

# 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

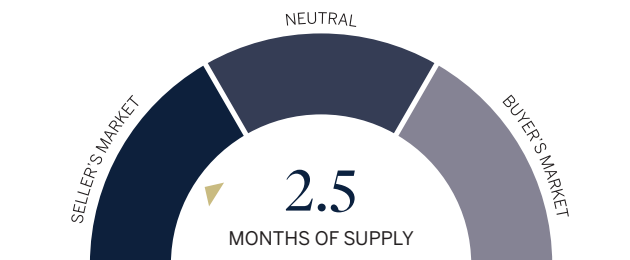


**\$1.083M** ↑8.3%  
'25 VS '24 % CHANGE

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

