

# MARKET UPDATE

November, 2025

## Months Supply of Inventory

of  
Inventory

•  
**CURRENT  
MONTH**

•  
KING &  
SNOHOMISH  
COUNTY

•  
RESIDENTIAL ONLY

**0 - 2** **2 - 4** **4+**  
SELLER'S  
ADVANTAGE    BALANCED  
ADVANTAGE    BUYER'S  
ADVANTAGE

Area	Months Inventory			Area	Months Inventory		
	2023	2024	2025		2023	2024	2025
<b>100</b>	1.1	1.6	1.2	<b>530</b>	1.5	1.5	1.7
<b>110</b>	1.0	1.6	1.6	<b>540</b>	1.3	1.1	2.2
<b>120</b>	1.5	1.3	0.8	<b>550</b>	1.6	1.7	2.8
<b>130</b>	1.3	1.9	1.5	<b>560</b>	2.3	1.4	2.7
<b>140</b>	1.8	1.4	1.9	<b>600</b>	1.5	1.7	2.1
<b>300</b>	2.1	1.5	2.5	<b>610</b>	1.4	1.1	2.2
<b>310</b>	1.5	1.6	1.8	<b>700</b>	3.3	1.6	2.5
<b>320</b>	1.5	1.7	2.7	<b>701</b>	0.0	0.0	0.0
<b>330</b>	1.3	1.5	1.5	<b>705</b>	1.5	1.5	2.5
<b>340</b>	1.2	1.1	1.9	<b>710</b>	1.5	1.8	2.1
<b>350</b>	1.7	1.3	2.5	<b>715</b>	1.2	0.9	1.8
<b>360</b>	3.8	1.5	2.9	<b>720</b>	1.3	1.8	2.1
<b>380</b>	2.1	2.2	2.6	<b>730</b>	0.9	1.1	1.8
<b>385</b>	3.3	3.5	2.6	<b>740</b>	1.2	1.2	1.7
<b>390</b>	2.3	2.4	4.4	<b>750</b>	1.3	1.5	2.2
<b>500</b>	1.3	1.2	2.4	<b>760</b>	1.6	1.5	2.1
<b>510</b>	2.8	1.5	2.5	<b>770</b>	1.6	1.7	1.9
<b>520</b>	2.4	2.7	5.7	<b>800</b>	2.5	4.4	2.1

**2 YEARS AGO**



**1 YEAR AGO**



**CURRENT YEAR**



Created by Windermere/East using information and statistics derived from Northwest Multiple Listing Service. Months Supply of Inventory is active inventory on the last day of the month divided by the number of properties that went pending, signed agreement between buyers and sellers, during the month.