RENTON HIGHLANDS

2026 MID-YEAR REAL ESTATE UPDATE

East Renton Higlands • Maplewood Heights • Liberty Ridge • Highlands Park • May Valley • Maplewood Estates • May Creek • And More

PRESENTED BY

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THE CASCADE TEAM REAL ESTATE

Shifting to a Balanced Market

Friends and neighbors,

With increasing market times, more homes to choose from, and higher interest rates, the Renton Highlands market is shifting toward a more balanced state. But not all indicators favor one side. Sale prices in the Renton Highlands have been relatively stable, although some areas and types of homes are experiencing pricing pressure.

For buyers, the market is offering a bit more relief than in the frenzied past. There are more homes to choose from, price reductions are more common, and inspection negotiations are returning.

For sellers, there are still important factors in their favor. Sellers who price their homes correctly and get them in market-ready condition are seeing faster sales and receiving offers at or near the asking price.

It can also feel like a tale of two markets. Some homes still fly off the shelves and sell within a week. However, some pockets and price points face tougher conditions. Those homes are taking longer to sell and may require repairs or price reductions to attract buyers.

Thinking about moving? I'm ready to help! Reach out for a confidential, no-pressure market analysis customized to your property and real estate goals.

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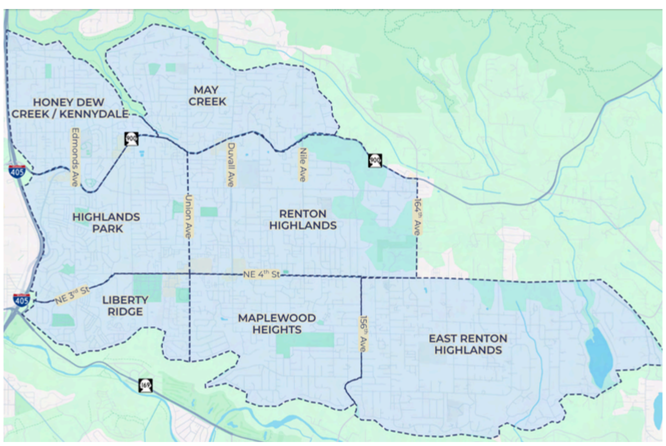
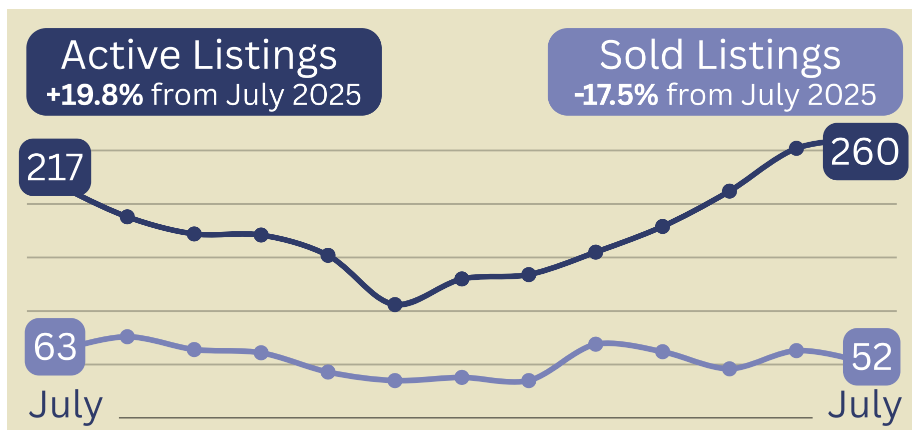
All Renton Highlands

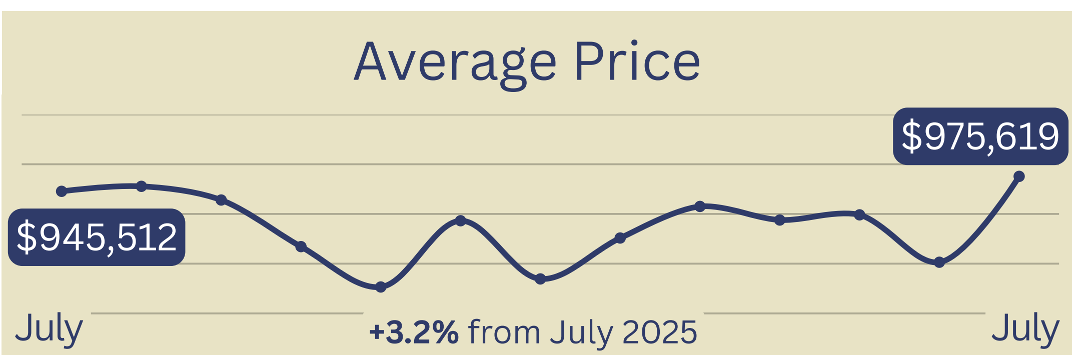
The Renton Highlands market continues to shift toward more balanced conditions. Active listings increased 20% from last July while the number of homes sold declined 17%. Along with more time on the market, buyers have had some space to negotiate inspections and, in some cases, price.

