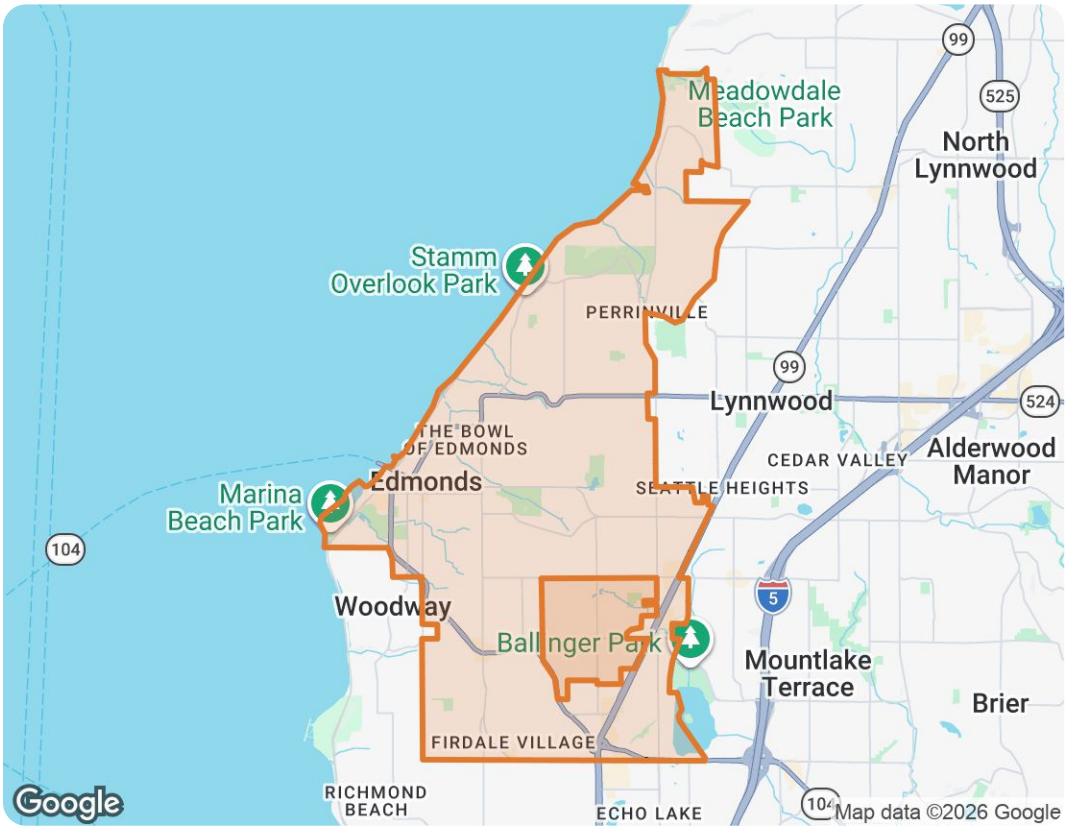
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Market Trends

October 2026 Median Estimated Property Value

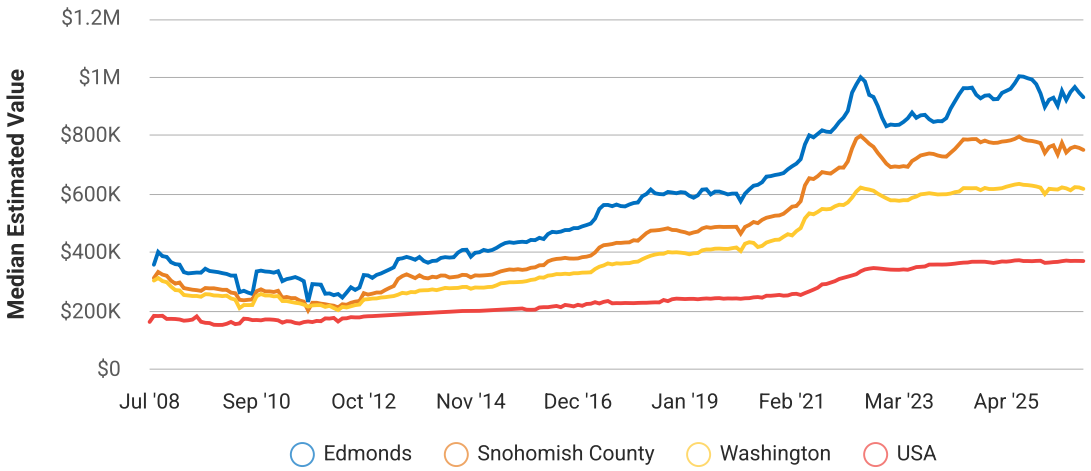
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$932,190	-1.7%	-6.1%



