

Q2 2025 CONDO REPORT

seattle / eastside

































PUBLISHED JULY 2025

a quarterly report on condominium
residential real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND





























Windermere
REAL ESTATE

SEATTLE CONDOS

community	# sold	avg. \$ per sq ft	% sold at or above list price	% sold in first 10 days	median sale price (in thousands)
West Seattle	87  14%	\$570  -8%	61%	34%	\$650  -9%
South Seattle	36  64%	\$526  13%	64%	33%	\$565  0%
Madison Park & Capitol Hill	165  18%	\$659  -6%	54%	30%	\$545  11%
Queen Anne & Magnolia	94  -4%	\$625  0%	52%	36%	\$573  6%
Downtown-Belltown	102  -15%	\$794  -4%	34%	24%	\$660  1%
Ballard & Green Lake	147  11%	\$608  -3%	59%	44%	\$625  3%
North Seattle	72  -21%	\$548  5%	54%	40%	\$650  24%
Richmond Beach & Shoreline	37  37%	\$461  4%	59%	43%	\$683  -2%
Lake Forest Park & Kenmore	17  21%	\$454  6%	41%	29%	\$390  6%
ALL SEATTLE	757  5%	\$617  -3%	53%	35%	\$595  3%

Percent changes are year-over-year

EASTSIDE CONDOS

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)	50  -21%	\$525  -3%	46%	46%	\$623  -6%
Mercer Island	4  0%	\$560  12%	20%	20%	\$618  -8%
West Bellevue (W of 405)	53  -25%	\$1,079  0%	58%	58%	\$1,050  2%
East Bellevue (E of 405)	73  -26%	\$562  -3%	49%	48%	\$600  -9%
East of Lake Sammamish	110  -13%	\$518  0%	67%	45%	\$637  5%
Redmond	66  16%	\$647  4%	67%	39%	\$850  0%
Kirkland	105  -1%	\$777  -2%	46%	48%	\$1,055  1%
Woodinville	106  25%	\$618  20%	65%	36%	\$653  28%
ALL EASTSIDE	567  -7%	\$667  1%	58%	45%	\$750  6%

Percent changes are year-over-year

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Windermere Mercer Island.
Information and statistics
derived from Northwest
Multiple Listing Service.





to a median of
\$642,000

29% OF ALL
CONDOS
SOLD **AT OR ABOVE**
THEIR **LIST PRICE**



the average
condo
sold
for



Q2 2025

market review

Condos remained an accessible entry point for buyers across our region, with Q2 marking a strong showing. In Seattle, the most robust demand was found in more affordable neighborhoods like South and North Seattle—North Seattle alone saw a 24% jump in median price. Meanwhile, the luxury condo segment in Downtown Seattle moved more slowly, with average price per square foot landing at \$794.

On the Eastside, the condo market felt uneven but held its value overall. While pricing trends varied by submarket, Eastside condos continued to outperform Seattle in overall price strength. Woodinville and Redmond stood out with impressive gains, while Mercer Island saw a softer quarter with just four sales and a median price dipping to \$618K.

Sales activity rose 7% on the Eastside and 5% in Seattle compared to last year. Homes that sold within the first 10 days garnered the most attention, suggesting well-priced listings are still commanding strong interest. In Seattle, 53% of condos sold at or above list price; on the Eastside, that number climbed to 58%—a clear sign that buyers are negotiating in a competitive environment and pricing remains fluid.

With the single-family market still tight, condos—particularly those priced under \$700K—continue to offer buyers a compelling path to homeownership in desirable neighborhoods.

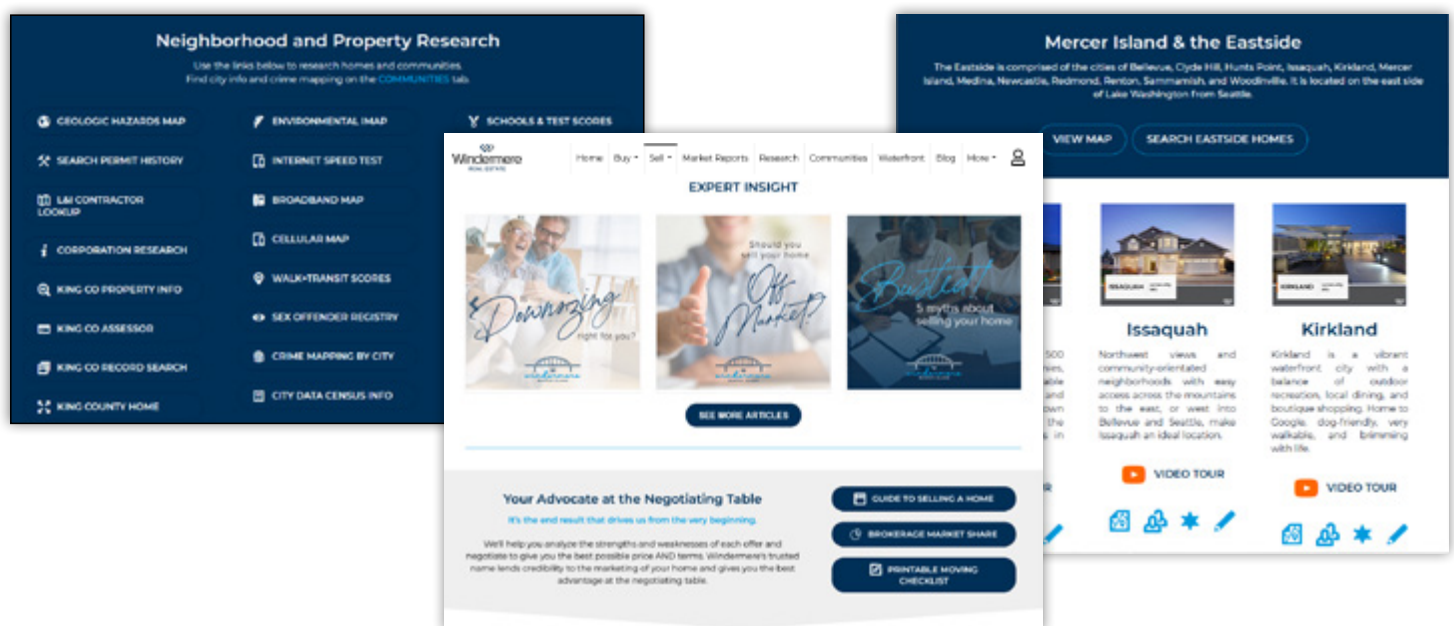


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Luke Bartlett, Listing Agent,
& Kealin Branson with
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We earn the trust and loyalty of our brokers and clients by doing real estate exceptionally well. The leader in our market, we deliver client-focused service in an authentic, collaborative and transparent manner and with the unmatched knowledge and expertise that comes from decades of experience.

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.

