

Q1 2026 Seattle MARKET REPORT

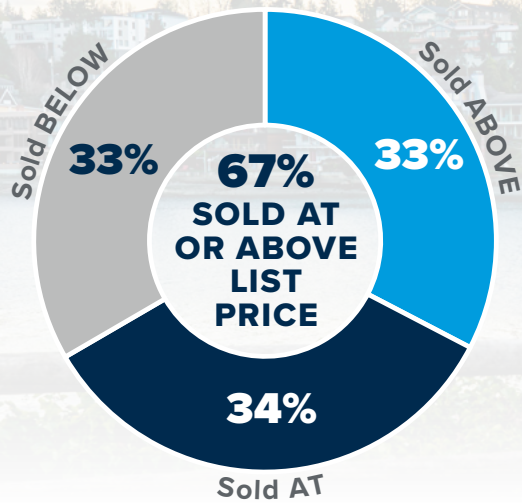


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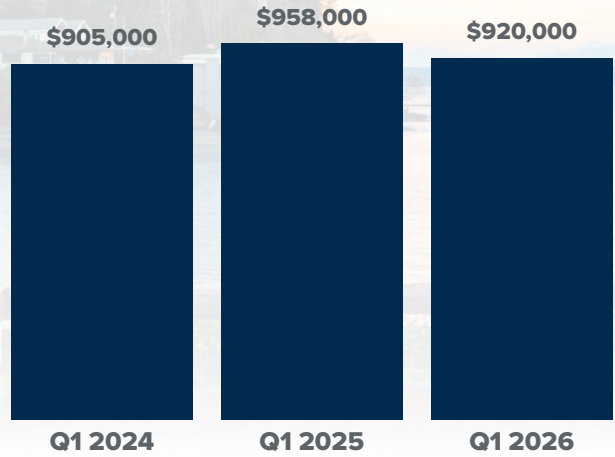
a quarterly report on single family
residential real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE



MEDIAN SALES PRICE



NEIGHBORHOOD SNAPSHOT

community	# sold	avg. \$ per sq ft	% sold at or above list price	% sold in first 10 days	median sale price
West Seattle	202 ↓ -15%	\$507 ↓ -3%	71%	58%	\$790,000 ↑ 2%
South Seattle	148 ↓ -4%	\$451 ↓ -6%	70%	53%	\$765,000 ↓ -1%
Madison Park & Capitol Hill	154 ↓ -4%	\$604 ↓ -4%	56%	43%	\$1,105,000 ↔ 0%
Queen Anne & Magnolia	116 ↓ -13%	\$654 ↓ -7%	60%	53%	\$1,335,000 ↓ -6%
Ballard & Green Lake	379 ↑ 18%	\$558 ↓ -7%	60%	53%	\$925,000 ↓ -3%
North Seattle	203 ↓ -3%	\$614 ↑ 4%	64%	57%	\$1,040,000 ↓ -6%
Richmond Beach & Shoreline	67 ↑ 14%	\$495 ↔ 0%	64%	60%	\$799,000 ↓ -10%
Lake Forest Park & Kenmore	69 ↑ 38%	\$477 ↓ -11%	72%	61%	\$850,000 ↓ -10%
ALL SEATTLE	1,338 ↑ 1%	\$559 ↓ -4%	67%	55%	\$920,000 ↓ -4%

Percent changes are year-over-year

NUMBER OF NEW LISTINGS



Q1 2026

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seattle sales
prices fell

-4%

YEAR-OVER-YEAR

to a median of
\$920,000

55% OF
HOMES
SOLD IN THE FIRST
10 DAYS ON MARKET

THERE WERE

2,599

new listings,
up 18% from
Q1 2025

on average,
homes
sold
for



Q1 2026

market review

When you look past the data, Seattle real estate is firing on all cylinders. Even though the median price is down YOY from \$958,000 in 2025 to today's \$920,000 the actual median price point is hot, in city. We're hearing tales of multiple offers in the \$800,000-\$1,200,000 price range from all corners of the core Seattle neighborhoods. 67% of homes sold for at or above list price, those that sold above sold for 104% (median) over list! The entire market average list to sales price is 101%, which bodes well for gains YOY in Q2.