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$932,190	$948,000 -1.67%	$950,000 -1.87%	$992,720 -6.1%	$928,480 +0.4%	$857,000 +8.77%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

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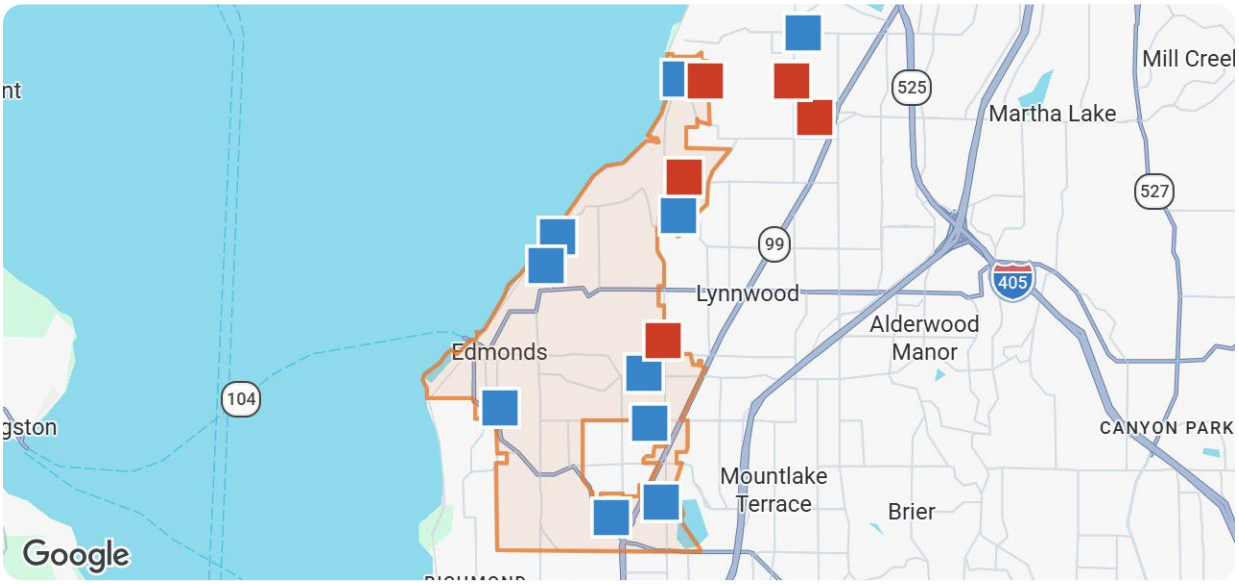
Market Activity

Market Activity Filters

Sort Order: Date
Maximum Properties Per Change Type: 10
Change Types: New Listings, Pending, Closed, Distressed
Property Types: Single Family, Condo/Townhouse/Apt
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



	Closed	Distressed
Number of Properties	10	5
Lowest Listing Price / Est.Value	$214,500	$662,470
Median Listing Price / Est.Value	$1,215,000	$813,820
Highest Listing Price / Est.Value	$2,550,000	$1,274,000
Average Price / sqft	$599	$627
Median Price / sqft	$559	$667
Average Days in RPR	–	–
Median Days in RPR	–	–
Total Volume	$12,359,500	$4,265,330
Source	Public Records & Listings	Public Records & Listings

