

Local Market Update – June 2026

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

Pierce County

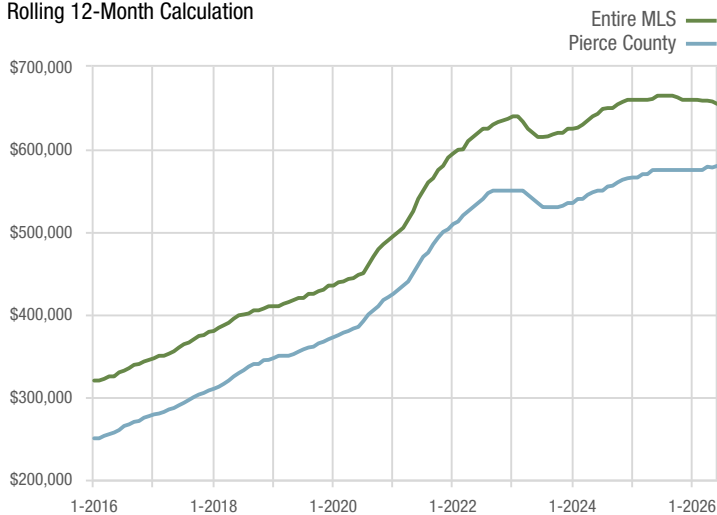
Residential	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	1,416	1,435	+ 1.3%	6,938	7,498	+ 8.1%
Pending Sales	950	1,059	+ 11.5%	5,106	5,363	+ 5.0%
Closed Sales	905	954	+ 5.4%	4,704	4,669	- 0.7%
Days on Market Until Sale	25	29	+ 16.0%	35	40	+ 14.3%
Median Sales Price*	\$580,000	\$600,000	+ 3.4%	\$575,000	\$585,000	+ 1.7%
Average Sales Price*	\$668,843	\$688,076	+ 2.9%	\$646,986	\$650,861	+ 0.6%
Percent of List Price Received*	100.3%	100.0%	- 0.3%	100.3%	100.0%	- 0.3%
Inventory of Homes for Sale	2,329	2,651	+ 13.8%	—	—	—
Months Supply of Inventory	2.8	3.2	+ 14.3%	—	—	—

Condo	June			Year to Date		
Key Metrics	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	90	96	+ 6.7%	589	589	0.0%
Pending Sales	58	80	+ 37.9%	358	393	+ 9.8%
Closed Sales	63	69	+ 9.5%	340	349	+ 2.6%
Days on Market Until Sale	41	40	- 2.4%	45	57	+ 26.7%
Median Sales Price*	\$429,000	\$400,000	- 6.8%	\$405,000	\$395,000	- 2.5%
Average Sales Price*	\$472,852	\$448,360	- 5.2%	\$449,423	\$454,043	+ 1.0%
Percent of List Price Received*	99.5%	98.7%	- 0.8%	99.3%	99.0%	- 0.3%
Inventory of Homes for Sale	259	244	- 5.8%	—	—	—
Months Supply of Inventory	4.4	4.0	- 9.1%	—	—	—

* 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.

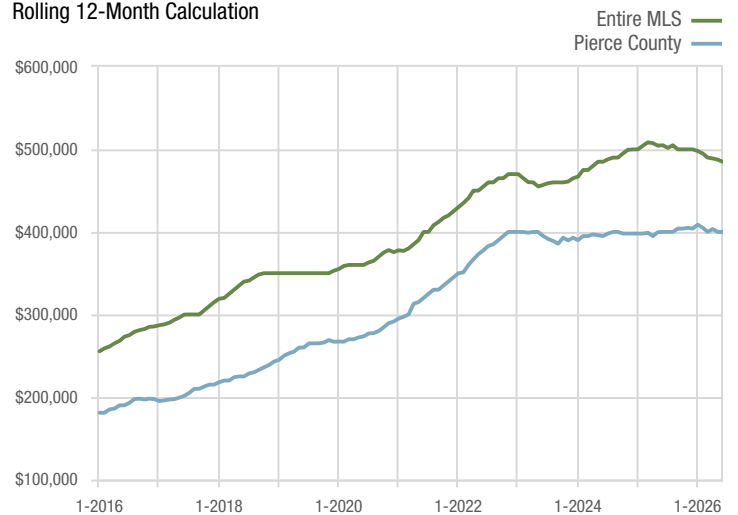
Median Sales Price - Residential

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.