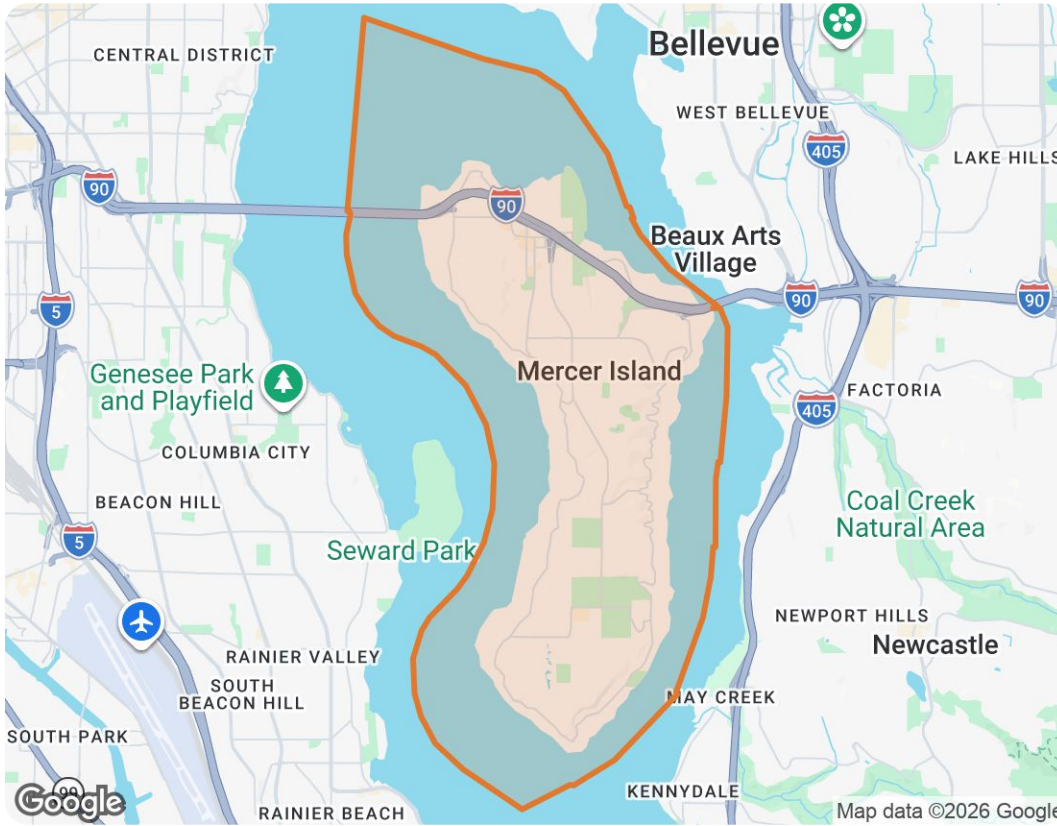


Mercer Island, Washington



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Market Trends

May 2026 Median Estimated Property Value

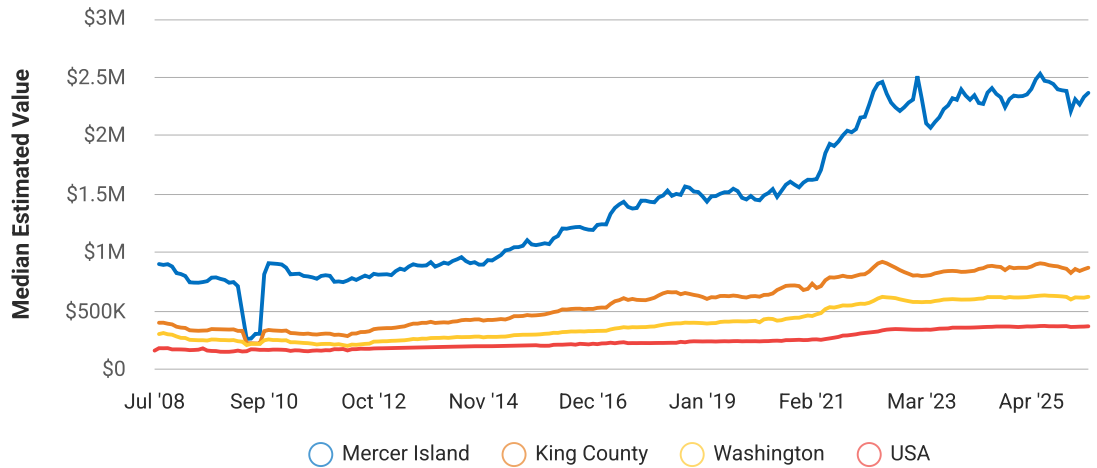
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value \$2,368,000	Last Month Change +1.5%	12 Month Change -4.6%
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Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 5/31/2026	\$2,368,000	\$2,332,670 +1.51%	\$2,312,680 +2.39%	\$2,482,850 -4.63%	\$2,272,920 +4.18%	\$2,069,500 +14.42%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market. Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.



Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 10

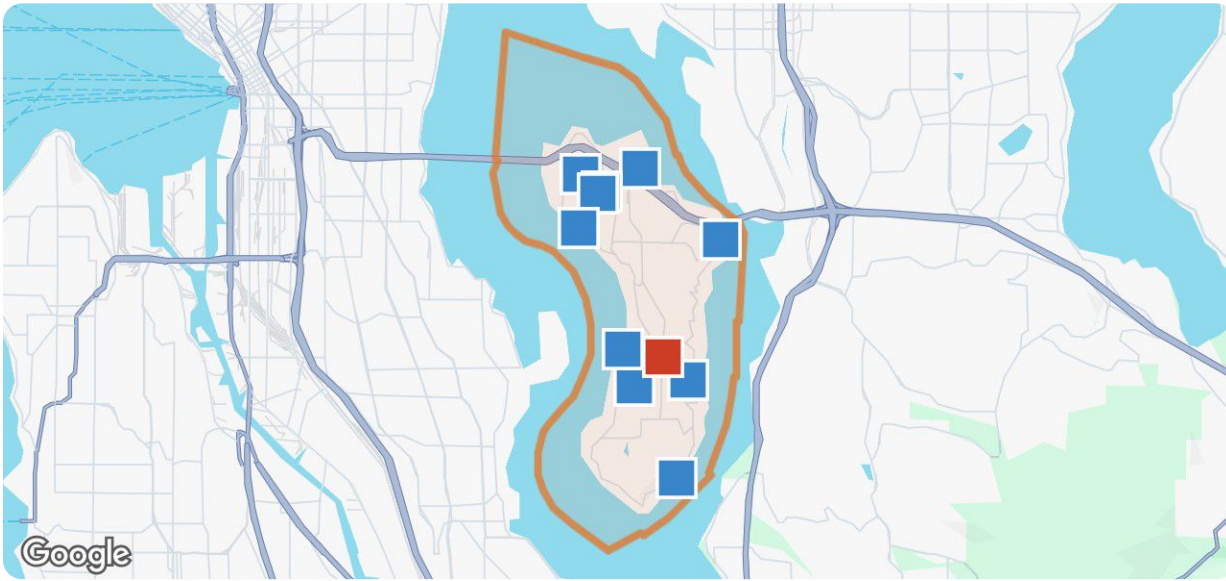
Change Types: New Listings, Pending, Closed, Distressed

Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



Legend

- Recently Closed
- Distressed

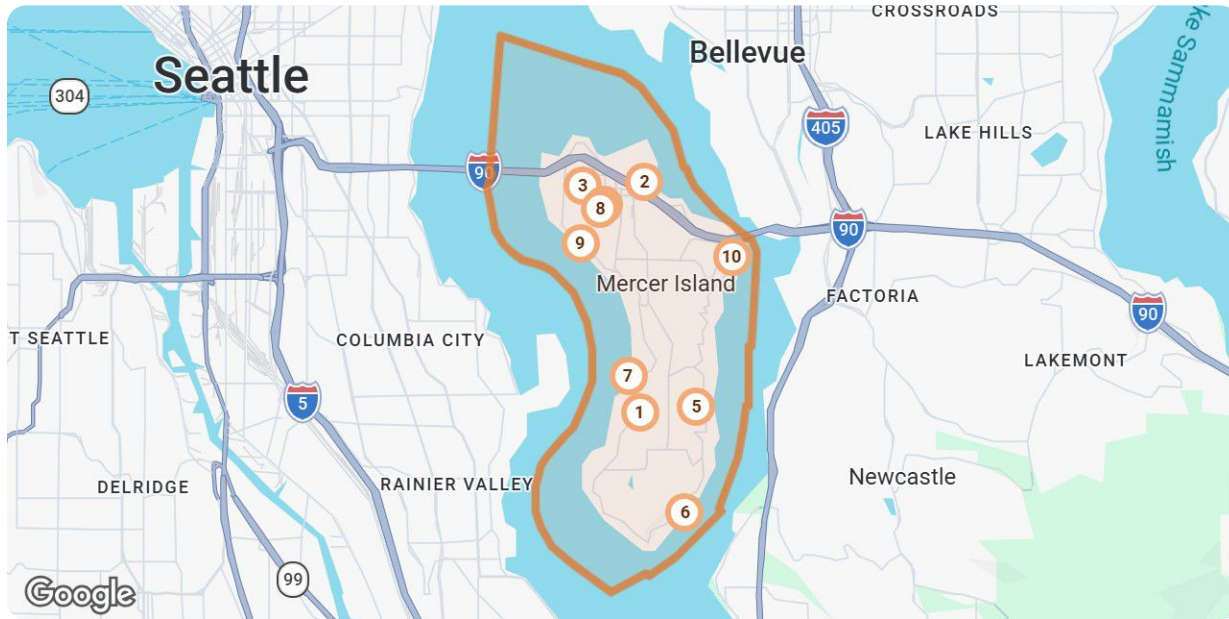
	Closed	Distressed
Number of Properties	10	1
Lowest Listing Price / Est.Value	\$858,270	\$2,353,000
Median Listing Price / Est.Value	\$2,625,000	\$2,353,000
Highest Listing Price / Est.Value	\$5,300,000	\$2,353,000
Average Price / sqft	\$766	\$945
Median Price / sqft	\$749	\$945
Average Days in RPR	-	-
Median Days in RPR	-	-
Total Volume	\$25,125,470	\$2,353,000
Source	Public Records & Listings	Public Records & Listings

Mercer Island, Washington

Market Activity Breakdown

Closed

Source: Public Records and Listings











Legend

● Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>7830 80th PI SE Mercer Island, WA 98040 Closed / Public Record</p>	Single Family	4/3	3,920	9,654 sqft 1988	5/27/2026 - days	\$2,700,000 \$899/sq ft	-
2	 <p>7070 94th Ave SE Mercer Island, WA 98040 Closed / Public Record</p>	Single Family	3/3	2,770	10,006 sqft 1968	5/26/2026 - days	\$1,510,000 \$843/sq ft	-
3	 <p>2800 68th Ave SE Mercer Island, WA 98040 Closed / Public Record</p>	Single Family	3/3	3,580	9,000 sqft 1990	5/22/2026 - days	\$2,550,000 \$879/sq ft	-
4	 <p>8421 SE 72nd PI Mercer Island, WA 98040 Closed / Public Record</p>	Single Family	5/3	3,850	9,926 sqft 1967	5/22/2026 - days	\$3,024,000 \$690/sq ft	-
5	 <p>8438 N Mercer Way Mercer Island, WA 98040 Closed / Public Record</p>	Single Family	3/2	2,410	0.31 acres 1978	5/21/2026 - days	\$3,100,000 \$1,449/sq ft	-
6	 <p>16 Wembley Ln Mercer Island, WA 98040 Closed / Public Record</p>	Single Family	4/3	2,840	9,630 sqft 1959	5/21/2026 - days	\$1,750,000 \$621/sq ft	-

