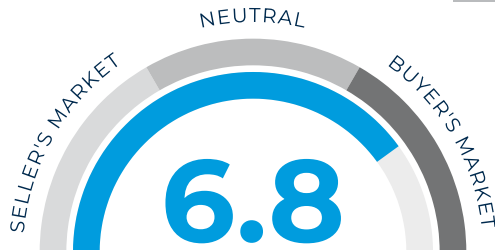


SEPTEMBER 2026 - ALL KING CO

# MARKET SUMMARY

Based on **Townhouse** reports

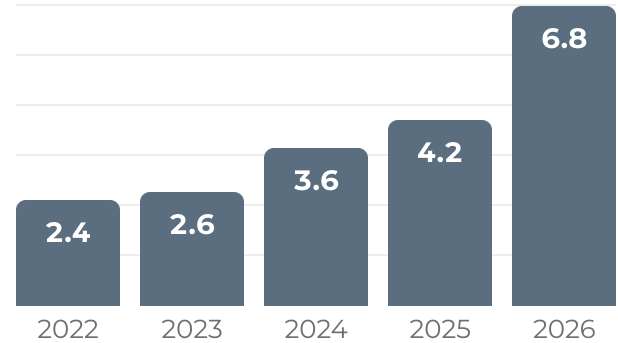
## MONTHS OF INVENTORY

(Act. Listings EoM / **Closed Sales not Pending**)

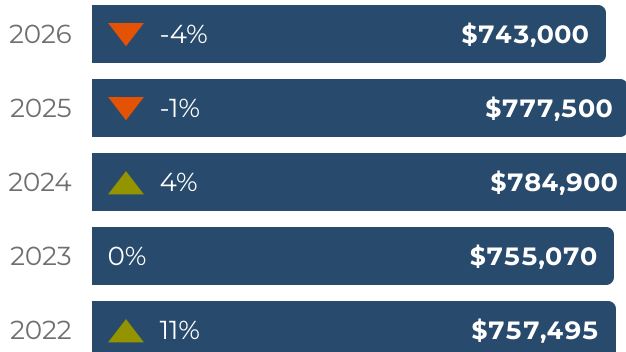
Seller's Market = 0 to 4 Months

Neutral Market = 4 to 6 Months

Buyer's Market = 6+ Months

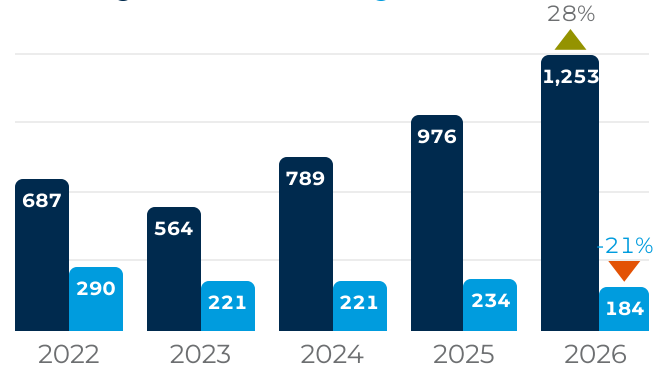


## MEDIAN SALES PRICE

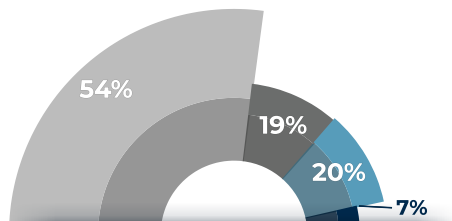


## LISTINGS AND CLOSED SALES

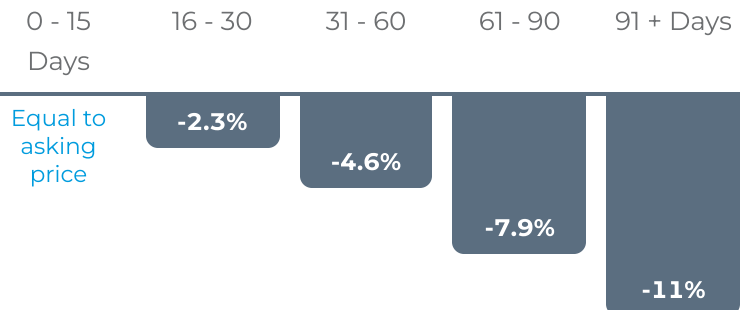
● Active Listings ● Closed Sales



## SALES PRICE AND DAYS ON MARKET



- Sold **ABOVE** List Price
- Sold **AT** List Price
- Sold **BELOW** List Price
- **PRICE CHANGE** Before Sale

