Q2 2026 Eastside

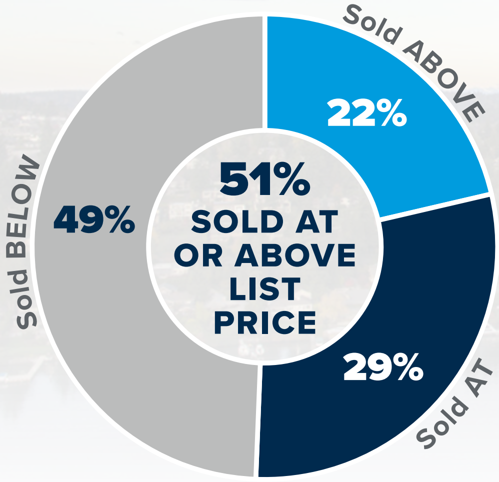
MARKET REPORT

PUBLISHED JULY 2026

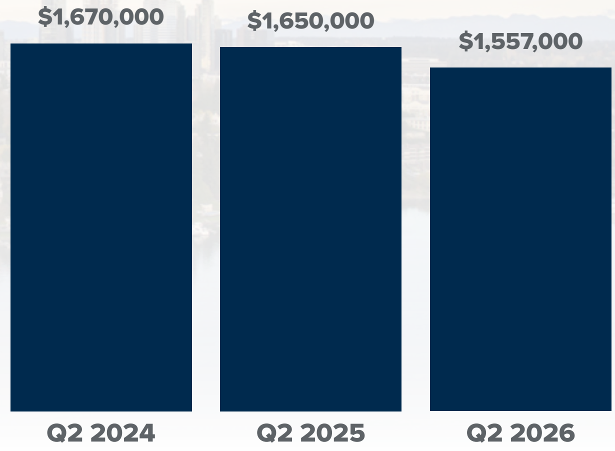
a quarterly report on single family residential real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND

Windermere
REAL ESTATE



MEDIAN SALES PRICE



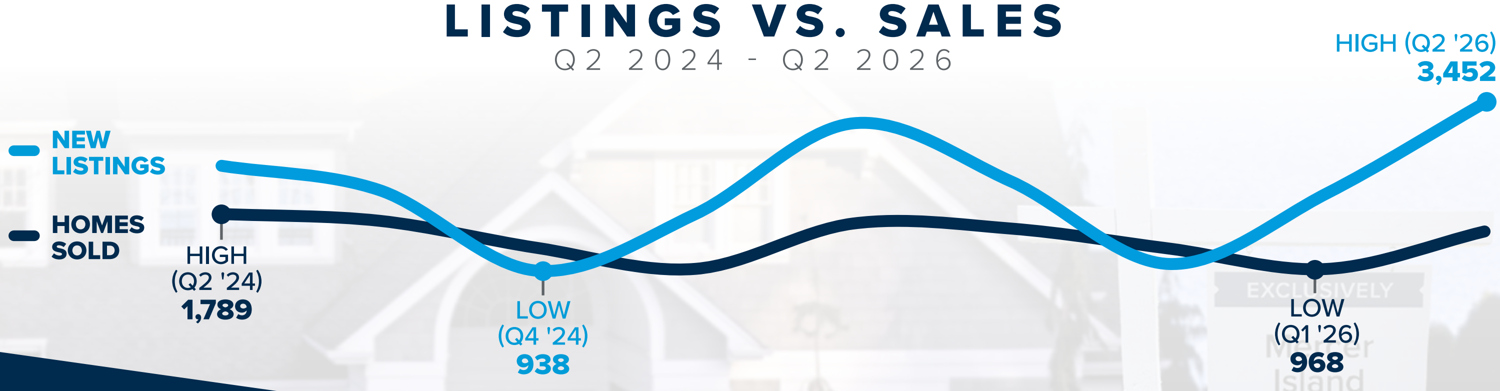
COMMUNITY SNAPSHOT

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)	211	↓ -6%	$615	↓ -4%	53%	55%	$1,560,000	↓ -16%
Mercer Island	65	↓ -10%	$898	↑ 2%	41%	55%	$2,510,000	↓ -1%
West Bellevue (W of 405)	65	↓ -11%	$1,133	↓ -2%	39%	44%	$3,650,000	↓ -3%
East Bellevue (E of 405)	182	↓ -5%	$699	↓ -10%	49%	53%	$1,600,000	↓ -5%
East of Lake Sammamish	364	↓ -4%	$577	↓ -4%	53%	57%	$1,473,000	↓ -4%
Redmond	138	↓ -14%	$575	↓ -2%	51%	51%	$1,358,000	↓ -3%
Kirkland	169	↑ 1%	$823	↓ -1%	50%	46%	$2,050,000	↓ -7%
Woodinville	334	↓ -12%	$558	↓ -6%	51%	49%	$1,275,000	↓ -3%
ALL EASTSIDE	**1,528**	**↓ -7%**	**$674**	**↓ -3%**	**83%**	**52%**	**$1,557,000**	**↓ -6%**

