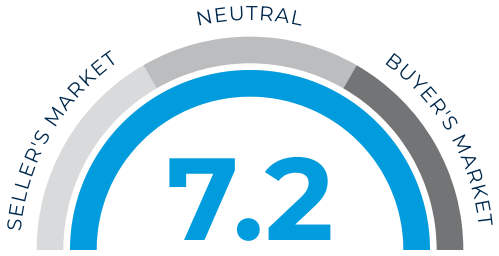
OCTOBER 2026 - SEATTLE

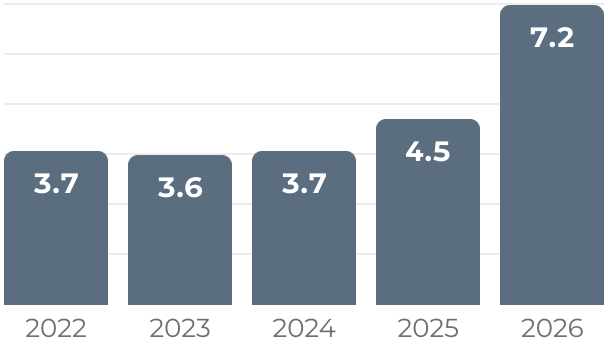
MARKET SUMMARY

Based on Condominium only reports

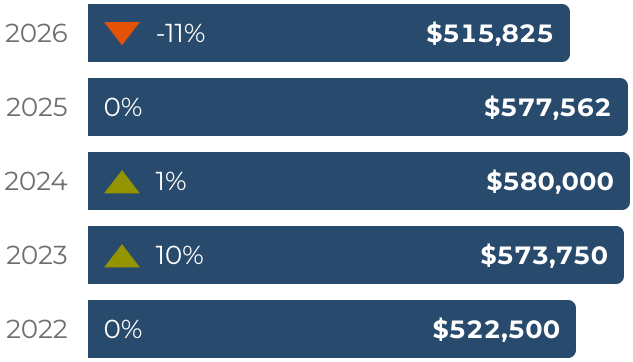
MONTHS OF INVENTORY



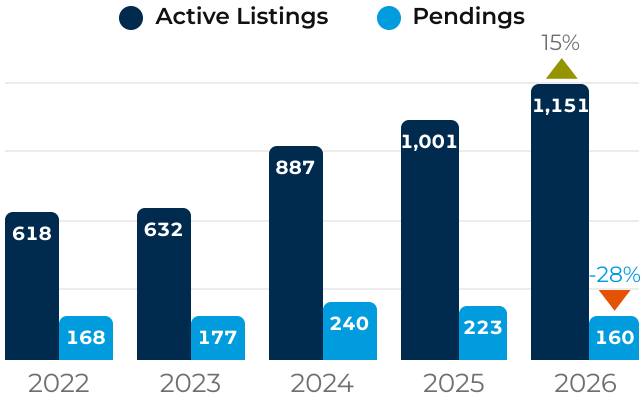
Seller's Market = 0 to 2 Months
Neutral Market = 2 to 4 Months
Buyer's Market = 4+ Months



MEDIAN SALES PRICE

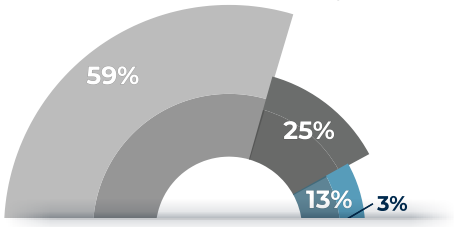


LISTINGS AND PENDING SALES



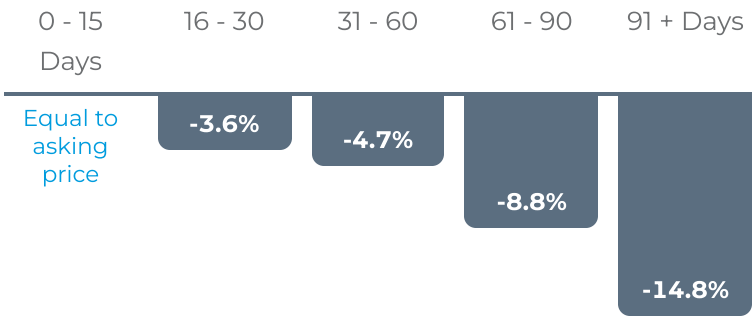
SALES PRICE AND TOTAL MARKET TIME

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



Oct 2026

current month



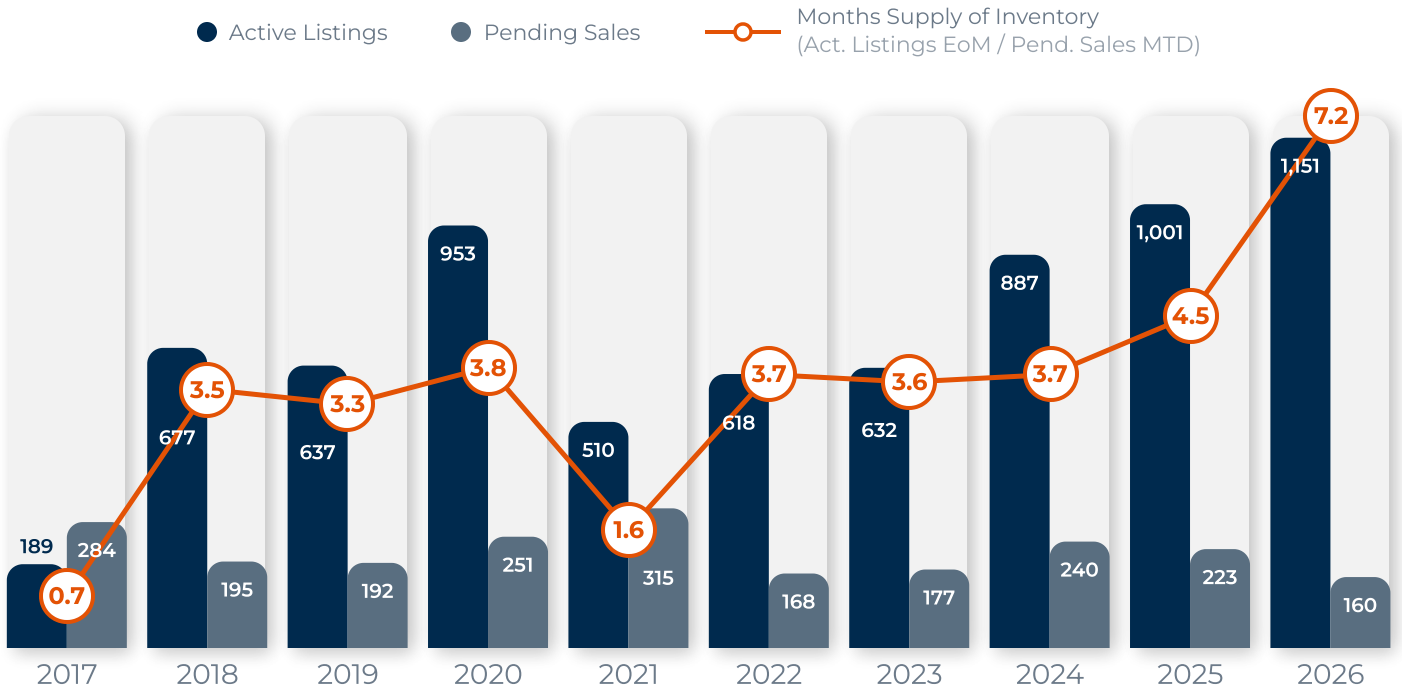
- Sold **ABOVE** List Price
- Sold **BELOW** List Price
- Sold **AT** List Price
- **PRICE CHANGE** Before Sale

OCTOBER 2026 - SEATTLE

MARKET UPDATE

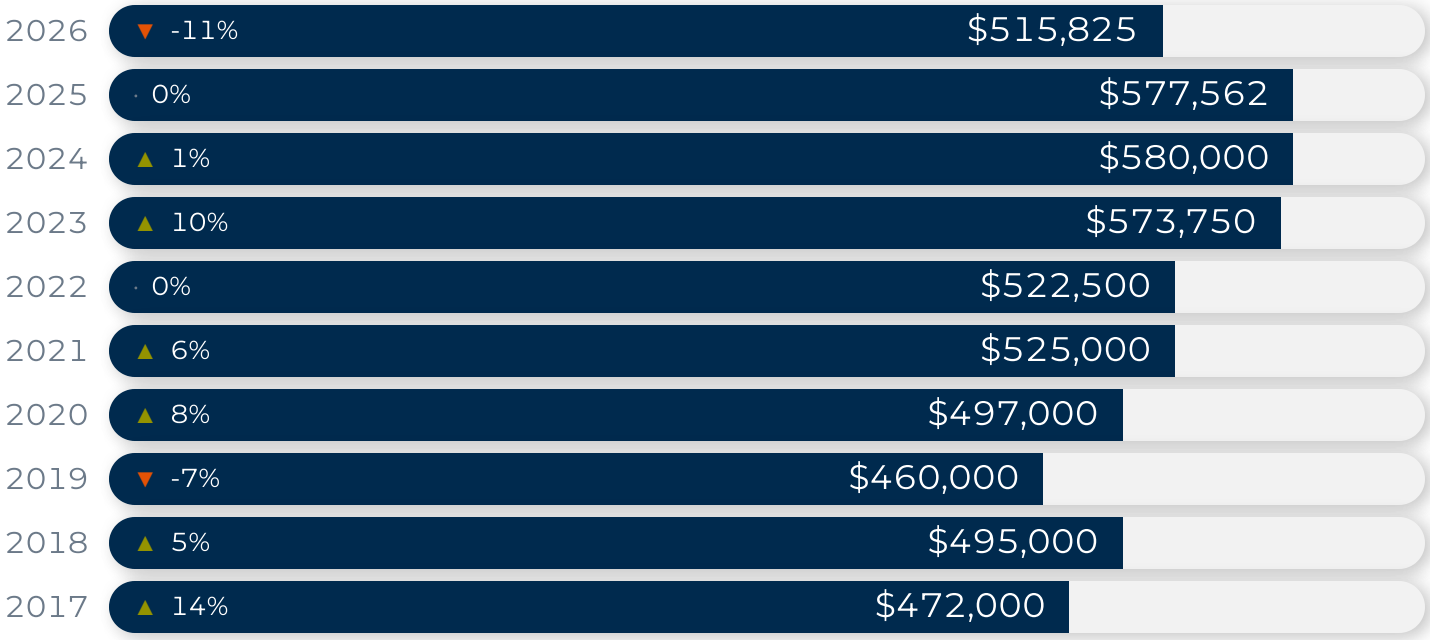
Based on Condominium only reports

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



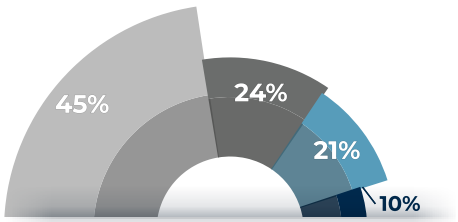
OCTOBER 2026 - SEATTLE

MARKET UPDATE

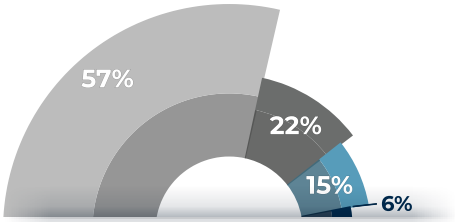
Based on Condominium only reports

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

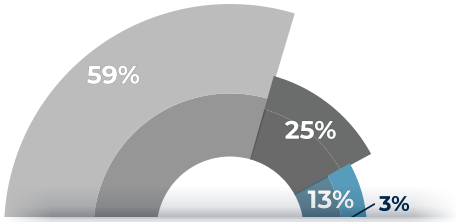
Price Change or Relist Before Sale · **Below** List Price · **At** List Price · **Above** List Price



Oct 2025
same month last year



Sep 2026
last month



Oct 2026
current month

Sold Above List Price

Avg days on market
9

Sales this month
5 (3%)

Median % from list
▲ 4%

Sold At List Price

Avg days on market
8

Sales this month
18 (13%)

Median % from list
-- 0%

Sold Below List Price

Avg days on market
32

Sales this month
34 (25%)

Median % from list
▼ -4%

Price Change or Relist Before Sale

Avg days on market
115

Sales this month
81 (59%)

