

# REAL ESTATE MARKET UPDATE

## Steady Growth...Balanced Opportunities

As we move deeper into summer and head into the Fall, the Western Washington real estate market continues to show measured resilience and balance. King and Snohomish Counties are leading the region in home value growth, while Kitsap is keeping pace with solid gains of its own. Pierce County saw a slight dip this month, reflecting a more tempered rhythm, yet overall market strength across the region remains clear. Homes are still moving...but with intention. Buyers are discerning, evaluating options carefully, and sellers who prepare thoughtfully are seeing strong results. This is a market that rewards strategy, timing, and presentation over speed.

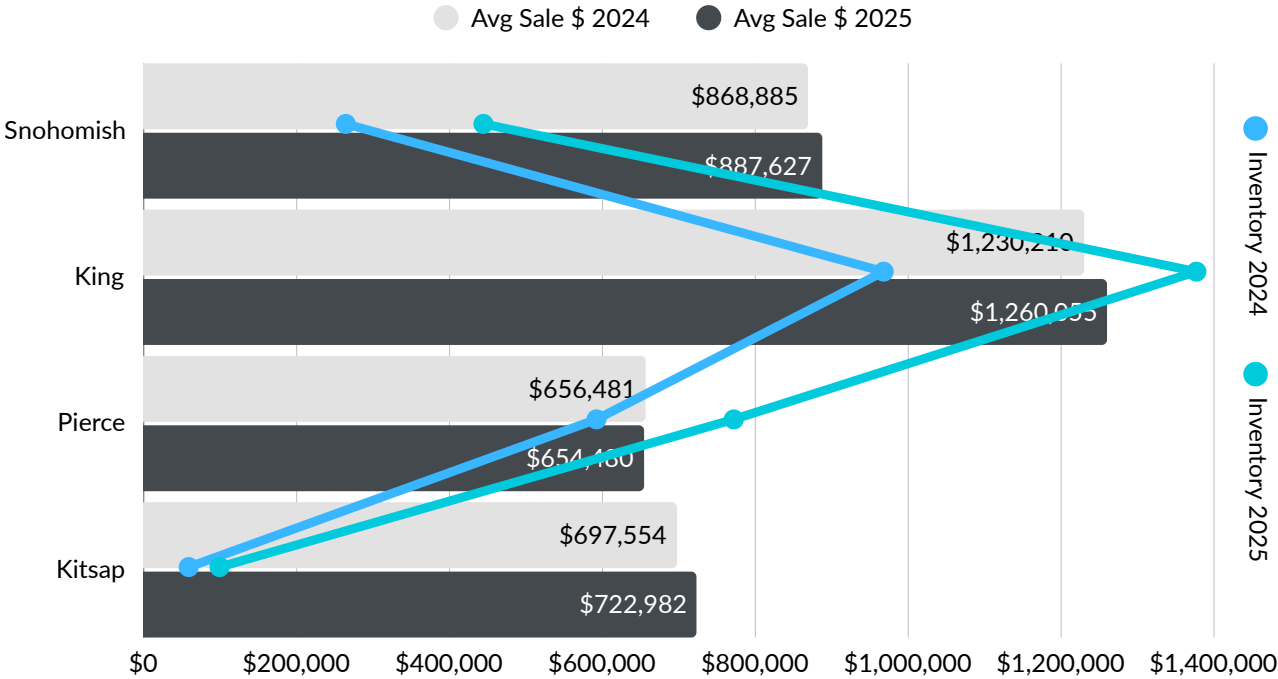
**Home Values Remain Firm:** Most counties across Western Washington posted year-over-year growth in home values, underscoring confidence in the long-term strength of our region's housing market.

- Snohomish County   ↑ 2.2%
- King County        ↑ 2.4%
- Pierce County:     ↓ 0.3%
- Kitsap County:     ↑ 2.2%

**Inventory Expands, Creating More Choice:** Inventory continues to rise across all four counties, offering buyers more options and bringing a welcome sense of balance to the market. This increase allows buyers to take a more discerning approach, while sellers still benefit from steady demand, especially when listings are priced and presented strategically.

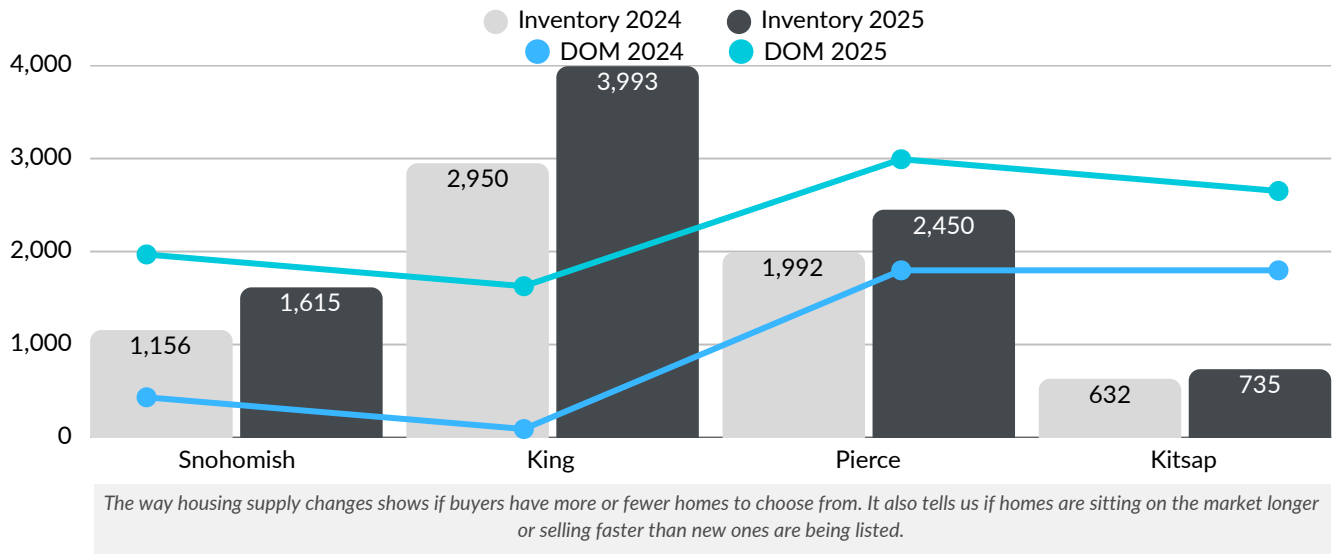
- Snohomish County: ↑ 39.7% in active listings
- King County:       ↑ 35.4%
- Pierce County:     ↑ 23.0%
- Kitsap County:     ↑ 16.3%

### AUGUST 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).

## AUGUST INVENTORY COMPARISON TO DAYS ON MARKET



## AUGUST 2025 DAYS ON MARKET BY COUNTY



**Days on Market: A More Balanced Pace:** Homes are taking longer to sell compared to last year, with average days on market extending by 17–47% across the region. While this signals a calmer pace, it also reflects a healthier, more sustainable market, giving both buyers and sellers space to move with confidence.

**Strategic Insight:** This is not a market of extremes...it's a market of opportunity for those who plan ahead. Sellers gain the most traction with precise pricing and curated presentation. Buyers benefit from greater choice without the frenzied competition of past years.



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