



PIERCE COUNTY

Gig Harbor & Fox Island

Buyers who purchased their waterfront residence on Gig Harbor or Fox Island last year not only received more square footage for a lower price (\$560 per square foot) than many of the other waterfront communities analyzed in this report, but they also received more shoreline. The average linear square feet of waterfront was 115 feet—down slightly from 120 feet in 2022. The median sales price stayed relatively the same year over year with a 5.32% increase. The waterfront market in these Pierce County communities makes up a notable portion of the market, with approximately 10 percent of the total residential sales from 2023. With 81 sales, it also ranks second on our list of communities for the number of waterfront sales. These are popular shorelines to own property along, and although homes sat on the market for 57 days on average, with an experienced broker like a Realogics Sotheby's International Realty advisor, sellers found success.

MEDIAN SALES PRICE

Single-Family Homes ↑(5.32%)

\$1.408M | 20²³ | **\$1.337M** | 20²²

AVERAGE LINEAR WATERFRONT FOOTAGE

Single-Family Homes

115 ^{FT.}
2023

120 ^{FT.}
2022



AVERAGE DAYS ON MARKET

Showing Waterfront Data Over The Last Three Years



AVERAGE PRICE PER SQ. FT.

Single-Family Homes ↓(2.92%)

\$560 ^{SQ. FT.}
2023

\$577 ^{SQ. FT.}
2022

TOP THREE WATERFRONT SALES IN 2023

- 8004 Warren Dr NW, Gig Harbor**
MLS #2163508 | \$8,500,000
- 8024 Goodman Dr NW, Gig Harbor**
MLS #2071337 | \$5,327,578
- 53 Raft Island Dr NW, Gig Harbor**
MLS #2069033 | \$3,600,000

CLOSED SALES IN 2023

Single-Family Homes

81
CLOSED
WATERFRONT SALES

801
TOTAL
CLOSED SALES

10.11%
PERCENTAGE OF
WATERFRONT VS TOTAL