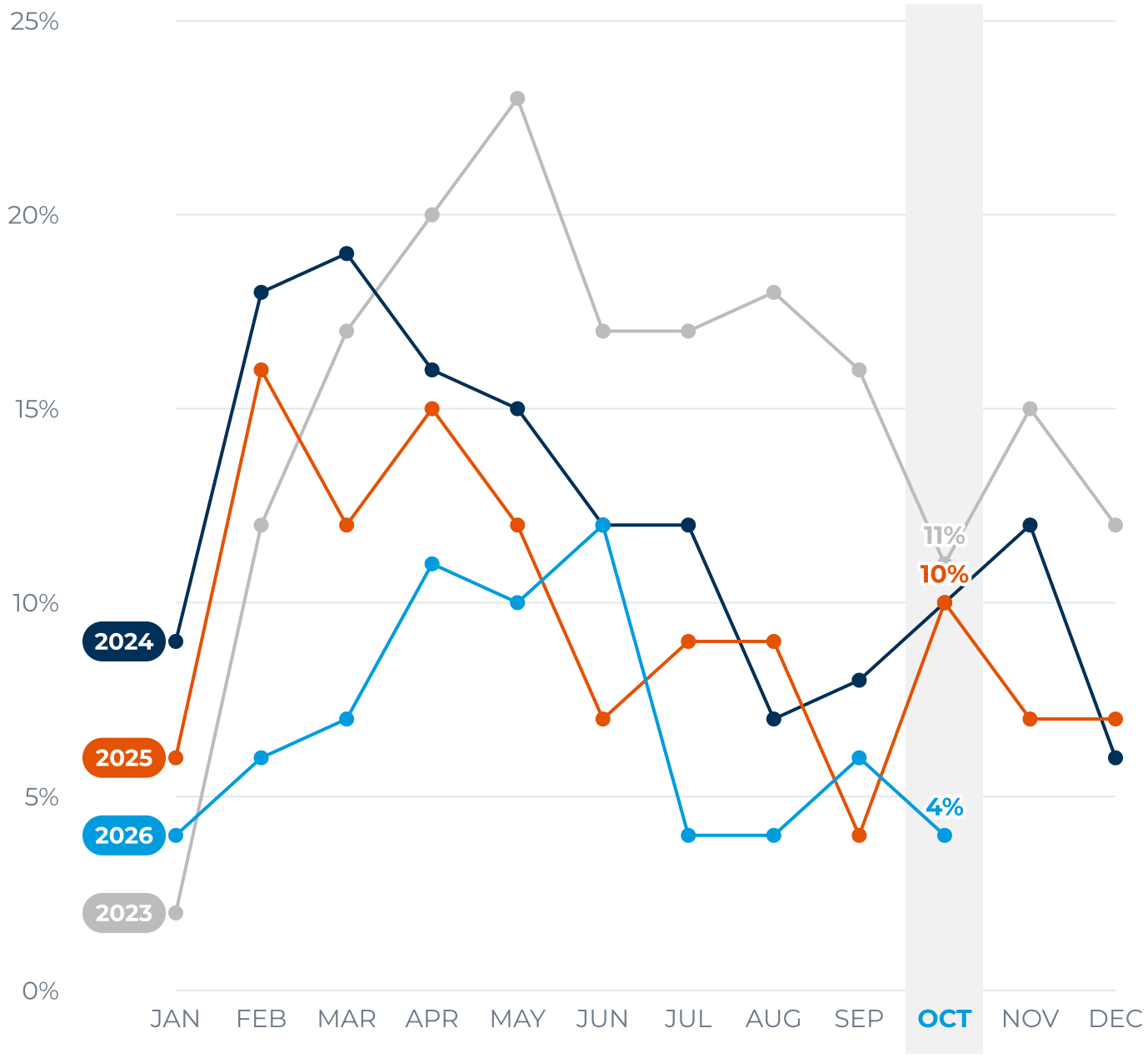
Median % from list
-- N/A

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 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 - SEATTLE

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%	35	25.4%
16 - 30 Days	96.4%	98.1%	15	10.9%
31 - 60 Days	95.3%	97.3%	28	20.3%
61 - 90 Days	91.2%	98.4%	14	10.1%
91 + Days	85.2%	97.0%	46	33.3%
TOTALS			**138**	**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	**$515,825**	**$577,562**	**-$61,737**
INTEREST RATE* 30-Year Fixed	**7.33%**	**6.25%**	**1.07%**
P & I Principal & Interest	**$3,546**	**$3,558**	**-$11** per month **-$138** per year

