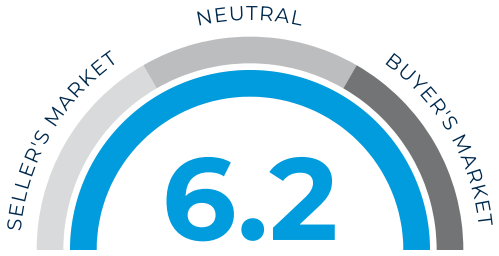
OCTOBER 2026 - ALL KING CO

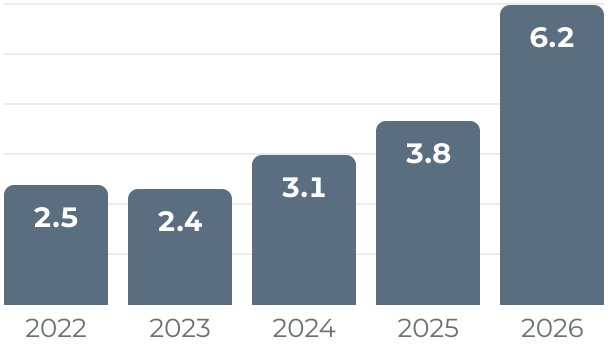
MARKET SUMMARY

Based on Condominium only reports

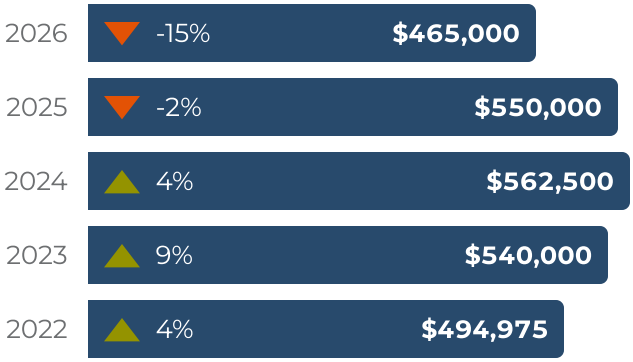
MONTHS OF INVENTORY



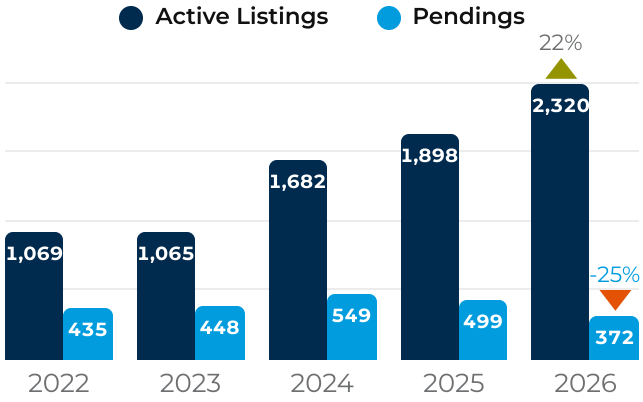
Seller's Market = 0 to 2 Months
Neutral Market = 2 to 4 Months
Buyer's Market = 4+ Months