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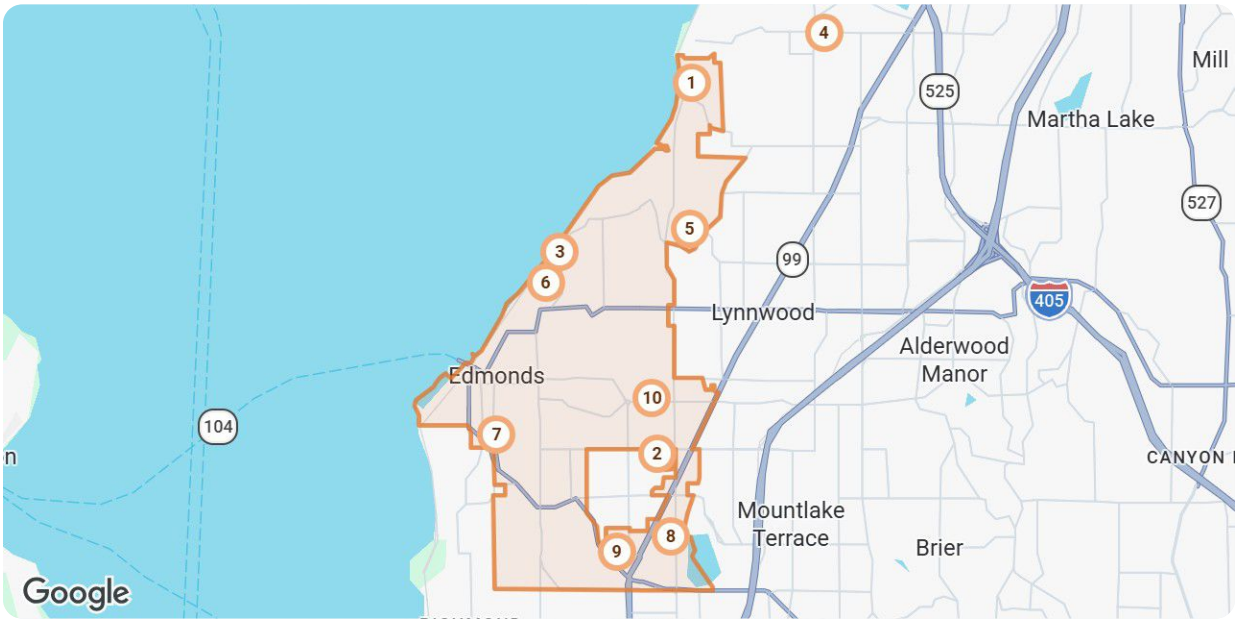
Edmonds, Washington

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Market Activity Breakdown

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1  **8902 196th St SW** **Edmonds, WA 98026** Closed / Public Record	Single Family	4/4	3,236	0.38 acres 2001	11/10/2026 – days	$1,530,000 $441/sq ft	–
2  **502 3rd Ave N** **Edmonds, WA 98020** Closed / Public Record	Single Family	3/3	1,549	6,098 sqft 1983	11/10/2026 – days	$1,075,000 $809/sq ft	–
3  **1435 7th Pl S** **Edmonds, WA 98020** Closed / Public Record	Single Family	5/3	3,144	8,712 sqft 2021	11/10/2026 – days	$1,500,000 $601/sq ft	–
4  **7131 Picnic Pl** **Edmonds, WA 98026** Closed / Public Record	Single Family	1/1	756	6,098 sqft 1941	11/9/2026 – days	$460,000 $858/sq ft	–
5  **720 9th Ave S** **Edmonds, WA 98020** Closed / Public Record	Single Family	4/4	2,917	0.39 acres 1989	11/6/2026 – days	$2,550,000 $852/sq ft	–
6  **657 Walnut St** **Edmonds, WA 98020** Closed / Public Record	Single Family	3/2	1,286	6,534 sqft 1909	11/6/2026 – days	$1,355,000 $1,021/sq ft	–

