Realogics

Sotheby's

INTERNATIONAL REALTY

Q2-2026

Quarterly Market Snapshot

Eastside

Condominiums

Q2 April - June 2026

Travel east of Seattle and you'll find a collection of dynamic cities, each with its own unique appeal, from Bellevue to Kirkland to Redmond; the Eastside condominium market offers a robust array of lock-and-leave options for buyers. Inventory caught up with supply in this area, and it shifted from a seller's market (with 3.4 months of inventory in Q2-2025) to a neutral market in Q2-2026 (with 5.5 months of inventory). The 19.62% year-over-year increase in homes for sale and the 26.12% year-over-year decrease in the number of homes sold shifted the balance between supply and demand in this market. There was also a price correction, as the median sales price decreased year-over-year from $724,000 to $637,000, and the average price per square foot decreased from $626 to $568. Buyers were certainly in a favorable position to purchase a condominium home in Q2-2026.

INTEREST RATES

30-year fixed rate for conventional mortgage loan

(Current and historic mortgage rates sourced from Movement Mortgage)

2026	6.4%
2025	6.8%
2024	6.9%

AVERAGE PRICE PER SQ. FT.

Q2-2026 vs. Q2-2025 ↓(9.27%)

$568	$626	$604
2026	2025	2024

MEDIAN SALES PRICE

$637K

↓12.02%

'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	$637,000
2025	$724,000
2024	$669,000

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS

2026	2025	2024
52	36	17

HOMES SOLD

Q2-2026 vs Q2-2025

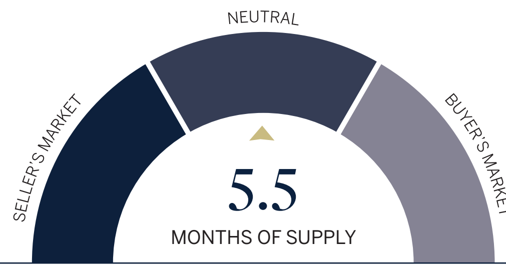
↓(26.12%)

2026 379

2025 513

WHAT KIND OF MARKET

5.5 MONTHS OF INVENTORY - NEUTRAL MARKET



(Based on Q2-2026 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory)