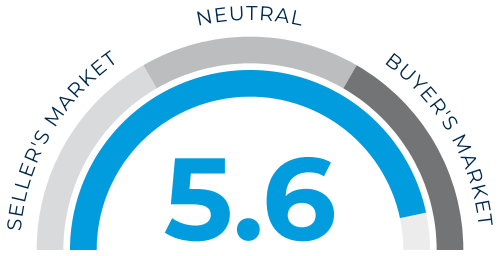
OCTOBER 2026 - EASTSIDE

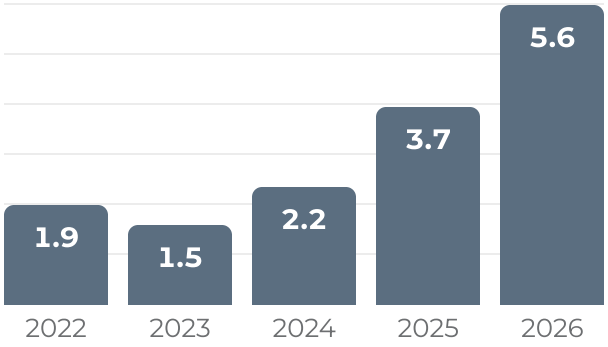
MARKET SUMMARY

Based on Condominium only reports

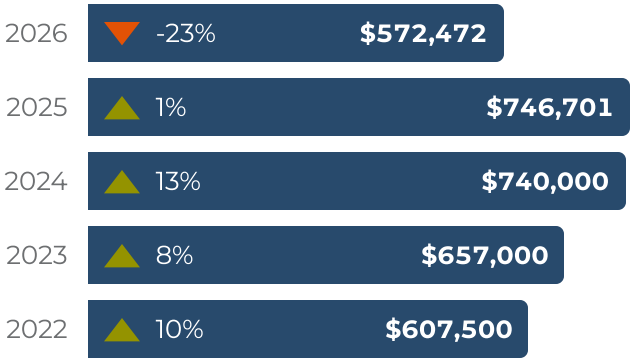
MONTHS OF INVENTORY



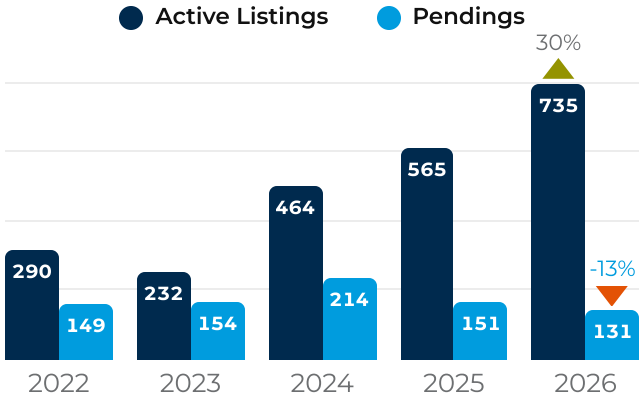
Seller's Market = 0 to 2 Months
Neutral Market = 2 to 4 Months
Buyer's Market = 4+ Months



MEDIAN SALES PRICE

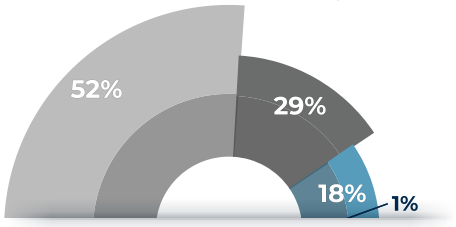


LISTINGS AND PENDING SALES



SALES PRICE AND TOTAL MARKET TIME

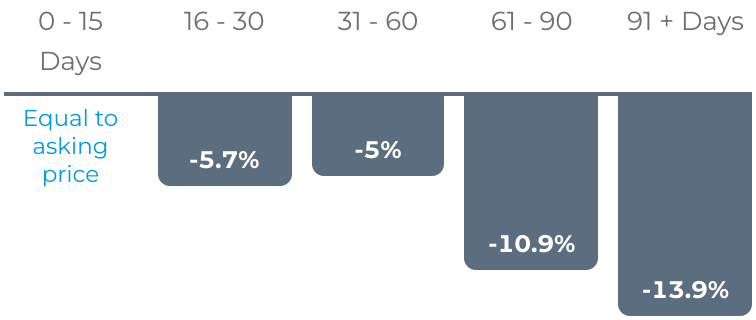
Days = Total Market Time: First Look, Active and Contingent days



