

Q2-2025

Quarterly Market Snapshot

Seattle

Single-Family Homes

Q2 April - June 2025

The Seattle single-family residence market continued to favor sellers with 2.5 months of supply, despite a 36.34% year-over-year increase in homes for sale leading to 1,223 available homes. Slightly more homes sold in Q2-2025 compared to Q2-2024, up from 1,433 to 1,476 homes. The city has also seen consistent price growth across the past three years' second quarters, from \$950,000 in Q2-2023 to \$1,000,000 in Q2-2024 to \$1,083,000 in Q2-2025 (an 8.3% year-over-year increase). With many of the major Seattle and Eastside-based companies requiring a return to in-office schedules after years of remote work, more homebuyers are beginning to return to the city. The increase in inventory witnessed after a lack of supply last year will continue to be welcomed by those looking for choice as they search within the city for their ideal property near employment opportunities.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS



HOMES SOLD

Q2-2025 vs Q2-2024

↑(3%)

2025 **1,476**

2024 **1,433**

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 ↑(3.2%)



MEDIAN SALES PRICE

Single-Family Homes Q2-2025



\$1.083M

↑8.3%
'25 VS '24 % CHANGE

YEAR	MEDIAN SALES PRICE
2025	\$1,083,000
2024	\$1,000,000
2023	\$950,000

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

