NWMLS COUNTY RECAPS															OCTOBER 2026
RES+CONDO	**LISTINGS**					**PENDING SALES**			**CLOSED SALES**						
County	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
King	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
Snohomish	1,202	1,106	2,848	2,010	41.69%	738	921	-19.87%	692	840	-17.62%	$699,250	$739,500	-5.44%	4.12
Pierce	1,037	1,151	3,098	2,588	19.71%	924	1,080	-14.44%	786	890	-11.69%	$560,000	$560,000	0.00%	3.94
Kitsap	339	301	868	673	28.97%	291	341	-14.66%	269	326	-17.48%	$590,000	$599,500	-1.58%	3.23
Mason	126	102	393	349	12.61%	80	101	-20.79%	95	96	-1.04%	$415,000	$426,000	-2.58%	4.14
Skagit	163	173	518	427	21.31%	137	129	6.20%	112	136	-17.65%	$602,500	$616,000	-2.19%	4.63
Grays Harbor	124	143	623	618	0.81%	114	119	-4.20%	102	114	-10.53%	$328,000	$340,500	-3.67%	6.11
Lewis	117	121	456	405	12.59%	99	104	-4.81%	84	92	-8.70%	$438,725	$424,990	3.23%	5.43
Cowlitz	95	108	362	306	18.30%	99	123	-19.51%	84	103	-18.45%	$399,950	$415,000	-3.63%	4.31
Grant	114	115	500	439	13.90%	89	98	-9.18%	92	92	0.00%	$364,990	$354,307	3.02%	5.43
Thurston	307	390	1,067	855	24.80%	279	358	-22.07%	265	330	-19.70%	$520,000	$519,500	0.10%	4.03
San Juan	22	29	179	170	5.29%	22	27	-18.52%	20	22	-9.09%	$899,000	$764,750	17.55%	8.95
Island	130	120	465	380	22.37%	90	154	-41.56%	116	111	4.50%	$611,500	$600,000	1.92%	4.01
Kittitas	122	94	483	388	24.48%	53	79	-32.91%	61	87	-29.89%	$585,000	$539,950	8.34%	7.92
Jefferson	45	51	202	191	5.76%	49	35	40.00%	57	45	26.67%	$570,000	$709,000	-19.61%	3.54
Okanogan	45	43	304	248	22.58%	40	31	29.03%	40	32	25.00%	$367,500	$382,500	-3.92%	7.60
Whatcom	305	347	1,029	944	9.00%	198	260	-23.85%	234	236	-0.85%	$599,500	$615,000	-2.52%	4.40
Clark	107	113	330	277	19.13%	83	104	-20.19%	71	96	-26.04%	$550,000	$500,000	10.00%	4.65
Pacific	34	56	269	278	-3.24%	26	46	-43.48%	46	35	31.43%	$367,500	$315,000	16.67%	5.85
Ferry	6	7	42	38	10.53%	8	3	166.67%	6	3	100.00%	$432,500	$219,900	96.68%	7.00
Clallam	82	122	365	299	22.07%	87	125	-30.40%	94	115	-18.26%	$476,975	$500,000	-4.61%	3.88
Chelan	109	94	475	423	12.29%	66	71	-7.04%	85	98	-13.27%	$543,000	$566,250	-4.11%	5.59
Douglas	58	55	212	149	42.28%	23	54	-57.41%	24	59	-59.32%	$487,000	$525,000	-7.24%	8.83
Adams	10	15	57	55	3.64%	4	7	-42.86%	12	10	20.00%	$339,950	$317,740	6.99%	4.75
Walla Walla	60	63	300	197	52.28%	54	66	-18.18%	48	52	-7.69%	$425,000	$440,179	-3.45%	6.25
Columbia	6	10	33	29	13.79%	6	13	-53.85%	7	2	250.00%	$238,000	$242,498	-1.85%	4.71
Wahkiakum	4	9	36	27	33.33%	1	0	N/A	6	7	-14.29%	$400,000	$334,000	19.76%	6.00
Others	90	100	413	309	33.66%	50	62	-19.35%	68	49	38.78%	$400,000	$495,000	-19.19%	6.07
Total	**7,991**	**7,991**	**23,519**	**18,791**	**25.16%**	**5,541**	**6,739**	**-17.78%**	**5,332**	**6,222**	**-14.30%**	**$620,000**	**$640,000**	**-3.13%**	**4.41**

