

Quarterly Market Snapshot

Mercer Island

Q1 January - March 2025

With the highest median sales price of any of the areas analyzed in our reporting, Mercer Island represents a luxury market with much higher listing prices but less volume than other Puget Sound region markets. Surrounded by the waters of Lake Washington, this desirable city has seen price growth in Q1 for the past three years, with median sales prices of \$2,250,000 in Q1-2023, \$2,517,000 in Q1-2024, and \$2,937,000 in Q1-2025 (up 16.69% year-over-year). The average days on market was 41 days. There was a large increase in homes for sale—which more than doubled year-over-year—and the market was nearly considered a neutral market with 2.9 months of inventory (significantly more than 1.1 months in Q1-2024). Sellers were motivated to list their island properties, but it appears buyers were still proceeding with caution—perhaps due to continued elevated mortgage rates—as indicated by the 21.05% year-over-year decrease in the number of homes sold.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q1 OVER THE LAST THREE YEARS



HOMES SOLD

Q1-2025 vs Q1-2024

↓(21.05%)

2025

30

2024

38

INTEREST RATES

30-year fixed rate for conventional mortgage loan
(Current and historic mortgage rates sourced from Movement Mortgage)



AVERAGE PRICE PER SQ. FT.

Q1-2025 vs. Q1-2024 ↑(4.22%)



MEDIAN SALES PRICE

Single-Family Homes Q1-2025

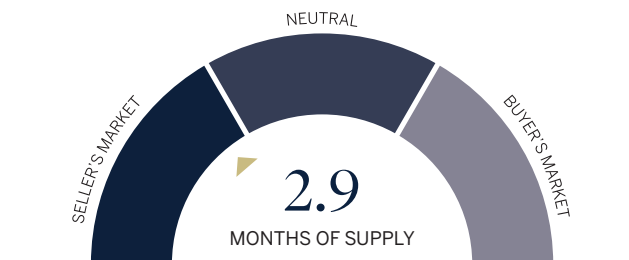


\$2.937M ↑16.69%
'25 VS '24 % CHANGE

YEAR	MEDIAN SALES PRICE
2025	\$2,937,000
2024	\$2,517,000
2023	\$2,250,000

WHAT KIND OF MARKET

2.9 MONTHS OF INVENTORY - SELLER'S MARKET



(Based on Q1-2025 housing inventory. Seller's Market = 0 to 3 months inventory, Neutral Market = 3 to 6 months inventory, Buyer's Market = 6+ months inventory)

