

Quarterly Market Snapshot

Chelan County

Q3 July - September 2026

East of Seattle await mountains, crystal-clear lakes, and wineries in Chelan County. With a median sales price that was \$375,000 less than the King County median in Q3-2026, this beautiful region of Washington state draws buyers searching for more recreation opportunities and lower pricing. The median sales price saw a slight correction between Q3-2025 and Q3-2026, decreasing by 4.17%. The average price per square foot was also down by 6.3%, from \$365 in Q3-2025 to \$342 in Q3-2026. Buyers not only benefited from lower prices but also from more inventory. An 18.8% year-over-year increase led to a buyer's market status, with 6.7 months of supply. Homes consistently spend longer on the market in Chelan County than some of the other markets analyzed in our reporting—with an average of 57 days in Q3-2026.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



HOMES SOLD

Q3-2026 vs Q3-2025

↓(3.1%)

2026

250

2025

258

INTEREST RATES

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



AVERAGE PRICE PER SQ. FT.

Q3-2026 vs. Q3-2025 ↓(6.3%)



MEDIAN SALES PRICE



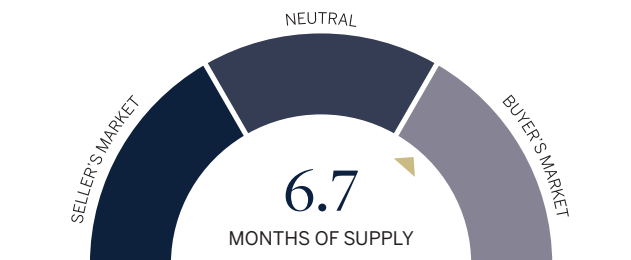
\$575K

↓4.17%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	\$575,000
2025	\$600,000
2024	\$635,000

WHAT KIND OF MARKET

6.7 MONTHS OF INVENTORY - BUYER'S MARKET



(Based on Q3-2026 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory)

