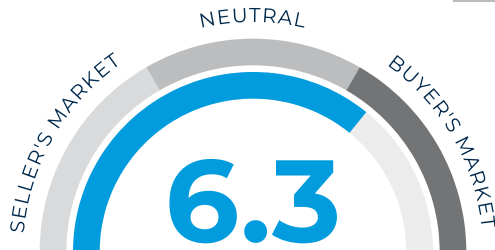


SEPTEMBER 2026 - SEATTLE

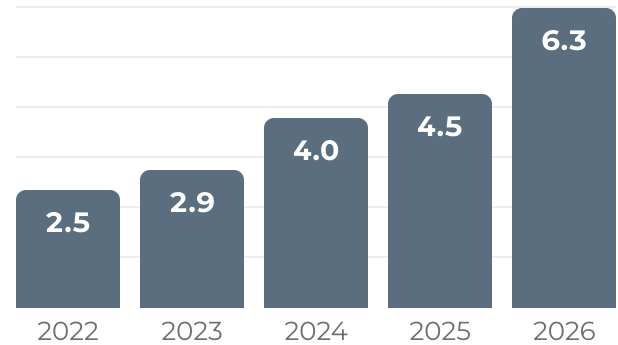
MARKET SUMMARY

Based on **Townhouse** reports

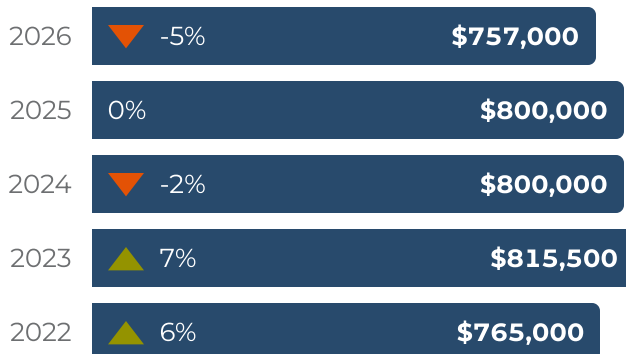
MONTHS OF INVENTORY

(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

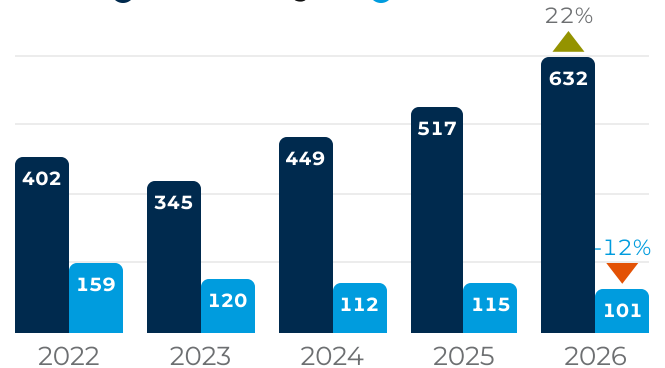


MEDIAN SALES PRICE

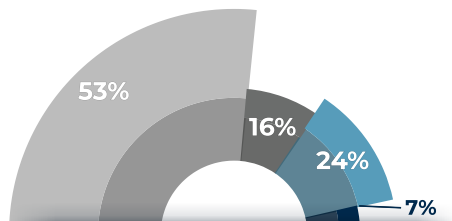


LISTINGS AND CLOSED SALES

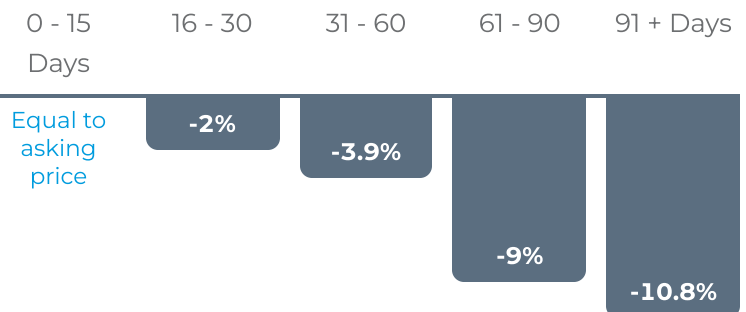
● Active Listings ● Closed Sales



SALES PRICE AND DAYS ON MARKET



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

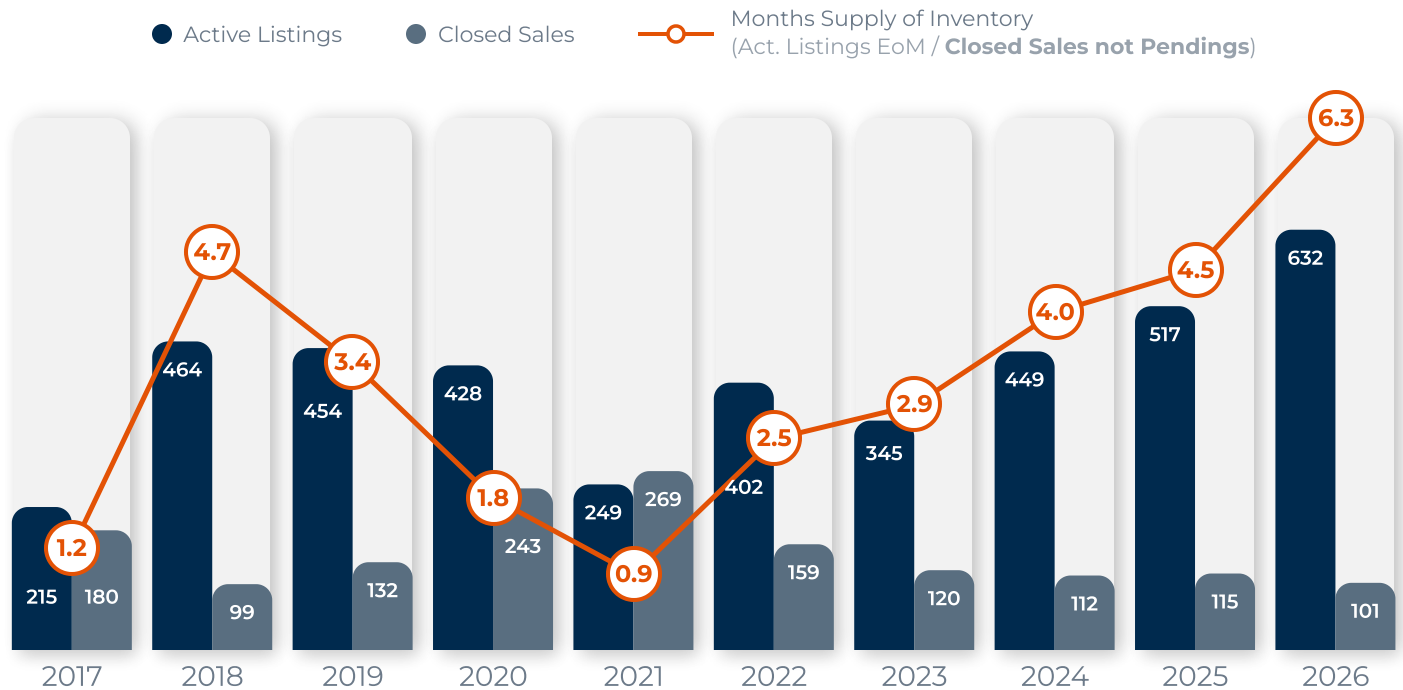


SEPTEMBER 2026 - SEATTLE

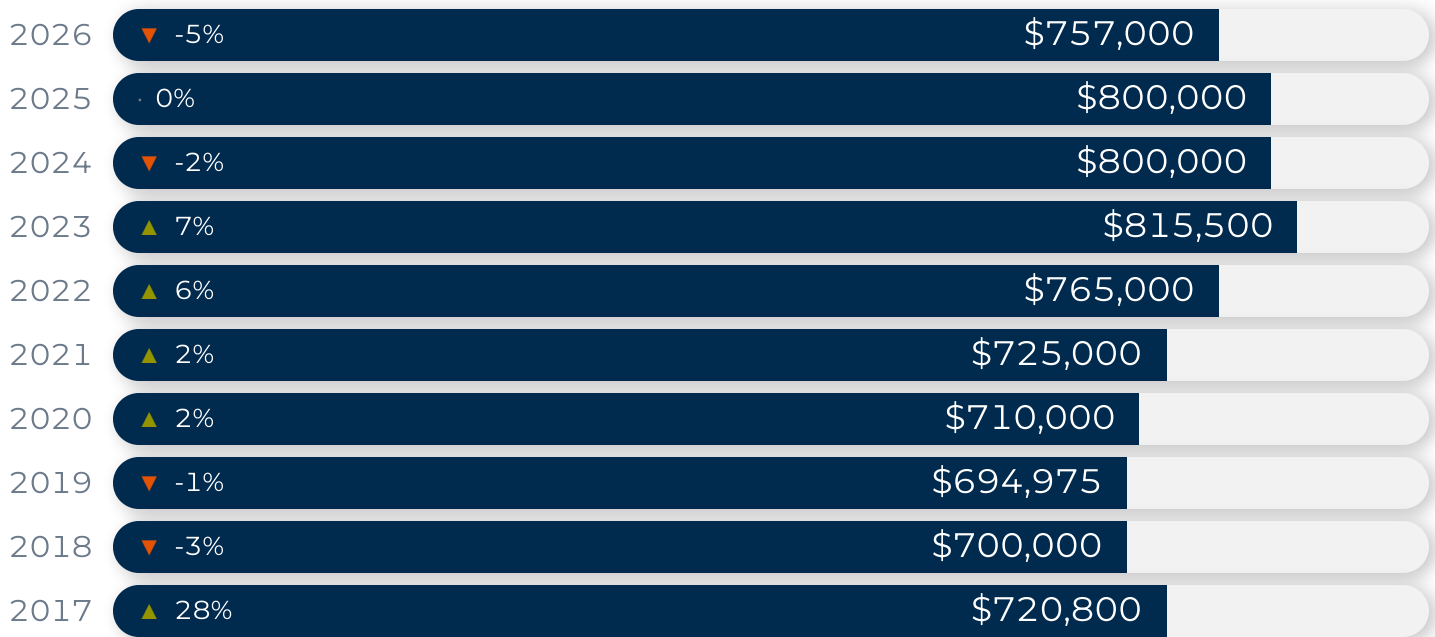
MARKET UPDATE

