Q2 2026 Seattle MARKET REPORT

PUBLISHED JULY 2026

a quarterly report on single family residential real estate activity

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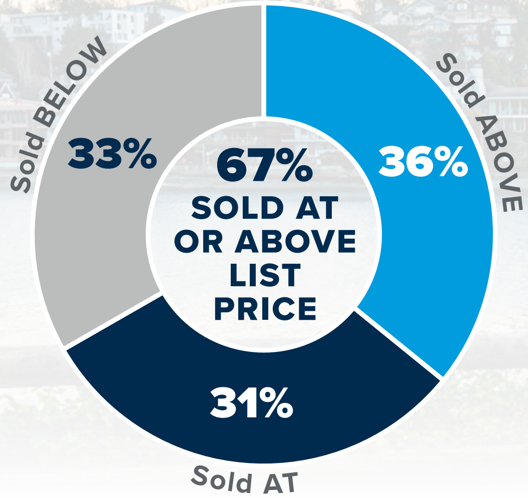
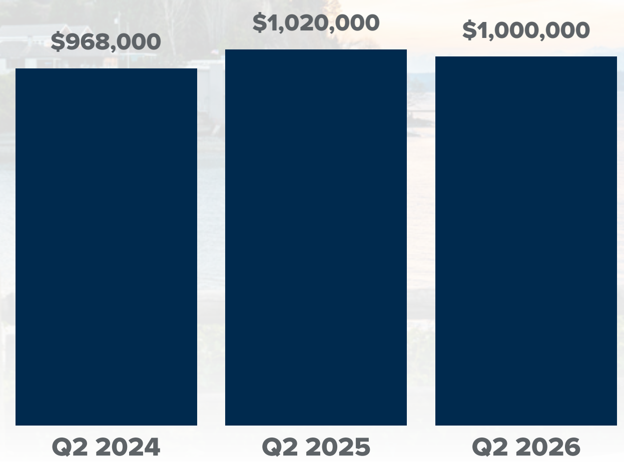


MEDIAN SALES PRICE



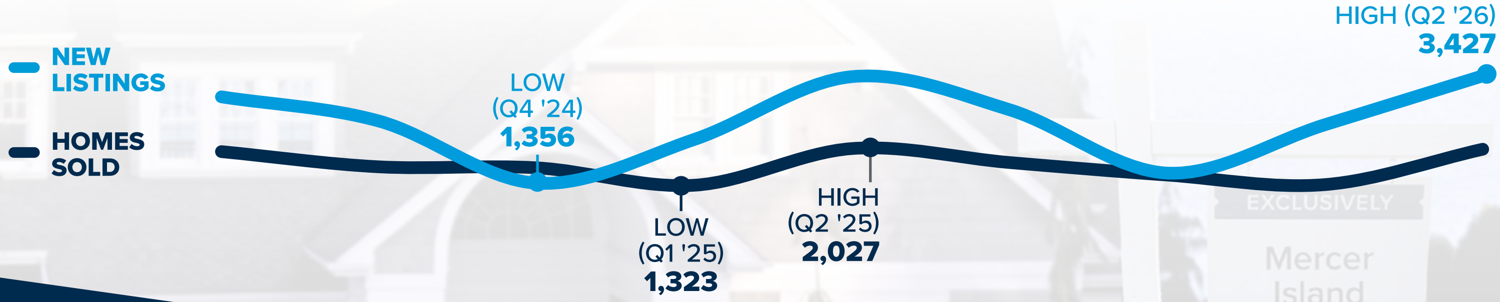
NEIGHBORHOOD SNAPSHOT

community	# sold		avg. $ per sq ft		% sold at or above list price	% sold in first 10 days	median sale price	
West Seattle	354	-4%	$553	3%	71%	58%	$850,000	-1%
South Seattle	236	20%	$468	-2%	65%	58%	$820,000	1%
Madison Park & Capitol Hill	221	-18%	$688	0%	61%	53%	$1,255,000	5%
Queen Anne & Magnolia	165	4%	$666	0%	54%	51%	$1,380,000	-8%
Ballard & Green Lake	507	-4%	$571	-5%	54%	51%	$1,000,000	-2%
North Seattle	323	-1%	$627	5%	66%	61%	$1,108,000	-4%
Richmond Beach & Shoreline	101	4%	$540	6%	67%	64%	$850,000	-7%
Lake Forest Park & Kenmore	107	29%	$459	-4%	65%	62%	$920,000	1%
ALL SEATTLE	**2,014**	**-1%**	**$583**	**-1%**	**67%**	**59%**	**$1,000,000**	**-2%**

Percent changes are year-over-year

LISTINGS VS. SALES

Q2 2024 - Q2 2026



Q2 2026

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Q2 2026 market review

seattle sales prices fell

-2%

YEAR-OVER-YEAR

to a median of

$1,000,000

59% OF HOMES **SOLD IN THE FIRST 10 DAYS** ON MARKET

THERE WERE 3,427 new listings, similar to Q2 of 2025

on average, homes sold for **$583** PER SQ. FOOT -1% year-over-year

New listings hit a record high of 3,427 last quarter (or at least the 6 year high) up 0.4% YOY and sales tracked very closely behind, down just 0.6% from 2,027 in Q2 2025 to 2,014 in Q2 2026. Median home prices responded by ticking down the tiniest bit, 2% or $20,000, encouraging despite the loss.

There are several bright spots on the Westside. The area South of Seattle posted a 20% gain in total sales along with a 1% rise in median price and was promptly shown up by Lake Forest Park at a 29% increase in sales also with a 1% median price lift. Capitol Hill showed the largest gain in median price at 5% (a $55,000 boost YOY). It's nice to have a few neighborhoods to "shout out" in a YOY landscape that is relatively flat. In this case that is flat read: stable and predictable. A reprieve from the world around us.

This stability feels really comforting in a market full of questions: "Will my home sell? How will home shoppers respond to the price? Will they like the color of the countertops we chose?" 59% of homes sold in the first 10 days and a whopping 67% of homes sold at or above list price. If you're thinking about making a move now is a good time. Fairly balanced for both home buyers and sellers. If you detest risk, bidding wars, and lack of good options then it's a great time to dive into the market.

A savvy way to search
HOMES & STATS ONLINE

Windermere REAL ESTATE

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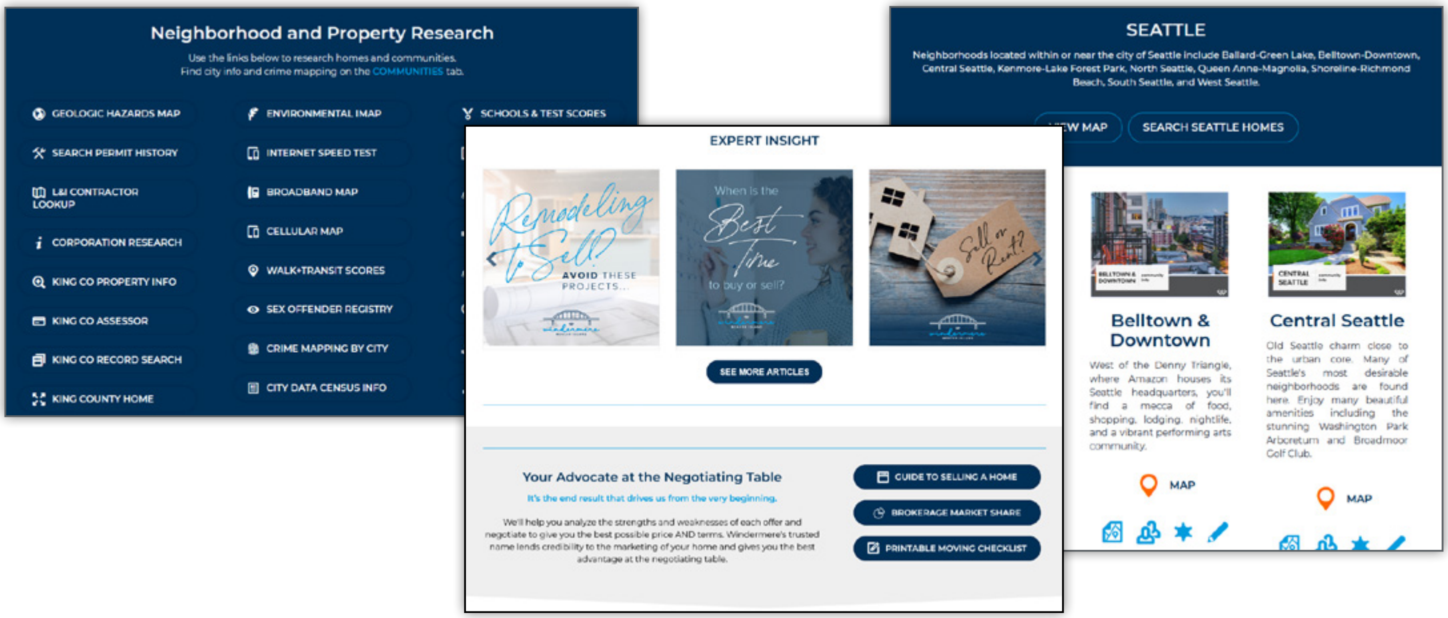
- **Property and Neighborhoods Research**. Find community profiles, video tours, and crime info plus research homes, neighborhoods, schools, maps, and county records.



***Cover photo:** NWMLS #2490233 sold for $2,925,000. Courtesy of Codi Nelson, Listing Agent, and Brad Crossen, HD Estates 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.

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