Oct 2026

current month

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



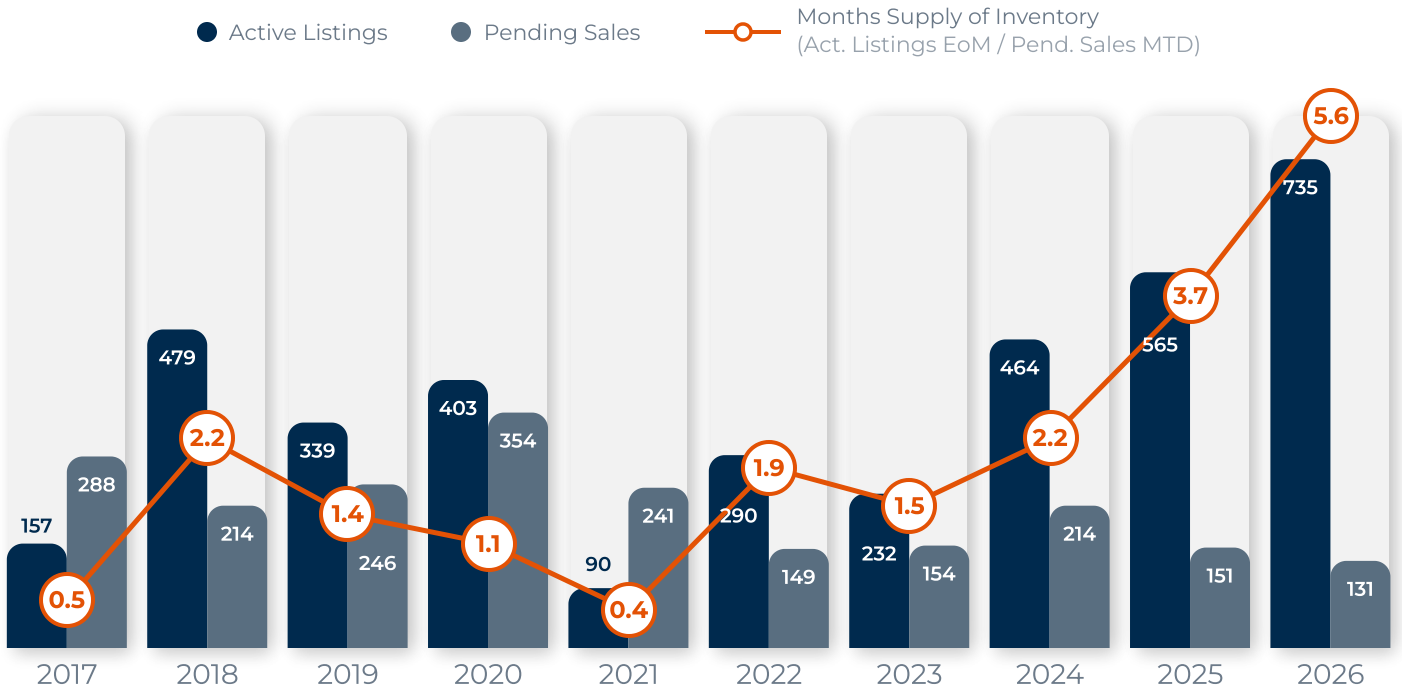
Created by Windermere/East. Data courtesy of Northwest Multiple Listing Service as distributed by MLS Grid, as of Nov 6, 2026 for periods through October 2026.