Based on **Townhouse** reports

ACTIVE, CLOSED & MONTHS SUPPLY OF INVENTORY



MEDIAN CLOSED SALES PRICE FOR CURRENT MONTH SOLD PROPERTIES

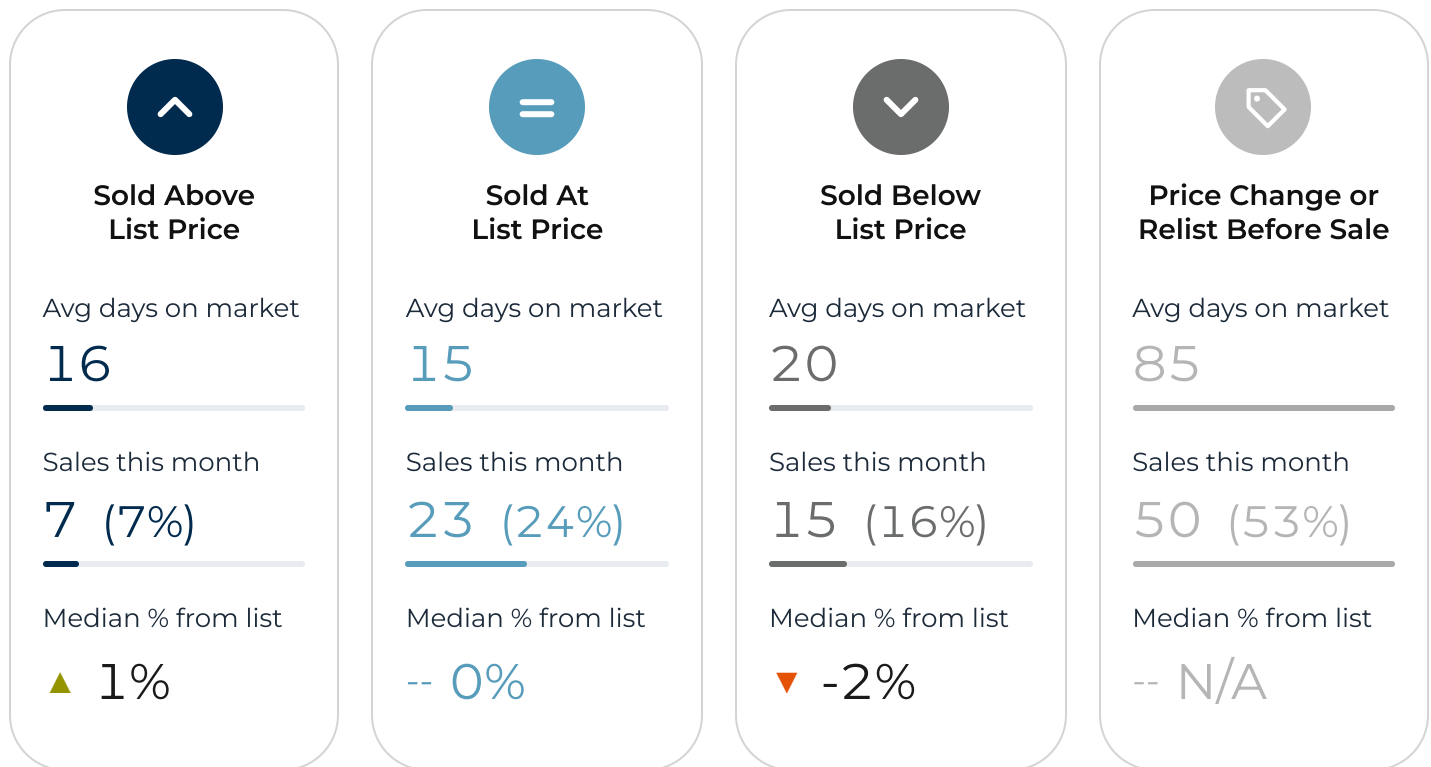
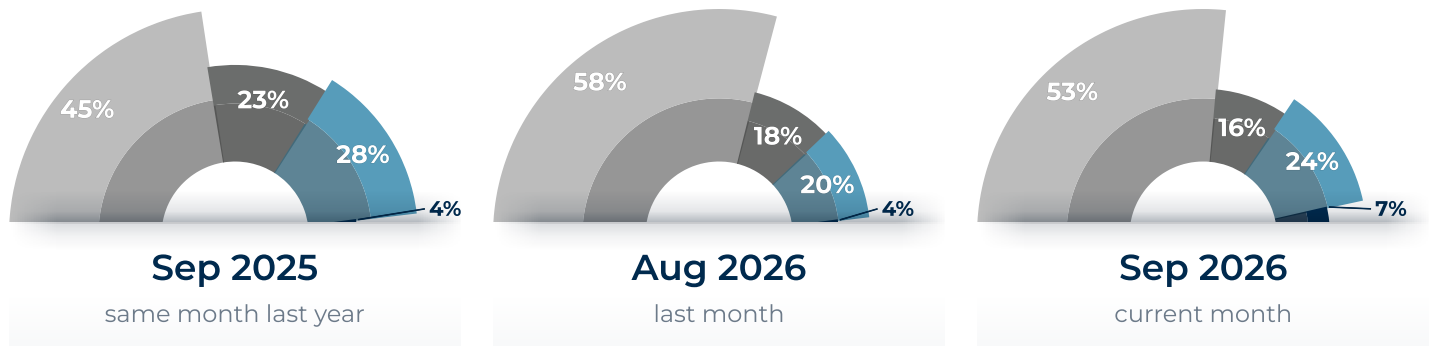


