Realogics
Sotheby's
INTERNATIONAL REALTY

Q2-2026

Quarterly Market Snapshot

Mercer Island

Q2 April - June 2026

The biggest change between Mercer Island's market in Q2-2025 and Q2-2026 was the length of time listings spent on the market. The average rose from 12 days in Q2-2025 to 42 days in Q2-2026, signaling that buyers in this Eastside city were more cautious about making a move. This trendline was also found in the decrease in homes sold, which was down by 9.72% year-over-year from 72 to 65 homes. With 3.2 months of inventory, it remained a seller's market. Pricing remained flat, with less than a 1% year-over-year change between Q2-2025's median sales price of $2,530,000 and Q2-2026's median sales price of $2,510,000. The average price per square foot (which is the highest of the communities analyzed in the report) rose 2.28% from $878 to $898 per square foot.

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 ↑(2.28%)

2026	$898
2025	$878
2024	$920

MEDIAN SALES PRICE

$2.51M

↓0.79%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	$2,510,000
2025	$2,530,000
2024	$2,595,000

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS

2026	42
2025	12
2024	25

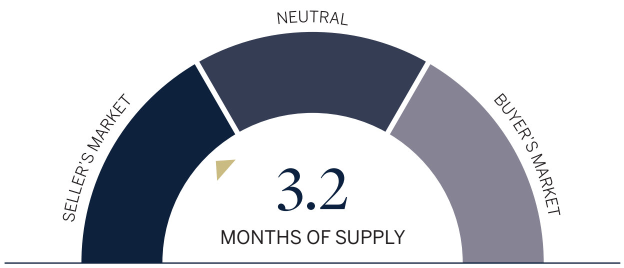
HOMES SOLD

Q2-2026 vs Q2-2025
↓(9.72%)

2026	65
2025	72

WHAT KIND OF MARKET

3.2 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)