

UPDATES FROM INGRID



Hey friends,

March has arrived with all the subtlety of a wet sock. One minute it's "surprise, sunshine," and the next it's raining sideways like the sky is filing a complaint. My daffodils are still out here acting like it's May, and honestly, I admire their confidence. May we all be as bold as a springtime garden.

Both of my recent foster dogs have officially been adopted — two tiny success stories who showed up, stole hearts, and peaced out to their forever homes. The house is quieter, the blankets are unclaimed, and I'm remembering what it's like to sit down without being immediately supervised.

Out in the real estate world, the market is waking up...ish. Listings and more inventory is popping up, buyers are stretching their wings, and we're entering an interesting Seattle spring market where some homes move fast and others sit for what feels like forever. The real estate market is a mixed bag at the moment and following the lead of the economy.

Let's dive in.

FOSTER DOG - UPDATE



Piper recently went to her forever home!

This once shy, scared girl who used to hide from the world walked out today with her tail high to her forever family.

So many small, quiet victories led to this moment.

Brave doesn't always look bold. Sometimes it looks like Piper.

Happy tails Piper

Lulu also got adopted



Lulu is a sweet two-year-old Havanese with a full teddy-bear face and zero hesitation. Lulu wasted no time. Two weeks, one irresistible look, and she had her forever family wrapped around her tiny Havanese paw. She zoomed, she snuggled, she supervised all blanket usage with great authority, and now she's off to charm her new people with that sweet, mischievous little grin. Fostering magic at its finest.

MY RECENT BLOG POST



Why March Is the Most Underrated Month in Seattle Real Estate

[Read Full Article](#)

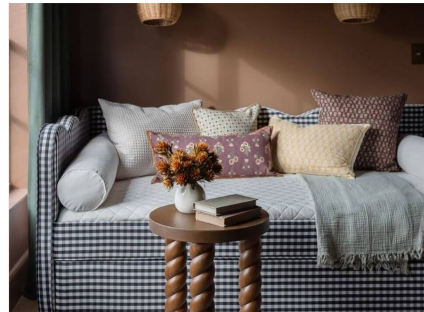
Former foster Honey Bear enjoying the springtime grass

News You Can Use



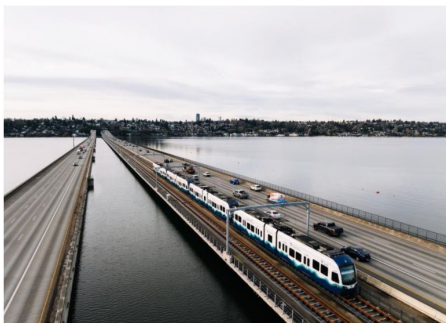
Construction Begins on Future Renton Transit Center

Sound Transit and project partners celebrated the start of the project that will relocate and rebuild the Renton Transit Center to better serve the regional Stride S1 line, King County Metro services, and the future RapidRide I Line. [READ MORE](#)



6 Spring Home Trends You Can Try Now and Keep Loving All Year Long

Spring is undoubtedly a season of change. As the world outside thaws out from winter and turns green again, it's only natural to want to recreate that sense of renewal indoors, too. [READ MORE](#)



Bellevue Light Rail Service Increases Ahead of March Cross-Lake Connection Launch

Plans continue to ramp up for expanded light rail service across the Eastside and into Seattle, bringing major transit changes that



Weekend closures through mid-March to snarl I-405 and SR-522 in Bothell, WSDOT warns

Drivers in the Bothell and Woodinville area should prepare for heavy traffic and long

will directly impact Bellevue riders in the weeks ahead. [READ MORE](#)

delays as the I-405 widening project moves into a new phase that will bring a sequence of weekend closures through Mid-March. [READ MORE](#)

FOLLOW ME ON INSTAGRAM



Genesis and I getting Thai food after the Woodinville 1/2 marathon

I always love to see what my clients and friends are up to! Let's connect on social media so we can stay in touch!

This is my "year of running" so you'll be seeing more of me and G hitting the trails, running races, and eating snacks.

[**FOLLOW ME HERE!**](#)

MARKET PULSE

EASTSIDE

March 2026

2.3

\$1.51M

MONTHS OF INVENTORY

MEDIAN SALES PRICE

99.3%

879

OF ORIGINAL LIST PRICE

ACTIVE LISTINGS

**based on stats, as of February 2026, provided by the NWMLS*

March Recap

The Eastside housing market is experiencing a significant increase in inventory, with active listings up 58% year-over-year while pending sales remain flat, shifting the market away from scarcity-driven pricing. Lower mortgage rates and adjusted home prices have reduced the median monthly principal and interest payment by about 14%, helping restore affordability. Although the median home price is down 7% year-over-year, February's median of \$1.57M remains the strongest since early fall and reflects a modest correction rather than distress. The market is now highly price-sensitive—well-priced, move-in-ready homes sell quickly, while overpriced listings sit longer and often require concessions.

Inventory and Buyer Leverage

Inventory continued to build through February, and March numbers are showing the same pattern: more homes coming online, fewer buyers competing for each one. The share of homes selling over list price ticked up slightly from January but remains low by Seattle-spring standards. Months of supply is still rising, which means buyers are entering March with more leverage than they've had in several spring seasons.

Advice for Sellers

As we move into the spring market, pricing strategy becomes even more important. Buyers are active, but they're selective, and they have options. If a listing hits the 10–15 day mark in March without strong activity, it's usually a sign the price needs to be tightened to stay competitive with new inventory coming on each week.

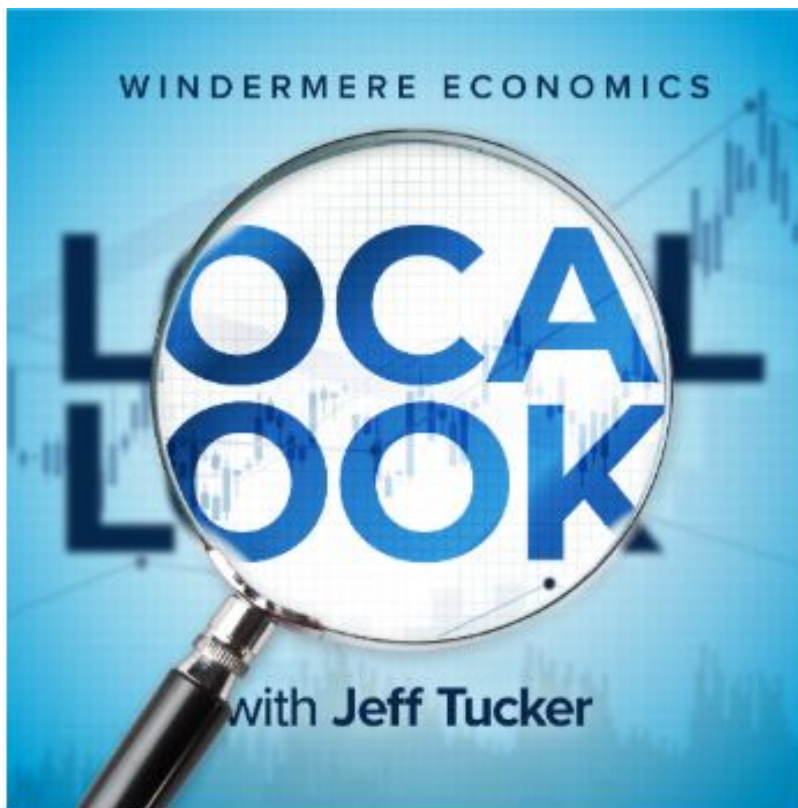
The question I always come back to: would a buyer choose this home over the others available *this* weekend?

Looking Ahead

The early-year activity is encouraging, but March is shaping up to be a month where the market shows its true colors. Pending sales picked up again in February, but interest rates have been volatile, and that's keeping both buyers and sellers a little cautious. Prices aren't a sure thing either — they may hold, or they may soften as more inventory hits the market.

What we *can* say: inventory is building, buyers have more room to move, and affordability is still better than it was a year ago. March will give us the first real read on whether this market leans toward stability or continues to adjust as rates and pricing find their footing.

[View Full Report](#)



Local Look: Spring Housing Market Takes Shape

The spring market is almost here—and buyers have more options than they've had in years. Windermere Principal Economist Jeff Tucker takes a *Local Look* at the latest NWMLS housing data and what it

signals for the months ahead. Watch the video below to get the full update.

