



CBA Researched CMA Sales Summary Q2 Report (2026 vs 2025)

		2025		
Totals by Month		# of Sales	Sales Volume (\$)	Total SF
1st Qtr	January	177	\$1,029,378,545	6,346,924
	February	149	\$784,534,189	6,664,084
	March	168	\$889,256,106	58,114,662
1st Qtr Totals		494	\$2,703,168,840	71,125,670
2nd Qtr	April	190	\$890,782,447	7,518,168
	May	171	\$987,374,791	12,084,413
	June	194	\$1,149,393,598	7,506,904
2nd Qtr Totals		555	\$3,027,550,836	27,109,485
YTD Totals		1049	\$5,730,719,676	98,235,155

2026		
# of Sales	Sales Volume (\$)	Total SF
179	\$927,874,350	9,981,087
172	\$911,989,661	9,018,435
183	\$868,097,124	7,712,031
534	\$2,707,961,135	26,711,553
178	\$789,179,836	9,205,600
156	\$708,524,478	8,778,035
190	\$1,453,112,603	12,424,538
524	\$2,950,816,917	30,408,173
1058	\$5,658,778,052	57,119,726

2026 vs 2025 Change				
# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
2	1.1%	(\$101,504,195)	-9.9%	3,634,163
23	15.4%	\$127,455,472	16.2%	2,354,351
15	8.9%	(\$21,158,982)	-2.4%	(50,402,631)
40	8.1%	\$4,792,295	0.2%	(44,414,117)
-12	-6.3%	(\$101,602,611)	-11.4%	1,687,432
-15	-8.8%	(\$278,850,313)	-28.2%	(3,306,378)
-4	-2.1%	\$303,719,005	26.4%	4,917,634
-31	-5.6%	(\$76,733,919)	-2.5%	3,298,688
9	0.9%	(\$71,941,624)	-1.3%	(41,115,429)

Totals by County		# of Sales	Sales Volume (\$)	Total SF
1st Qtr	King	169	\$1,398,255,766	5,866,070
	Snohomish	65	\$358,148,309	2,435,256
	Pierce	66	\$381,099,368	4,967,739
	Spokane	56	\$120,892,796	8,382,701
	Kitsap	13	\$23,405,000	114,027
	Thurston	32	\$144,960,152	677,176
	Whatcom	33	\$120,502,630	44,875,241
	Skagit	23	\$28,085,800	2,515,137
	Benton	25	\$110,420,519	875,616
	Franklin	12	\$17,398,500	416,707
1st Qtr Totals		494	\$2,703,168,840	71,125,670
2nd Qtr	King	183	\$1,678,545,133	8,741,402
	Snohomish	76	\$519,269,250	5,480,030
	Pierce	71	\$362,391,804	4,151,606
	Spokane	59	\$101,609,363	889,908
	Kitsap	28	\$63,645,221	348,033
	Thurston	27	\$56,951,362	1,070,928
	Whatcom	54	\$112,467,136	4,321,850
	Skagit	24	\$68,602,569	698,317
	Benton	27	\$57,851,098	1,221,134
	Franklin	6	\$6,217,900	186,277
2nd Qtr Totals		555	\$3,027,550,836	27,109,485
YTD Totals		1049	\$5,730,719,676	98,235,155

# of Sales	Sales Volume (\$)	Total SF
192	\$1,616,273,207	9,059,879
64	\$450,145,817	5,017,298
67	\$185,687,425	4,856,692
66	\$165,084,000	1,223,720
16	\$24,569,050	706,753
32	\$72,891,452	639,703
45	\$90,547,884	1,635,570
13	\$13,415,000	388,056
30	\$82,552,300	2,884,850
9	\$6,795,000	299,032
534	\$2,707,961,135	26,711,553
173	\$1,535,805,695	11,331,320
75	\$447,595,004	6,309,709
78	\$414,126,690	4,301,491
58	\$147,271,164	1,164,488
21	\$76,889,475	309,997
18	\$146,529,743	806,653
37	\$76,336,244	3,061,160
20	\$31,416,983	382,980
32	\$48,714,561	1,032,414
12	\$26,131,358	1,707,961
524	\$2,950,816,917	30,408,173
1058	\$5,658,778,052	57,119,726

# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
23	13.6%	\$218,017,441	15.6%	3,193,809
-1	-1.5%	\$91,997,508	25.7%	2,582,042
1	1.5%	(\$195,411,943)	-51.3%	(111,047)
10	17.9%	\$44,191,204	36.6%	(7,158,981)
3	23.1%	\$1,164,050	5.0%	592,726
0	0.0%	(\$72,068,700)	-49.7%	(37,473)
12	36.4%	(\$29,954,746)	-24.9%	(43,239,671)
-10	-43.5%	(\$14,670,800)	-52.2%	(2,127,081)
5	20.0%	(\$27,868,219)	-25.2%	2,009,234
-3	-25.0%	(\$10,603,500)	-60.9%	(117,675)
40	8.1%	\$4,792,295	0.2%	(44,414,117)
-10	-5.5%	(\$142,739,438)	-8.5%	2,589,918
-1	-1.3%	(\$71,674,246)	-13.8%	829,679
7	9.9%	\$51,734,886	14.3%	149,885
-1	-1.7%	\$45,661,801	44.9%	274,580
-7	-25.0%	\$13,244,254	20.8%	(38,036)
-9	-33.3%	\$89,578,381	157.3%	(264,275)
-17	-31.5%	(\$36,130,892)	-32.1%	(1,260,690)
-4	-16.7%	(\$37,185,586)	-54.2%	(315,337)
5	18.5%	(\$9,136,537)	-15.8%	(188,720)
6	100.0%	\$19,913,458	320.3%	1,521,684
-31	-5.6%	(\$76,733,919)	-2.5%	3,298,688
9	0.9%	(\$71,941,624)	-1.3%	(41,115,429)

Totals by Asset Class		# of Sales	Sales Volume (\$)	Total SF
1st Qtr	Office	104	\$368,297,662	1,766,682
	Retail	144	\$389,542,004	1,344,551
	Industrial/Flex	84	\$629,734,212	3,181,481
	Land	72	\$247,912,807	61,507,296
	Multifamily	90	\$1,067,682,155	3,325,660
1st Qtr Totals		494	\$2,703,168,840	71,125,670
2nd Qtr	Office	119	\$266,976,856	1,187,532
	Retail	159	\$441,558,125	1,844,612
	Industrial/Flex	107	\$484,612,184	2,375,397
	Land	86	\$271,042,606	17,489,949
	Multifamily	84	\$1,563,361,065	4,211,995
2nd Qtr Totals		555	\$3,027,550,836	27,109,485
YTD Totals		1049	\$5,730,719,676	98,235,155

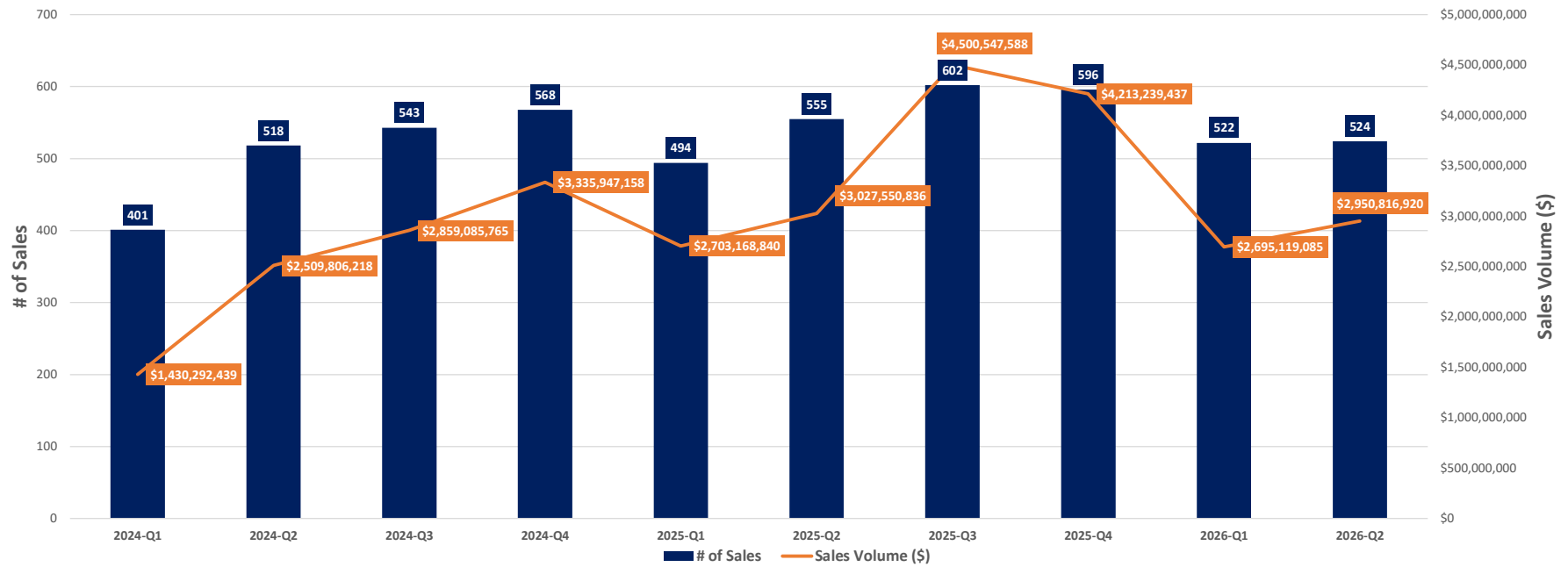
# of Sales	Sales Volume (\$)	Total SF
92	\$410,386,061	1,586,086
171	\$390,762,462	1,526,831
101	\$726,947,477	3,566,248
77	\$243,420,635	17,231,646
93	\$936,444,500	2,800,742
534	\$2,707,961,135	26,711,553
96	\$387,127,147	1,483,171
151	\$421,811,033	1,643,681
98	\$1,071,200,064	5,319,970
87	\$275,479,567	19,228,621
92	\$795,199,106	2,732,730
524	\$2,950,816,917	30,408,173
1058	\$5,658,778,052	57,119,726

# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
-12	-11.5%	\$42,088,399	11.4%	(180,596)
27	18.8%	\$1,220,458	0.3%	182,280
17	20.2%	\$97,213,265	15.4%	384,767
5	6.9%	(\$4,492,172)	-1.8%	(44,275,650)
3	3.3%	(\$131,237,655)	-12.3%	(524,918)
40	8.1%	\$4,792,295	0.2%	(44,414,117)
-23	-19.3%	\$120,150,291	45.0%	295,639
-8	-5.0%	(\$19,747,092)	-4.5%	(200,931)
-9	-8.4%	\$586,587,880	121.0%	2,944,573
1	1.2%	\$4,436,961	1.6%	1,738,672
8	9.5%	(\$768,161,959)	-49.1%	(1,479,265)
-31	-5.6%	(\$76,733,919)	-2.5%	3,298,688
9	0.9%	(\$71,941,624)	-1.3%	(41,115,429)

	Notable Sales	Asset Class	Sale Price (\$)
1st Qtr	Centennial Tower/Court Apt Multifamily		\$132,000,000
	Des Moines Creek Bus Park	Ind/Flex	\$109,900,000
2nd Qtr	Ashley Dist Ctr I	Ind/Flex	\$198,274,450

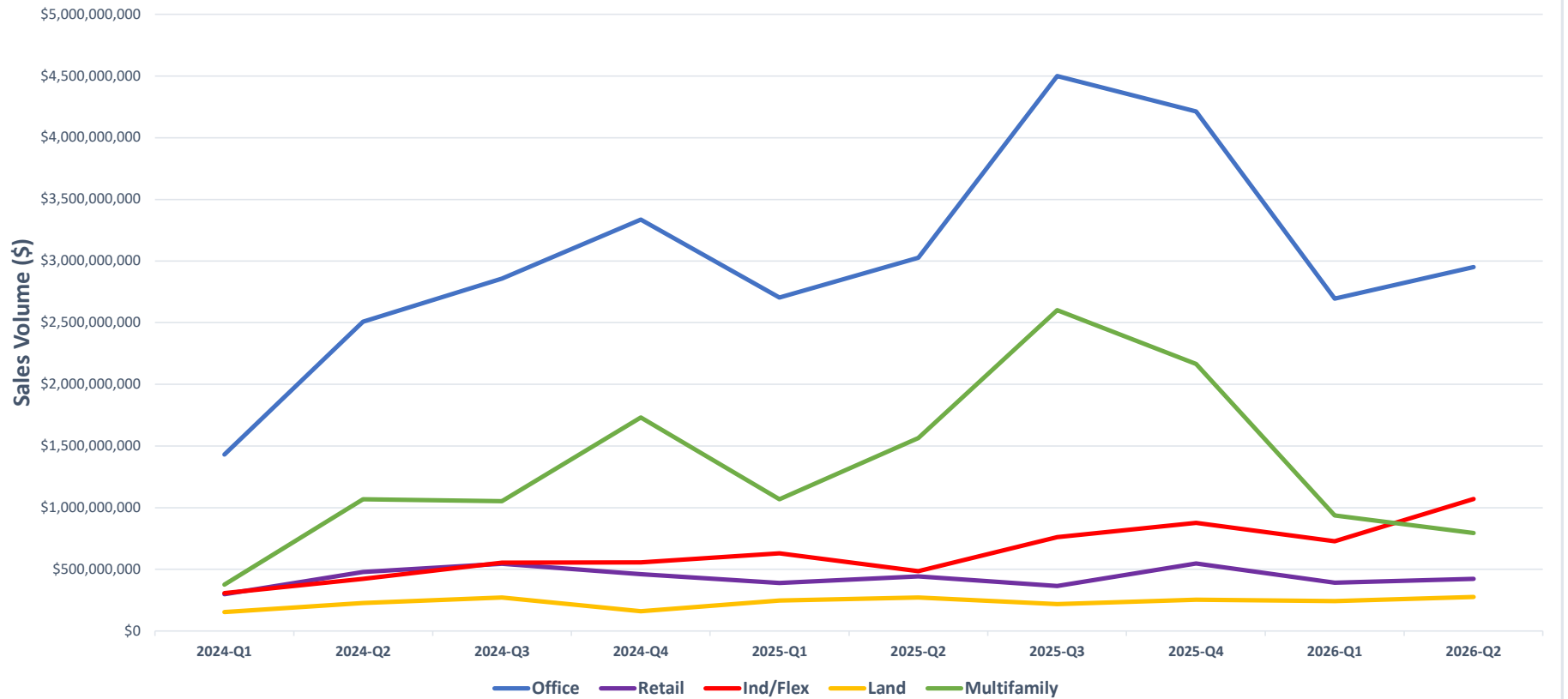


Total Sales Velocity & Volume (\$)
All Researched Counties
Last 10 Quarters (2024-2026)



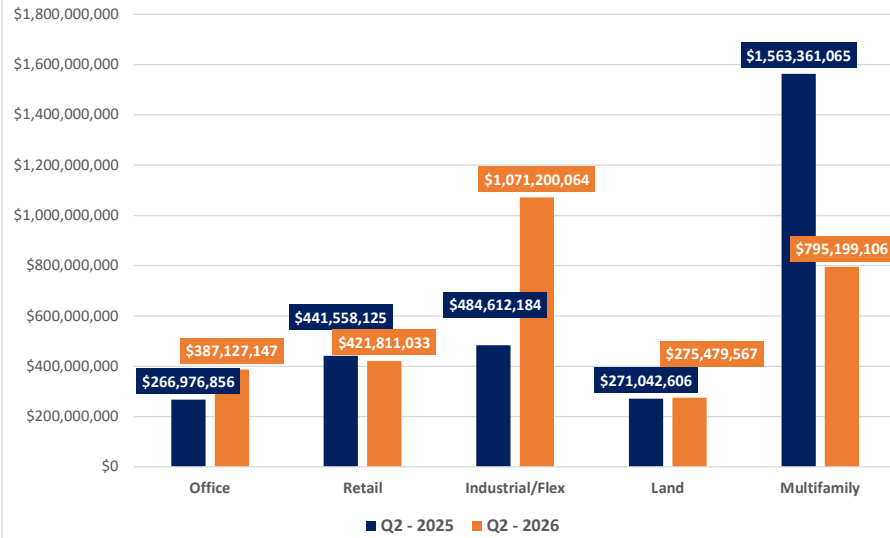


Sales Volume (\$) Asset Class by Quarter 2024-2026

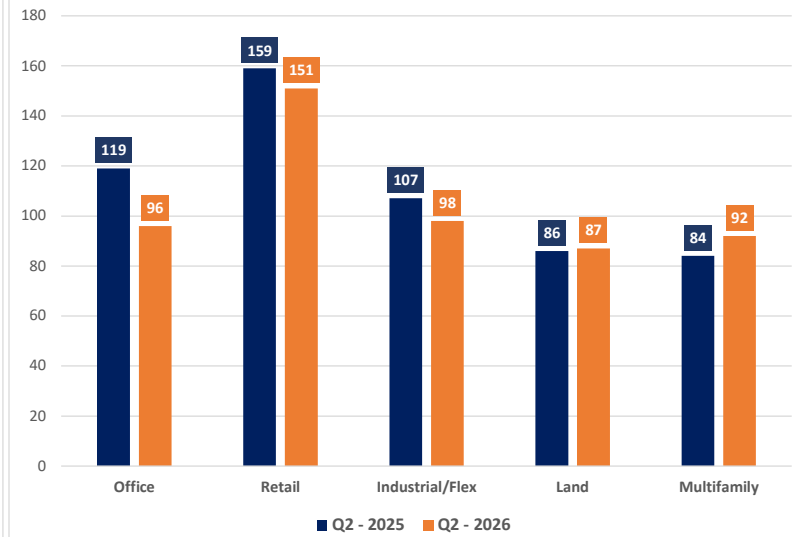


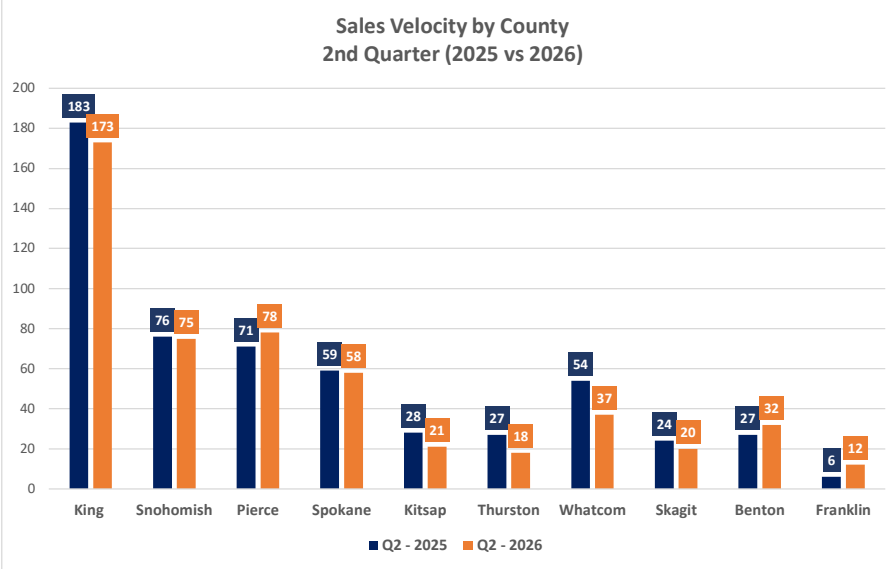
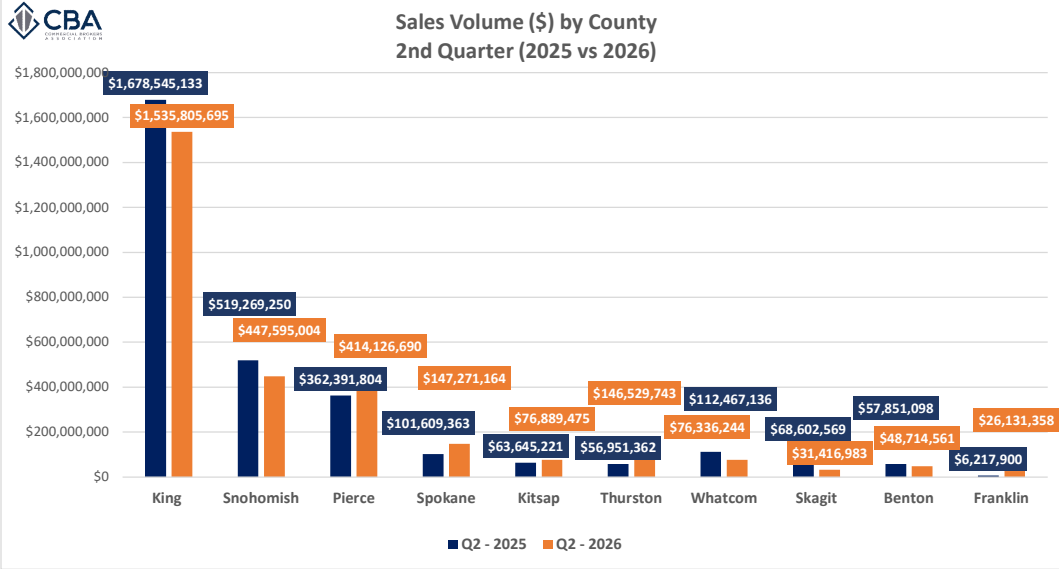