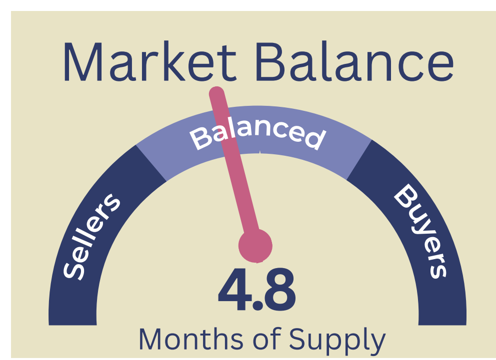
One of the best ways to measure this balance is months of supply. It is an estimate of how long it would take to sell all the homes currently on the market. At 4.8 months of supply, there is not a strong advantage for either party.

It's also important to look beyond any single statistic. For example, the average sale price increased 3.2%, but that doesn't necessarily mean the value of a typical Renton Highlands home increased by the same amount. Average prices can shift based on the particular mix of homes that sold—such as larger versus smaller, higher-end versus more modest homes, or houses versus condos.









List Price vs Sale Price

97.7%

+0.4% from July 2025

Avg # of Showings to Get Offer

10

-23.1% from July 2025

Avg Days on Market

40

+81.8% from July 2025

Information and statistics derived from Northwest Multiple Listing Service - Area 350.

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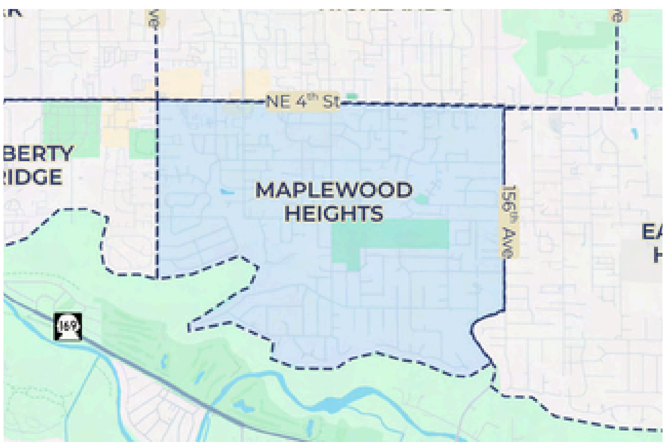
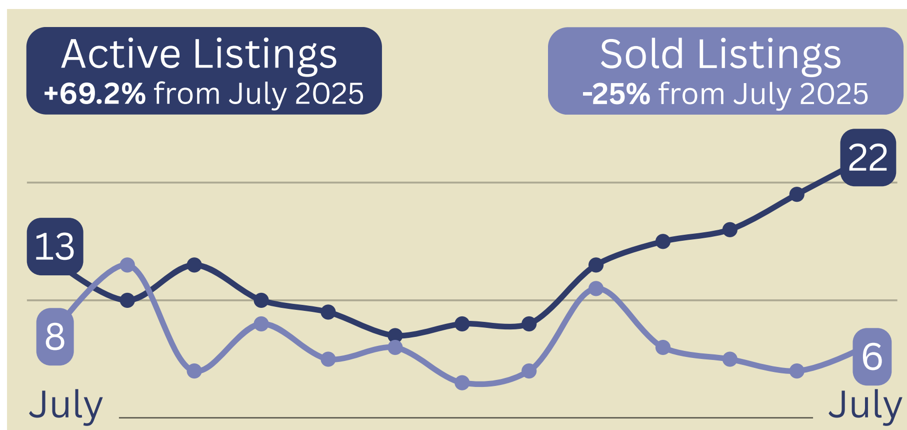
Maplewood Heights

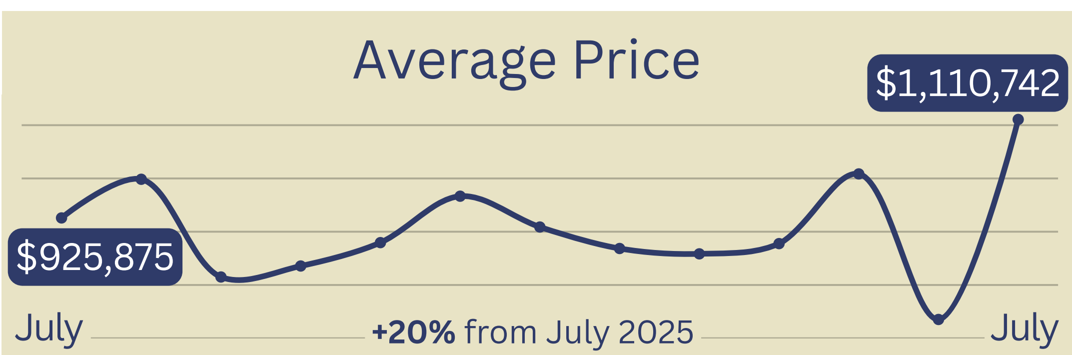
Maplewood Heights is showing some of the same signs of a balanced market as the overall Renton Highlands. Active listings increased 69% while sold listings declined 25%. At 3.5 months of supply, conditions still lean somewhat toward sellers, but buyers have more choices and homes are taking longer to sell.

