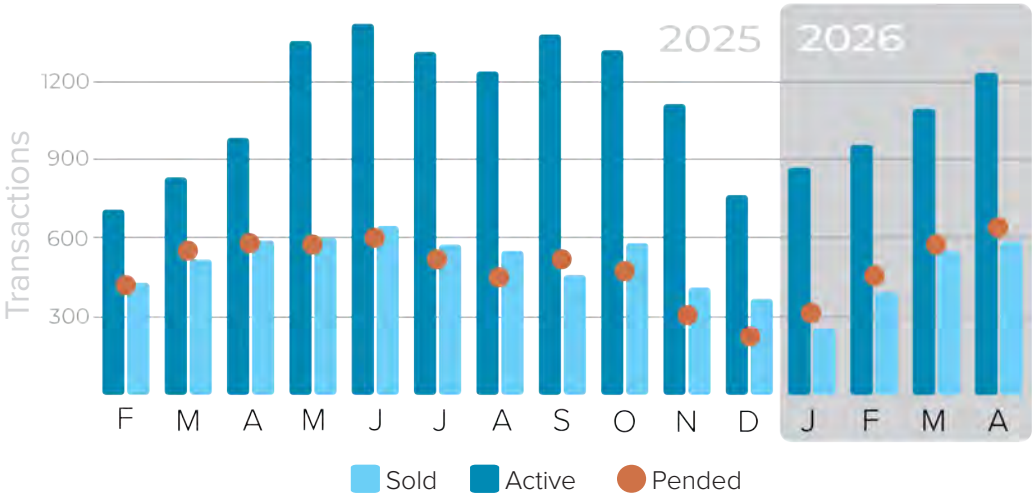
Seattle Market Report MAY 2026

Data from NWMLS on May 15, 2026

Seattle Supply & Demand Indicators (April 2026)

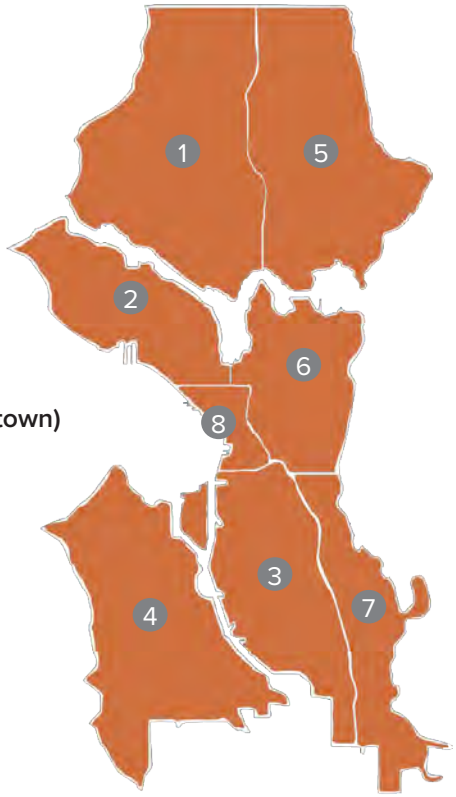
1,238 Active listings	633 Pended listings	$1.3M Active price (Average)	21 Days on Market (Average)
1,132 New listings	588 Sold Properties	$999 Sold price (Median)	2.0 Months of inventory (Based on pendings)

Spring activity regains traction. Seattle's April market gained momentum as new listings, pending sales, and closed sales moved higher. Inventory also rose, keeping supply near two months. Prices held steady, homes sold slightly above list, and market time shortened—signaling a more active spring market, not a runaway one.



Seattle Neighborhood Comparison (April 2026)

1. **Northwest (Ballard, Greenwood)**
   336 active
   340 new
   180 pended
   Average days on market: 18
   Median sold price: $1.0m
2. **Uptown (Queen Anne, Magnolia)**
   130 active
   110 new
   53 pended
   Average days on market: 28
   Median sold price: $1.36m
3. **Central South (Beacon Hill, Georgetown)**
   82 active
   51 new
   16 pended
   Average days on market: 19
   Median sold price: $665k
4. **West Seattle (South Park)**
   185 active
   194 new
   136 pended
   Average days on market: 20
   Median sold price: $790k



5. **Northeast (Laurelhurst, Ravenna)**
   201 active
   201 new
   114 pended
   Average days on market: 17
   Median sold price: $1.0m
6. **Central (Capitol Hill, Madison Park)**
   187 active
   140 new
   83 pended
   Average days on market: 35
   Median sold price: $1.49m
7. **Southeast (Mt. Baker, Seward Park)**
   117 active
   96 new
   51 pended
   Average days on market: 17
   Median sold price: $879k
8. **Downtown (and Belltown)**
   No single family homes