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

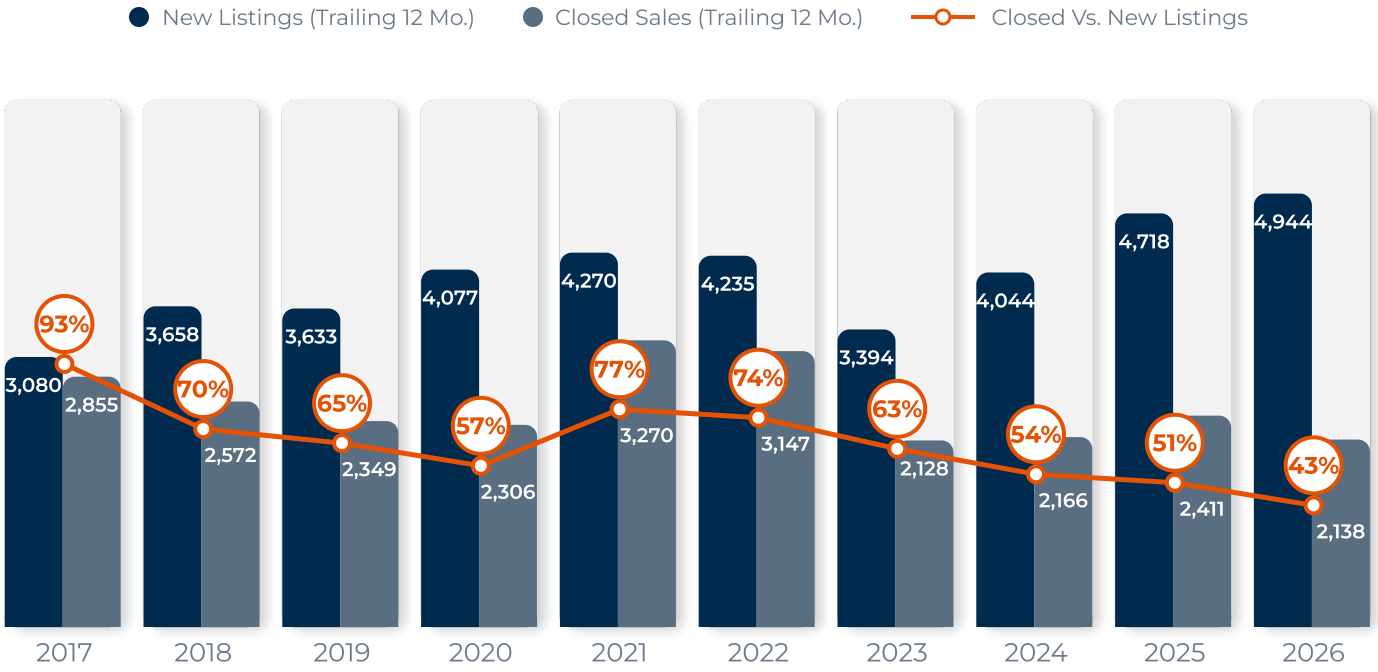
OCTOBER 2026 - SEATTLE

MARKET UPDATE

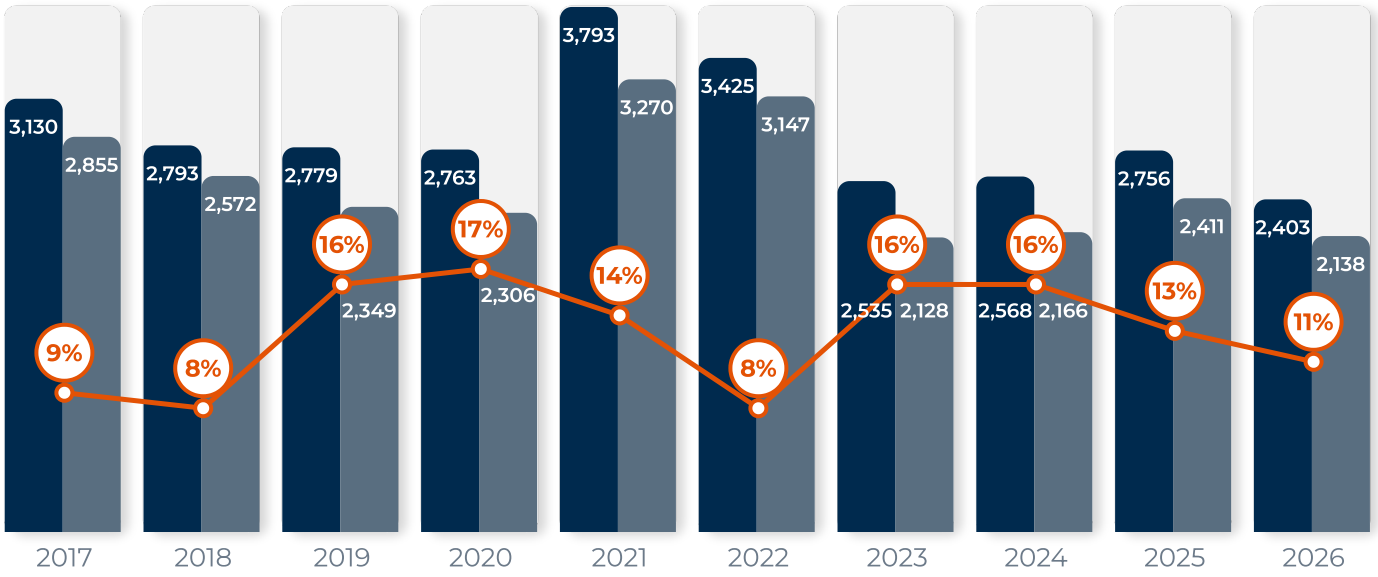
Based on Condominium only reports

WHAT ARE THE ODDS OF SELLING?

Closed Sales as a Percentage of Listings Taken



PERCENTAGE OF PENDING SALES THAT DO NOT CLOSE



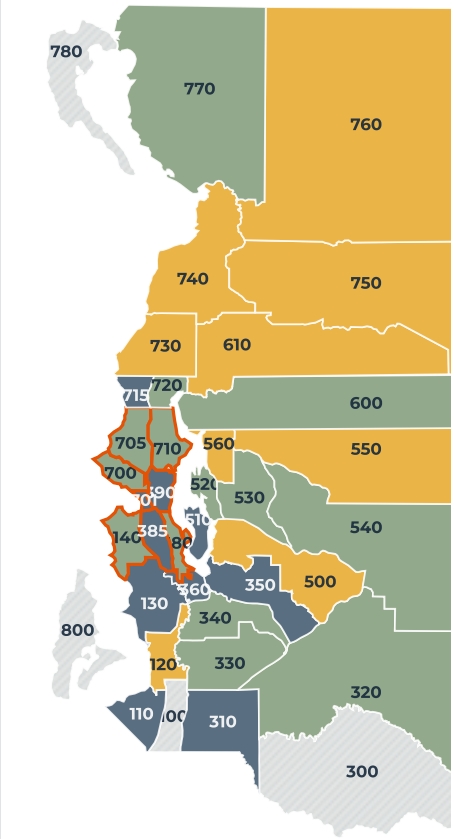
Created by Windermere/East. Data courtesy of Northwest Multiple Listing Service as distributed by MLS Grid, as of Nov 6, 2026 for periods through October 2026.