SEPTEMBER 2026 - SEATTLE

MARKET UPDATE

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

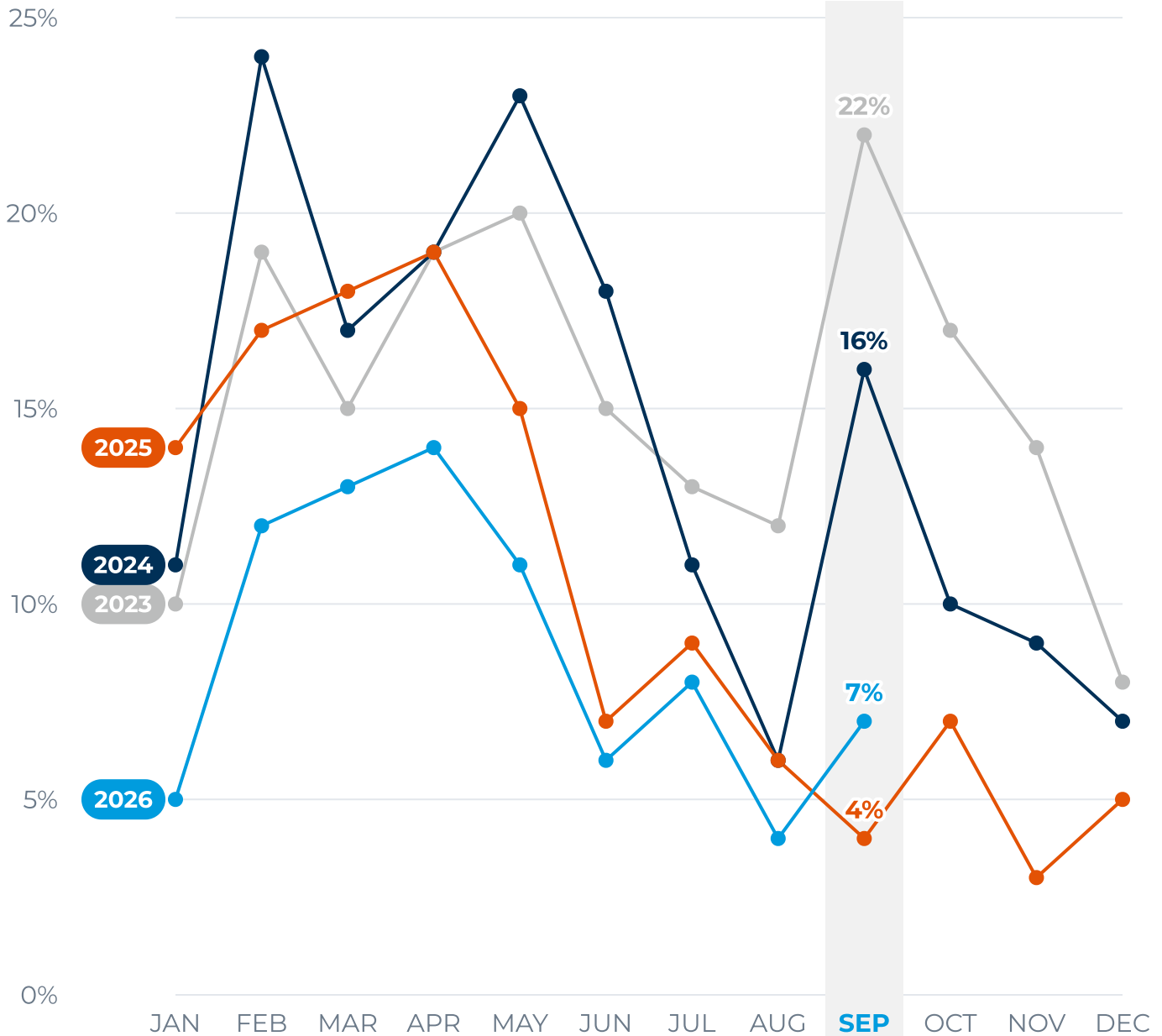
■ Price Change or Relist Before Sale
 ■ Below List Price
 ■ At List Price
 ■ Above List Price



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 - SEATTLE

% 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.

