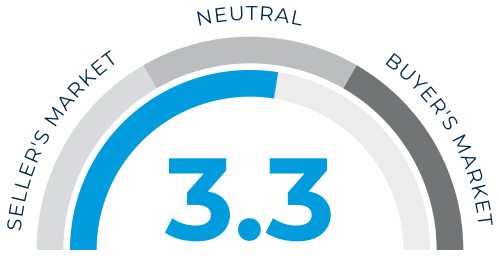
OCTOBER 2026 - SEATTLE

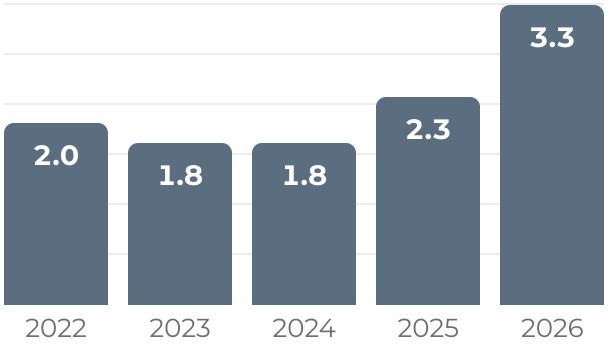
# MARKET SUMMARY

Based on Residential only reports · Residential incl. manufactured homes on owned land, per NWMLS

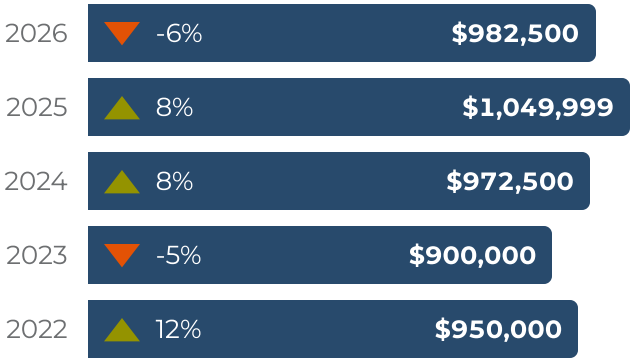
## MONTHS OF INVENTORY



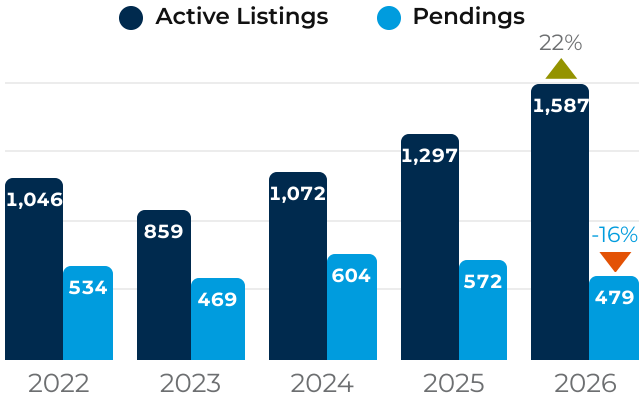

Seller's Market = 0 to 2 Months
Neutral Market = 2 to 4 Months
Buyer's Market = 4+ Months




## MEDIAN SALES PRICE

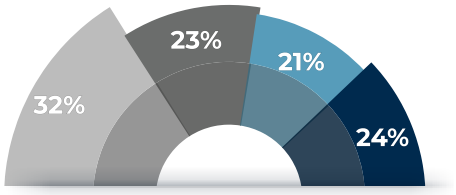



## LISTINGS AND PENDING SALES



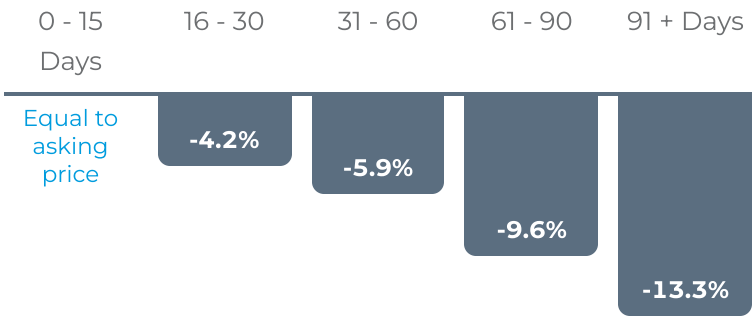

## SALES PRICE AND TOTAL MARKET TIME

Days = Total Market Time: First Look, Active and Contingent days




**Oct 2026**

current month



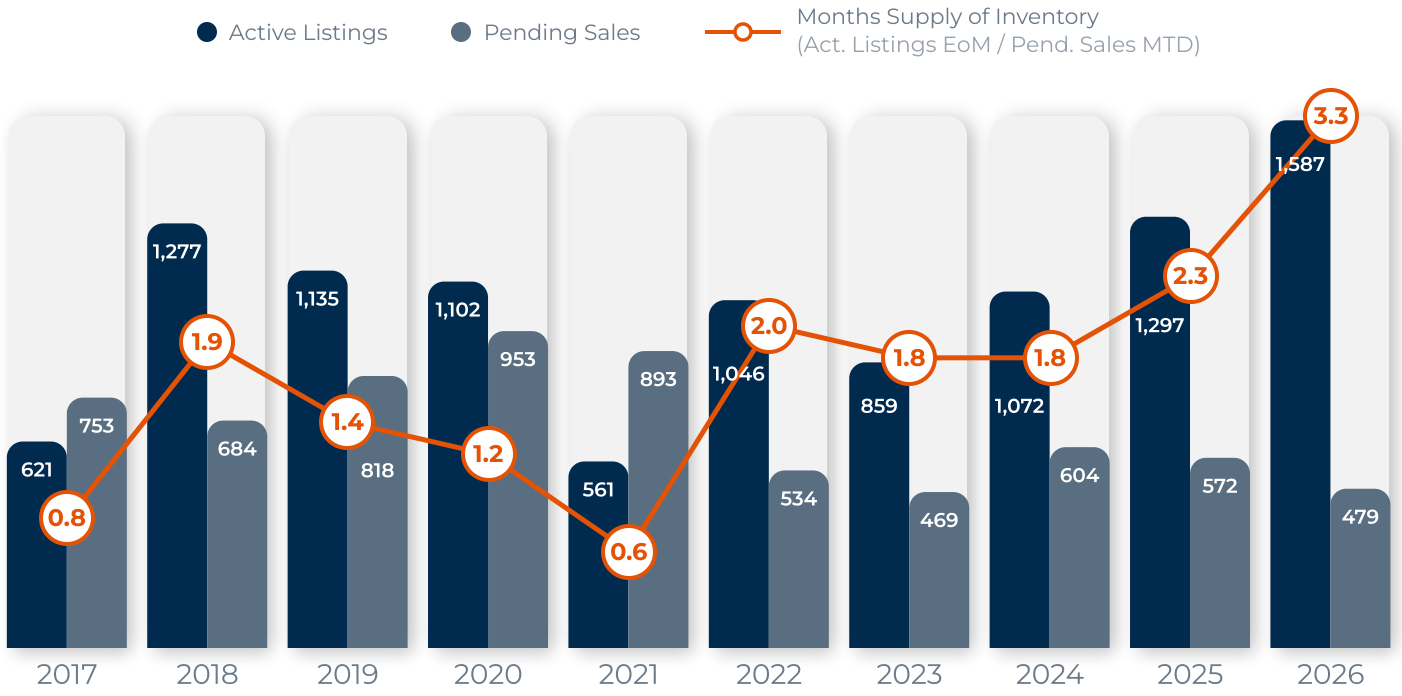

- Sold **ABOVE** List Price
- Sold **BELOW** List Price
- Sold **AT** List Price
- **PRICE CHANGE** Before Sale

