

# Seattle Market Report JULY 2025

Data from NWMLS on July 8, 2025

## Seattle Supply & Demand Indicators (June 2025)

1,426 Active listings

660 Pended listings

\$1.3M Active price (Average)

17 Days on Market (Average)

1,023 New listings

645 Sold Properties

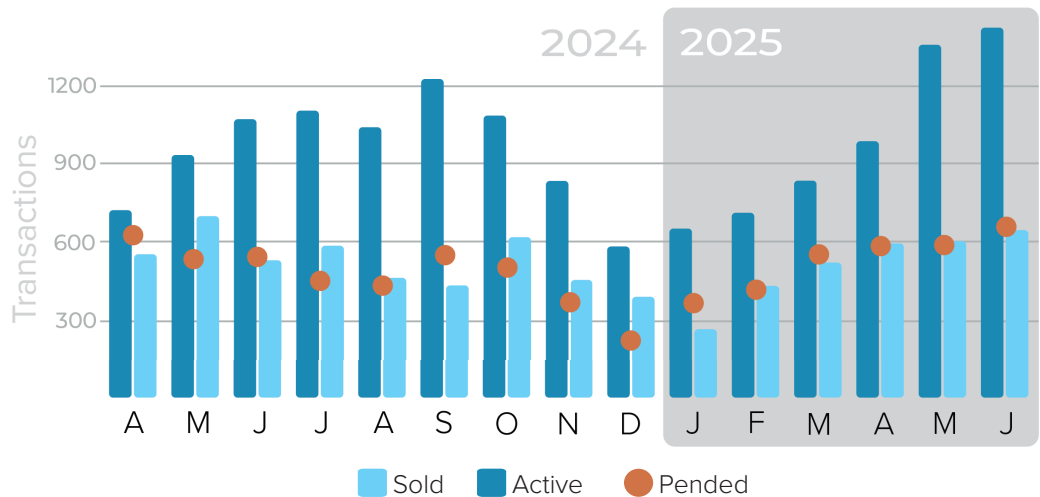
\$1.0M Sold price (Median)

2.2 Months of inventory (Based on pendings)

### Supply levels off, prices up

Inventory continued climbing but more slowly than in May. New listings dipped, yet buyer activity picked up—with pendings and sales both increasing. Average and median sale prices ticked up in

June. The market may be finding a summer rhythm, with more balance between buyers and sellers.



## Seattle Neighborhood Comparison (June 2025)

### 1 Northwest (Ballard, Greenwood)

379 active  
295 new  
200 pended  
Average days on market: 15  
Median sold price: \$1.1m

### 2 Uptown (Queen Anne, Magnolia)

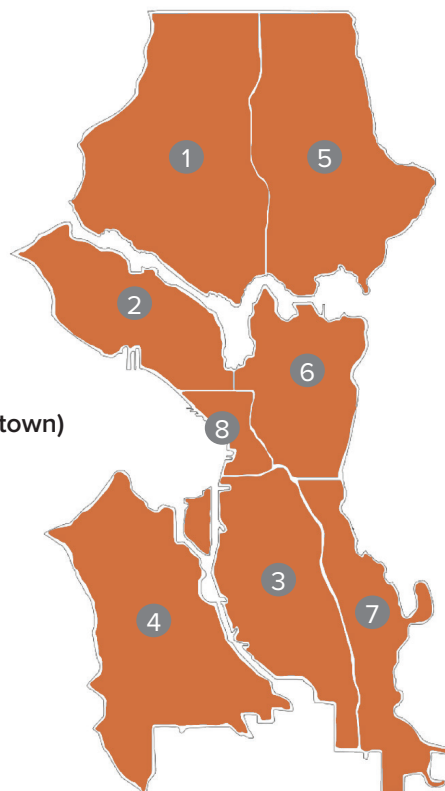
143 active  
92 new  
44 pended  
Average days on market: 15  
Median sold price: \$1.5m

### 3 Central South (Beacon Hill, Georgetown)

78 active  
45 new  
28 pended  
Average days on market: 41  
Median sold price: \$804k

### 4 West Seattle (South Park)

203 active  
177 new  
136 pended  
Average days on market: 15  
Median sold price: \$951k



### 5 Northeast (Laurelhurst, Ravenna)

221 active  
184 new  
119 pended  
Average days on market: 10  
Median sold price: \$1.17m

### 6 Central (Capitol Hill, Madison Park)

260 active  
144 new  
86 pended  
Average days on market: 24  
Median sold price: \$1.18m

### 7 Southeast (Mt. Baker, Seward Park)

142 active  
86 new  
47 pended  
Average days on market: 20  
Median sold price: \$850k

### 8 Downtown (and Belltown)

No single family homes

# West Seattle Market Report JULY 2025

Data from NWMLS on July 8, 2025

## West Seattle Supply & Demand Indicators (June 2025)

203 Active listings

136 Pended listings

\$1.1M Active price (Average)

15 Days on Market (Average)

177 New listings

136 Sold Properties

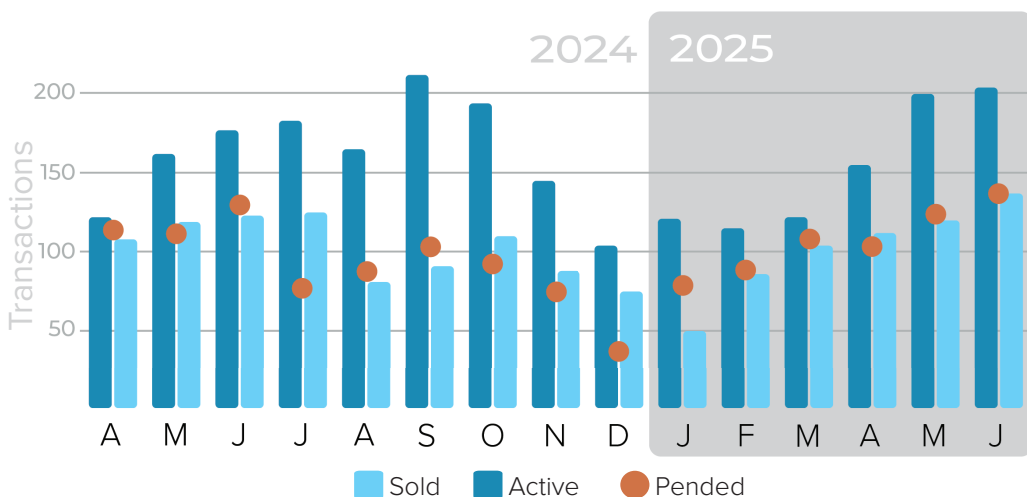
\$951 Sold price (Median)

1.5 Months of inventory (Based on pendings)

## Summer momentum builds

Inventory leveled off while pending and closed sales jumped—signaling growing buyer activity. Median and average sale prices rose, even as days on market remained low. With more homes available than this

time last year, the local market is showing signs of a confident but measured summer push.



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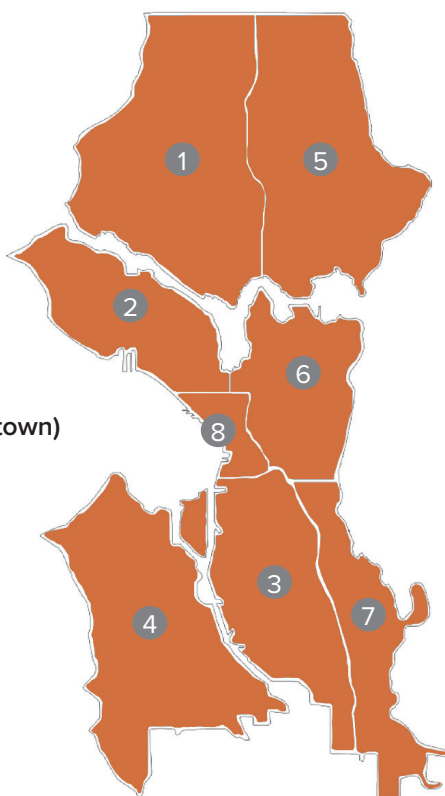
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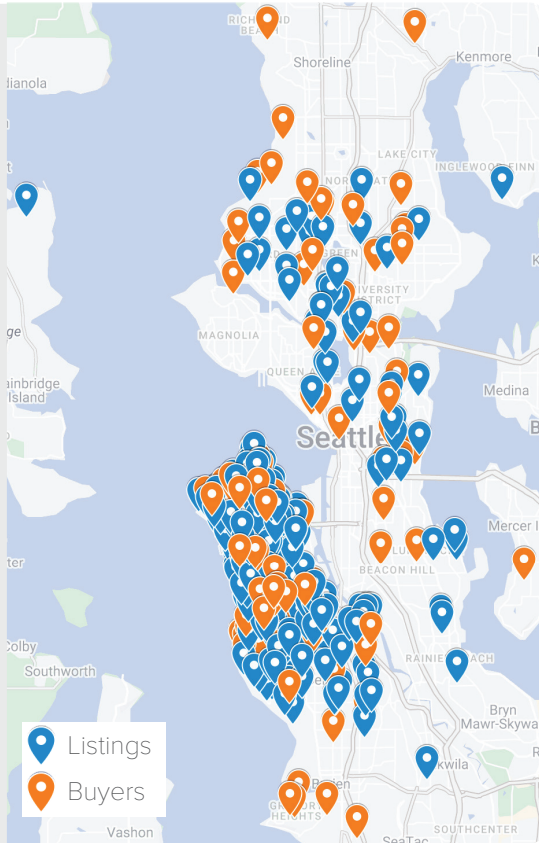
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Desiree Loughlin, Windermere West Seattle

## Map of Desiree's Sales



## Testimony

It wasn't luck that allowed us to purchase our dream home; it was Desiree.

Over the past 10 years, Des helped us buy and sell several homes. Last year, on a whim, we asked Des to show us a house that had gone pending. It checked all our "wants" – view, park, natural light, and dream neighborhood. Work was needed so a conventional loan was not an option, but Desiree connected us with a lender. She stayed in constant contact with the selling agent, so we were first in line if the house went back on the market. We stepped right in and our dreams came true. With Des' top-notch contractor referrals we were able to quickly and easily fix up the house.

Desiree is, simply, the best realtor. From staging to negotiating to handling the final documents, she made everything easy.

Dale & Debbie Whittington

## Desiree's Sales History 2001 - 2025



24  
Years in  
the biz

320  
Career total  
listing sales

262  
Career total  
buyer sales

582  
Total sales