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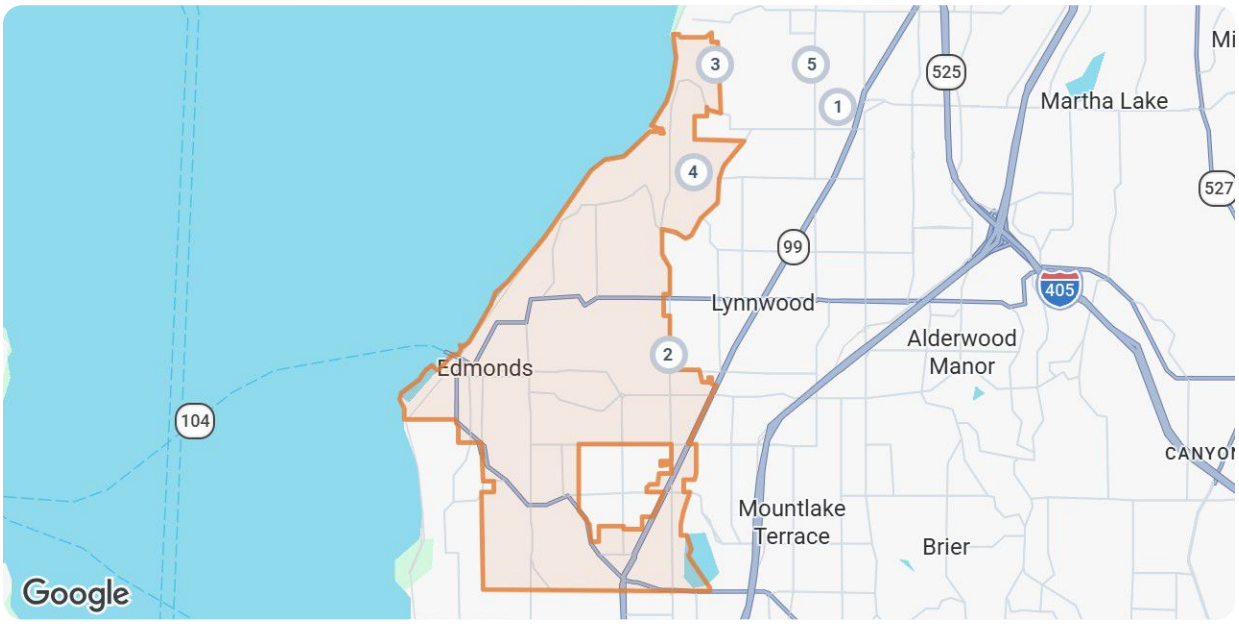
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	Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
7	 **8021 234th St SW, Apt 212** **Edmonds, WA 98026** Closed / Public Record	Condo/Townhouse/Apt.	1/1	729	– 1974	11/5/2026 – days	$214,500 $366/sq ft	–
8	 **22214 98th Ave W** **Edmonds, WA 98020** Closed / Public Record	Single Family	4/4	3,333	1.03 acres 2025	11/5/2026 – days	$1,695,000 $468/sq ft	–
9	 **7016 165th Pl SW** **Edmonds, WA 98026** Closed / Public Record	Single Family	4/4	3,396	0.28 acres 1979	11/4/2026 – days	$1,005,000 $516/sq ft	–
10	 **633 Main St, Apt 202** **Edmonds, WA 98020** Closed / Public Record	Condo/Townhouse/Apt.	2/2	1,367	– 1987	11/4/2026 – days	$975,000 $724/sq ft	–