**Sales Volume (\$) by Asset Class
2nd Quarter (2025 vs 2026)**



**Sales Velocity by Asset Class
2nd Quarter (2025 vs 2026)**







CBA Researched CMA Sales

Comparison by Asset Class and County: January 2026 vs January 2025

Asset Class	January 2025		
	# of Sales	Sales Volume (\$)	Total SF
Office			
King	17	\$61,684,226	363,048
Snohomish	4	\$5,331,000	23,318
Pierce	3	\$3,160,000	11,888
Spokane	6	\$22,364,600	209,624
Kitsap	0	\$0	0
Thurston	4	\$16,415,000	64,241
Whatcom	3	\$3,269,900	13,906
Skagit	2	\$2,100,000	15,033
Benton	3	\$2,495,000	13,003
Franklin	1	\$475,000	3,204
Totals:	43	\$117,294,726	717,265
Retail			
King	9	\$42,050,000	92,271
Snohomish	8	\$31,705,413	56,719
Pierce	8	\$11,802,091	55,605
Spokane	8	\$19,871,450	192,032
Kitsap	2	\$3,250,000	11,274
Thurston	1	\$776,404	8,700
Whatcom	4	\$4,762,500	14,749
Skagit	5	\$5,220,000	30,871
Benton	3	\$6,412,631	44,632
Franklin	2	\$3,942,500	15,572
Totals:	50	\$129,792,989	522,425
Industrial/High Tech Flex			
King	17	\$145,453,426	600,531
Snohomish	2	\$7,112,300	19,191
Pierce	4	\$14,420,000	71,615
Spokane	3	\$5,632,500	140,100
Kitsap	0	\$0	0
Thurston	1	\$2,275,000	18,568
Whatcom	3	\$70,387,000	42,303
Skagit	0	\$0	0
Benton	1	\$888,888	7,400
Franklin	1	\$1,800,000	25,000
Totals:	32	\$247,969,114	924,708
Notable Sales:			
Land			
King	7	\$6,192,073	722,224
Snohomish	3	\$4,210,760	68,390
Pierce	5	\$22,760,000	790,178
Spokane	0	\$0	0
Kitsap	1	\$8,125,000	7,841
Thurston	0	\$0	0
Whatcom	4	\$7,280,000	633,798
Skagit	0	\$0	0
Benton	2	\$5,454,000	328,443
Franklin	3	\$2,771,000	330,225
Totals:	25	\$56,792,833	2,881,099
Multifamily			
King	18	\$360,175,000	781,291
Snohomish	3	\$59,600,000	218,506
Pierce	0	\$0	0
Spokane	3	\$1,913,883	17,148
Kitsap	0	\$0	0
Thurston	2	\$35,900,000	189,713
Whatcom	0	\$0	0
Skagit	0	\$0	0
Benton	1	\$19,940,000	94,769
Franklin	0	\$0	0
Totals:	27	\$477,528,883	1,301,427
Notable Sales:			
Accolade, Seattle: \$126.4m			
Riverpark Apts, Redmond: \$147m			
Grand Totals:	177	\$1,029,378,545	6,346,924

Asset Class	January 2026		
	# of Sales	Sales Volume (\$)	Total SF
Office			
King	7	\$96,102,500	403,686
Snohomish	3	\$51,733,500	253,480
Pierce	3	\$2,691,000	4,484
Spokane	3	\$9,500,000	98,120
Kitsap	4	\$4,512,600	13,734
Thurston	2	\$635,000	2,264
Whatcom	1	\$525,000	1,672
Skagit	1	\$775,000	3,800
Benton	4	\$8,875,000	40,301
Franklin	1	\$270,000	1,910
Totals:	29	\$175,619,600	823,451
Retail			
King	16	\$56,112,920	228,489
Snohomish	6	\$16,620,000	50,584
Pierce	9	\$12,474,285	25,031
Spokane	15	\$23,104,500	169,703
Kitsap	0	\$0	0
Thurston	4	\$2,950,000	14,017
Whatcom	3	\$8,050,000	37,642
Skagit	1	\$265,000	2,905
Benton	6	\$7,677,500	43,184
Franklin	1	\$1,100,000	2,272
Totals:	61	\$128,354,205	573,827
Industrial/High Tech Flex			
King	9	\$198,831,000	856,006
Snohomish	5	\$67,033,717	205,551
Pierce	3	\$9,650,000	42,871
Spokane	4	\$2,410,000	16,731
Kitsap	0	\$0	0
Thurston	1	\$2,550,000	33,416
Whatcom	7	\$5,290,000	20,978
Skagit	0	\$0	0
Benton	2	\$5,437,500	54,755
Franklin	1	\$900,000	10,066
Totals:	32	\$292,102,217	1,240,374
Notable Sales:			
Des Moines Crk Bus Park, Des Moines: \$109.9m			
Land			
King	13	\$70,177,328	1,837,798
Snohomish	2	\$5,275,000	842,015
Pierce	7	\$6,075,000	3,482,187
Spokane	3	\$1,575,000	90,293
Kitsap	0	\$0	0
Thurston	0	\$0	0
Whatcom	2	\$790,000	52,400
Skagit	0	\$0	0
Benton	2	\$635,000	70,131
Franklin	2	\$1,325,000	235,224
Totals:	31	\$85,852,328	6,610,048
Multifamily			
King	20	\$221,730,000	607,781
Snohomish	1	\$5,500,000	26,476
Pierce	2	\$9,700,000	46,782
Spokane	1	\$1,596,000	13,774
Kitsap	1	\$995,000	4,508
Thurston	0	\$0	0
Whatcom	0	\$0	0
Skagit	0	\$0	0
Benton	1	\$6,425,000	34,066
Franklin	0	\$0	0
Totals:	26	\$245,946,000	733,387
Notable Sales:			
Centennial Tower/Court Apts, Seattle: \$132m			
Grand Totals:	179	\$927,874,350	9,981,087

Change (Jan 2026 vs Jan 2025)				
# of Sales	%Chg	Sales Volume (\$)	%Chg	Total SF
-10	-58.8%	\$34,418,274	55.8%	40,638
-1	-25.0%	\$46,402,500	870.4%	230,162
0	0.0%	(\$469,000)	-14.8%	(7,404)
-3	-50.0%	(\$12,864,600)	-57.5%	(111,504)
4	N/A	\$4,512,600	N/A	13,734
-2	-50.0%	(\$15,780,000)	-96.1%	(61,977)
-2	-66.7%	(\$2,744,900)	-83.9%	(12,234)
-1	-50.0%	(\$1,325,000)	-63.1%	(11,233)
1	33.3%	\$6,380,000	255.7%	27,298
0	0.0%	(\$205,000)	-43.2%	(1,294)
-14	-32.6%	\$58,324,874	49.7%	106,186
7	77.8%	\$14,062,920	33.4%	136,218
-2	-25.0%	(\$15,085,413)	-47.6%	(6,135)
1	12.5%	\$672,194	5.7%	(30,574)
7	87.5%	\$3,233,050	16.3%	(22,329)
-2	-100.0%	(\$3,250,000)	-100.0%	(11,274)
3	300.0%	\$2,173,596	280.0%	5,317
-1	-25.0%	\$3,287,500	69.0%	22,893
-4	-80.0%	(\$4,955,000)	-94.9%	(27,966)
3	100.0%	\$1,264,869	19.7%	(1,448)
-1	-50.0%	(\$2,842,500)	-72.1%	(13,300)
11	22.0%	(\$1,438,784)	-1.1%	51,402
-8	-47.1%	\$53,377,574	36.7%	255,475
3	150.0%	\$59,921,417	842.5%	186,360
-1	-25.0%	(\$4,770,000)	-33.1%	(28,744)
1	33.3%	(\$3,222,500)	-57.2%	(123,369)
0	N/A	\$0	N/A	-
0	0.0%	\$275,000	12.1%	14,848
4	133.3%	(\$65,097,000)	-92.5%	(21,325)
0	N/A	\$0	N/A	-
1	100.0%	\$4,548,612	511.7%	47,355
0	0.0%	(\$900,000)	-50.0%	(14,934)
0	0.0%	\$44,133,103	17.8%	315,666
6	85.7%	\$63,985,255	1033.3%	1,115,574
-1	-33.3%	\$1,064,240	25.3%	773,625
2	40.0%	(\$16,685,000)	-73.3%	2,692,009
3	N/A	\$1,575,000	N/A	90,293
-1	-100.0%	(\$8,125,000)	-100.0%	(7,841)
0	N/A	\$0	N/A	-
-2	-50.0%	(\$6,490,000)	-89.1%	(581,398)
0	N/A	\$0	N/A	-
0	0.0%	(\$4,819,000)	-88.4%	(258,312)
-1	-33.3%	(\$1,446,000)	-52.2%	(95,001)
6	24.0%	\$29,059,495	51.2%	3,728,949
2	11.1%	(\$138,445,000)	-38.4%	(173,510)
-2	-66.7%	(\$54,100,000)	-90.8%	(192,030)
2	N/A	\$9,700,000	N/A	46,782
-2	-66.7%	(\$317,883)	-16.6%	(3,374)
1	N/A	\$995,000	N/A	4,508
-2	-100.0%	(\$35,900,000)	-100.0%	(189,713)
0	N/A	\$0	N/A	-
0	N/A	\$0	N/A	-
0	0.0%	(\$13,515,000)	-67.8%	(60,703)
0	N/A	\$0	N/A	-
-1	-3.7%	(\$231,582,883)	-48.5%	(568,040)
2	1.1%	(\$101,504,195)	-9.9%	3,634,163