MEDIAN SALES PRICE

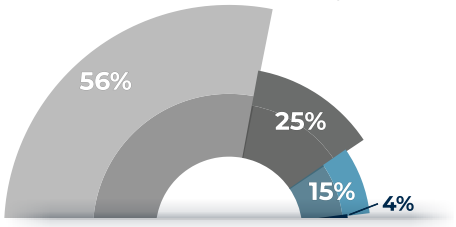


LISTINGS AND PENDING SALES



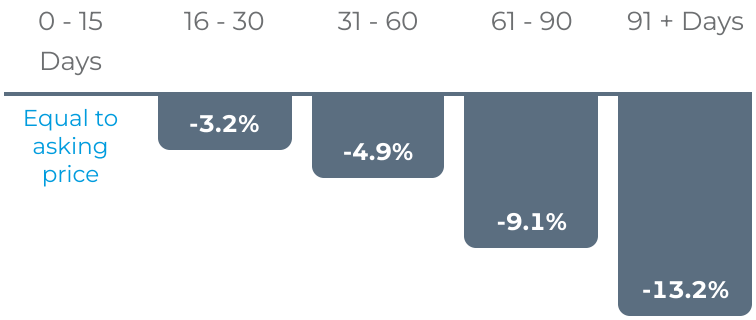
SALES PRICE AND TOTAL MARKET TIME

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



Oct 2026

current month



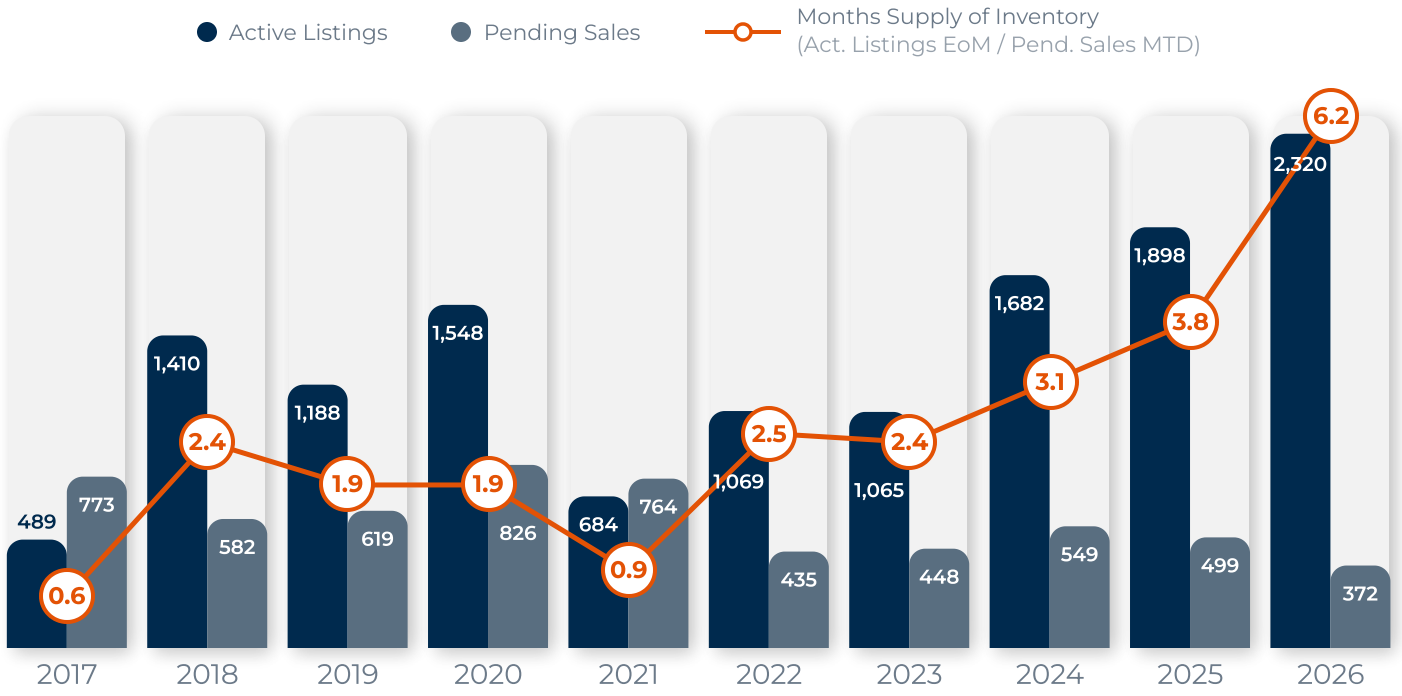
- Sold **ABOVE** List Price
- Sold **BELOW** List Price
- Sold **AT** List Price
- **PRICE CHANGE** Before Sale

