

Quarterly Market Snapshot

Eastside

Single-Family Homes

Q3 July - September 2026

The Eastside single-family home market is analyzed separately from the Eastside condominium market in our reporting due to the two markets displaying unique features, pricing, and market trends. In Q3-2026, the single-family market, featuring cities like Bellevue, Redmond, and Kirkland, offered lower pricing for buyers, with a 5.8% year-over-year decrease in the median sales price, bringing it from \$1,500,000 in Q3-2025 to \$1,413,000 in Q3-2026. Despite this decrease, homes on the Eastside sold more slowly than they did in the previous year's third quarter, with the average figure for days spent on market up from 32 to 42 days. A significant increase (44.97%) in the number of homes for sale created more options for buyers as they navigated the shifting market, although it technically remained a seller's market with 3.9 months of supply.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



HOMES SOLD

Q3-2026 vs Q3-2025

↓(7.96%)

2026 **1,306**
2025 **1,419**

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 ↓(5.22%)



MEDIAN SALES PRICE



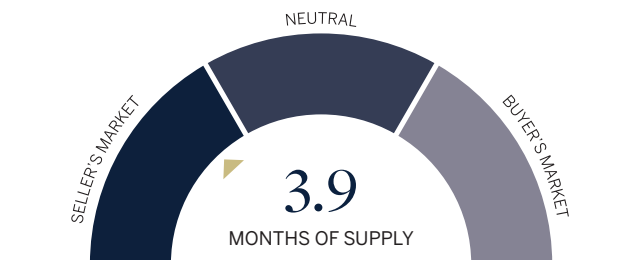
\$1.41M

↓5.8%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	\$1,413,000
2025	\$1,500,000
2024	\$1,520,000

WHAT KIND OF MARKET

3.9 MONTHS OF INVENTORY - SELLER'S 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)

