

Q1  
2025

# GREATER EASTSIDE

market review

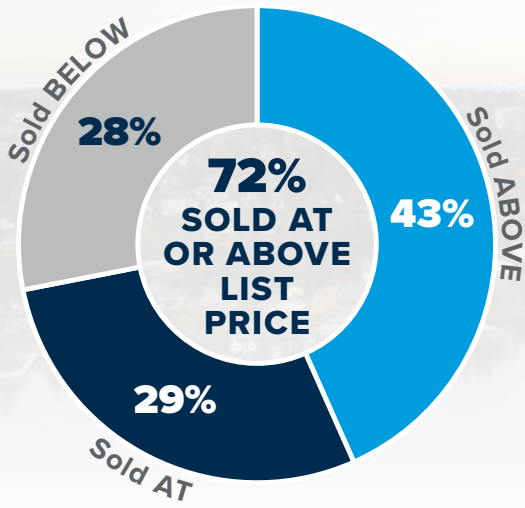


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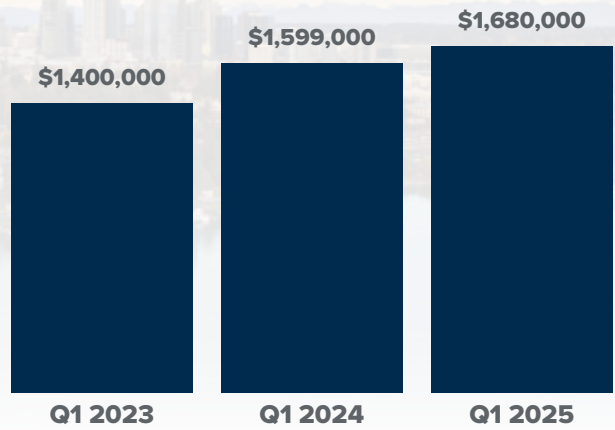
a quarterly report on single family  
residential real estate activity

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**Windermere**  
REAL ESTATE



## MEDIAN SALES PRICE

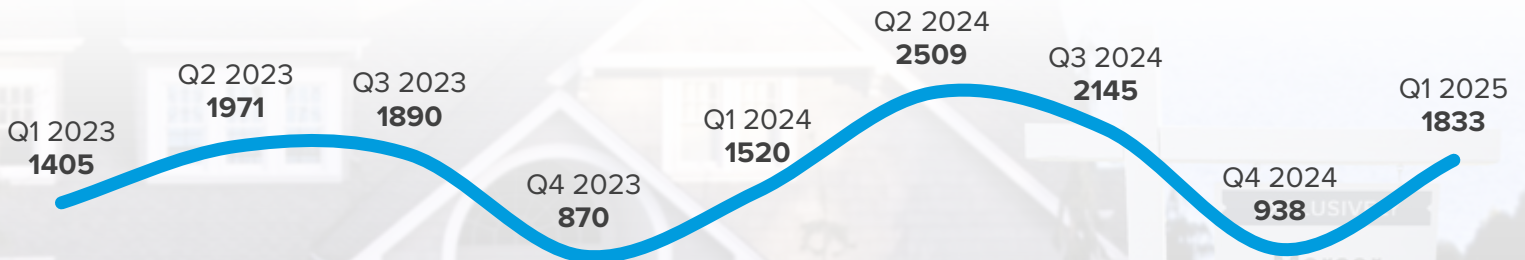


## COMMUNITY SNAPSHOT

community	# sold	avg. \$ per sq ft	% sold at or above list price	% sold in first 10 days	median sale price (in thousands)
Eastside South (S of I-90)	134 <span>↑ 6%</span>	\$625 <span>↑ 5%</span>	72%	69%	\$1,753 <span>↔ 0%</span>
Mercer Island	30 <span>↓ -21%</span>	\$840 <span>↑ 4%</span>	47%	53%	\$2,937 <span>↑ 17%</span>
West Bellevue (W of 405)	64 <span>↑ 8%</span>	\$1,104 <span>↑ 5%</span>	66%	59%	\$3,200 <span>↓ -18%</span>
East Bellevue (E of 405)	115 <span>↑ 11%</span>	\$746 <span>↑ 1%</span>	83%	83%	\$1,714 <span>↑ 10%</span>
East of Lake Sammamish	181 <span>↓ -13%</span>	\$599 <span>↑ 4%</span>	73%	71%	\$1,564 <span>↓ -2%</span>
Redmond	91 <span>↑ 10%</span>	\$595 <span>↑ 3%</span>	79%	75%	\$1,373 <span>↑ 3%</span>
Kirkland	116 <span>↑ 12%</span>	\$828 <span>↑ 1%</span>	68%	59%	\$2,210 <span>↑ 8%</span>
Woodinville	237 <span>↓ -5%</span>	\$602 <span>↑ 10%</span>	70%	66%	\$1,340 <span>↑ 5%</span>
<b>ALL EASTSIDE</b>	<b>968</b> <span>↔ 0%</span>	<b>\$699</b> <span>↑ 4%</span>	<b>72%</b>	<b>69%</b>	<b>\$1,680</b> <span>↑ 5%</span>