County Totals:	# of Sales	Sales Volume (\$)	Total SF
King	68	\$615,554,725	2,559,365
Snohomish	20	\$107,959,473	386,124
Pierce	20	\$52,142,091	929,286
Spokane	20	\$49,782,433	558,904
Kitsap	3	\$11,375,000	19,115
Thurston	8	\$55,366,404	281,222
Whatcom	14	\$85,699,400	704,756
Skagit	7	\$7,320,000	45,904
Benton	10	\$35,190,519	488,247
Franklin	7	\$8,988,500	374,001
Grand Totals	177	\$1,029,378,545	6,346,924

County Totals:	# of Sales	Sales Volume (\$)	Total SF
King	65	\$642,953,748	3,933,760
Snohomish	17	\$146,162,217	1,378,106
Pierce	24	\$40,590,285	3,601,355
Spokane	26	\$38,185,500	388,621
Kitsap	5	\$5,507,600	18,242
Thurston	7	\$6,135,000	49,697
Whatcom	13	\$14,655,000	112,692
Skagit	2	\$1,040,000	6,705
Benton	15	\$29,050,000	242,437
Franklin	5	\$3,595,000	249,472
Grand Totals	179	\$927,874,350	9,981,087

County Totals:	# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
King	-3	-4.4%	\$27,399,023	4.5%	1,374,395
Snohomish	-4	-15.0%	\$38,202,744	35.4%	991,982
Pierce	4	20.0%	(\$11,551,806)	-22.2%	2,672,069
Spokane	6	30.0%	(\$11,596,933)	-23.3%	(170,283)
Kitsap	2	66.7%	(\$5,867,400)	-51.6%	(873)
Thurston	-1	-12.5%	(\$49,231,404)	-88.9%	(231,525)
Whatcom	-1	-7.1%	(\$71,044,400)	-82.9%	(592,064)
Skagit	-5	-71.4%	(\$6,280,000)	-85.8%	(39,199)
Benton	5	50.0%	(\$6,140,519)	-17.4%	(245,810)
Franklin	-2	-28.6%	(\$5,393,500)	-60.0%	(124,529)
Grand Totals	2	1.1%	(\$101,504,195)	-9.9%	3,634,163



CBA Researched CMA Sales

Comparison by Asset Class and County: February 2026 vs February 2025

February 2025			
Asset Class	# of Sales	Sales Volume (\$)	Total SF
Office			
King	6	\$19,681,350	39,349
Snohomish	8	\$15,675,000	76,760
Pierce	2	\$1,324,000	5,153
Spokane	2	\$2,000,000	10,147
Kitsap	0	\$0	0
Thurston	2	\$10,045,886	31,252
Whatcom	3	\$2,935,000	16,615
Skagit	3	\$2,085,000	10,053
Benton	2	\$4,800,000	12,449
Franklin	0	\$0	0
Totals:	28	\$58,546,236	201,778
Retail			
King	8	\$27,632,242	73,429
Snohomish	4	\$6,693,836	11,599
Pierce	8	\$22,394,037	34,752
Spokane	3	\$2,435,000	23,193
Kitsap	2	\$2,450,000	46,360
Thurston	6	\$21,050,000	104,794
Whatcom	1	\$1,450,000	3,950
Skagit	1	\$1,710,000	6,316
Benton	2	\$1,380,000	4,718
Franklin	1	\$945,000	9,046
Totals:	36	\$88,135,115	318,157
Industrial/High Tech Flex			
King	8	\$85,243,598	358,243
Snohomish	4	\$46,650,000	161,313
Pierce	3	\$103,220,000	533,514
Spokane	3	\$2,245,000	28,016
Kitsap	1	\$330,000	3,000
Thurston	2	\$5,500,000	34,760
Whatcom	0	\$0	0
Skagit	3	\$5,592,000	112,150
Benton	1	\$310,000	1,492
Franklin	0	\$0	0
Totals:	25	\$249,090,598	1,232,488
Notable Sales: REI, Sumner: \$101.3m			
Land			
King	9	\$23,320,000	510,274
Snohomish	3	\$8,750,000	483,516
Pierce	8	\$16,861,240	1,379,110
Spokane	0	\$0	0
Kitsap	0	\$0	0
Thurston	0	\$0	0
Whatcom	2	\$2,510,000	680,843
Skagit	2	\$2,893,000	565,409
Benton	0	\$0	0
Franklin	0	\$0	0
Totals:	24	\$54,334,240	3,619,152
Multifamily			
King	18	\$149,246,000	384,055
Snohomish	2	\$43,225,000	169,624
Pierce	2	\$42,068,000	226,756
Spokane	8	\$17,054,000	95,618
Kitsap	1	\$2,100,000	13,148
Thurston	2	\$13,800,000	42,834
Whatcom	0	\$0	0
Skagit	1	\$2,285,000	6,133
Benton	1	\$61,800,000	336,453
Franklin	1	\$2,850,000	17,888
Totals:	36	\$334,428,000	1,292,509
Grand Totals:	149	\$784,534,189	6,664,084

February 2026		
# of Sales	Sales Volume (\$)	Total SF
10	\$101,194,227	318,198
3	\$4,890,000	30,048
2	\$1,755,000	5,474
2	\$1,399,000	11,430
2	\$1,375,000	7,710
5	\$10,842,500	30,335
7	\$11,936,584	51,456
0	\$0	0
0	\$0	0
0	\$0	0
31	\$133,392,311	454,651
15	\$77,655,000	239,714
4	\$5,210,000	14,272
6	\$4,836,700	20,594
9	\$14,282,500	67,363
2	\$907,450	2,889
4	\$8,435,000	17,259
1	\$2,100,000	18,000
4	\$1,900,000	12,649
1	\$400,000	4,985
0	\$0	0
46	\$115,726,650	397,725
8	\$52,250,000	180,006
5	\$86,480,000	431,785
8	\$78,919,000	488,965
3	\$10,050,000	137,470
0	\$0	0
1	\$450,000	1,920
9	\$12,679,300	89,631
1	\$2,840,000	14,499
2	\$11,850,000	90,817
1	\$950,000	10,288
38	\$256,468,300	1,445,381
4	\$13,442,500	39,568
5	\$7,688,600	2,154,477
3	\$4,090,000	454,767
2	\$3,365,000	66,646
0	\$0	0
0	\$0	0
2	\$2,050,000	1,062,429
2	\$1,550,000	131,115
1	\$7,157,300	1,640,905
0	\$0	0
19	\$39,343,400	5,549,907
19	\$153,405,000	506,449
4	\$134,040,000	352,343
5	\$10,820,000	59,523
6	\$11,874,000	60,506
0	\$0	0
2	\$25,995,000	103,372
1	\$27,650,000	73,906
0	\$0	0
1	\$3,275,000	14,672
0	\$0	0
38	\$367,059,000	1,170,771
172	\$911,989,661	9,018,435

Change (Feb 2026 vs Feb 2025)				
# of Sales	%Chg	Sales Volume (\$)	%Chg	Total SF
4	66.7%	\$81,512,877	414.2%	278,849
-5	-62.5%	(\$10,785,000)	-68.8%	(46,712)
0	0.0%	\$431,000	32.6%	321
0	0.0%	(\$601,000)	-30.1%	1,283
2	N/A	\$1,375,000	N/A	7,710
3	150.0%	\$796,614	7.9%	(917)
4	133.3%	\$9,001,584	306.7%	34,841
-3	-100.0%	(\$2,085,000)	-100.0%	(10,053)
-2	-100.0%	(\$4,800,000)	-100.0%	(12,449)
0	N/A	\$0	N/A	-
3	10.7%	\$74,846,075	127.8%	252,873
7	87.5%	\$50,022,758	181.0%	166,285
0	0.0%	(\$1,483,836)	-22.2%	2,673
-2	-25.0%	(\$17,557,337)	-78.4%	(14,158)
6	200.0%	\$11,852,500	487.8%	44,170
0	0.0%	(\$1,542,550)	-63.0%	(43,471)
-2	-33.3%	(\$12,615,000)	-59.9%	(87,535)
0	0.0%	\$650,000	44.8%	14,050
3	300.0%	\$190,000	11.1%	6,333
-1	-50.0%	(\$980,000)	-71.0%	267
-1	-100.0%	(\$945,000)	-100.0%	(9,046)
10	27.8%	\$27,591,535	31.3%	79,568
0	0.0%	(\$32,993,598)	-38.7%	(178,237)
1	25.0%	\$39,830,000	85.4%	270,472
5	166.7%	(\$24,301,000)	-23.5%	(44,549)
0	0.0%	\$7,805,000	347.7%	109,454
-1	-100.0%	(\$330,000)	-100.0%	(3,000)
-1	-50.0%	(\$5,050,000)	-91.8%	(32,840)
9	N/A	\$12,679,300	N/A	89,631
-2	-66.7%	(\$2,752,000)	-49.2%	(97,651)
1	100.0%	\$11,540,000	372.2%	89,325
1	N/A	\$950,000	N/A	10,288
13	52.0%	\$7,377,702	3.0%	212,893
-5	-55.6%	(\$9,877,500)	-42.4%	(470,706)
2	66.7%	(\$1,061,400)	-12.1%	1,670,961
-5	-62.5%	(\$12,771,240)	-75.7%	(924,343)
2	N/A	\$3,365,000	N/A	66,646
0	N/A	\$0	N/A	-
0	N/A	\$0	N/A	-
0	0.0%	(\$460,000)	-18.3%	381,586
0	0.0%	(\$1,343,000)	-46.4%	(434,294)
1	N/A	\$7,157,300	N/A	1,640,905
0	N/A	\$0	N/A	-
-5	-20.8%	(\$14,990,840)	-27.6%	1,930,755
1	5.6%	\$4,159,000	2.8%	122,394
2	100.0%	\$90,815,000	210.1%	182,719
3	150.0%	(\$31,248,000)	-74.3%	(167,233)
-2	-25.0%	(\$5,180,000)	-30.4%	(35,112)
-1	-100.0%	(\$2,100,000)	-100.0%	(13,148)
0	0.0%	\$12,195,000	88.4%	60,538
1	N/A	\$27,650,000	N/A	73,906
-1	-100.0%	(\$2,285,000)	-100.0%	(6,133)
0	0.0%	(\$58,525,000)	-94.7%	(321,781)
-1	-100.0%	(\$2,850,000)	-100.0%	(17,888)
2	5.6%	\$32,631,000	9.8%	(121,738)
23	15.4%	\$127,455,472	16.2%	2,354,351

County Totals:	# of Sales	Sales Volume (\$)	Total SF
King	49	\$305,123,190	1,365,350
Snohomish	21	\$120,993,836	902,812
Pierce	23	\$185,867,277	2,179,285
Spokane	16	\$23,729,000	156,974
Kitsap	4	\$4,880,000	62,508
Thurston	12	\$50,395,886	213,640
Whatcom	6	\$6,895,000	701,408
Skagit	10	\$14,565,000	700,061
Benton	6	\$68,290,000	355,112
Franklin	2	\$3,795,000	26,934
Grand Totals	149	\$784,534,189	6,664,084

# of Sales	Sales Volume (\$)	Total SF
56	\$397,946,727	1,283,935
21	\$238,308,600	2,982,925
24	\$100,420,700	1,029,323
22	\$40,970,500	343,415
4	\$2,282,450	10,599
12	\$45,722,500	152,886
20	\$56,415,884	1,295,422
7	\$6,290,000	158,263
5	\$22,682,300	1,751,379
1	\$950,000	10,288
172	\$911,989,661	9,018,435

# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
7	14.3%	\$92,823,537	30.4%	(81,415)
0	0.0%	\$117,314,764	97.0%	2,080,113
1	4.3%	(\$85,446,577)	-46.0%	(1,149,962)
6	37.5%	\$17,241,500	72.7%	186,441
0	0.0%	(\$2,597,550)	-53.2%	(51,909)
0	0.0%	(\$4,673,386)	-9.3%	(60,754)
14	233.3%	\$49,520,884	718.2%	594,014
-3	-30.0%	(\$8,275,000)	-56.8%	(541,798)
-1	-16.7%	(\$45,607,700)	-66.8%	1,396,267
-1	-50.0%	(\$2,845,000)	-75.0%	(16,646)
23	15.4%	\$127,455,472	16.2%	2,354,351



CBA Researched CMA Sales Comparison by Asset Class and County: March 2026 vs March 2025

March 2025			
Asset Class	# of Sales	Sales Volume (\$)	Total SF
Office			
King	11	\$162,343,901	697,424
Snohomish	4	\$10,955,000	33,715
Pierce	1	\$625,000	2,030
Spokane	3	\$2,212,499	16,938
Kitsap	1	\$800,000	6,075
Thurston	5	\$6,466,500	51,977
Whatcom	1	\$2,400,000	11,164
Skagit	2	\$2,623,800	10,740
Benton	4	\$3,580,000	13,108
Franklin	1	\$450,000	4,468
Totals:	33	\$192,456,700	847,639
International Place, SeaTac: \$120m			
Retail			
King	14	\$30,855,000	74,942
Snohomish	12	\$23,215,000	71,645
Pierce	9	\$93,465,000	245,576
Spokane	6	\$5,729,900	28,921
Kitsap	3	\$4,400,000	22,062
Thurston	3	\$5,400,000	29,365
Whatcom	4	\$2,315,000	9,316
Skagit	2	\$1,449,000	7,772
Benton	4	\$2,885,000	12,750
Franklin	1	\$1,900,000	1,620
Totals:	58	\$171,613,900	503,969
Industrial/High Tech Flex			
King	4	\$25,910,000	53,465
Snohomish	3	\$53,275,000	212,399
Pierce	3	\$15,225,000	71,978
Spokane	8	\$29,312,500	640,008
Kitsap	2	\$1,950,000	4,267
Thurston	1	\$1,666,000	6,955
Whatcom	3	\$1,168,000	10,870
Skagit	1	\$1,428,000	8,260
Benton	1	\$475,000	6,399
Franklin	1	\$2,265,000	9,684
Totals:	27	\$132,674,500	1,024,285
Land			
King	11	\$92,319,950	755,679
Snohomish	3	\$14,150,000	722,660
Pierce	5	\$14,125,000	1,468,843
Spokane	1	\$8,692,464	6,967,858
Kitsap	0	\$0	0
Thurston	0	\$0	0
Whatcom	2	\$6,798,320	43,349,605
Skagit	1	\$700,000	1,742,400
Benton	0	\$0	0
Franklin	0	\$0	0
Totals:	23	\$136,785,734	55,007,045
Multifamily			
King	12	\$166,149,000	359,845
Snohomish	2	\$27,600,000	105,901
Pierce	5	\$19,650,000	70,741
Spokane	2	\$1,434,000	13,098
Kitsap	0	\$0	0
Thurston	3	\$25,665,362	94,017
Whatcom	3	\$15,226,910	88,122
Skagit	0	\$0	0
Benton	0	\$0	0
Franklin	0	\$0	0
Totals:	27	\$255,725,272	731,724
Notable Sales: Queen Anne Collection, Seattle: \$138.5m			
Grand Totals:	168	\$889,256,106	58,114,662

March 2026		
# of Sales	Sales Volume (\$)	Total SF
14	\$82,870,000	222,983
2	\$4,375,000	21,837
4	\$2,785,980	9,714
2	\$2,225,000	21,268
2	\$1,462,000	3,410
5	\$5,506,170	21,250
2	\$1,050,000	3,500
0	\$0	0
1	\$1,100,000	4,022
0	\$0	0
32	\$101,374,150	307,984
15	\$61,218,325	201,213
12	\$23,320,000	75,630
8	\$14,907,500	31,922
11	\$9,610,000	73,586
2	\$9,588,000	35,847
7	\$12,402,782	41,254
3	\$8,615,000	60,341
2	\$4,600,000	17,049
2	\$1,170,000	8,845
2	\$1,250,000	9,592
64	\$146,681,607	555,279
12	\$138,970,000	613,560
6	\$16,880,000	110,550
2	\$2,832,960	9,968
1	\$1,058,000	7,526
2	\$3,839,000	20,103
0	\$0	0
4	\$5,547,000	36,296
0	\$0	0
3	\$8,250,000	52,810
1	\$1,000,000	29,680
31	\$178,376,960	880,493
13	\$86,019,907	2,294,305
2	\$3,190,000	382,457
2	\$1,350,000	44,432
1	\$3,500,000	241,322
1	\$1,890,000	618,552
1	\$3,125,000	374,616
2	\$965,000	118,919
2	\$1,485,000	206,039
3	\$16,700,000	791,049
0	\$0	0
27	\$118,224,907	5,071,691
17	\$206,294,500	510,123
4	\$17,910,000	65,793
3	\$22,800,000	129,978
3	\$69,535,000	147,982
0	\$0	0
0	\$0	0
1	\$3,300,000	8,400
0	\$0	0
1	\$3,600,000	34,308
0	\$0	0
29	\$323,439,500	896,584
183	\$868,097,124	7,712,031

Change (Mar 2026 vs Mar 2025)				
# of Sales	%Chg	Sales Volume (\$)	%Chg	Total SF
3	27.3%	(\$79,473,901)	-49.0%	(474,441)
-2	-50.0%	(\$6,580,000)	-60.1%	(11,878)
3	300.0%	\$2,160,980	345.8%	7,684
-1	-33.3%	\$12,501	0.6%	4,330
1	100.0%	\$662,000	82.8%	(2,665)
0	0.0%	(\$960,330)	-14.9%	(30,727)
1	100.0%	(\$1,350,000)	-56.3%	(7,664)
-2	-100.0%	(\$2,623,800)	-100.0%	(10,740)
-3	-75.0%	(\$2,480,000)	-69.3%	(9,086)
-1	-100.0%	(\$450,000)	-100.0%	(4,468)
-1	-3.0%	(\$91,082,550)	-47.3%	(539,655)
1	7.1%	\$30,363,325	98.4%	126,271
0	0.0%	\$105,000	0.5%	3,985
-1	-11.1%	(\$78,557,500)	-84.1%	(213,654)
5	83.3%	\$3,880,100	67.7%	44,665
-1	-33.3%	\$5,188,000	117.9%	13,785
4	133.3%	\$7,002,782	129.7%	11,889
-1	-25.0%	\$6,300,000	272.1%	51,025
0	0.0%	\$3,151,000	217.5%	9,277
-2	-50.0%	(\$1,715,000)	-59.4%	(3,905)
1	100.0%	(\$650,000)	-34.2%	7,972
6	10.3%	(\$24,932,293)	-14.5%	51,310
8	200.0%	\$113,060,000	436.4%	560,095
3	100.0%	(\$36,395,000)	-68.3%	(101,849)
-1	-33.3%	(\$12,392,040)	-81.4%	(62,016)
-7	-87.5%	(\$28,254,500)	-96.4%	(632,482)
0	0.0%	\$1,889,000	96.9%	15,836
-1	-100.0%	(\$1,666,000)	-100.0%	(6,955)
1	33.3%	\$4,379,000	374.9%	25,426
-1	-100.0%	(\$1,428,000)	-100.0%	(8,260)
2	200.0%	\$7,775,000	1636.8%	46,411
0	0.0%	(\$1,265,000)	-55.8%	19,996
4	14.8%	\$45,702,460	34.4%	(143,792)
2	18.2%	(\$6,300,043)	-6.8%	1,538,626
-1	-33.3%	(\$10,960,000)	-77.5%	(340,203)
-3	-60.0%	(\$12,775,000)	-90.4%	(1,424,411)
0	0.0%	(\$5,192,464)	-59.7%	(6,726,536)
1	N/A	\$1,890,000	N/A	618,552
1	N/A	\$3,125,000	N/A	374,616
0	0.0%	(\$5,833,320)	-85.8%	(43,230,686)
1	100.0%	\$785,000	112.1%	(1,536,361)
3	N/A	\$16,700,000	N/A	791,049
0	N/A	\$0	N/A	-
4	17.4%	(\$18,560,827)	-13.6%	(49,935,354)
5	41.7%	\$40,145,500	24.2%	150,278
2	100.0%	(\$9,690,000)	-35.1%	(40,108)
-2	-40.0%	\$3,150,000	16.0%	59,237
1	50.0%	\$68,101,000	4749.0%	134,884
0	N/A	\$0	N/A	0
-3	-100.0%	(\$25,665,362)	-100.0%	(94,017)
-2	-66.7%	(\$11,926,910)	-78.3%	(79,722)
0	N/A	\$0	N/A	0
1	N/A	\$3,600,000	N/A	34,308
0	N/A	\$0	N/A	0
2	7.4%	\$67,714,228	26.5%	164,860
15	8.9%	(\$21,158,982)	-2.4%	(50,402,631)

County Totals:	# of Sales	Sales Volume (\$)	Total SF
King	52	\$477,577,851	1,941,355
Snohomish	24	\$129,195,000	1,146,320
Pierce	23	\$143,090,000	1,859,168
Spokane	20	\$47,381,363	7,666,823
Kitsap	6	\$7,150,000	32,404
Thurston	12	\$39,197,862	182,314
Whatcom	13	\$27,908,230	43,469,077
Skagit	6	\$6,200,800	1,769,172
Benton	9	\$6,940,000	32,257
Franklin	3	\$4,615,000	15,772
Grand Totals	168	\$889,256,106	58,114,662