OCTOBER 2026 - SEATTLE

# MARKET UPDATE

Based on Residential only reports · Residential incl. manufactured homes on owned land, per NWMLS

## ACTIVE, PENDING & MONTHS SUPPLY OF INVENTORY




Pending Sales counts homes that *went* pending this month (gross, including ones that later fall through) — the NWMLS monthly breakout basis. It won't match a live "currently pending" search, which omits pendings that have since closed or fallen through.

## MEDIAN CLOSED SALES PRICE FOR CURRENT MONTH SOLD PROPERTIES

| | | |
|---|---|---|
| 2026 | ▼ -6% | $982,500 |
| 2025 | ▲ 8% | $1,049,999 |
| 2024 | ▲ 8% | $972,500 |
| 2023 | ▼ -5% | $900,000 |
| 2022 | ▲ 12% | $950,000 |
| 2021 | ▲ 6% | $850,000 |
| 2020 | ▲ 3% | $800,000 |
| 2019 | ▲ 3% | $775,000 |
| 2018 | ▲ 2% | $750,000 |
| 2017 | ▲ 18% | $735,000 |

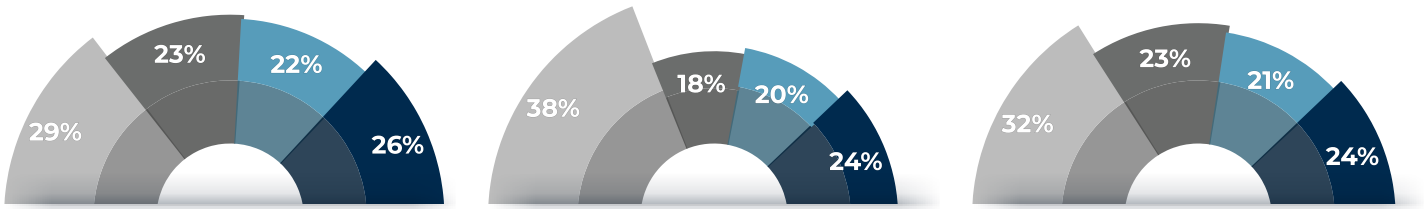
OCTOBER 2026 - SEATTLE

# MARKET UPDATE

Based on Residential only reports · Residential incl. manufactured homes on owned land, per NWMLS

## PERCENTAGE OF HOMES SOLD ABOVE, AT, BELOW LIST OR AFTER A PRICE CHANGE / RELIST

**Price Change or Relist** Before Sale · **Below** List Price · **At** List Price · **Above** List Price




**Oct 2025**
same month last year

**Sep 2026**
last month

**Oct 2026**
current month

### Sold Above List Price

Avg days on market
5

Sales this month
114 (24%)

Median % from list
▲ 4%

### Sold At List Price

Avg days on market
9

Sales this month
102 (21%)

Median % from list
-- 0%

### Sold Below List Price

Avg days on market
22

Sales this month
110 (23%)

Median % from list
▼ -3%

### Price Change or Relist Before Sale

Avg days on market
82

Sales this month
153 (32%)

