

# Quarterly Market Snapshot

## Seattle Condos

Q2 April - June 2025

Homebuyers searching for a lock-and-leave residence, valuable building amenities, a first home, or in-city escape have ample variety to choose from when navigating Seattle's condominium market. Although the Seattle single-family home market's median sales price (\$1,083,000) was nearly double the median sales price of its condominium market (\$579,000), the average price per square foot was nearly identical, at \$610 for condominiums and \$612 for single-family properties. Seattle's condominium market saw price growth in Q2-2025, with a 7.22% year-over-year increase in median sales price. With more inventory compared to the same time last year, it became a neutral market with 4.3 months of supply (compared to 3.4 months in Q2-2024). Inventory moves slower in this market, with a days-on-market average of 44 days in Q2-2025 and 32 days in both Q2-2024 and Q2-2023.

### AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS



### HOMES SOLD

Q2-2025 vs Q2-2024

↑(6.42%)

2025

2024

514  
483

### 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 ↓(0.33%)



### MEDIAN SALES PRICE

Condominium Homes Q2-2025



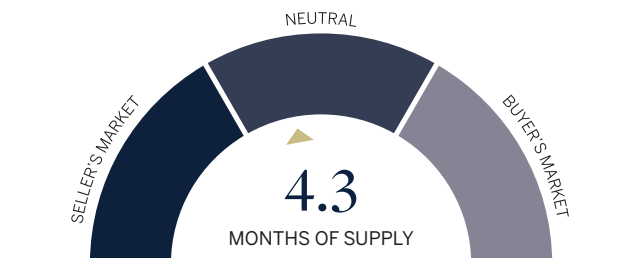
\$579K

↑7.22%  
'25 VS '24 % CHANGE

YEAR	MEDIAN SALES PRICE
2025	\$579,000
2024	\$540,000
2023	\$539,000

### WHAT KIND OF MARKET

4.3 MONTHS OF INVENTORY - NEUTRAL 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

