Realogics
Sotheby's
INTERNATIONAL REALTY

Q2-2026

Quarterly Market Snapshot

King County

Q2 April - June 2026

As the most populous county in Washington state, the King County real estate market has a property type and price point for every buyer. Despite a 16.66% year-over-year increase in homes listed for sale, the market remained a seller's market with 2.9 months of supply. Homes sold more quickly in King County than the majority of the other communities analyzed in our quarterly report, spending an average of 27 days on the market. However, this number was up from Q2-2025 when the average was 19 days on market. After price growth between Q2-2024 and Q2-2025, the market saw a slight price correction, with the median sales price decreasing by 4.39% from $1,025,000 to $980,000 in Q2-2026. As the market faces headwinds from larger global and economic factors, both buyers and sellers are encouraged to enlist the help of a trusted advisor who knows how to navigate the shifting conditions.

INTEREST RATES

30-year fixed rate for conventional mortgage loan
(Current and historic mortgage rates sourced from Movement Mortgage)

2026	6.4%
2025	6.8%
2024	6.9%

AVERAGE PRICE PER SQ. FT.

Q2-2026 vs. Q2-2025 ↓(3.16%)

2026	$552
2025	$570
2024	$560

MEDIAN SALES PRICE

$980K

↓4.39%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	$980,000
2025	$1,025,000
2024	$1,000,000

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS

2026	27
2025	19
2024	17

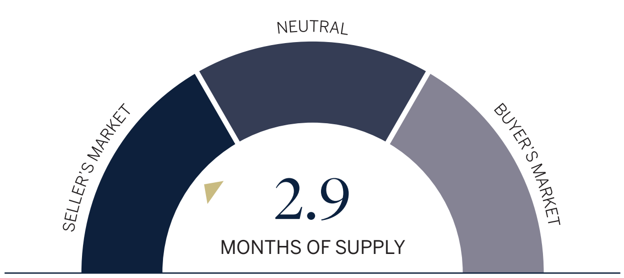
HOMES SOLD

Q2-2026 vs Q2-2025
↓(2.99%)

2026 5,328
2025 5,492

WHAT KIND OF MARKET

2.9 MONTHS OF INVENTORY - SELLER'S MARKET



(Based on Q2-2026 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory)