

Breakouts: KING MAP AREAS						Northwest Multiple Listing Service - January 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jan 2025	New Jan 2024	Ttl Active Jan 2025	Ttl Active Jan 2024	% Change, Ttl Active	Pending Jan 2025	Pending Jan 2024	% Change, Pending	Closed Jan 2025	Closed Jan 2024	% Change, Closed	Median \$, Jan 2025	Median \$, Jan 2024	% Change, Median Price	Months of Inventory
100	28	28	31	20	55.00%	21	31	-32.26%	13	16	-18.75%	\$615,000	\$728,500	-15.58%	2.38
110	63	57	93	50	86.00%	75	56	33.93%	45	42	7.14%	\$585,000	\$497,500	17.59%	2.07
120	63	36	77	37	108.11%	44	46	-4.35%	40	22	81.82%	\$636,000	\$486,500	30.73%	1.93
130	94	63	140	71	97.18%	90	73	23.29%	62	67	-7.46%	\$681,000	\$549,950	23.83%	2.26
<b>SW King</b>	<b>248</b>	<b>184</b>	<b>341</b>	<b>178</b>	<b>91.57%</b>	<b>230</b>	<b>206</b>	<b>11.65%</b>	<b>160</b>	<b>147</b>	<b>8.84%</b>	<b>\$626,000</b>	<b>\$549,950</b>	<b>13.83%</b>	<b>2.13</b>
300	24	16	27	20	35.00%	16	16	0.00%	11	11	0.00%	\$849,950	\$650,000	30.76%	2.45
310	63	53	102	51	100.00%	59	57	3.51%	43	21	104.76%	\$575,000	\$585,000	-1.71%	2.37
320	78	60	69	55	25.45%	74	45	64.44%	45	39	15.38%	\$729,839	\$700,000	4.26%	1.53
330	119	89	128	66	93.94%	87	111	-21.62%	53	63	-15.87%	\$695,000	\$610,000	13.93%	2.42
340	64	32	58	28	107.14%	59	36	63.89%	49	34	44.12%	\$716,000	\$654,975	9.32%	1.18
350	51	46	45	36	25.00%	46	51	-9.80%	42	33	27.27%	\$802,000	\$915,000	-12.35%	1.07
360	25	13	37	17	117.65%	18	24	-25.00%	10	10	0.00%	\$618,785	\$589,975	4.88%	3.70
<b>SE King</b>	<b>424</b>	<b>309</b>	<b>466</b>	<b>273</b>	<b>70.70%</b>	<b>359</b>	<b>340</b>	<b>5.59%</b>	<b>253</b>	<b>211</b>	<b>19.91%</b>	<b>\$700,000</b>	<b>\$650,000</b>	<b>7.69%</b>	<b>1.84</b>
140	168	106	169	103	64.08%	125	105	19.05%	73	48	52.08%	\$699,995	\$735,750	-4.86%	2.32
380	72	76	88	73	20.55%	36	54	-33.33%	26	28	-7.14%	\$765,500	\$702,000	9.05%	3.38
385	39	25	66	37	78.38%	26	32	-18.75%	14	15	-6.67%	\$654,500	\$650,000	0.69%	4.71
390	165	124	250	187	33.69%	94	85	10.59%	70	58	20.69%	\$797,500	\$802,000	-0.56%	3.57
700	132	83	145	87	66.67%	76	83	-8.43%	45	41	9.76%	\$885,000	\$775,000	14.19%	3.22
701	88	75	165	141	17.02%	34	40	-15.00%	22	22	0.00%	\$727,000	\$610,000	19.18%	7.50
705	255	190	258	165	56.36%	200	170	17.65%	90	102	-11.76%	\$830,000	\$799,475	3.82%	2.87
710	133	106	144	102	41.18%	86	84	2.38%	56	41	36.59%	\$955,000	\$799,000	19.52%	2.57