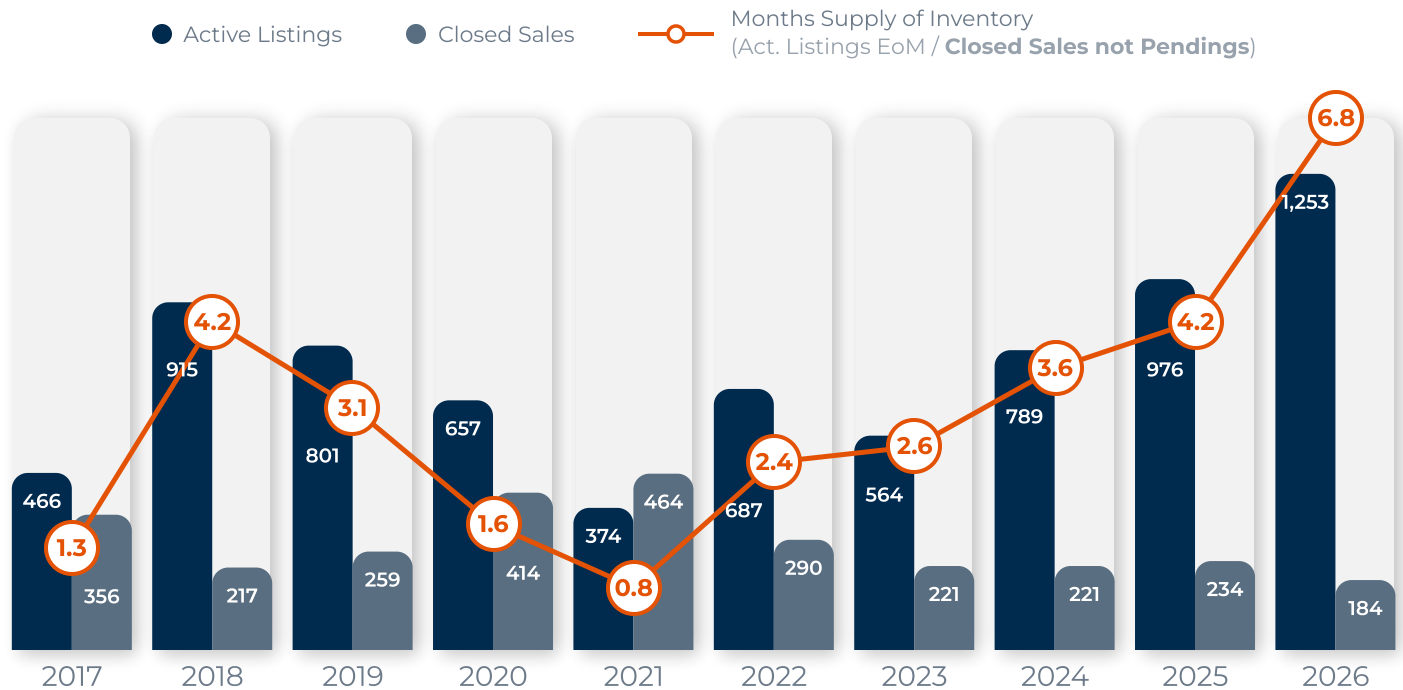


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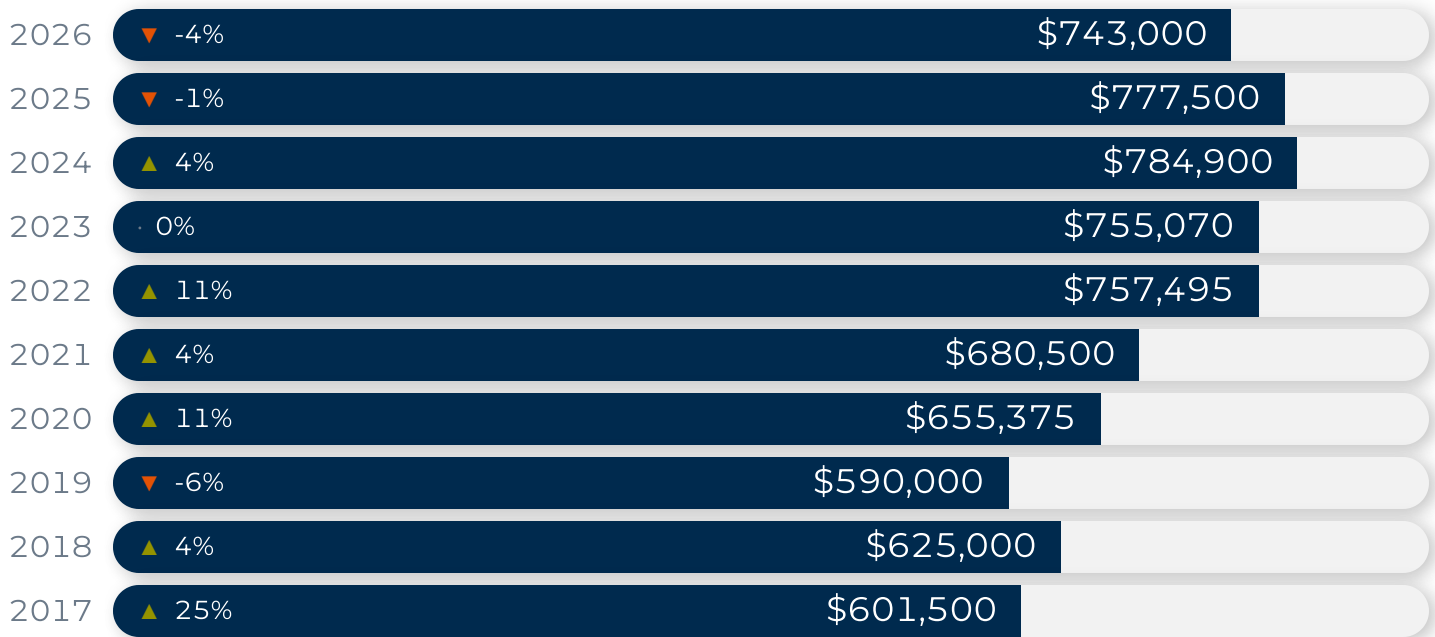
# MARKET UPDATE