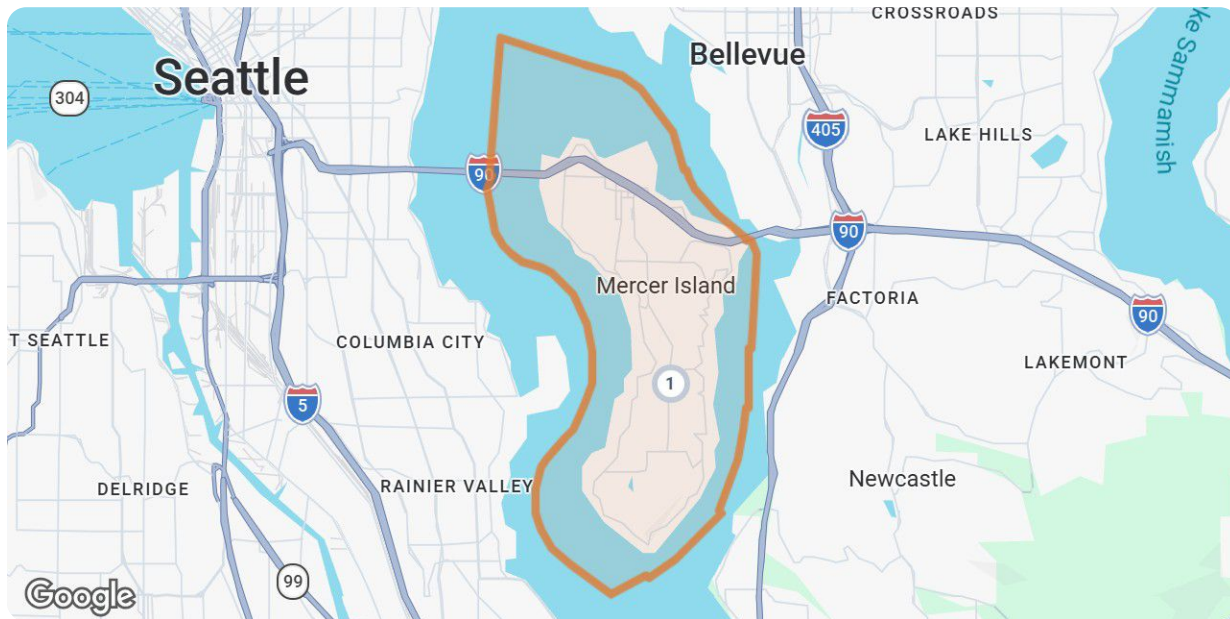


Mercer Island, Washington

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	 8023 SE 34th PI Mercer Island, WA 98040 ■ Closed / Public Record	Single Family	4/3	2,150	10,778 sqft 1965	5/20/2026 - days	\$858,270 \$878/sq ft	-
	 7920 SE 72nd PI Mercer Island, WA 98040 ■ Closed / Public Record	Single Family	7/6	5,970	0.43 acres 2023	5/20/2026 - days	\$5,300,000 \$865/sq ft	-
	 7515 SE 76th St Mercer Island, WA 98040 ■ Closed / Public Record	Single Family	4/3	2,980	0.44 acres 1985	5/20/2026 - days	\$2,783,200 \$967/sq ft	-
	 4526 89th Ave SE Mercer Island, WA 98040 ■ Closed / Public Record	Single Family	3/2	1,920	10,125 sqft 1962	5/20/2026 - days	\$1,550,000 \$932/sq ft	-


Distressed

Source: Public Records and Listings



Legend

- Off Market, Hold, Withdrawn, Expired, or Canceled

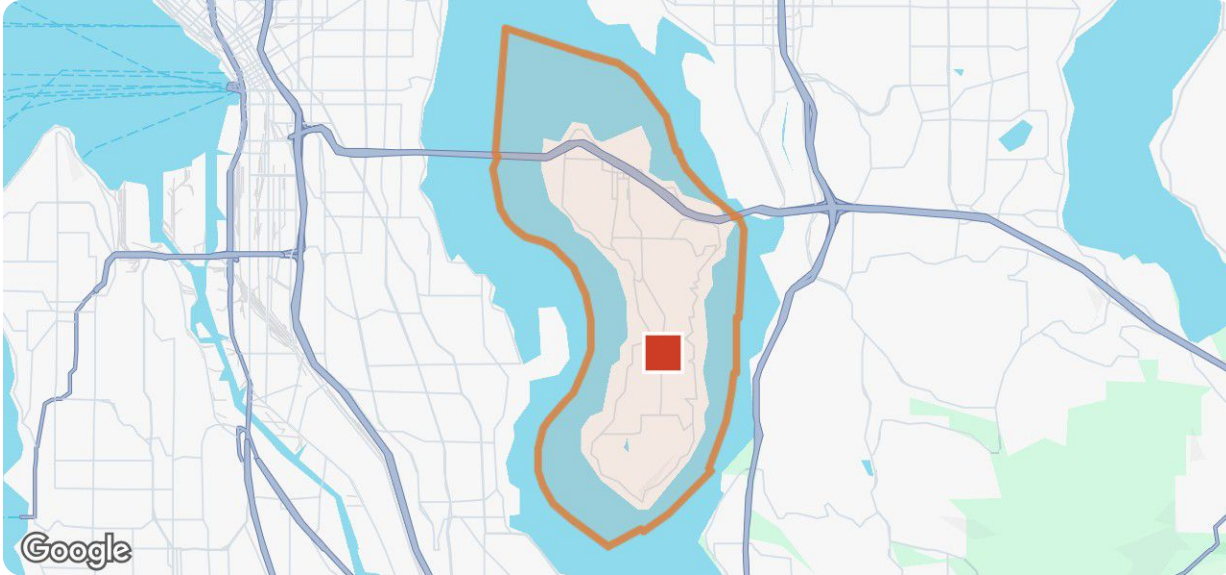
Distressed: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
	 8807 SE 55th PI Mercer Island, WA 98040 ■ Off Market / Public Record	Single Family	3/3	2,490	0.31 acres 1970	- - days	- \$945/sq ft	3/12/2026 Notice of Trustee Sale