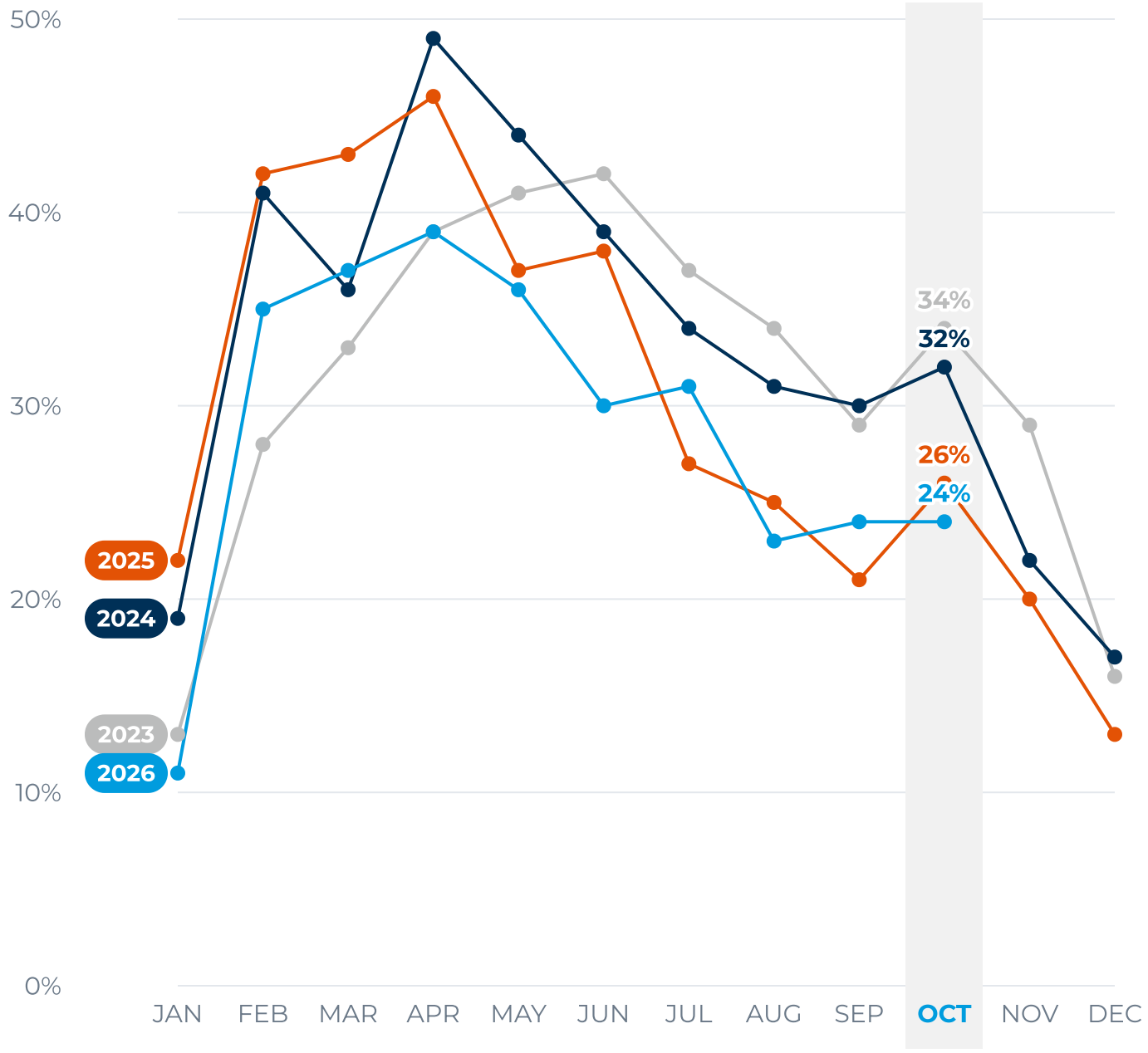
Median % from list
-- N/A

These four groups don't overlap: a home that changed its price or was relisted before selling is counted under *Price Change or Relist*, even if it still sold above list — so *Above*, *At* and *Below List Price* here cover only homes whose asking price never changed. The next page's "% of Listings Sold Above List Price" uses this same *Above* group.

OCTOBER 2026 - SEATTLE

# % OF LISTINGS SOLD ABOVE LIST PRICE

Based on Residential only reports · Residential incl. manufactured homes on owned land, per NWMLS




Same basis as the previous page's *Above List Price* group: homes that sold for more than their list price with no price change or relist, as a share of all sales that month. Homes that sold above list after a price change or relist count under *Price Change or Relist*, not here.

OCTOBER 2026 - SEATTLE

# MARKET UPDATE

Based on Residential only reports · Residential incl. manufactured homes on owned land, per NWMLS

## TOTAL MARKET TIME

Total Market Time includes all days a property is in First Look, Active, or Contingent status. It resets after a property has been off market in Cancelled or Expired status for 60 consecutive days. The difference between Total Market Time and Cumulative Days Active is the number of days the property spent in First Look. First LP is the first price asked across that run (including listings relisted within 60 days, and the First Look price when there was one).

### HOW TOTAL MARKET TIME IMPACTS SALES PRICE

Days on market from First Look through Contingent, and sales price

| Total Market Time | Median SP to First LP % | Median SP to Last LP % | Total Units | % of Sold Properties |
|---|---|---|---|---|
| 0 - 15 Days | 100.0% | 100.0% | 269 | 56.2% |
| 16 - 30 Days | 95.8% | 97.7% | 63 | 13.2% |
| 31 - 60 Days | 94.1% | 97.9% | 55 | 11.5% |
| 61 - 90 Days | 90.4% | 97.3% | 34 | 7.1% |
| 91 + Days | 86.7% | 97.0% | 58 | 12.1% |
| **TOTALS** | | | **479** | **100.0%** |

Source: live MLS listings (preliminary — this month's NWMLS sold records aren't published yet).

### A DIFFERENCE A YEAR MAKES

| | Oct 2026 | Oct 2025 | Difference |
|---|---|---|---|
| MEDIAN PRICE | **$982,500** | **$1,049,999** | **-$67,499** |
| INTEREST RATE* 30-Year Fixed | **7.33%** | **6.25%** | **1.07%** |
| P & I Principal & Interest | **$6,754** | **$6,468** | **$287** per month<br>**$3,440** per year |

* Per FreddieMac.com/pmms — average of all weeks reported in calendar month.