Based on **Townhouse** reports

## ACTIVE, CLOSED & MONTHS SUPPLY OF INVENTORY



## MEDIAN CLOSED SALES PRICE FOR CURRENT MONTH SOLD PROPERTIES

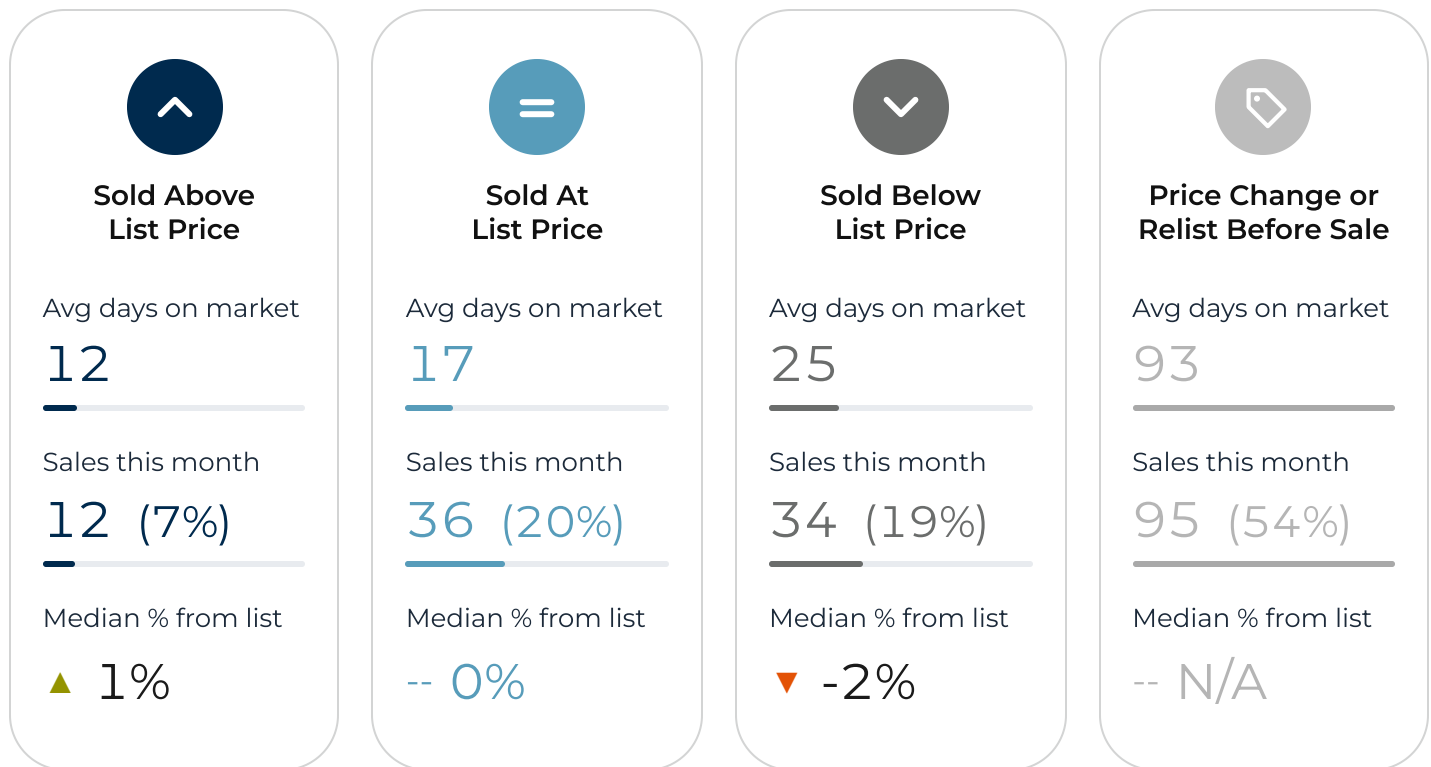
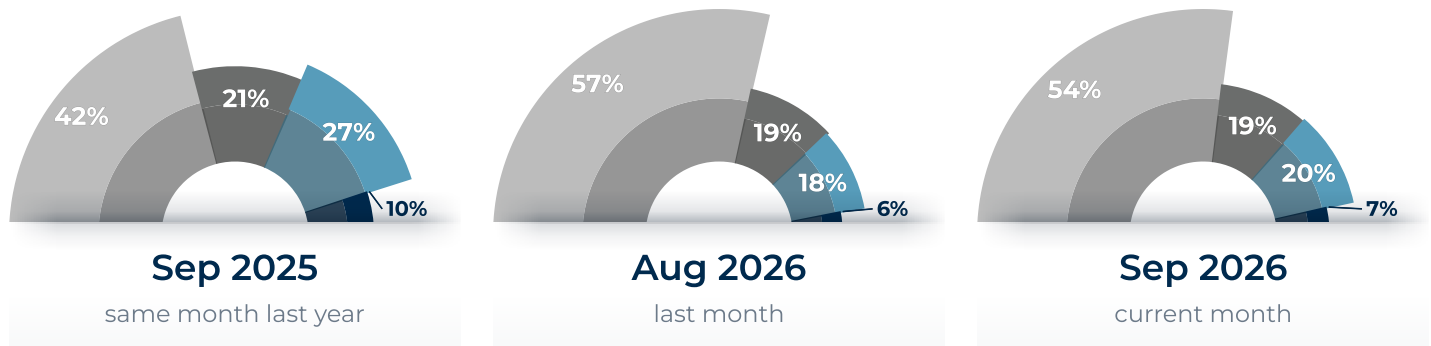