OCTOBER 2026 - EASTSIDE

MARKET UPDATE

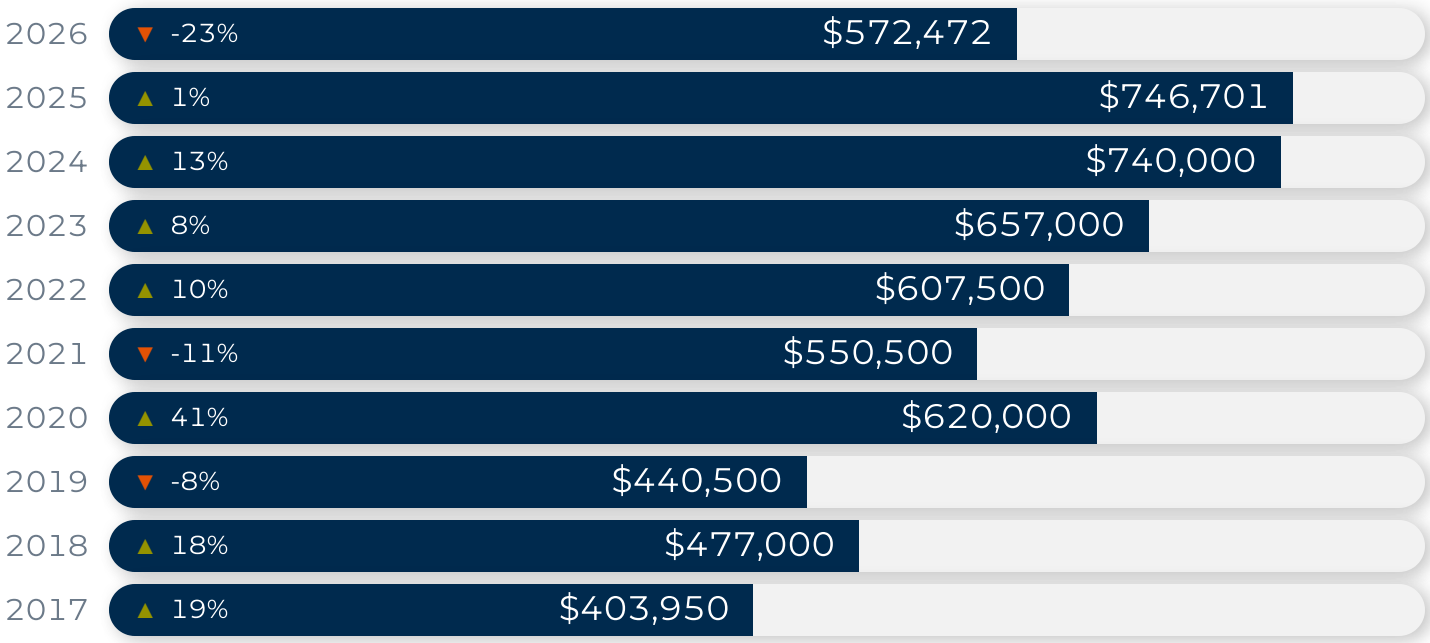
Based on Condominium only reports

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



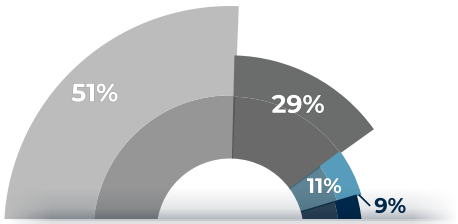
OCTOBER 2026 - EASTSIDE

MARKET UPDATE

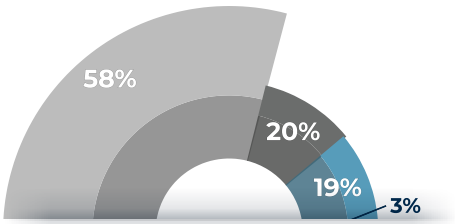
Based on Condominium only reports

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

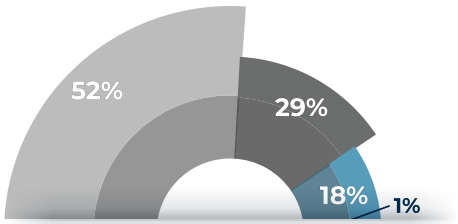
Price Change or Relist Before Sale | **Below** List Price | **At** List Price | **Above** List Price



Oct 2025
same month last year



Sep 2026
last month



Oct 2026
current month

Sold Above List Price

Avg days on market
0

Sales this month
1 (1%)

Median % from list
▲ 2%

Sold At List Price

Avg days on market
14

Sales this month
21 (18%)

Median % from list
-- 0%

Sold Below List Price

Avg days on market
35

Sales this month
34 (29%)

Median % from list
▼ -2%

Price Change or Relist Before Sale

Avg days on market
115

Sales this month
62 (52%)

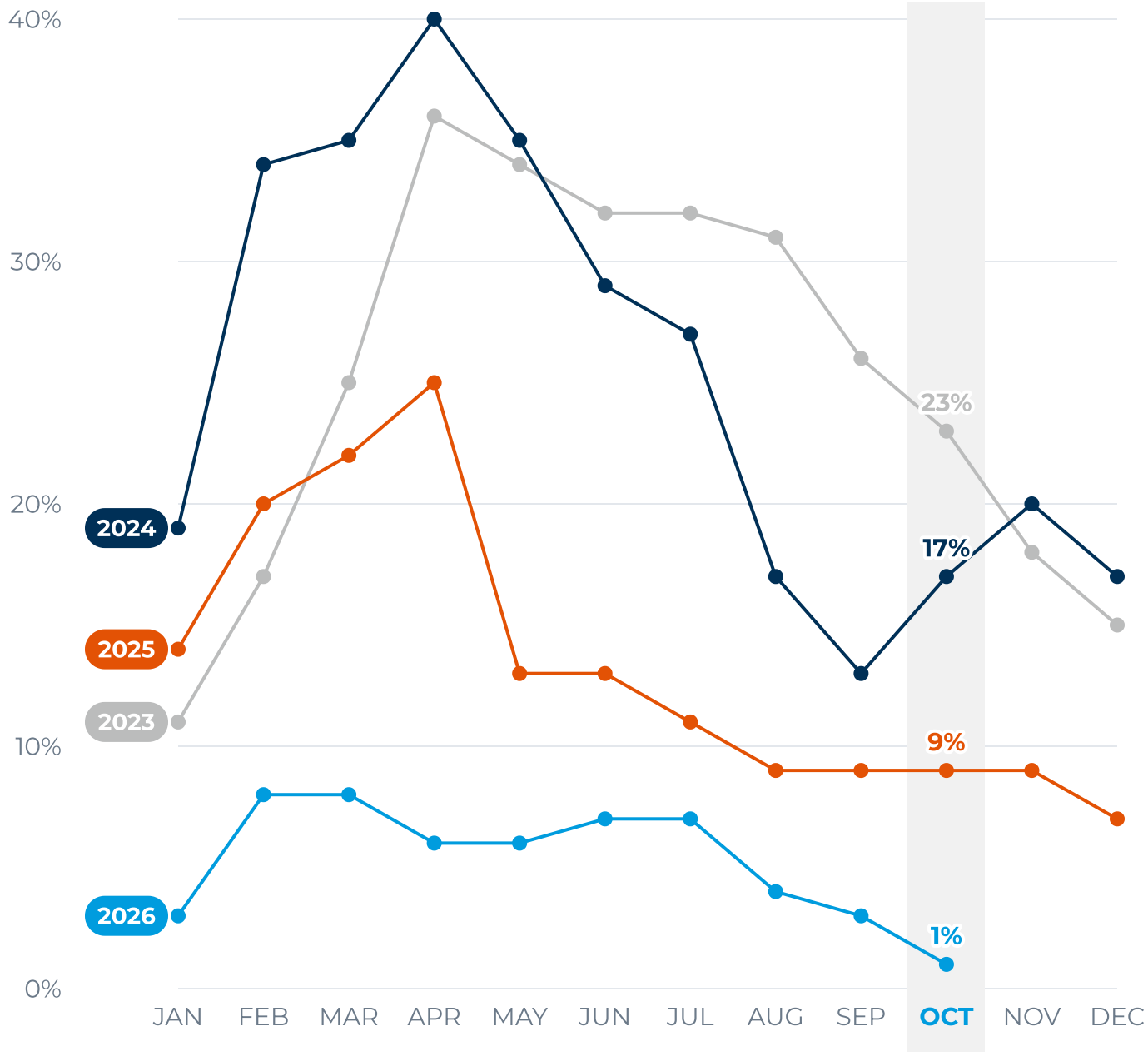
Median % from list
-- N/A

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 - EASTSIDE

% OF LISTINGS SOLD ABOVE LIST PRICE

Based on Condominium only reports



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 - EASTSIDE

MARKET UPDATE

Based on Condominium only reports

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%	29	24.6%
16 - 30 Days	94.3%	96.6%	18	15.3%
31 - 60 Days	95.0%	98.5%	17	14.4%
61 - 90 Days	89.1%	96.3%	10	8.5%
91 + Days	86.1%	96.9%	44	37.3%
TOTALS			**118**	**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	**$572,472**	**$746,701**	**-$174,229**
INTEREST RATE* 30-Year Fixed	**7.33%**	**6.25%**	**1.07%**
P & I Principal & Interest	**$3,936**	**$4,600**	**-$664** per month **-$7,967** per year