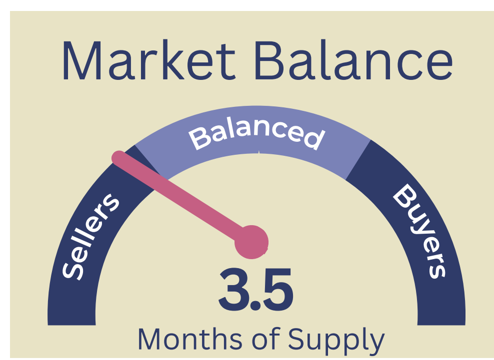
Statistics for smaller communities like Maplewood Heights can vary widely from the overall market. With only 6 homes sold during this period, each individual sale has a much larger impact on the numbers. For example, the average sale price increased 20% to $1.11 million, but that does not necessarily mean every home in Maplewood Heights has increased 20%.

The specific mix of homes sold can dramatically affect the averages. A few larger, remodeled, or higher-end homes can push the average price higher, while smaller or more modest homes can do the opposite. For that reason, these neighborhood statistics are best used to understand general market conditions rather than to estimate the change in value of a specific home.









Avg List Price vs Sale Price

98.5%

-2.5% from July 2025

Avg # of Showings to Get Offer

14

+27.3% from July 2025

Avg Days on Market

42

+162.5% from July 2025

Information and statistics derived from Northwest Multiple Listing Service.

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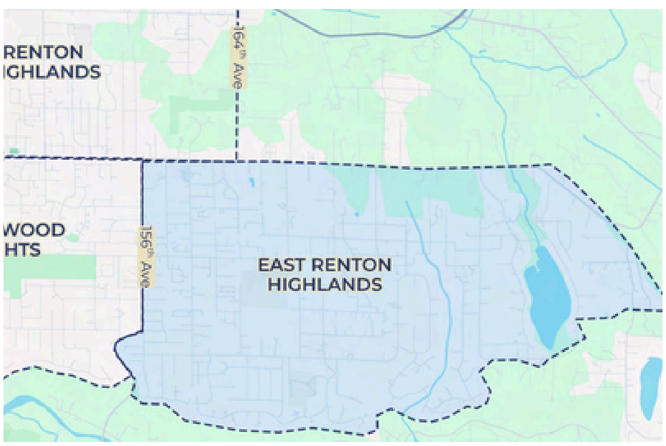
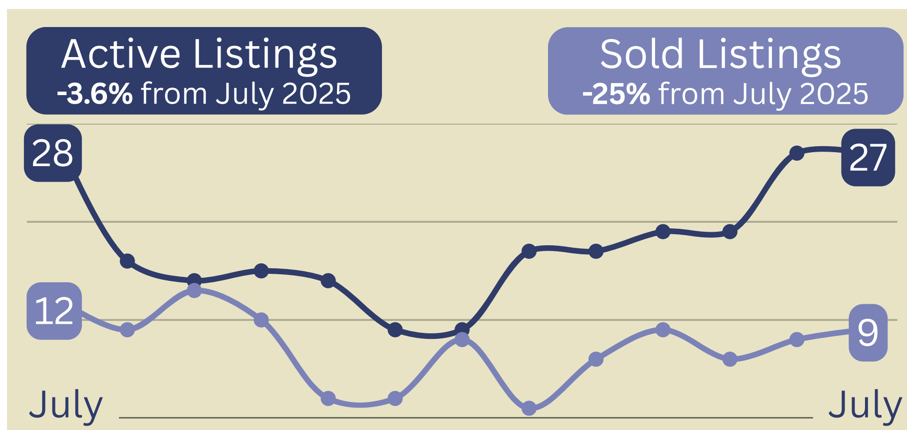
East Renton Highlands

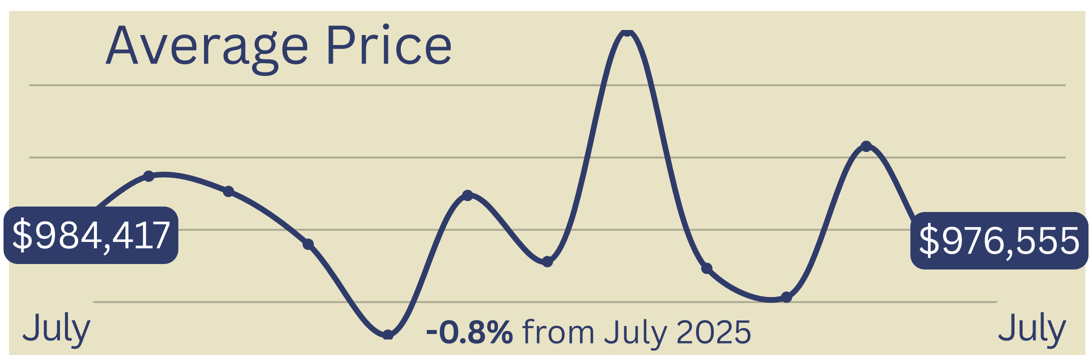
East Renton Highlands is showing relatively stable pricing and inventory. Active listings were nearly unchanged from last year, and the average sale price declined less than 1%. However, sold listings decreased 25%, and homes are taking longer to sell. At 3.9 months of supply, the market is still slightly favorable to sellers, but buyers have more time and negotiating room than they did a year ago.