West Seattle and Madison Park seem to be carrying the market, the only two neighborhoods to post stable or even a modest gain in price. Maybe not so ironically, Shoreline and Lake Forest Park saw among the highest gain in overall sales volume but also the biggest losses in median price at 10%. Shoppers are savvy and know when they've found a deal.

While our market is facing existential pressure from things like rising interest rates, war, and talks of recession; the city hasn't looked this beautiful in years as officials prepare for World Cup festivities in a few months. There is always a bright side, and homebuyers appear to be seeing the silver lining as they consider their long-term investment plans. If you've thought about selling your home in 2026, we think this could be a great year: sales are happening, 55% within the first 10 days.

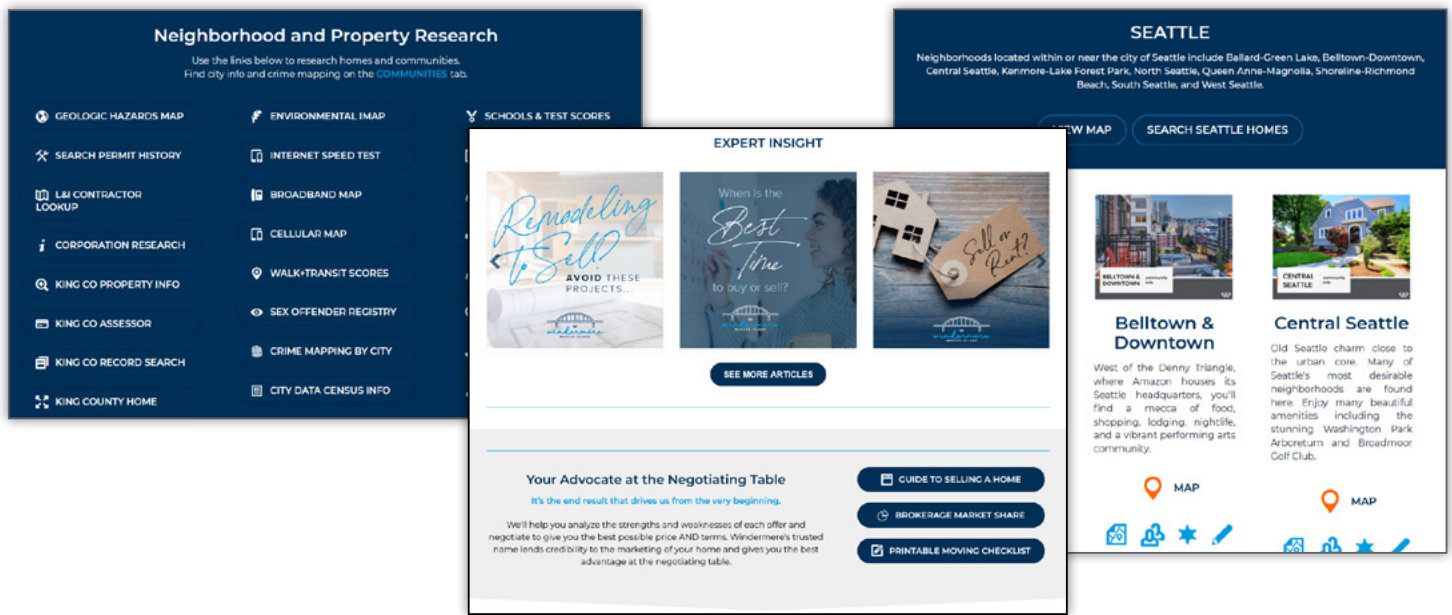


A savvy way to search HOMES & STATS ONLINE



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- **Home Buying and Selling Advice.** Search for homes, find useful buying tips, and discover how to best position your home for sale.
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Cover photo: NWMLS #2492983 listed at \$5,950,000. Courtesy of The Sirianni Group, Listing Agents, and Andrew Webb, Clarity NW 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.

