%	3	8	-62.50%	$240,000	$372,500	-35.57%	7.67
360	1	6	10	11	-9.09%	1	2	-50.00%	2	0	N/A	$231,000	$0	N/A	5.00
SE King	**50**	**75**	**199**	**169**	**17.75%**	**44**	**67**	**-34.33%**	**34**	**61**	**-44.26%**	**$317,450**	**$365,000**	**-13.03%**	**5.85**
140	40	34	94	87	8.05%	20	28	-28.57%	16	28	-42.86%	$622,500	$657,500	-5.32%	5.88
380	6	13	30	31	-3.23%	2	2	0.00%	2	3	-33.33%	$620,500	$365,000	70.00%	15.00
385	14	7	20	21	-4.76%	7	6	16.67%	2	1	100.00%	$445,000	$599,950	-25.83%	10.00
390	64	93	216	227	-4.85%	32	47	-31.91%	22	28	-21.43%	$504,500	$418,000	20.69%	9.82
700	56	60	170	144	18.06%	16	32	-50.00%	21	26	-19.23%	$405,000	$556,115	-27.17%	8.10
701	61	65	274	241	13.69%	28	41	-31.71%	26	42	-38.10%	$585,000	$622,500	-6.02%	10.54
705	85	80	196	142	38.03%	30	49	-38.78%	33	35	-5.71%	$506,000	$595,000	-14.96%	5.94
710	64	37	151	108	39.81%	25	18	38.89%	16	29	-44.83%	$517,500	$559,500	-7.51%	9.44
Seattle	**390**	**389**	**1,151**	**1,001**	**14.99%**	**160**	**223**	**-28.25%**	**138**	**192**	**-28.13%**	**$515,825**	**$577,562**	**-10.69%**	**8.34**
715	11	4	25	15	66.67%	5	5	0.00%	3	6	-50.00%	$365,000	$475,000	-23.16%	8.33
720	8	8	20	17	17.65%	2	5	-60.00%	3	4	-25.00%	$328,000	$449,000	-26.95%	6.67
N. King	**19**	**12**	**45**	**32**	**40.63%**	**7**	**10**	**-30.00%**	**6**	**10**	**-40.00%**	**$352,000**	**$475,000**	**-25.89%**	**7.50**
500	21	18	69	53	30.19%	11	5	120.00%	12	10	20.00%	$447,500	$460,000	-2.72%	5.75
510	3	5	6	6	0.00%	4	3	33.33%	4	3	33.33%	$853,500	$517,500	64.93%	1.50
520	46	38	122	85	43.53%	22	15	46.67%	13	14	-7.14%	$1,050,000	$933,500	12.48%	9.38
530	33	29	111	80	38.75%	17	22	-22.73%	19	26	-26.92%	$505,000	$710,000	-28.87%	5.84
540	36	32	97	71	36.62%	22	16	37.50%	21	28	-25.00%	$492,500	$590,000	-16.53%	4.62
550	12	24	39	40	-2.50%	9	15	-40.00%	6	20	-70.00%	$532,500	$935,000	-43.05%	6.50
560	52	46	144	97	48.45%	25	35	-28.57%	26	40	-35.00%	$900,000	$1,224,500	-26.50%	5.54
600	39	42	147	133	10.53%	21	40	-47.50%	17	42	-59.52%	$400,000	$552,750	-27.63%	8.65
EastSide	**242**	**234**	**735**	**565**	**30.09%**	**131**	**151**	**-13.25%**	**118**	**183**	**-35.52%**	**$572,472**	**$746,701**	**-23.33%**	**6.23**
800	0	0	1	0	N/A	0	0	N/A	0	0	N/A	$0	$0	N/A	0.00
Vashon	**0**	**0**	**1**	**0**	**N/A**	**0**	**0**	**N/A**	**0**	**0**	**N/A**	**$0**	**$0**	**N/A**	**0.00**
All King Co	**746**	**767**	**2,322**	**1,898**	**22.34%**	**372**	**499**	**-25.45%**	**333**	**479**	**-30.48%**	**$465,000**	**$550,000**	**-15.45%**	**6.97**

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