SEPTEMBER 2026 - SEATTLE

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%	31	32.6%
16 - 30 Days	98.0%	99.2%	12	12.6%
31 - 60 Days	96.1%	100.0%	22	23.2%
61 - 90 Days	91.0%	98.5%	13	13.7%
91 + Days	89.2%	98.6%	17	17.9%
TOTALS			95	100.0%

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

A DIFFERENCE A YEAR MAKES

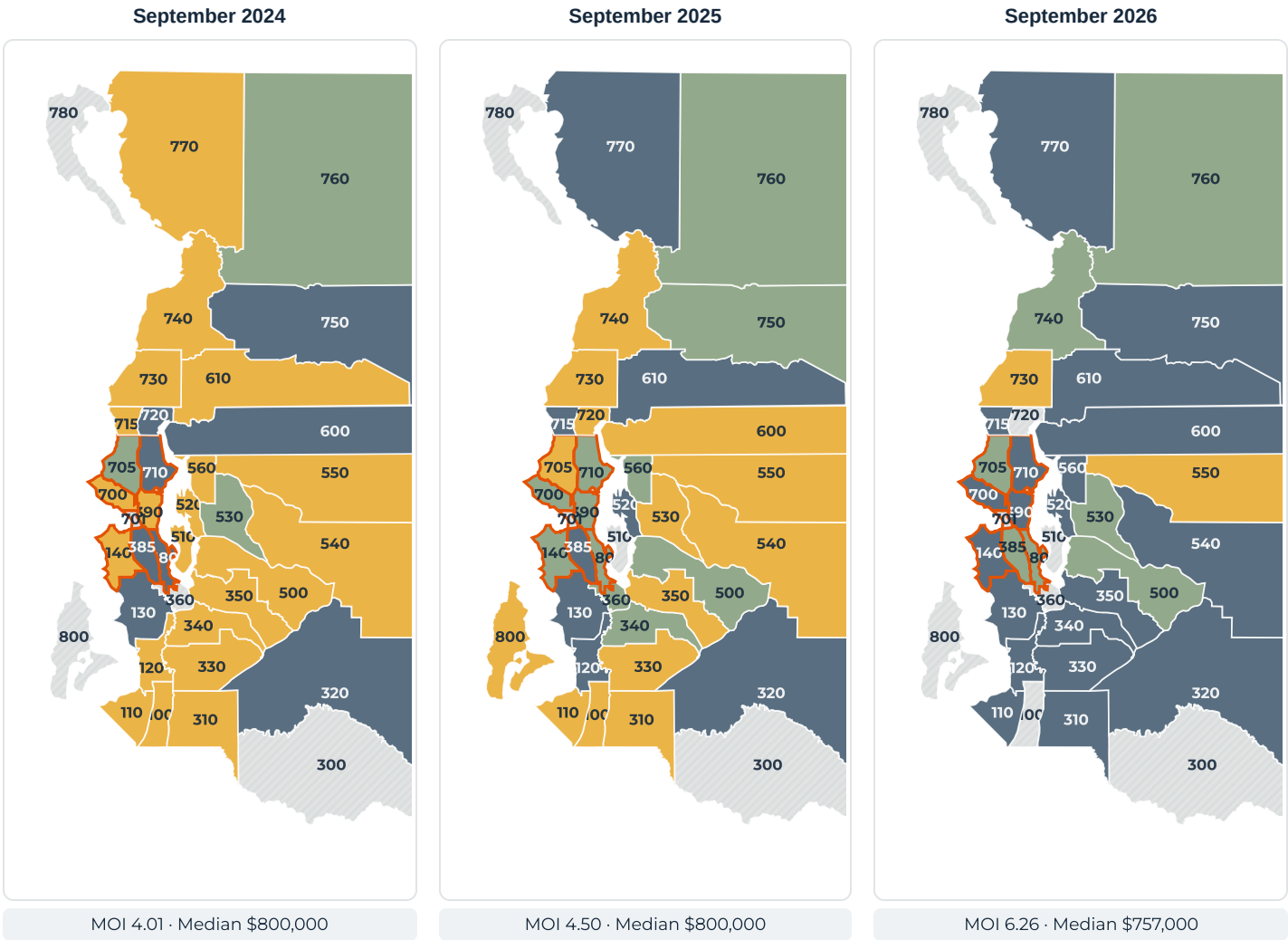
	Sep 2026	Sep 2025	Difference
MEDIAN PRICE	\$757,000	\$800,000	-\$43,000
INTEREST RATE* 30-Year Fixed	6.86%	6.35%	0.51%
P & I Principal & Interest	\$4,967	\$4,979	-\$13 per month -\$151 per year

