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Seattle USA

Real Estate News

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State Of The Market

Overall, the Seattle real estate market in spring 2025 offers a dynamic and optimistic environment. Rising home values are benefitting sellers while increased inventory is advantageous to buyers. 30 year mortgages are dropping, giving buyers additional motivation. A robust rental sector is enticing to investors.

All Of these factors contribute to a positive outlook for those looking to buy, sell, or invest in the region.

Sellers looking to take early advantage of seasonal transitions boosted active listings nearly 44% over last year same month.

Overall, the median price for residential homes sold in King County last month was \$993k, an increase of almost 5% when compared to same month last year (949k).

With inventory levels improving, buyers now have a wider selection of properties. Negotiations are becoming more favorable for buyers, although it still remains a seller's market overall.



Average Sales Price

March	2024	2025
King County	1.08M	1.10M
Seattle	992k	1.18M
Queen Anne	1.18M	1.16M
Ballard	961k	1.05M
North Seattle	1.14M	1.09M
Edmonds	987k	1.03M
Lynnwood	827k	781k
Bellevue	1.77M	1.82M
Tacoma	545k	526k

Single family homes



Absorption Rate

Supply and Demand

Absorption rate is the number of months it will potentially take to sell the current inventory.

* 4-6 months is a normal market.

King County: 2.2 months
Seattle: 2.7 months
North Seattle: 2.0 months
Edmonds: 1.4 months
Lynnwood: 1.6 months
Bellevue: 2.5 months
Tacoma: 1.9 months