

Local Market Update – May 2026

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

Pierce County

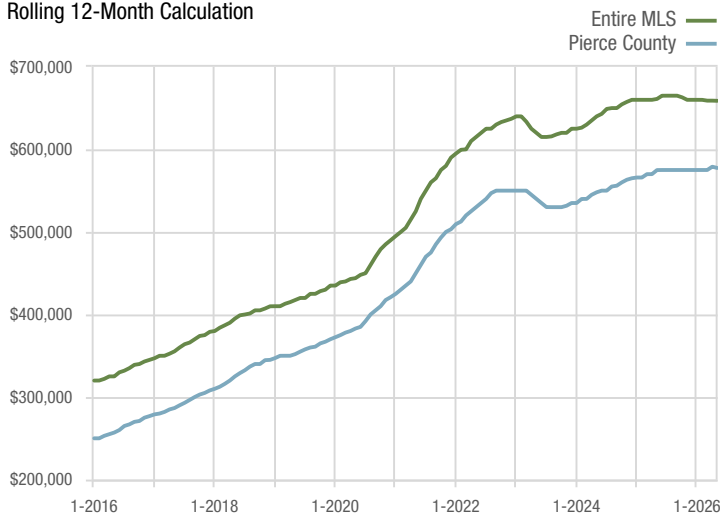
Residential	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	1,568	1,591	+ 1.5%	5,522	6,082	+ 10.1%
Pending Sales	965	1,105	+ 14.5%	4,156	4,415	+ 6.2%
Closed Sales	940	860	- 8.5%	3,799	3,669	- 3.4%
Days on Market Until Sale	26	35	+ 34.6%	37	43	+ 16.2%
Median Sales Price*	\$591,725	\$587,000	- 0.8%	\$575,000	\$580,000	+ 0.9%
Average Sales Price*	\$654,226	\$663,696	+ 1.4%	\$641,778	\$641,734	- 0.0%
Percent of List Price Received*	100.6%	100.4%	- 0.2%	100.3%	100.0%	- 0.3%
Inventory of Homes for Sale	2,043	2,435	+ 19.2%	—	—	—
Months Supply of Inventory	2.5	2.9	+ 16.0%	—	—	—

Condo	May			Year to Date		
Key Metrics	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	122	109	- 10.7%	499	494	- 1.0%
Pending Sales	70	73	+ 4.3%	300	321	+ 7.0%
Closed Sales	66	59	- 10.6%	277	275	- 0.7%
Days on Market Until Sale	41	48	+ 17.1%	45	62	+ 37.8%
Median Sales Price*	\$409,973	\$368,000	- 10.2%	\$400,000	\$392,500	- 1.9%
Average Sales Price*	\$471,953	\$477,124	+ 1.1%	\$444,095	\$455,911	+ 2.7%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	99.3%	99.1%	- 0.2%
Inventory of Homes for Sale	256	244	- 4.7%	—	—	—
Months Supply of Inventory	4.3	4.1	- 4.7%	—	—	—

* 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.

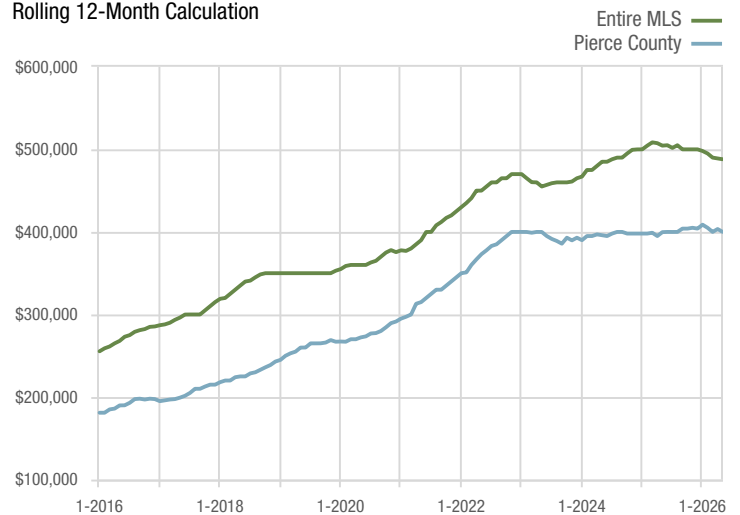
Median Sales Price - Residential

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.