

Quarterly Market Snapshot

Eastside Condos

Q2 April - June 2025

Although there were some similarities between the Eastside condominium market and the Eastside single-family market in Q2-2025, like the major boost in homes for sale, the two markets experienced different conditions overall. Despite the same location, these residences attract different homebuyers, meaning that the trends witnessed will often differ. In contrast to the single-family market, the condominium market saw price growth, with an 8.22% year-over-year increase in the median sales price from \$669,000 to \$724,000. There was a 3.48% increase in the average price per square foot, which increased to \$625 per square foot. Although still technically considered a seller's market with 3.4 months of inventory, the market was not far from shifting to a neutral or balanced market. Homes spent an average of 36 days on market, which was higher than the previous two years' second-quarter averages.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS



HOMES SOLD

Q2-2025 vs Q2-2024

↓(4.67%)

2025

510

2024

535

INTEREST RATES

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



AVERAGE PRICE PER SQ. FT.

Q2-2025 vs. Q2-2024 ↑(3.48%)



MEDIAN SALES PRICE

Condominium Homes Q2-2025



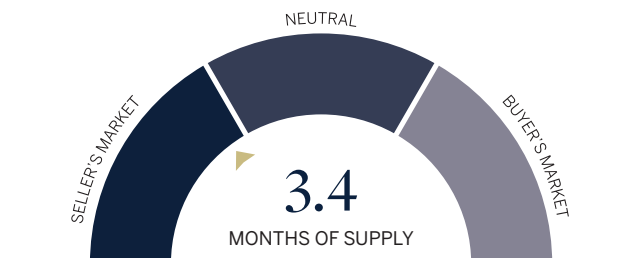
\$724K

↑8.22%
'25 VS '24 % CHANGE

YEAR	MEDIAN SALES PRICE
2025	\$724,000
2024	\$669,000
2023	\$600,000

WHAT KIND OF MARKET

3.4 MONTHS OF INVENTORY - SELLER'S MARKET



Based on Q2-2025 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory