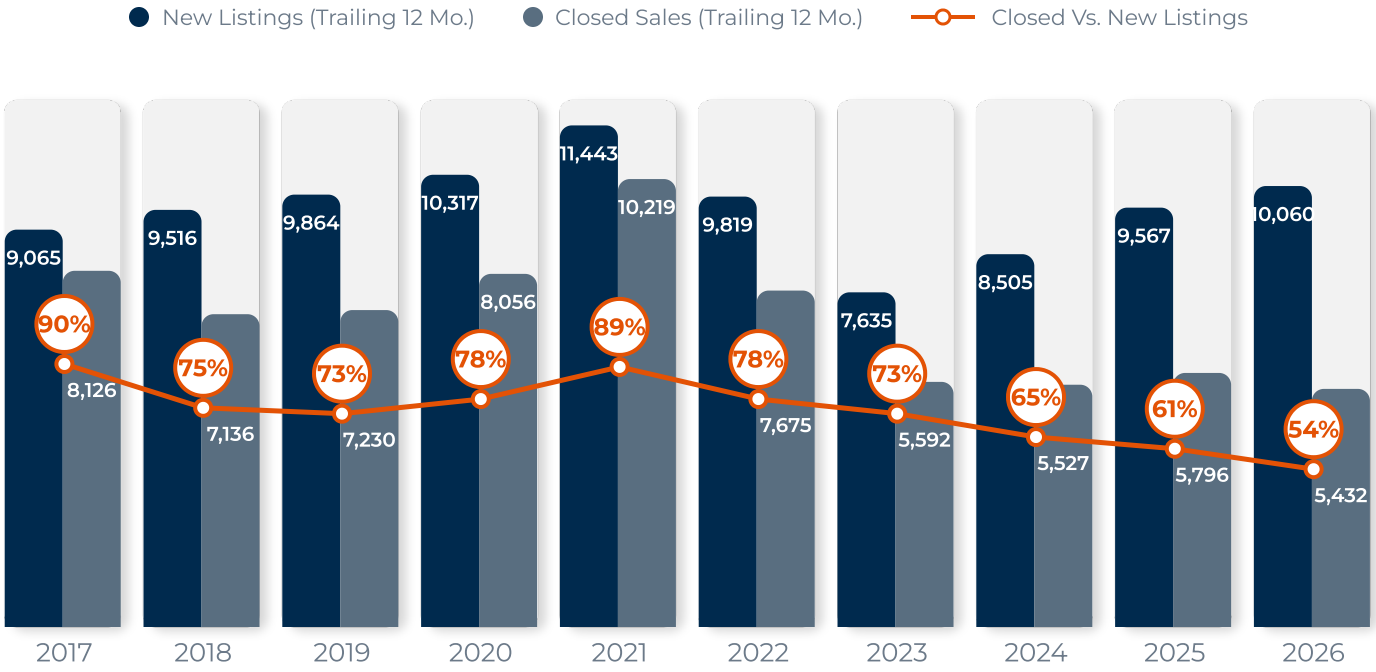
OCTOBER 2026 - SEATTLE

# MARKET UPDATE

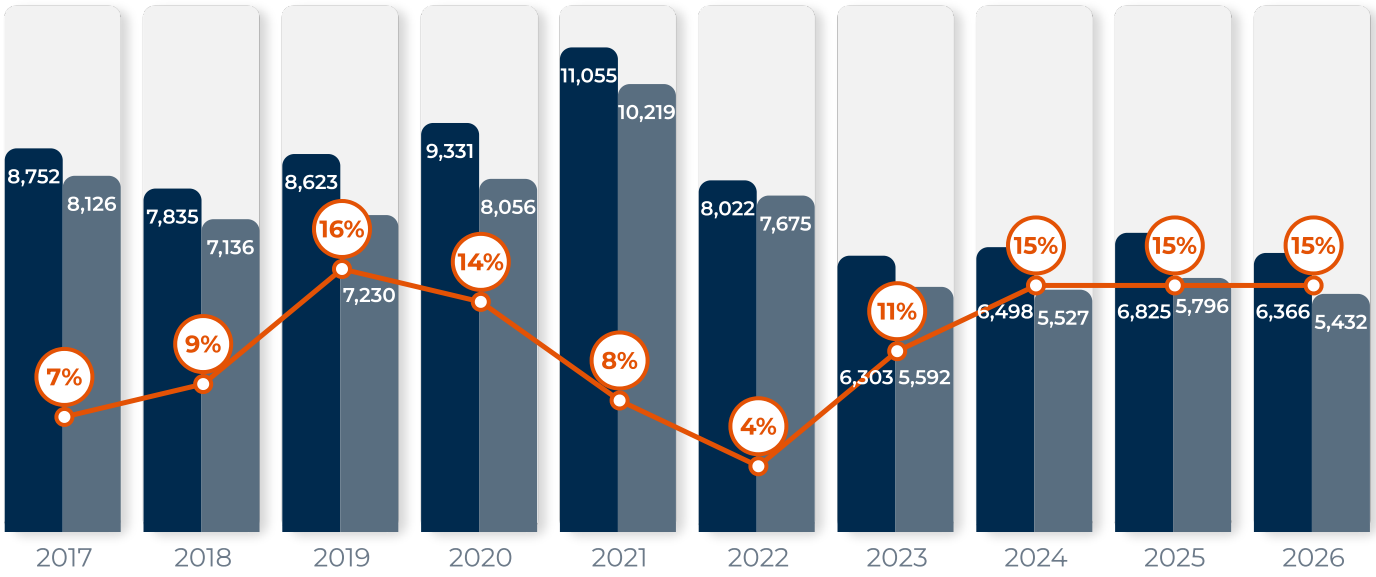
Based on Residential only reports · Residential incl. manufactured homes on owned land, per NWMLS

## WHAT ARE THE ODDS OF SELLING?

Closed Sales as a Percentage of Listings Taken




## PERCENTAGE OF PENDING SALES THAT DO NOT CLOSE



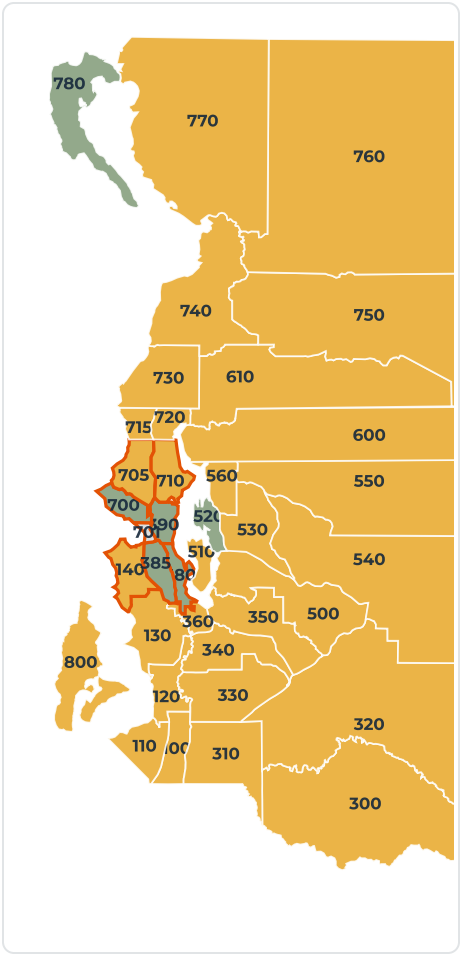

Created by Windermere/East. Data courtesy of Northwest Multiple Listing Service as distributed by MLS Grid, as of Nov 6, 2026 for periods through October 2026.

OCTOBER 2026 - SEATTLE

# MONTHS SUPPLY OF INVENTORY

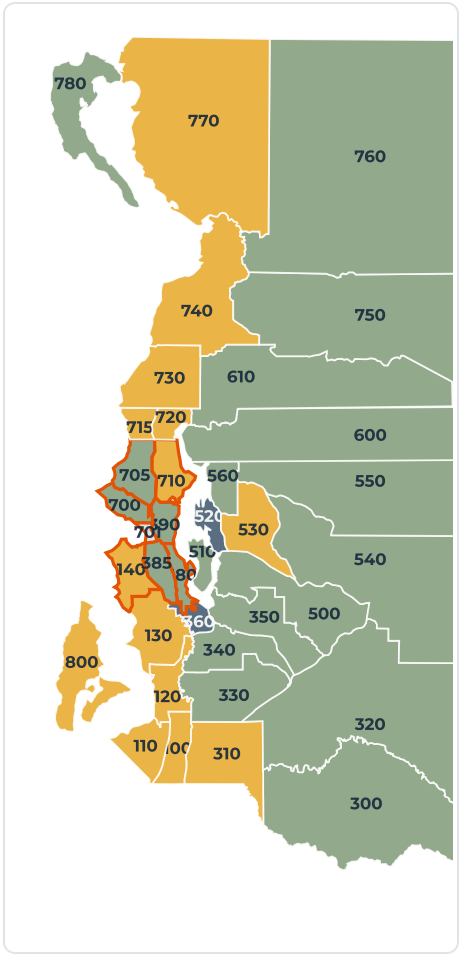
Based on Residential only reports · Residential incl. manufactured homes on owned land, per NWMLS

