Realogics
Sotheby's
INTERNATIONAL REALTY

Q2-2026

Quarterly Market Snapshot

Seattle

Condominiums

Q2 April - June 2026

For buyers searching for a first home, a lock-and-leave luxury residence, or an investment opportunity, the Seattle condominium market is diverse and dynamic enough to cater to any of those visions. As supply levels increased from 4.3 months in Q2-2025 to 5.1 months in Q2-2026 (making it a buyer's market), more properties meant more opportunities to find the perfect fit. The 7.39% year-over-year increase in homes for sale and the 10.49% decrease in homes sold contributed to this landscape. Buyers were not compelled to make hasty offers, as indicated by the 52-day average that listings spent on the market. There was a 6.9% year-over-year decrease in the median sales price, meaning that buyers had more choices, less pressure, and lower prices than the year before. Sellers still found success in this market but had to price strategically and market their condominiums thoughtfully to attract discerning buyers.

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 ↓(4.92%)

2026	$580
2025	$610
2024	$612

MEDIAN SALES PRICE

$540K

↓6.9%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	$540,000
2025	$580,000
2024	$540,000

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS

2026	52
2025	44
2024	32

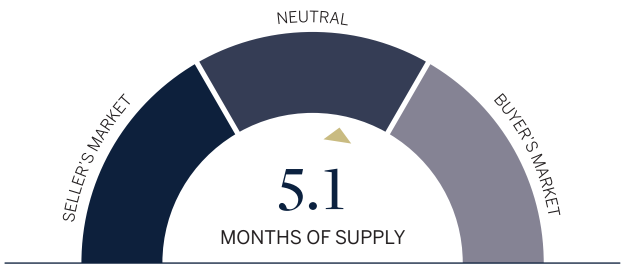
HOMES SOLD

Q2-2026 vs Q2-2025
↓(10.49%)

2026	461
2025	515

WHAT KIND OF MARKET

5.1 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)