# of Sales	Sales Volume (\$)	Total SF
71	\$575,372,732	3,842,184
26	\$65,675,000	656,267
19	\$44,676,440	226,014
18	\$85,928,000	491,684
7	\$16,779,000	677,912
13	\$21,033,952	437,120
12	\$19,477,000	227,456
4	\$6,085,000	223,088
10	\$30,820,000	891,034
3	\$2,250,000	39,272
183	\$868,097,124	7,712,031

# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
19	36.5%	\$97,794,881	20.5%	1,900,829
2	8.3%	(\$63,520,000)	-49.2%	(490,053)
-4	-17.4%	(\$98,413,560)	-68.8%	(1,633,154)
-2	-10.0%	\$38,546,637	81.4%	(7,175,139)
1	16.7%	\$9,629,000	134.7%	645,508
1	8.3%	(\$18,163,910)	-46.3%	254,806
-1	-7.7%	(\$8,431,230)	-30.2%	(43,241,621)
-2	-33.3%	(\$115,800)	-1.9%	(1,546,084)
1	11.1%	\$23,880,000	344.1%	858,777
0	0.0%	(\$2,365,000)	-51.2%	23,500
15	8.9%	(\$21,158,982)	-2.4%	(50,402,631)



CBA Researched CMA Sales
Comparison by Asset Class and County: April 2026 vs April 2025

April 2025				April 2026				Change (Apr 2026 vs Apr 2025)				
Asset Class	# of Sales	Sales Volume (\$)	Total SF	# of Sales	Sales Volume (\$)	Total SF	# of Sales	%Chg	Sales Volume (\$)	%Chg	Total SF	
Office												
King	7	\$82,307,600	339,864	9	\$11,190,000	72,126	2	28.6%	(\$71,117,600)	-86.4%	(267,738)	
Snohomish	12	\$22,720,000	71,168	6	\$7,370,000	14,161	-6	-50.0%	(\$15,350,000)	-67.6%	(57,007)	
Pierce	3	\$7,804,914	60,228	8	\$13,325,000	41,134	5	166.7%	\$5,520,086	70.7%	(19,094)	
Spokane	4	\$4,090,000	21,454	4	\$4,282,590	24,362	0	0.0%	\$192,590	4.7%	2,908	
Kitsap	1	\$770,000	2,628	2	\$1,575,000	6,192	1	100.0%	\$805,000	104.5%	3,564	
Thurston	6	\$5,974,624	37,467	2	\$1,610,000	17,524	-4	-66.7%	(\$4,364,624)	-73.1%	(19,943)	
Whatcom	6	\$4,025,400	20,065	1	\$1,900,000	6,816	-5	-83.3%	(\$2,125,400)	-52.8%	(13,249)	
Skagit	2	\$650,059	6,080	2	\$1,070,000	6,412	0	0.0%	\$419,941	64.6%	332	
Benton	2	\$4,900,000	19,447	2	\$3,020,000	17,984	0	0.0%	(\$1,880,000)	-38.4%	(1,463)	
Franklin	1	\$920,000	7,185	0	\$0	0	-1	-100.0%	(\$920,000)	-100.0%	(7,185)	
Totals:	44	\$134,162,597	585,586	36	\$45,342,590	206,711	-8	-18.2%	(\$88,820,007)	-66.2%	(378,875)	
Retail												
King	14	\$40,135,200	156,908	11	\$57,382,500	121,375	-3	-21.4%	\$17,247,300	43.0%	(35,533)	
Snohomish	4	\$14,045,000	40,172	8	\$9,949,500	31,511	4	100.0%	(\$4,095,500)	-29.2%	(8,661)	
Pierce	6	\$27,995,000	76,433	11	\$21,650,000	80,635	5	83.3%	(\$6,345,000)	-22.7%	4,202	
Spokane	8	\$15,365,000	60,811	7	\$5,525,930	22,243	-1	-12.5%	(\$9,839,070)	-64.0%	(38,568)	
Kitsap	4	\$8,550,000	88,074	2	\$1,585,000	7,525	-2	-50.0%	(\$6,965,000)	-81.5%	(80,549)	
Thurston	3	\$7,600,000	18,261	2	\$3,175,000	12,604	-1	-33.3%	(\$4,425,000)	-58.2%	(5,657)	
Whatcom	4	\$8,990,000	27,994	1	\$1,080,000	1,431	-3	-75.0%	(\$7,910,000)	-88.0%	(26,563)	
Skagit	1	\$550,000	1,500	2	\$1,947,500	5,117	1	100.0%	\$1,397,500	254.1%	3,617	
Benton	3	\$3,240,000	11,553	6	\$9,212,200	39,588	3	100.0%	\$5,972,200	184.3%	28,035	
Franklin	1	\$950,000	147,668	1	\$1,050,000	2,419	0	0.0%	\$100,000	10.5%	(145,249)	
Totals:	48	\$127,420,200	629,374	51	\$112,557,630	324,448	3	6.3%	(\$14,862,570)	-11.7%	(304,926)	
Industrial/High Tech Flex												
King	9	\$62,204,600	115,766	8	\$74,070,000	360,729	-1	-11.1%	\$11,865,400	19.1%	244,963	
Snohomish	8	\$23,935,840	93,627	4	\$12,350,000	44,664	-4	-50.0%	(\$11,585,840)	-48.4%	(48,963)	
Pierce	9	\$77,873,045	238,853	3	\$200,180,950	1,120,554	-6	-66.7%	\$122,307,905	157.1%	881,701	
Spokane	2	\$2,760,000	22,900	2	\$4,250,000	15,406	0	0.0%	\$1,490,000	54.0%	(7,494)	
Kitsap	3	\$3,625,000	33,654	0	\$0	0	-3	-100.0%	(\$3,625,000)	-100.0%	(33,654)	
Thurston	0	\$0	0	0	\$0	0	0	N/A	\$0	N/A	-	
Whatcom	5	\$45,975,000	391,467	3	\$953,000	5,524	-2	-40.0%	(\$45,022,000)	-97.9%	(385,943)	
Skagit	1	\$1,985,400	15,000	1	\$8,660,183	153,671	0	0.0%	\$6,674,783	336.2%	138,671	
Benton	1	\$600,000	4,540	3	\$4,400,000	32,277	2	200.0%	\$3,800,000	633.3%	27,737	
Franklin	0	\$0	0	3	\$7,625,000	30,966	3	N/A	\$7,625,000	N/A	30,966	
Totals:	38	\$218,958,885	915,807	27	\$312,489,133	1,763,791	-11	-28.9%	\$93,530,248	42.7%	847,984	
Land												
King	13	\$32,297,435	1,744,488	14	\$55,060,000	1,928,176	1	7.7%	\$22,762,565	70.5%	183,688	
Snohomish	6	\$26,407,000	1,803,383	3	\$2,558,000	1,816,452	-3	-50.0%	(\$23,849,000)	-90.3%	13,069	
Pierce	6	\$12,113,785	203,606	7	\$9,828,000	930,007	1	16.7%	(\$2,285,785)	-18.9%	726,401	
Spokane	0	\$0	0	2	\$1,405,000	94,525	2	N/A	\$1,405,000	N/A	94,525	
Kitsap	0	\$0	0	1	\$1,040,000	22,216	1	N/A	\$1,040,000	N/A	22,216	
Thurston	0	\$0	0	0	\$0	0	0	N/A	\$0	N/A	-	
Whatcom	4	\$2,525,000	609,840	2	\$1,000,000	757,508	-2	-50.0%	(\$1,525,000)	-60.4%	147,668	
Skagit	0	\$0	0	1	\$1,300,000	71,438	1	N/A	\$1,300,000	N/A	71,438	
Benton	2	\$1,150,000	118,483	4	\$4,110,900	412,948	2	100.0%	\$2,960,900	257.5%	294,465	
Franklin	0	\$0	0	0	\$0	0	0	N/A	\$0	N/A	-	
Totals:	31	\$74,493,220	4,479,800	34	\$76,301,900	6,033,270	3	9.7%	\$1,808,680	2.4%	1,553,470	
Multifamily												
King	19	\$287,660,000	698,572	9	\$96,383,500	197,151	-10	-52.6%	(\$191,276,500)	-66.5%	(501,421)	
Snohomish	2	\$3,075,000	11,624	4	\$67,998,250	264,520	2	100.0%	\$64,923,250	2111.3%	252,896	
Pierce	2	\$5,550,000	16,894	3	\$17,495,910	95,979	1	50.0%	\$11,945,910	215.2%	79,085	
Spokane	2	\$8,327,000	54,701	8	\$31,425,929	154,278	6	300.0%	\$23,098,929	277.4%	99,577	
Kitsap	0	\$0	0	0	\$0	0	0	N/A	\$0	N/A	-	
Thurston	2	\$9,430,660	63,672	1	\$13,581,250	62,162	-1	-50.0%	\$4,150,590	44.0%	(1,510)	
Whatcom	0	\$0	0	2	\$8,344,444	68,438	2	N/A	\$8,344,444	N/A	68,438	
Skagit	1	\$6,980,000	25,564	2	\$1,884,300	9,994	1	100.0%	(\$5,095,700)	-73.0%	(15,570)	
Benton	1	\$14,724,885	36,574	1	\$5,375,000	24,858	0	0.0%	(\$9,349,885)	-63.5%	(11,716)	
Franklin	0	\$0	0	0	\$0	0	0	N/A	\$0	N/A	-	
Totals:	29	\$335,747,545	907,601	30	\$242,488,583	877,380	1	3.4%	(\$93,258,962)	-27.8%	(30,221)	
Notable Sales: Skye at Belltown, Seattle:\$102.7m												
Grand Totals:												
190				\$890,782,447				7,518,168				
178				\$789,179,836				9,205,600				
178				\$789,179,836				9,205,600				
178				\$789,179,836				9,205,600				
178				\$789,179,836				9,205,600				
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178				\$789,179,836				9,205,600				
178				\$789,179,836				9,205,600				
178				\$789,179,836				9,205,600				



CBA Researched CMA Sales
Comparison by Asset Class and County: May 2026 vs May 2025

