

Quarterly Market Snapshot

King County

Q2 April - June 2025

As the most populated county in the state, King County offers a diverse range of housing opportunities, from sprawling estates to houseboats to in-city abodes. For our reporting purposes, we're analyzing single-family residence market data, although condominiums make up a significant portion of the market. Explore our Seattle and Eastside condominium analysis for a deeper dive into multi-family, in-city markets in the county. The King County market was a seller's market in Q2-2025, with 2.4 months of inventory and a 49.55% year-over-year increase in homes for sale. There was a decrease in homes sold, however, down from 5,666 to 5,469 homes sold. Pricing remained steady, with a 2.5% increase from \$1,000,000 in Q2-2024 to \$1,025,000 in Q2-2025. Compared to most of the other communities examined in our reporting, homes sold more quickly in King County, with an average days on market of 19 (slightly higher than Q2-2024's average of 17 days).

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS



HOMES SOLD

Q2-2025 vs Q2-2024

↓(3.48%)

2025

2024

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 ↑(1.79%)



MEDIAN SALES PRICE

Single-Family Homes Q2-2025



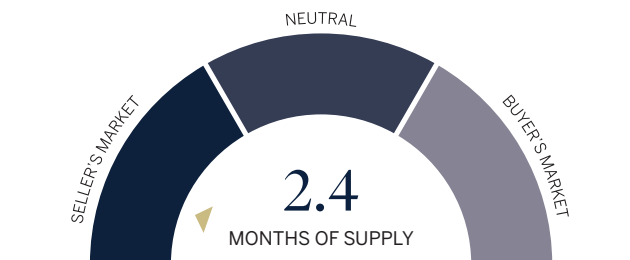
\$1.025M

↑2.5%
'25 VS '24 % CHANGE

YEAR	MEDIAN SALES PRICE
2025	\$1,025,000
2024	\$1,000,000
2023	\$910,000

WHAT KIND OF MARKET

2.4 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