Percent changes are year-over-year

## NUMBER OF NEW LISTINGS



**Q1 2025**

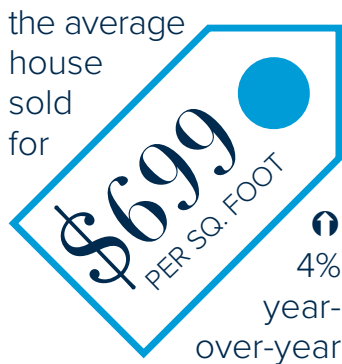
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to a median of  
**\$1,680,000**

**69%** OF HOMES  
SOLD IN THE FIRST  
**10 DAYS** ON MARKET



# Q1 2025

market review

The Eastside market continues its upward momentum, with a 5% year-over-year increase in median sale price to \$1,680,000 in Q1—building on the 14% jump reported in Q1 2024 and the remarkable recovery from Q1 2023’s \$1,400,000 low. This marks a \$280,000 increase over two years, a clear signal of sustained buyer demand and market strength.

Homes are moving quickly, with 69% selling in the first 10 days—up from 65% last year. Additionally, 72% of homes sold at or above list price, improving consistently from 68% in 2024. East Bellevue (E of 405) stood out with 83% of homes selling in the first 10 days and a 10% jump in median price—continuing its leadership in market competitiveness in recent years.

We also saw notable activity in Redmond, where sales rose 10% and 75% of homes sold in the first 10 days. Kirkland held strong as well, with an 8% increase in median price to \$2.21M after last year’s 32% gain. And despite West Bellevue’s sharp 18% price dip, it remains one of the most valuable submarkets with a median price of \$3,200,000.

The listing count jumped 21% year-over-year, with 1,833 homes hitting the market—finally turning a corner after multiple years of historically low inventory. Overall average price per square foot also increased 4% to \$699.

What the numbers *don’t* show yet is that the spring market sprang early, in January and February; now that prime inventory is hitting the market, demand appears to be waning. Our advice to Home Shoppers: don’t take any chances. Just because the last new listing didn’t sell in a competitive situation, doesn’t mean the next one won’t. If you love the home, act with confidence. Our advice to Home Sellers: don’t take any chances. Prep well, price appropriately, and take that first buyer seriously. It’s unpredictable out there.



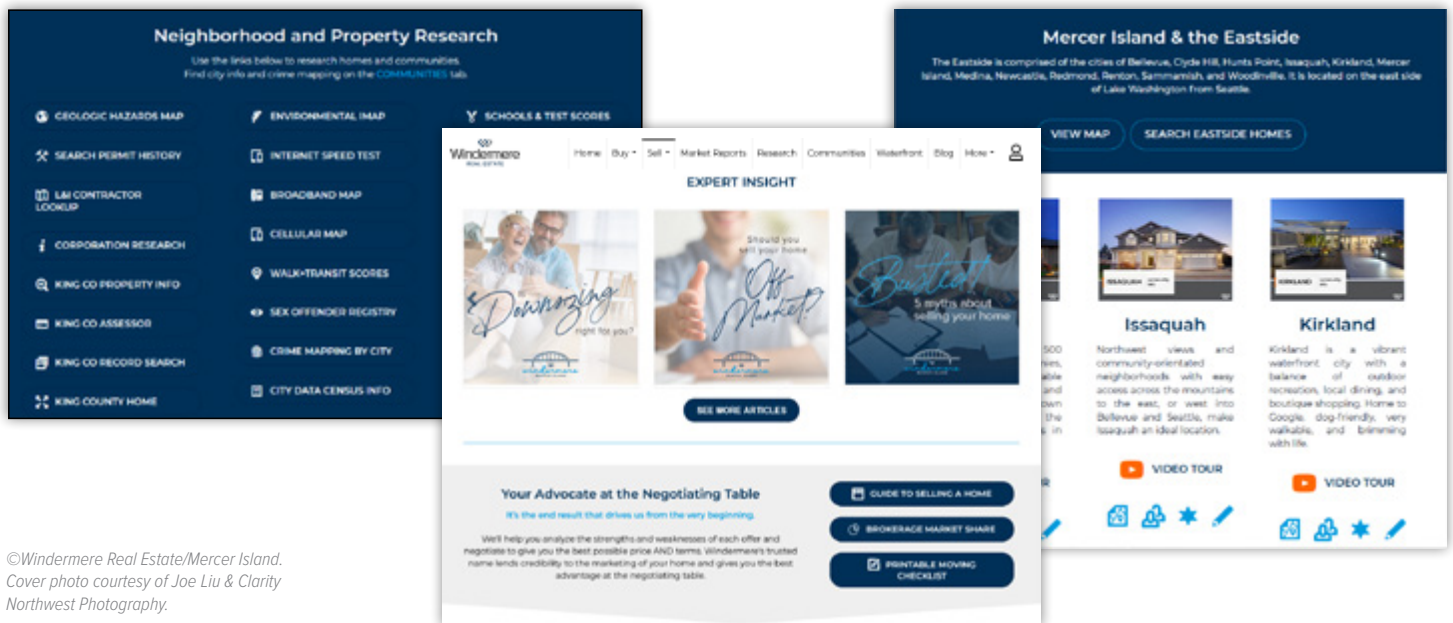


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Centrally located on Mercer Island, our team of Realtors® serve Seattle, Mercer Island, and greater Eastside. Our neighborhood and community engagement goes beyond being avid supporters of Island and regional organizations and events—we are active neighbors and volunteers who enjoy making a difference in our world.

