

Local Market Update – September 2025

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

King County

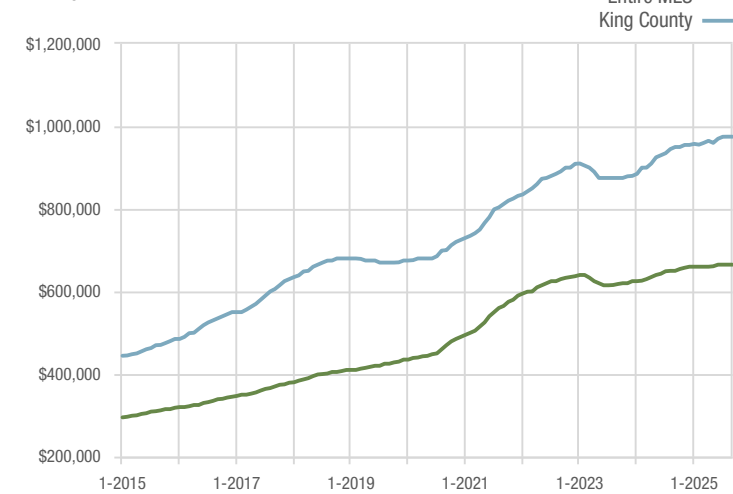
Residential	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	2,330	2,759	+ 18.4%	19,314	21,746	+ 12.6%
Pending Sales	1,665	1,833	+ 10.1%	14,439	14,310	- 0.9%
Closed Sales	1,436	1,454	+ 1.3%	13,538	13,236	- 2.2%
Days on Market Until Sale	24	31	+ 29.2%	20	24	+ 20.0%
Median Sales Price*	\$955,000	\$975,000	+ 2.1%	\$967,000	\$990,000	+ 2.4%
Average Sales Price*	\$1,226,068	\$1,255,002	+ 2.4%	\$1,248,272	\$1,264,094	+ 1.3%
Percent of List Price Received*	100.2%	99.1%	- 1.1%	101.9%	100.8%	- 1.1%
Inventory of Homes for Sale	3,118	4,157	+ 33.3%	—	—	—
Months Supply of Inventory	2.1	2.8	+ 33.3%	—	—	—

Condo	September			Year to Date		
Key Metrics	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
New Listings	881	937	+ 6.4%	6,992	8,284	+ 18.5%
Pending Sales	436	511	+ 17.2%	4,289	4,567	+ 6.5%
Closed Sales	399	453	+ 13.5%	4,073	4,402	+ 8.1%
Days on Market Until Sale	35	47	+ 34.3%	30	40	+ 33.3%
Median Sales Price*	\$560,000	\$535,000	- 4.5%	\$549,950	\$574,000	+ 4.4%
Average Sales Price*	\$685,449	\$669,374	- 2.3%	\$671,986	\$705,204	+ 4.9%
Percent of List Price Received*	98.7%	98.5%	- 0.2%	99.5%	98.8%	- 0.7%
Inventory of Homes for Sale	1,773	2,100	+ 18.4%	—	—	—
Months Supply of Inventory	4.0	4.4	+ 10.0%	—	—	—

* 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.

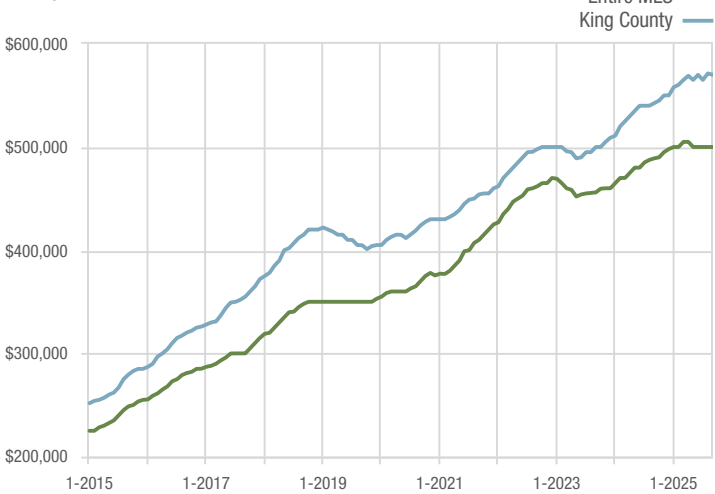
Median Sales Price - Residential

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.