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NWMLS COUNTY RECAPS															OCTOBER 2026
RES ONLY	**LISTINGS**					**PENDING SALES**			**CLOSED SALES**						
County	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
King	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
Snohomish	986	891	2,292	1,588	44.33%	622	764	-18.59%	588	713	-17.53%	$724,450	$770,000	-5.92%	3.90
Pierce	954	1,063	2,806	2,361	18.85%	879	1,011	-13.06%	740	835	-11.38%	$574,997	$570,000	0.88%	3.79
Kitsap	314	282	805	629	27.98%	273	329	-17.02%	256	312	-17.95%	$597,388	$600,000	-0.44%	3.14
Mason	124	100	385	346	11.27%	80	101	-20.79%	95	96	-1.04%	$415,000	$426,000	-2.58%	4.05
Skagit	153	160	477	382	24.87%	131	123	6.50%	108	129	-16.28%	$608,500	$620,000	-1.85%	4.42
Grays Harbor	121	141	574	570	0.70%	107	114	-6.14%	98	107	-8.41%	$329,750	$345,000	-4.42%	5.86
Lewis	116	121	454	405	12.10%	98	104	-5.77%	84	92	-8.70%	$438,725	$424,990	3.23%	5.40
Cowlitz	93	106	357	293	21.84%	96	120	-20.00%	82	101	-18.81%	$400,000	$419,000	-4.53%	4.35
Grant	110	113	479	424	12.97%	88	98	-10.20%	92	90	2.22%	$364,990	$351,250	3.91%	5.21
Thurston	292	369	1,003	805	24.60%	274	352	-22.16%	251	317	-20.82%	$535,000	$523,000	2.29%	4.00
San Juan	21	26	158	153	3.27%	22	25	-12.00%	19	22	-13.64%	$938,000	$764,750	22.65%	8.32
Island	121	113	436	358	21.79%	86	149	-42.28%	108	100	8.00%	$646,950	$642,500	0.69%	4.04
Kittitas	115	93	444	366	21.31%	51	78	-34.62%	60	86	-30.23%	$605,000	$539,475	12.15%	7.40
Jefferson	42	48	188	170	10.59%	48	32	50.00%	53	42	26.19%	$575,000	$722,500	-20.42%	3.55
Okanogan	45	43	296	243	21.81%	40	31	29.03%	39	31	25.81%	$360,000	$375,000	-4.00%	7.59
Whatcom	257	294	841	799	5.26%	167	218	-23.39%	199	208	-4.33%	$615,000	$632,500	-2.77%	4.23
Clark	99	106	293	256	14.45%	73	99	-26.26%	65	86	-24.42%	$550,000	$524,000	4.96%	4.51
Pacific	32	54	250	252	-0.79%	25	44	-43.18%	45	34	32.35%	$375,000	$313,500	19.62%	5.56
Ferry	6	7	42	38	10.53%	8	3	166.67%	6	3	100.00%	$432,500	$219,900	96.68%	7.00
Clallam	75	118	336	279	20.43%	84	122	-31.15%	88	109	-19.27%	$486,225	$515,000	-5.59%	3.82
Chelan	104	87	428	369	15.99%	64	64	0.00%	81	86	-5.81%	$549,000	$576,250	-4.73%	5.28
Douglas	54	50	191	135	41.48%	23	51	-54.90%	23	58	-60.34%	$489,000	$524,000	-6.68%	8.30
Adams	10	15	57	55	3.64%	4	7	-42.86%	12	10	20.00%	$339,950	$317,740	6.99%	4.75
Walla Walla	55	61	289	191	51.31%	52	63	-17.46%	46	52	-11.54%	$457,000	$440,179	3.82%	6.28
Columbia	6	10	33	29	13.79%	6	13	-53.85%	7	2	250.00%	$238,000	$242,498	-1.85%	4.71
Wahkiakum	4	9	35	27	29.63%	1	0	N/A	6	7	-14.29%	$400,000	$334,000	19.76%	5.83
Others	86	99	408	305	33.77%	48	61	-21.31%	67	47	42.55%	$400,000	$495,000	-19.19%	6.09