OCTOBER 2026 - ALL KING CO

MARKET UPDATE

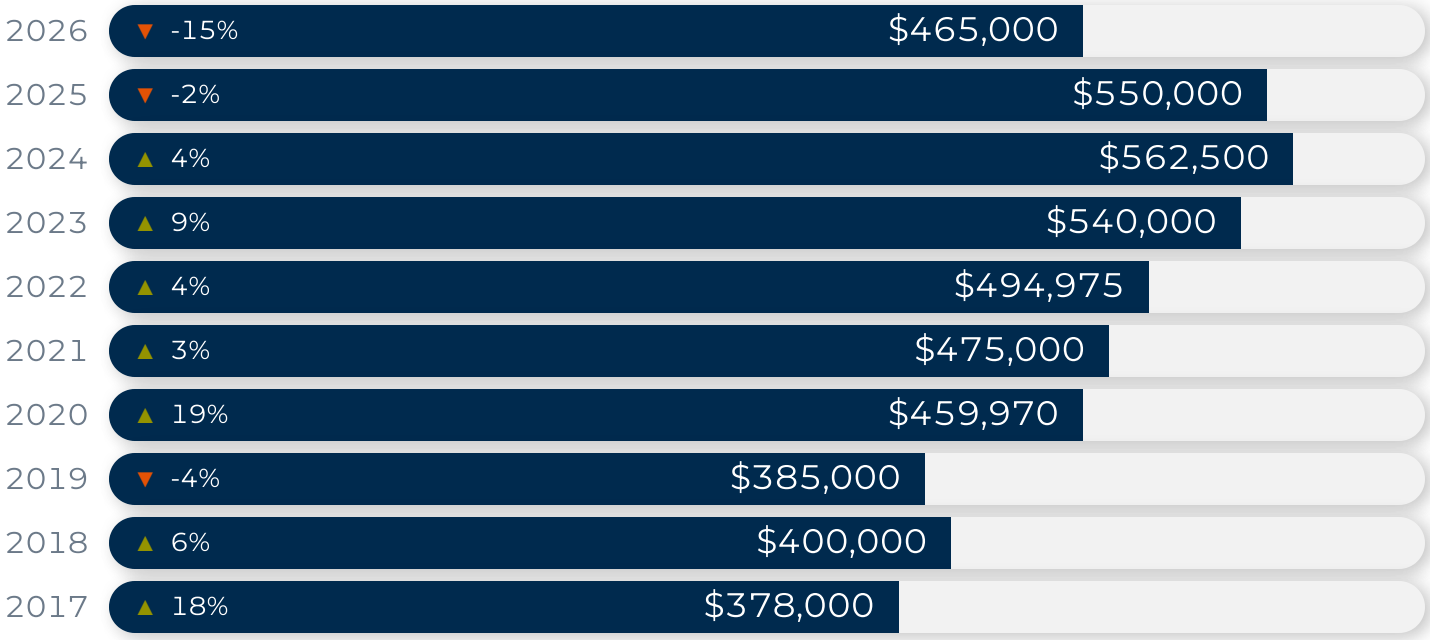
Based on Condominium only reports

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



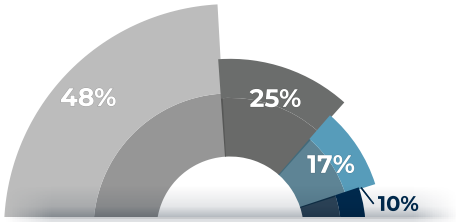
OCTOBER 2026 - ALL KING CO

MARKET UPDATE

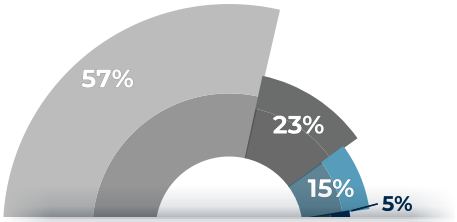
Based on Condominium only reports

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

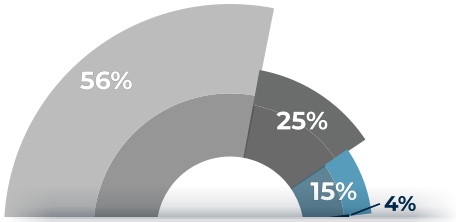
Price Change or Relist Before Sale | **Below** List Price | **At** List Price | **Above** List Price



Oct 2025
same month last year



Sep 2026
last month



Oct 2026
current month

Sold Above List Price

Avg days on market
11

Sales this month
14 (4%)

Median % from list
▲ 2%

Sold At List Price

Avg days on market
13

Sales this month
51 (15%)

Median % from list
-- 0%

Sold Below List Price

Avg days on market
32

Sales this month
83 (25%)

Median % from list
▼ -3%

Price Change or Relist Before Sale

Avg days on market
114

Sales this month
185 (56%)

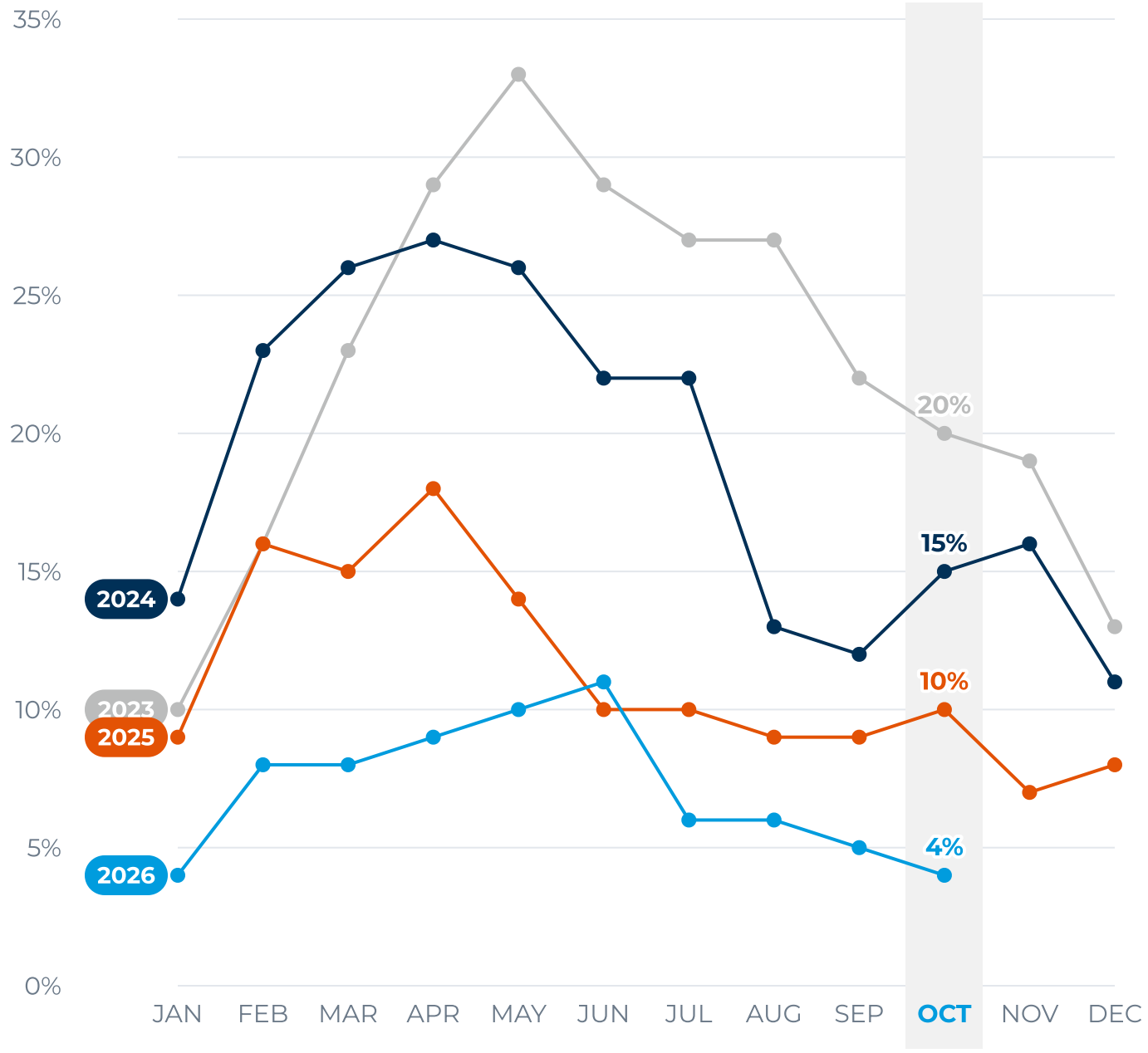
Median % from list
-- N/A

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 - ALL KING CO

% 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 - ALL KING CO

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%	84	25.2%
16 - 30 Days	96.8%	97.7%	46	13.8%
31 - 60 Days	95.1%	98.3%	54	16.2%
61 - 90 Days	90.9%	97.0%	37	11.1%
91 + Days	86.8%	97.0%	112	33.6%
TOTALS			**333**	**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	**$465,000**	**$550,000**	**-$85,000**
INTEREST RATE* 30-Year Fixed	**7.33%**	**6.25%**	**1.07%**
P & I Principal & Interest	**$3,197**	**$3,388**	**-$191** per month **-$2,293** per year