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

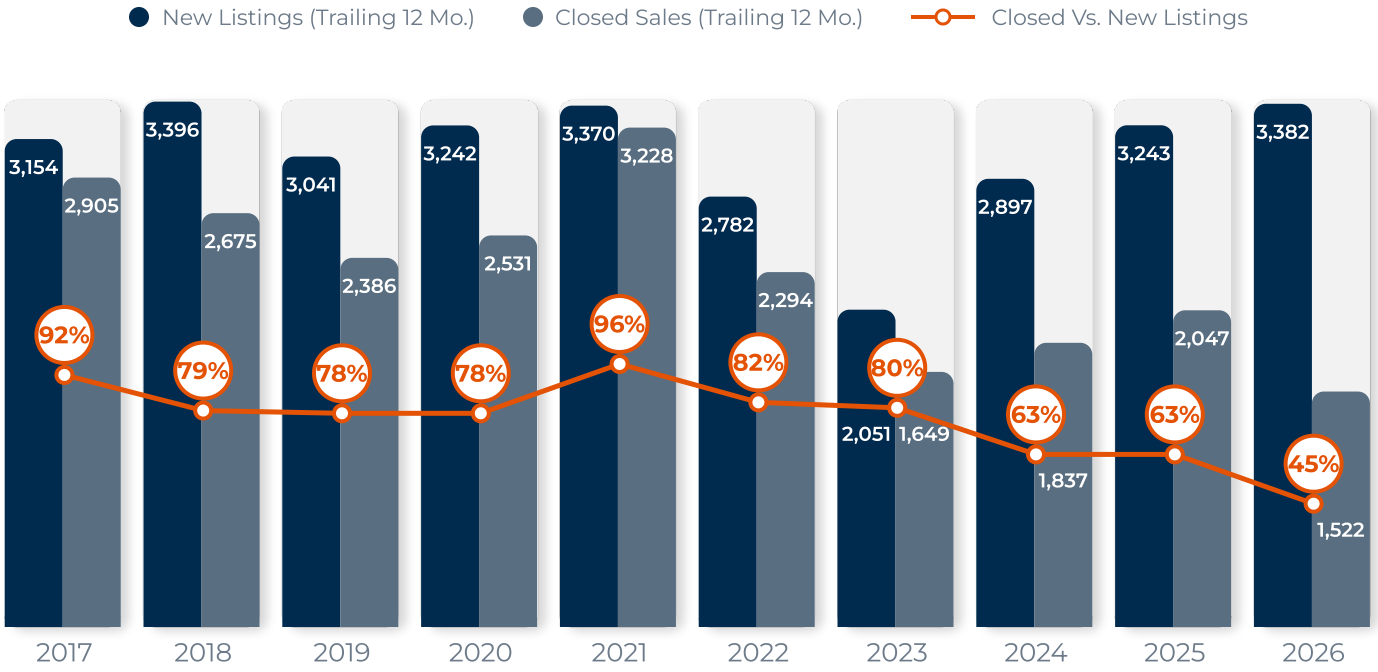
OCTOBER 2026 - EASTSIDE

MARKET UPDATE

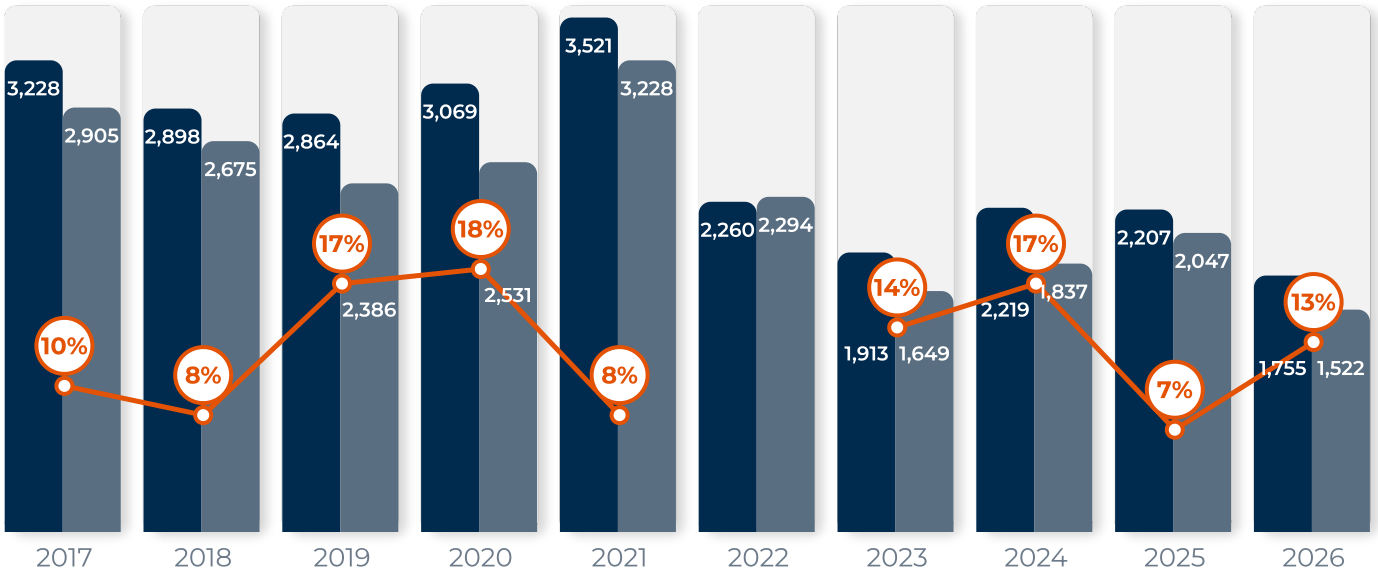
Based on Condominium only reports

WHAT ARE THE ODDS OF SELLING?

