

# Q1 2025 GREATER EASTSIDE

## market review

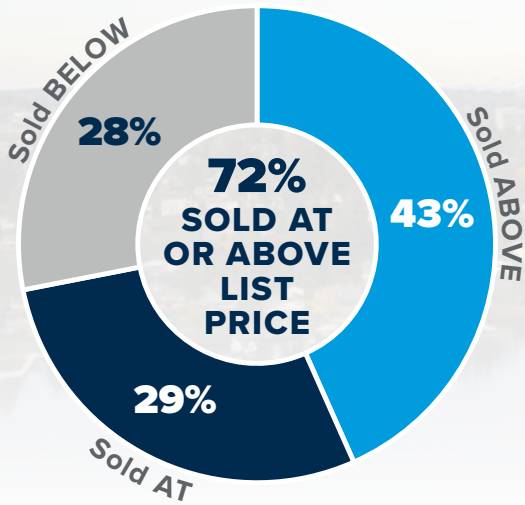


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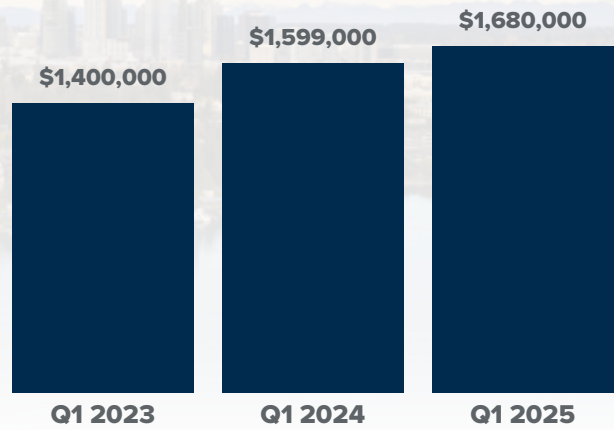
a quarterly report on single family  
residential real estate activity

ANNI ZILZ, REAL ESTATE BROKER





## MEDIAN SALES PRICE

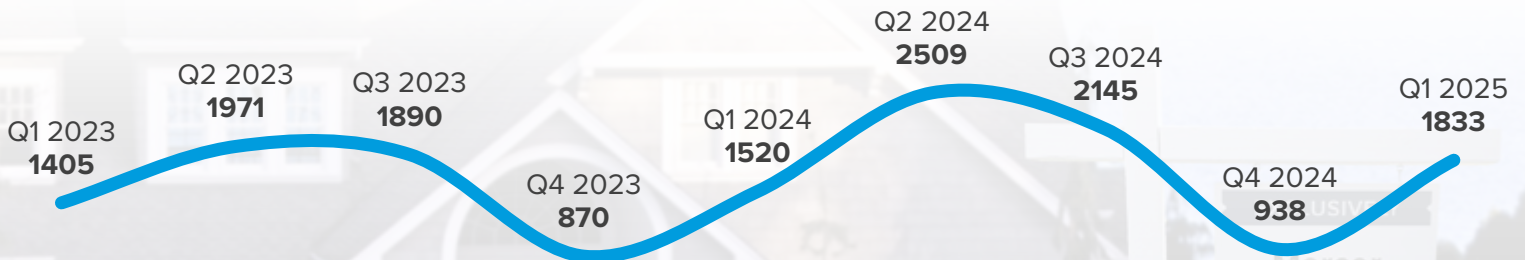


## COMMUNITY SNAPSHOT

community	# sold	avg. \$ per sq ft	% sold at or above list price	% sold in first 10 days	median sale price (in thousands)
Eastside South (S of I-90)	134 <span>↑ 6%</span>	\$625 <span>↑ 5%</span>	72%	69%	\$1,753 <span>↔ 0%</span>
Mercer Island	30 <span>↓ -21%</span>	\$840 <span>↑ 4%</span>	47%	53%	\$2,937 <span>↑ 17%</span>
West Bellevue (W of 405)	64 <span>↑ 8%</span>	\$1,104 <span>↑ 5%</span>	66%	59%	\$3,200 <span>↓ -18%</span>
East Bellevue (E of 405)	115 <span>↑ 11%</span>	\$746 <span>↑ 1%</span>	83%	83%	\$1,714 <span>↑ 10%</span>
East of Lake Sammamish	181 <span>↓ -13%</span>	\$599 <span>↑ 4%</span>	73%	71%	\$1,564 <span>↓ -2%</span>
Redmond	91 <span>↑ 10%</span>	\$595 <span>↑ 3%</span>	79%	75%	\$1,373 <span>↑ 3%</span>
Kirkland	116 <span>↑ 12%</span>	\$828 <span>↑ 1%</span>	68%	59%	\$2,210 <span>↑ 8%</span>
Woodinville	237 <span>↓ -5%</span>	\$602 <span>↑ 10%</span>	70%	66%	\$1,340 <span>↑ 5%</span>
<b>ALL EASTSIDE</b>	<b>968 <span>↔ 0%</span></b>	<b>\$699 <span>↑ 4%</span></b>	<b>72%</b>	<b>69%</b>	<b>\$1,680 <span>↑ 5%</span></b>

