

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 · Residential · September 2026 · 1351 closed

☒ Show comparison to September 2025

MEDIAN SOLD-TO-LIST

99.0%

99.2% a year ago
▼ 0.2pp YoY

MEDIAN SOLD-TO-ORIGINAL

97.5%

98.0% a year ago
▼ 0.5pp YoY

AVG CDA

45.7 d

38.5 d a year ago
▲ 7.2 d YoY

SOLD OVER LIST

16.1%

18.3% a year ago
▼ 2.2pp YoY

PRICE CUT FIRST

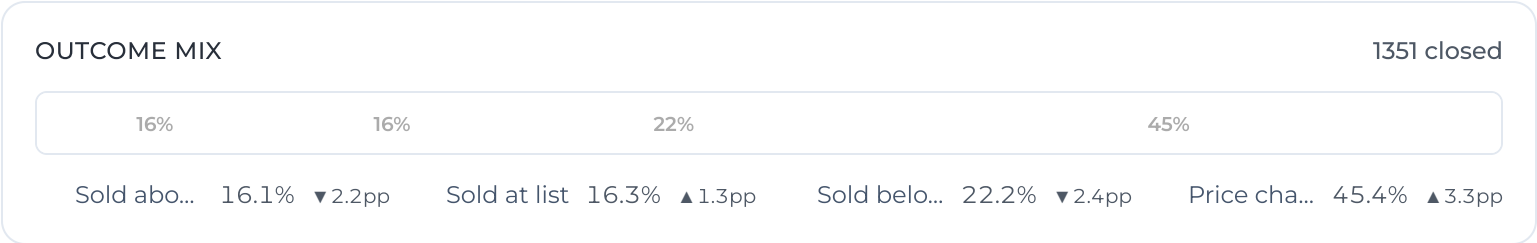
45.4%

42.1% a year ago
▲ 3.3pp YoY

MEDIAN SELLER CUT

5.1%

4.5% a year ago
▲ 0.6pp YoY



OUTCOME	SALES	% OF TOTAL	MEDIAN VS LIST	AVG CDA
Sold above list	218 272 prior · ▼ 54	16.1% ▼ 2.2pp	+2.8% +3.1% prior	5.8 d 7.9× faster than overall ▼ 2.0 d YoY
Sold at list	220 223 prior · ▼ 3	16.3% ▲ 1.3pp	—	9.9 d 4.6× faster than overall ▼ 3.1 d YoY
Sold below list	300 366 prior · ▼ 66	22.2% ▼ 2.4pp	-3.1% -2.9% prior	21.8 d 2.1× faster than overall ▲ 0.2 d YoY
Price change or relist before sale	613 625 prior · ▼ 12	45.4% ▲ 3.3pp	— — prior	84.5 d 1.8× slower than overall ▲ 13.6 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.