

Local Market Update – April 2026

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

Entire MLS

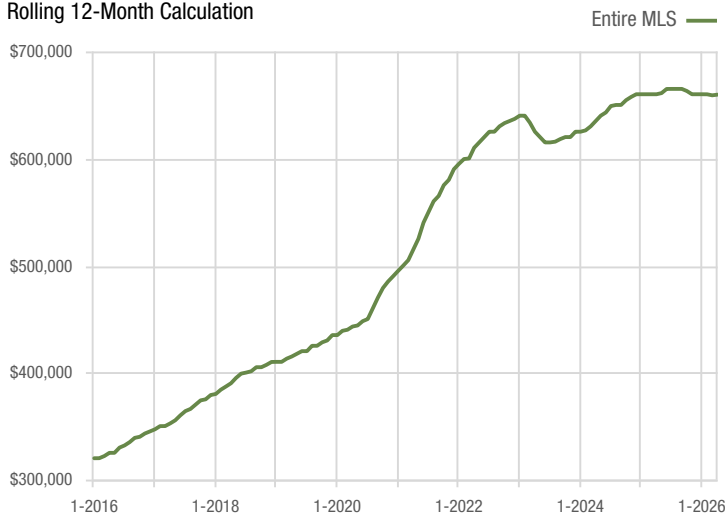
Residential Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	8,527	10,137	+ 18.9%	25,547	29,448	+ 15.3%
Pending Sales	5,409	6,035	+ 11.6%	18,625	19,421	+ 4.3%
Closed Sales	5,102	4,720	- 7.5%	16,281	15,751	- 3.3%
Days on Market Until Sale	30	37	+ 23.3%	40	48	+ 20.0%
Median Sales Price*	\$675,000	\$675,000	0.0%	\$655,000	\$650,000	- 0.8%
Average Sales Price*	\$868,126	\$848,493	- 2.3%	\$833,094	\$812,641	- 2.5%
Percent of List Price Received*	100.9%	100.0%	- 0.9%	100.4%	99.5%	- 0.9%
Inventory of Homes for Sale	11,664	15,033	+ 28.9%	—	—	—
Months Supply of Inventory	2.4	3.1	+ 29.2%	—	—	—

Condo Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1,657	1,735	+ 4.7%	5,451	5,824	+ 6.8%
Pending Sales	756	800	+ 5.8%	3,217	2,938	- 8.7%
Closed Sales	856	699	- 18.3%	2,966	2,577	- 13.1%
Days on Market Until Sale	36	44	+ 22.2%	44	54	+ 22.7%
Median Sales Price*	\$515,000	\$490,000	- 4.9%	\$524,800	\$485,000	- 7.6%
Average Sales Price*	\$627,316	\$587,414	- 6.4%	\$643,238	\$606,056	- 5.8%
Percent of List Price Received*	99.6%	98.7%	- 0.9%	99.1%	98.5%	- 0.6%
Inventory of Homes for Sale	2,949	3,550	+ 20.4%	—	—	—
Months Supply of Inventory	3.9	4.9	+ 25.6%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

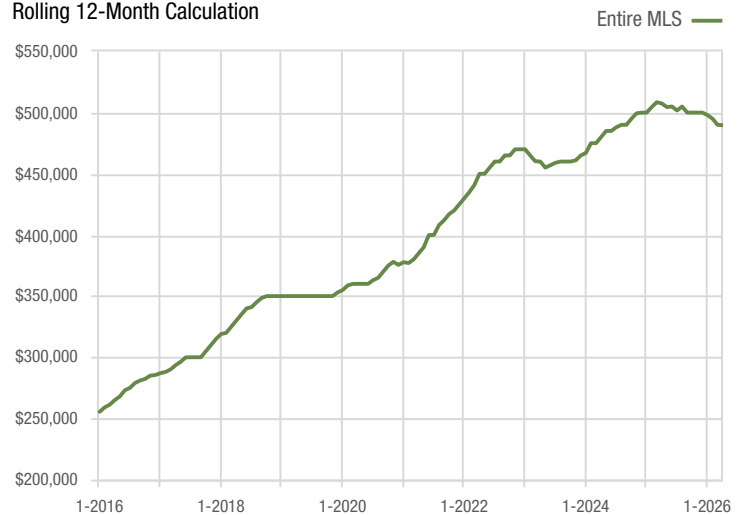
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.