**October 2024**



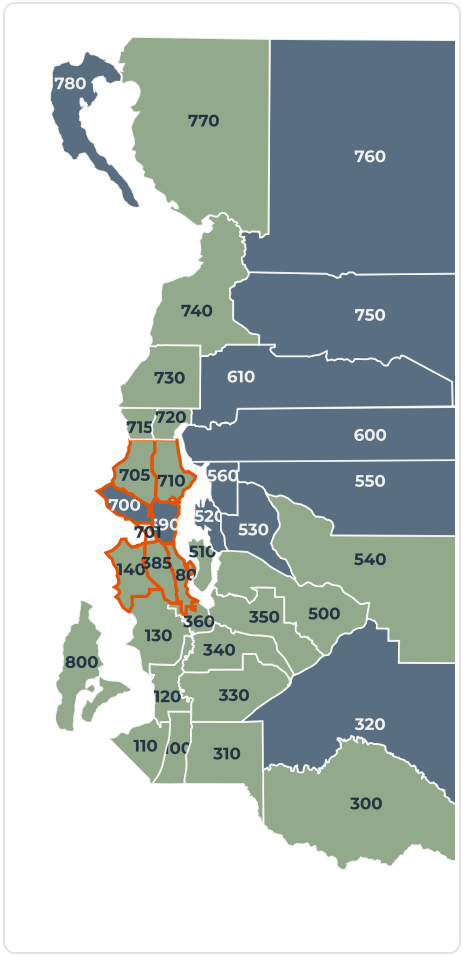

MOI 1.77 · Median $972,500

**October 2025**




MOI 2.27 · Median $1,049,999

**October 2026**




MOI 3.32 · Median $982,500

## Market conditions

| | |
|---|---|
| Seller's advantage | < 2 mo |
| Balanced | 2–4 mo |
| Buyer's advantage | 4+ mo |
| No data | — |

## Area detail

Region

**Seattle**

Balanced

**3.32**

months of inventory

| New listings | Active | Pending | Closed |
|---|---|---|---|
| 848 | 1,588 +22.44% | 479 -16.26% | 484 -14.03% |

Median sale price

**$982,500** -6.43%

OCTOBER 2026 - SEATTLE

# STATISTICS TO KNOW

Based on Residential and Condominium reports · Residential incl. manufactured homes on owned land, per NWMLS

## RESIDENTIAL

| | October 2026 | October 2025 | Difference | % Change |
|---|---|---|---|---|
| Months Supply of Inventory | **3.3** | 2.3 | 1.0 | **43%** |
| Active Listings at End of Month | **1,587** | 1,297 | 290 | **22%** |
| Pending Sales MTD | **479** | 572 | -93 | **-16%** |
| Pending Sales (Trailing 12 mo.) | **6,366** | 6,825 | -459 | **-7%** |
| Closed Sales MTD | **484** | 563 | -79 | **-14%** |
| Closed Sales (Trailing 12 mo.) | **5,432** | 5,796 | -364 | **-6%** |
| Closed Sales (Median) | **$982,500** | $1,049,999 | -$67,499 | **-6%** |
| 30-YR-Fixed Mortgage Rate | **7.3%** | 6.3% | 1.1% | **17%** |
| Monthly Payments (P&I) | **$6,754** | $6,468 | $287 | **4%** |

## CONDOMINIUM

| | October 2026 | October 2025 | Difference | % Change |
|---|---|---|---|---|
| Months Supply of Inventory | **7.2** | 4.5 | 2.7 | **60%** |
| Active Listings at End of Month | **1,151** | 1,001 | 150 | **15%** |
| Pending Sales MTD | **160** | 223 | -63 | **-28%** |
| Pending Sales (Trailing 12 mo.) | **2,403** | 2,756 | -353 | **-13%** |
| Closed Sales MTD | **138** | 192 | -54 | **-28%** |
| Closed Sales (Trailing 12 mo.) | **2,138** | 2,411 | -273 | **-11%** |
| Closed Sales (Median) | **$515,825** | $577,562 | -$61,737 | **-11%** |
| 30-YR-Fixed Mortgage Rate | **7.3%** | 6.3% | 1.1% | **17%** |
| Monthly Payments (P&I) | **$3,546** | $3,558 | -$11 | **0%** |

## RESIDENTIAL & CONDOMINIUM

| | October 2026 | October 2025 | Difference | % Change |
|---|---|---|---|---|
| Months Supply of Inventory | **4.3** | 2.9 | 1.4 | **48%** |
| Active Listings at End of Month | **2,739** | 2,298 | 441 | **19%** |
| Pending Sales MTD | **639** | 795 | -156 | **-20%** |
| Pending Sales (Trailing 12 mo.) | **8,769** | 9,581 | -812 | **-8%** |
| Closed Sales MTD | **622** | 755 | -133 | **-18%** |
| Closed Sales (Trailing 12 mo.) | **7,570** | 8,207 | -637 | **-8%** |
| Closed Sales (Median) | **$895,000** | $899,000 | -$4,000 | **0%** |
| 30-YR-Fixed Mortgage Rate | **7.3%** | 6.3% | 1.1% | **17%** |
| Monthly Payments (P&I) | **$6,153** | $5,538 | $615 | **11%** |

OCTOBER 2026 - SEATTLE

# MARKET UPDATE

Based on Residential only reports · Residential incl. manufactured homes on owned land, per NWMLS

| | | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | MTD % Change | YTD Summary Jan–Oct | π | YTD % Change |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2026** | Active Listings (EOM) | 852 | 954 | 1,056 | 1,265 | 1,393 | 1,427 | 1,520 | 1,510 | 1,671 | **1,587** | | | 22% | 1,324 | AVG | 20% |
| YTD | New Listings Taken in Month | 692 | 783 | 948 | 1,122 | 1,066 | 1,010 | 973 | 785 | 1,173 | **848** | | | 2% | 9,400 | YTD | 5% |
| | # of Pending Transactions | 414 | 563 | 666 | 665 | 665 | 628 | 531 | 466 | 564 | **479** | | | -16% | 5,641 | YTD | -7% |
| | Months Supply of Inventory | 2.1 | 1.7 | 1.6 | 1.9 | 2.1 | 2.3 | 2.9 | 3.2 | 3.0 | **3.3** | | | 43% | 2.4 | AVG | 32% |
| | # of Closed Sales | 251 | 356 | 531 | 561 | 582 | 589 | 493 | 443 | 403 | **484** | | | -14% | 4,693 | YTD | -6% |
| | Median Closed Price ($1,000's) | 850 | 963 | 944 | 999 | 1,038 | 1,010 | 1,000 | 920 | 960 | **983** | | | -6% | 966 | AVG | -3% |
| **2025** | Active Listings (EOM) | 656 | 713 | 821 | 992 | 1,370 | 1,389 | 1,305 | 1,187 | 1,340 | **1,297** | 1,054 | 688 | 21% | 1,107 | AVG | 27% |
| | New Listings Taken in Month | 658 | 658 | 870 | 985 | 1,293 | 1,027 | 871 | 670 | 1,115 | **831** | 429 | 231 | 14% | 8,978 | YTD | 14% |
| | # of Pending Transactions | 452 | 520 | 658 | 685 | 673 | 709 | 636 | 543 | 627 | **572** | 421 | 304 | -5% | 6,075 | YTD | 4% |
| | Months Supply of Inventory | 1.5 | 1.4 | 1.2 | 1.4 | 2.0 | 2.0 | 2.1 | 2.2 | 2.1 | **2.3** | 2.5 | 2.3 | 28% | 1.8 | AVG | 22% |
| | # of Closed Sales | 252 | 391 | 497 | 559 | 546 | 630 | 573 | 527 | 435 | **563** | 397 | 342 | -7% | 4,973 | YTD | 2% |
| | Median Closed Price ($1,000's) | 858 | 965 | 1,000 | 1,025 | 1,011 | 1,080 | 1,010 | 1,000 | 975 | **1,050** | 974 | 914 | 8% | 997 | AVG | 5% |
| **2024** | Active Listings (EOM) | 481 | 558 | 625 | 674 | 949 | 1,029 | 1,097 | 1,011 | 1,195 | **1,072** | 796 | 536 | 25% | 869 | AVG | 19% |
| | New Listings Taken in Month | 517 | 636 | 762 | 885 | 1,042 | 920 | 790 | 622 | 981 | **731** | 358 | 231 | 26% | 7,886 | YTD | 14% |
| | # of Pending Transactions | 460 | 521 | 585 | 736 | 625 | 613 | 539 | 515 | 641 | **604** | 448 | 302 | 29% | 5,839 | YTD | 5% |
| | Months Supply of Inventory | 1.0 | 1.1 | 1.1 | 0.9 | 1.5 | 1.7 | 2.0 | 2.0 | 1.9 | **1.8** | 1.8 | 1.8 | 0% | 1.5 | AVG | 12% |
| | # of Closed Sales | 231 | 422 | 478 | 527 | 674 | 511 | 552 | 456 | 408 | **606** | 445 | 378 | 40% | 4,865 | YTD | 2% |
| | Median Closed Price ($1,000's) | 869 | 927 | 925 | 998 | 965 | 957 | 973 | 930 | 938 | **973** | 968 | 899 | 8% | 945 | AVG | 7% |
| **2023** | Active Listings (EOM) | 553 | 534 | 650 | 697 | 725 | 813 | 793 | 753 | 933 | **859** | 707 | 479 | -18% | 731 | AVG | 11% |
| | New Listings Taken in Month | 497 | 513 | 793 | 744 | 805 | 859 | 690 | 605 | 836 | **581** | 417 | 202 | -17% | 6,923 | YTD | -23% |
| | # of Pending Transactions | 438 | 499 | 606 | 631 | 698 | 613 | 589 | 533 | 500 | **469** | 369 | 290 | -12% | 5,576 | YTD | -19% |
| | Months Supply of Inventory | 1.3 | 1.1 | 1.1 | 1.1 | 1.0 | 1.3 | 1.3 | 1.4 | 1.9 | **1.8** | 1.9 | 1.7 | -10% | 1.3 | AVG | 29% |
| | # of Closed Sales | 264 | 392 | 500 | 524 | 596 | 614 | 513 | 516 | 422 | **434** | 365 | 297 | -12% | 4,775 | YTD | -23% |
| | Median Closed Price ($1,000's) | 804 | 825 | 870 | 886 | 905 | 930 | 900 | 899 | 926 | **900** | 944 | 850 | -5% | 885 | AVG | -7% |
| **2022** | Active Listings (EOM) | 178 | 247 | 284 | 442 | 504 | 843 | 981 | 915 | 1,149 | **1,046** | 862 | 574 | 86% | 659 | AVG | 12% |
| | New Listings Taken in Month | 515 | 769 | 954 | 996 | 1,045 | 1,246 | 932 | 781 | 1,031 | **701** | 482 | 230 | -19% | 8,970 | YTD | -13% |
| | # of Pending Transactions | 503 | 687 | 873 | 801 | 893 | 730 | 612 | 656 | 558 | **534** | 422 | 305 | -40% | 6,847 | YTD | -29% |
| | Months Supply of Inventory | 0.4 | 0.4 | 0.3 | 0.6 | 0.6 | 1.2 | 1.6 | 1.4 | 2.1 | **2.0** | 2.0 | 1.9 | 233% | 1.0 | AVG | 67% |
| | # of Closed Sales | 396 | 443 | 751 | 747 | 786 | 789 | 642 | 634 | 534 | **493** | 423 | 394 | -45% | 6,215 | YTD | -28% |
| | Median Closed Price ($1,000's) | 790 | 925 | 970 | 1,020 | 1,026 | 1,000 | 955 | 927 | 900 | **950** | 905 | 880 | 12% | 946 | AVG | 10% |

AVG = Average · YTD = Year to Date (Jan–Oct in every year)

OCTOBER 2026 - SEATTLE

# MARKET UPDATE

Based on Residential only reports · Residential incl. manufactured homes on owned land, per NWMLS

| | | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | MTD % Change | YTD Summary Jan–Oct | π | YTD % Change |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **2021** | Active Listings (EOM) | 548 | 474 | 498 | 613 | 556 | 667 | 720 | 604 | 650 | **561** | 315 | 167 | -49% | 589 | AVG | -28% |
| | New Listings Taken in Month | 729 | 747 | 1,134 | 1,257 | 1,228 | 1,297 | 1,096 | 888 | 1,083 | **864** | 524 | 325 | -22% | 10,323 | YTD | 7% |
| | # of Pending Transactions | 713 | 785 | 1,046 | 1,075 | 1,184 | 1,109 | 964 | 908 | 979 | **893** | 732 | 443 | -6% | 9,656 | YTD | 17% |
| | Months Supply of Inventory | 0.8 | 0.6 | 0.5 | 0.6 | 0.5 | 0.6 | 0.7 | 0.7 | 0.7 | **0.6** | 0.4 | 0.4 | -50% | 0.6 | AVG | -38% |
| | # of Closed Sales | 544 | 623 | 831 | 889 | 981 | 1,080 | 1,084 | 903 | 827 | **893** | 763 | 697 | -6% | 8,655 | YTD | 27% |
| | Median Closed Price ($1,000's) | 791 | 798 | 825 | 875 | 919 | 890 | 897 | 875 | 850 | **850** | 850 | 839 | 6% | 857 | AVG | 9% |
| **2020** | Active Listings (EOM) | 467 | 510 | 613 | 709 | 816 | 829 | 935 | 1,082 | 1,141 | **1,102** | 859 | 586 | -3% | 820 | AVG | -26% |
| | New Listings Taken in Month | 513 | 708 | 895 | 680 | 941 | 1,068 | 1,188 | 1,281 | 1,217 | **1,112** | 623 | 497 | 39% | 9,603 | YTD | 6% |
| | # of Pending Transactions | 514 | 649 | 723 | 546 | 799 | 968 | 995 | 1,052 | 1,039 | **953** | 744 | 655 | 17% | 8,238 | YTD | 7% |
| | Months Supply of Inventory | 0.9 | 0.8 | 0.8 | 1.3 | 1.0 | 0.9 | 0.9 | 1.0 | 1.1 | **1.2** | 1.2 | 0.9 | -14% | 1.0 | AVG | -31% |
| | # of Closed Sales | 417 | 445 | 608 | 508 | 505 | 729 | 855 | 882 | 934 | **948** | 792 | 772 | 41% | 6,831 | YTD | 9% |
| | Median Closed Price ($1,000's) | 720 | 731 | 790 | 815 | 765 | 800 | 805 | 825 | 820 | **800** | 820 | 800 | 3% | 787 | AVG | 4% |
| **2019** | Active Listings (EOM) | 699 | 763 | 883 | 1,043 | 1,386 | 1,410 | 1,279 | 1,179 | 1,294 | **1,135** | 813 | 499 | -11% | 1,107 | AVG | 46% |
| | New Listings Taken in Month | 622 | 581 | 998 | 1,083 | 1,353 | 1,100 | 823 | 739 | 966 | **801** | 439 | 275 | -7% | 9,066 | YTD | 4% |
| | # of Pending Transactions | 565 | 495 | 830 | 870 | 903 | 927 | 821 | 737 | 748 | **818** | 645 | 448 | 20% | 7,714 | YTD | 13% |
| | Months Supply of Inventory | 1.2 | 1.5 | 1.1 | 1.2 | 1.5 | 1.5 | 1.6 | 1.6 | 1.7 | **1.4** | 1.3 | 1.1 | -26% | 1.4 | AVG | 30% |
| | # of Closed Sales | 350 | 476 | 502 | 677 | 790 | 748 | 751 | 731 | 565 | **670** | 647 | 578 | 11% | 6,260 | YTD | 6% |
| | Median Closed Price ($1,000's) | 712 | 730 | 753 | 754 | 785 | 781 | 755 | 760 | 750 | **775** | 735 | 727 | 3% | 755 | AVG | -4% |
| **2018** | Active Listings (EOM) | 287 | 296 | 414 | 494 | 628 | 873 | 962 | 994 | 1,349 | **1,277** | 1,100 | 704 | 106% | 757 | AVG | 51% |
| | New Listings Taken in Month | 498 | 534 | 910 | 834 | 1,078 | 1,127 | 932 | 823 | 1,137 | **858** | 568 | 230 | 9% | 8,731 | YTD | 5% |
| | # of Pending Transactions | 411 | 521 | 741 | 713 | 884 | 814 | 734 | 665 | 638 | **684** | 541 | 368 | -9% | 6,805 | YTD | -11% |
| | Months Supply of Inventory | 0.7 | 0.6 | 0.6 | 0.7 | 0.7 | 1.1 | 1.3 | 1.5 | 2.1 | **1.9** | 2.0 | 1.9 | 137% | 1.1 | AVG | 69% |
| | # of Closed Sales | 368 | 387 | 532 | 626 | 742 | 740 | 732 | 653 | 498 | **603** | 500 | 470 | -14% | 5,881 | YTD | -13% |
| | Median Closed Price ($1,000's) | 757 | 777 | 820 | 819 | 830 | 813 | 805 | 760 | 775 | **750** | 760 | 739 | 2% | 791 | AVG | 10% |
| **2017** | Active Listings (EOM) | 354 | 344 | 400 | 444 | 485 | 562 | 599 | 535 | 658 | **621** | 397 | 212 | -8% | 500 | AVG | -16% |
| | New Listings Taken in Month | 528 | 571 | 849 | 793 | 1,039 | 1,086 | 888 | 827 | 944 | **787** | 514 | 271 | 11% | 8,312 | YTD | 0% |
| | # of Pending Transactions | 493 | 580 | 782 | 739 | 974 | 963 | 801 | 815 | 780 | **753** | 647 | 383 | -11% | 7,680 | YTD | -2% |
| | Months Supply of Inventory | 0.7 | 0.6 | 0.5 | 0.6 | 0.5 | 0.6 | 0.7 | 0.7 | 0.8 | **0.8** | 0.6 | 0.6 | 0% | 0.7 | AVG | -14% |
| | # of Closed Sales | 446 | 394 | 642 | 639 | 763 | 847 | 827 | 825 | 696 | **705** | 655 | 600 | -3% | 6,784 | YTD | 4% |
| | Median Closed Price ($1,000's) | 636 | 680 | 700 | 725 | 729 | 750 | 749 | 730 | 725 | **735** | 741 | 725 | 18% | 716 | AVG | 12% |
| **2016** | Active Listings (EOM) | 417 | 427 | 479 | 580 | 556 | 573 | 719 | 648 | 848 | **678** | 478 | 318 | | 593 | AVG | |
| | New Listings Taken in Month | 544 | 575 | 850 | 896 | 965 | 957 | 964 | 828 | 1,046 | **707** | 452 | 301 | | 8,332 | YTD | |
| | # of Pending Transactions | 424 | 587 | 792 | 803 | 983 | 911 | 804 | 876 | 831 | **843** | 640 | 432 | | 7,854 | YTD | |
| | Months Supply of Inventory | 1.0 | 0.7 | 0.6 | 0.7 | 0.6 | 0.6 | 0.9 | 0.7 | 1.0 | **0.8** | 0.7 | 0.7 | | 0.8 | AVG | |
| | # of Closed Sales | 350 | 371 | 545 | 654 | 760 | 852 | 775 | 781 | 701 | **728** | 703 | 639 | | 6,517 | YTD | |
| | Median Closed Price ($1,000's) | 618 | 645 | 640 | 637 | 641 | 667 | 650 | 625 | 630 | **625** | 615 | 635 | | 638 | AVG | |

AVG = Average · YTD = Year to Date (Jan–Oct in every year)

OCTOBER 2026 - SEATTLE

# MARKET UPDATE

Based on Residential only reports · Residential incl. manufactured homes on owned land, per NWMLS

## MONTHLY AVERAGES BASED ON HISTORICAL DATA | 2016 - 2025

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | Annual Totals | π |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Active Listings (EOM)** | 464 | 487 | 567 | 669 | 798 | 899 | 939 | 891 | 1,056 | **965** | 738 | 476 | **746** | AVG |
| **% of 12 Month Avg.** | 62% | 65% | 76% | 90% | 107% | 121% | 126% | 119% | 142% | **129%** | 99% | 64% | | |
| **New Listings in Mo.** | 562 | 629 | 902 | 915 | 1,079 | 1,069 | 917 | 806 | 1,036 | **797** | 481 | 279 | **9,472** | T |
| **% of 12 Month Avg.** | 71% | 80% | 114% | 116% | 137% | 135% | 116% | 102% | 131% | **101%** | 61% | 35% | | |
| **# of Pending Trans** | 497 | 584 | 764 | 760 | 862 | 836 | 750 | 730 | 734 | **712** | 561 | 393 | **8,183** | T |
| **% of 12 Month Avg.** | 73% | 86% | 112% | 111% | 126% | 123% | 110% | 107% | 108% | **104%** | 82% | 58% | | |
| **Months Supply of Inv.** | 0.9 | 0.8 | 0.7 | 0.9 | 0.9 | 1.1 | 1.3 | 1.2 | 1.4 | **1.4** | 1.3 | 1.2 | **1.1** | AVG |
| **% of 12 Month Avg.** | 85% | 76% | 68% | 80% | 84% | 98% | 114% | 111% | 131% | **123%** | 120% | 110% | | |
| **# of Closed Units** | 362 | 434 | 589 | 635 | 714 | 754 | 730 | 691 | 602 | **664** | 569 | 517 | **7,261** | T |
| **% of 12 Month Avg.** | 60% | 72% | 97% | 105% | 118% | 125% | 121% | 114% | 99% | **110%** | 94% | 85% | | |
| **Median Closed Price** ($1,000) | 755 | 800 | 829 | 855 | 858 | 867 | 850 | 833 | 829 | **841** | 831 | 801 | **829** | AVG |
| **% of 12 Month Avg.** | 91% | 97% | 100% | 103% | 103% | 105% | 102% | 100% | 100% | **101%** | 100% | 97% | | |