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

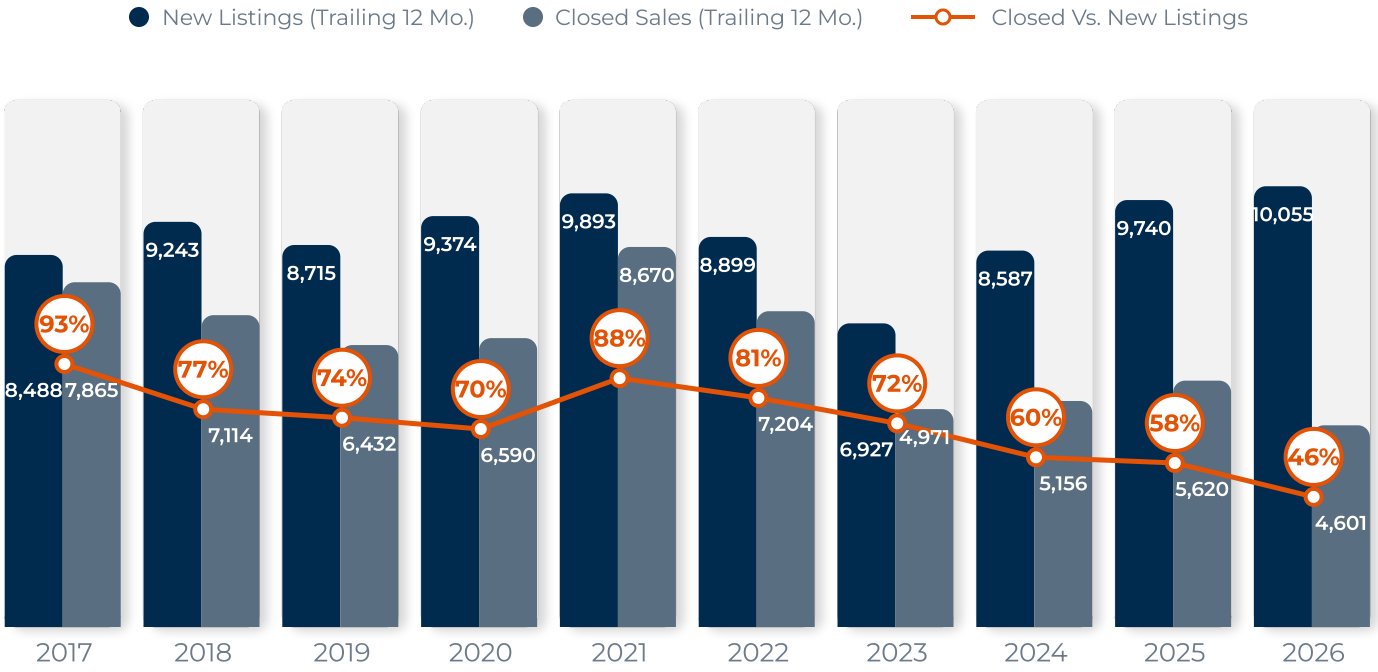
OCTOBER 2026 - ALL KING CO

MARKET UPDATE

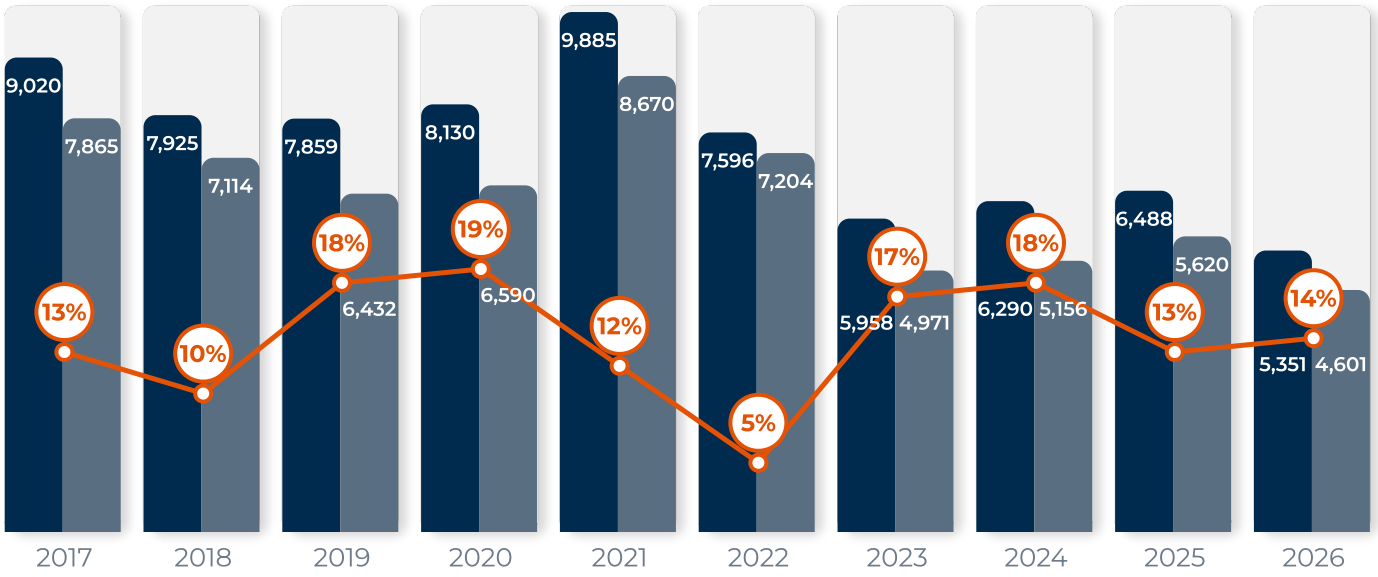
Based on Condominium only reports

WHAT ARE THE ODDS OF SELLING?

