

Local Market Update – March 2026

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

King County

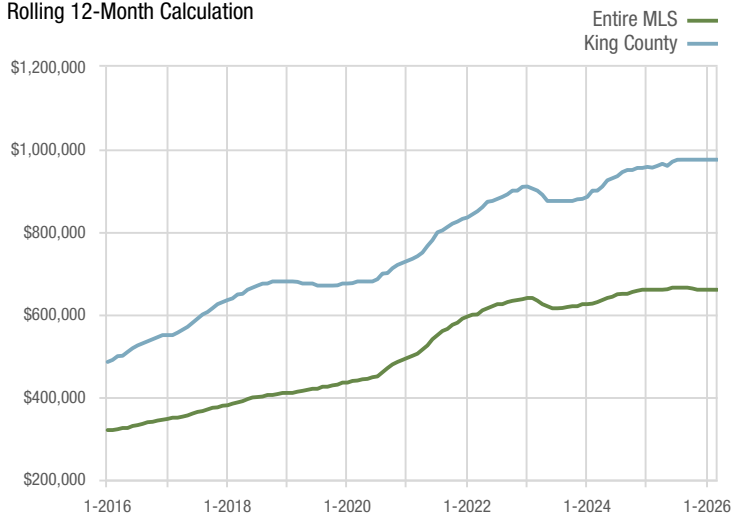
Residential	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	2,261	2,707	+ 19.7%	5,360	6,517	+ 21.6%
Pending Sales	1,717	1,834	+ 6.8%	4,022	4,141	+ 3.0%
Closed Sales	1,436	1,432	- 0.3%	3,318	3,214	- 3.1%
Days on Market Until Sale	22	26	+ 18.2%	30	37	+ 23.3%
Median Sales Price*	\$989,950	\$995,000	+ 0.5%	\$933,179	\$940,000	+ 0.7%
Average Sales Price*	\$1,272,078	\$1,220,587	- 4.0%	\$1,223,581	\$1,192,852	- 2.5%
Percent of List Price Received*	102.7%	101.0%	- 1.7%	101.9%	100.1%	- 1.8%
Inventory of Homes for Sale	2,148	3,197	+ 48.8%	—	—	—
Months Supply of Inventory	1.4	2.2	+ 57.1%	—	—	—

Condo	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	904	985	+ 9.0%	2,500	2,669	+ 6.8%
Pending Sales	547	498	- 9.0%	1,562	1,329	- 14.9%
Closed Sales	541	465	- 14.0%	1,369	1,128	- 17.6%
Days on Market Until Sale	35	46	+ 31.4%	44	55	+ 25.0%
Median Sales Price*	\$590,000	\$555,000	- 5.9%	\$600,000	\$545,000	- 9.2%
Average Sales Price*	\$720,356	\$703,225	- 2.4%	\$730,142	\$691,854	- 5.2%
Percent of List Price Received*	99.1%	98.6%	- 0.5%	99.0%	98.3%	- 0.7%
Inventory of Homes for Sale	1,539	1,886	+ 22.5%	—	—	—
Months Supply of Inventory	3.3	4.2	+ 27.3%	—	—	—

* 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.

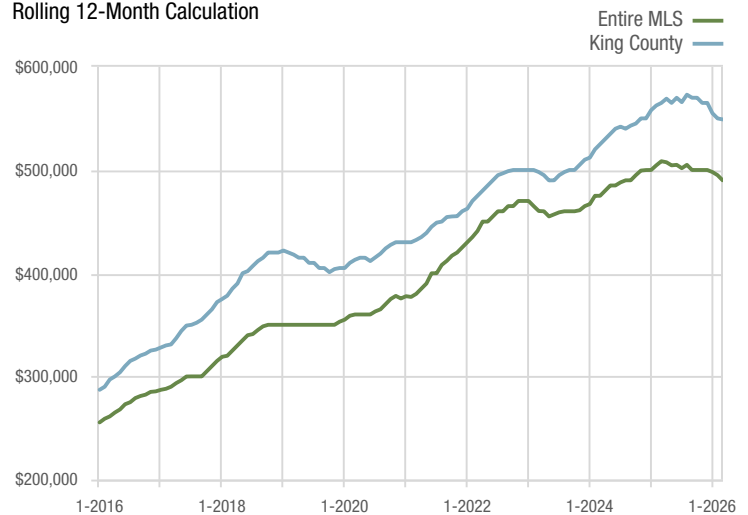
Median Sales Price - Residential

Rolling 12-Month Calculation



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.