AVG = Average · T = Total

OCTOBER 2026 - SEATTLE

# WEEKLY SALES RATIOS

Based on Residential only reports · Residential incl. manufactured homes on owned land, per NWMLS

| | 9/23/2026 | | | 9/30/2026 | | | 10/7/2026 | | | 10/14/2026 | | | 10/21/2026 | | | 10/28/2026 | | | 6-Wk Avg | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Active | Pend | Mon Sup | Active | Pend | Mon Sup | Active | Pend | Mon Sup | Active | Pend | Mon Sup | Active | Pend | Mon Sup | Active | Pend | Mon Sup | Active | Pend | Mon Sup |
| $0 – $499,999 | 62 | 9 | 1.6 | 61 | 4 | 3.5 | 65 | 3 | 5.0 | 70 | 2 | 8.1 | 71 | 9 | 1.8 | 61 | 10 | 1.4 | 65.0 | 6.2 | 2.4 |
| $500,000 – $599,999 | 128 | 9 | 3.3 | 130 | 9 | 3.3 | 132 | 8 | 3.8 | 135 | 10 | 3.1 | 141 | 3 | 10.8 | 136 | 10 | 3.1 | 133.7 | 8.2 | 3.8 |
| $600,000 – $699,999 | 214 | 14 | 3.5 | 215 | 9 | 5.5 | 214 | 9 | 5.5 | 217 | 14 | 3.6 | 216 | 15 | 3.3 | 202 | 14 | 3.3 | 213.0 | 12.5 | 3.9 |
| $700,000 – $799,999 | 263 | 17 | 3.6 | 266 | 18 | 3.4 | 267 | 15 | 4.1 | 272 | 10 | 6.3 | 267 | 8 | 7.7 | 259 | 18 | 3.3 | 265.7 | 14.3 | 4.3 |
| $800,000 – $899,999 | 207 | 15 | 3.2 | 202 | 17 | 2.7 | 200 | 19 | 2.4 | 211 | 11 | 4.4 | 208 | 15 | 3.2 | 210 | 9 | 5.4 | 206.3 | 14.3 | 3.3 |
| $900,000 – $999,999 | 155 | 16 | 2.2 | 162 | 11 | 3.4 | 159 | 11 | 3.3 | 159 | 14 | 2.6 | 148 | 13 | 2.6 | 144 | 8 | 4.2 | 154.5 | 12.2 | 2.9 |
| $1,000,000 – $1,249,999 | 190 | 29 | 1.5 | 193 | 16 | 2.8 | 194 | 12 | 3.7 | 200 | 13 | 3.6 | 198 | 12 | 3.8 | 181 | 17 | 2.5 | 192.7 | 16.5 | 2.7 |
| $1,250,000 – $1,499,999 | 124 | 16 | 1.8 | 126 | 13 | 2.2 | 134 | 9 | 3.4 | 130 | 12 | 2.5 | 116 | 11 | 2.4 | 110 | 8 | 3.2 | 123.3 | 11.5 | 2.5 |
| $1,500,000 – $1,749,999 | 79 | 11 | 1.7 | 67 | 7 | 2.2 | 66 | 8 | 1.9 | 56 | 5 | 2.6 | 55 | 3 | 4.2 | 52 | 5 | 2.4 | 62.5 | 6.5 | 2.2 |
| $1,750,000 – $1,999,999 | 57 | 7 | 1.9 | 57 | 8 | 1.6 | 59 | 1 | 13.6 | 50 | 8 | 1.4 | 48 | 3 | 3.7 | 45 | 2 | 5.2 | 52.7 | 4.8 | 2.5 |
| $2,000,000 – $2,499,999 | 73 | 13 | 1.3 | 70 | 2 | 8.1 | 67 | 6 | 2.6 | 66 | 2 | 7.6 | 65 | 6 | 2.5 | 66 | 0 | | 67.8 | 4.8 | 3.2 |
| $2,500,000 – $2,999,999 | 42 | 8 | 1.2 | 41 | 1 | 9.5 | 42 | 1 | 9.7 | 42 | 3 | 3.2 | 41 | 1 | 9.5 | 43 | 3 | 3.3 | 41.8 | 2.8 | 3.4 |
| $3,000,000 – $3,999,999 | 34 | 3 | 2.6 | 35 | 1 | 8.1 | 36 | 2 | 4.2 | 34 | 2 | 3.9 | 30 | 3 | 2.3 | 28 | 2 | 3.2 | 32.8 | 2.2 | 3.5 |
| $4,000,000 – $4,999,999 | 18 | 0 | | 17 | 1 | 3.9 | 17 | 0 | | 14 | 2 | 1.6 | 15 | 0 | | 16 | 0 | | 16.2 | 0.5 | 7.5 |
| $5,000,000 + | 25 | 1 | 5.8 | 28 | 0 | | 31 | 0 | | 32 | 0 | | 34 | 0 | | 34 | 0 | | 30.7 | 0.2 | 42.5 |
| **Total** | **1,671** | **168** | **2.3** | **1,670** | **117** | **3.3** | **1,683** | **104** | **3.7** | **1,688** | **108** | **3.6** | **1,653** | **102** | **3.7** | **1,587** | **106** | **3.5** | **1,658.7** | **117.5** | **3.3** |
| **Prior Year — Comparable Weeks** | | | | | | | | | | | | | | | | | | | | | |
| **Total (PY)** | **1,400** | **153** | **2.1** | **1,366** | **156** | **2.0** | **1,219** | **122** | **2.3** | **1,369** | **136** | **2.3** | **1,351** | **118** | **2.6** | **1,331** | **124** | **2.5** | **1,339.3** | **134.8** | **2.3** |

0–2 mo · Sellers' Advantage  2–4 mo · Balanced Market  4+ mo · Buyers' Advantage  Months Supply = Active ÷ Pend ÷ 52 × 12

## Definitions

- Active means Active & Contingent on said date.
- Pend means all Pending statuses with a Pending date within the last seven days.
- Months Supply is Active divided by Pend divided 52 weeks times 12 months.