

Q1 2026 Seattle MARKET REPORT

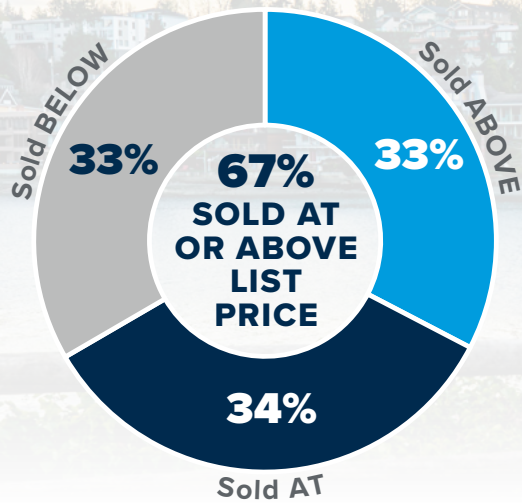


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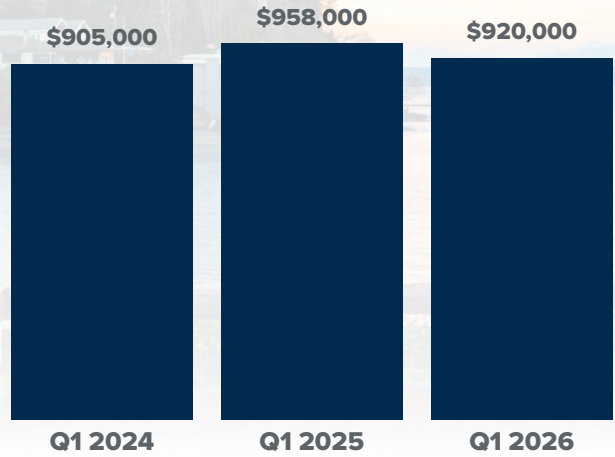
a quarterly report on single family
residential real estate activity

MARIANNE PARKS, REAL ESTATE BROKER





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	202 ↓ -15%	\$507 ↓ -3%	71%	58%	\$790,000 ↑ 2%
South Seattle	148 ↓ -4%	\$451 ↓ -6%	70%	53%	\$765,000 ↓ -1%
Madison Park & Capitol Hill	154 ↓ -4%	\$604 ↓ -4%	56%	43%	\$1,105,000 ↔ 0%
Queen Anne & Magnolia	116 ↓ -13%	\$654 ↓ -7%	60%	53%	\$1,335,000 ↓ -6%
Ballard & Green Lake	379 ↑ 18%	\$558 ↓ -7%	60%	53%	\$925,000 ↓ -3%
North Seattle	203 ↓ -3%	\$614 ↑ 4%	64%	57%	\$1,040,000 ↓ -6%
Richmond Beach & Shoreline	67 ↑ 14%	\$495 ↔ 0%	64%	60%	\$799,000 ↓ -10%
Lake Forest Park & Kenmore	69 ↑ 38%	\$477 ↓ -11%	72%	61%	\$850,000 ↓ -10%
ALL SEATTLE	1,338 ↑ 1%	\$559 ↓ -4%	67%	55%	\$920,000 ↓ -4%

Percent changes are year-over-year

NUMBER OF NEW LISTINGS



Q1 2026

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seattle sales
prices fell

-4%

YEAR-OVER-YEAR

to a median of
\$920,000

55% OF
HOMES
SOLD IN THE FIRST
10 DAYS ON MARKET

THERE WERE
2,599
new listings,
up 18% from
Q1 2025

on average,
homes
sold
for

\$559
PER SQ. FOOT

↓
-4%
year-
over-year

Q1 2026

market review

When you look past the data, Seattle real estate is firing on all cylinders. Even though the median price is down YOY from \$958,000 in 2025 to today's \$920,000 the actual median price point is hot, in city. We're hearing tales of multiple offers in the \$800,000-\$1,200,000 price range from all corners of the core Seattle neighborhoods. 67% of homes sold for at or above list price, those that sold above sold for 104% (median) over list! The entire market average list to sales price is 101%, which bodes well for gains YOY in Q2.

West Seattle and Madison Park seem to be carrying the market, the only two neighborhoods to post stable or even a modest gain in price. Maybe not so ironically, Shoreline and Lake Forest Park saw among the highest gain in overall sales volume but also the biggest losses in median price at 10%. Shoppers are savvy and know when they've found a deal.

While our market is facing existential pressure from things like rising interest rates, war, and talks of recession; the city hasn't looked this beautiful in years as officials prepare for World Cup festivities in a few months. There is always a bright side, and homebuyers appear to be seeing the silver lining as they consider their long-term investment plans. If you've thought about selling your home in 2026, we think this could be a great year: sales are happening, 55% within the first 10 days.



A savvy way to search HOMES & STATS ONLINE



Looking for real-time information on today's real estate market? If so, your search is over!
Visit marianneparks.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.

The screenshot displays the website's interface. On the left, a dark blue sidebar titled "Neighborhood and Property Research" lists various tools such as "GEOLOGIC HAZARDS MAP", "ENVIRONMENTAL IMAP", "SEARCH PERMIT HISTORY", "L&I CONTRACTOR LOOKUP", "CORPORATION RESEARCH", "KING CO PROPERTY INFO", "KING CO ASSESSOR", "KING CO RECORD SEARCH", "KING COUNTY HOME", "ENVIRONMENTAL IMAP", "INTERNET SPEED TEST", "BROADBAND MAP", "CELLULAR MAP", "WALK+TRANSIT SCORES", "SEX OFFENDER REGISTRY", "CRIME MAPPING BY CITY", and "CITY DATA CENSUS INFO". The main content area features a featured article titled "Real Estate Mastery: The Science of Selling" with sections on "01 Prep Work", "02 Price", "06 Negotiation", "07 Purchase and Sale Agreement", and "08 Inspection". To the right, there are sections for "SEATTLE" with a "SEARCH SEATTLE HOMES" button and two featured neighborhoods: "Belltown & Downtown" and "Central Seattle", each with a "MAP" button and a small image.

Cover photo courtesy of The Sirianni Group; by Andrew Webb, Clarity NW Photography.

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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

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