

Local Market Update – May 2026

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

King County

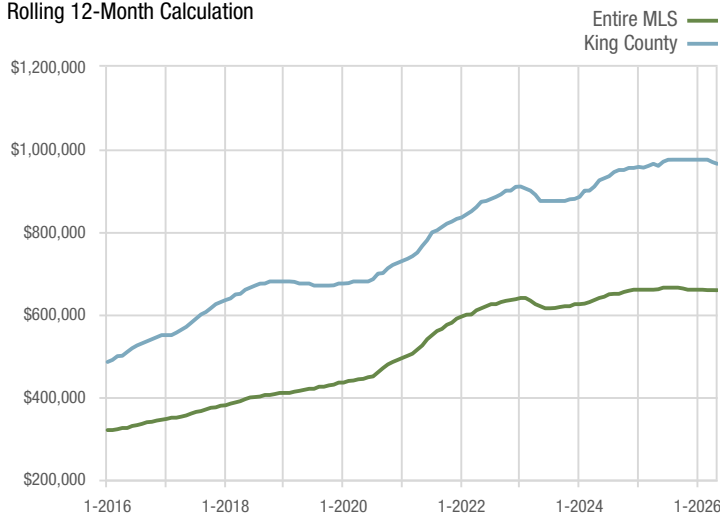
Residential	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	3,409	3,358	- 1.5%	11,449	12,874	+ 12.4%
Pending Sales	1,791	1,943	+ 8.5%	7,489	7,556	+ 0.9%
Closed Sales	1,670	1,606	- 3.8%	6,627	6,395	- 3.5%
Days on Market Until Sale	17	22	+ 29.4%	23	29	+ 26.1%
Median Sales Price*	\$996,500	\$983,000	- 1.4%	\$975,000	\$950,000	- 2.6%
Average Sales Price*	\$1,247,245	\$1,280,777	+ 2.7%	\$1,248,744	\$1,224,586	- 1.9%
Percent of List Price Received*	101.4%	100.4%	- 1.0%	102.0%	100.3%	- 1.7%
Inventory of Homes for Sale	3,843	4,692	+ 22.1%	—	—	—
Months Supply of Inventory	2.6	3.2	+ 23.1%	—	—	—

Condo	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	1,170	1,046	- 10.6%	4,758	4,801	+ 0.9%
Pending Sales	549	468	- 14.8%	2,578	2,197	- 14.8%
Closed Sales	515	414	- 19.6%	2,404	2,012	- 16.3%
Days on Market Until Sale	34	39	+ 14.7%	40	49	+ 22.5%
Median Sales Price*	\$563,500	\$547,000	- 2.9%	\$588,300	\$541,500	- 8.0%
Average Sales Price*	\$698,527	\$658,193	- 5.8%	\$719,325	\$679,162	- 5.6%
Percent of List Price Received*	99.2%	98.5%	- 0.7%	99.1%	98.4%	- 0.7%
Inventory of Homes for Sale	2,147	2,382	+ 10.9%	—	—	—
Months Supply of Inventory	4.6	5.5	+ 19.6%	—	—	—

* 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.

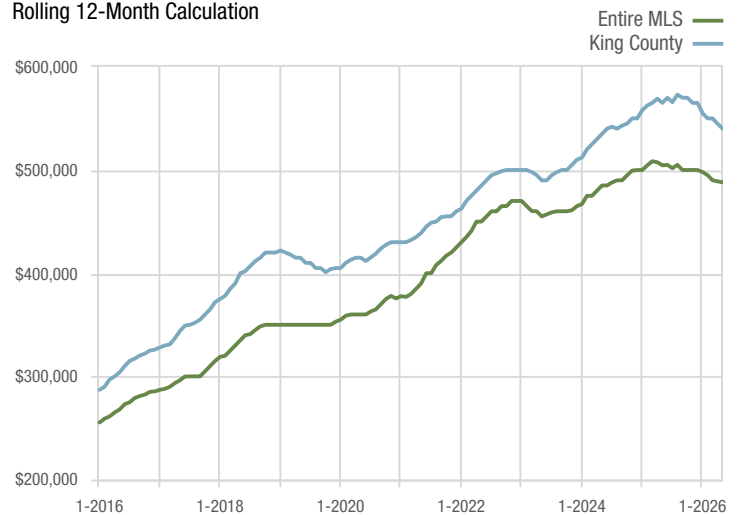
Median Sales Price - Residential

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.