

Quarterly Market Snapshot

Seattle

Condominiums

Q3 July - September 2026

From lock-and-leave luxury to first homes to downsizing and investing opportunities, the Seattle condominium market appeals to a diverse array of buyers looking to purchase a property that works with their lifestyle. The most significant change in the market was witnessed in the months of supply, which increased from 5.1 months (a neutral market) in Q3-2025 to 8.3 months (a buyer's market) in Q3-2026. There was a slight decrease in the median sales price, which was down from \$540,000 to \$525,000. Buyers who were searching for their ideal in-city residence were in an optimal position during the third quarter. Sellers had to strategically list their homes, ensuring that they were priced competitively and marketed strategically to work with the buyer-favoring market, rather than against it.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



HOMES SOLD

Q3-2026 vs Q3-2025

↓(21.15%)

2026

343

2025

435

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 ↓(7.05%)



MEDIAN SALES PRICE



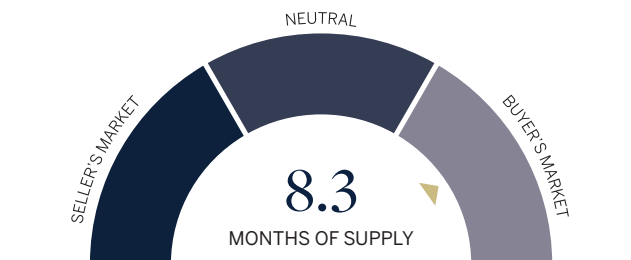
\$525K

↓2.78%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	\$525,000
2025	\$540,000
2024	\$540,000

WHAT KIND OF MARKET

8.3 MONTHS OF INVENTORY - BUYER'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)

