

Condo Report

SEATTLE / EASTSIDE
ANNUAL REVIEW



PUBLISHED JANUARY 2026

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

© Copyright 2026
Windermere Mercer Island.
Information and statistics
derived from Northwest
Multiple Listing Service.

Condo Report

WINDERMERE MERCER ISLAND

206.232.0446 | windermeremi.com

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.



A savvy way to search **HOMES & STATS ONLINE**



Looking for real-time information on today's real estate market? If so, your search is over!

Visit windermere.com to find all of the real estate resources you need in one convenient place.

▪ **Market Reports.** Closely track market trends as they emerge in your neighborhood. Reports are available for 21 market areas in the Seattle and Eastside region.

▪ **Home Buying and Selling Advice.** Search for homes, find useful buying tips, and discover how to best position your home for sale.

▪ **Property and Neighborhoods**

Research. Find community profiles, video tours, and crime info plus research homes, neighborhoods, schools, maps, and county records.

The screenshot displays the Windermere website's research tools and community profiles. On the left, the 'Neighborhood and Property Research' section offers various tools like Geologic Hazard Map, Environmental Map, and Schools & Test Scores. The central part features 'EXPERT INSIGHT' articles on remodeling, best times to buy/sell, and sell or rent. The right side shows 'Mercer Island & the Eastside' profiles with maps, video tours, and property listings for Issaquah and Kirkland.

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.

