

Local Market Update – April 2026

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

King County

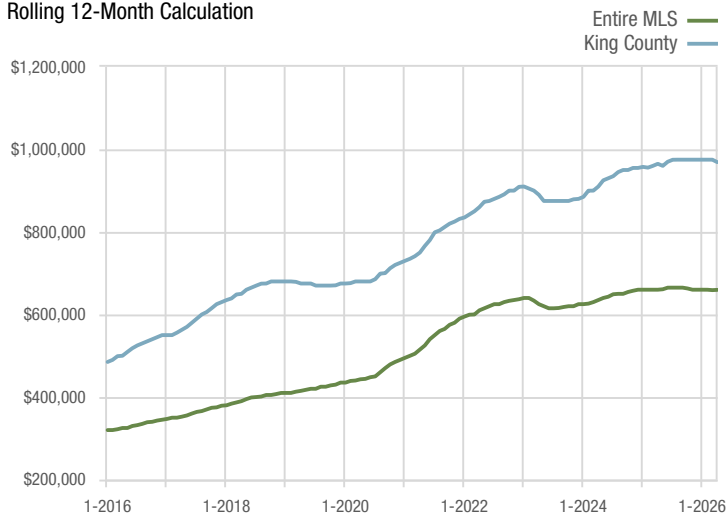
Residential Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	2,681	3,302	+ 23.2%	8,041	9,688	+ 20.5%
Pending Sales	1,676	1,829	+ 9.1%	5,698	5,807	+ 1.9%
Closed Sales	1,639	1,560	- 4.8%	4,957	4,764	- 3.9%
Days on Market Until Sale	16	22	+ 37.5%	26	32	+ 23.1%
Median Sales Price*	\$1,040,000	\$960,000	- 7.7%	\$970,000	\$946,020	- 2.5%
Average Sales Price*	\$1,301,211	\$1,226,699	- 5.7%	\$1,249,249	\$1,204,998	- 3.5%
Percent of List Price Received*	102.7%	100.6%	- 2.0%	102.2%	100.3%	- 1.9%
Inventory of Homes for Sale	2,789	4,069	+ 45.9%	—	—	—
Months Supply of Inventory	1.9	2.8	+ 47.4%	—	—	—

Condo Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1,088	1,071	- 1.6%	3,588	3,750	+ 4.5%
Pending Sales	467	458	- 1.9%	2,029	1,752	- 13.7%
Closed Sales	520	436	- 16.2%	1,889	1,582	- 16.3%
Days on Market Until Sale	34	43	+ 26.5%	41	52	+ 26.8%
Median Sales Price*	\$585,000	\$532,500	- 9.0%	\$598,750	\$540,000	- 9.8%
Average Sales Price*	\$711,391	\$645,169	- 9.3%	\$724,988	\$682,069	- 5.9%
Percent of List Price Received*	99.4%	98.5%	- 0.9%	99.1%	98.4%	- 0.7%
Inventory of Homes for Sale	1,863	2,206	+ 18.4%	—	—	—
Months Supply of Inventory	4.0	5.0	+ 25.0%	—	—	—

* 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.

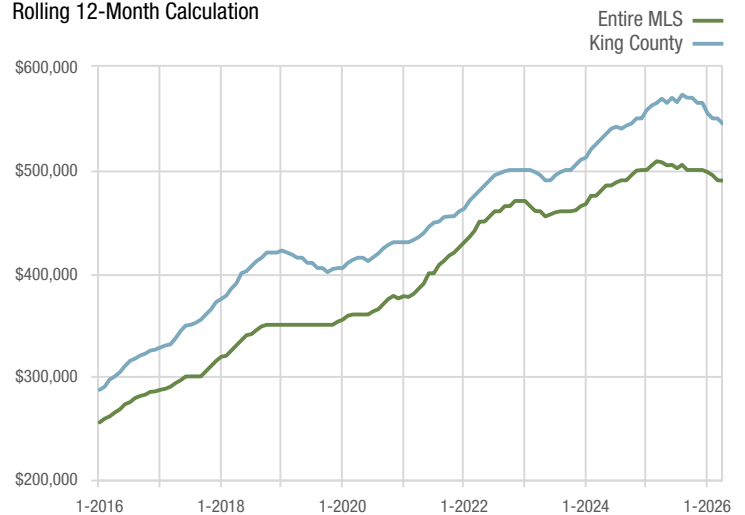
Median Sales Price - Residential

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.