Local Market Update – October 2026

A Research Tool Provided by Northwest Multiple Listing Service®

NORTHWEST MULTIPLE LISTING SERVICE®

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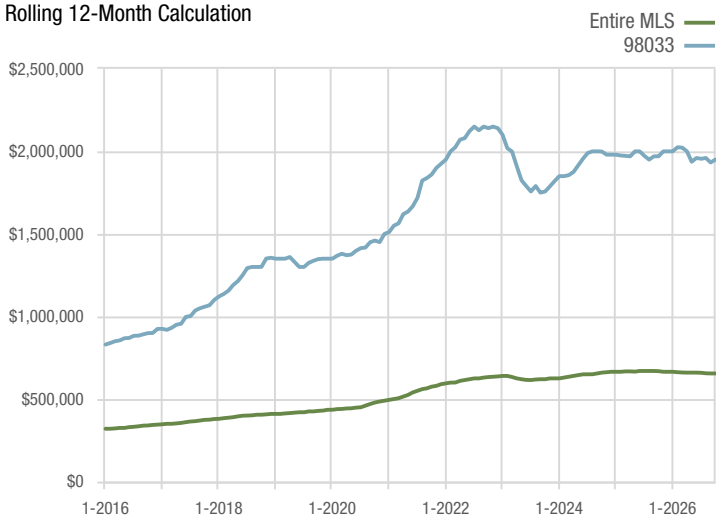
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	81	**92**	+ 13.6%	866	**950**	+ 9.7%
Pending Sales	41	**38**	- 7.3%	466	**411**	- 11.8%
Closed Sales	47	**29**	- 38.3%	452	**400**	- 11.5%
Days on Market Until Sale	24	**29**	+ 20.8%	26	**29**	+ 11.5%
Median Sales Price*	$1,925,000	**$1,950,000**	+ 1.3%	$2,000,000	**$1,930,000**	- 3.5%
Average Sales Price*	$2,347,930	**$2,298,722**	- 2.1%	$2,235,155	**$2,203,391**	- 1.4%
Percent of List Price Received*	99.0%	**96.8%**	- 2.2%	99.0%	**97.7%**	- 1.3%
Inventory of Homes for Sale	159	**184**	+ 15.7%	—	**—**	—
Months Supply of Inventory	3.6	**4.7**	+ 30.6%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	42	**38**	- 9.5%	519	**523**	+ 0.8%
Pending Sales	24	**22**	- 8.3%	275	**238**	- 13.5%
Closed Sales	37	**19**	- 48.6%	265	**231**	- 12.8%
Days on Market Until Sale	33	**53**	+ 60.6%	33	**36**	+ 9.1%
Median Sales Price*	$1,260,000	**$1,190,000**	- 5.6%	$1,200,000	**$1,160,000**	- 3.3%
Average Sales Price*	$1,352,633	**$1,437,962**	+ 6.3%	$1,363,572	**$1,260,547**	- 7.6%
Percent of List Price Received*	99.4%	**97.4%**	- 2.0%	98.4%	**97.8%**	- 0.6%
Inventory of Homes for Sale	90	**104**	+ 15.6%	—	**—**	—
Months Supply of Inventory	3.5	**4.6**	+ 31.4%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

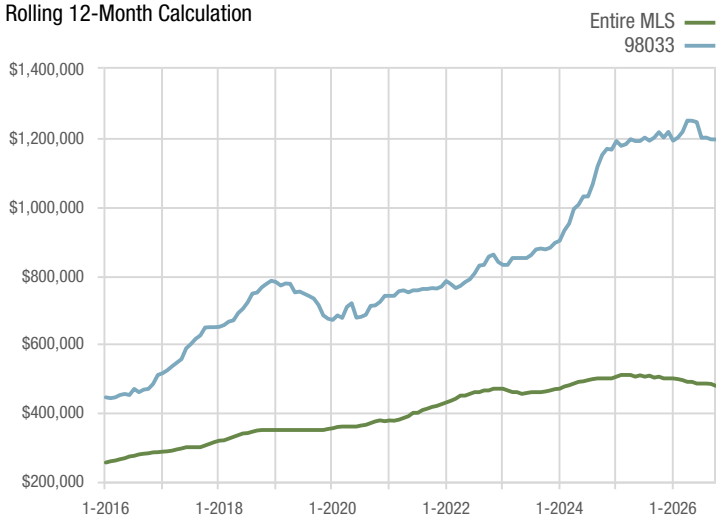
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of November 2, 2026. All data from Northwest Multiple Listing Service®. Report © 2026 ShowingTime Plus, LLC.