Realogics Sotheby's INTERNATIONAL REALTY

Q2-2026

Quarterly Market Snapshot

Pierce County

Q2 April - June 2026

Conveniently located between Thurston County to the south and King County to the north, Pierce County offers both properties with affordable price points and luxury estates. The median sales price illustrates the county's affordability, and at $600,000, it is significantly lower than King County's median of $980,000. There has been small but consistent price growth when analyzing the second quarter's data over the past three years. Homes in Pierce County sold slightly more slowly on average than they did in Q2-2025, with the average increasing from 31 days to 35 days. The market remained a seller's market, with 2.8 months of inventory. However, this is an improvement from Q2-2025, largely due to the 15% year-over-year increase in homes for sale, which was up from 2,346 in Q2-2025 to 2,698 in Q2-2026.

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 ↑(0.93%)

$324	$321	$318
2026	2025	2024

MEDIAN SALES PRICE

$600K

↑3.45%

'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	$600,000
2025	$580,000
2024	$565,000

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS

2026	2025	2024
35	31	26

HOMES SOLD

Q2-2026 vs Q2-2025

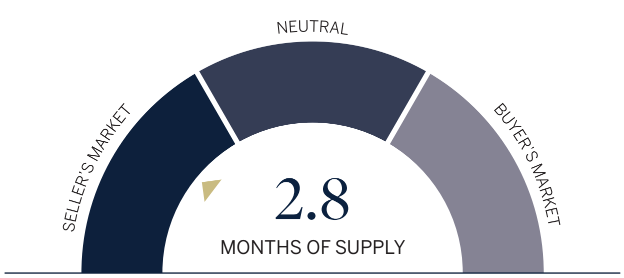
↑(1.61%)

2026 **2,842**

2025 **2,797**

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)