SEPTEMBER 2026 - ALL KING CO

## MARKET UPDATE

Based on **Townhouse** reportsPERCENTAGE OF HOMES SOLD  
ABOVE, AT, BELOW LIST OR AFTER A PRICE CHANGE / RELIST

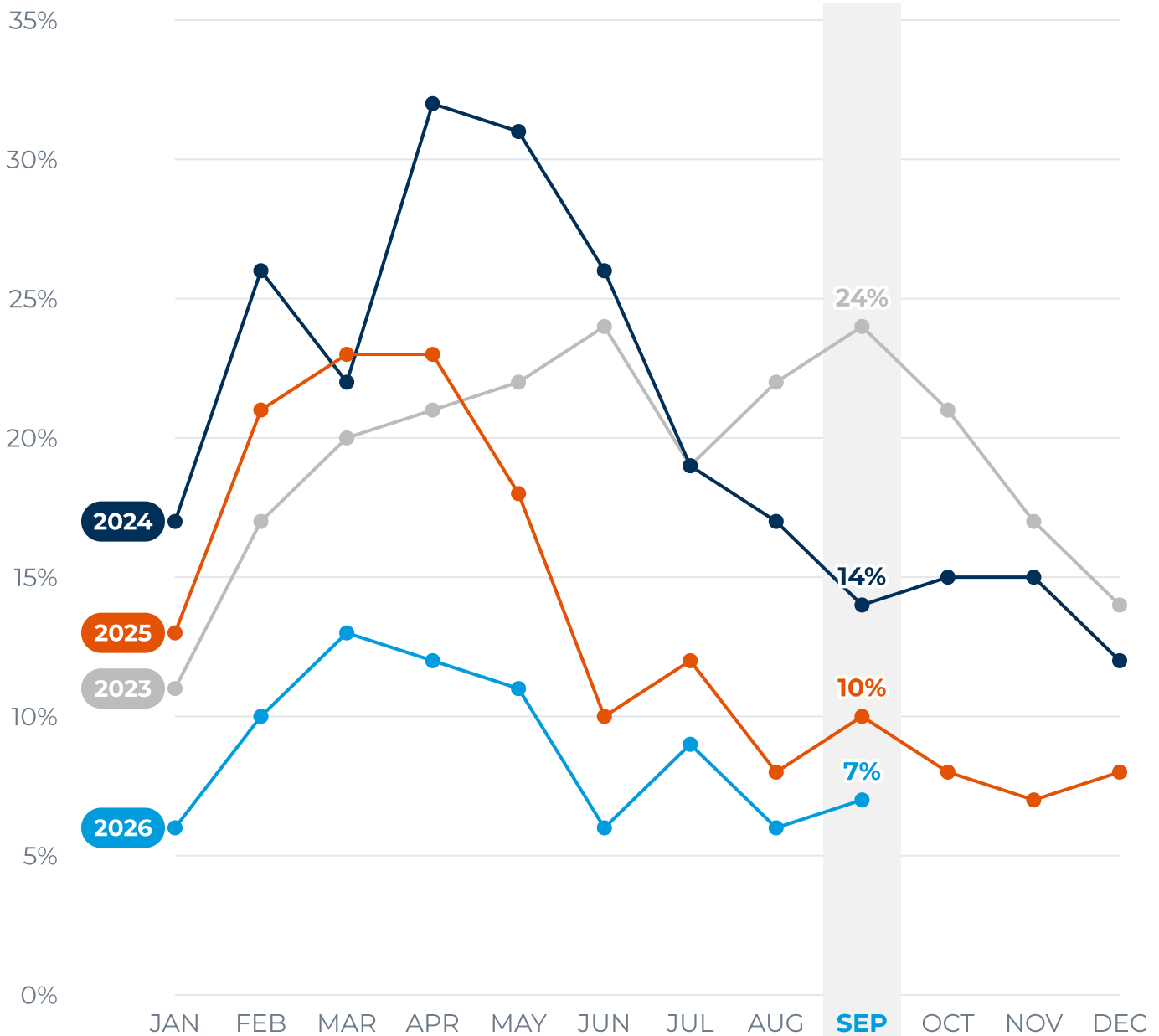
■ Price Change or Relist Before Sale
 ■ Below List Price
 ■ At List Price
 ■ Above List Price



These four groups don't overlap: a home that changed its price or was relisted before selling is counted under *Price Change or Relist*, even if it still sold above list — so *Above*, *At* and *Below List Price* here cover only homes whose asking price never changed. The next page's " % of Listings Sold Above List Price " uses this same *Above* group.

SEPTEMBER 2026 - ALL KING CO

# % OF LISTINGS SOLD ABOVE LIST PRICE

Based on **Townhouse** reports

Same basis as the previous page's *Above List Price* group: homes that sold for more than their list price with no price change or relist, as a share of all sales that month. Homes that sold above list after a price change or relist count under *Price Change or Relist*, not here.

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# MARKET UPDATE

Based on **Townhouse** reports

## CUMULATIVE DAYS ON MARKET | CDOM

CDOM = CDA + First Look market time. CDA is NWMLS's Cumulative Days Active (it rolls in a prior listing only if it went off-market within 60 days); we then add the First Look marketing days NWMLS excludes from CDA. First LP is the first price asked across that run (including listings relisted within 60 days, and the First Look price when there was one).

### HOW CDOM IMPACTS SALES PRICE

A property's cumulative active market time (CDA) plus its First Look time, and sales price

| Market Time (CDOM) | Median SP to First LP % | Median SP to Last LP % | Total Units | % of Sold Properties |
|--------------------|-------------------------|------------------------|-------------|----------------------|
| 0 - 15 Days        | 100.0%                  | 100.0%                 | 47          | 26.6%                |
| 16 - 30 Days       | 97.7%                   | 98.4%                  | 24          | 13.6%                |
| 31 - 60 Days       | 95.4%                   | 100.0%                 | 41          | 23.2%                |
| 61 - 90 Days       | 92.1%                   | 98.0%                  | 26          | 14.7%                |
| 91 + Days          | 89.0%                   | 98.6%                  | 39          | 22.0%                |
| TOTALS             |                         |                        | 177         | 100.0%               |

Source: live MLS listings (preliminary — this month's NWMLS sold records aren't published yet).

### A DIFFERENCE A YEAR MAKES

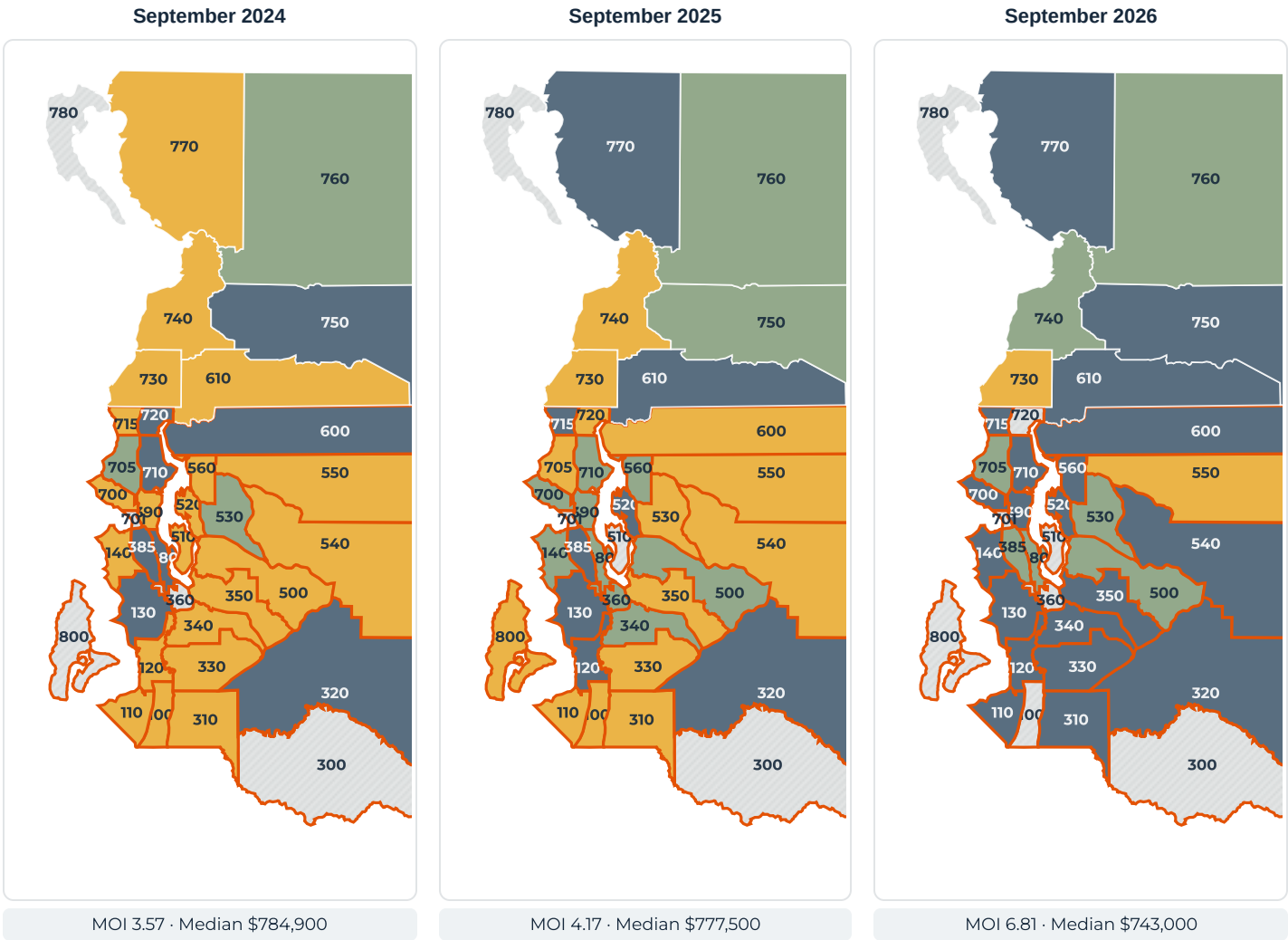
|                                 | Sep 2026  | Sep 2025  | Difference                       |
|---------------------------------|-----------|-----------|----------------------------------|
| MEDIAN PRICE                    | \$743,000 | \$777,500 | -\$34,500                        |
| INTEREST RATE*<br>30-Year Fixed | 6.86%     | 6.35%     | 0.51%                            |
| P & I<br>Principal & Interest   | \$4,875   | \$4,839   | \$36 per month<br>\$427 per year |

