

REAL ESTATE MARKET UPDATE

Sunshine , Stability & Sales

As the summer sun heats up, so does the Western Washington real estate market. King County continues to lead the region in both price growth and inventory gains, offering a strong signal of stability even as broader economic headlines remain mixed. Meanwhile, the pace of the market has picked up across most counties—with days on market dropping into the 20s in many suburban and rural areas. Buyers are out and active, and well-priced homes are moving with momentum. For sellers, it's still a great time to list while inventory remains manageable and demand is steady.

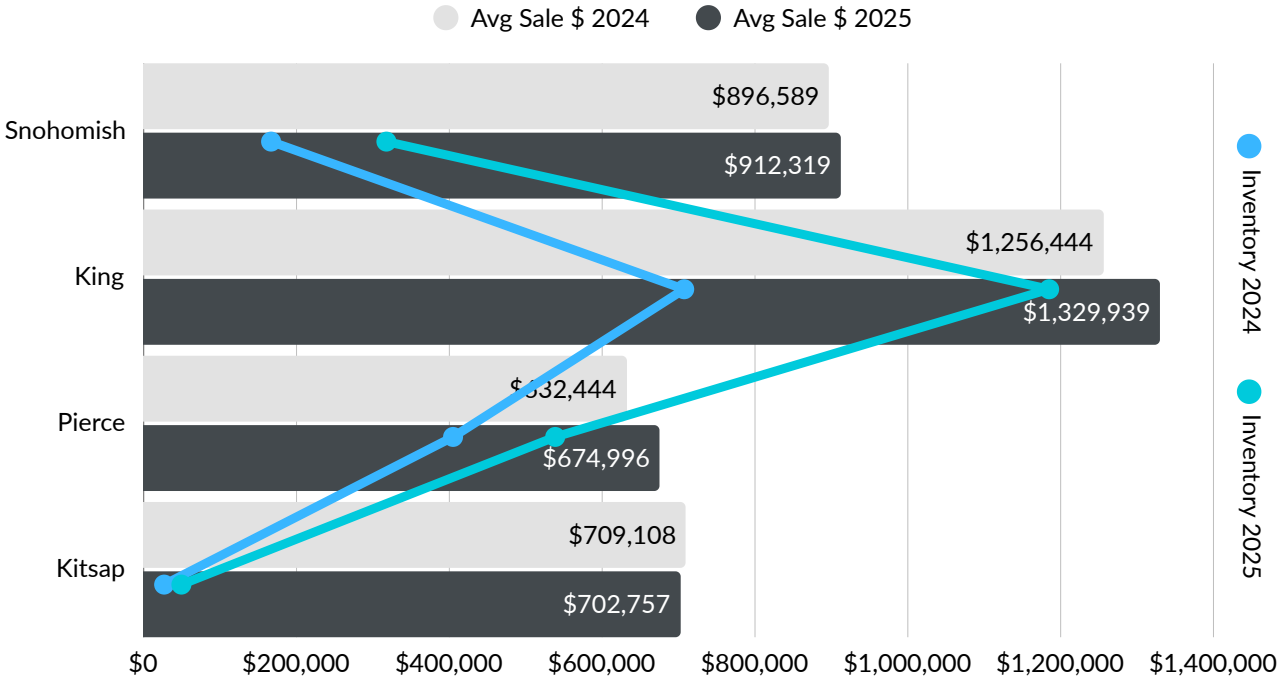
Home Values Continue Their Climb: We're continuing to see year-over-year growth in home values across the region—with the exception of Kitsap County, which remains an outlier this month. Whether you're buying or selling, it's clear that values are holding strong and continuing their slow and steady climb.

- Snohomish County ↑ 1.8%
- King County ↑ 5.6%
- Pierce County: ↑ 6.7%
- Kitsap County: ↓ 0.9%

More Options, More Opportunity: Inventory continues to rise, giving buyers more selection and helping balance the market. Kitsap remains the slowest mover in terms of inventory, which helps explain the slight dip in home values and stagnant days on market. However, this also presents a unique opportunity for sellers in that area to stand out with the right strategy.

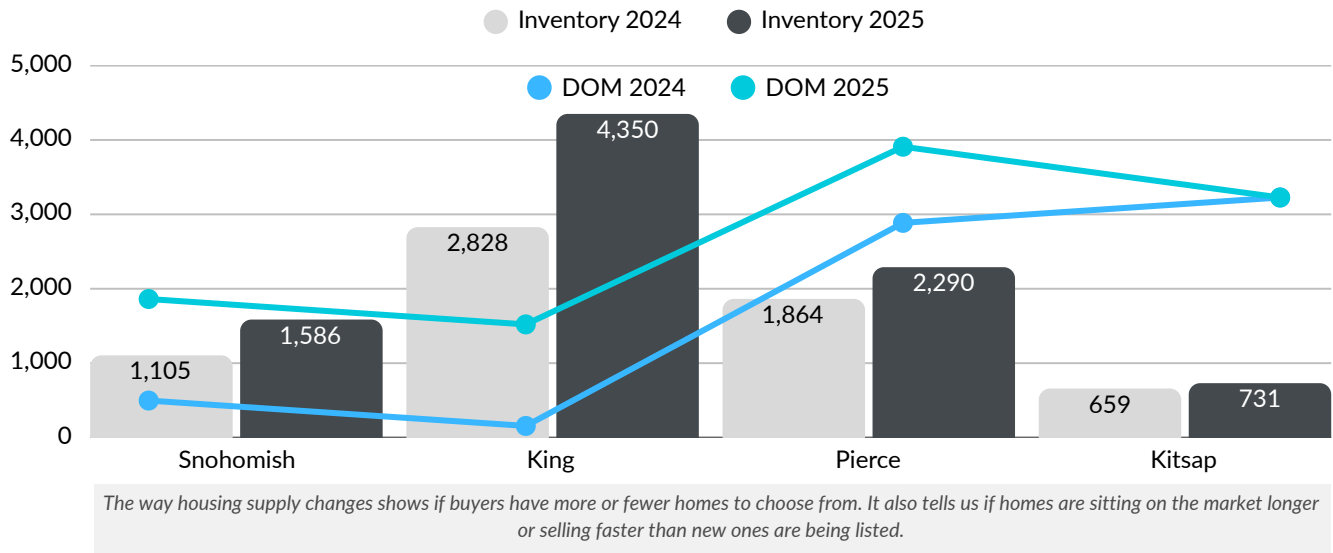
- Snohomish County: ↑ 43.5% in active listings
- King County: ↑ 53.8%
- Pierce County: ↑ 22.9%
- Kitsap County: ↑ 10.9%

JUNE AVG HOME SALE PRICE 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).

JUNE INVENTORY COMPARISON TO DAYS ON MARKET



JUNE 2025 DAYS ON MARKET BY COUNTY



Days on Market: Summer Energy is Speeding Things Up

The market tempo is shifting. In most suburban and even rural areas, we're now seeing average days on market in the 20s, a clear sign that buyer activity has picked up along with the weather. Sellers: This is a window of opportunity to list while competition is still manageable and buyer interest is high. Buyers: While there's more to choose from, desirable homes are moving quickly—so being ready matters.

Let's Make Your Next Move a Strategic One!

Whether you're considering listing your home, starting your home search, or just keeping a pulse on the market, this summer offers real opportunity. I'm here to help you understand the numbers behind the headlines and make confident, informed decisions. Reach out if you'd like a personalized market analysis or help getting started.



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