

Local Market Update – April 2026

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

Pierce County

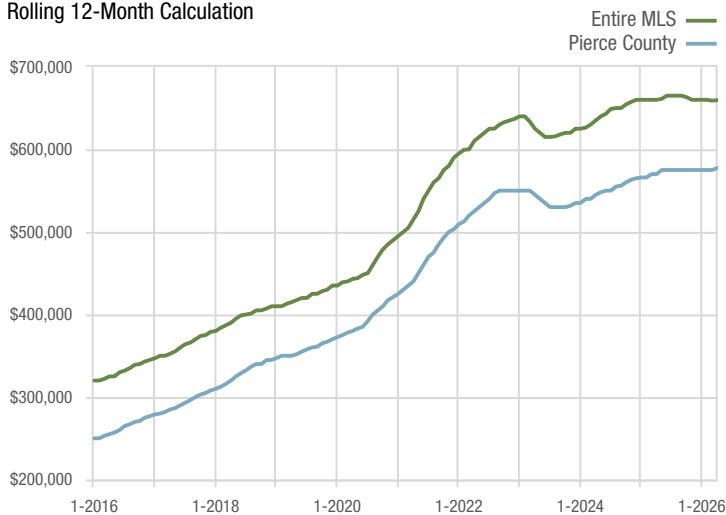
Residential Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	1,275	1,544	+ 21.1%	3,955	4,500	+ 13.8%
Pending Sales	868	1,025	+ 18.1%	3,192	3,398	+ 6.5%
Closed Sales	847	795	- 6.1%	2,859	2,765	- 3.3%
Days on Market Until Sale	34	35	+ 2.9%	41	46	+ 12.2%
Median Sales Price*	\$569,950	\$599,000	+ 5.1%	\$565,000	\$576,500	+ 2.0%
Average Sales Price*	\$638,052	\$673,211	+ 5.5%	\$637,684	\$633,629	- 0.6%
Percent of List Price Received*	100.5%	100.4%	- 0.1%	100.1%	100.0%	- 0.1%
Inventory of Homes for Sale	1,622	2,048	+ 26.3%	—	—	—
Months Supply of Inventory	2.0	2.5	+ 25.0%	—	—	—

Condo Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	111	116	+ 4.5%	377	385	+ 2.1%
Pending Sales	51	74	+ 45.1%	230	251	+ 9.1%
Closed Sales	61	63	+ 3.3%	211	213	+ 0.9%
Days on Market Until Sale	29	53	+ 82.8%	47	65	+ 38.3%
Median Sales Price*	\$390,000	\$405,000	+ 3.8%	\$395,000	\$399,950	+ 1.3%
Average Sales Price*	\$434,819	\$477,804	+ 9.9%	\$435,381	\$450,799	+ 3.5%
Percent of List Price Received*	99.8%	99.4%	- 0.4%	99.4%	99.0%	- 0.4%
Inventory of Homes for Sale	227	230	+ 1.3%	—	—	—
Months Supply of Inventory	3.8	3.8	0.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

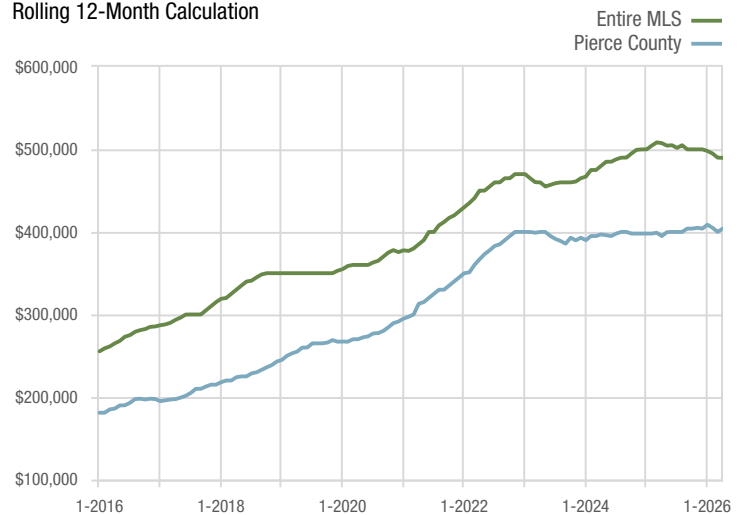
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.