EASTSIDE

MORE SUPPLY

↑ 46%

INVENTORY
YEAR OVER YEAR

BUYERS ARE
STILL MOVING

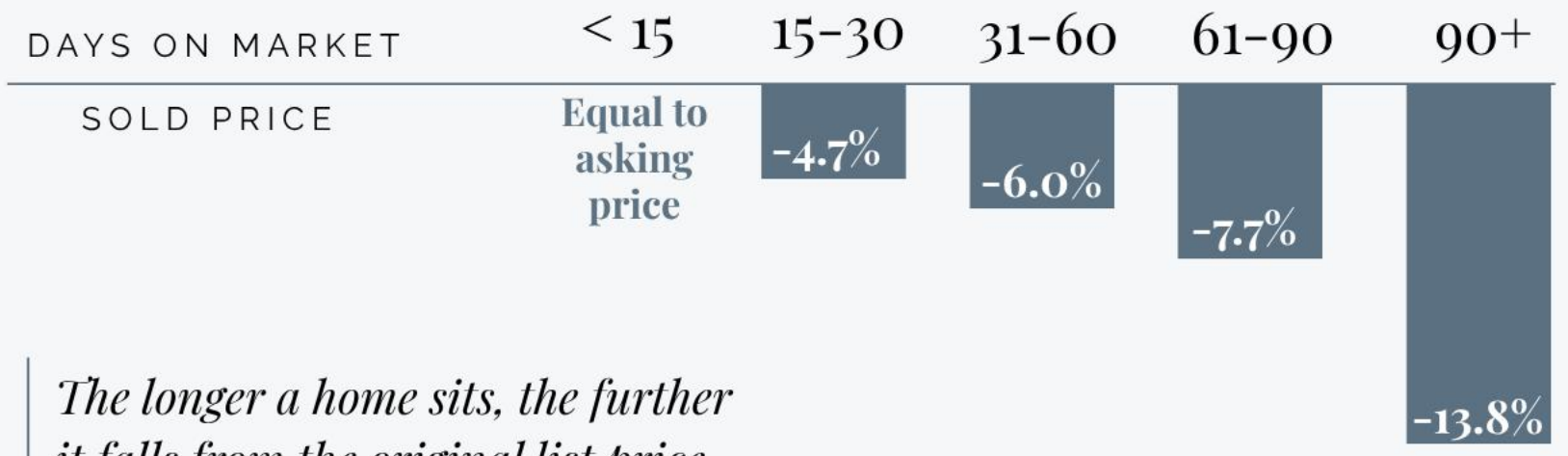
↑ 4%

PENDING SALES

PRICING MATTERS

48%

OF SALES REQUIRED
A REDUCTION



The longer a home sits, the further it falls from the original list price.

SEATTLE

↑ 27% INVENTORY
YEAR OVER YEAR

54.8% OF HOMES SOLD WITHIN 15 DAYS AT 100% OF ORIGINAL LIST PRICE

41% OF SALES REQUIRED A PRICE REDUCTION

23% OF HOMES SOLD ABOVE LIST PRICE IN A MEDIAN OF 7 DAYS

More supply means more choice for buyers.
Great homes are still moving, but buyers are being selective.

Colin *Dalrymple*
Windermere Real Estate

Northwest Multiple Listing Service (NWMLS), August 2026 residential market data, as compiled and reported by Windermere Real Estate. Eastside and Seattle inventory, pending sales, price-reduction, days-on-market, and list-price statistics reflect August 2026 activity. Statistics are not compiled or published by NWMLS.