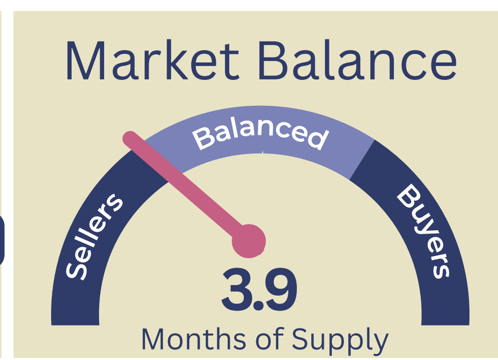
As with other smaller communities, the statistics can move significantly based on a limited number of sales. Only 9 homes sold during July, so a few individual properties can have a noticeable impact on averages such as price, days on market, and list-to-sale price.

The mix of homes sold also matters. Larger homes, remodeled properties, higher-end sales, or smaller and more modest homes can shift the averages from one period to another. This is why neighborhood statistics are most useful for understanding overall market conditions, while determining the value of a specific home still requires looking closely at comparable recent sales.









Avg List Price vs Sale Price

98.7%

+3.2% from July 2025

Avg # of Showings to Get Offer

13

+30% from July 2025

Avg Days on Market

28

+86.7% from July 2025

Information and statistics derived from Northwest Multiple Listing Service.

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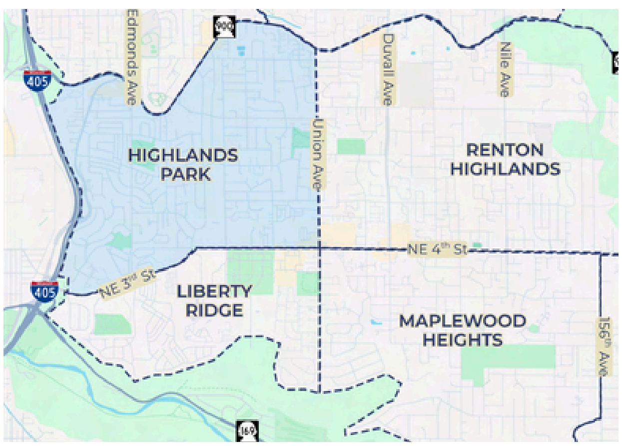
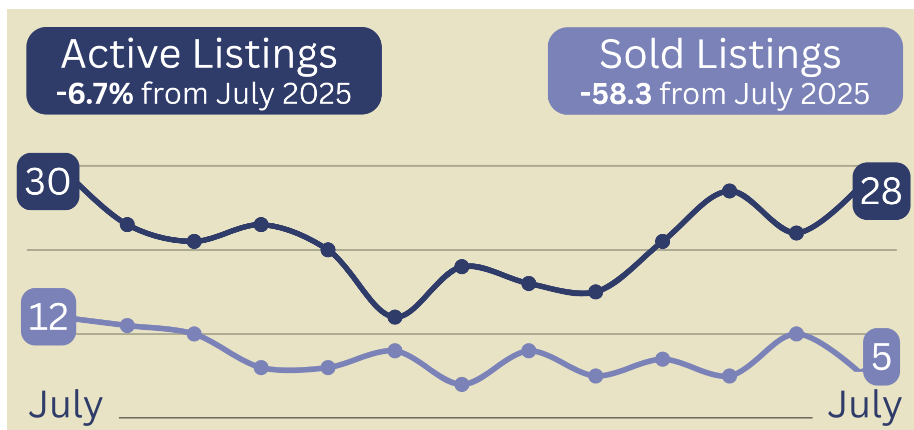
Highlands Park

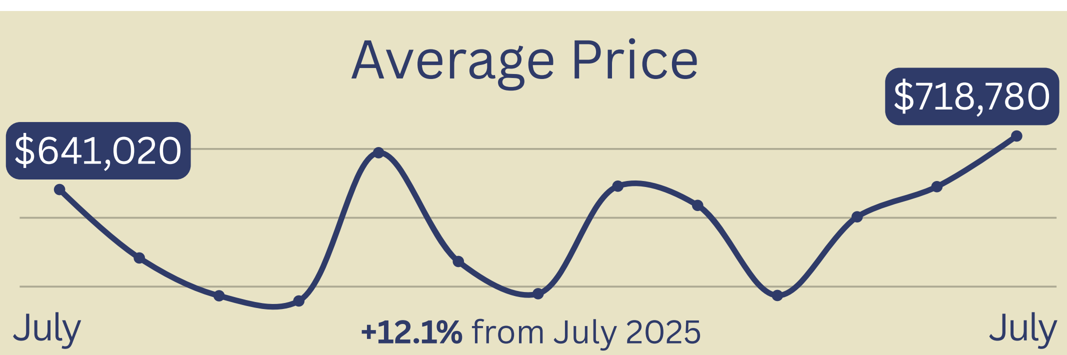
Highlands Park is showing more balanced conditions, with 4.0 months of supply and homes averaging 33 days on the market. The number of homes sold declined significantly, while active inventory remained relatively stable. This gives buyers more time to compare properties and puts more importance on accurate pricing and presentation for sellers.

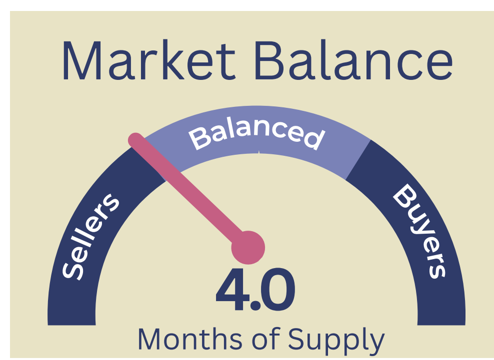
Statistics in smaller communities can vary widely from the overall market because relatively few homes sell during a given period. Only 5 homes sold in this period, compared with 12 last year. With so few transactions, each individual home has a much greater impact on the averages.