OCTOBER 2026 - SEATTLE

MONTHS SUPPLY OF INVENTORY

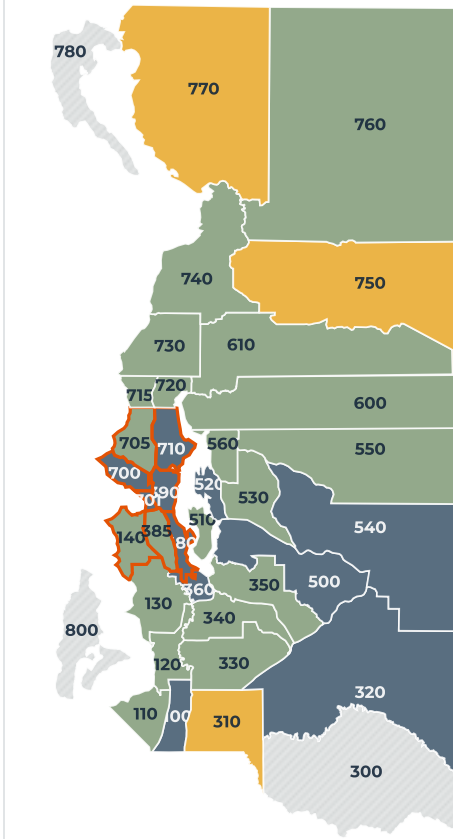
Based on Condominium only reports

October 2024



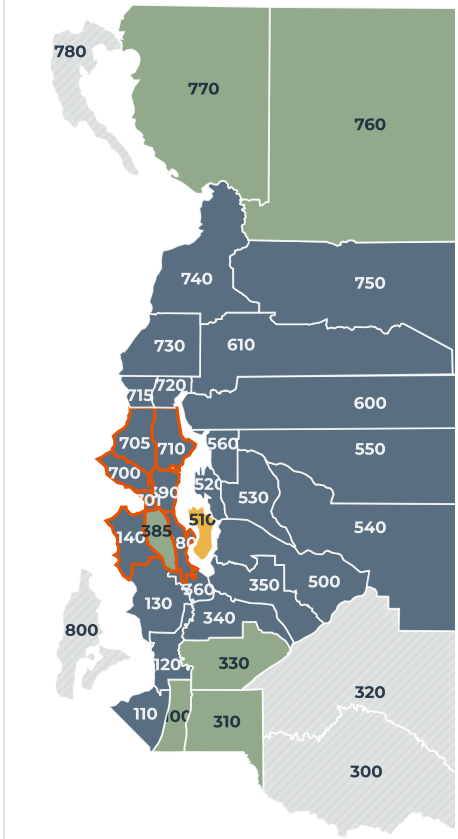
MOI 3.70 · Median $580,000

October 2025



MOI 4.49 · Median $577,562

October 2026



MOI 7.19 · Median $515,825

Market conditions

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

Area detail

Region

Seattle

Buyer's advantage

7.19

months of inventory

New listings	Active	Pending	Closed
390	1,151 +14.99%	160 -28.25%	138 -28.13%

Median sale price

$515,825 -10.69%

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 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)	765	836	936	1,067	1,144	1,156	1,180	1,189	1,220	**1,151**			15%	1,064	AVG	14%
YTD	New Listings Taken in Month	447	382	481	526	492	435	478	437	493	**390**			0%	4,561	YTD	5%
	# of Pending Transactions	205	223	240	245	226	201	191	175	167	**160**			-28%	2,033	YTD	-16%
	Months Supply of Inventory	3.7	3.7	3.9	4.4	5.1	5.8	6.2	6.8	7.3	**7.2**			60%	5.4	AVG	37%
	# of Closed Sales	142	180	206	213	208	200	189	153	147	**138**			-28%	1,776	YTD	-14%
	Median Closed Price ($1,000's)	557	596	603	575	567	557	525	535	530	**516**			-11%	556	AVG	-7%
2025	Active Listings (EOM)	629	699	798	970	1,083	1,064	1,056	1,000	1,068	**1,001**	877	604	13%	937	AVG	31%
	New Listings Taken in Month	394	380	430	536	548	448	411	313	507	**389**	239	144	7%	4,356	YTD	15%
	# of Pending Transactions	225	267	268	246	275	231	240	211	223	**223**	187	183	-7%	2,409	YTD	7%
	Months Supply of Inventory	2.8	2.6	3.0	3.9	3.9	4.6	4.4	4.7	4.8	**4.5**	4.7	3.3	22%	3.9	AVG	22%
	# of Closed Sales	144	199	248	234	215	230	207	193	196	**192**	162	200	-9%	2,058	YTD	9%
	Median Closed Price ($1,000's)	690	625	628	598	573	589	550	595	524	**578**	574	555	0%	595	AVG	4%
2024	Active Listings (EOM)	414	451	516	659	789	847	817	809	938	**887**	726	531	40%	713	AVG	42%
	New Listings Taken in Month	268	324	374	468	474	418	323	320	449	**365**	215	147	38%	3,783	YTD	21%
	# of Pending Transactions	193	225	257	276	251	223	205	195	192	**240**	194	153	36%	2,257	YTD	0%
	Months Supply of Inventory	2.1	2.0	2.0	2.4	3.1	3.8	4.0	4.1	4.9	**3.7**	3.7	3.5	3%	3.2	AVG	43%
	# of Closed Sales	124	163	210	227	233	207	187	196	135	**210**	175	178	13%	1,892	YTD	2%
	Median Closed Price ($1,000's)	538	558	588	599	600	550	559	555	606	**580**	575	550	1%	573	AVG	6%
2023	Active Listings (EOM)	356	360	433	436	486	531	566	580	641	**632**	549	377	2%	502	AVG	13%
	New Listings Taken in Month	199	242	326	301	368	397	323	336	377	**265**	169	92	-10%	3,134	YTD	-19%
	# of Pending Transactions	172	209	225	253	259	275	222	258	218	**177**	162	149	5%	2,268	YTD	-21%
	Months Supply of Inventory	2.1	1.7	1.9	1.7	1.9	1.9	2.5	2.2	2.9	**3.6**	3.4	2.5	-3%	2.3	AVG	29%
	# of Closed Sales	89	137	191	180	207	246	217	213	194	**186**	134	140	3%	1,860	YTD	-29%
	Median Closed Price ($1,000's)	488	515	535	539	550	550	550	575	550	**574**	583	585	10%	543	AVG	3%
2022	Active Listings (EOM)	210	239	290	361	423	577	609	545	582	**618**	523	359	21%	445	AVG	-18%
	New Listings Taken in Month	308	342	459	453	436	508	403	318	350	**296**	186	74	-18%	3,873	YTD	0%
	# of Pending Transactions	330	305	382	362	326	277	264	277	198	**168**	156	111	-47%	2,889	YTD	-16%
	Months Supply of Inventory	0.6	0.8	0.8	1.0	1.3	2.1	2.3	2.0	2.9	**3.7**	3.4	3.2	131%	1.7	AVG	8%
	# of Closed Sales	209	274	294	324	342	279	244	231	239	**180**	128	140	-32%	2,616	YTD	-9%
	Median Closed Price ($1,000's)	500	549	510	513	557	539	537	520	499	**523**	481	513	0%	525	AVG	6%