DESIREE
Desiree Loughlin, Windermere West Seattle

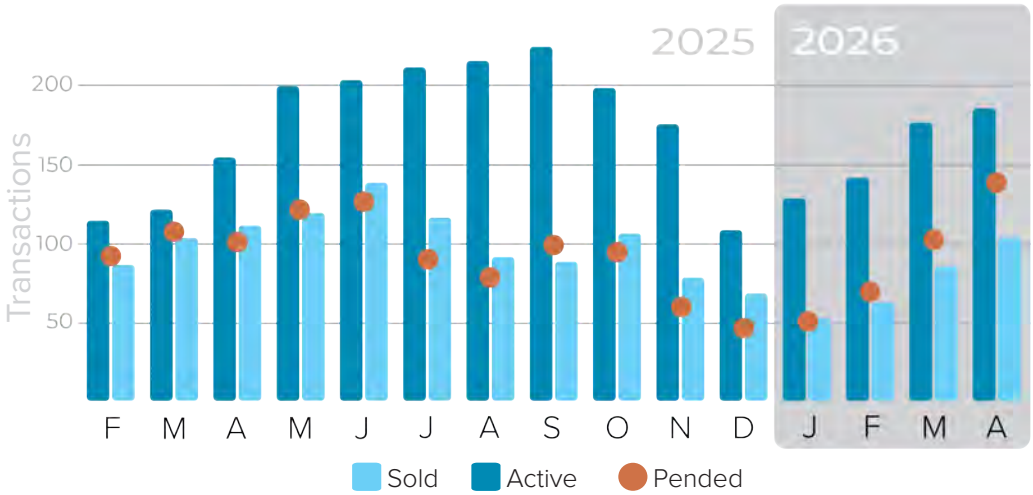
West Seattle Market Report MAY 2026

Data from NWMLS on May 15, 2026

West Seattle Supply & Demand Indicators (April 2026)

185 Active listings	136 Pended listings	$1.0 Active price (Average)	20 Days on Market (Average)
194 New listings	103 Sold Properties	$790 Sold price (Median)	1.4 Months of inventory (Based on pendings)

West Seattle activity strengthened in April as new listings, pending sales, and closed sales all moved higher. Inventory rose modestly, but buyer demand kept pace, bringing months of inventory down and absorption up sharply. Prices held steady, with homes selling above list price—signaling a decisive spring market.



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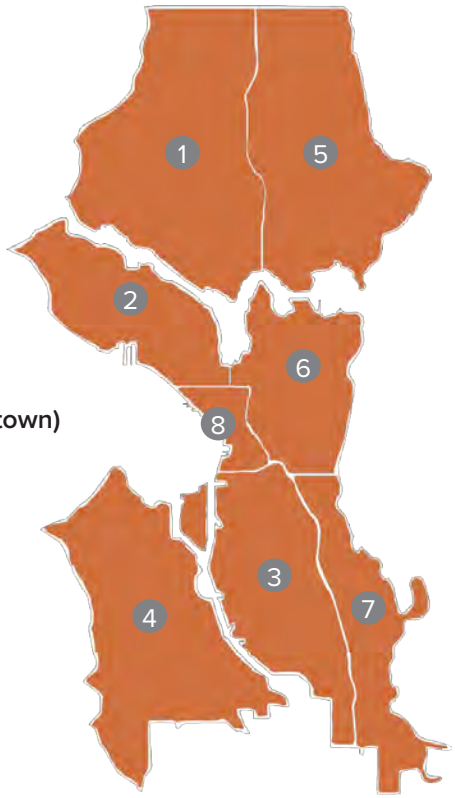

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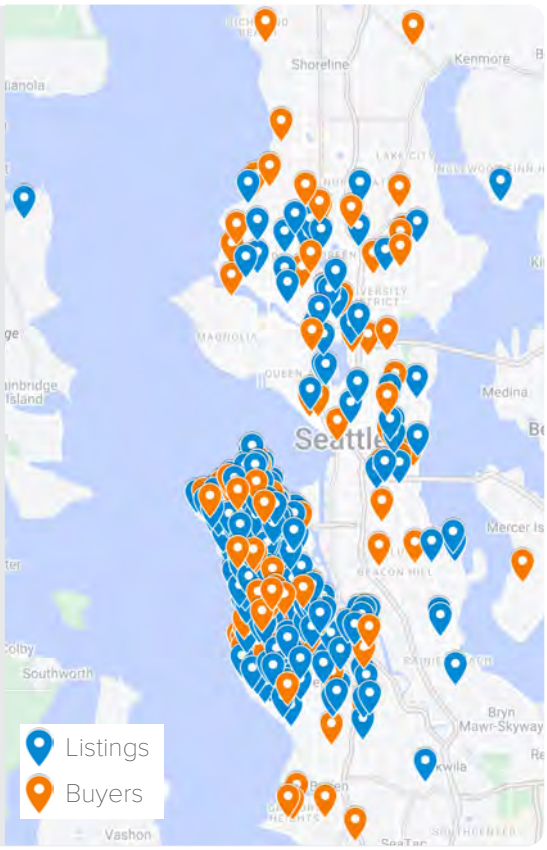
DESIREE
Desiree Loughlin, Windermere West Seattle