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

SEPTEMBER 2026 - SEATTLE

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

Seattle

● Buyer's advantage

6.26
months of inventory

New listings
372

Active
632 +22.24%

Closed
101 -12.17%

Median sale price
\$757,000 -5.38%

SEPTEMBER 2026 - SEATTLE

MARKET UPDATE

Based on **Townhouse** reports

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary Jan-Sep	π	YTD % Change
2026	Active Listings (EOM)	340	372	411	484	537	546	581	581	632				22%	498 AVG		17%
YTD	Months Supply of Inventory	3.9	3.3	2.3	3.1	3.6	4.0	5.0	5.4	6.3				40%	4.1 AVG		35%
	# of Closed Sales	87	114	176	154	150	135	117	108	101				-12%	1,142 YTD		-12%
	Median Closed Price (\$1,000's)	775	804	765	799	779	800	753	735	757				-5%	774 AVG		-1%
2025	Active Listings (EOM)	266	286	330	400	528	531	499	460	517	499	413	276	15%	424 AVG		34%
	Months Supply of Inventory	2.7	1.9	1.9	2.3	3.4	3.6	3.8	3.3	4.5	4.1	3.4	2.2	13%	3.0 AVG		28%
	# of Closed Sales	99	148	177	177	156	147	133	139	115	123	120	128	3%	1,291 YTD		1%
	Median Closed Price (\$1,000's)	745	787	777	789	803	765	763	800	800	805	786	700	0%	781 AVG		-1%
2024	Active Listings (EOM)	179	205	227	261	355	385	402	375	449	414	315	220	30%	315 AVG		22%
	Months Supply of Inventory	1.9	1.2	1.2	1.6	2.0	3.1	2.9	3.3	4.0	3.2	2.8	1.8	38%	2.4 AVG		31%
	# of Closed Sales	95	165	184	159	182	123	141	112	112	130	112	123	-7%	1,273 YTD		-6%
	Median Closed Price (\$1,000's)	770	800	799	775	800	800	785	750	800	833	750	746	-2%	786 AVG		4%
2023	Active Listings (EOM)	196	186	229	248	261	296	289	280	345	319	264	180	-14%	259 AVG		17%
	Months Supply of Inventory	2.3	1.2	1.3	1.4	1.3	1.9	2.0	2.1	2.9	2.6	2.5	1.9	16%	1.8 AVG		52%
	# of Closed Sales	87	151	174	172	206	158	147	135	120	124	105	96	-25%	1,350 YTD		-29%
	Median Closed Price (\$1,000's)	730	755	730	742	748	797	755	760	816	784	775	771	7%	759 AVG		-5%
2022	Active Listings (EOM)	72	94	109	162	181	302	350	320	402	378	308	206	61%	221 AVG		-3%
	Months Supply of Inventory	0.3	0.4	0.4	0.7	0.8	1.4	2.1	2.1	2.5	3.4	3.1	1.7	178%	1.2 AVG		45%
	# of Closed Sales	222	235	291	237	221	221	163	154	159	111	99	120	-41%	1,903 YTD		-26%
	Median Closed Price (\$1,000's)	730	750	815	850	890	810	812	780	765	785	765	775	6%	800 AVG		10%