Closed Sales as a Percentage of Listings Taken



PERCENTAGE OF PENDING SALES THAT DO NOT CLOSE



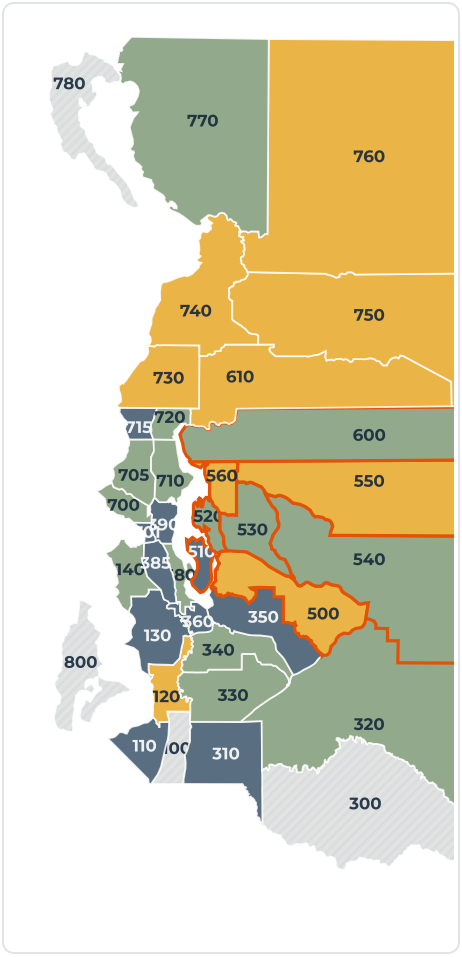
Created by Windermere/East. Data courtesy of Northwest Multiple Listing Service as distributed by MLS Grid, as of Nov 6, 2026 for periods through October 2026.