Closed Sales as a Percentage of Listings Taken



PERCENTAGE OF PENDING SALES THAT DO NOT CLOSE

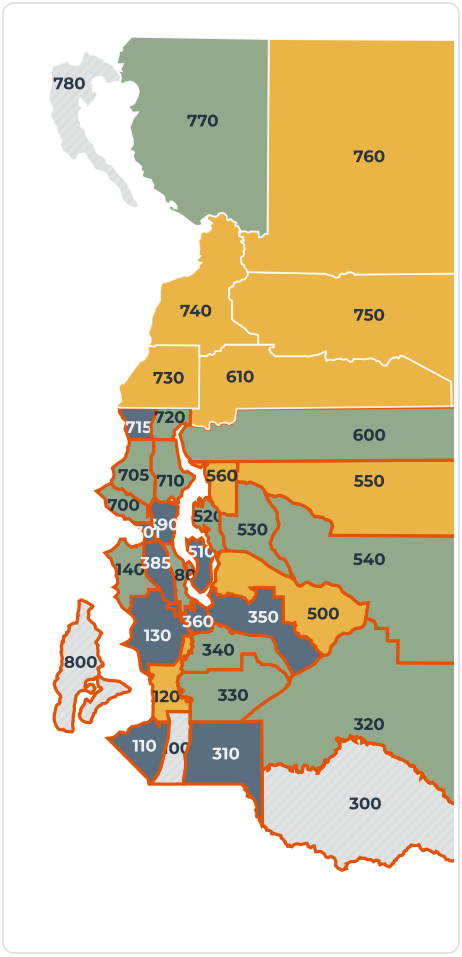


OCTOBER 2026 - ALL KING CO

MONTHS SUPPLY OF INVENTORY

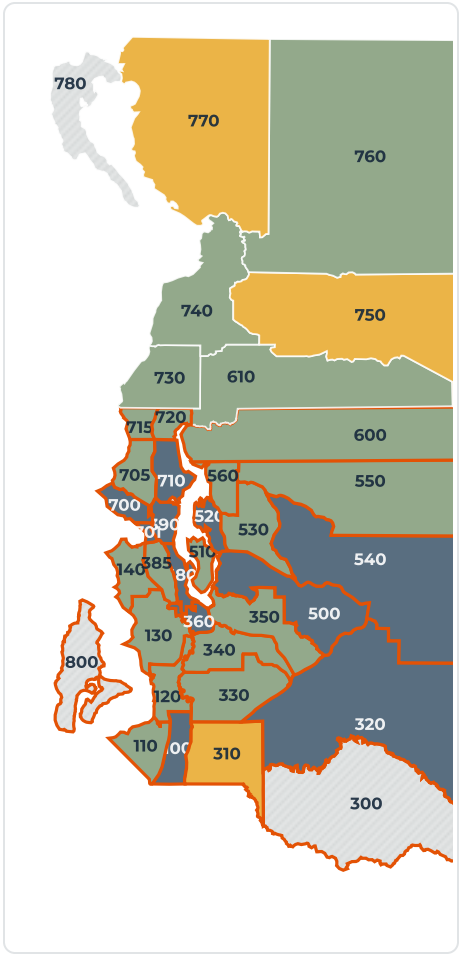
Based on Condominium only reports

October 2024



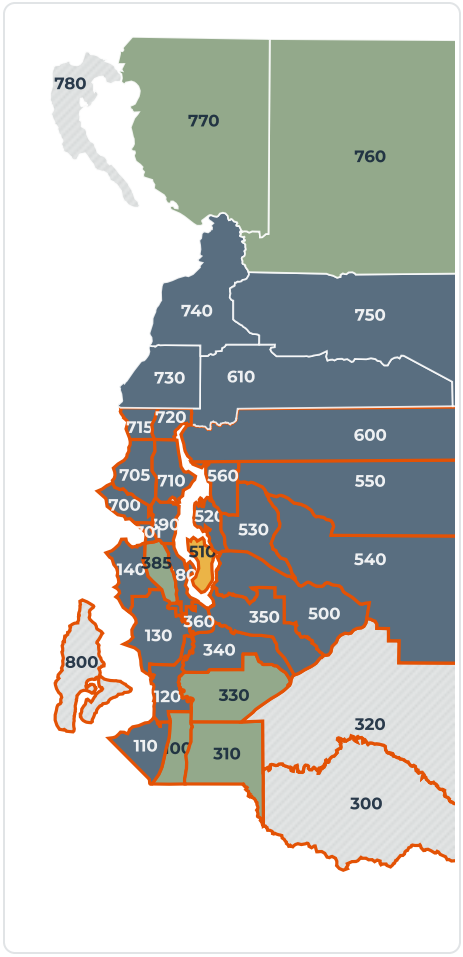
MOI 3.06 · Median $562,500

October 2025



MOI 3.80 · Median $550,000

October 2026



MOI 6.24 · Median $465,000

Market conditions

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

Area detail

Region

ALL King Co

Buyer's advantage

6.24

months of inventory

New listings	Active	Pending	Closed
746	**2,322** +22.34%	**372** -25.45%	**333** -30.48%

