

# Local Market Update – October 2025

A Research Tool Provided by Northwest Multiple Listing Service®



**NORTHWEST**  
MULTIPLE LISTING SERVICE®

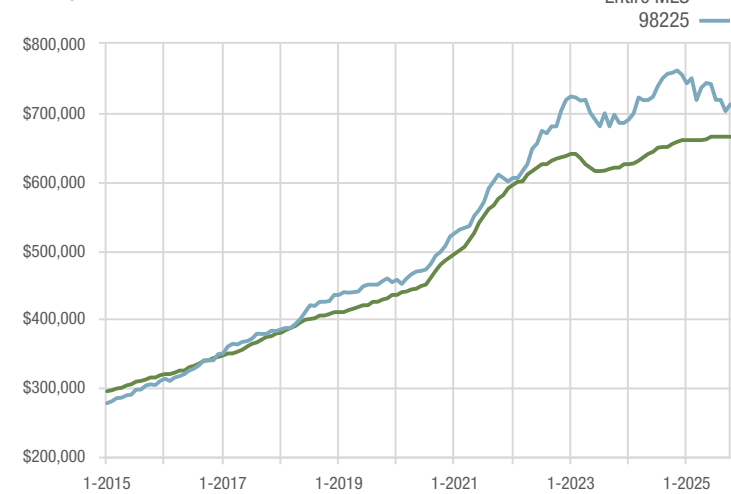
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Residential	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	22	28	+ 27.3%	283	364	+ 28.6%
Pending Sales	20	25	+ 25.0%	214	249	+ 16.4%
Closed Sales	22	22	0.0%	209	241	+ 15.3%
Days on Market Until Sale	19	28	+ 47.4%	20	22	+ 10.0%
Median Sales Price*	\$699,250	\$727,500	+ 4.0%	\$757,900	\$712,000	- 6.1%
Average Sales Price*	\$768,718	\$830,618	+ 8.1%	\$895,235	\$855,063	- 4.5%
Percent of List Price Received*	100.1%	98.4%	- 1.7%	102.2%	100.9%	- 1.3%
Inventory of Homes for Sale	39	49	+ 25.6%	—	—	—
Months Supply of Inventory	2.0	2.1	+ 5.0%	—	—	—

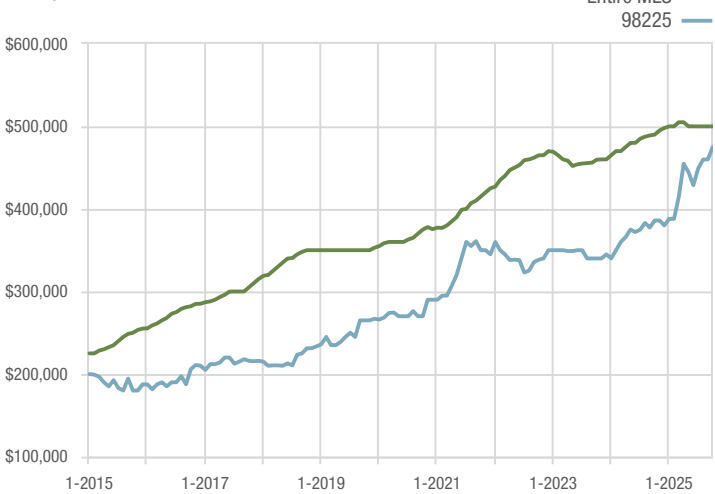
Condo	October			Year to Date		
Key Metrics	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	16	15	- 6.3%	143	163	+ 14.0%
Pending Sales	10	9	- 10.0%	86	109	+ 26.7%
Closed Sales	5	6	+ 20.0%	83	109	+ 31.3%
Days on Market Until Sale	48	97	+ 102.1%	30	61	+ 103.3%
Median Sales Price*	\$420,000	\$627,500	+ 49.4%	\$375,000	\$460,000	+ 22.7%
Average Sales Price*	\$526,400	\$582,000	+ 10.6%	\$453,936	\$541,534	+ 19.3%
Percent of List Price Received*	97.5%	98.9%	+ 1.4%	99.0%	98.6%	- 0.4%
Inventory of Homes for Sale	37	45	+ 21.6%	—	—	—
Months Supply of Inventory	4.4	4.4	0.0%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Residential  
Rolling 12-Month Calculation



Median Sales Price - Condominium  
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.