

# Condo Report

SEATTLE / EASTSIDE  
ANNUAL REVIEW



**PUBLISHED JANUARY 2026**

a review of condominium real  
estate activity in 2025

MARIANNE PARKS, REAL ESTATE BROKER



## SEATTLE CONDOS

community	# sold	avg. \$ per sq ft	% sold at or above list price	% sold in first 10 days	median sale price
West Seattle	311  22%	\$593  0%	61%	34%	\$635,000  0%
South Seattle	111  25%	\$500  4%	57%	29%	\$545,000  -3%
Madison Park & Capitol Hill	500  4%	\$670  -3%	52%	32%	\$495,000  -3%
Queen Anne & Magnolia	346  6%	\$624  -1%	46%	30%	\$540,000  2%
Downtown-Belltown	425  0%	\$835  1%	39%	24%	\$660,000  2%
Ballard & Green Lake	558  25%	\$605  2%	56%	34%	\$649,000  13%
North Seattle	275  -5%	\$520  -2%	45%	31%	\$605,000  8%
Richmond Beach & Shoreline	112  14%	\$451  -1%	51%	40%	\$570,000  -4%
Lake Forest Park & Kenmore	57  8%	\$447  -2%	47%	23%	\$390,000  -6%
<b>ALL SEATTLE</b>	<b>2,695  9%</b>	<b>\$624  -1%</b>	<b>51%</b>	<b>31%</b>	<b>\$585,000  2%</b>

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)	166  -22%	\$511  -2%	40%	36%	\$570,000  -1%
Mercer Island	27  0%	\$591  13%	37%	37%	\$630,000  1%
West Bellevue (W of 405)	209  -32%	\$979  -17%	47%	40%	\$955,000  -12%
East Bellevue (E of 405)	261  -4%	\$542  -3%	37%	32%	\$565,000  -10%
East of Lake Sammamish	353  -8%	\$503  0%	59%	38%	\$600,000  -5%
Redmond	202  12%	\$632  3%	63%	36%	\$854,000  7%
Kirkland	396  4%	\$769  -2%	48%	37%	\$1,128,000  13%
Woodinville	436  29%	\$578  12%	56%	34%	\$650,000  30%
<b>ALL EASTSIDE</b>	<b>2,050  -2%</b>	<b>\$643  -5%</b>	<b>51%</b>	<b>36%</b>	<b>\$730,000  5%</b>

Percent changes are year-over-year

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Windermere Mercer Island.  
Information and statistics  
derived from Northwest  
Multiple Listing Service.

# Condo Report

**MARIANNE PARKS, WINDERMERE MERCER ISLAND**

206.412.0038 | [www.marianneparks.com](http://www.marianneparks.com)

**4,745**  
total condos  
sold in 2025

**4% MORE**  
*than last year*

**51% OF**  
**CONDOS**  
**SOLD AT OR ABOVE**  
**THEIR LIST PRICE**

**THERE WERE**  
**8,331**  
new listings,  
up 14% from  
2024

on average,  
condos  
sold  
for

**\$633**  
PER SQ. FOOT  
3%  
year-  
over-year

# 2025 YEAR IN REVIEW

The 2025 Condo Report shows steady, encouraging activity across both the Seattle and Eastside condo markets. Year over year, condo sale prices increased a combined 2% to a median of \$630,000, with homes selling for an average of \$633/sq.ft. Half of all condos sold at or above their list price, signaling stable buyer demand. Inventory also expanded, with 8,331 new condo listings—up 14% from 2024! This is great news, increased supply that didn't cause a price 'dump', it shows our Buyers may be returning to confidence around condos.

In Seattle, 2,695 condos sold during the year, a 9% increase in sales volume. The median Seattle condo price rose 2% to \$585,000, and 51% of homes sold at or above list price. On the Eastside, 2,050 condos sold, with median prices increasing 5% year over year to \$730,000. Eastside condos averaged \$643 per square foot, with 51% selling at or above list price and 36% selling within the first 10 days. The market showed a combined 52 average days on market, with a 99% list to sales price ratio. Though, when original list to sales price ratio is compared the average sits at 97%. This means that patience and active calibration are both required when marketing your condo.

Looking forward: this is a great year to invest! We've had a few back-to-back years of soft price gains. All signs point to returning consumer confidence in condos, there is still time to get in on "ground floor" pricing. At the time of writing this, interest rates are available in the high 5's. So the cost of money is reasonable and the cost of property has not risen drastically in a few years. This is the perfect time to jump in for investors and first-time buyers. More specifically, anyone who can buy "unburdened" or without having to sell/carry two mortgages to make the investment. The condo and townhome markets continue to be a great opportunity for those looking to take the first step onto the property ladder.

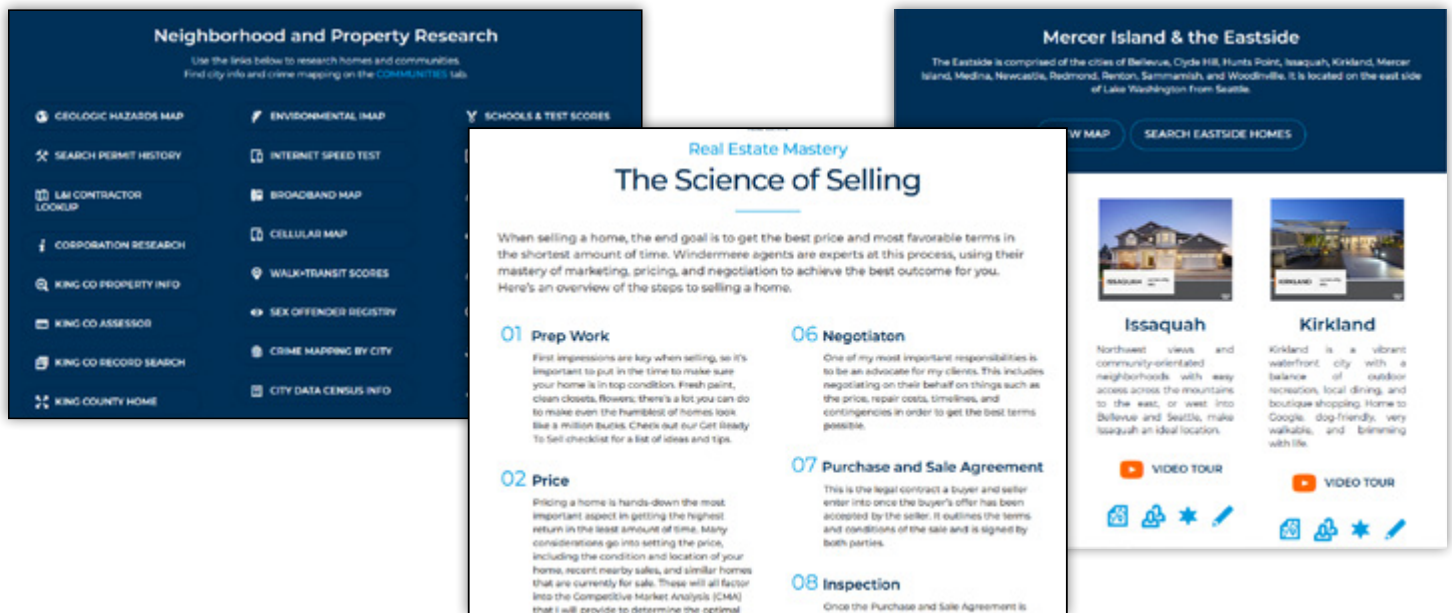


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