\* Per FreddieMac.com/pmms — average of all weeks reported in calendar month.

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# MONTHS SUPPLY OF INVENTORY

Based on **Townhouse** reports



**Market conditions**

- Seller's advantage < 4 mo
- Balanced 4–6 mo
- Buyer's advantage 6+ mo
- No data —

**Area detail**

Region

**ALL King Co**

● Buyer's advantage

**6.81**  
months of inventory

New listings  
**595**

Active  
**1,253** +28.38%

Closed  
**184** -21.37%

Median sale price  
**\$743,000** -4.44%

SEPTEMBER 2026 - ALL KING CO

# MARKET UPDATE

Based on **Townhouse** reports

|             |                                 | JAN | FEB | MAR | APR | MAY   | JUN   | JUL   | AUG   | SEP   | OCT | NOV | DEC | MTD %<br>Change | YTD<br>Summary<br>Jan-Sep | π | YTD %<br>Change |
|-------------|---------------------------------|-----|-----|-----|-----|-------|-------|-------|-------|-------|-----|-----|-----|-----------------|---------------------------|---|-----------------|
| <b>2026</b> | Active Listings (EOM)           | 623 | 717 | 806 | 976 | 1,083 | 1,129 | 1,199 | 1,183 | 1,253 |     |     |     | 28%             | 997 AVG                   |   | 23%             |
|             | YTD Months Supply of Inventory  | 3.8 | 4.0 | 2.7 | 3.7 | 4.3   | 4.7   | 5.6   | 6.0   | 6.8   |     |     |     | 62%             | 4.6 AVG                   |   | 48%             |
|             | # of Closed Sales               | 162 | 181 | 301 | 261 | 254   | 238   | 213   | 197   | 184   |     |     |     | -21%            | 1,991 YTD                 |   | -15%            |
|             | Median Closed Price (\$1,000's) | 775 | 799 | 760 | 780 | 765   | 778   | 725   | 690   | 743   |     |     |     | -4%             | 757 AVG                   |   | -2%             |
| <b>2025</b> | Active Listings (EOM)           | 501 | 536 | 612 | 761 | 986   | 996   | 978   | 920   | 976   | 917 | 740 | 518 | 24%             | 807 AVG                   |   | 50%             |
|             | Months Supply of Inventory      | 2.8 | 2.0 | 2.1 | 2.5 | 3.3   | 3.7   | 3.8   | 3.6   | 4.2   | 3.4 | 3.5 | 2.3 | 17%             | 3.1 AVG                   |   | 40%             |
|             | # of Closed Sales               | 176 | 265 | 290 | 300 | 295   | 271   | 256   | 255   | 234   | 269 | 214 | 228 | 6%              | 2,342 YTD                 |   | 5%              |
|             | Median Closed Price (\$1,000's) | 734 | 789 | 758 | 777 | 799   | 770   | 767   | 799   | 778   | 805 | 775 | 732 | -1%             | 774 AVG                   |   | -1%             |
| <b>2024</b> | Active Listings (EOM)           | 284 | 323 | 363 | 426 | 599   | 669   | 699   | 697   | 789   | 745 | 587 | 415 | 40%             | 539 AVG                   |   | 28%             |
|             | Months Supply of Inventory      | 1.8 | 1.2 | 1.3 | 1.5 | 1.8   | 3.0   | 2.7   | 3.2   | 3.6   | 2.9 | 2.8 | 1.9 | 38%             | 2.2 AVG                   |   | 28%             |
|             | # of Closed Sales               | 155 | 267 | 277 | 288 | 333   | 224   | 257   | 217   | 221   | 261 | 213 | 224 | 0%              | 2,239 YTD                 |   | -1%             |
|             | Median Closed Price (\$1,000's) | 749 | 780 | 790 | 787 | 786   | 817   | 785   | 749   | 785   | 825 | 769 | 750 | 4%              | 781 AVG                   |   | 6%              |
| <b>2023</b> | Active Listings (EOM)           | 338 | 309 | 375 | 395 | 410   | 464   | 472   | 467   | 564   | 522 | 442 | 299 | -18%            | 422 AVG                   |   | 6%              |
|             | Months Supply of Inventory      | 2.4 | 1.3 | 1.3 | 1.5 | 1.3   | 1.6   | 1.9   | 1.9   | 2.6   | 2.3 | 2.5 | 1.7 | 8%              | 1.7 AVG                   |   | 43%             |
|             | # of Closed Sales               | 139 | 233 | 299 | 264 | 317   | 293   | 253   | 244   | 221   | 228 | 177 | 176 | -24%            | 2,263 YTD                 |   | -28%            |
|             | Median Closed Price (\$1,000's) | 698 | 710 | 715 | 740 | 739   | 768   | 749   | 745   | 755   | 772 | 759 | 774 | 0%              | 735 AVG                   |   | -5%             |
| <b>2022</b> | Active Listings (EOM)           | 108 | 143 | 197 | 286 | 344   | 568   | 647   | 601   | 687   | 646 | 532 | 369 | 84%             | 398 AVG                   |   | 16%             |
|             | Months Supply of Inventory      | 0.3 | 0.4 | 0.4 | 0.7 | 0.9   | 1.5   | 2.2   | 2.1   | 2.4   | 2.9 | 3.0 | 1.9 | 200%            | 1.2 AVG                   |   | 59%             |
|             | # of Closed Sales               | 326 | 325 | 472 | 399 | 392   | 370   | 290   | 288   | 290   | 220 | 177 | 191 | -37%            | 3,152 YTD                 |   | -23%            |
|             | Median Closed Price (\$1,000's) | 700 | 725 | 790 | 822 | 825   | 800   | 799   | 751   | 757   | 760 | 750 | 740 | 11%             | 774 AVG                   |   | 11%             |