OCTOBER 2026 - EASTSIDE

MONTHS SUPPLY OF INVENTORY

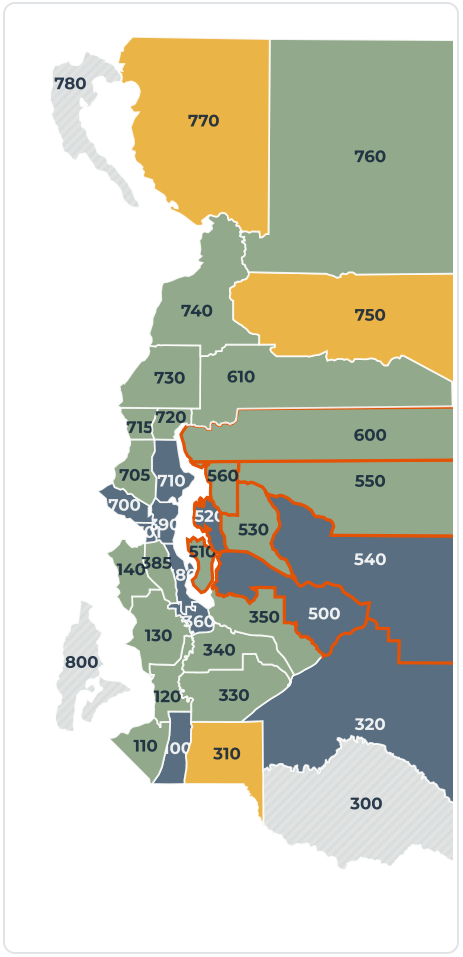
Based on Condominium only reports

October 2024



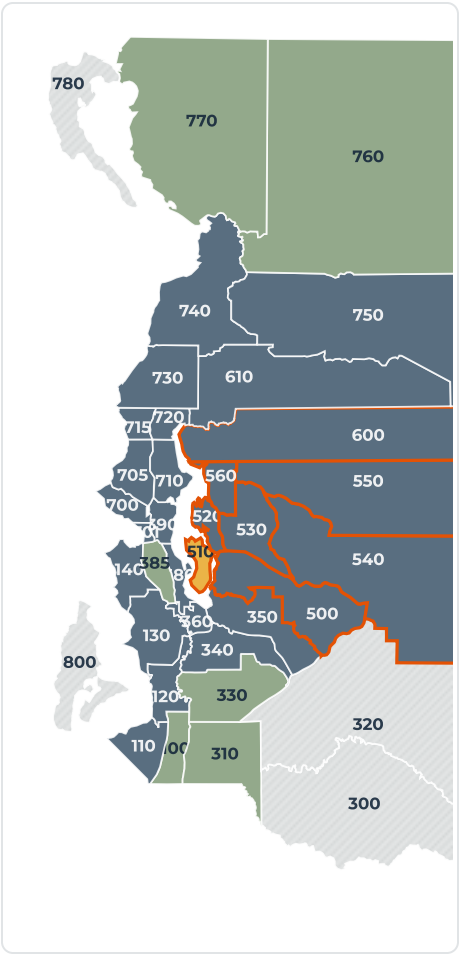
MOI 2.17 · Median $740,000

October 2025



MOI 3.74 · Median $746,701

October 2026



MOI 5.61 · Median $572,472

Market conditions

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

Area detail

Region

Eastside

Buyer's advantage

5.61

months of inventory

New listings	Active	Pending	Closed
242	735 +30.09%	131 -13.25%	118 -35.52%

Median sale price

$572,472 -23.33%

OCTOBER 2026 - EASTSIDE

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	**4.5**	2.6	1.9	**73%**
Active Listings at End of Month	**1,764**	1,191	573	**48%**
Pending Sales MTD	**396**	466	-70	**-15%**
Pending Sales (Trailing 12 mo.)	**5,435**	5,777	-342	**-6%**
Closed Sales MTD	**408**	499	-91	**-18%**
Closed Sales (Trailing 12 mo.)	**4,798**	5,102	-304	**-6%**
Closed Sales (Median)	**$1,350,000**	$1,550,000	-$200,000	**-13%**
30-YR-Fixed Mortgage Rate	**7.3%**	6.3%	1.1%	**17%**
Monthly Payments (P&I)	**$9,281**	$9,548	-$267	**-3%**

CONDOMINIUM

	October 2026	October 2025	Difference	% Change
Months Supply of Inventory	**5.6**	3.7	1.9	**51%**
Active Listings at End of Month	**735**	565	170	**30%**
Pending Sales MTD	**131**	151	-20	**-13%**
Pending Sales (Trailing 12 mo.)	**1,755**	2,207	-452	**-20%**
Closed Sales MTD	**118**	183	-65	**-36%**
Closed Sales (Trailing 12 mo.)	**1,522**	2,047	-525	**-26%**
Closed Sales (Median)	**$572,472**	$746,701	-$174,229	**-23%**
30-YR-Fixed Mortgage Rate	**7.3%**	6.3%	1.1%	**17%**
Monthly Payments (P&I)	**$3,936**	$4,600	-$664	**-14%**

RESIDENTIAL & CONDOMINIUM

	October 2026	October 2025	Difference	% Change
Months Supply of Inventory	**4.7**	2.8	1.9	**68%**
Active Listings at End of Month	**2,499**	1,756	743	**42%**
Pending Sales MTD	**527**	617	-90	**-15%**
Pending Sales (Trailing 12 mo.)	**7,190**	7,984	-794	**-10%**
Closed Sales MTD	**526**	682	-156	**-23%**
Closed Sales (Trailing 12 mo.)	**6,320**	7,149	-829	**-12%**
Closed Sales (Median)	**$1,247,500**	$1,375,000	-$127,500	**-9%**
30-YR-Fixed Mortgage Rate	**7.3%**	6.3%	1.1%	**17%**
Monthly Payments (P&I)	**$8,576**	$8,470	$107	**1%**

OCTOBER 2026 - EASTSIDE

MARKET UPDATE

Based on Condominium only reports

		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)	424	521	610	719	784	803	839	797	797	**735**			30%	703	AVG	27%
YTD	New Listings Taken in Month	259	292	342	358	373	339	343	285	327	**242**			3%	3,160	YTD	5%
	# of Pending Transactions	138	157	167	157	175	158	153	144	154	**131**			-13%	1,534	YTD	-20%
	Months Supply of Inventory	3.1	3.3	3.7	4.6	4.5	5.1	5.5	5.5	5.2	**5.6**			51%	4.6	AVG	59%
	# of Closed Sales	92	102	157	144	144	128	154	117	133	**118**			-36%	1,289	YTD	-26%
	Median Closed Price ($1,000's)	628	608	728	700	662	691	625	630	600	**572**			-23%	644	AVG	-12%
2025	Active Listings (EOM)	349	380	435	561	668	662	654	625	622	**565**	455	347	22%	552	AVG	80%
	New Listings Taken in Month	292	259	314	375	412	316	280	273	266	**234**	134	88	-15%	3,021	YTD	13%
	# of Pending Transactions	190	199	207	172	227	204	188	198	192	**151**	121	100	-29%	1,928	YTD	-5%
	Months Supply of Inventory	1.8	1.9	2.1	3.3	2.9	3.2	3.5	3.2	3.2	**3.7**	3.8	3.5	68%	2.9	AVG	89%
	# of Closed Sales	131	168	177	162	198	181	197	174	171	**183**	111	122	6%	1,742	YTD	6%
	Median Closed Price ($1,000's)	735	787	710	755	728	780	629	718	730	**747**	750	741	1%	732	AVG	10%
2024	Active Listings (EOM)	153	157	199	212	292	347	356	421	470	**464**	383	269	100%	307	AVG	69%
	New Listings Taken in Month	188	204	288	257	312	308	261	287	302	**276**	137	85	59%	2,683	YTD	41%
	# of Pending Transactions	163	170	229	234	222	221	195	184	188	**214**	154	125	39%	2,020	YTD	17%
	Months Supply of Inventory	0.9	0.9	0.9	0.9	1.3	1.6	1.8	2.3	2.5	**2.2**	2.5	2.2	47%	1.5	AVG	43%
	# of Closed Sales	74	131	161	188	222	183	184	168	157	**173**	168	137	22%	1,641	YTD	15%
	Median Closed Price ($1,000's)	570	665	610	723	749	638	628	614	690	**740**	685	695	13%	663	AVG	10%
2023	Active Listings (EOM)	155	133	172	169	160	170	195	192	244	**232**	216	159	-20%	182	AVG	-4%
	New Listings Taken in Month	137	130	222	172	193	206	226	198	239	**174**	132	82	2%	1,897	YTD	-27%
	# of Pending Transactions	139	137	184	173	195	191	186	197	165	**154**	102	97	3%	1,721	YTD	-13%
	Months Supply of Inventory	1.1	1.0	0.9	1.0	0.8	0.9	1.0	1.0	1.5	**1.5**	2.1	1.6	-21%	1.1	AVG	6%
	# of Closed Sales	63	120	146	143	163	171	152	172	151	**142**	107	89	-15%	1,423	YTD	-25%
	Median Closed Price ($1,000's)	543	540	585	620	582	650	600	600	620	**657**	620	630	8%	600	AVG	-3%
2022	Active Listings (EOM)	35	47	88	116	156	261	296	293	319	**290**	225	171	222%	190	AVG	15%
	New Listings Taken in Month	170	236	336	257	322	318	294	233	247	**171**	98	56	-19%	2,584	YTD	-14%
	# of Pending Transactions	145	217	252	216	256	184	197	195	174	**149**	110	82	-38%	1,985	YTD	-35%
	Months Supply of Inventory	0.2	0.2	0.3	0.5	0.6	1.4	1.5	1.5	1.8	**1.9**	2.0	2.1	375%	1.0	AVG	87%
	# of Closed Sales	107	176	271	220	213	214	177	186	159	**168**	119	107	-34%	1,891	YTD	-30%
	Median Closed Price ($1,000's)	645	634	630	674	659	622	575	570	580	**608**	570	565	10%	620	AVG	14%