Median sale price

$465,000 -15.45%

OCTOBER 2026 - ALL KING CO

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	**3.6**	2.2	1.4	**64%**
Active Listings at End of Month	**5,269**	3,821	1,448	**38%**
Pending Sales MTD	**1,459**	1,729	-270	**-16%**
Pending Sales (Trailing 12 mo.)	**19,401**	20,662	-1,261	**-6%**
Closed Sales MTD	**1,423**	1,665	-242	**-15%**
Closed Sales (Trailing 12 mo.)	**16,528**	17,576	-1,048	**-6%**
Closed Sales (Median)	**$925,000**	$997,000	-$72,000	**-7%**
30-YR-Fixed Mortgage Rate	**7.3%**	6.3%	1.1%	**17%**
Monthly Payments (P&I)	**$6,359**	$6,141	$218	**4%**

CONDOMINIUM

	October 2026	October 2025	Difference	% Change
Months Supply of Inventory	**6.2**	3.8	2.4	**63%**
Active Listings at End of Month	**2,320**	1,898	422	**22%**
Pending Sales MTD	**372**	499	-127	**-25%**
Pending Sales (Trailing 12 mo.)	**5,351**	6,488	-1,137	**-18%**
Closed Sales MTD	**333**	479	-146	**-30%**
Closed Sales (Trailing 12 mo.)	**4,601**	5,620	-1,019	**-18%**
Closed Sales (Median)	**$465,000**	$550,000	-$85,000	**-15%**
30-YR-Fixed Mortgage Rate	**7.3%**	6.3%	1.1%	**17%**
Monthly Payments (P&I)	**$3,197**	$3,388	-$191	**-6%**

RESIDENTIAL & CONDOMINIUM

	October 2026	October 2025	Difference	% Change
Months Supply of Inventory	**4.1**	2.6	1.5	**58%**
Active Listings at End of Month	**7,592**	5,719	1,873	**33%**
Pending Sales MTD	**1,831**	2,228	-397	**-18%**
Pending Sales (Trailing 12 mo.)	**24,752**	27,150	-2,398	**-9%**
Closed Sales MTD	**1,756**	2,144	-388	**-18%**
Closed Sales (Trailing 12 mo.)	**21,129**	23,196	-2,067	**-9%**
Closed Sales (Median)	**$851,250**	$887,300	-$36,050	**-4%**
30-YR-Fixed Mortgage Rate	**7.3%**	6.3%	1.1%	**17%**
Monthly Payments (P&I)	**$5,852**	$5,466	$387	**7%**

OCTOBER 2026 - ALL KING CO

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)	1,436	1,639	1,843	2,155	2,333	2,413	2,494	2,473	2,479	**2,320**			22%	2,159	AVG	20%
YTD	New Listings Taken in Month	840	820	981	1,065	1,040	960	1,006	878	968	**746**			-3%	9,304	YTD	3%
	# of Pending Transactions	441	493	542	492	504	467	447	409	409	**372**			-25%	4,576	YTD	-19%
	Months Supply of Inventory	3.3	3.3	3.4	4.4	4.6	5.2	5.6	6.0	6.1	**6.2**			63%	4.8	AVG	51%
	# of Closed Sales	302	346	465	449	421	418	422	341	352	**333**			-30%	3,849	YTD	-20%
	Median Closed Price ($1,000's)	502	545	550	539	540	514	520	515	496	**465**			-15%	519	AVG	-9%
2025	Active Listings (EOM)	1,221	1,309	1,478	1,809	2,064	2,045	2,063	1,986	2,043	**1,898**	1,629	1,172	13%	1,792	AVG	44%
	New Listings Taken in Month	827	769	910	1,099	1,173	908	886	734	937	**767**	462	289	-5%	9,010	YTD	13%
	# of Pending Transactions	529	597	622	565	656	574	563	529	547	**499**	412	363	-9%	5,681	YTD	2%
	Months Supply of Inventory	2.3	2.2	2.4	3.2	3.1	3.6	3.7	3.8	3.7	**3.8**	4.0	3.2	23%	3.2	AVG	42%
	# of Closed Sales	352	450	529	503	523	520	518	476	464	**479**	351	401	-2%	4,814	YTD	6%
	Median Closed Price ($1,000's)	600	613	590	580	570	576	530	549	528	**550**	508	530	-2%	568	AVG	4%
2024	Active Listings (EOM)	659	723	833	1,041	1,317	1,453	1,458	1,539	1,702	**1,682**	1,408	1,030	58%	1,241	AVG	53%
	New Listings Taken in Month	540	647	788	888	975	896	770	778	896	**804**	445	285	40%	7,982	YTD	26%
	# of Pending Transactions	474	504	632	633	614	578	555	519	522	**549**	449	358	23%	5,580	YTD	5%
	Months Supply of Inventory	1.4	1.4	1.3	1.6	2.1	2.5	2.6	3.0	3.3	**3.1**	3.1	2.9	29%	2.2	AVG	44%
	# of Closed Sales	277	386	457	518	568	475	478	485	390	**488**	415	391	16%	4,522	YTD	5%
	Median Closed Price ($1,000's)	495	550	540	580	595	555	530	525	559	**563**	565	525	4%	549	AVG	9%
2023	Active Listings (EOM)	610	576	698	719	764	832	891	911	1,069	**1,065**	944	656	0%	814	AVG	12%
	New Listings Taken in Month	424	462	679	617	704	751	691	686	758	**574**	385	220	-3%	6,346	YTD	-22%
	# of Pending Transactions	423	472	528	569	597	611	565	606	492	**448**	376	334	3%	5,311	YTD	-18%
	Months Supply of Inventory	1.4	1.2	1.3	1.3	1.3	1.4	1.6	1.5	2.2	**2.4**	2.5	2.0	-4%	1.6	AVG	27%
	# of Closed Sales	218	337	441	420	487	540	483	504	443	**420**	335	299	-7%	4,293	YTD	-28%
	Median Closed Price ($1,000's)	450	469	507	503	505	530	510	525	515	**540**	485	537	9%	505	AVG	0%
2022	Active Listings (EOM)	274	329	422	536	635	951	1,034	979	1,055	**1,069**	905	648	56%	728	AVG	-9%
	New Listings Taken in Month	590	728	972	903	965	1,042	856	732	732	**593**	395	186	-18%	8,113	YTD	-9%
	# of Pending Transactions	611	665	821	768	794	627	607	649	498	**435**	372	275	-43%	6,475	YTD	-25%
	Months Supply of Inventory	0.4	0.5	0.5	0.7	0.8	1.5	1.7	1.5	2.1	**2.5**	2.4	2.4	178%	1.2	AVG	32%
	# of Closed Sales	420	544	714	708	748	661	583	562	533	**452**	345	333	-38%	5,925	YTD	-19%
	Median Closed Price ($1,000's)	455	535	540	518	531	525	490	485	483	**495**	468	465	4%	506	AVG	11%