AVG = Average · YTD = Year to Date (Jan-Sep in every year)

SEPTEMBER 2026 - ALL KING CO

## MARKET UPDATE

Based on **Townhouse** reports

|             |                                 | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | MTD %<br>Change | YTD<br>Summary<br>Jan-Sep | π | YTD %<br>Change |
|-------------|---------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----------------|---------------------------|---|-----------------|
| <b>2021</b> | Active Listings (EOM)           | 307 | 285 | 284 | 355 | 324 | 375 | 430 | 362 | 374 | 311 | 166 | 94  | -43%            | 344 AVG                   |   | -30%            |
|             | Months Supply of Inventory      | 1.0 | 0.8 | 0.5 | 0.8 | 0.7 | 0.7 | 0.9 | 0.8 | 0.8 | 0.7 | 0.4 | 0.2 | -50%            | 0.8 AVG                   |   | -50%            |
|             | # of Closed Sales               | 307 | 380 | 519 | 441 | 478 | 526 | 496 | 468 | 464 | 448 | 426 | 409 | 12%             | 4,079 YTD                 |   | 39%             |
|             | Median Closed Price (\$1,000's) | 667 | 660 | 690 | 709 | 710 | 704 | 717 | 720 | 681 | 685 | 669 | 705 | 4%              | 695 AVG                   |   | 9%              |
| <b>2020</b> | Active Listings (EOM)           | 306 | 318 | 398 | 470 | 528 | 521 | 588 | 631 | 657 | 637 | 482 | 316 | -18%            | 491 AVG                   |   | -31%            |
|             | Months Supply of Inventory      | 1.2 | 1.0 | 1.1 | 1.8 | 2.5 | 1.6 | 1.5 | 1.7 | 1.6 | 1.4 | 1.3 | 0.8 | -48%            | 1.5 AVG                   |   | -37%            |
|             | # of Closed Sales               | 266 | 319 | 359 | 266 | 215 | 327 | 394 | 367 | 414 | 443 | 379 | 400 | 60%             | 2,927 YTD                 |   | 12%             |
|             | Median Closed Price (\$1,000's) | 610 | 639 | 639 | 630 | 620 | 639 | 650 | 650 | 655 | 650 | 635 | 655 | 11%             | 637 AVG                   |   | 3%              |
| <b>2019</b> | Active Listings (EOM)           | 500 | 520 | 589 | 658 | 839 | 870 | 823 | 785 | 801 | 728 | 519 | 333 | -12%            | 709 AVG                   |   | 47%             |
|             | Months Supply of Inventory      | 2.5 | 2.1 | 2.2 | 2.0 | 2.5 | 2.6 | 2.7 | 2.4 | 3.1 | 2.6 | 1.7 | 1.1 | -26%            | 2.5 AVG                   |   | 43%             |
|             | # of Closed Sales               | 202 | 244 | 268 | 321 | 336 | 335 | 310 | 329 | 259 | 279 | 304 | 294 | 19%             | 2,604 YTD                 |   | 2%              |
|             | Median Closed Price (\$1,000's) | 599 | 650 | 650 | 609 | 640 | 635 | 594 | 615 | 590 | 620 | 600 | 600 | -6%             | 620 AVG                   |   | -6%             |
| <b>2018</b> | Active Listings (EOM)           | 186 | 197 | 267 | 325 | 442 | 576 | 674 | 753 | 915 | 878 | 751 | 503 | 96%             | 482 AVG                   |   | 42%             |
|             | Months Supply of Inventory      | 0.9 | 0.9 | 1.0 | 1.1 | 1.4 | 1.6 | 2.2 | 2.3 | 4.2 | 3.3 | 3.1 | 2.2 | 223%            | 1.7 AVG                   |   | 65%             |
|             | # of Closed Sales               | 201 | 224 | 278 | 292 | 326 | 365 | 310 | 329 | 217 | 264 | 239 | 227 | -39%            | 2,542 YTD                 |   | -13%            |
