Q2 2026 Condo MARKET REPORT

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a quarterly report on condominium real estate activity

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	87	0%	$584	2%	56%	40%	$669,000	1%
South Seattle	28	-22%	$508	-3%	52%	31%	$618,000	9%
Madison Park & Capitol Hill	119	-28%	$640	-3%	45%	27%	$520,000	-5%
Queen Anne & Magnolia	99	5%	$580	-7%	47%	29%	$510,000	-11%
Downtown-Belltown	94	-13%	$694	-17%	40%	19%	$612,000	-9%
Ballard & Green Lake	144	-3%	$595	-2%	55%	29%	$623,000	0%
North Seattle	71	-1%	$491	-10%	48%	24%	$470,000	-28%
Richmond Beach & Shoreline	12	-68%	$439	-5%	33%	17%	$523,000	-20%
Lake Forest Park & Kenmore	14	-18%	$388	-15%	40%	40%	$337,000	-14%
ALL SEATTLE	**668**	**-13%**	**$588**	**-6%**	**49%**	**25%**	**$555,000**	**-7%**

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)	45	-10%	$473	-10%	31%	31%	$570,000	-9%
Mercer Island	2	-60%	$560	-4%	0%	50%	$599,000	1%
West Bellevue (W of 405)	48	-23%	$947	-15%	33%	42%	$810,000	-24%
East Bellevue (E of 405)	71	-3%	$539	-4%	35%	35%	$575,000	-4%
East of Lake Sammamish	67	-39%	$472	-9%	60%	32%	$625,000	-2%
Redmond	23	-66%	$509	-22%	39%	35%	$668,000	-23%
Kirkland	96	-9%	$740	-5%	46%	29%	$948,000	-10%
Woodinville	77	-28%	$517	-16%	61%	22%	$485,000	-25%
ALL EASTSIDE	**429**	**-26%**	**$607**	**-10%**	**46%**	**31%**	**$668,000**	**-11%**

Percent changes are year-over-year

Q2 2026

WINDERMERE MERCER ISLAND
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Q2 2026 market review

1,097 total condos sold in Q2 '26

-18% YOY

47% OF ALL CONDOS SOLD **AT** OR **ABOVE** THEIR **LIST PRICE**

THERE WERE **2,609** new listings, down -5% from Q2 2025

on average, condos sold for **$596** PER SQ. FOOT

-8% year-over-year

The median price for Seattle condos dropped 7%, or $40,000, YOY. When you dig into the numbers this seems to be coming mostly from a 28% dip in North Seattle, which may just be from an easing in new construction condo-ized DADU listings. Across the rest of the landscape numbers are relatively flat and South Seattle posted a 9% gain!

On the Eastside there was an 11% dip in median prices led equally by Redmond, Woodinville and West Bellevue (all around 25% dips). These were balanced by more modest adjustments across the rest of the area with Mercer Island posting a 1% gain.

There is good news: 30% of condos sold in the first 10 days and 49% sold at or above list price across the region. This isn't weighted in one direction, with relatively similar numbers posted both on the Eastside and in Seattle. If you're thinking about "throwing your house in the ring" the best way to beat the odds is the x factor: this is (and always has been), an agent who knows their numbers, knows how to prep a house, and has a spidey sense on pricing. With that, you can't lose.

If you're shopping for a home, don't sleep on the one that looks too good to be true. It is, and other people know it, too (HALF of homes sold for at or above list price). Be aggressive if you want to sleep *in* it one day

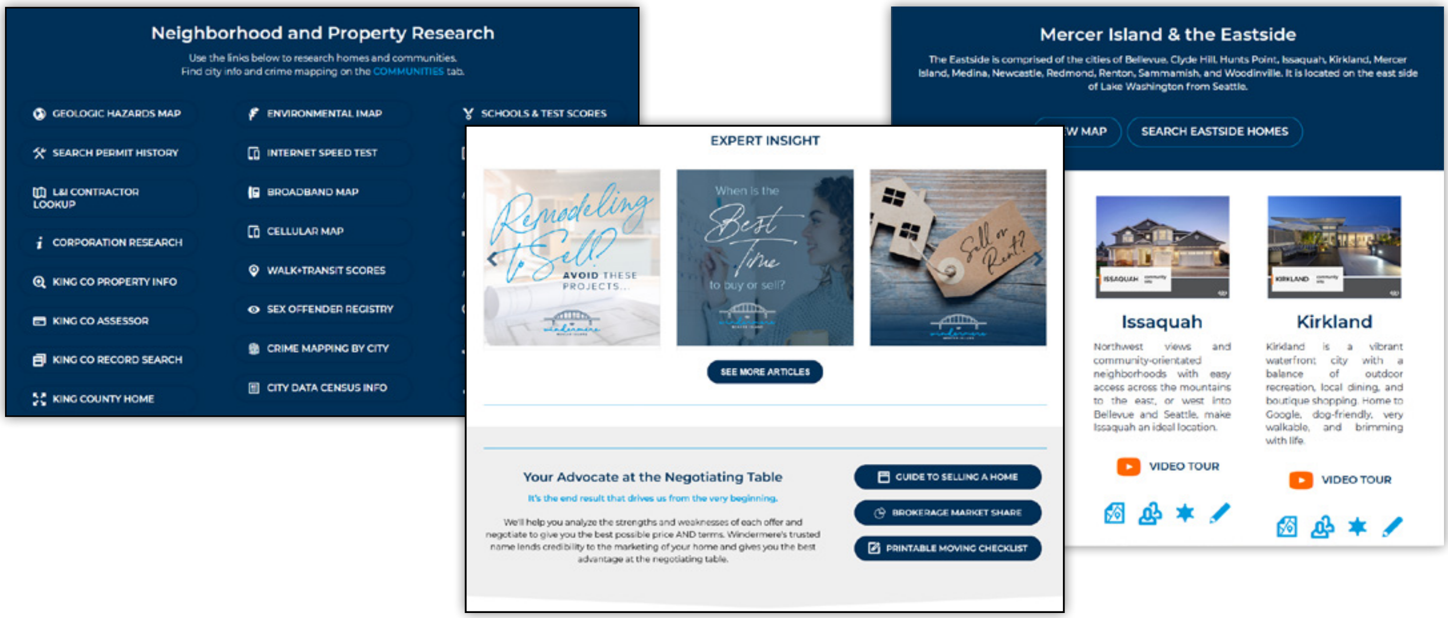
A savvy way to search

HOMES & STATS ONLINE

Windermere REAL ESTATE

Looking for real-time information on today's real estate market? If so, your search is over! Visit **windermeremi.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 #2535722 listed at $2,750,000. Courtesy of Jake Kanev, Listing Broker, & FOCUSED Media Collective.

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.

windermere MERCER ISLAND