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

OCTOBER 2026 - ALL KING CO

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)	800	830	793	832	795	801	895	783	757	**684**	469	298	-56%	797	AVG	-23%
	New Listings Taken in Month	710	762	954	1,018	955	997	1,055	845	881	**723**	473	313	-27%	8,900	YTD	2%
	# of Pending Transactions	722	716	962	927	945	945	921	911	856	**764**	660	461	-8%	8,669	YTD	22%
	Months Supply of Inventory	1.1	1.2	0.8	0.9	0.8	0.8	1.0	0.9	0.9	**0.9**	0.7	0.6	-53%	0.9	AVG	-36%
	# of Closed Sales	480	553	700	785	799	858	819	807	828	**729**	674	605	-12%	7,358	YTD	32%
	Median Closed Price ($1,000's)	400	439	470	460	459	463	460	458	467	**475**	460	460	3%	455	AVG	6%
2020	Active Listings (EOM)	536	532	695	821	954	1,043	1,243	1,420	1,550	**1,548**	1,246	863	30%	1,034	AVG	-9%
	New Listings Taken in Month	580	698	855	576	755	926	1,089	1,124	1,143	**985**	603	390	39%	8,731	YTD	10%
	# of Pending Transactions	621	720	616	407	582	793	847	883	827	**826**	643	573	33%	7,122	YTD	3%
	Months Supply of Inventory	0.9	0.7	1.1	2.0	1.6	1.3	1.5	1.6	1.9	**1.9**	1.9	1.5	0%	1.5	AVG	-14%
	# of Closed Sales	354	494	610	438	351	479	656	673	687	**830**	664	648	56%	5,572	YTD	1%
	Median Closed Price ($1,000's)	402	435	438	430	420	419	430	415	431	**460**	449	425	19%	428	AVG	6%
2019	Active Listings (EOM)	868	894	986	1,049	1,274	1,306	1,326	1,278	1,254	**1,188**	895	596	-16%	1,142	AVG	48%
	New Listings Taken in Month	605	527	915	931	1,039	894	857	746	726	**710**	416	227	-11%	7,950	YTD	-6%
	# of Pending Transactions	548	488	810	859	808	765	742	675	606	**619**	601	407	6%	6,920	YTD	0%
	Months Supply of Inventory	1.6	1.8	1.2	1.2	1.6	1.7	1.8	1.9	2.1	**1.9**	1.5	1.5	-21%	1.7	AVG	46%
	# of Closed Sales	351	378	506	592	736	639	645	621	532	**532**	482	536	-6%	5,532	YTD	-7%
	Median Closed Price ($1,000's)	384	380	434	404	430	420	400	400	400	**385**	415	405	-4%	404	AVG	-4%
2018	Active Listings (EOM)	266	286	373	473	650	785	953	1,136	1,374	**1,410**	1,221	852	188%	771	AVG	74%
	New Listings Taken in Month	567	586	833	877	1,044	990	906	930	967	**797**	530	235	23%	8,497	YTD	10%
	# of Pending Transactions	535	586	755	795	864	853	681	642	625	**582**	541	398	-25%	6,918	YTD	-13%
	Months Supply of Inventory	0.5	0.5	0.5	0.6	0.8	0.9	1.4	1.8	2.2	**2.4**	2.3	2.1	300%	1.2	AVG	105%
	# of Closed Sales	376	461	596	642	720	744	684	643	498	**566**	447	453	-23%	5,930	YTD	-11%
	Median Closed Price ($1,000's)	380	415	467	447	427	430	414	415	425	**400**	405	405	6%	422	AVG	16%
2017	Active Listings (EOM)	318	297	399	395	421	455	567	509	589	**489**	355	206	-24%	444	AVG	-32%
	New Listings Taken in Month	519	527	857	816	885	936	918	828	816	**649**	482	264	18%	7,751	YTD	-3%
	# of Pending Transactions	549	589	809	842	913	917	837	930	778	**773**	616	391	3%	7,937	YTD	-6%
	Months Supply of Inventory	0.6	0.5	0.5	0.5	0.5	0.5	0.7	0.5	0.8	**0.6**	0.6	0.5	-33%	0.6	AVG	-28%
	# of Closed Sales	428	442	621	603	807	764	735	774	750	**733**	597	587	-3%	6,657	YTD	-8%
	Median Closed Price ($1,000's)	310	341	345	370	374	385	370	373	381	**378**	385	402	18%	363	AVG	11%
2016	Active Listings (EOM)	493	508	543	632	636	712	762	793	820	**642**	494	346		654	AVG	
	New Listings Taken in Month	544	690	873	917	898	977	879	852	850	**548**	441	296		8,028	YTD	
	# of Pending Transactions	573	739	889	894	986	966	900	888	856	**747**	632	451		8,438	YTD	
	Months Supply of Inventory	0.9	0.7	0.6	0.7	0.6	0.7	0.8	0.9	1.0	**0.9**	0.8	0.8		0.8	AVG	
	# of Closed Sales	406	494	660	733	733	906	850	867	792	**758**	662	546		7,199	YTD	
	Median Closed Price ($1,000's)	282	324	310	324	315	350	350	335	355	**320**	329	314		326	AVG	

