

West Seattle Market Report JUNE 2025

Data from NWMLS on June 6, 2025

West Seattle Supply & Demand Indicators (May 2025)

199 Active listings

134 Pended listings

\$1.0M Active price (Average)

14 Days on Market (Average)

233 New listings

118 Sold Properties

\$833 Sold price (Median)

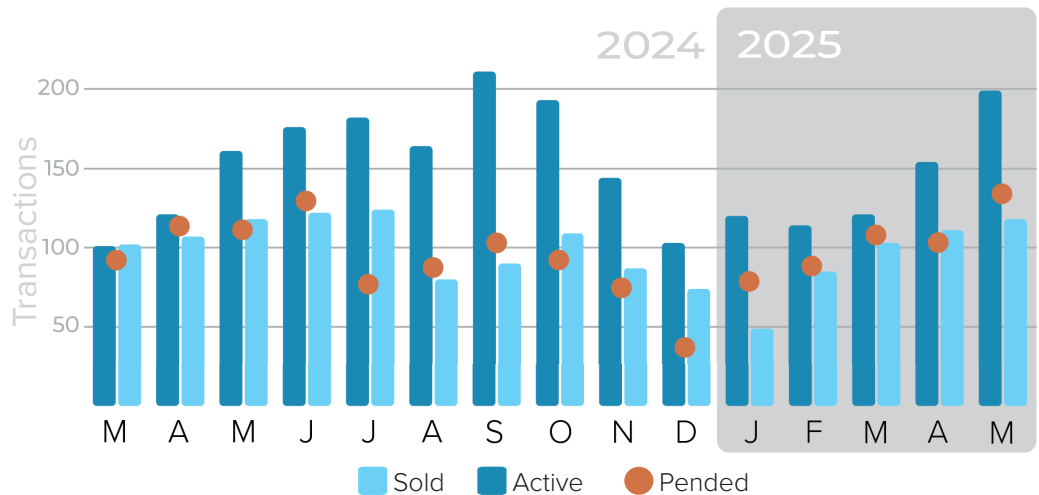
1.5 Months of inventory (Based on pendings)

Inventory up, buyers steady

The market continues to open for buyers, with the most active listings in more than a year and a surge in new listings. Sales activity remains solid even with growing inventory; pending sales mark a rise in buyer engagement.



While homes are moving, buyers have more options and less urgency.



Seattle Neighborhood Comparison (May 2025)

1 Northwest (Ballard, Greenwood)

365 active
378 new
179 pended
Average days on market: 14
Median sold price: \$1.0m

2 Uptown (Queen Anne, Magnolia)

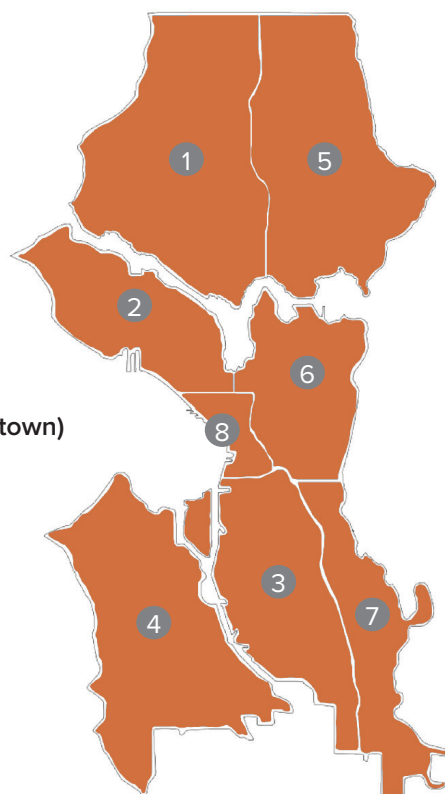
132 active
120 new
54 pended
Average days on market: 14

3 Central South (Beacon Hill, Georgetown)

71 active
49 new
24 pended
Average days on market: 21
Median sold price: \$745k

4 West Seattle (South Park)

199 active
233 new
134 pended
Average days on market: 14
Median sold price: \$833k



5 Northeast (Laurelhurst, Ravenna)

201 active
212 new
97 pended
Average days on market: 17
Median sold price: \$1.1m

6 Central (Capitol Hill, Madison Park)

255 active
200 new
97 pended
Average days on market: 21
Median sold price: \$1.23m

7 Southeast (Mt. Baker, Seward Park)

137 active
107 new
48 pended
Average days on market: 20
Median sold price: \$848k

8 Downtown (and Belltown)

No single family homes