Realogics Sotheby's INTERNATIONAL REALTY

Q2-2026

Quarterly Market Snapshot

Seattle

Single-Family Homes

Q2 April - June 2026

From floating homes on Lake Union to historic homes in Queen Anne, the Seattle market has a diverse collection of neighborhoods and property types. When looking at the overall market trendlines, Q2-2026 looks largely similar to Q2-2025. There were 2.6 months of inventory compared to 2.5 months of inventory the previous year. There was a 1.8% year-over-year decrease in the average price per square foot. And there was a 1.83% year-over-year decrease in the number of homes sold. The biggest change was in the number of homes for sale, which increased by 3.92% from 1,223 to 1,271—which was still not a significant difference. The median sales price decreased by 2.87% between Q2-2025 and Q2-2026, after an 8.01% increase between Q2-2024 and Q2-2025. Overall, both buyers and sellers navigated a market that remained stable even amid broader forces affecting other real estate markets across the country and around the world.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS

2026	2025	2024
25	20	19

HOMES SOLD

Q2-2026 vs Q2-2025

↓(-1.83%)

2026 1,452

2025 1,479

INTEREST RATES

30-year fixed rate for conventional mortgage loan

(Current and historic mortgage rates sourced from Movement Mortgage)

2026	6.4%
2025	6.8%
2024	6.9%

AVERAGE PRICE PER SQ. FT.

Q2-2026 vs. Q2-2025 ↓(1.8%)

2026	2025	2024
$601	$612	$593

MEDIAN SALES PRICE

$1.05M

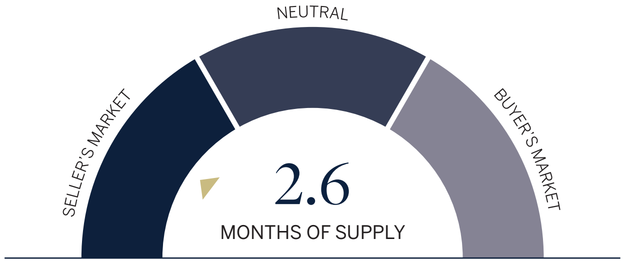
↓2.87%

'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	$1,050,000
2025	$1,081,000
2024	$1,000,000

WHAT KIND OF MARKET

2.6 MONTHS OF INVENTORY - SELLER'S MARKET



(Based on Q2-2026 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory)