

SOLD VS LIST PRICING — WINDERMERE MARKET STATISTICS

Windermere Real Estate/East, Inc.
Data courtesy of NWMLS as distributed by MLS Grid
As of October 12, 2026

ALL King Co · Condominium · September 2026 · 351 closed

☒ Show comparison to September 2025

MEDIAN SOLD-TO-LIST

98.1%

99.5% a year ago
▼ 1.4pp YoY

MEDIAN SOLD-TO-ORIGINAL

96.0%

97.6% a year ago
▼ 1.6pp YoY

AVG CDA

78.8 d

57.1 d a year ago
▲ 21.7 d YoY

SOLD OVER LIST

4.8%

9.1% a year ago
▼ 4.3pp YoY

PRICE CUT FIRST

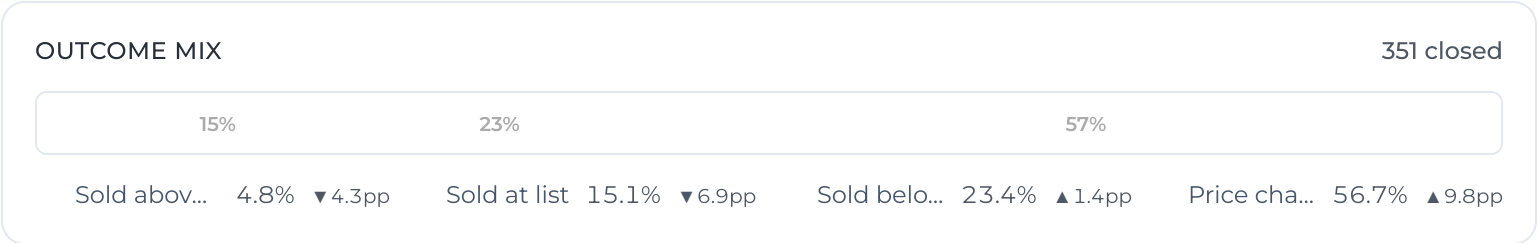
56.7%

46.9% a year ago
▲ 9.8pp YoY

MEDIAN SELLER CUT

6.0%

4.5% a year ago
▲ 1.5pp YoY



OUTCOME	SALES	% OF TOTAL	MEDIAN VS LIST	AVG CDA
Sold above list	17 42 prior · ▼ 25	4.8% ▼ 4.3pp	+2.2% +1.9% prior	7.8 d 10.1× faster than overall ▼ 10.9 d YoY
Sold at list	53 102 prior · ▼ 49	15.1% ▼ 6.9pp	—	16.1 d 4.9× faster than overall ▲ 1.4 d YoY
Sold below list	82 102 prior · ▼ 20	23.4% ▲ 1.4pp	-3.2% -2.6% prior	35.2 d 2.2× faster than overall ▲ 2.2 d YoY
Price change or relist before sale	199 217 prior · ▼ 18	56.7% ▲ 9.8pp	— — prior	119.6 d 1.5× slower than overall ▲ 23.9 d YoY

Avg CDA = Average Cumulative Days Active (NWMLS): active days before going under contract, carried across re-listings — the same basis as page 2 of the Market Update. Sale-to-list compares close price to the most recent list price; sale-to-original to the seller's first list price. Buckets are mutually exclusive and sum to 100%. Year-over-year comparisons run against the same month one year prior.