98125 Neighborhood Market Update

Olympic Hills Leads at $529 a Square Foot

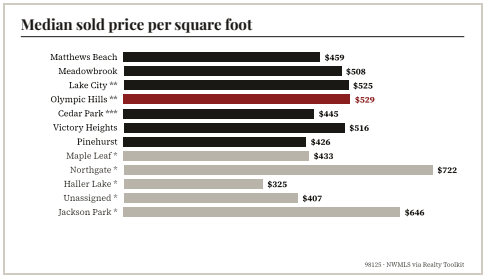
79 sales, 13 median days on market and 45 active listings across 13 neighborhoods since Jul 20

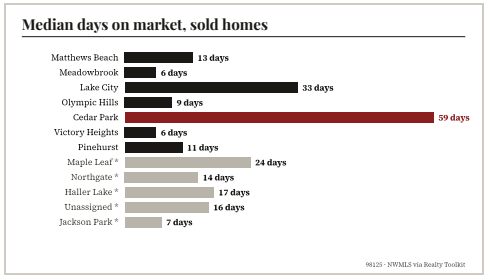
By Adrian Willanger

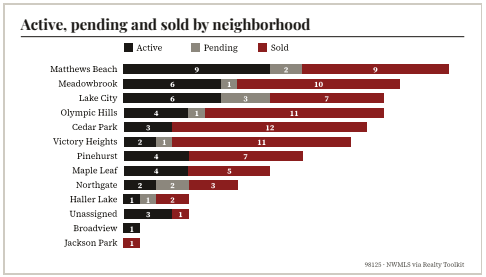
98125 closed 79 home sales since Jul 20 at a median $496 per square foot, with homes selling in a median 13 days on market. Among neighborhoods with at least six sales, Olympic Hills led on price at $529 per square foot, while Pinehurst came in at $426. That gap is the first thing a seller should price against.

Supply tells the next chapter. 98125 has 45 active listings and 11 pending, or about one pending for every 4 active homes. Lake City carries the busiest pipeline with 3 pending and 6 active. Cedar Park is the outlier on time, with sold homes taking a median 59 days against 13 for the ZIP.

For sellers, price to the neighborhood rather than the ZIP: Olympic Hills and Pinehurst sit $103 per square foot apart, and buyers notice. Overpricing will show up as extra days on market. For buyers, Cedar Park is where patience still earns room to negotiate, while Victory Heights rewards a clean offer ready on day one.







* Fewer than 6 sales, not ranked.
** Home size moves the median 3% or more. Without homes under 1,190 or over 3,980 sq ft: Lake City $508, Olympic Hills $454.
*** Wide price range. Sales run $182 to $1,138 per sq ft in Cedar Park.
Leaves out 4 sales with no days on market recorded: Matthews Beach 1, Meadowbrook 1, Cedar Park 2.

NEIGHBORHOOD	ACTIVE	PENDING	SOLD	SOLD $/SF	ACTIVE $/SF	SOLD DOM	ACTIVE DOM
Matthews Beach	9	2	9	$459	$494	13	25
Meadowbrook	6	1	10	$508	$446	6	55
Lake City**	6	3	7	$525	$446	33	36
Olympic Hills**	4	1	11	$529	$580	9	49
Cedar Park***	3	0	12	$445	$539	59	48
Victory Heights	2	1	11	$516	$570	6	81
Pinehurst	4	0	7	$426	$436	11	57
Maple Leaf*	4	0	5	$433	$550	24	74
Northgate*	2	2	3	$722	$682	14	78
Haller Lake*	1	1	2	$325	$549	17	46
Unassigned*	3	0	1	$407	$505	16	47
Broadview	1	0	0	n/a	$494	n/a	3
Jackson Park*	0	0	1	$646	n/a	7	n/a
98125 total	**45**	**11**	**79**	**$496**	**$494**	**13**	**47**

SMALL LOT HOMES, LOTS UNDER 3,000 SQ FT, COUNTED ON THEIR OWN

	HOMES SOLD	MED. SOLD PRICE	AVG. SOLD PRICE	MED. $/SQ FT	AVG. $/SQ FT	MED. SIZE	MED. DOM	ACTIVE	PENDING
Lots 3,000+	79	$920,000	$1,020,326	$496	$518	1,990	13	45	11
Under 3,000	9	$645,950	$648,106	$602	$651	1,088	35	16	1

Adrian Willanger
Broker, Kelly Right

Source: NWMLS via Realty Toolkit. 98125, lots 3,000 sq ft and up. Sold listings closed Jul 20, 2026 to Nov 13, 2026; active and pending as of Nov 13, 2026. Medians shown. Only neighborhoods with 6 or more sales are ranked; smaller counts are shown but not ranked. Homes on lots under 3,000 sq ft are reported as their own group; medians and averages are figured separately for each group.