

Quarterly Market Snapshot

Pierce County

Q3 July - September 2026

Located conveniently between King and Thurston counties, Pierce County offers its own unique character while maintaining seamless access to Seattle and Olympia through a commute on I-5. For buyers who are interested in purchasing a Pierce County property, prices are significantly lower than those seen in King County, with a median sales price of \$590,000 in Q3-2026, which was up by 1.72% from Q3-2025's median of \$580,000. Inventory moved at a slower pace in this market during the third quarter, up from 30 days in Q3-2024 to 35 days in Q3-2025 and 41 days in Q3-2026. Although the market was still considered a seller's market, the number of months of supply did increase year over year from 2.6 to 3.7 months, offering buyers more options and more power as they made their search. As witnessed with other markets analyzed in our reports, lower pricing did not lead to more sales, which were down by 4.79% year over year.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



HOMES SOLD

Q3-2026 vs Q3-2025

↓(4.79%)

2026 **2,765**
2025 **2,904**

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 ↓(1.54%)



MEDIAN SALES PRICE



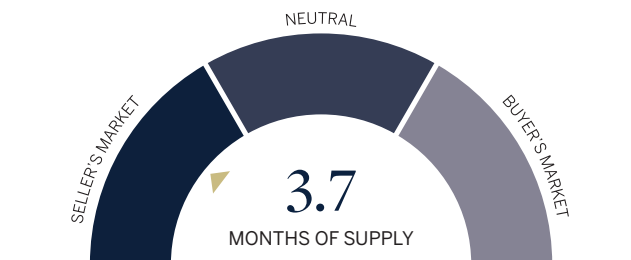
\$590K

↑1.72%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	\$590,000
2025	\$580,000
2024	\$575,000

WHAT KIND OF MARKET

3.7 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)

