Local Market Update – January 2026

A Research Tool Provided by Northwest Multiple Listing Service®

NORTHWEST MULTIPLE LISTING SERVICE®

King County
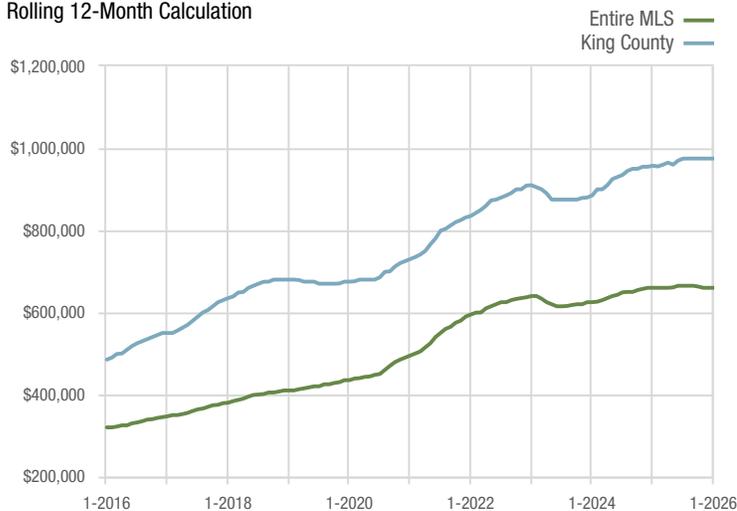
Residential

Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	1,488	1,809	+ 21.6%	1,488	1,809	+ 21.6%
Pending Sales	1,070	1,211	+ 13.2%	1,070	1,211	+ 13.2%
Closed Sales	788	749	- 4.9%	788	749	- 4.9%
Days on Market Until Sale	45	56	+ 24.4%	45	56	+ 24.4%
Median Sales Price*	$851,250	$860,400	+ 1.1%	$851,250	$860,400	+ 1.1%
Average Sales Price*	$1,181,136	$1,165,671	- 1.3%	$1,181,136	$1,165,671	- 1.3%
Percent of List Price Received*	99.8%	98.5%	- 1.3%	99.8%	98.5%	- 1.3%
Inventory of Homes for Sale	1,644	2,355	+ 43.2%	—	—	—
Months Supply of Inventory	1.1	1.6	+ 45.5%	—	—	—

Condo

Key Metrics	January			Year to Date		
	2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings	834	846	+ 1.4%	834	846	+ 1.4%
Pending Sales	499	418	- 16.2%	499	418	- 16.2%
Closed Sales	379	287	- 24.3%	379	287	- 24.3%
Days on Market Until Sale	51	64	+ 25.5%	51	64	+ 25.5%
Median Sales Price*	$615,000	$515,000	- 16.3%	$615,000	$515,000	- 16.3%
Average Sales Price*	$740,615	$641,413	- 13.4%	$740,615	$641,413	- 13.4%
Percent of List Price Received*	98.3%	97.8%	- 0.5%	98.3%	97.8%	- 0.5%
Inventory of Homes for Sale	1,286	1,473	+ 14.5%	—	—	—
Months Supply of Inventory	2.8	3.2	+ 14.3%	—	—	—

* 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.
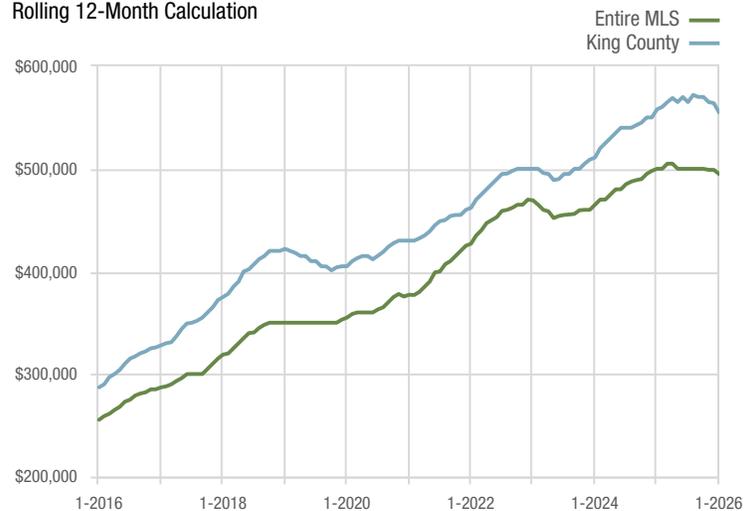
Median Sales Price - Residential
Rolling 12-Month Calculation

Entire MLS —
King County —

Median Sales Price - Condominium
Rolling 12-Month Calculation

Entire MLS —
King County —

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.