May 2025				May 2026				Change (May 2026 vs May 2025)				
Asset Class	# of Sales	Sales Volume (\$)	Total SF	# of Sales	Sales Volume (\$)	Total SF	# of Sales	%Chg	Sales Volume (\$)	%Chg	Total SF	
Office												
King	12	\$24,778,000	63,019	13	\$126,750,777	280,037	1	8.3%	\$101,972,777	411.5%	217,018	
Snohomish	5	\$7,373,000	22,173	3	\$1,880,000	5,645	-2	-40.0%	(\$5,493,000)	-74.5%	(16,528)	
Pierce	3	\$4,420,000	17,479	3	\$2,852,000	7,641	0	0.0%	(\$1,568,000)	-35.5%	(9,838)	
Spokane	6	\$13,320,000	156,855	3	\$2,150,000	39,943	-3	-50.0%	(\$11,170,000)	-83.9%	(116,912)	
Kitsap	3	\$4,273,000	26,294	1	\$925,000	2,889	-2	-66.7%	(\$3,348,000)	-78.4%	(23,405)	
Thurston	4	\$2,845,000	13,317	1	\$472,200	2,816	-3	-75.0%	(\$2,372,800)	-83.4%	(10,501)	
Whatcom	0	\$0	0	0	\$0	0	0	N/A	\$0	N/A	-	
Skagit	2	\$3,061,110	7,180	3	\$1,772,000	12,974	1	50.0%	(\$1,289,110)	-42.1%	5,794	
Benton	1	\$320,000	3,431	2	\$500,000	3,990	1	100.0%	\$180,000	56.3%	559	
Franklin	1	\$1,792,900	16,960	0	\$0	0	-1	-100.0%	(\$1,792,900)	-100.0%	(16,960)	
Totals:	37	\$62,183,010	326,708	29	\$137,301,977	355,935	-8	-21.6%	\$75,118,967	120.8%	29,227	
Retail												
King	14	\$41,234,000	95,959	12	\$28,654,950	87,250	-2	-14.3%	(\$12,579,050)	-30.5%	(8,709)	
Snohomish	7	\$26,360,000	56,429	3	\$2,125,000	6,878	-4	-57.1%	(\$24,235,000)	-91.9%	(49,551)	
Pierce	7	\$7,999,000	33,338	11	\$30,885,000	100,959	4	57.1%	\$22,886,000	286.1%	67,621	
Spokane	6	\$5,370,000	22,381	6	\$6,340,000	43,960	0	0.0%	\$970,000	18.1%	21,579	
Kitsap	5	\$10,760,521	69,269	2	\$2,050,000	7,256	-3	-60.0%	(\$8,710,521)	-80.9%	(62,013)	
Thurston	2	\$4,000,000	4,250	3	\$2,775,000	13,882	1	50.0%	(\$1,225,000)	-30.6%	9,632	
Whatcom	7	\$14,178,017	51,862	3	\$1,960,000	12,250	-4	-57.1%	(\$12,218,017)	-86.2%	(39,612)	
Skagit	1	\$10,750,000	49,080	2	\$1,145,000	7,201	1	100.0%	(\$9,605,000)	-89.3%	(41,879)	
Benton	3	\$4,278,500	41,396	2	\$1,050,000	7,391	-1	-33.3%	(\$3,228,500)	-75.5%	(34,005)	
Franklin	0	\$0	0	1	\$1,405,000	1,732	1	N/A	\$1,405,000	N/A	1,732	
Totals:	52	\$124,930,038	423,964	45	\$78,389,950	288,759	-7	-13.5%	(\$46,540,088)	-37.3%	(135,205)	
Industrial/High Tech Flex												
King	10	\$67,716,670	278,690	8	\$179,889,106	701,465	-2	-20.0%	\$112,172,436	165.6%	422,775	
Snohomish	3	\$11,300,000	42,838	5	\$10,550,000	40,030	2	66.7%	(\$750,000)	-6.6%	(2,808)	
Pierce	5	\$67,646,560	350,412	5	\$29,950,000	128,397	0	0.0%	(\$37,696,560)	-55.7%	(222,015)	
Spokane	3	\$7,316,500	58,777	2	\$2,500,000	18,360	-1	-33.3%	(\$4,816,500)	-65.8%	(40,417)	
Kitsap	0	\$0	0	1	\$2,650,000	20,588	1	N/A	\$2,650,000	N/A	20,588	
Thurston	0	\$0	0	1	\$1,400,000	7,812	1	N/A	\$1,400,000	N/A	7,812	
Whatcom	6	\$7,106,000	50,821	5	\$12,495,000	79,072	-1	-16.7%	\$5,389,000	75.8%	28,251	
Skagit	4	\$24,221,000	194,444	1	\$1,500,000	12,750	-3	-75.0%	(\$22,721,000)	-93.8%	(181,694)	
Benton	2	\$2,325,000	22,052	2	\$1,356,462	22,966	0	0.0%	(\$968,538)	-41.7%	914	
Franklin	1	\$700,000	2,930	1	\$3,350,000	16,120	0	0.0%	\$2,650,000	378.6%	13,190	
Totals:	34	\$188,331,730	1,000,964	31	\$245,640,568	1,047,560	-3	-8.8%	\$57,308,838	30.4%	46,596	
Land												
King	6	\$15,321,558	1,672,850	13	\$71,960,000	4,255,965	7	116.7%	\$56,638,442	369.7%	2,583,115	
Snohomish	4	\$15,523,485	817,185	6	\$10,679,010	737,472	2	50.0%	(\$4,844,475)	-31.2%	(79,713)	
Pierce	5	\$54,881,000	2,310,858	5	\$9,141,950	750,974	0	0.0%	(\$45,739,050)	-83.3%	(1,559,884)	
Spokane	1	\$1,770,015	90,605	0	\$0	0	-1	-100.0%	(\$1,770,015)	-100.0%	(90,605)	
Kitsap	0	\$0	0	0	\$0	0	0	N/A	\$0	N/A	-	
Thurston	1	\$940,000	699,574	1	\$520,000	9,148	0	0.0%	(\$420,000)	-44.7%	(690,426)	
Whatcom	4	\$7,382,719	3,036,389	1	\$395,000	95,832	-3	-75.0%	(\$6,987,719)	-94.6%	(2,940,557)	
Skagit	2	\$1,030,000	57,500	1	\$700,000	10,890	-1	-50.0%	(\$330,000)	-32.0%	(46,610)	
Benton	1	\$2,250,000	451,717	1	\$350,000	19,166	0	0.0%	(\$1,900,000)	-84.4%	(432,551)	
Franklin	0	\$0	0	1	\$690,000	698,267	1	N/A	\$690,000	N/A	698,267	
Totals:	24	\$99,098,777	9,136,678	29	\$94,435,960	6,577,714	5	20.8%	(\$4,662,817)	-4.7%	(2,558,964)	
Multifamily												
King	11	\$467,854,836	930,032	9	\$66,058,523	182,152	-2	-18.2%	(\$401,796,313)	-85.9%	(747,880)	
Snohomish	4	\$20,611,500	73,710	4	\$8,112,500	30,653	0	0.0%	(\$12,499,000)	-60.6%	(43,057)	
Pierce	1	\$7,275,000	36,037	1	\$2,100,000	7,716	0	0.0%	(\$5,175,000)	-71.1%	(28,321)	
Spokane	3	\$3,599,900	23,081	2	\$6,100,000	45,114	-1	-33.3%	\$2,500,100	69.4%	22,033	
Kitsap	1	\$1,625,000	7,150	3	\$39,000,000	118,391	2	200.0%	\$37,375,000	2300.0%	111,241	
Thurston	3	\$7,865,000	110,951	0	\$0	0	-3	-100.0%	(\$7,865,000)	-100.0%	(110,951)	
Whatcom	1	\$4,000,000	15,138	2	\$29,420,000	114,285	1	100.0%	\$25,420,000	635.5%	99,147	
Skagit	0	\$0	0	0	\$0	0	0	N/A	\$0	N/A	-	
Benton	0	\$0	0	1	\$1,965,000	9,756	1	N/A	\$1,965,000	N/A	9,756	
Franklin	0	\$0	0	0	\$0	0	0	N/A	\$0	N/A	-	
Totals:	24	\$512,831,236	1,196,099	22	\$152,756,023	508,067	-2	-8.3%	(\$360,075,213)	-70.2%	(688,032)	
Notable Sales:												
Soma Towers, Bellevue: \$192.85m												
Urbana, Seattle: \$121m												
Grand Totals:	171	\$987,374,791	12,084,413	156	\$708,524,478	8,778,035	-15	-8.8%	(\$278,850,313)	-28.2%	(3,306,378)	

County Totals:				County Totals:				County Totals:					
	# of Sales	Sales Volume (\$)	Total SF		# of Sales	Sales Volume (\$)	Total SF		# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
King	53	\$166,905,064	3,040,550	55	\$473,313,356	5,506,869	2	3.8%	\$143,591,708	-23.3%	2,466,319		
Snohomish	23	\$81,167,985	1,012,335	21	\$33,346,510	820,678	-2	-8.7%	(\$47,821,475)	-58.9%	(191,657)		
Pierce	21	\$142,221,560	2,748,124	25	\$74,928,950	995,687	4	19.0%	(\$67,292,610)	-47.3%	(1,752,437)		
Spokane	19	\$31,376,415	351,699	13	\$17,090,000	147,377	-6	-31.6%	(\$14,286,415)	-45.5%	(204,322)		
Kitsap	9	\$16,658,521	102,713	7	\$44,625,000	149,124	-2	-22.2%	\$27,966,479	167.9%	46,411		
Thurston	10	\$15,650,000	828,092	6	\$5,167,200	33,658	-4	-40.0%	(\$10,482,800)	-67.0%	(794,434)		
Whatcom	18	\$32,666,736	3,154,210	11	\$44,270,000	301,439	-7	-38.9%	\$11,603,264	35.5%	(2,852,771)		
Skagit	9	\$39,062,110	308,204	7	\$5,117,000	43,815	-2	-22.2%	(\$33,945,110)	-86.9%	(264,389)		
Benton	7	\$9,173,500	518,596	8	\$5,221,462	63,269	1	14.3%	(\$3,952,038)	-43.1%	(455,327)		
Franklin	2	\$2,492,900	19,890	3	\$5,445,000	716,119	1	50.0%	\$2,952,100	118.4%	696,229		
Grand Totals	171	\$987,374,791	12,084,413	156	\$708,524,478	8,778,035	-15	-8.8%	(\$278,850,313)	-28.2%	(3,306,378)		



CBA Researched CMA Sales
Comparison by Asset Class and County: June 2026 vs June 2025

