

WESTERN WASHINGTON

REAL ESTATE MARKET UPDATE

April 2025- EXPANDED EDITION

A Stable Market Amid Shaky Headlines

While the stock market continues its unpredictable swings and the news cycle feels increasingly heavy, the Western Washington real estate market remains a steady and encouraging force. We're seeing positive signs: inventory is on the rise, homes are selling a bit faster, and average sale prices continue their upward trend. Although April has felt a touch quieter compared to the momentum we saw in March, this seasonal ebb is expected—and it will be interesting to watch how the numbers settle in next month.

Year-Over-Year Growth: Home values continue to rise across the region

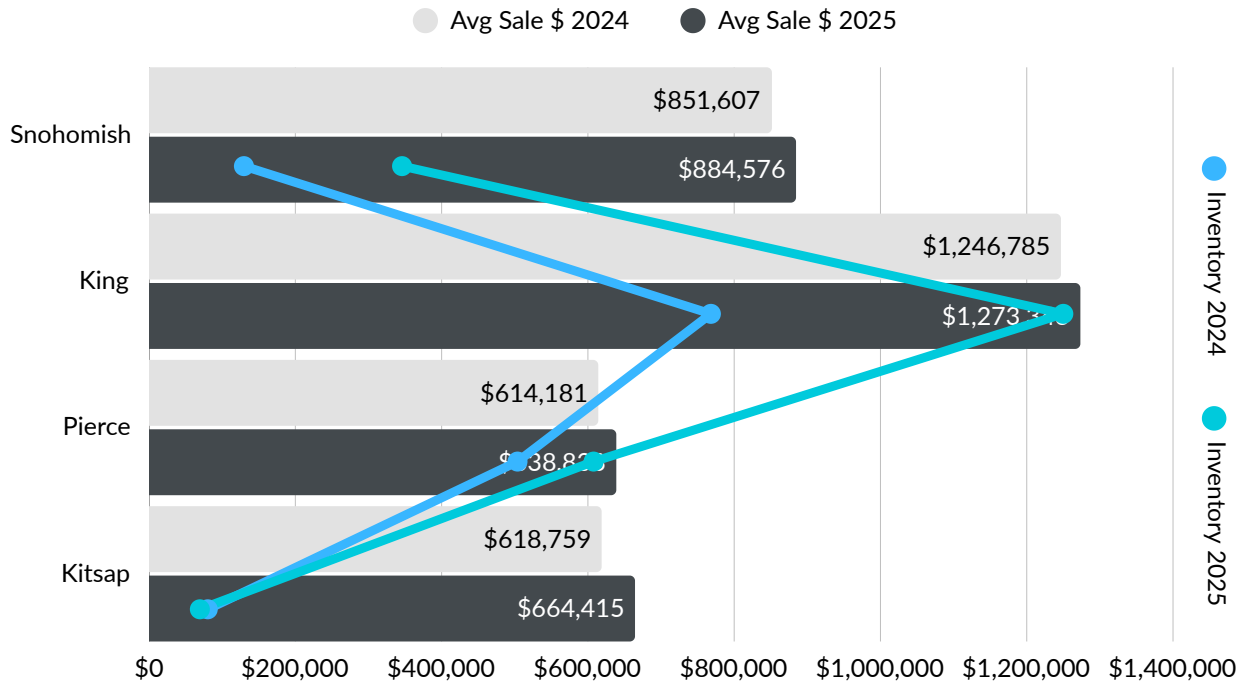
- Kitsap County leads with an impressive 7.4% increase in average sale price.
- Snohomish County follows with a 3.9% rise,
- Pierce County is close behind at 4%,
- And even the typically competitive King County saw a 2% increase

Inventory is growing in most counties—a welcome shift for buyers:

- Snohomish County leads with a 67.8% jump in available homes.
- King County follows with a 50% increase.
- Pierce County saw a 15% gain,
- And Kitsap County was the exception, with a 4% decrease in inventory.

Regionally, we're inching toward 1.5 months of inventory, giving buyers more options while still keeping sellers in a strong position.