Mercer Island, Washington

Summary

For Lease Activity in the Last 3 Months



Legend

■ Distressed

	Distressed
Number of Properties	1
Lowest Listing Price / Est.Value	\$2,353,000
Median Listing Price / Est.Value	\$2,353,000
Highest Listing Price / Est.Value	\$2,353,000
Average Price / sqft	\$945
Median Price / sqft	\$945
Average Days in RPR	-
Median Days in RPR	-
Total Volume	\$2,353,000

Source

Public Records & Listings

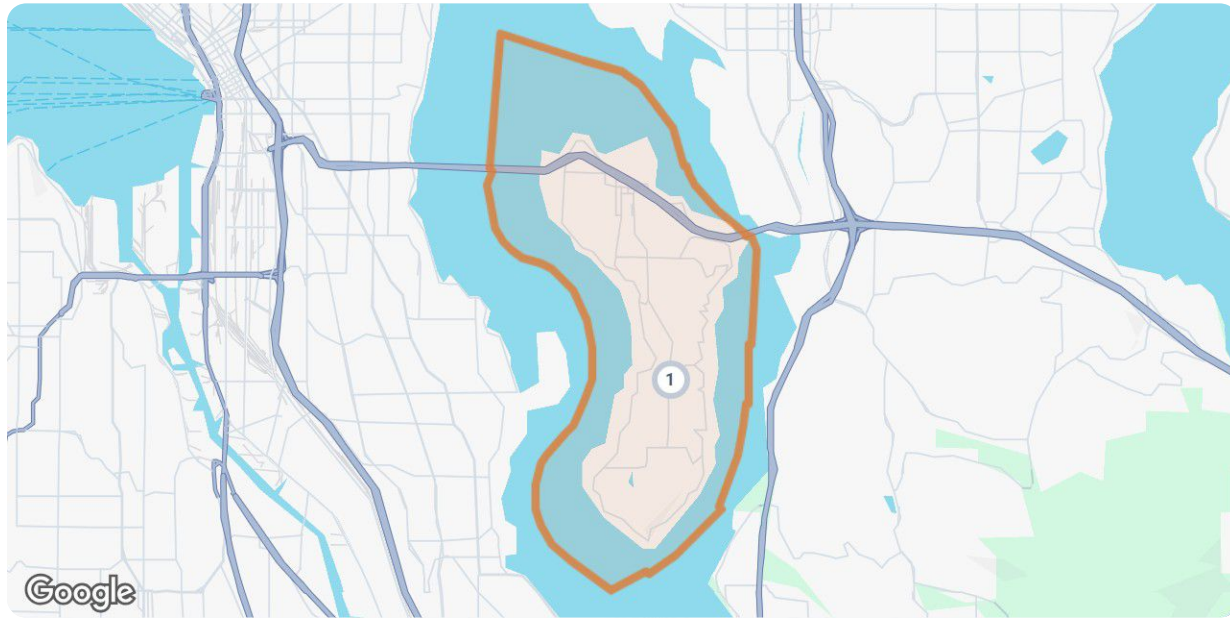


Mercer Island, Washington

Market Activity Breakdown

Distressed

Source: Public Records and Listings



Distressed: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>8807 SE 55th PI Mercer Island, WA 98040 Off Market / Public Record</p>	Single Family	3/3	2,490	0.31 acres 1970	- - days	- \$945/sq ft	3/12/2026 Notice of Trustee Sale

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