June 2025				June 2026				Change (June 2026 vs June 2025)				
Asset Class	# of Sales	Sales Volume (\$)	Total SF	# of Sales	Sales Volume (\$)	Total SF	# of Sales	%Chg	Sales Volume (\$)	%Chg	Total SF	
Office												
King	13	\$37,408,223	97,490	12	\$177,904,157	665,373	-1	-7.7%	\$140,495,934	375.6%	567,883	
Snohomish	4	\$8,153,448	29,232	4	\$6,374,424	20,847	0	0.0%	(\$1,779,024)	-21.8%	(8,385)	
Pierce	3	\$3,481,500	34,388	5	\$4,834,000	19,120	2	66.7%	\$1,352,500	38.8%	(15,268)	
Spokane	5	\$7,272,000	48,142	3	\$3,485,000	36,489	-2	-40.0%	(\$3,787,000)	-52.1%	(11,653)	
Kitsap	0	\$0	0	1	\$360,000	1,118	1	N/A	\$360,000	N/A	1,118	
Thurston	2	\$1,986,078	10,522	2	\$1,390,000	10,296	0	0.0%	(\$596,078)	-30.0%	(226)	
Whatcom	3	\$3,880,000	15,775	3	\$3,135,000	6,756	0	0.0%	(\$745,000)	-19.2%	(9,019)	
Skagit	3	\$1,430,000	4,070	0	\$0	0	-3	-100.0%	(\$1,430,000)	-100.0%	(4,070)	
Benton	4	\$5,965,000	31,642	1	\$6,999,999	160,526	-3	-75.0%	\$1,034,999	17.4%	128,884	
Franklin	1	\$1,055,000	3,977	0	\$0	0	-1	-100.0%	(\$1,055,000)	-100.0%	(3,977)	
Totals:	38	\$70,631,249	275,238	31	\$204,482,580	920,525	-7	-18.4%	\$133,851,331	189.5%	645,287	
Retail												
King	16	\$107,863,250	230,948	13	\$46,099,475	54,068	-3	-18.8%	(\$61,763,775)	-57.3%	(176,880)	
Snohomish	10	\$14,849,977	73,105	6	\$9,125,000	25,398	-4	-40.0%	(\$5,724,977)	-38.6%	(47,707)	
Pierce	8	\$13,190,000	75,955	6	\$12,726,000	17,843	-2	-25.0%	(\$464,000)	-3.5%	(58,112)	
Spokane	8	\$7,019,660	73,023	8	\$39,871,715	254,756	0	0.0%	\$32,852,055	468.0%	181,733	
Kitsap	7	\$16,260,000	36,896	5	\$4,704,475	22,708	-2	-28.6%	(\$11,555,525)	-71.1%	(14,188)	
Thurston	1	\$700,000	4,800	3	\$89,436,150	477,948	2	200.0%	\$88,736,150	12676.6%	473,148	
Whatcom	2	\$3,885,000	28,609	4	\$3,220,000	19,223	2	100.0%	(\$665,000)	-17.1%	(9,386)	
Skagit	4	\$13,840,000	78,131	3	\$10,413,000	46,220	-1	-25.0%	(\$3,427,000)	-24.8%	(31,911)	
Benton	2	\$10,800,000	182,250	4	\$6,325,000	39,069	2	100.0%	(\$4,475,000)	-41.4%	(143,181)	
Franklin	1	\$800,000	7,557	3	\$8,942,638	73,241	2	200.0%	\$8,142,638	1017.8%	65,684	
Totals:	59	\$189,207,887	791,274	55	\$230,863,453	1,030,474	-4	-6.8%	\$41,655,566	22.0%	239,200	
Industrial/High Tech Flex												
King	7	\$37,936,403	161,133	16	\$265,791,500	1,208,545	9	128.6%	\$227,855,097	600.6%	1,047,412	
Snohomish	2	\$9,150,000	41,764	8	\$156,273,320	701,520	6	300.0%	\$147,123,320	1607.9%	659,756	
Pierce	4	\$8,570,000	64,179	3	\$39,957,880	301,798	-1	-25.0%	\$31,387,880	366.3%	237,619	
Spokane	6	\$7,035,371	58,946	2	\$8,930,000	36,028	-4	-66.7%	\$1,894,629	26.9%	(22,918)	
Kitsap	2	\$1,935,000	15,340	2	\$6,200,000	39,622	0	0.0%	\$4,265,000	220.4%	24,282	
Thurston	0	\$0	0	2	\$32,170,143	192,461	2	N/A	\$32,170,143	N/A	192,461	
Whatcom	10	\$7,945,000	34,686	6	\$2,678,800	14,629	-4	-40.0%	(\$5,266,200)	-66.3%	(20,057)	
Skagit	1	\$650,000	3,200	0	\$0	0	-1	-100.0%	(\$650,000)	-100.0%	(3,200)	
Benton	3	\$4,099,795	79,378	0	\$0	0	-3	-100.0%	(\$4,099,795)	-100.0%	(79,378)	
Franklin	0	\$0	0	1	\$1,068,720	14,016	1	N/A	\$1,068,720	N/A	14,016	
Totals:	35	\$77,321,569	458,626	40	\$513,070,363	2,508,619	5	14.3%	\$435,748,794	563.6%	2,049,993	
Land												
King	16	\$54,505,691	1,400,570	5	\$61,946,707	739,214	-11	-68.8%	\$7,441,016	13.7%	(661,356)	
Snohomish	3	\$28,015,000	1,541,589	9	\$22,750,000	2,216,769	6	200.0%	(\$5,265,000)	-18.8%	675,180	
Pierce	4	\$3,992,000	331,056	4	\$10,050,000	659,499	0	0.0%	\$6,058,000	151.8%	328,443	
Spokane	1	\$1,250,000	66,647	0	\$0	0	-1	-100.0%	(\$1,250,000)	-100.0%	(66,647)	
Kitsap	0	\$0	0	0	\$0	0	0	N/A	\$0	N/A	-	
Thurston	1	\$460,000	19,166	0	\$0	0	-1	-100.0%	(\$460,000)	-100.0%	(19,166)	
Whatcom	2	\$2,575,000	39,204	2	\$4,620,000	1,851,300	0	0.0%	\$2,045,000	79.4%	1,812,096	
Skagit	2	\$3,455,000	256,568	1	\$425,000	43,560	-1	-50.0%	(\$3,030,000)	-87.7%	(213,008)	
Benton	2	\$3,197,918	218,671	2	\$2,950,000	236,095	0	0.0%	(\$247,918)	-7.8%	17,424	
Franklin	0	\$0	0	1	\$2,000,000	871,200	1	N/A	\$2,000,000	N/A	871,200	
Totals:	31	\$97,450,609	3,873,471	24	\$104,741,707	6,617,637	-7	-22.6%	\$7,291,098	7.5%	2,744,166	
Multifamily												
King	16	\$319,321,667	755,113	21	\$216,664,500	477,694	5	31.3%	(\$102,657,167)	-32.1%	(277,419)	
Snohomish	2	\$287,750,000	762,031	2	\$119,500,000	353,189	0	0.0%	(\$168,250,000)	-58.5%	(408,842)	
Pierce	5	\$59,600,000	301,890	3	\$9,150,000	39,235	-2	-40.0%	(\$50,450,000)	-84.6%	(262,655)	
Spokane	4	\$17,113,917	131,585	9	\$31,005,000	379,024	5	125.0%	\$13,891,083	81.2%	247,439	
Kitsap	2	\$15,846,700	68,728	1	\$16,800,000	61,492	-1	-50.0%	\$953,300	6.0%	(7,236)	
Thurston	2	\$15,150,000	88,948	0	\$0	0	-2	-100.0%	(\$15,150,000)	-100.0%	(88,948)	
Whatcom	0	\$0	0	2	\$5,135,000	28,096	2	N/A	\$5,135,000	N/A	28,096	
Skagit	0	\$0	0	1	\$600,000	2,753	1	N/A	\$600,000	N/A	2,753	
Benton	0	\$0	0	1	\$1,100,000	5,800	1	N/A	\$1,100,000	N/A	5,800	
Franklin	0	\$0	0	0	\$0	0	0	N/A	\$0	N/A	-	
Totals:	31	\$714,782,284	2,108,295	40	\$399,954,500	1,347,283	9	29.0%	(\$314,827,784)	-44.0%	(761,012)	
Notable Sales:												
Danforth, Seattle: \$173m												
Brackett, Edmonds: \$124m												
Ardent, Mill Creek: \$163.75m												
Grand Totals:	194	\$1,149,393,598	7,506,904	190	\$1,453,112,603	12,424,538	-4	-2.1%	\$303,719,005	26.4%	4,917,634	

County Totals:				County Totals:				County Totals:					
	# of Sales	Sales Volume (\$)	Total SF		# of Sales	Sales Volume (\$)	Total SF		# of Sales	% Chg	Sales Volume (\$)	% Chg	Total SF
King	68	\$557,035,234	2,645,254	67	\$768,406,339	3,144,894	-1	-1.5%	\$211,371,105	37.9%	499,640		
Snohomish	21	\$347,918,425	2,447,721	29	\$314,022,744	3,317,723	8	38.1%	(\$33,895,681)	-9.7%	870,002		
Pierce	24	\$88,833,500	807,468	21	\$76,717,880	1,037,495	-3	-12.5%	(\$12,115,620)	-13.6%	230,027		
Spokane	24	\$39,690,948	378,343	22	\$83,291,715	706,297	-2	-8.3%	\$43,600,767	109.9%	327,954		
Kitsap	11	\$34,041,700	120,964	9	\$28,064,475	124,940	-2	-18.2%	(\$5,977,225)	-17.6%	3,976		
Thurston	6	\$18,296,078	123,436	7	\$122,996,293	680,705	1	16.7%	\$104,700,215	572.3%	557,269		
Whatcom	17	\$18,285,000	118,274	17	\$18,788,000	1,920,004	0	0.0%	\$503,800	2.8%	1,801,730		
Skagit	10	\$19,375,000	341,969	5	\$11,438,000	92,533	-5	-50.0%	(\$7,937,000)	-41.0%	(249,436)		
Benton	11	\$24,062,713	511,941	8	\$17,374,999	441,490	-3	-27.3%	(\$6,687,714)	-27.8%	(70,451)		
Franklin	2	\$1,855,000	11,534	5	\$12,011,358	958,457	3	150.0%	\$10,156,358	547.5%	946,923		
Grand Totals	194	\$1,149,393,598	7,506,904	190	\$1,453,112,603	12,424,538	-4	-2.1%	\$303,719,005	26.4%	4,917,634		