

Local Market Update – July 2026

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

King County

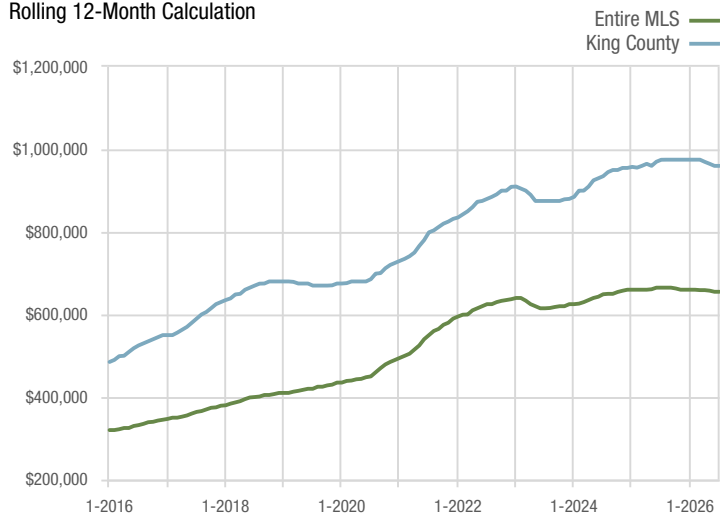
Residential	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	2,482	3,110	+ 25.3%	16,714	18,756	+ 12.2%
Pending Sales	1,609	1,588	- 1.3%	10,877	10,561	- 2.9%
Closed Sales	1,738	1,529	- 12.0%	10,204	9,769	- 4.3%
Days on Market Until Sale	22	25	+ 13.6%	22	27	+ 22.7%
Median Sales Price*	\$999,000	\$1,000,000	+ 0.1%	\$995,000	\$964,950	- 3.0%
Average Sales Price*	\$1,274,901	\$1,259,688	- 1.2%	\$1,266,718	\$1,242,727	- 1.9%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	101.3%	100.1%	- 1.2%
Inventory of Homes for Sale	4,128	5,422	+ 31.3%	—	—	—
Months Supply of Inventory	2.8	3.8	+ 35.7%	—	—	—

Condo	July			Year to Date		
Key Metrics	2025	2026	% Change	Thru 7-2025	Thru 7-2026	% Change
New Listings	875	1,019	+ 16.5%	6,527	6,762	+ 3.6%
Pending Sales	485	419	- 13.6%	3,562	2,983	- 16.3%
Closed Sales	524	414	- 21.0%	3,463	2,877	- 16.9%
Days on Market Until Sale	39	46	+ 17.9%	39	47	+ 20.5%
Median Sales Price*	\$539,995	\$520,000	- 3.7%	\$576,150	\$535,000	- 7.1%
Average Sales Price*	\$659,330	\$683,041	+ 3.6%	\$712,083	\$677,524	- 4.9%
Percent of List Price Received*	98.4%	98.1%	- 0.3%	98.9%	98.3%	- 0.6%
Inventory of Homes for Sale	2,135	2,541	+ 19.0%	—	—	—
Months Supply of Inventory	4.6	6.1	+ 32.6%	—	—	—

* 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.

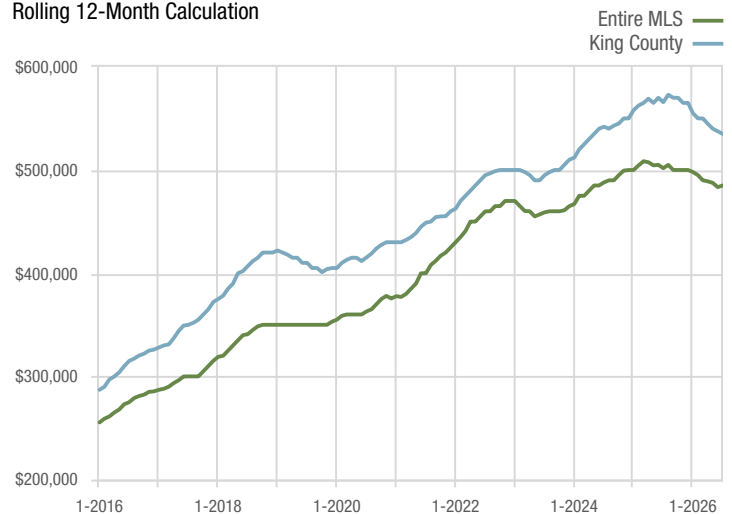
Median Sales Price - Residential

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.