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

	Distressed: 5 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **16414 48th Ave W** **Edmonds, WA 98026** Off Market / Public Record	Single Family	4/2	1,214	0.38 acres 1951	– – days	– $568/sq ft	9/11/2026 Notice of Foreclosure Sale
2	 **6801 157th Pl SW** **Edmonds, WA 98026** Off Market / Public Record	Single Family	3/3	2,958	0.31 acres 1989	– – days	– $431/sq ft	9/10/2026 Notice of Foreclosure Sale

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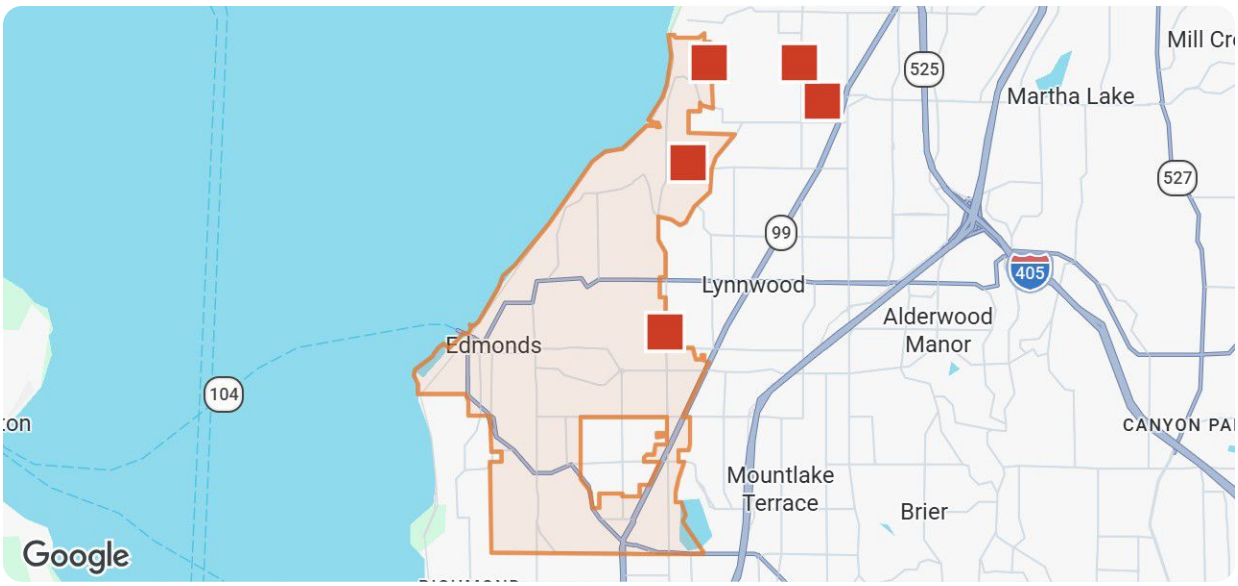
	Distressed: 5 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
3	 **4909 152nd St SW** **Edmonds, WA 98026** Off Market / Public Record	Single Family	3/3	1,221	9,583 sqft 1984	– – days	– $667/sq ft	9/9/2026 Notice of Foreclosure Sale
4	 **5215 157th Pl SW** **Edmonds, WA 98026** Off Market / Public Record	Single Family	3/2	1,236	0.25 acres 1981	– – days	– $668/sq ft	9/11/2026 Notice of Foreclosure Sale
5	 **20807 80th Ave W** **Edmonds, WA 98026** Off Market / Public Record	Single Family	2/1	828	8,276 sqft 1955	– – days	– $800/sq ft	11/9/2026 Notice of Foreclosure Sale

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Summary

For Lease Activity in the Last 3 Months



	Distressed
Number of Properties	5
Lowest Listing Price / Est.Value	$662,470
Median Listing Price / Est.Value	$813,820
Highest Listing Price / Est.Value	$1,274,000
Average Price / sqft	$627
Median Price / sqft	$667
Average Days in RPR	–
Median Days in RPR	–
Total Volume	$4,265,330
Source	Public Records & Listings