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

OCTOBER 2026 - SEATTLE

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)	570	571	564	552	535	559	576	503	515	**510**	383	246	-46%	546	AVG	-10%
	New Listings Taken in Month	334	323	428	424	411	455	422	334	390	**360**	225	137	-12%	3,881	YTD	1%
	# of Pending Transactions	282	294	395	383	373	371	366	343	307	**315**	302	234	25%	3,429	YTD	41%
	Months Supply of Inventory	2.0	1.9	1.4	1.4	1.4	1.5	1.6	1.5	1.7	**1.6**	1.3	1.1	-58%	1.6	AVG	-35%
	# of Closed Sales	165	208	284	323	305	346	313	318	343	**265**	278	253	4%	2,870	YTD	45%
	Median Closed Price ($1,000's)	494	475	495	490	473	500	493	480	505	**525**	501	490	6%	493	AVG	3%
2020	Active Listings (EOM)	291	310	377	422	497	611	741	892	983	**953**	799	583	50%	608	AVG	0%
	New Listings Taken in Month	217	286	366	241	338	416	507	536	527	**409**	244	145	43%	3,843	YTD	15%
	# of Pending Transactions	229	253	203	135	203	263	309	306	276	**251**	175	189	31%	2,428	YTD	0%
	Months Supply of Inventory	1.3	1.2	1.9	3.1	2.4	2.3	2.4	2.9	3.6	**3.8**	4.6	3.1	15%	2.5	AVG	-2%
	# of Closed Sales	134	198	227	146	124	172	238	227	255	**254**	200	200	34%	1,975	YTD	-2%
	Median Closed Price ($1,000's)	450	481	485	469	485	457	497	505	480	**497**	500	467	8%	481	AVG	2%
2019	Active Listings (EOM)	431	452	533	592	691	694	700	654	665	**637**	497	339	-6%	605	AVG	70%
	New Listings Taken in Month	255	234	393	417	447	356	347	305	308	**287**	156	78	-21%	3,349	YTD	-1%
	# of Pending Transactions	197	192	275	312	301	264	260	244	200	**192**	201	134	-2%	2,437	YTD	0%
	Months Supply of Inventory	2.2	2.4	1.9	1.9	2.3	2.6	2.7	2.7	3.3	**3.3**	2.5	2.5	-6%	2.5	AVG	65%
	# of Closed Sales	120	135	208	198	279	235	239	237	185	**189**	165	166	-3%	2,025	YTD	-5%
	Median Closed Price ($1,000's)	470	444	492	495	495	495	451	450	455	**460**	460	488	-7%	471	AVG	-9%
2018	Active Listings (EOM)	134	164	186	236	308	373	403	470	616	**677**	560	407	258%	357	AVG	107%
	New Listings Taken in Month	222	257	298	357	396	391	337	345	423	**365**	203	81	52%	3,391	YTD	20%
	# of Pending Transactions	177	224	260	299	319	304	236	210	223	**195**	212	130	-31%	2,447	YTD	-11%
	Months Supply of Inventory	0.8	0.7	0.7	0.8	1.0	1.2	1.7	2.2	2.8	**3.5**	2.6	3.1	400%	1.5	AVG	142%
	# of Closed Sales	102	158	238	249	270	279	245	222	170	**195**	167	157	-32%	2,128	YTD	-11%
	Median Closed Price ($1,000's)	476	535	527	546	535	528	514	505	515	**495**	475	500	5%	518	AVG	13%
2017	Active Listings (EOM)	132	126	166	162	183	156	197	180	233	**189**	137	87	-21%	172	AVG	-34%
	New Listings Taken in Month	193	199	320	317	340	295	307	296	330	**240**	184	83	11%	2,837	YTD	-10%
	# of Pending Transactions	169	217	281	318	319	311	255	321	285	**284**	227	119	-2%	2,760	YTD	-14%
	Months Supply of Inventory	0.8	0.6	0.6	0.5	0.6	0.5	0.8	0.6	0.8	**0.7**	0.6	0.7	-13%	0.6	AVG	-23%
	# of Closed Sales	142	170	220	210	313	282	252	258	251	**287**	234	210	2%	2,385	YTD	-22%
	Median Closed Price ($1,000's)	440	475	434	453	444	475	462	475	466	**472**	453	490	14%	460	AVG	12%
2016	Active Listings (EOM)	196	224	233	284	281	279	275	290	325	**238**	171	120		263	AVG	
	New Listings Taken in Month	222	291	353	379	367	347	317	325	336	**216**	139	104		3,153	YTD	
	# of Pending Transactions	225	280	352	346	384	362	336	329	311	**291**	218	152		3,216	YTD	
	Months Supply of Inventory	0.9	0.8	0.7	0.8	0.7	0.8	0.8	0.9	1.0	**0.8**	0.8	0.8		0.8	AVG	
	# of Closed Sales	152	237	268	298	267	411	396	388	373	**281**	256	214		3,071	YTD	
	Median Closed Price ($1,000's)	357	393	380	384	363	430	465	438	475	**415**	389	426		410	AVG	

