Local Market Update – August 2026

A Research Tool Provided by Northwest Multiple Listing Service®

NORTHWEST MULTIPLE LISTING SERVICE®

King County

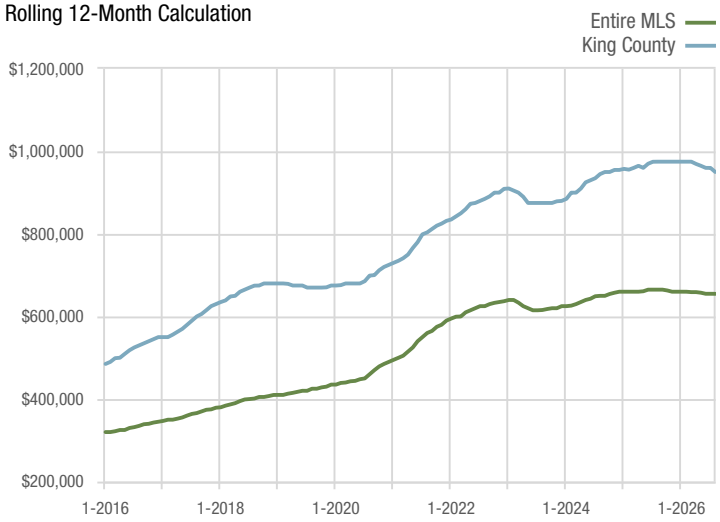
Residential	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1,898	**2,505**	+ 32.0%	18,611	**21,114**	+ 13.4%
Pending Sales	1,522	**1,566**	+ 2.9%	12,399	**11,967**	- 3.5%
Closed Sales	1,582	**1,385**	- 12.5%	11,786	**11,188**	- 5.1%
Days on Market Until Sale	28	**32**	+ 14.3%	23	**28**	+ 21.7%
Median Sales Price*	$985,000	**$925,000**	- 6.1%	$992,000	**$957,000**	- 3.5%
Average Sales Price*	$1,255,386	**$1,210,594**	- 3.6%	$1,265,197	**$1,237,920**	- 2.2%
Percent of List Price Received*	99.4%	**98.8%**	- 0.6%	101.0%	**99.9%**	- 1.1%
Inventory of Homes for Sale	3,801	**5,313**	+ 39.8%	—	**—**	—
Months Supply of Inventory	2.6	**3.8**	+ 46.2%	—	**—**	—

Condo	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	736	**884**	+ 20.1%	7,263	**7,621**	+ 4.9%
Pending Sales	470	**382**	- 18.7%	4,032	**3,325**	- 17.5%
Closed Sales	479	**327**	- 31.7%	3,942	**3,221**	- 18.3%
Days on Market Until Sale	44	**53**	+ 20.5%	39	**48**	+ 23.1%
Median Sales Price*	$545,000	**$518,000**	- 5.0%	$575,000	**$530,000**	- 7.8%
Average Sales Price*	$696,276	**$645,978**	- 7.2%	$710,161	**$673,655**	- 5.1%
Percent of List Price Received*	98.5%	**97.6%**	- 0.9%	98.8%	**98.2%**	- 0.6%
Inventory of Homes for Sale	2,043	**2,521**	+ 23.4%	—	**—**	—
Months Supply of Inventory	4.3	**6.2**	+ 44.2%	—	**—**	—

* 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.

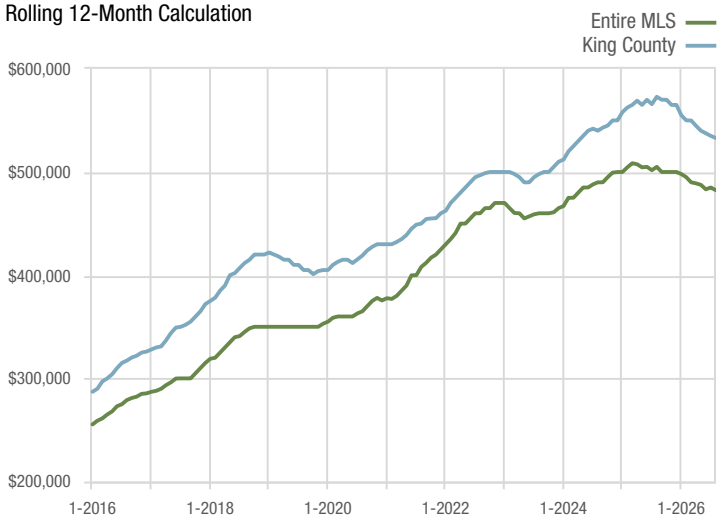
Median Sales Price - Residential

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.

Current as of September 1, 2026. All data from Northwest Multiple Listing Service®. Report © 2026 ShowingTime Plus, LLC.