<b>Seattle</b>	<b>1,052</b>	<b>785</b>	<b>1,285</b>	<b>895</b>	<b>43.58%</b>	<b>677</b>	<b>653</b>	<b>3.68%</b>	<b>396</b>	<b>355</b>	<b>11.55%</b>	<b>\$797,475</b>	<b>\$760,000</b>	<b>4.93%</b>	<b>3.24</b>
715	34	36	58	28	107.14%	25	33	-24.24%	23	26	-11.54%	\$808,597	\$831,499	-2.75%	2.52
720	24	24	25	19	31.58%	25	17	47.06%	12	16	-25.00%	\$855,000	\$765,000	11.76%	2.08
<b>N. King</b>	<b>58</b>	<b>60</b>	<b>83</b>	<b>47</b>	<b>76.60%</b>	<b>50</b>	<b>50</b>	<b>0.00%</b>	<b>35</b>	<b>42</b>	<b>-16.67%</b>	<b>\$808,597</b>	<b>\$810,000</b>	<b>-0.17%</b>	<b>2.37</b>
500	71	49	64	42	52.38%	53	43	23.26%	48	29	65.52%	\$1,752,500	\$1,691,050	3.63%	1.33
510	18	13	24	8	200.00%	9	12	-25.00%	4	11	-63.64%	\$1,790,000	\$2,195,000	-18.45%	6.00
520	76	67	86	79	8.86%	34	39	-12.82%	25	20	25.00%	\$2,020,000	\$2,000,000	1.00%	3.44
530	83	58	69	40	72.50%	57	59	-3.39%	34	35	-2.86%	\$1,512,250	\$985,000	53.53%	2.03
540	126	92	95	67	41.79%	90	93	-3.23%	58	61	-4.92%	\$868,000	\$1,300,000	-33.23%	1.64
550	59	44	87	27	222.22%	45	43	4.65%	32	24	33.33%	\$995,693	\$957,150	4.03%	2.72
560	139	98	162	92	76.09%	79	76	3.95%	51	26	96.15%	\$1,585,000	\$1,847,500	-14.21%	3.18
600	170	107	214	79	170.89%	120	99	21.21%	83	66	25.76%	\$1,124,995	\$1,040,000	8.17%	2.58
<b>Eastside</b>	<b>742</b>	<b>528</b>	<b>801</b>	<b>434</b>	<b>84.56%</b>	<b>487</b>	<b>464</b>	<b>4.96%</b>	<b>335</b>	<b>272</b>	<b>23.16%</b>	<b>\$1,270,000</b>	<b>\$1,195,000</b>	<b>6.28%</b>	<b>2.39</b>
800	9	9	18	15	20.00%	7	6	16.67%	2	6	-66.67%	\$745,000	\$744,500	0.07%	9.00
<b>Vashon</b>	<b>9</b>	<b>9</b>	<b>18</b>	<b>15</b>	<b>20.00%</b>	<b>7</b>	<b>6</b>	<b>16.67%</b>	<b>2</b>	<b>6</b>	<b>-66.67%</b>	<b>\$745,000</b>	<b>\$744,500</b>	<b>0.07%</b>	<b>9.00</b>
<b>ALL King Co</b>	<b>2,533</b>	<b>1,875</b>	<b>2,994</b>	<b>1,842</b>	<b>62.54%</b>	<b>1,810</b>	<b>1,719</b>	<b>5.29%</b>	<b>1,181</b>	<b>1,033</b>	<b>14.33%</b>	<b>\$799,000</b>	<b>\$760,000</b>	<b>5.13%</b>	<b>2.54</b>

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Jan 2025	New Jan 2024	Ttl Active Jan 2025	Ttl Active Jan 2024	% Change, Ttl Active	Pending Jan 2025	Pending Jan 2024	% Change, Pending	Closed Jan 2025	Closed Jan 2024	% Change, Closed	Median \$, Jan 2025	Median \$, Jan 2024	% Change, Median Price	Months of Inventory
100	27	28	29	20	45.00%	21	30	-30.00%	13	15	-13.33%	\$615,000	\$745,000	-17.45%	2.23
110	50	48	62	40	55.00%	59	40	47.50%	34	26	30.77%	\$606,000	\$591,500	2.45%	1.82
120	34	26	36	24	50.00%	35	30	16.67%	31	13	138.46%	\$667,950	\$581,000	14.97%	1.16
130	73	54	89	54	64.81%	70	61	14.75%	55	56	-1.79%	\$690,000	\$597,450	15.49%	1.62
<b>SW King</b>	<b>184</b>	<b>156</b>	<b>216</b>	<b>138</b>	<b>56.52%</b>	<b>185</b>	<b>161</b>	<b>14.91%</b>	<b>133</b>	<b>110</b>	<b>20.91%</b>	<b>\$650,000</b>	<b>\$605,000</b>	<b>7.44%</b>	<b>1.62</b>
300	24	16	26	20	30.00%	16	16	0.00%	11	11	0.00%	\$849,950	\$650,000	30.76%	2.36
310	55	44	88	45	95.56%	55	47	17.02%	38	18	111.11%	\$583,893	\$600,000	-2.68%	2.32
320	76	55	68	52	30.77%	68	43	58.14%	40	37	8.11%	\$756,864	\$740,000	2.28%	1.70
330	94	77	89	55	61.82%	74	82	-9.76%	43	50	-14.00%	\$755,000	\$677,165	11.49%	2.07
340	48	24	42	18	133.33%	41	25	64.00%	37	23	60.87%	\$815,000	\$745,000	9.40%	1.14
350	45	37	34	31	9.68%	39	42	-7.14%	37	30	23.33%	\$820,000	\$987,000	-16.92%	0.92
360	25	13	34	16	112.50%	16	19	-15.79%	8	7	14.29%	\$728,500	\$730,000	-0.21%	4.25
<b>SE King</b>	<b>367</b>	<b>266</b>	<b>381</b>	<b>237</b>	<b>60.76%</b>	<b>309</b>	<b>274</b>	<b>12.77%</b>	<b>214</b>	<b>176</b>	<b>21.59%</b>	<b>\$761,000</b>	<b>\$732,500</b>	<b>3.89%</b>	<b>1.78</b>
140	132	89	122	80	52.50%	100	84	19.05%	45	39	15.38%	\$730,000	\$760,000	-3.95%	2.71
380	57	66	60	61	-1.64%	31	48	-35.42%	25	22	13.64%	\$770,000	\$715,000	7.69%	2.40
385	30	22	44	32	37.50%	21	24	-12.50%	13	14	-7.14%	\$664,000	\$650,000	2.15%	3.38
390	90	68	114	84	35.71%	52	56	-7.14%	44	31	41.94%	\$1,055,000	\$1,193,350	-11.59%	2.59
700	77	57	62	46	34.78%	47	57	-17.54%	23	20	15.00%	\$1,360,000	\$1,210,500	12.35%	2.70
701	0	1	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
705	180	137	166	115	44.35%	140	127	10.24%	57	80	-28.75%	\$855,000	\$850,000	0.59%	2.91
710	92	77	88	63	39.68%	61	64	-4.69%	45	25	80.00%	\$1,050,000	\$905,000	16.02%	1.96
<b>Seattle</b>	<b>658</b>	<b>517</b>	<b>656</b>	<b>481</b>	<b>36.38%</b>	<b>452</b>	<b>460</b>	<b>-1.74%</b>	<b>252</b>	<b>231</b>	<b>9.09%</b>	<b>\$857,500</b>	<b>\$869,000</b>	<b>-1.32%</b>	<b>2.60</b>
715	20	26	32	15	113.33%	14	30	-53.33%	15	25	-40.00%	\$845,131	\$835,500	1.15%	2.13
720	19	21	20	16	25.00%	18	13	38.46%	9	10	-10.00%	\$978,800	\$887,500	10.29%	2.22
<b>N. King</b>	<b>39</b>	<b>47</b>	<b>52</b>	<b>31</b>	<b>67.74%</b>	<b>32</b>	<b>43</b>	<b>-25.58%</b>	<b>24</b>	<b>35</b>	<b>-31.43%</b>	<b>\$860,065</b>	<b>\$842,890</b>	<b>2.04%</b>	<b>2.17</b>
500	50	37	44	34	29.41%	36	26	38.46%	36	22	63.64%	\$1,905,030	\$2,188,000	-12.93%	1.22
510	15	11	21	7	200.00%	7	11	-36.36%	4	9	-55.56%	\$1,790,000	\$2,499,000	-28.37%	5.25
520	42	29	47	37	27.03%	15	18	-16.67%	12	12	0.00%	\$4,036,750	\$3,900,000	3.51%	3.92