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

OCTOBER 2026 - SEATTLE

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)	336	360	410	467	528	569	594	592	657	**634**	522	365	**503**	AVG
% of 12 Month Avg.	67%	72%	81%	93%	105%	113%	118%	118%	131%	**126%**	104%	73%		
New Listings in Mo.	261	288	375	389	413	403	370	343	400	**319**	196	109	**3,866**	T
% of 12 Month Avg.	81%	89%	116%	121%	128%	125%	115%	106%	124%	**99%**	61%	34%		
# of Pending Trans	220	247	290	293	301	288	269	269	243	**234**	203	155	**3,012**	T
% of 12 Month Avg.	88%	98%	115%	117%	120%	115%	107%	107%	97%	**93%**	81%	62%		
Months Supply of Inv.	1.5	1.5	1.4	1.6	1.8	2.0	2.2	2.2	2.7	**2.7**	2.6	2.4	**2.0**	AVG
% of 12 Month Avg.	75%	72%	69%	78%	86%	97%	108%	108%	132%	**133%**	126%	115%		
# of Closed Units	138	188	239	239	256	269	254	248	234	**224**	190	186	**2,665**	T
% of 12 Month Avg.	62%	85%	108%	108%	115%	121%	114%	112%	105%	**101%**	86%	84%		
Median Closed Price ($1,000)	490	505	507	508	508	511	508	510	507	**512**	499	506	**506**	AVG
% of 12 Month Avg.	97%	100%	100%	100%	100%	101%	100%	101%	100%	**101%**	99%	100%		

AVG = Average · T = Total

OCTOBER 2026 - SEATTLE

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	7	0		8	0		8	0		7	0		7	0		7	0		7.3	0.0	
$100,000 – $199,999	12	1	2.8	15	1	3.5	16	1	3.7	16	1	3.7	18	0		19	1	4.4	16.0	0.8	4.4
$200,000 – $299,999	140	4	8.1	134	4	7.7	142	4	8.2	144	7	4.7	151	3	11.6	157	2	18.1	144.7	4.0	8.3
$300,000 – $399,999	247	6	9.5	239	6	9.2	245	8	7.1	234	6	9.0	228	3	17.5	219	9	5.6	235.3	6.3	8.6
$400,000 – $499,999	184	4	10.6	178	6	6.8	179	11	3.8	179	5	8.3	176	4	10.2	173	5	8.0	178.2	5.8	7.0
$500,000 – $599,999	173	0		176	8	5.1	172	3	13.2	169	6	6.5	173	2	20.0	171	7	5.6	172.3	4.3	9.2
$600,000 – $699,999	143	7	4.7	141	6	5.4	142	4	8.2	134	6	5.2	136	4	7.8	126	5	5.8	137.0	5.3	5.9
$700,000 – $799,999	103	0		100	2	11.5	94	2	10.8	92	2	10.6	89	0		78	8	2.3	92.7	2.3	9.2
$800,000 – $899,999	59	3	4.5	55	1	12.7	59	1	13.6	60	1	13.8	58	1	13.4	56	1	12.9	57.8	1.3	10.0
$900,000 – $999,999	30	2	3.5	32	1	7.4	31	0		34	0		32	2	3.7	34	0		32.2	0.8	8.9
$1,000,000 – $1,499,999	83	2	9.6	83	2	9.6	84	3	6.5	82	3	6.3	85	0		83	1	19.2	83.3	1.8	10.5
$1,500,000 – $1,999,999	30	0		28	2	3.2	28	0		26	1	6.0	27	0		27	0		27.7	0.5	12.8
$2,000,000 – $2,499,999	11	0		10	2	1.2	11	0		11	0		11	0		12	0		11.0	0.3	7.6
$2,500,000 +	40	2	4.6	36	1	8.3	38	0		38	0		37	0		37	0		37.7	0.5	17.4
Total	**1,262**	**31**	**9.4**	**1,235**	**42**	**6.8**	**1,249**	**37**	**7.8**	**1,226**	**38**	**7.4**	**1,228**	**19**	**14.9**	**1,199**	**39**	**7.1**	**1,233.2**	**34.3**	**8.3**
Prior Year — Comparable Weeks																					
Total (PY)	**1,130**	**46**	**5.7**	**1,094**	**58**	**4.4**	**1,093**	**50**	**5.0**	**1,061**	**52**	**4.7**	**1,061**	**35**	**7.0**	**1,055**	**46**	**5.3**	**1,082.3**	**47.8**	**5.2**

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.