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

OCTOBER 2026 - EASTSIDE

MARKET UPDATE

Based on Condominium only reports

		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)	169	198	172	199	177	153	197	171	125	**90**	33	14	-78%	165	AVG	-43%
	New Listings Taken in Month	240	281	339	359	320	324	385	305	254	**211**	120	78	-42%	3,018	YTD	0%
	# of Pending Transactions	267	245	361	323	338	331	327	327	296	**241**	175	100	-32%	3,056	YTD	15%
	Months Supply of Inventory	0.6	0.8	0.5	0.6	0.5	0.5	0.6	0.5	0.4	**0.4**	0.2	0.1	-64%	0.5	AVG	-51%
	# of Closed Sales	180	213	263	303	294	310	290	303	282	**256**	216	187	-30%	2,694	YTD	28%
	Median Closed Price ($1,000's)	456	537	575	520	570	556	558	544	566	**551**	556	550	-11%	543	AVG	6%
2020	Active Listings (EOM)	147	147	211	255	306	301	338	372	394	**403**	307	206	19%	287	AVG	-15%
	New Listings Taken in Month	232	258	301	193	259	318	347	350	389	**366**	219	133	45%	3,013	YTD	9%
	# of Pending Transactions	230	266	225	146	209	305	299	302	328	**354**	262	203	44%	2,664	YTD	5%
	Months Supply of Inventory	0.6	0.6	0.9	1.7	1.5	1.0	1.1	1.2	1.2	**1.1**	1.2	1.0	-21%	1.1	AVG	-21%
	# of Closed Sales	131	174	221	167	117	168	243	258	255	**367**	281	253	89%	2,101	YTD	2%
	Median Closed Price ($1,000's)	425	475	520	525	528	508	499	476	548	**620**	633	550	41%	512	AVG	10%
2019	Active Listings (EOM)	286	293	295	279	375	404	390	381	357	**339**	225	143	-29%	340	AVG	35%
	New Listings Taken in Month	208	183	329	312	369	322	291	235	256	**252**	149	80	-9%	2,757	YTD	-11%
	# of Pending Transactions	202	164	330	333	278	264	273	219	235	**246**	255	150	15%	2,544	YTD	1%
	Months Supply of Inventory	1.4	1.8	0.9	0.8	1.3	1.5	1.4	1.7	1.5	**1.4**	0.9	1.0	-36%	1.4	AVG	33%
	# of Closed Sales	139	139	189	244	303	219	218	224	198	**194**	201	229	-10%	2,067	YTD	-8%
	Median Closed Price ($1,000's)	440	445	477	467	500	500	462	480	468	**441**	480	458	-8%	468	AVG	-3%
2018	Active Listings (EOM)	73	68	121	138	190	249	324	404	471	**479**	423	295	205%	252	AVG	73%
	New Listings Taken in Month	200	208	335	312	377	371	329	361	340	**276**	184	100	10%	3,109	YTD	7%
	# of Pending Transactions	188	210	286	294	311	312	240	250	215	**214**	179	141	-26%	2,520	YTD	-12%
	Months Supply of Inventory	0.4	0.3	0.4	0.5	0.6	0.8	1.4	1.6	2.2	**2.2**	2.4	2.1	340%	1.0	AVG	103%
	# of Closed Sales	167	159	228	241	273	274	243	236	200	**215**	155	164	-14%	2,236	YTD	-9%
	Median Closed Price ($1,000's)	480	457	502	480	485	513	455	495	498	**477**	510	489	18%	484	AVG	21%
2017	Active Listings (EOM)	85	98	150	123	120	151	208	172	193	**157**	117	56	-18%	146	AVG	-33%
	New Listings Taken in Month	194	198	337	279	313	363	379	315	271	**250**	187	100	24%	2,899	YTD	0%
	# of Pending Transactions	197	190	294	298	322	322	333	346	261	**288**	230	148	2%	2,851	YTD	-6%
	Months Supply of Inventory	0.4	0.5	0.5	0.4	0.4	0.5	0.6	0.5	0.7	**0.5**	0.5	0.4	-29%	0.5	AVG	-28%
	# of Closed Sales	150	157	219	243	295	283	259	303	299	**251**	213	226	-15%	2,459	YTD	-2%
	Median Closed Price ($1,000's)	363	385	375	385	410	423	415	420	438	**404**	399	464	19%	402	AVG	21%
2016	Active Listings (EOM)	150	164	192	212	205	231	286	270	259	**192**	124	94		216	AVG	
	New Listings Taken in Month	193	249	333	315	303	381	337	303	297	**202**	147	108		2,913	YTD	
	# of Pending Transactions	209	265	317	317	343	368	300	328	320	**282**	235	142		3,049	YTD	
	Months Supply of Inventory	0.7	0.6	0.6	0.7	0.6	0.6	1.0	0.8	0.8	**0.7**	0.5	0.7		0.7	AVG	
	# of Closed Sales	159	155	236	282	271	309	274	283	243	**294**	256	190		2,506	YTD	
	Median Closed Price ($1,000's)	300	310	327	340	335	362	331	330	355	**340**	374	335		333	AVG	