530	54	34	27	20	35.00%	35	33	6.06%	21	19	10.53%	\$1,718,000	\$1,487,756	15.48%	1.29
540	75	57	50	49	2.04%	51	63	-19.05%	33	46	-28.26%	\$1,692,810	\$1,539,500	9.96%	1.52
550	38	26	58	20	190.00%	34	27	25.93%	16	19	-15.79%	\$1,205,000	\$1,094,000	10.15%	3.63
560	80	64	87	52	67.31%	46	45	2.22%	28	15	86.67%	\$2,255,000	\$2,420,000	-6.82%	3.11
600	96	82	118	62	90.32%	73	78	-6.41%	54	56	-3.57%	\$1,265,000	\$1,100,000	15.00%	2.19
<b>Eastside</b>	<b>450</b>	<b>340</b>	<b>452</b>	<b>281</b>	<b>60.85%</b>	<b>297</b>	<b>301</b>	<b>-1.33%</b>	<b>204</b>	<b>198</b>	<b>3.03%</b>	<b>\$1,709,000</b>	<b>\$1,465,000</b>	<b>16.66%</b>	<b>2.22</b>
800	8	9	16	15	6.67%	6	6	0.00%	2	6	-66.67%	\$745,000	\$744,500	0.07%	8.00
<b>Vashon</b>	<b>8</b>	<b>9</b>	<b>16</b>	<b>15</b>	<b>6.67%</b>	<b>6</b>	<b>6</b>	<b>0.00%</b>	<b>2</b>	<b>6</b>	<b>-66.67%</b>	<b>\$745,000</b>	<b>\$744,500</b>	<b>0.07%</b>	<b>8.00</b>
<b>ALL King Co</b>	<b>1,706</b>	<b>1,335</b>	<b>1,773</b>	<b>1,183</b>	<b>49.87%</b>	<b>1,281</b>	<b>1,245</b>	<b>2.89%</b>	<b>829</b>	<b>756</b>	<b>9.66%</b>	<b>\$855,000</b>	<b>\$849,850</b>	<b>0.61%</b>	<b>2.14</b>

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100	1	0	2	0	0.00%	0	1	-100.00%	0	1	-100.00%	\$0	\$292,875	-100.00%	0.00
110	13	9	31	10	210.00%	16	16	0.00%	11	16	-31.25%	\$285,000	\$333,500	-14.54%	2.82
120	29	10	41	13	215.38%	9	16	-43.75%	9	9	0.00%	\$404,745	\$319,950	26.50%	4.56
130	21	9	51	17	200.00%	20	12	66.67%	7	11	-36.36%	\$525,000	\$359,950	45.85%	7.29
<b>SW King</b>	<b>64</b>	<b>28</b>	<b>125</b>	<b>40</b>	<b>212.50%</b>	<b>45</b>	<b>45</b>	<b>0.00%</b>	<b>27</b>	<b>37</b>	<b>-27.03%</b>	<b>\$325,000</b>	<b>\$335,000</b>	<b>-2.99%</b>	<b>4.63</b>
300	0	0	1	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
310	8	9	14	6	133.33%	4	10	-60.00%	5	3	66.67%	\$402,500	\$476,500	-15.53%	2.80
320	2	5	1	3	-66.67%	6	2	200.00%	5	2	150.00%	\$499,950	\$424,950	17.65%	0.20
330	25	12	39	11	254.55%	13	29	-55.17%	10	13	-23.08%	\$446,000	\$414,950	7.48%	3.90
340	16	8	16	10	60.00%	18	11	63.64%	12	11	9.09%	\$384,000	\$412,000	-6.80%	1.33
350	6	9	11	5	120.00%	7	9	-22.22%	5	3	66.67%	\$435,000	\$497,500	-12.56%	2.20
360	0	0	3	1	200.00%	2	5	-60.00%	2	3	-33.33%	\$380,000	\$277,000	37.18%	1.50
<b>SE King</b>	<b>57</b>	<b>43</b>	<b>85</b>	<b>36</b>	<b>136.11%</b>	<b>50</b>	<b>66</b>	<b>-24.24%</b>	<b>39</b>	<b>35</b>	<b>11.43%</b>	<b>\$429,000</b>	<b>\$420,000</b>	<b>2.14%</b>	<b>2.18</b>
140	36	17	47	23	104.35%	25	21	19.05%	28	9	211.11%	\$607,475	\$520,000	16.82%	1.68
