

Quarterly Market Snapshot

Cle Elum

Q3 July - September 2026

Cle Elum is a unique real estate market, with generally more inventory and a slower pace than the other markets analyzed in our report. The most notable change between Q3-2025 and Q3-2026 was in the number of homes for sale, which increased by 26.63% year over year from 199 to 252 homes. The market remained a buyer's market, but even more so, with 11.5 months of supply compared to 7.9 months in Q3-2025. Demand remained relatively stable. Although the average price per square foot decreased by 3.37% from \$475 to \$459 per square foot, the median sales price increased by 11.39% from \$808,000 to \$900,000. The average number of days that properties spent on the market was significantly higher in this market than most of the others analyzed—with an average of 112 days. Buyers took their time making moves in Cle Elum, but once they did, they were willing to make competitive offers.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



HOMES SOLD

Q3-2026 vs Q3-2025

↑(2.6%)

2026

2025

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 ↓(3.37%)



MEDIAN SALES PRICE



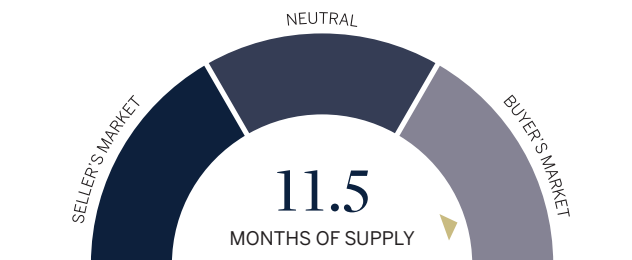
\$900K

↑11.39%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	\$900,000
2025	\$808,000
2024	\$738,000

WHAT KIND OF MARKET

11.5 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)

