Local Market Update – October 2026

A Research Tool Provided by Northwest Multiple Listing Service®

NORTHWEST MULTIPLE LISTING SERVICE®

98052

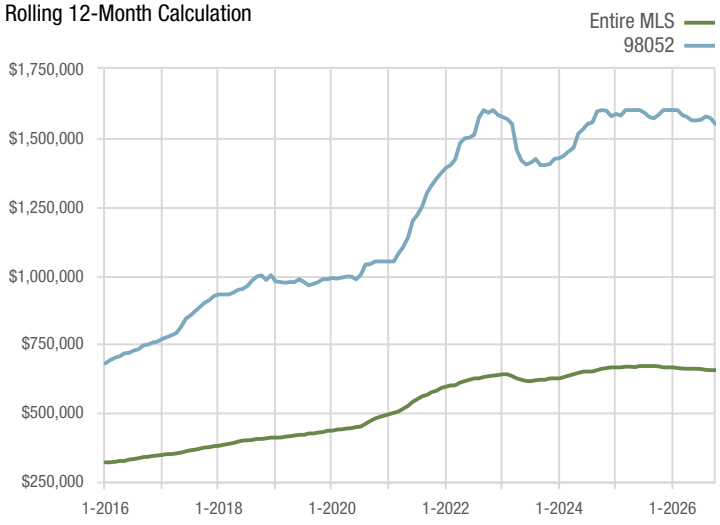
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	49	**48**	- 2.0%	588	**621**	+ 5.6%
Pending Sales	37	**23**	- 37.8%	396	**312**	- 21.2%
Closed Sales	42	**21**	- 50.0%	369	**300**	- 18.7%
Days on Market Until Sale	38	**34**	- 10.5%	22	**27**	+ 22.7%
Median Sales Price*	$1,700,000	**$1,355,000**	- 20.3%	$1,600,000	**$1,537,500**	- 3.9%
Average Sales Price*	$1,802,271	**$1,383,929**	- 23.2%	$1,730,031	**$1,685,366**	- 2.6%
Percent of List Price Received*	98.4%	**95.5%**	- 2.9%	101.1%	**98.5%**	- 2.6%
Inventory of Homes for Sale	74	**122**	+ 64.9%	—	**—**	—
Months Supply of Inventory	2.1	**4.1**	+ 95.2%	—	**—**	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	32	**22**	- 31.3%	383	**362**	- 5.5%
Pending Sales	20	**11**	- 45.0%	241	**152**	- 36.9%
Closed Sales	28	**13**	- 53.6%	286	**146**	- 49.0%
Days on Market Until Sale	49	**46**	- 6.1%	38	**50**	+ 31.6%
Median Sales Price*	$995,000	**$541,000**	- 45.6%	$865,160	**$622,500**	- 28.0%
Average Sales Price*	$984,023	**$696,544**	- 29.2%	$861,037	**$691,952**	- 19.6%
Percent of List Price Received*	98.0%	**96.8%**	- 1.2%	99.4%	**97.6%**	- 1.8%
Inventory of Homes for Sale	79	**80**	+ 1.3%	—	**—**	—
Months Supply of Inventory	3.5	**5.4**	+ 54.3%	—	**—**	—

* 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.

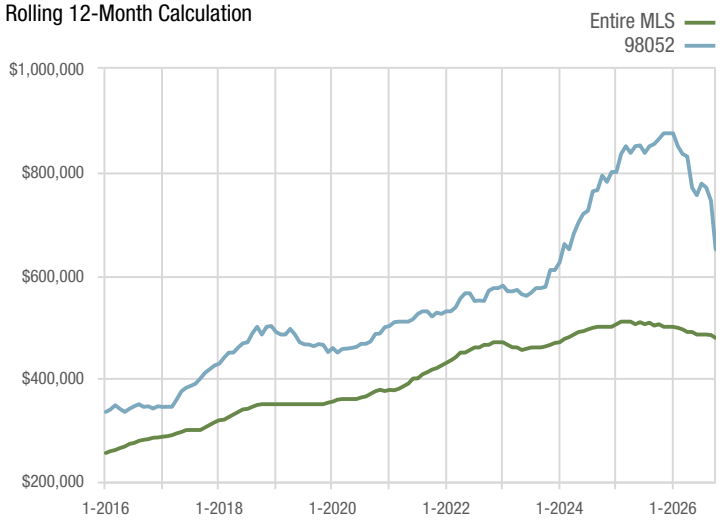
Median Sales Price - Residential

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.