Local Market Update – October 2026

A Research Tool Provided by Northwest Multiple Listing Service®

NORTHWEST MULTIPLE LISTING SERVICE®

98057

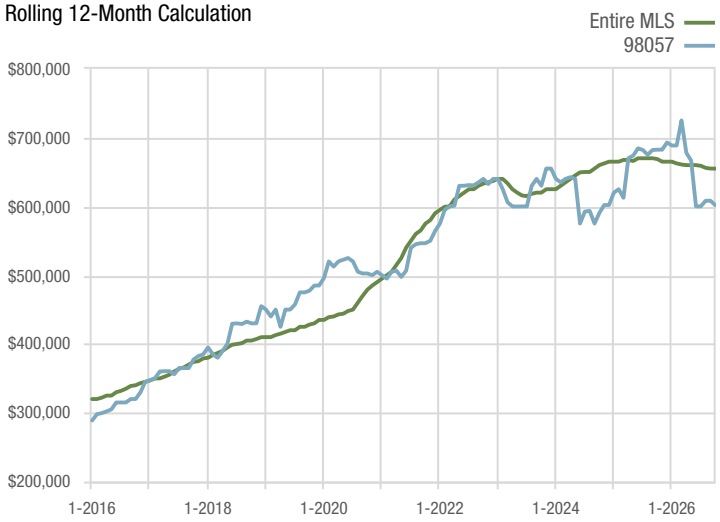
Residential	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	2	**6**	+ 200.0%	68	**81**	+ 19.1%
Pending Sales	1	**6**	+ 500.0%	46	**54**	+ 17.4%
Closed Sales	7	**9**	+ 28.6%	47	**51**	+ 8.5%
Days on Market Until Sale	45	**44**	- 2.2%	31	**23**	- 25.8%
Median Sales Price*	$678,000	**$597,000**	- 11.9%	$686,800	**$600,000**	- 12.6%
Average Sales Price*	$778,714	**$535,489**	- 31.2%	$749,883	**$643,177**	- 14.2%
Percent of List Price Received*	98.2%	**96.3%**	- 1.9%	99.1%	**99.0%**	- 0.1%
Inventory of Homes for Sale	16	**16**	0.0%	—	—	—
Months Supply of Inventory	3.6	**3.3**	- 8.3%	—	—	—

Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	4	**1**	- 75.0%	35	**35**	0.0%
Pending Sales	2	**1**	- 50.0%	13	**8**	- 38.5%
Closed Sales	1	**1**	0.0%	15	**9**	- 40.0%
Days on Market Until Sale	88	**28**	- 68.2%	41	**51**	+ 24.4%
Median Sales Price*	$195,000	**$195,000**	0.0%	$305,000	**$299,950**	- 1.7%
Average Sales Price*	$195,000	**$195,000**	0.0%	$316,780	**$291,494**	- 8.0%
Percent of List Price Received*	85.9%	**92.9%**	+ 8.1%	96.1%	**97.4%**	+ 1.4%
Inventory of Homes for Sale	8	**11**	+ 37.5%	—	—	—
Months Supply of Inventory	4.4	**9.9**	+ 125.0%	—	—	—

* 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.

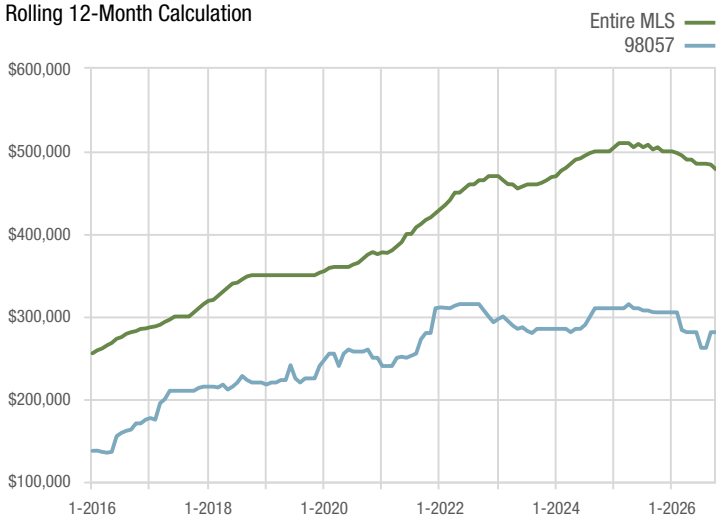
Median Sales Price - Residential

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.