Realogics Sotheby's INTERNATIONAL REALTY

Q2-2026

Quarterly Market Snapshot

Gig Harbor

Q2 April - June 2026

Gig Harbor shifted from 3.4 months of inventory to 2.8 months, meaning that buyers had to make their home searches intentionally and be prepared to make competitive offers in this charming Pierce County city. There was a 23.32% year-over-year increase from 193 homes sold to 238 homes. However, this didn't affect the average number of days a home spent on the market, which actually increased from 33 days in Q2-2025 to 44 days in Q2-2026. The market experienced price growth. The median sales price increased by 5.66% year-over-year from $865,000 to $914,000, while the average price per square foot figure rose by approximately 1% to $421 per square foot. Both of these data points have increased year-over-year over the past three Q2 reports, indicating steady and consistent growth in the Gig Harbor market.

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 ↑(0.96%)

$421	$417	$403
2026	2025	2024

MEDIAN SALES PRICE

$914K

↑5.66%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	$914,000
2025	$865,000
2024	$840,000

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS

2026	2025	2024
44	33	30

HOMES SOLD

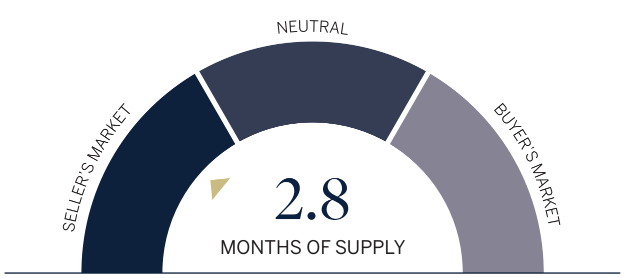
Q2-2026 vs Q2-2025
↑(23.32%)

2026 238

2025 193

WHAT KIND OF MARKET

2.8 MONTHS OF INVENTORY - SELLER'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)