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

OCTOBER 2026 - EASTSIDE

MARKET UPDATE

Based on Condominium only reports

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)	160	169	204	226	265	293	324	330	345	**321**	251	175	**255**	AVG
% of 12 Month Avg.	63%	66%	80%	89%	104%	115%	127%	129%	135%	**126%**	98%	69%		
New Listings in Mo.	205	221	313	283	318	323	313	286	286	**241**	151	91	**3,031**	T
% of 12 Month Avg.	81%	87%	124%	112%	126%	128%	124%	113%	113%	**95%**	60%	36%		
# of Pending Trans	193	206	269	251	270	270	254	255	237	**229**	182	129	**2,745**	T
% of 12 Month Avg.	84%	90%	117%	110%	118%	118%	111%	111%	104%	**100%**	80%	56%		
Months Supply of Inv.	0.8	0.8	0.8	0.9	1.0	1.1	1.3	1.3	1.5	**1.4**	1.4	1.4	**1.1**	AVG
% of 12 Month Avg.	74%	72%	67%	80%	87%	96%	113%	115%	129%	**124%**	122%	121%		
# of Closed Units	130	159	211	219	235	231	224	231	212	**224**	183	170	**2,429**	T
% of 12 Month Avg.	64%	79%	104%	108%	116%	114%	111%	114%	104%	**111%**	90%	84%		
Median Closed Price ($1,000)	496	524	531	549	555	555	515	525	549	**558**	558	548	**538**	AVG
% of 12 Month Avg.	92%	97%	99%	102%	103%	103%	96%	97%	102%	**104%**	104%	102%		

AVG = Average · T = Total

OCTOBER 2026 - EASTSIDE

WEEKLY SALES RATIOS

Based on Condominium only reports

	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 – $99,999	0	0		0	0		0	0		0	0		0	0		0	0		0.0	0.0	
$100,000 – $199,999	0	0		0	0		1	0		0	1	0.0	1	0		1	0		0.5	0.2	0.7
$200,000 – $299,999	38	2	4.4	34	6	1.3	34	1	7.8	36	1	8.3	36	0		29	5	1.3	34.5	2.5	3.2
$300,000 – $399,999	123	5	5.7	123	3	9.5	112	7	3.7	109	2	12.6	108	8	3.1	102	5	4.7	112.8	5.0	5.2
$400,000 – $499,999	144	2	16.6	134	5	6.2	144	5	6.6	142	6	5.5	139	3	10.7	141	4	8.1	140.7	4.2	7.8
$500,000 – $599,999	101	4	5.8	88	4	5.1	86	1	19.8	77	1	17.8	76	7	2.5	79	3	6.1	84.5	3.3	5.8
$600,000 – $699,999	55	4	3.2	52	2	6.0	52	2	6.0	58	2	6.7	57	0		53	2	6.1	54.5	2.0	6.3
$700,000 – $799,999	57	2	6.6	61	1	14.1	59	4	3.4	59	1	13.6	57	4	3.3	54	3	4.2	57.8	2.5	5.3
$800,000 – $899,999	61	2	7.0	57	1	13.2	57	0		59	0		57	0		53	4	3.1	57.3	1.2	11.3
$900,000 – $999,999	40	4	2.3	41	0		35	1	8.1	35	0		41	0		42	1	9.7	39.0	1.0	9.0
$1,000,000 – $1,499,999	118	5	5.4	117	3	9.0	116	4	6.7	113	4	6.5	107	4	6.2	104	2	12.0	112.5	3.7	7.1
$1,500,000 – $1,999,999	50	2	5.8	49	1	11.3	48	3	3.7	49	3	3.8	49	1	11.3	49	1	11.3	49.0	1.8	6.2
$2,000,000 – $2,499,999	16	1	3.7	17	0		16	2	1.8	18	0		17	1	3.9	16	1	3.7	16.7	0.8	4.6
$2,500,000 +	20	3	1.5	22	0		19	3	1.5	15	2	1.7	17	0		17	0		18.3	1.3	3.2
Total	**823**	**36**	**5.3**	**795**	**26**	**7.1**	**779**	**33**	**5.4**	**770**	**23**	**7.7**	**762**	**28**	**6.3**	**740**	**31**	**5.5**	**778.2**	**29.5**	**6.1**
Prior Year — Comparable Weeks																					
Total (PY)	**659**	**29**	**5.2**	**630**	**43**	**3.4**	**611**	**38**	**3.7**	**603**	**21**	**6.6**	**591**	**35**	**3.9**	**590**	**26**	**5.2**	**614.0**	**32.0**	**4.4**

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.