Q2 2025 CONDO REPORT

seattle / eastside

PUBLISHED JULY 2025

a quarterly report on condominium residential real estate activity

MARIANNE PARKS, REAL ESTATE BROKER

windermere
MERCER ISLAND

SEATTLE CONDOS

community	# sold		avg. $ per sq ft		% sold at or above list price	% sold in first 10 days	median sale price (in thousands)	
West Seattle	87	14%	$570	-8%	61%	34%	$650	-9%
South Seattle	36	64%	$526	13%	64%	33%	$565	0%
Madison Park & Capitol Hill	165	18%	$659	-6%	54%	30%	$545	11%
Queen Anne & Magnolia	94	-4%	$625	0%	52%	36%	$573	6%
Downtown-Belltown	102	-15%	$794	-4%	34%	24%	$660	1%
Ballard & Green Lake	147	11%	$608	-3%	59%	44%	$625	3%
North Seattle	72	-21%	$548	5%	54%	40%	$650	24%
Richmond Beach & Shoreline	37	37%	$461	4%	59%	43%	$683	-2%
Lake Forest Park & Kenmore	17	21%	$454	6%	41%	29%	$390	6%
ALL SEATTLE	**757**	**5%**	**$617**	**-3%**	**53%**	**35%**	**$595**	**3%**

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 (in thousands)	
Eastside South (S of I-90)	50	-21%	$525	-3%	46%	46%	$623	-6%
Mercer Island	4	0%	$560	12%	20%	20%	$618	-8%
West Bellevue (W of 405)	53	-25%	$1,079	0%	58%	58%	$1,050	2%
East Bellevue (E of 405)	73	-26%	$562	-3%	49%	48%	$600	-9%
East of Lake Sammamish	110	-13%	$518	0%	67%	45%	$637	5%
Redmond	66	16%	$647	4%	67%	39%	$850	0%
Kirkland	105	-1%	$777	-2%	46%	48%	$1,055	1%
Woodinville	106	25%	$618	20%	65%	36%	$653	28%
ALL EASTSIDE	**567**	**-7%**	**$667**	**1%**	**58%**	**45%**	**$750**	**6%**

Percent changes are year-over-year

Q2 2025

WINDERMERE MERCER ISLAND
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condo home values rose

0.3%

YEAR-OVER-YEAR

to a median of

$642,000

29% OF ALL CONDOS SOLD **AT** OR **ABOVE** THEIR **LIST PRICE**

THERE WERE

18%

more new listings than in Q2 2024

the average condo sold for

$641 PER SQ. FOOT

-1% year-over-year

Q2 2025

market review

Condos remained an accessible entry point for buyers across our region, with Q2 marking a strong showing. In Seattle, the most robust demand was found in more affordable neighborhoods like South and North Seattle—North Seattle alone saw a 24% jump in median price. Meanwhile, the luxury condo segment in Downtown Seattle moved more slowly, with average price per square foot landing at $794.

On the Eastside, the condo market felt uneven but held its value overall. While pricing trends varied by submarket, Eastside condos continued to outperform Seattle in overall price strength. Woodinville and Redmond stood out with impressive gains, while Mercer Island saw a softer quarter with just four sales and a median price dipping to $618K.

Sales activity rose 7% on the Eastside and 5% in Seattle compared to last year. Homes that sold within the first 10 days garnered the most attention, suggesting well-priced listings are still commanding strong interest. In Seattle, 53% of condos sold at or above list price; on the Eastside, that number climbed to 58%—a clear sign that buyers are negotiating in a competitive environment and pricing remains fluid.

With the single-family market still tight, condos—particularly those priced under $700K—continue to offer buyers a compelling path to homeownership in desirable neighborhoods.

A savvy way to search

HOMES & STATS ONLINE

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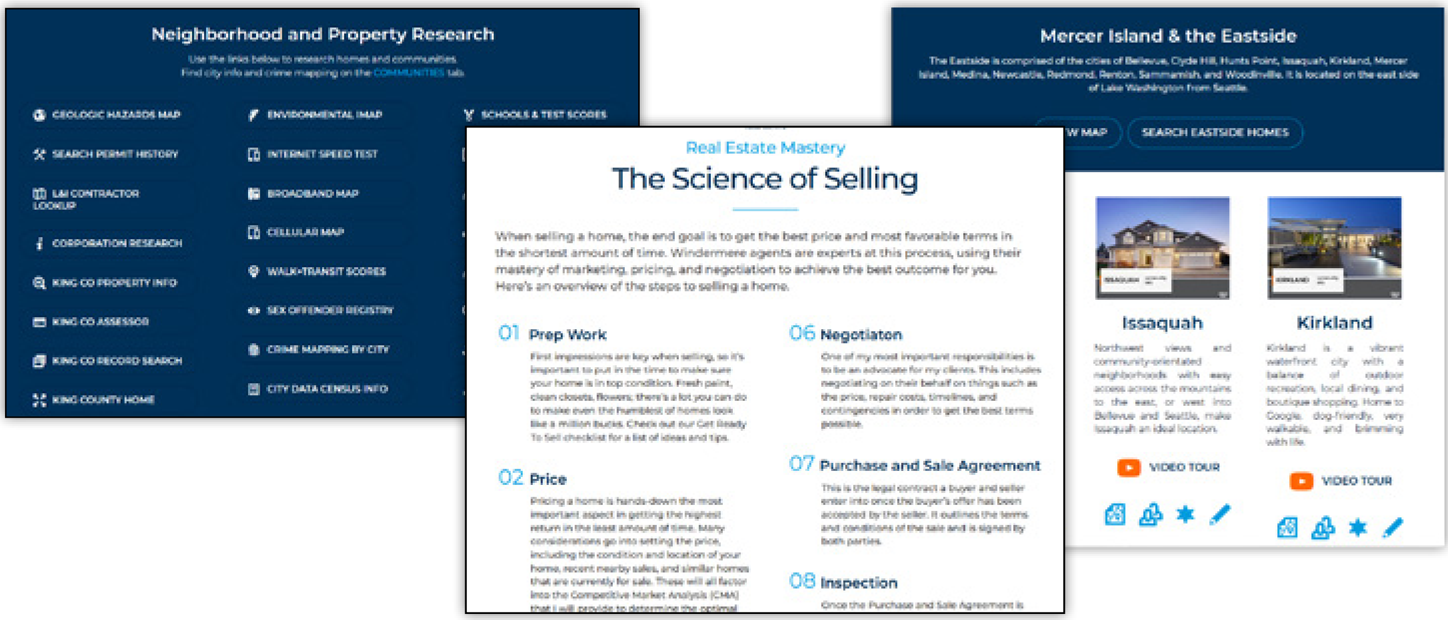
- **Market Reports**. Closely track market trends as they emerge in your neighborhood. Reports are available for 21 market areas in the Seattle and Eastside region.
- **Home Buying and Selling Advice**. Search for homes, find useful buying tips, and discover how to best position your home for sale.
- **Property and Neighborhoods Research**. Find community profiles, video tours, and crime info plus research homes, neighborhoods, schools, maps, and county records.



Cover photo courtesy of Luke Bartlett & ClarityNW Photography

How have these latest market trends affected your home's value?

Stay in the know—contact me any time for a complimentary home value analysis.

Marianne Parks
PREMIER REPRESENTATION

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