

Quarterly Market Snapshot

King County

Q3 July - September 2026

From Lake Union houseboats to new lock-and-leave luxury condominiums, King County has a varied offering of property, neighborhood, and pricing options. As the second most expensive county to purchase in (only behind San Juan County), King County's median sales price is influenced by more affordable markets, such as Kent and Renton, and luxury markets, such as Hunts Point and Medina, offering homes for first-time buyers and those looking for a luxury estate. The median sales price decreased by 3.94% in Q3-2026, down from \$989,000 to \$950,000. Similarly, the average price per square foot was down from \$551 to \$530 per square foot. Although it was technically considered a seller's market, 3.9 months of inventory made it close to a neutral market, meaning buyers had more options. For the past three third quarters, the average number of days homes have spent on the market has increased—up from 22 to 31 to 38 days.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



HOMES SOLD

Q3-2026 vs Q3-2025

↓(9.69%)

2026

2025

4,597
5,090

INTEREST RATES

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



AVERAGE PRICE PER SQ. FT.

Q3-2026 vs. Q3-2025 ↓(3.81%)



MEDIAN SALES PRICE



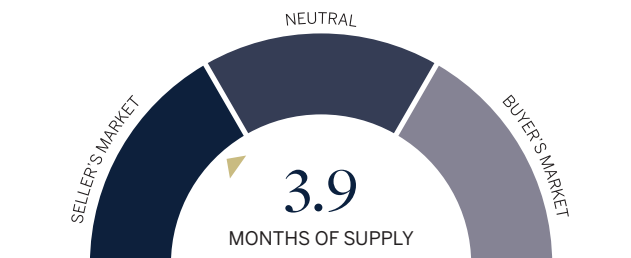
\$950K

↓3.94%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	\$950,000
2025	\$989,000
2024	\$977,000

WHAT KIND OF MARKET

3.9 MONTHS OF INVENTORY - SELLER'S MARKET



(Based on Q3-2026 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory)