The 12% increase in average sale price is a good example. It does not necessarily mean every Highlands Park home increased 12% in value. A few larger, remodeled, or higher-priced homes can move the average considerably. These figures are most useful for understanding general market conditions rather than estimating the value of a specific property.









Avg List Price vs Sale Price

97.6%

-0.3% from July 2025

Avg # of Showings to Get Offer

15

-11.8% from July 2025

Avg Days on Market

33

-21.4% from July 2025

Information and statistics derived from Northwest Multiple Listing Service.

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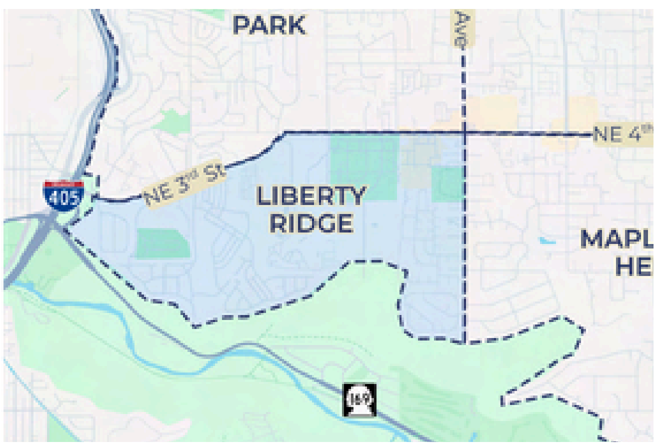
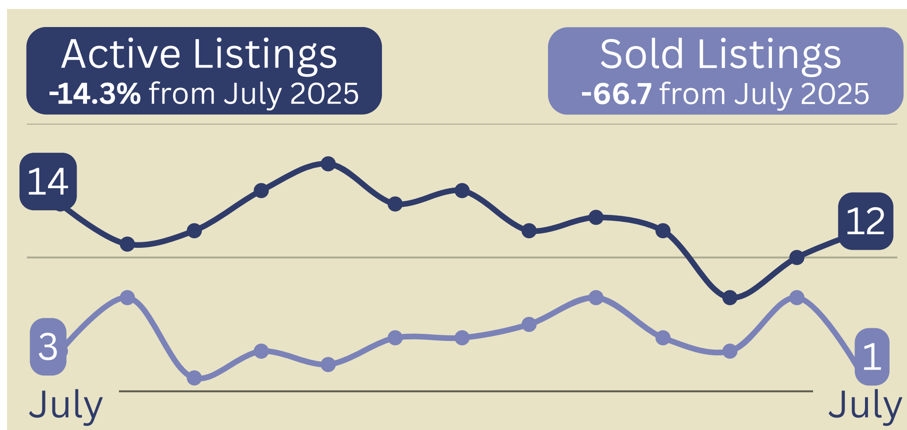
Liberty Ridge

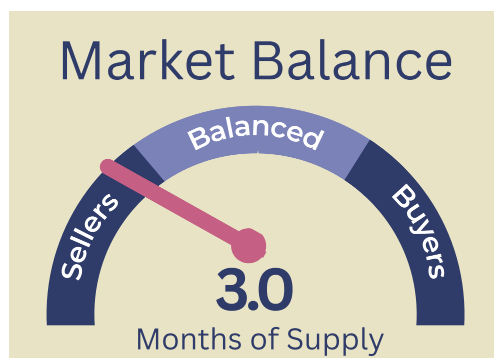
Liberty Ridge is a good example of how a very small number of transactions can make neighborhood statistics look dramatically different from the broader market. With 3.0 months of supply, the numbers suggest relatively limited inventory, but only one home sold during this period. That makes it difficult to draw broad conclusions about buyer demand from the usual market indicators.

The 198-day average market time particularly illustrates the problem. When only one home sells, that property's experience effectively becomes the neighborhood average. It does not mean a typical Liberty Ridge home should be expected to take 198 days to sell.

The same caution applies to pricing. Differences in home size, condition, upgrades, lot characteristics, or property type can create large year-over-year swings when only a handful of homes are involved. For an individual homeowner, recent comparable sales provide much more useful information than the neighborhood average alone.







Avg List Price vs Sale Price

93.3%

-2.9% from July 2025

Avg # of Showings to Get Offer

10

0% from July 2025

Avg Days on Market

198

+1,314% from July 2025

Information and statistics derived from Northwest Multiple Listing Service.