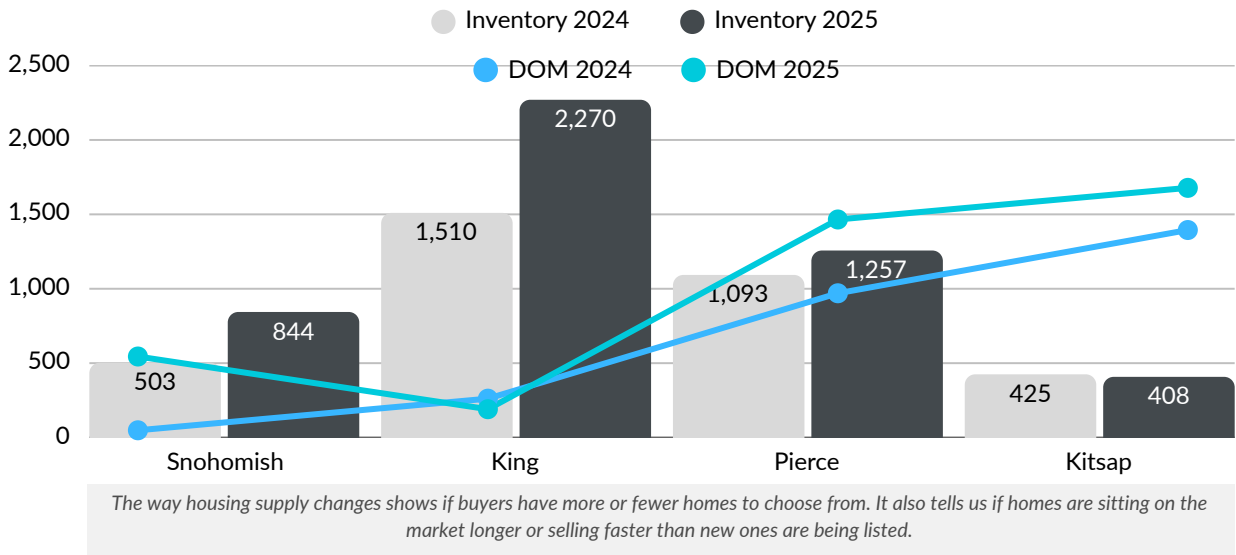
MARCH AVG HOME SALE PRICES COMPARISON TO INVENTORY



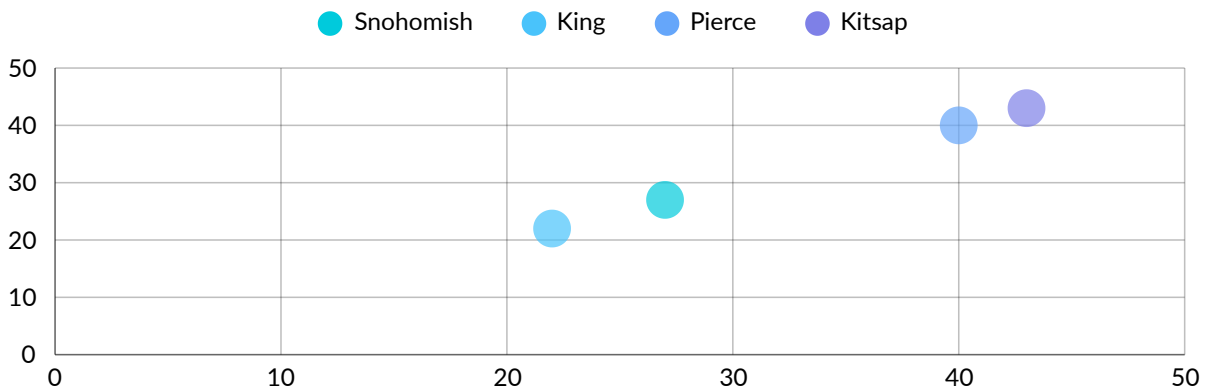
How quickly home prices are changing shows how strong the housing market is and whether homes are getting more or less affordable. Homes that sold quickly or within the average days on market likely received a full price offer or multiple offers depending on the sellers motivation level. Homes that sit on the market longer than the average days on market have a higher chance of receiving a lesser offer(s).

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MARCH INVENTORY COMPARISON TO DAYS ON MARKET



MARCH 2025 DAYS ON MARKET BY COUNTY



Days on Market: A Tale of Two Markets as homes in urban areas are selling quickly, with an average around 20 days on market, while rural areas hover closer to 40 days. Notably, Snohomish County's days on market rose 35% from last year—likely tied to its surge in inventory. Meanwhile, King County homes are moving slightly faster, with a 4% decrease in days on market year-over-year.

If you're a buyer, this is your signal—be ready to act when the right home hits the market. If you're a seller, know that well-priced homes in desirable locations are still moving quickly.



melanie hawkins

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MELANIEHAWKINS@HAWKINSPOE.NET — 253-358-9157