WATCH ON YOUTUBE



Opening Day Seattle Mariners @ T Mobile Park

March 26th

[VIEW EVENT](#)



2 Line Grand Opening

March 28th

10-2 pm

[VIEW EVENT](#)



U District Cherry Blossom Fest

Runs through March 28th

[VIEW EVENT](#)



Ballard Wine Walk

March 28th

[VIEW EVENT](#)



Candlelight Concert - A tribute to Adele @ The Museum of Flight

Now - March 28th

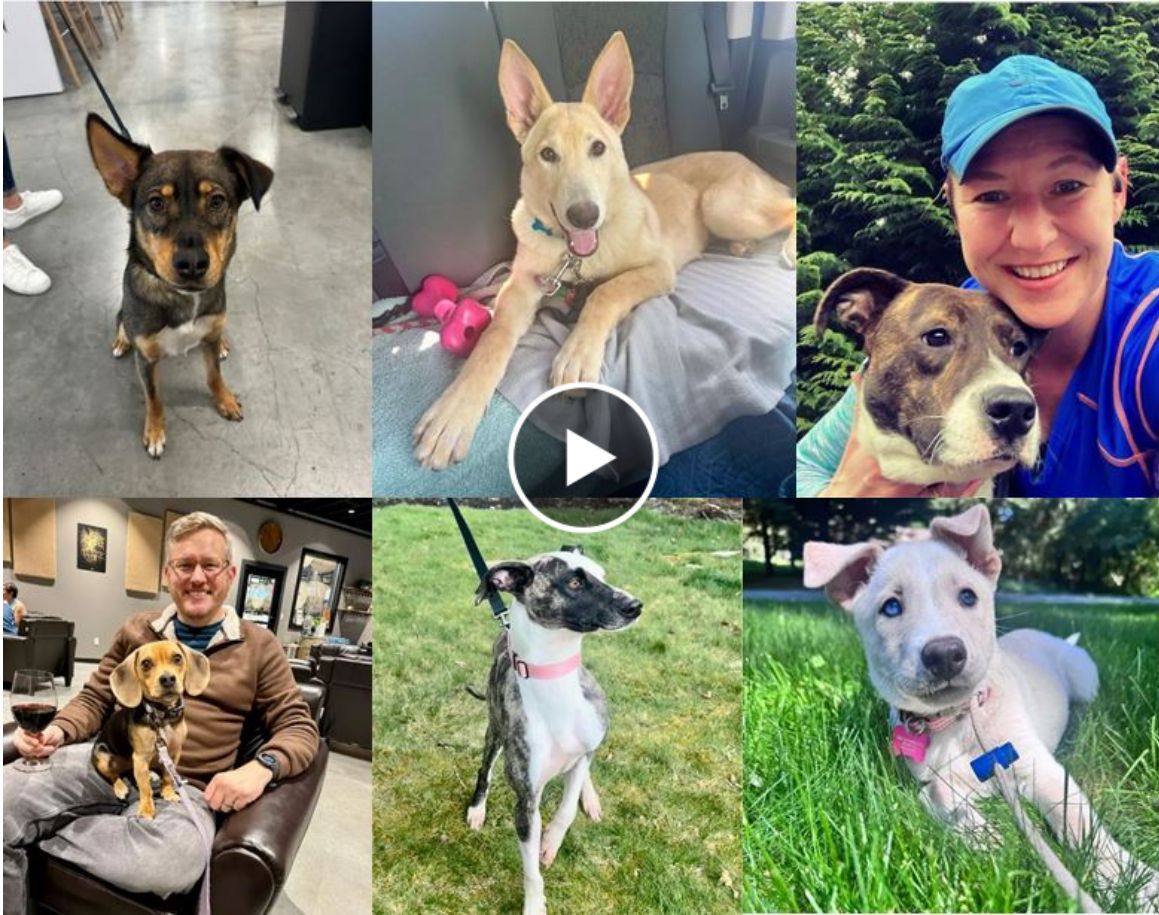
[VIEW EVENT](#)



Seattle Color Festival @ Seattle Center

March 28th

[VIEW EVENT](#)



The Joys of Fostering Dogs

If you've enjoyed reading about my fostering adventures or want to revisit the pups that have passed through my home, head over and check it out. I'd love for you to see the journey we've shared together.

Take a look and let me know what you think! Your support means everything, and who knows—you might spot a familiar furry face.

Thanks for being part of this wonderful community and as always if you are thinking about fostering reach out and we can chat about all the joy and pains that come with it!

**Click picture above to see full video of my fosters to date*

@

When You Are Ready To Chat 



Ingrid Haugaard

WINDERMERE REAL ESTATE / CENTRAL, INC.

ingrid@ingridre.com

+1 425-247-8228

1302 Market St, Kirkland



[windermere.com](https://www.windermere.com)

© 2026 Windermere Real Estate / All rights reserved.

If you are already working with an agent, this is not meant as a solicitation for that business.

Not interested in these emails? [Unsubscribe here.](#)

Powered by Cloze