

Eastside King County Real Estate Market Report

As of March 31, 2026 (Q1 Recap)

Market Snapshot

Inventory: ~2.0–2.5 months of supply; increased from late 2025, offering buyers more options.

Pricing: Single-family prices stabilized with slight upward pressure in select areas; condos remain strong due to affordability.

Sales Activity: Pending sales steady; days on market slightly longer; multiple offers mainly on well-priced homes.

Mortgage Rates: Mid-6% range; buyers adapting, but affordability still impacts decisions.

What This Means

Sellers: Pricing and presentation are critical. Well-positioned homes sell quickly; others may require adjustments.

Buyers: More negotiating power, time for due diligence, and continued interest in new construction incentives.

City-Level Pulse

Bellevue: Strong but selective luxury demand.

Redmond: Consistent tech-driven demand.

Kirkland: High desirability with price sensitivity.

Issaquah/Sammamish: Lifestyle demand remains strong.

North Bend: High lifestyle appeal; strong demand for newer homes and view properties.

Snoqualmie: Family-friendly neighborhoods remain competitive with steady buyer interest.

Carnation: New construction driving activity; buyers drawn to space, privacy, and value.

Duvall: Continued growth with buyers seeking small-town feel and proximity to Redmond.

Fall City: Limited inventory; unique properties attract niche buyers looking for land and lifestyle.

The Bottom Line

Q1 2026 reflects a strategic, balanced market. Sellers must be precise, buyers have more control, and success depends on strong preparation and local expertise.