Percent changes are year-over-year

## NUMBER OF NEW LISTINGS



**Q1 2025**

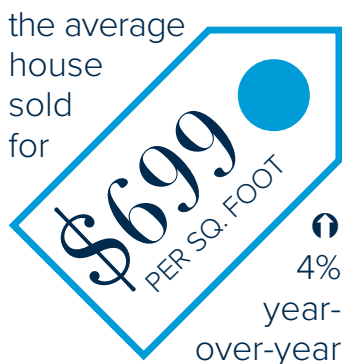
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*to a median of*  
**\$1,680,000**

**69%** OF HOMES  
**SOLD IN THE FIRST**  
**10 DAYS ON MARKET**



# Q1 2025

## market review

The Eastside market continues its upward momentum, with a 5% year-over-year increase in median sale price to \$1,680,000 in Q1—building on the 14% jump reported in Q1 2024 and the remarkable recovery from Q1 2023's \$1,400,000 low. This marks a \$280,000 increase over two years, a clear signal of sustained buyer demand and market strength.

Homes are moving quickly, with 69% selling in the first 10 days—up from 65% last year. Additionally, 72% of homes sold at or above list price, improving consistently from 68% in 2024. East Bellevue (E of 405) stood out with 83% of homes selling in the first 10 days and a 10% jump in median price—continuing its leadership in market competitiveness in recent years.

We also saw notable activity in Redmond, where sales rose 10% and 75% of homes sold in the first 10 days. Kirkland held strong as well, with an 8% increase in median price to \$2.21M after last year's 32% gain. And despite West Bellevue's sharp 18% price dip, it remains one of the most valuable submarkets with a median price of \$3,200,000.

The listing count jumped 21% year-over-year, with 1,833 homes hitting the market—finally turning a corner after multiple years of historically low inventory. Overall average price per square foot also increased 4% to \$699.

What the numbers *don't* show yet is that the spring market sprang early, in January and February; now that prime inventory is hitting the market, demand appears to be waning. Our advice to Home Shoppers: don't take any chances. Just because the last new listing didn't sell in a competitive situation, doesn't mean the next one won't. If you love the home, act with confidence. Our advice to Home Sellers: don't take any chances. Prep well, price appropriately, and take that first buyer seriously. It's unpredictable out there.



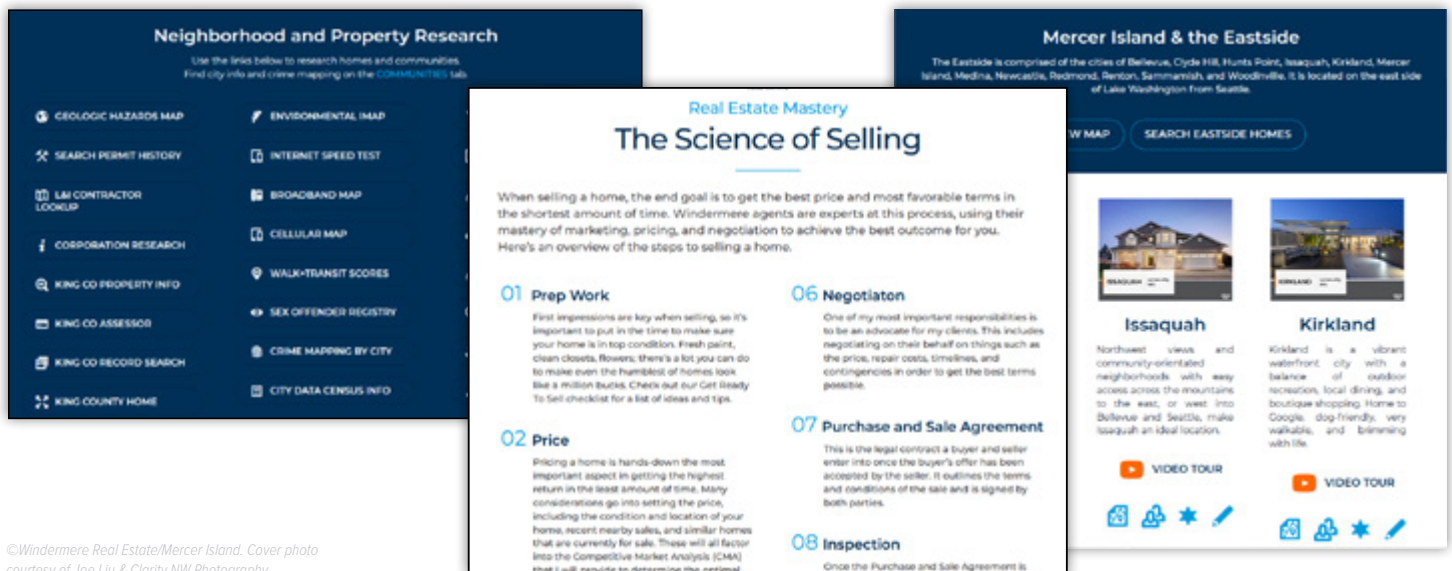


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206.390.5723

[annizilz@windermere.com](mailto:annizilz@windermere.com) • [annizilz.com](http://annizilz.com)

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