

Quarterly Market Snapshot

Pierce County

Q3 July 2025 - September 2025

Located in the South Sound region, Pierce County boasts a diverse offering of property types with a wide range of prices, from more luxury price tags to affordable options. With the second-lowest median sales price of the single-family communities analyzed in our reporting (following Kitsap County with Bainbridge Island excluded), Pierce County opens the door to more buyers. There was little change between Q3-2024 and Q3-2025's median sales prices—up less than 1% to \$580,000. Slightly more homes sold in the county during Q3-2025 than in Q3-2024. The biggest difference observed year-over-year, like many of the communities analyzed, was in the number of homes for sale, which was up 27.15% from 1,985 to 2,524 homes. Homes spent an average of 35 days on the market, which has been consistently up over the past three years.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



HOMES SOLD

Q3-2025 vs Q3-2024

↑(2.46%)

2025 **2,874**

2024 **2,805**

INTEREST RATES

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



AVERAGE PRICE PER SQ. FT.

Q3-2025 vs Q3-2024 ↑(2.86%)



MEDIAN SALES PRICE



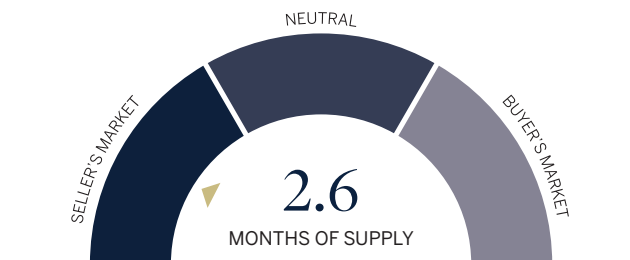
\$580K

↑0.87%
'25 VS '24 % CHANGE

YEAR	MEDIAN SALES PRICE
2025	\$580,000
2024	\$575,000
2023	\$541,000

WHAT KIND OF MARKET

2.6 MONTHS OF INVENTORY - SELLER'S MARKET



Based on Q3-2025 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory

