

# Quarterly Market Snapshot

## Gig Harbor

Q2 April - June 2025

Located across the way from Tacoma, Gig Harbor is connected to major-city amenities, while offering a more idyllic pace of life. Although the city experienced a 30.72% year-over-year increase in homes for sale, up from 166 to 217 homes, fewer homes sold in Q2-2025 than they did in Q2-2024, down 9.86% from 213 to 192 homes. Inventory levels increased from 2.3 months to 3.4 months of supply, giving buyers more opportunity to purchase a Gig Harbor residence. Listings do not generally move particularly quickly on this market, with an average of 33 days on market in Q2-2025 and 30 days in Q2-2024. There was minimal price growth. The median sales price increased year-over-year by 3.69% from \$840,000 to \$871,000, and the average price per square foot increased from \$403 to \$417 per square foot.

### AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS



### HOMES SOLD

Q2-2025 vs Q2-2024

↓(9.86%)

2025

192

2024

213

### INTEREST RATES

30-year fixed rate for conventional mortgage loan  
(Current and historic mortgage rates sourced from Movement Mortgage)



### AVERAGE PRICE PER SQ. FT.

Q2-2025 vs. Q2-2024 ↑(3.47%)



### MEDIAN SALES PRICE

Single-Family Homes Q2-2025



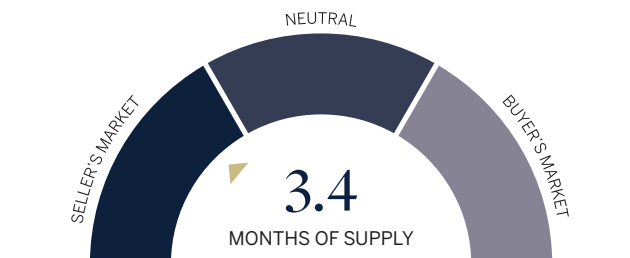
\$871K

↑3.69%  
'25 VS '24 % CHANGE

YEAR	MEDIAN SALES PRICE
2025	\$871,000
2024	\$840,000
2023	\$820,000

### WHAT KIND OF MARKET

3.4 MONTHS OF INVENTORY - SELLER'S MARKET



Based on Q2-2025 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory