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

SEPTEMBER 2026 - SEATTLE

MARKET UPDATE

Based on **Townhouse** reports

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	MTD % Change	YTD Summary Jan-Sep	π	YTD % Change
2021	Active Listings (EOM)	213	188	197	235	215	257	275	230	249	216	122	66	-42%	229 AVG		-20%
	Months Supply of Inventory	1.1	0.7	0.6	0.8	0.7	0.8	0.9	0.8	0.9	0.8	0.5	0.2	-50%	0.8 AVG		-46%
	# of Closed Sales	202	251	349	281	296	319	309	279	269	267	249	281	11%	2,555 YTD		47%
	Median Closed Price (\$1,000's)	724	685	700	740	735	735	745	750	725	710	705	730	2%	727 AVG		5%
2020	Active Listings (EOM)	168	181	214	250	290	302	344	396	428	408	318	218	-6%	286 AVG		-26%
	Months Supply of Inventory	1.0	0.9	1.0	1.9	2.2	1.5	1.5	1.8	1.8	1.8	1.6	0.9	-47%	1.5 AVG		-40%
	# of Closed Sales	165	196	208	130	133	208	236	219	243	223	204	231	84%	1,738 YTD		25%
	Median Closed Price (\$1,000's)	688	690	685	697	650	700	700	693	710	700	690	700	2%	690 AVG		0%
2019	Active Listings (EOM)	253	271	312	371	478	486	451	415	454	408	288	182	-2%	388 AVG		64%
	Months Supply of Inventory	2.5	1.9	1.9	2.2	2.7	2.9	2.7	2.5	3.4	2.6	1.6	1.1	-28%	2.5 AVG		42%
	# of Closed Sales	103	140	161	171	176	168	167	167	132	159	181	170	33%	1,385 YTD		11%
	Median Closed Price (\$1,000's)	649	700	685	669	710	713	690	690	695	687	632	668	-1%	689 AVG		-6%
2018	Active Listings (EOM)	92	101	139	165	216	289	326	341	464	443	385	249	116%	237 AVG		49%
	Months Supply of Inventory	0.9	0.9	0.9	1.2	1.2	1.7	2.3	2.3	4.7	3.8	3.4	2.4	292%	1.8 AVG		91%
	# of Closed Sales	100	114	147	143	175	172	142	151	99	116	113	102	-45%	1,243 YTD		-20%
	Median Closed Price (\$1,000's)	697	715	769	750	750	760	724	710	700	711	700	725	-3%	730 AVG		9%
2017	Active Listings (EOM)	118	112	129	143	159	177	198	177	215	199	127	66	-25%	159 AVG		-19%
	Months Supply of Inventory	1.1	0.8	0.6	1.0	0.9	0.9	1.1	0.9	1.2	1.2	0.8	0.4	-29%	0.9 AVG		-33%
	# of Closed Sales	107	135	208	149	187	196	186	198	180	161	165	161	7%	1,546 YTD		18%
	Median Closed Price (\$1,000's)	650	650	639	650	650	663	700	699	721	700	675	694	28%	669 AVG		18%
2016	Active Listings (EOM)	142	145	164	192	188	195	241	215	285	221	158	106		196 AVG		
	Months Supply of Inventory	2.1	1.3	1.3	1.3	1.1	1.2	1.5	1.2	1.7	1.5	1.1	0.6		1.4 AVG		
	# of Closed Sales	69	109	131	147	172	169	160	182	169	146	139	174		1,308 YTD		
	Median Closed Price (\$1,000's)	619	610	550	564	550	530	540	560	565	550	580	600		565 AVG		

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

SEPTEMBER 2026 - SEATTLE

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	π
Active Listings (EOM)	170	177	205	243	287	322	338	321	381	351	270	177	270	AVG
% of 12 Month Avg.	63%	66%	76%	90%	106%	119%	125%	119%	141%	130%	100%	66%		
Months Supply of Inv.	1.4	1.1	1.0	1.4	1.5	1.7	1.9	1.8	2.4	2.2	1.8	1.1	1.6	AVG
% of 12 Month Avg.	84%	67%	63%	85%	94%	106%	117%	115%	148%	139%	113%	69%		
# of Closed Units	125	164	203	177	190	188	178	174	160	156	149	159	2,023	T
% of 12 Month Avg.	74%	98%	120%	105%	113%	112%	106%	103%	95%	93%	88%	94%		
Median Closed Price (\$1,000)	700	714	715	723	728	727	721	719	730	726	706	711	718	AVG
% of 12 Month Avg.	97%	99%	100%	101%	101%	101%	100%	100%	102%	101%	98%	99%		

AVG = Average · T = Total