



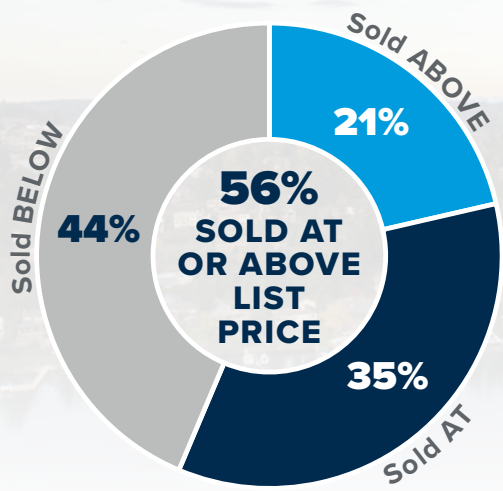
Q1 2026 Eastside
MARKET REPORT

PUBLISHED APRIL 2026

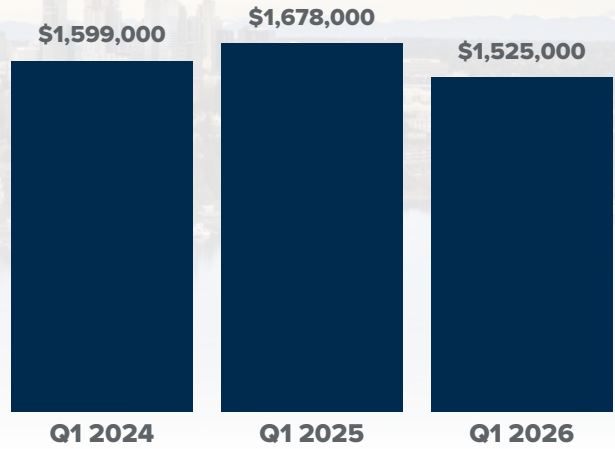
a quarterly report on single family
residential real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE



MEDIAN SALES PRICE

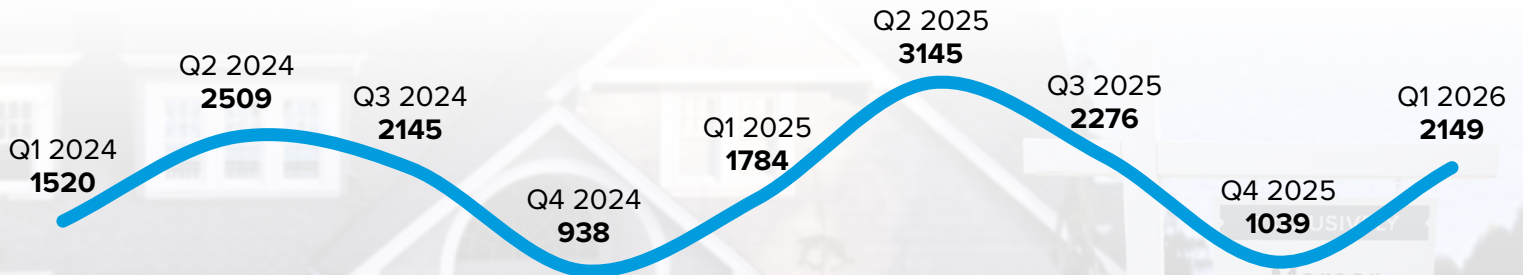


COMMUNITY SNAPSHOT

community	# sold	avg. \$ per sq ft	% sold at or above list price	% sold in first 10 days	median sale price
Eastside South (S of I-90)	138 ↑ 5%	\$600 ↓ -4%	63%	58%	\$1,600 ↓ -9%
Mercer Island	27 ↓ -10%	\$960 ↑ 14%	59%	63%	\$2,370 ↓ -19%
West Bellevue (W of 405)	41 ↓ -36%	\$1,131 ↑ 2%	41%	56%	\$3,950 ↑ 23%
East Bellevue (E of 405)	89 ↑ 26%	\$1,916 ↓ -3%	62%	68%	\$2,000 ↓ -15%
East of Lake Sammamish	188 ↑ 3%	\$565 ↓ -6%	54%	52%	\$1,445 ↓ -8%
Redmond	94 ↑ 3%	\$533 ↓ -10%	65%	46%	\$1,383 ↑ 1%
Kirkland	123 ↑ 5%	\$786 ↓ -6%	52%	43%	\$2,000 ↓ -4%
Woodinville	233 ↓ -2%	\$568 ↓ -6%	52%	40%	\$1,243 ↓ -7%
ALL EASTSIDE	966 ↔ 0%	\$660 ↓ -6%	56%	51%	\$1,525 ↓ -9%

Percent changes are year-over-year

NUMBER OF NEW LISTINGS



Q1 2026

eastside sales
prices fell

-9%

YEAR-OVER-YEAR

at a median of
\$1,525,000

51% OF HOMES
SOLD IN THE FIRST
10 DAYS ON MARKET

THERE WERE

2,149

new listings,
up 20% from
Q1 2025

on average,
homes
sold
for

\$660
PER SQ. FOOT

↓
-6%
year-
over-year

Q1 2026

market review

While median prices across the Eastside fell from \$1,678,000 in Q1 2025 to \$1,520,000, this quarter there are still bright spots. Namely, West Bellevue whose median price jumped 23% YOY. Though while the total number of sales were up in nearly every Eastside city, West Bellevue's 36% dip drug the market down to report flat total sales: 966 at the end of Q1 2026 compared to 969 in the same period last year.

Mercer Island reported a region-wide high gain in average price per square foot at 14%, and West Bellevue was not far behind at 2%. All other neighborhoods had dips, topped by Redmond which fell 10%.

New listings rose 20% YOY, and this could mean many things but we think the two most likely are: home sellers got a head start in 2026 (we predict fewer new listings in Q2 than last year when new inventory nearly doubled from one quarter to the next) OR everyone else is as bullish about the market as we are. List to sales price ratios are at 99% on average and 51% of homes sold in the first 10 days. If you find the right home, don't be afraid to jump.

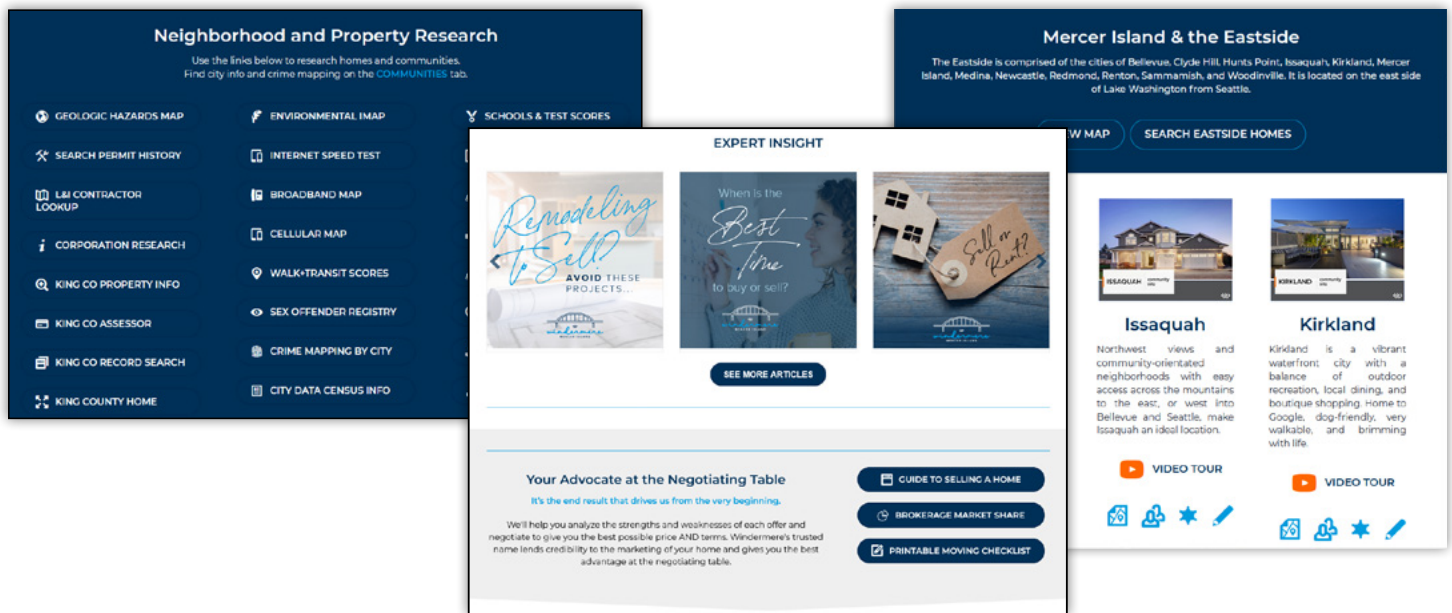


A savvy way to search HOMES & STATS ONLINE



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.



Cover photo: NWMLS #2478647 sold for \$5,100,000. Courtesy of Tori Franzen, Listing Agent, and Michael Tilzer Photography.

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.