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

OCTOBER 2026 - ALL KING CO

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)	605	628	722	831	951	1,038	1,119	1,133	1,221	**1,168**	957	667	**920**	AVG
% of 12 Month Avg.	66%	68%	78%	90%	103%	113%	122%	123%	133%	**127%**	104%	72%		
New Listings in Mo.	591	640	864	864	939	932	891	826	871	**715**	463	271	**8,867**	T
% of 12 Month Avg.	80%	87%	117%	117%	127%	126%	121%	112%	118%	**97%**	63%	37%		
# of Pending Trans	559	608	744	726	776	763	722	723	661	**624**	530	401	**7,837**	T
% of 12 Month Avg.	86%	93%	114%	111%	119%	117%	111%	111%	101%	**96%**	81%	61%		
Months Supply of Inv.	1.1	1.0	1.0	1.1	1.2	1.4	1.6	1.6	1.8	**1.9**	1.8	1.7	**1.4**	AVG
% of 12 Month Avg.	76%	72%	68%	80%	86%	95%	109%	110%	130%	**131%**	126%	117%		
# of Closed Units	366	454	583	594	647	659	645	641	592	**599**	497	480	**6,757**	T
% of 12 Month Avg.	65%	81%	104%	106%	115%	117%	115%	114%	105%	**106%**	88%	85%		
Median Closed Price ($1,000)	416	450	464	461	463	465	448	448	454	**457**	447	447	**452**	AVG
% of 12 Month Avg.	92%	100%	103%	102%	102%	103%	99%	99%	101%	**101%**	99%	99%		

AVG = Average · T = Total

OCTOBER 2026 - ALL KING CO

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	30	4	1.7	33	2	3.8	40	1	9.2	41	4	2.4	51	0		53	1	12.2	41.3	2.0	4.8
$200,000 – $299,999	319	16	4.6	306	15	4.7	306	13	5.4	315	13	5.6	316	5	14.6	310	9	7.9	312.0	11.8	6.1
$300,000 – $399,999	536	13	9.5	521	15	8.0	512	20	5.9	490	14	8.1	481	14	7.9	470	20	5.4	501.7	16.0	7.2
$400,000 – $499,999	403	10	9.3	384	14	6.3	401	22	4.2	393	13	7.0	380	13	6.7	373	11	7.8	389.0	13.8	6.5
$500,000 – $599,999	312	7	10.3	307	12	5.9	298	6	11.5	288	7	9.5	290	9	7.4	287	13	5.1	297.0	9.0	7.6
$600,000 – $699,999	217	11	4.6	207	8	6.0	208	6	8.0	205	8	5.9	207	4	11.9	192	7	6.3	206.0	7.3	6.5
$700,000 – $799,999	169	2	19.5	170	3	13.1	162	6	6.2	160	3	12.3	155	4	8.9	142	11	3.0	159.7	4.8	7.6
$800,000 – $899,999	123	5	5.7	115	2	13.3	119	1	27.5	123	1	28.4	119	1	27.5	112	5	5.2	118.5	2.5	10.9
$900,000 – $999,999	70	7	2.3	73	1	16.8	66	1	15.2	69	0		74	2	8.5	77	1	17.8	71.5	2.0	8.3
$1,000,000 – $1,499,999	204	7	6.7	204	5	9.4	204	7	6.7	199	7	6.6	195	5	9.0	189	4	10.9	199.2	5.8	7.9
$1,500,000 – $1,999,999	81	2	9.3	78	3	6.0	77	3	5.9	76	4	4.4	77	1	17.8	77	1	17.8	77.7	2.3	7.7
$2,000,000 – $2,499,999	27	1	6.2	27	2	3.1	27	2	3.1	29	0		28	1	6.5	28	1	6.5	27.7	1.2	5.5
$2,500,000 +	60	5	2.8	58	1	13.4	57	3	4.4	53	2	6.1	54	0		54	0		56.0	1.8	7.0
Total	**2,558**	**90**	**6.6**	**2,491**	**83**	**6.9**	**2,485**	**91**	**6.3**	**2,448**	**76**	**7.4**	**2,434**	**59**	**9.5**	**2,371**	**84**	**6.5**	**2,464.5**	**80.5**	**7.1**
Prior Year — Comparable Weeks																					
Total (PY)	**2,160**	**112**	**4.5**	**2,087**	**124**	**3.9**	**2,060**	**111**	**4.3**	**2,020**	**95**	**4.9**	**2,006**	**93**	**5.0**	**1,986**	**103**	**4.4**	**2,053.2**	**106.3**	**4.5**

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.