

Condo Report

SEATTLE / EASTSIDE
ANNUAL REVIEW



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a review of condominium real
estate activity in 2025

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
West Seattle	311 22%	\$593 0%	61%	34%	\$635,000 0%
South Seattle	111 25%	\$500 4%	57%	29%	\$545,000 -3%
Madison Park & Capitol Hill	500 4%	\$670 -3%	52%	32%	\$495,000 -3%
Queen Anne & Magnolia	346 6%	\$624 -1%	46%	30%	\$540,000 2%
Downtown-Belltown	425 0%	\$835 1%	39%	24%	\$660,000 2%
Ballard & Green Lake	558 25%	\$605 2%	56%	34%	\$649,000 13%
North Seattle	275 -5%	\$520 -2%	45%	31%	\$605,000 8%
Richmond Beach & Shoreline	112 14%	\$451 -1%	51%	40%	\$570,000 -4%
Lake Forest Park & Kenmore	57 8%	\$447 -2%	47%	23%	\$390,000 -6%
ALL SEATTLE	2,695 9%	\$624 -1%	51%	31%	\$585,000 2%

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
Eastside South (S of I-90)	166 -22%	\$511 -2%	40%	36%	\$570,000 -1%
Mercer Island	27 0%	\$591 13%	37%	37%	\$630,000 1%
West Bellevue (W of 405)	209 -32%	\$979 -17%	47%	40%	\$955,000 -12%
East Bellevue (E of 405)	261 -4%	\$542 -3%	37%	32%	\$565,000 -10%
East of Lake Sammamish	353 -8%	\$503 0%	59%	38%	\$600,000 -5%
Redmond	202 12%	\$632 3%	63%	36%	\$854,000 7%
Kirkland	396 4%	\$769 -2%	48%	37%	\$1,128,000 13%
Woodinville	436 29%	\$578 12%	56%	34%	\$650,000 30%
ALL EASTSIDE	2,050 -2%	\$643 -5%	51%	36%	\$730,000 5%

Percent changes are year-over-year

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

4,745
total condos
sold in 2025

4% MORE
than last year

51% OF
CONDOS
SOLD AT OR ABOVE
THEIR LIST PRICE

THERE WERE
8,331
new listings,
up 14% from
2024

on average,
condos
sold
for

\$633
PER SQ. FOOT
3%
year-
over-year

2025 YEAR IN REVIEW

The 2025 Condo Report shows steady, encouraging activity across both the Seattle and Eastside condo markets. Year over year, condo sale prices increased a combined 2% to a median of \$630,000, with homes selling for an average of \$633/sq.ft. Half of all condos sold at or above their list price, signaling stable buyer demand. Inventory also expanded, with 8,331 new condo listings—up 14% from 2024! This is great news, increased supply that didn't cause a price 'dump', it shows our Buyers may be returning to confidence around condos.

In Seattle, 2,695 condos sold during the year, a 9% increase in sales volume. The median Seattle condo price rose 2% to \$585,000, and 51% of homes sold at or above list price. On the Eastside, 2,050 condos sold, with median prices increasing 5% year over year to \$730,000. Eastside condos averaged \$643 per square foot, with 51% selling at or above list price and 36% selling within the first 10 days. The market showed a combined 52 average days on market, with a 99% list to sales price ratio. Though, when original list to sales price ratio is compared the average sits at 97%. This means that patience and active calibration are both required when marketing your condo.

Looking forward: this is a great year to invest! We've had a few back-to-back years of soft price gains. All signs point to returning consumer confidence in condos, there is still time to get in on "ground floor" pricing. At the time of writing this, interest rates are available in the high 5's. So the cost of money is reasonable and the cost of property has not risen drastically in a few years. This is the perfect time to jump in for investors and first-time buyers. More specifically, anyone who can buy "unburdened" or without having to sell/carry two mortgages to make the investment. The condo and townhome markets continue to be a great opportunity for those looking to take the first step onto the property ladder.

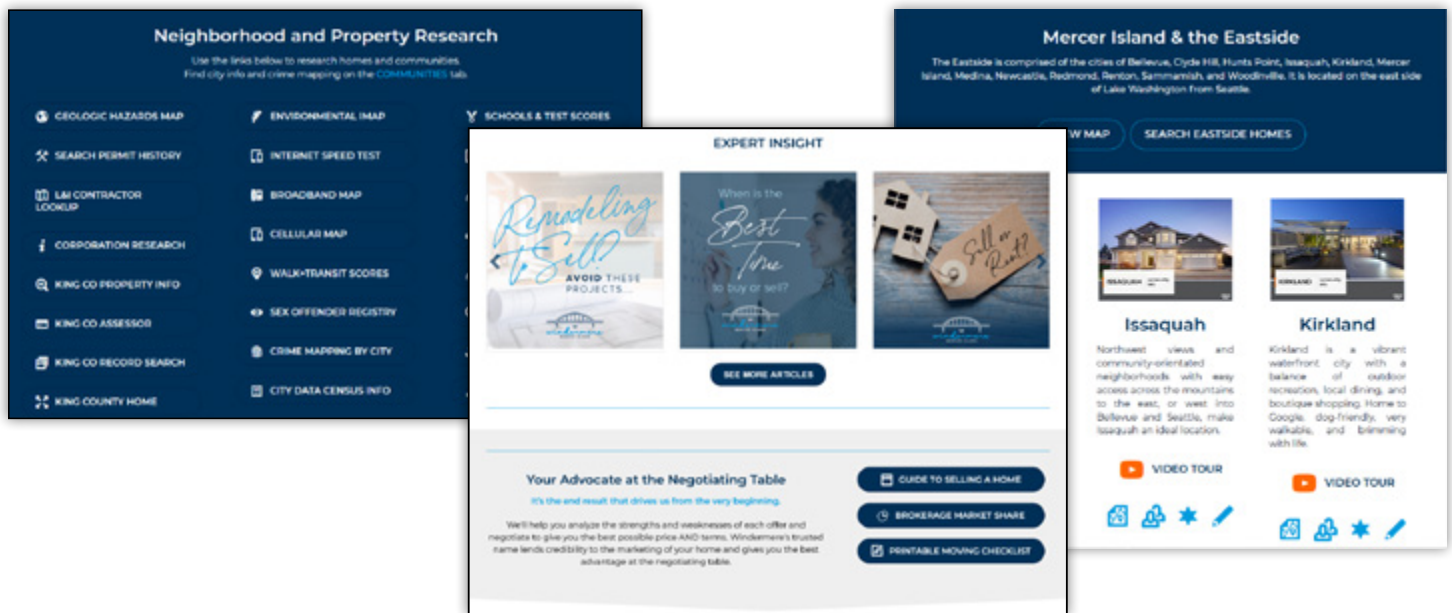


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We earn the trust and loyalty of our brokers and clients by doing real estate exceptionally well. The leader in our market, we deliver client-focused service in an authentic, collaborative and transparent manner and with the unmatched knowledge and 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.