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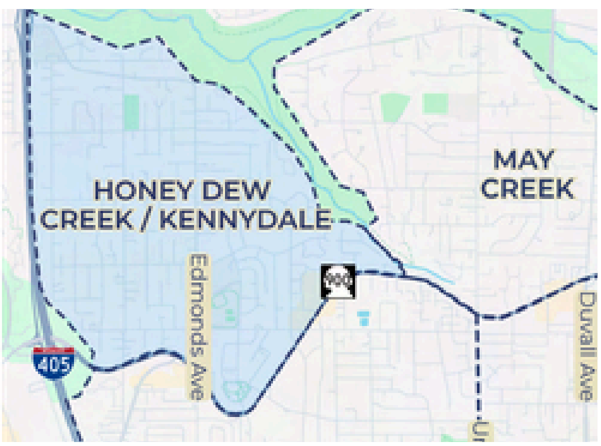
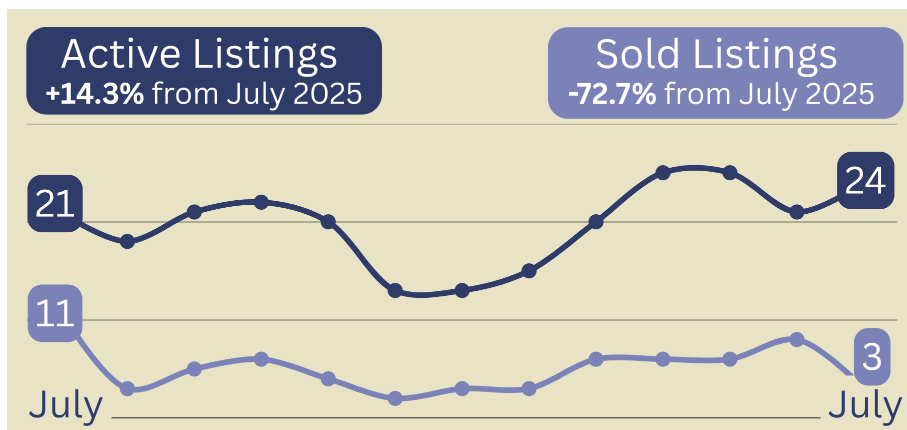
Honey Dew Creek / Kennydale

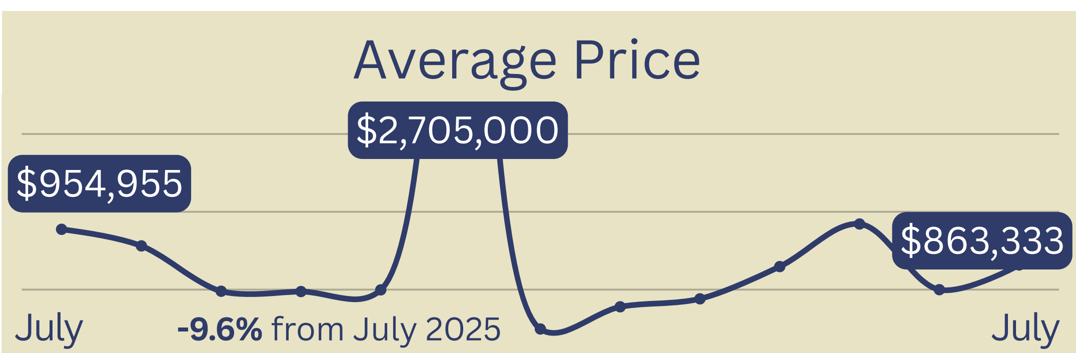
Honey Dew Creek and Kennydale are showing conditions that currently favor buyers more than many of the surrounding communities. At 5.2 months of supply, buyers generally have more choices and more opportunity to negotiate. Sellers can still attract strong interest, but pricing correctly from the beginning becomes increasingly important when buyers have alternatives.

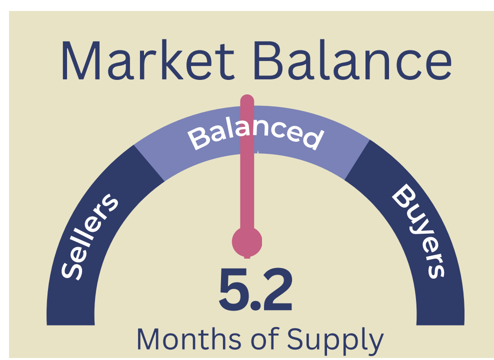
This is another area where a small number of transactions can make the statistics appear more dramatic than the underlying market. Only 3 homes sold during the period, down from 11 last year. With such a small sample, each sale has a substantial influence on average price, market time, and other measurements.

The mix of homes sold is particularly important here because properties can vary considerably in price and characteristics. A single luxury or higher-priced sale can push an average upward, while several more modest sales can pull it down. For that reason, these figures should be viewed as a snapshot of market activity rather than a precise measure.









Avg List Price vs Sale Price

97.0%

+0.8% from July 2025

Avg # of Showings to Get Offer

9

+28.6% from July 2025

Avg Days on Market

47

+147.4% from July 2025

Information and statistics derived from Northwest Multiple Listing Service.

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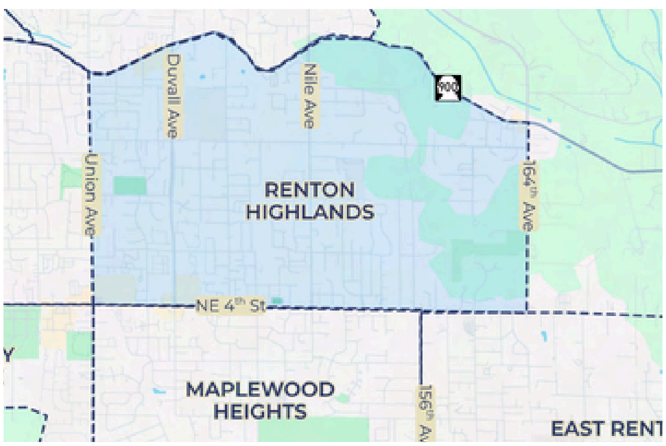
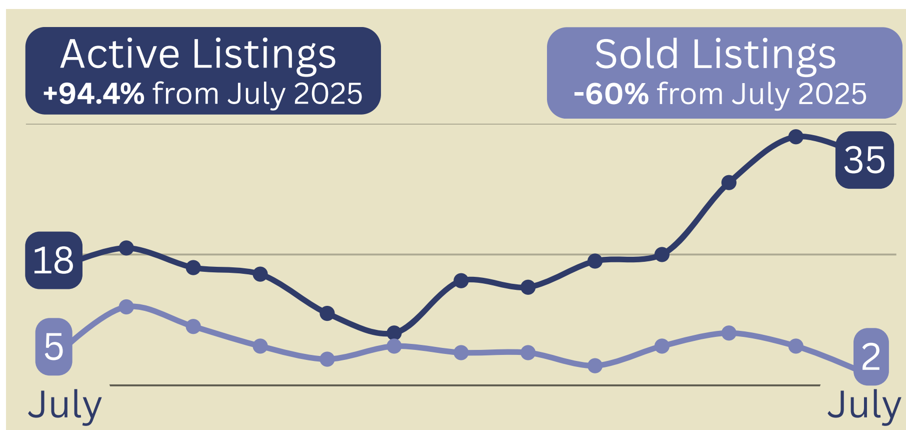
Renton Highlands

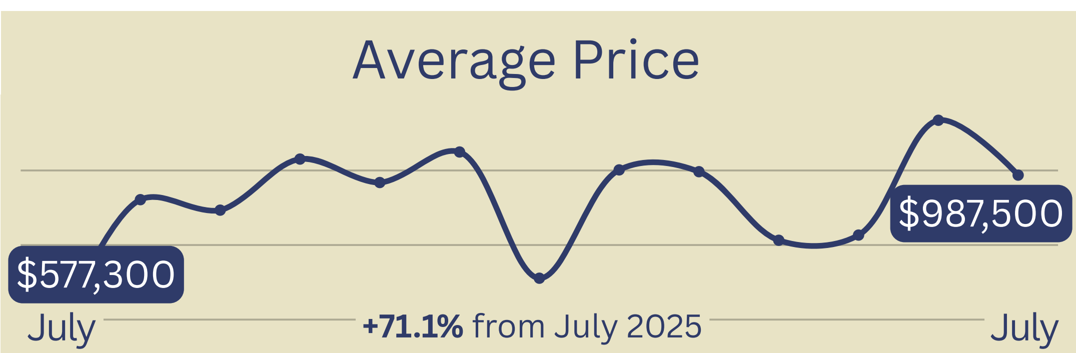
This portion of Renton Highlands is showing a significant increase in available inventory. Active listings nearly doubled from last year, contributing to 5.8 months of supply and giving buyers considerably more choice. In a market like this, sellers face more competition from other listings, making pricing, condition, and presentation especially important.

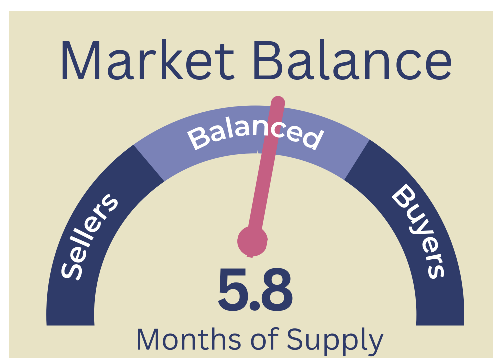
The year-over-year price change also demonstrates why small-community statistics require context. Only 2 homes sold during this period, so the reported 71% increase in average sale price should not be interpreted as a 71% increase in typical home values.

When only a couple of properties sell, the size, condition, location, and price range of those individual homes can almost completely determine the average. A different combination of homes next year could produce an equally dramatic move in the opposite direction without representing a comparable change in the value of every property in the neighborhood.









Avg List Price vs Sale Price

99%

+2.5% from July 2025

Avg # of Showings to Get Offer

9

-40% from July 2025

Avg Days on Market

12

+200% from July 2025

Information and statistics derived from Northwest Multiple Listing Service.

