Local Market Update – October 2026

A Research Tool Provided by Northwest Multiple Listing Service®

NORTHWEST MULTIPLE LISTING SERVICE®

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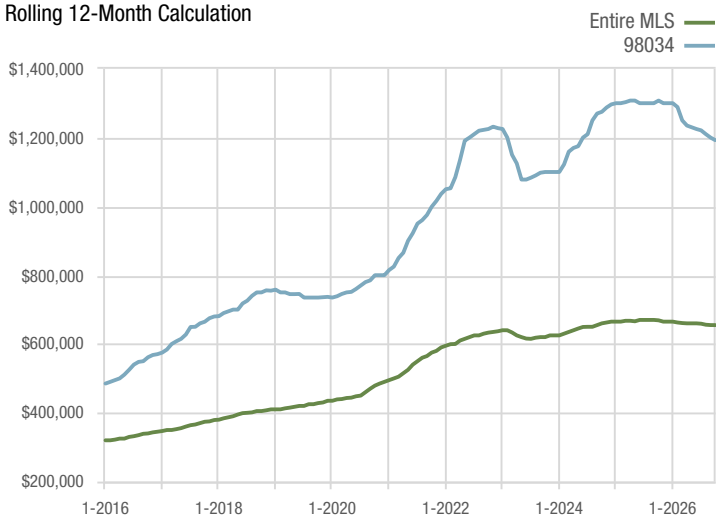
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	40	**44**	+ 10.0%	560	**722**	+ 28.9%
Pending Sales	41	**28**	- 31.7%	375	**341**	- 9.1%
Closed Sales	37	**39**	+ 5.4%	354	**335**	- 5.4%
Days on Market Until Sale	38	**32**	- 15.8%	20	**29**	+ 45.0%
Median Sales Price*	$1,210,000	**$1,050,000**	- 13.2%	$1,307,650	**$1,200,000**	- 8.2%
Average Sales Price*	$1,281,158	**$1,171,147**	- 8.6%	$1,543,125	**$1,317,831**	- 14.6%
Percent of List Price Received*	98.6%	**97.0%**	- 1.6%	100.9%	**98.7%**	- 2.2%
Inventory of Homes for Sale	72	**146**	+ 102.8%	—	**—**	—
Months Supply of Inventory	2.1	**4.6**	+ 119.0%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	28	**23**	- 17.9%	351	**383**	+ 9.1%
Pending Sales	23	**7**	- 69.6%	201	**141**	- 29.9%
Closed Sales	28	**10**	- 64.3%	193	**148**	- 23.3%
Days on Market Until Sale	45	**63**	+ 40.0%	36	**49**	+ 36.1%
Median Sales Price*	$547,675	**$347,225**	- 36.6%	$495,000	**$449,950**	- 9.1%
Average Sales Price*	$698,245	**$427,445**	- 38.8%	$635,129	**$554,141**	- 12.8%
Percent of List Price Received*	98.1%	**96.7%**	- 1.4%	98.5%	**97.8%**	- 0.7%
Inventory of Homes for Sale	71	**95**	+ 33.8%	—	**—**	—
Months Supply of Inventory	3.6	**7.0**	+ 94.4%	—	**—**	—

* 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.

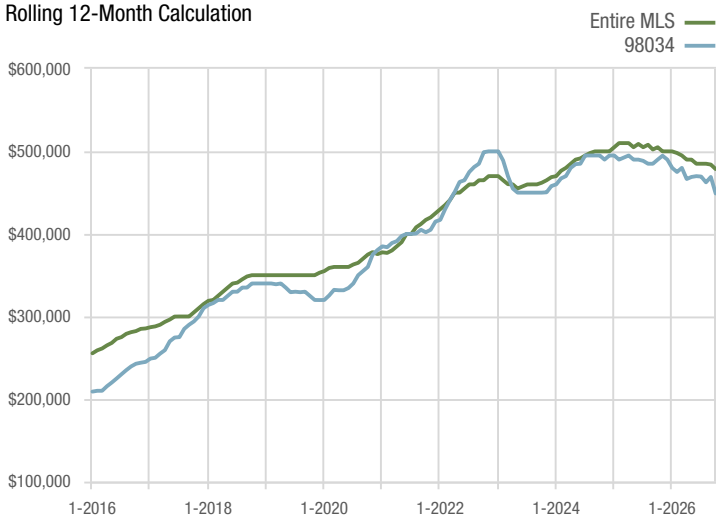
Median Sales Price - Residential

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.