

Quarterly Market Snapshot

Seattle

Single-Family Homes

Q3 July - September 2026

Year-over-year analysis reveals that Seattle's single-family residence market shifted from a seller's market to a neutral market, with 4.3 months of inventory creating a more balanced landscape for buyers to navigate their real estate journeys in the city. After minimal price growth between Q3-2024 and Q3-2025 (where the median sales price increased by 2.02%), the median sales price decreased from \$1,010,000 in Q3-2025 to \$975,000 in Q3-2026. Minimal change was also witnessed in the average price per square foot—down from \$574 to \$573 per square foot. As is typical during slower market cycles, more inventory meant properties spent a longer time on the market as buyers carried out their property search with discernment. The average number of days a home spent on the market increased from 30 days in Q3-2025 to 34 days in Q3-2026.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



HOMES SOLD

Q3-2026 vs Q3-2025

↓(14.41%)

2026 **1,111**
2025 **1,298**

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 ↓(0.17%)



MEDIAN SALES PRICE



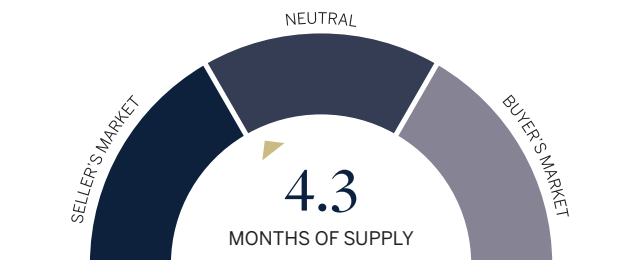
\$975K

↓3.47%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	\$975,000
2025	\$1,010,000
2024	\$990,000

WHAT KIND OF MARKET

4.3 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)