Percent changes are year-over-year

LISTINGS VS. SALES

Q2 2024 - Q2 2026



Q2 2026

WINDERMERE MERCER ISLAND

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eastside sales prices fell

-6%

YEAR-OVER-YEAR

at a median of

$1,557,000

52% OF HOMES **SOLD IN THE FIRST 10 DAYS** ON MARKET

THERE WERE

3,452

new listings, up 10% from Q2 2025

on average, homes sold for

$674 PER SQ. FOOT

-3% year-over-year

Q2 2026 market review

New listings hit a record high of 3,452 last quarter (or at least the 6 year high) and it appears that home shoppers were excited by the new inventory! 1,528 sales posted in Q2 of 2026. Even with this great news we are still living in a "feast or famine" era. With 3.7 months of Eastside inventory, again the highest we've seen in more than 6 years, it's encouraging to see that 22% of homes sold with multiple offers. This lends statistical proof to what your agent has always told you: well prepared, strategically priced, "good" homes will be exciting in any market.

The median home price is down across the board, which makes sense given that sales are down 7% YOY and new listings are up YOY from 3,145 to 3,452 (10%). Mercer Island shows the lowest "dip" at a rounding error 1% drop in median price, while the area South of I-90 saw a 16% adjustment in the median dropping from $1,850,000 to $1,560,000.

If you're thinking about "throwing your house in the ring" it's a coin toss: 51% of homes sold for at or above list and 52% of homes sold in the first 10 days. This likely means in order to beat the odds the x factor 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! Be aggressive if you want to sleep *in* it one day.

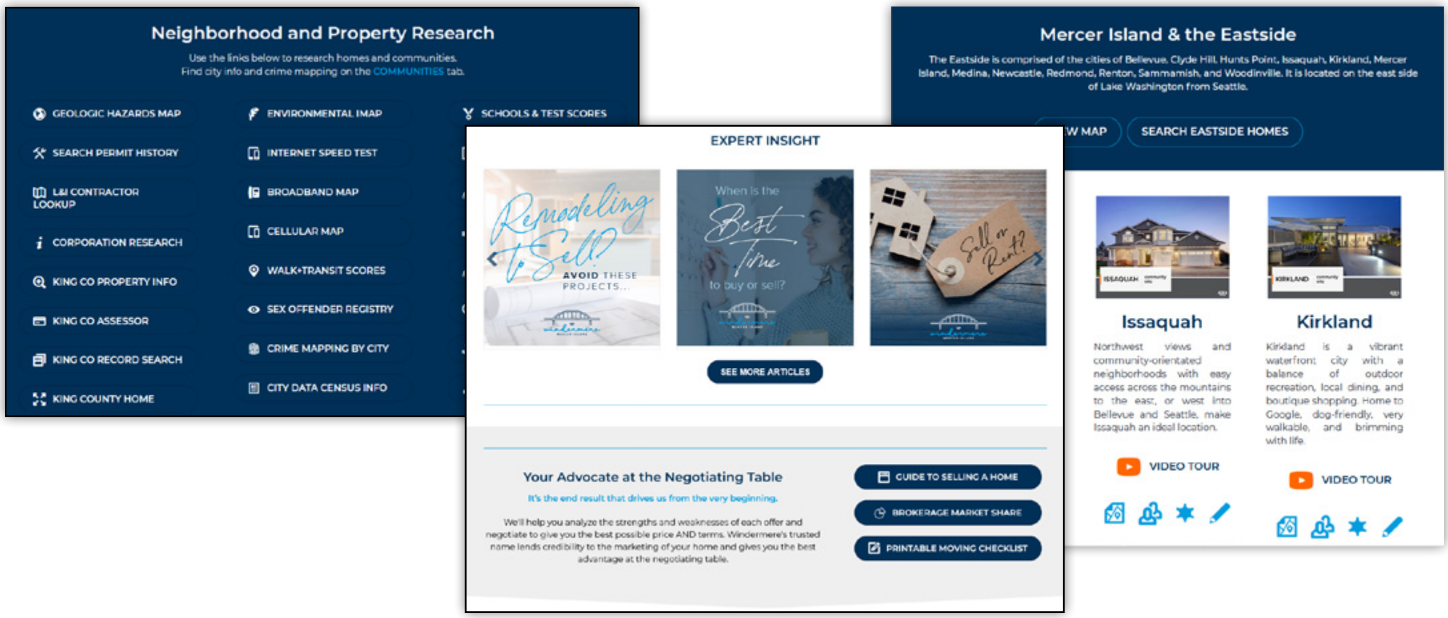
A savvy way to search

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 #2537853 listed for $1,975,000. Courtesy of Mike Ferreri, Listing Agent, and Kell Morrissey, 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.

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