Realogics Sotheby's INTERNATIONAL REALTY

Q2-2026

# Quarterly Market Snapshot

# Eastside

Single-Family Homes

Q2 April - June 2026

More homes were listed in Q2-2026 compared to Q2-2025—with a 29.44% year-over-year increase in homes for sale—leading to a shift from 2.5 months to 3.5 months of supply on the Eastside. With this increase, buyers were able to search for their single-family residence in cities like Bellevue, Redmond, and Kirkland, with more options. The change in supply levels wasn't only caused by the increase in homes listed, with a slight dip in demand—as indicated by a 6.86% decrease in the number of homes sold—leading to a new and more balanced landscape. The average number of days a home spent on the market increased by nearly double, from 16 days in Q2-2025 to 29 days in Q2-2026. The median sales price decreased by 3.85% from $1,560,000 to $1,500,000.

## 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 ↓(4.43%)

| | |
|---|---|
| 2026 | $626 |
| 2025 | $655 |
| 2024 | $658 |

## MEDIAN SALES PRICE

$1.5M

↓3.85%

'26 VS '25 % CHANGE

| YEAR | MEDIAN SALES PRICE |
|---|---|
| 2026 | 1,500,000 |
| 2025 | 1,560,000 |
| 2024 | 1,600,000 |

## AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS

| | |
|---|---|
| 2026 | 29 |
| 2025 | 16 |
| 2024 | 13 |

## HOMES SOLD

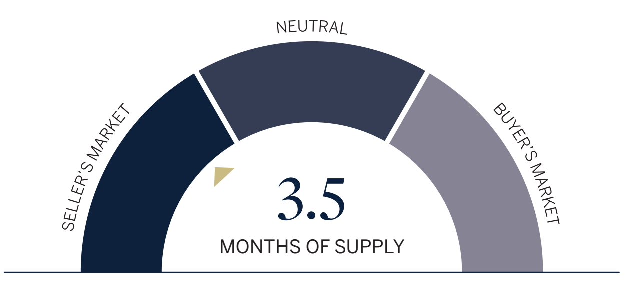
Q2-2026 vs Q2-2025

↓(6.86%)

| | |
|---|---|
| 2026 | 1,398 |
| 2025 | 1,501 |

## WHAT KIND OF MARKET

3.5 MONTHS OF INVENTORY - SELLER'S 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)