

Quarterly Market Snapshot

Gig Harbor

Q3 July - September 2026

During Q3-2026, buyers looking for a Gig Harbor residence were searching for their home in a market that offered more inventory but higher prices, creating more discernment and less activity. The median sales price increased by 7.51% year over year from \$865,000 to \$930,000. The average price per square foot stayed relatively stable, rising less than 1% from \$411 to \$412. A 25.12% year-over-year increase in the number of homes for sale and a 21.03% decrease in the number of homes sold moved the market towards a more balanced state, creating 3.5 months of inventory. Despite these shifts, the average number of days a home spent on the market remained largely the same—at an average of 42 days (compared to 41 days in Q3-2025).

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



HOMES SOLD

Q3-2026 vs Q3-2025

↓(21.03%)

2026

2025

214
271

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 ↑(0.24%)



MEDIAN SALES PRICE



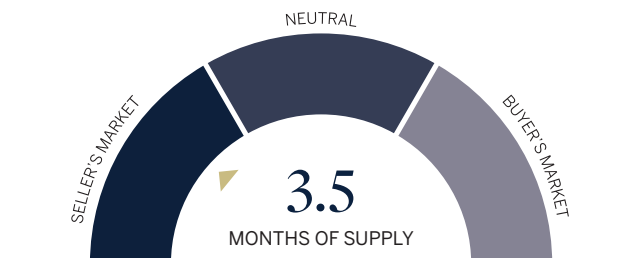
\$930K

↑7.51%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	\$930,000
2025	\$865,000
2024	\$850,000

WHAT KIND OF MARKET

3.5 MONTHS OF INVENTORY - SELLER'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)