|             | Median Closed Price (\$1,000's) | 610 | 676 | 702 | 675 | 702 | 679 | 648 | 648 | 625 | 643 | 635 | 643 | 4%              | 663 AVG                   |   | 16%             |
| <b>2017</b> | Active Listings (EOM)           | 235 | 223 | 272 | 297 | 328 | 380 | 439 | 405 | 466 | 402 | 276 | 156 | -20%            | 338 AVG                   |   | -20%            |
|             | Months Supply of Inventory      | 1.1 | 0.9 | 0.8 | 1.0 | 0.9 | 1.0 | 1.2 | 1.1 | 1.3 | 1.3 | 1.0 | 0.5 | -32%            | 1.0 AVG                   |   | -28%            |
|             | # of Closed Sales               | 214 | 241 | 361 | 285 | 368 | 372 | 354 | 369 | 356 | 312 | 286 | 315 | 13%             | 2,920 YTD                 |   | 9%              |
|             | Median Closed Price (\$1,000's) | 493 | 565 | 590 | 568 | 580 | 580 | 574 | 595 | 602 | 603 | 600 | 649 | 25%             | 572 AVG                   |   | 23%             |
| <b>2016</b> | Active Listings (EOM)           | 298 | 299 | 344 | 402 | 403 | 462 | 531 | 506 | 584 | 464 | 347 | 240 |                 | 425 AVG                   |   |                 |
|             | Months Supply of Inventory      | 1.8 | 1.5 | 1.2 | 1.3 | 1.2 | 1.3 | 1.6 | 1.4 | 1.9 | 1.4 | 1.1 | 0.8 |                 | 1.5 AVG                   |   |                 |
|             | # of Closed Sales               | 162 | 195 | 295 | 315 | 349 | 364 | 324 | 366 | 315 | 338 | 310 | 307 |                 | 2,685 YTD                 |   |                 |
|             | Median Closed Price (\$1,000's) | 496 | 466 | 444 | 475 | 446 | 465 | 454 | 471 | 482 | 500 | 502 | 510 |                 | 466 AVG                   |   |                 |

AVG = Average · YTD = Year to Date (Jan-Sep in every year)

SEPTEMBER 2026 - ALL KING CO

## MARKET UPDATE

Based on **Townhouse** reports

MONTHLY AVERAGES BASED ON HISTORICAL DATA | 2016 - 2025

|                                      | JAN | FEB | MAR  | APR  | MAY  | JUN  | JUL  | AUG  | SEP  | OCT  | NOV  | DEC  | Annual Totals | T   |
|--------------------------------------|-----|-----|------|------|------|------|------|------|------|------|------|------|---------------|-----|
| <b>Active Listings (EOM)</b>         | 306 | 315 | 370  | 438  | 520  | 588  | 628  | 613  | 681  | 625  | 484  | 324  | 491           | AVG |
| <b>% of 12 Month Avg.</b>            | 62% | 64% | 75%  | 89%  | 106% | 120% | 128% | 125% | 139% | 127% | 99%  | 66%  |               |     |
| <b>Months Supply of Inv.</b>         | 1.4 | 1.2 | 1.1  | 1.4  | 1.5  | 1.7  | 1.9  | 1.9  | 2.3  | 2.0  | 1.8  | 1.2  | 1.6           | AVG |
| <b>% of 12 Month Avg.</b>            | 88% | 72% | 67%  | 85%  | 94%  | 106% | 120% | 117% | 141% | 126% | 110% | 72%  |               |     |
| <b># of Closed Units</b>             | 215 | 269 | 342  | 317  | 341  | 345  | 324  | 323  | 299  | 306  | 273  | 277  | 3,631         | T   |
| <b>% of 12 Month Avg.</b>            | 71% | 89% | 113% | 105% | 113% | 114% | 107% | 107% | 99%  | 101% | 90%  | 92%  |               |     |
| <b>Median Closed Price (\$1,000)</b> | 636 | 666 | 677  | 679  | 685  | 686  | 674  | 674  | 671  | 686  | 669  | 676  | 673           | AVG |
| <b>% of 12 Month Avg.</b>            | 94% | 99% | 101% | 101% | 102% | 102% | 100% | 100% | 100% | 102% | 99%  | 100% |               |     |

AVG = Average · T = Total