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MY MARKET UPDATE · SEPTEMBER 2026

The market, without the noise.

More homes are available, and buyers have more to compare. I'm watching how that changes the choices in front of you, whether you are buying, selling, or just figuring out your timing.

AUGUST 2026 AT A GLANCE

Residential homes and condominiums across the NWMLS service area.

ACTIVE LISTINGS

24,675

Up 22.0% from August 2025

MONTHS OF INVENTORY

4.21

Compared with 3.19 in August 2025

MEDIAN SALE PRICE

\$635,000

Down 2.3% from August 2025

CLOSED SALES

5,861

Down 7.6% from August 2025

Closer to home

KING COUNTY

\$845,000

Median sale price

SNOHOMISH COUNTY

\$724,500

Median sale price

PIERCE COUNTY

\$589,000

Median sale price

These county medians include residential homes and condominiums sold in August 2026. The NWMLS service area is a regional measure, not a statewide total.

My take on what these numbers mean for your next move is on page 2.

Source: NWMLS August 2026 market report, county reports, and Monthly Market Snapshot. Links are on page 3.



How I'm reading this

IF YOU ARE BUYING

I see more room to compare options. I still look at the recent comparable sales, condition, and competition for the home you actually want before we decide what an offer should look like.

IF YOU ARE SELLING

I'm paying close attention to the homes buyers can choose instead of yours. More inventory makes our preparation and pricing conversation especially useful. We can decide what deserves your time and money before you spend it.

These figures describe a broad market. They do not tell me what your home is worth or how much competition a particular listing will have. Tell me the area, property type, and price range, and I can make the conversation useful to you.

A LITTLE CONTEXT FOR THE NUMBERS

Months of inventory compares available listings with that month's sales pace. A median is the midpoint of the sales recorded, not a change in the value of every home.

WASHINGTON STATEWIDE CONTEXT

Second quarter 2026 · April through June

UW's Washington Center for Real Estate Research reported a statewide median of \$645,200 for single family homes in the second quarter of 2026. This quarterly measure excludes condominiums. I'm keeping it separate from the August NWMLS county figures.

National context, current industry news, and source links are on page 3.



The broader picture

MORTGAGE RATES

6.71%

Week of September 3, 2026

Freddie Mac reported a national average of 6.71% for a 30 year fixed mortgage, compared with 6.66% the previous week. Your lender can quote the rate and terms available for your situation.

Source: Freddie Mac PMMS

NATIONAL EXISTING HOME SALES

4.06 million

July 2026 · Published August 11, 2026

NAR reported a seasonally adjusted annual sales pace of 4.06 million, down 1.7% from June. The national median sale price was \$434,100, up 2.0% from July 2025. This is a different month and market from the NWMLS figures.

Source: National Association of Realtors

A NEW FIRST LOOK OPTION

NWMLS introduced First Look on September 4. It allows public marketing during preparation for an Active launch, with sellers choosing whether to allow showings. I'll explain the timing and showing plan for any First Look home you're considering.

Source: NWMLS · Published August 31, 2026

MY SOURCES

[NWMLS August 2026 market report, published September 3, 2026](#)

[NWMLS Monthly Market Snapshot, August 2026 edition](#)

[NWMLS August county reports: King](#)

[NWMLS August county reports: Snohomish](#)

[NWMLS August county reports: Pierce](#)

[Freddie Mac PMMS, September 3, 2026](#)

[NAR July existing home sales, published August 11, 2026](#)

[NWMLS First Look announcement, August 31, 2026](#)

[UW Washington State Housing Market Report, second quarter 2026](#)

Prepared September 7, 2026. Each source's reporting period is shown above. My interpretation is separate from the source statistics.