

Quarterly Market Snapshot

Mercer Island

Q3 July - September 2026

With the highest median sales price of the communities analyzed in our report, Mercer Island represents a unique market. Although inventory increased by 25.81% year over year from 62 homes to 78 homes, this luxury market still offered fewer properties than any other in our reporting. Demand wavered during Q3-2026, with a 14.29% year-over-year decrease in the number of homes sold. The market was considered a seller's market, with 3.9 months of supply, but inched closer to a neutral status than its Q3-2025 state, with 2.7 months of supply. Despite fewer sales, the homes that did sell did so more quickly than they did in Q3-2026, with an average of 30 days spent on the market. The median sales price remained largely unchanged, with a median of \$2,413,000 in Q3-2025 and \$2,410,000 in Q3-2026.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



HOMES SOLD

Q3-2026 vs Q3-2025

↓(14.29%)

2026

2025

60
70

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 ↓(0.44%)



MEDIAN SALES PRICE



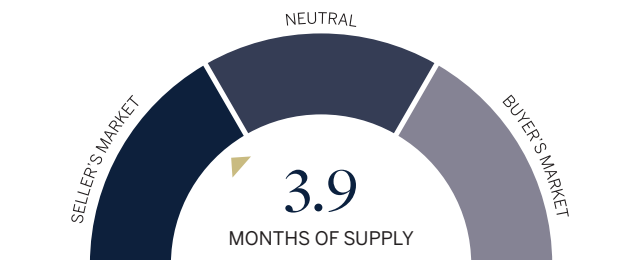
\$2.41M

↓0.12%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	\$2,410,000
2025	\$2,413,000
2024	\$2,380,000

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)

