

Quarterly Market Snapshot

Eastside

Single-Family Homes

Q2 April - June 2025

Our Eastside analysis covers cities like Bellevue, Redmond, Kirkland, and Woodinville, increasingly popular areas for diverse career opportunities, plus all the shopping, dining, and entertainment options of major cities. In examining the single-family residential market, we witnessed that homes sold more quickly in this area than most of the other areas analyzed in the report. In Q2-2025, homes spent an average of 16 days on market, which was slightly higher than Q2-2024's average of 13 days. Pricing remained relatively stable, decreasing just 2.5% year-over-year from \$1,600,000 to \$1,560,000. There was less than a 1% change in the average price per square foot—from \$658 in Q2-2024 to \$654 in Q2-2025. The biggest change between 2024 and 2025's second quarters was in homes for sale, with a 90.53% increase to 1,267 homes, creating more opportunity for buyers searching for an Eastside property.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS



HOMES SOLD

Q2-2025 vs Q2-2024

↓(8.39%)

2025 **1,495**
2024 **1,632**

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 ↓(0.61%)



MEDIAN SALES PRICE

Single-Family Homes Q2-2025



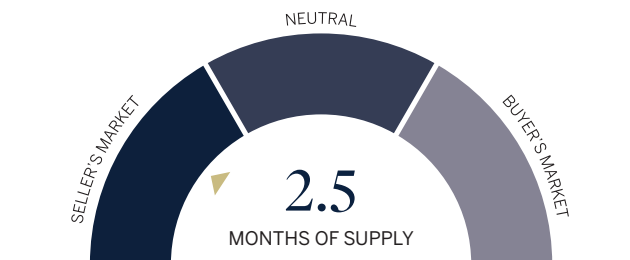
\$1.56M

↓2.5%
'25 VS '24 % CHANGE

YEAR	MEDIAN SALES PRICE
2025	\$1,560,000
2024	\$1,600,000
2023	\$1,360,000

WHAT KIND OF MARKET

2.5 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

