Realogics Sotheby's INTERNATIONAL REALTY

Q2-2026

Quarterly Market Snapshot

Cle Elum

Q2 April - June 2026

Southeast of the hustle and bustle of the greater Seattle area awaits more sunshine and land and a quieter pace of life for those who want a weekend getaway or a work-from-home retreat in Cle Elum. The Cle Elum market often performs significantly differently from most of the other markets analyzed in our reporting, with conditions often favoring buyers, indicated by the high inventory levels and longer time periods a home spends on the market. In Q2-2026, there were 11.8 months of supply, making it a buyer's market. Homes spent an average of 59 days on the market, which was down from Q2-2025's average of 64 days. Although the number of listings increased year-over-year by 18%, the number of homes sold decreased by 34.78%, painting a clear picture of the imbalance between supply and demand currently found in the market. With a 5.18% year-over-year decrease in the median sales price, buyers were in a favorable position to purchase their Cle Elum homes.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS

2026	2025	2024
59	64	48

HOMES SOLD

Q2-2026 vs Q2-2025

↓(34.78%)

2026 60

2025 92

INTEREST RATES

30-year fixed rate for conventional mortgage loan

(Current and historic mortgage rates sourced from Movement Mortgage)

2026	6.4%
2025	6.8%
2024	6.9%

AVERAGE PRICE PER SQ. FT.

Q2-2026 vs. Q2-2025 ↓(1.6%)

2026	2025	2024
$493	$501	$479

MEDIAN SALES PRICE

$842K

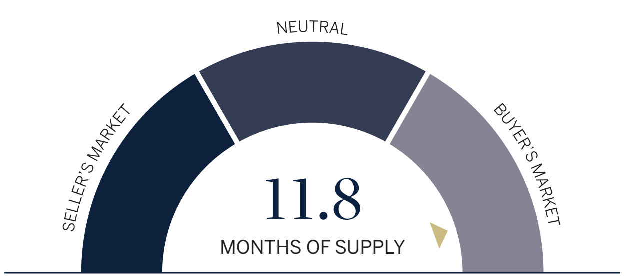
↓5.18%

'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	$842,000
2025	$888,000
2024	$855,000

WHAT KIND OF MARKET

11.8 MONTHS OF INVENTORY - BUYER'S MARKET



(Based on Q2-2026 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory)