

Mercer Island

ANNUAL MARKET REPORT

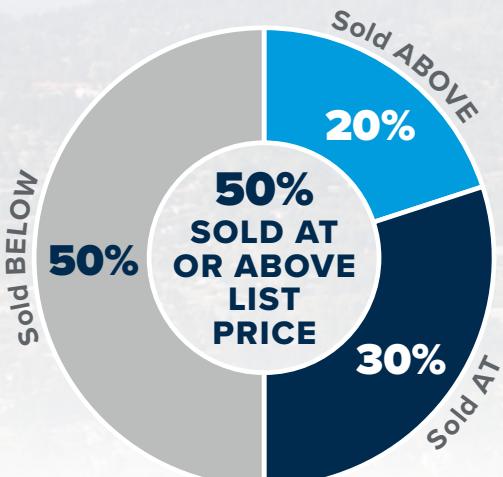


PUBLISHED JANUARY 2026

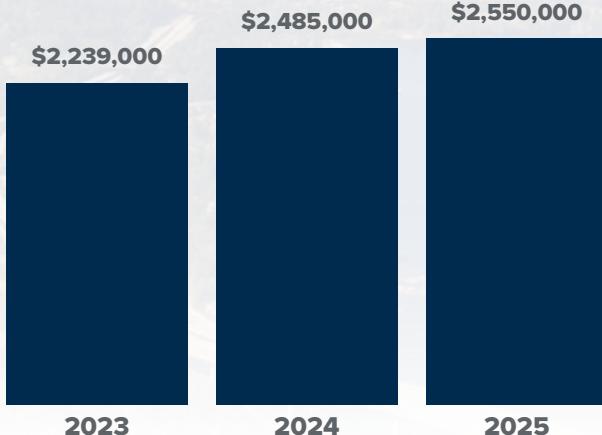
a review of single family residential
real estate activity in 2025

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE



MEDIAN SALES PRICE



ISLAND HOMES

neighborhood	# sold	avg. \$ per sq ft	% sold at or above list price	% sold in first 10 days	median sale price
Northend	12	\$847	58%	50%	\$2,601,000
First Hill	4	\$871	75%	100%	\$2,728,000
East Seattle	1	\$1,117	0%	0%	\$4,000,000
Westside	4	\$1,192	50%	50%	\$5,831,000
Mercerdale	1	\$949	100%	100%	\$1,775,000
Mercerwood	4	\$695	25%	25%	\$2,146,000
Mid-Island	5	\$819	40%	80%	\$2,684,000
Eastside	1	\$863	0%	0%	\$3,175,000
MI Estates	0	-	-	-	-
The Lakes	3	\$982	100%	100%	\$3,035,000
Southend	10	\$758	30%	40%	\$2,902,000
ALL HOMES	80 -5%	\$895 -3%	50%	56%	\$2,550,000 +3%

Percent changes are year-over-year

ISLAND CONDOS

condo style	# sold	avg. \$ per sq ft	% sold at or above list price	% sold in first 10 days	median sale price
Studio	2	\$678	0%	0%	\$310,000
1 Bedroom	2	\$411	100%	0%	\$534,000
2 Bedroom	20	\$607	30%	40%	\$763,000
3 Bedroom	2	\$407	50%	50%	\$617,000
ALL CONDOS	27 -0%	\$591 +13%	37%	37%	\$630,000 +1%

Percent changes are year-over-year

mercer
island sales
prices rose

3%

YEAR-OVER-YEAR

**to a median of
\$2,550,000**

**56% OF
HOMES
SOLD IN THE FIRST
10 DAYS ON MARKET**

THERE WERE
355
new listings,
up 19% from
2024

on average,
homes
sold

\$895
PER SQ. FOOT
3%
year-
over-year

2025 YEAR IN REVIEW

The 2025 Mercer Island real estate data reflects a year of steady activity and modest price gains. Median home prices rose 3% year over year to \$2,550,000. Homes sold for an average of \$895 per square foot, and half of all homes sold at or above their list price. Sales moved efficiently, with 56% of homes selling within the first 10 days on market.

A total of 80 single-family homes sold on Mercer Island during the year. Activity varied by neighborhood, with sales recorded across Northend, Southend, Mid-Island, First Hill, Westside, and The Lakes. Median home prices ranged from \$1,775,000 in Mercerdale to \$5,831,000 on the Westside, highlighting the range of housing options across the island.

The condo market also trucked along with 27 sales and a slight 1% year-over-year boost in median prices. Condos sold for an average of \$591 per square foot, up 13% over 2024. Thirty-seven percent of condos sold at or above list price, and within the first 10 days. Inventory expanded as well, with 355 new listings, up 19% from 2024.

Looking forward to 2026: this is a great year to invest! We've had a few back-to-back years of soft price gains, which feel like losses in our frequently HOT Seattle market. This is as close to a "buyer's advantage" market as we've seen in years. At the time of writing this, interest rates are available in the high 5's. 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 in order to buy. The condo and townhome markets continue to be a great opportunity for those looking to take the first step onto the property ladder. If none of this applies to you, remember: if you're looking to buy and sell within the same market, you only get an advantage on one side.



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 selling times, and sell vs. 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.