380	15	10	28	12	133.33%	5	6	-16.67%	1	6	-83.33%	\$589,950	\$644,495	-8.46%	28.00
385	9	3	22	5	340.00%	5	8	-37.50%	1	1	0.00%	\$620,000	\$659,950	-6.05%	22.00
390	75	56	136	103	32.04%	42	29	44.83%	26	27	-3.70%	\$489,808	\$525,900	-6.86%	5.23
700	55	26	83	41	102.44%	29	26	11.54%	22	21	4.76%	\$729,950	\$485,000	50.51%	3.77
701	88	74	165	141	17.02%	34	40	-15.00%	22	22	0.00%	\$727,000	\$610,000	19.18%	7.50
705	75	53	92	50	84.00%	60	43	39.53%	33	22	50.00%	\$725,000	\$549,975	31.82%	2.79
710	41	29	56	39	43.59%	25	20	25.00%	11	16	-31.25%	\$625,000	\$595,000	5.04%	5.09
<b>Seattle</b>	<b>394</b>	<b>268</b>	<b>629</b>	<b>414</b>	<b>51.93%</b>	<b>225</b>	<b>193</b>	<b>16.58%</b>	<b>144</b>	<b>124</b>	<b>16.13%</b>	<b>\$689,975</b>	<b>\$537,500</b>	<b>28.37%</b>	<b>4.37</b>
715	14	10	26	13	100.00%	11	3	266.67%	8	1	700.00%	\$753,684	\$520,000	44.94%	3.25
720	5	3	5	3	66.67%	7	4	75.00%	3	6	-50.00%	\$399,000	\$372,500	7.11%	1.67
<b>N. King</b>	<b>19</b>	<b>13</b>	<b>31</b>	<b>16</b>	<b>93.75%</b>	<b>18</b>	<b>7</b>	<b>157.14%</b>	<b>11</b>	<b>7</b>	<b>57.14%</b>	<b>\$747,419</b>	<b>\$385,000</b>	<b>94.13%</b>	<b>2.82</b>
500	21	12	20	8	150.00%	17	17	0.00%	12	7	71.43%	\$602,500	\$570,000	5.70%	1.67
510	3	2	3	1	200.00%	2	1	100.00%	0	2	-100.00%	\$0	\$445,000	-100.00%	0.00
520	34	38	39	42	-7.14%	19	21	-9.52%	13	8	62.50%	\$835,000	\$600,000	39.17%	3.00
530	29	24	42	20	110.00%	22	26	-15.38%	13	16	-18.75%	\$538,000	\$517,500	3.96%	3.23
540	51	35	45	18	150.00%	39	30	30.00%	25	15	66.67%	\$564,550	\$675,000	-16.36%	1.80
550	21	18	29	7	314.29%	11	16	-31.25%	16	5	220.00%	\$909,060	\$465,000	95.50%	1.81
560	59	34	75	40	87.50%	33	31	6.45%	23	11	109.09%	\$1,295,000	\$675,000	91.85%	3.26
600	74	25	96	17	464.71%	47	21	123.81%	29	10	190.00%	\$1,049,995	\$550,000	90.91%	3.31
<b>Eastside</b>	<b>292</b>	<b>188</b>	<b>349</b>	<b>153</b>	<b>128.10%</b>	<b>190</b>	<b>163</b>	<b>16.56%</b>	<b>131</b>	<b>74</b>	<b>77.03%</b>	<b>\$734,900</b>	<b>\$570,000</b>	<b>28.93%</b>	<b>2.66</b>
800	1	0	2	0	0.00%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
<b>Vashon</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0.00%</b>	<b>1</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>\$0</b>	<b>\$0</b>	<b>0.00%</b>	<b>0.00</b>
<b>ALL King Co</b>	<b>827</b>	<b>540</b>	<b>1221</b>	<b>659</b>	<b>85.28%</b>	<b>529</b>	<b>474</b>	<b>11.60%</b>	<b>352</b>	<b>277</b>	<b>27.08%</b>	<b>\$600,000</b>	<b>\$495,000</b>	<b>21.21%</b>	<b>3.47</b>