DESIREE

Map of Desiree's Sales



Testimony

It wasn't luck that allowed us to purchase our dream home; it was Desiree.

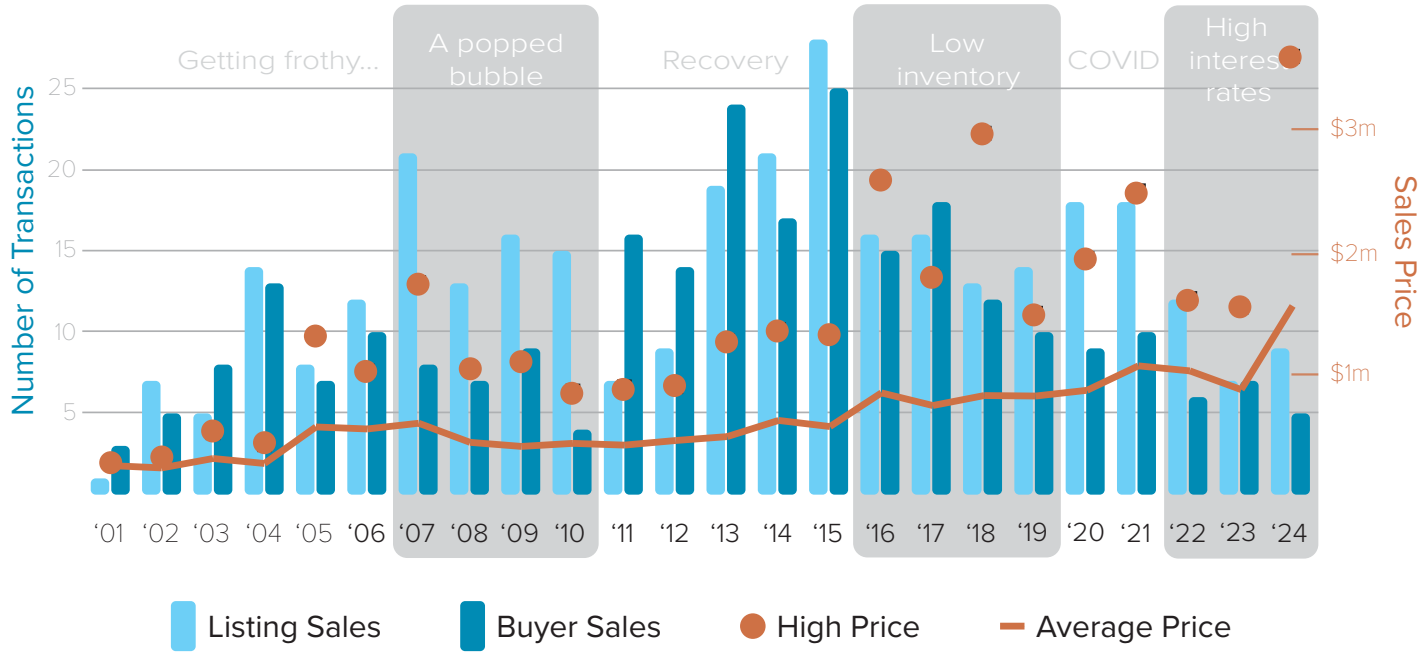
Over the past 10 years, Des helped us buy and sell several homes. Last year, on a whim, we asked Des to show us a house that had gone pending. It checked all our "wants" – view, park, natural light, and dream neighborhood. Work was needed so a conventional loan was not an option, but Desiree connected us with a lender. She stayed in constant contact with the selling agent, so we were first in line if the house went back on the market. We stepped right in and our dreams came true. With Des' top-notch contractor referrals we were able to quickly and easily fix up the house.

Desiree is, simply, the best realtor. From staging to negotiating to handling the final documents, she made everything easy.

Dale & Debbie Whittington

Desiree's Sales History

2001 - 2025



24 Years in the biz

320 Career total listing sales

262 Career total buyer sales

582 Total sales