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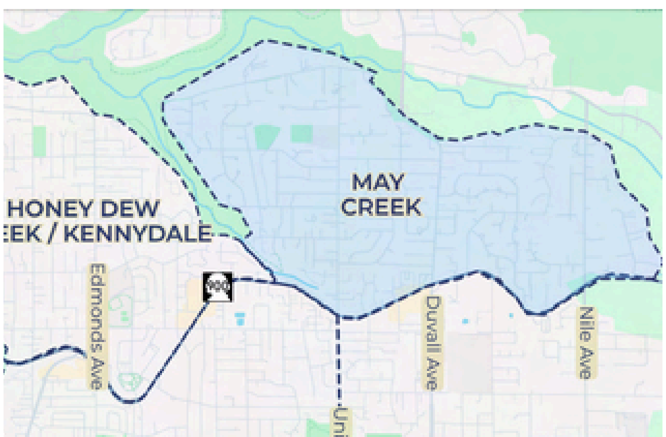
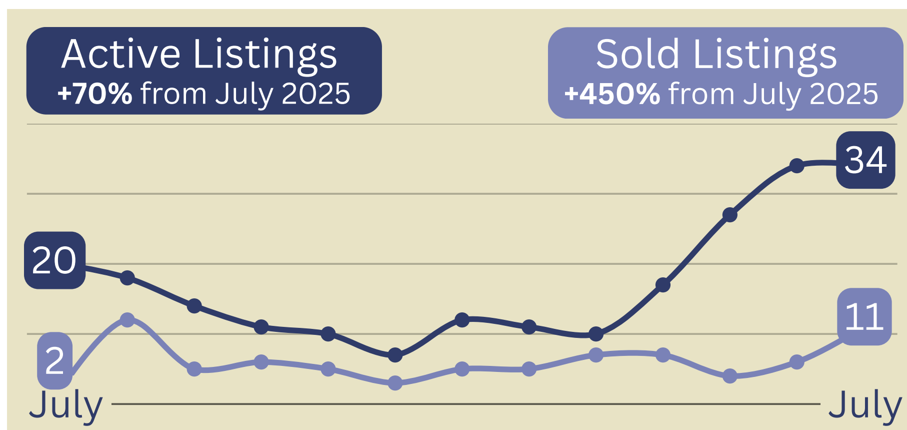
May Creek

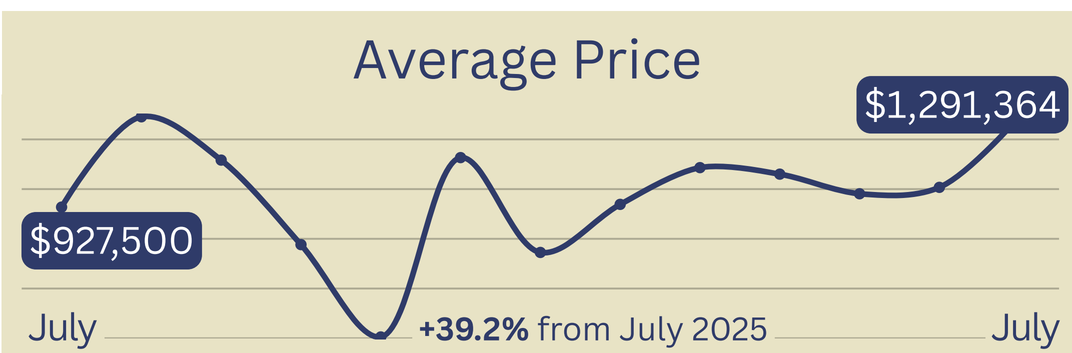
May Creek is experiencing a noticeable increase in both inventory and sales activity. Active listings increased 70%, giving buyers more choices, while the number of sold homes also increased substantially. At 5.4 months of supply, conditions are relatively balanced, with buyers having more options but sellers still seeing active demand.

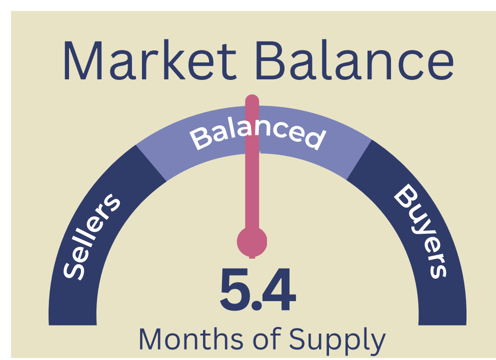
The reported 450% increase in sold listings sounds dramatic, but it also shows how percentages can be misleading in smaller communities. Sales increased from just 2 homes in the prior period to 11 this year. The percentage change is enormous, while the actual difference is 9 homes.

The same principle applies to the 39% increase in average sale price. With a limited number of transactions, a greater share of larger, newer, remodeled, or higher-end homes can significantly increase the average. These neighborhood figures provide useful context about activity and market balance, but they should not be interpreted as a direct measure of how much a particular May Creek home has appreciated.









Avg List Price vs Sale Price

98.1%

-0.5% from July 2025

Avg # of Showings to Get Offer

8

-46.7% from July 2025

Avg Days on Market

41

+720% from July 2025

Information and statistics derived from Northwest Multiple Listing Service.

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Protect Your Equity in a Shifting Market

Real estate has changed, but your goals haven't. As a Renton Highlands market expert, I help sellers keep their equity with full service 1.5% listings and help buyers save thousands with buyer commission rebates. Get premium marketing, expert advice, and maximum savings on either side of your move!

- ★ **Rebates for Buyers**
- ★ **1.5% Listing Fees for Sellers**
- ★ **Expert Advice**
- ★ **Renton Highlands Resident**

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Selling shouldn't cost you 6%

1.5% Listing Fee. Full Service.

Professional Photography
Gorgeous photography is always included because first impressions matter.

3D Tour Included
3D tours boost search results placement and engagement with buyers.

Paid Online & Social Media Ads
Free posting doesn't cut it. We invest in targeted advertising campaigns.

Global Online Presence
Your home appears on the top portals, real estate brokerages, and the NWMLS.

20 Years Experience
Safeguarding your interests during the contract and negotiating stages.

Seller savings is based on 4% (1.5% listing fee + 2.5% buyer commission) versus the more typical 6% commissions charged by other brokerages.

Buyer rebate amount varies based on the commission offered by the seller.