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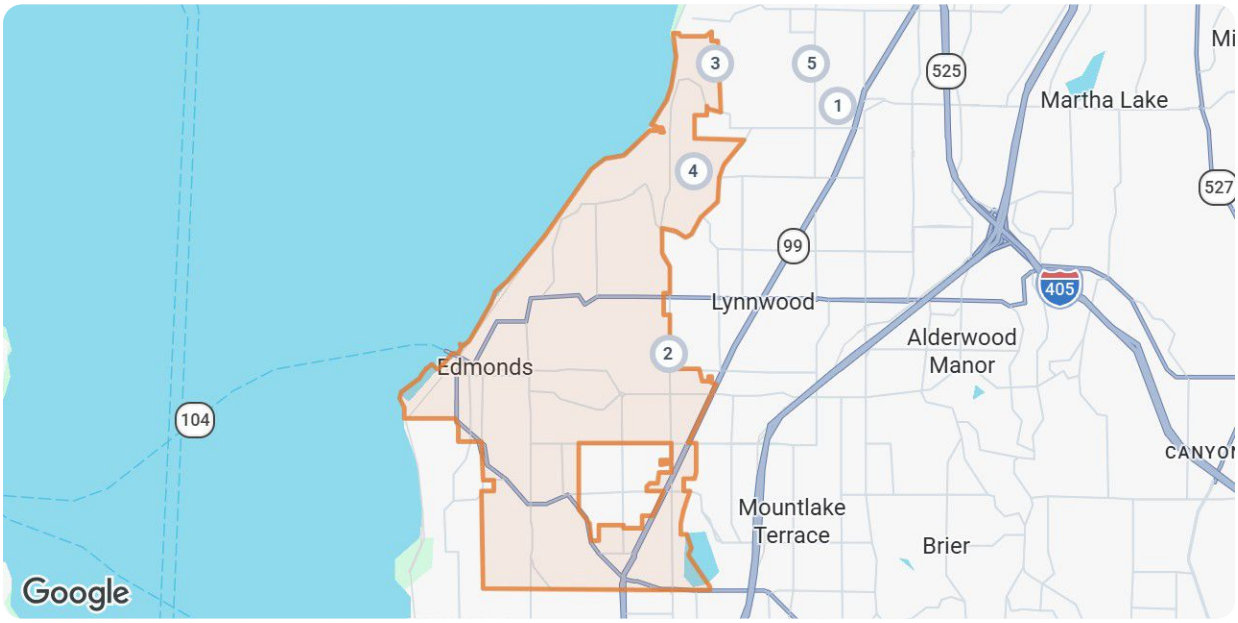
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Market Activity Breakdown

Distressed

Source: Public Records and Listings



Legend

Off Market, Hold, Withdrawn, Expired, or Canceled

	Distressed: 5 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **16414 48th Ave W** **Edmonds, WA 98026** Off Market / Public Record	Single Family	4/2	1,214	0.38 acres 1951	– – days	– $568/sq ft	9/11/2026 Notice of Foreclosure Sale
2	 **6801 157th Pl SW** **Edmonds, WA 98026** Off Market / Public Record	Single Family	3/3	2,958	0.31 acres 1989	– – days	– $431/sq ft	9/10/2026 Notice of Foreclosure Sale
3	 **4909 152nd St SW** **Edmonds, WA 98026** Off Market / Public Record	Single Family	3/3	1,221	9,583 sqft 1984	– – days	– $667/sq ft	9/9/2026 Notice of Foreclosure Sale
4	 **5215 157th Pl SW** **Edmonds, WA 98026** Off Market / Public Record	Single Family	3/2	1,236	0.25 acres 1981	– – days	– $668/sq ft	9/11/2026 Notice of Foreclosure Sale
5	 **20807 80th Ave W** **Edmonds, WA 98026** Off Market / Public Record	Single Family	2/1	828	8,276 sqft 1955	– – days	– $800/sq ft	11/9/2026 Notice of Foreclosure Sale

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