Total	**6,781**	**6,765**	**19,627**	**15,649**	**25.42%**	**4,909**	**5,905**	**-16.87%**	**4,741**	**5,440**	**-12.85%**	**$644,000**	**$660,000**	**-2.42%**	**4.14**

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NWMLS COUNTY RECAPS															OCTOBER 2026
CONDO ONLY	**LISTINGS**					**PENDING SALES**			**CLOSED SALES**						
County	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
King	746	767	2,322	1,898	22.34%	372	499	-25.45%	333	479	-30.48%	$465,000	$550,000	-15.45%	6.97
Snohomish	216	215	556	422	31.75%	116	157	-26.11%	104	127	-18.11%	$507,500	$525,000	-3.33%	5.35
Pierce	83	88	292	227	28.63%	45	69	-34.78%	46	55	-16.36%	$389,500	$395,000	-1.39%	6.35
Kitsap	25	19	63	44	43.18%	18	12	50.00%	13	14	-7.14%	$355,000	$489,000	-27.40%	4.85
Mason	2	2	8	3	166.67%	0	0	N/A	0	0	N/A	$0	$0	N/A	0.00
Skagit	10	13	41	45	-8.89%	6	6	0.00%	4	7	-42.86%	$443,500	$457,500	-3.06%	10.25
Grays Harbor	3	2	49	48	2.08%	7	5	40.00%	4	7	-42.86%	$312,450	$108,000	189.31%	12.25
Lewis	1	0	2	0	N/A	1	0	N/A	0	0	N/A	$0	$0	N/A	0.00
Cowlitz	2	2	5	13	-61.54%	3	3	0.00%	2	2	0.00%	$267,000	$250,000	6.80%	2.50
Grant	4	2	21	15	40.00%	1	0	N/A	0	2	-100.00%	$0	$557,000	-100.00%	0.00
Thurston	15	21	64	50	28.00%	5	6	-16.67%	14	13	7.69%	$291,500	$370,000	-21.22%	4.57
San Juan	1	3	21	17	23.53%	0	2	-100.00%	1	0	N/A	$383,500	$0	N/A	21.00
Island	9	7	29	22	31.82%	4	5	-20.00%	8	11	-27.27%	$293,500	$324,900	-9.66%	3.63
Kittitas	7	1	39	22	77.27%	2	1	100.00%	1	1	0.00%	$200,000	$555,000	-63.96%	39.00
Jefferson	3	3	14	21	-33.33%	1	3	-66.67%	4	3	33.33%	$421,500	$555,000	-24.05%	3.50
Okanogan	0	0	8	5	60.00%	0	0	N/A	1	1	0.00%	$475,000	$549,950	-13.63%	8.00
Whatcom	48	53	188	145	29.66%	31	42	-26.19%	35	28	25.00%	$500,000	$499,513	0.10%	5.37
Clark	8	7	37	21	76.19%	10	5	100.00%	6	10	-40.00%	$296,999	$361,500	-17.84%	6.17
Pacific	2	2	19	26	-26.92%	1	2	-50.00%	1	1	0.00%	$360,000	$405,000	-11.11%	19.00
Ferry	0	0	0	0	N/A	0	0	N/A	0	0	N/A	$0	$0	N/A	0.00
Clallam	7	4	29	20	45.00%	3	3	0.00%	6	6	0.00%	$364,000	$308,475	18.00%	4.83
Chelan	5	7	47	54	-12.96%	2	7	-71.43%	4	12	-66.67%	$315,000	$502,500	-37.31%	11.75
Douglas	4	5	21	14	50.00%	0	3	-100.00%	1	1	0.00%	$369,900	$629,950	-41.28%	21.00
Adams	0	0	0	0	N/A	0	0	N/A	0	0	N/A	$0	$0	N/A	0.00
Walla Walla	5	2	11	6	83.33%	2	3	-33.33%	2	0	N/A	$136,250	$0	N/A	5.50
Columbia	0	0	0	0	N/A	0	0	N/A	0	0	N/A	$0	$0	N/A	0.00
Wahkiakum	0	0	1	0	N/A	0	0	N/A	0	0	N/A	$0	$0	N/A	0.00
Others	4	1	5	4	25.00%	2	1	100.00%	1	2	-50.00%	$320,000	$394,975	-18.98%	5.00
Total	**1,210**	**1,226**	**3,892**	**3,142**	**23.87%**	**632**	**834**	**-24.22%**	**591**	**782**	**-24.42%**	**$435,000**	**$499,975**	**-13.00%**	**6.59**

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