

Quarterly Market Snapshot

Eastside

Condominiums

Q3 July - September 2026

The Eastside condominium market, comprised of cities like Bellevue, Kirkland, and Redmond, is ideal for homebuyers searching for lock-and-leave residences with city benefits and opportunities right outside their doors. An uptick in inventory levels, which increased by 22.49% year over year from 547 homes for sale in Q3-2025 to 670 homes for sale in Q3-2026, led to a shift in the market. With 5.8 months of supply, the Eastside condominium market transformed from a seller's market (at 3.5 months of inventory in Q3-2025) to a neutral market. This evened the playing field for buyers and sellers as they made their moves. Sellers who listed during the third quarter were wise to price their homes competitively and market them strategically, as both the median sales price and the number of homes sold were down year over year.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



HOMES SOLD

Q3-2026 vs Q3-2025

↓(26.25%)

2026

2025

354
480

INTEREST RATES

30-year fixed rate for conventional mortgage loan
(Current and historic mortgage rates sourced from Movement Mortgage)



AVERAGE PRICE PER SQ. FT.

Q3-2026 vs. Q3-2025 ↓(6.03%)



MEDIAN SALES PRICE



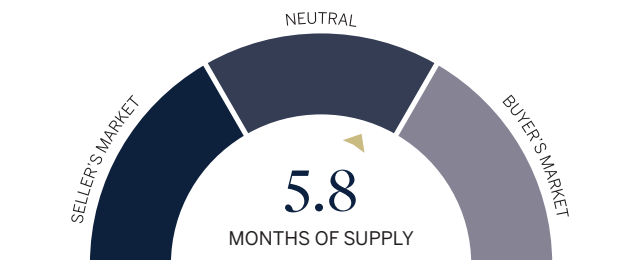
\$563K

↓12.44%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	\$563,000
2025	\$643,000
2024	\$619,000

WHAT KIND OF MARKET

5.8 MONTHS OF INVENTORY - NEUTRAL MARKET



(Based on Q3-2026 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory)

