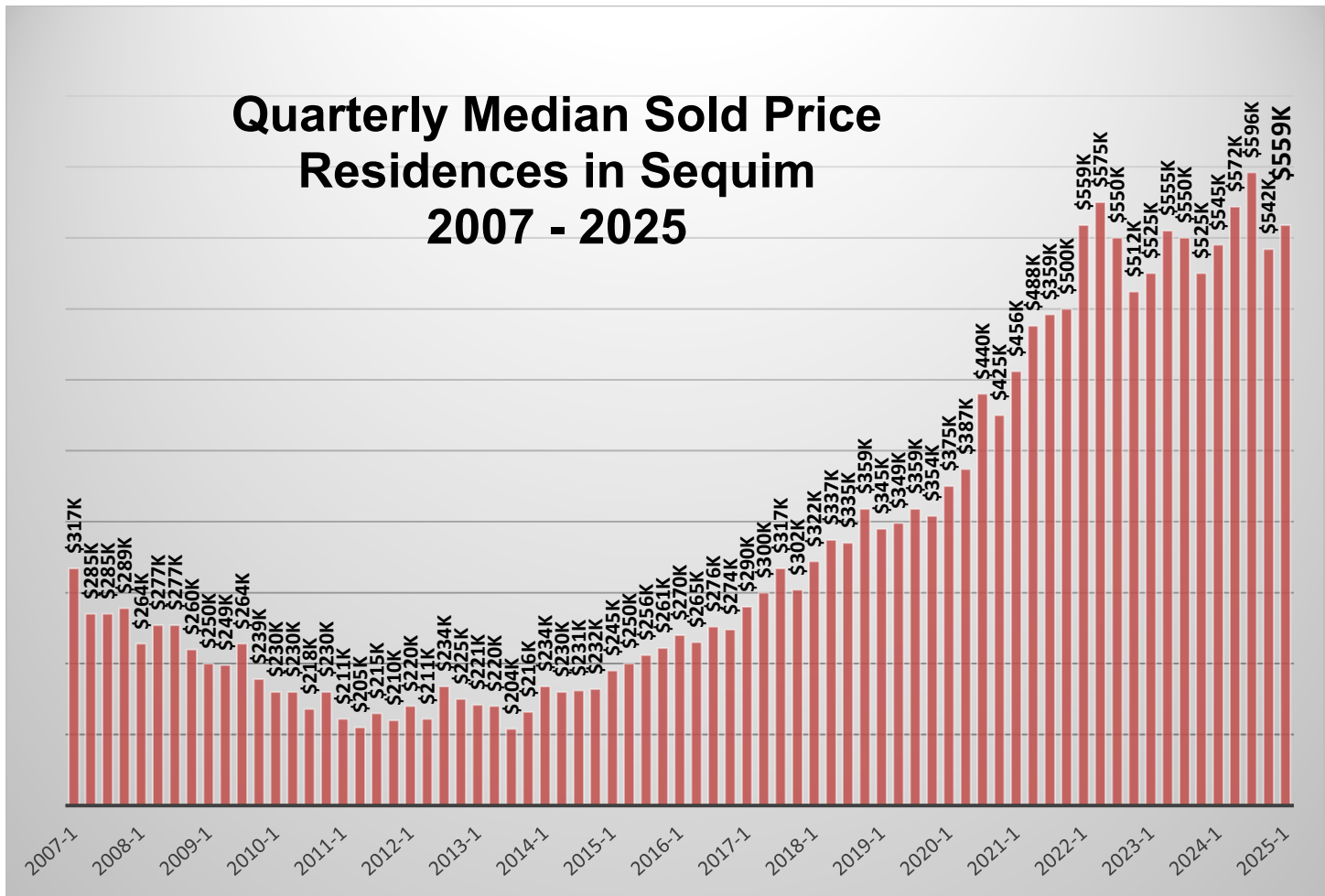




Team McAleer
RE/MAX Prime
901 W. Washington St
Sequim, WA 98382
Office 360.683.1500
www.teammcaleer.com

1st Quarter 2025 Sequim Real Estate Report

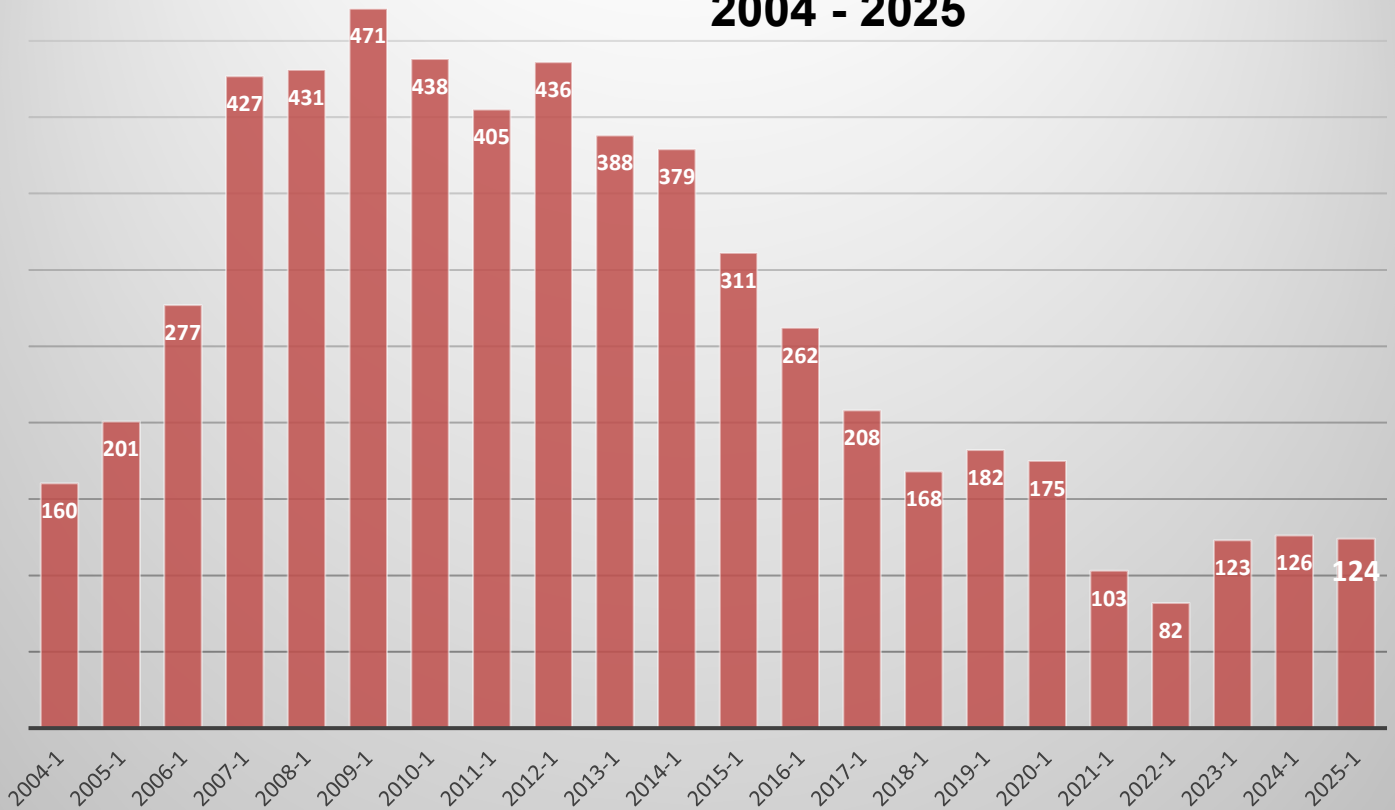
Residential Report – Home Sales in the Sequim Area



Median home sale price - The median price rose to \$559K, up 3% from the Q4 2024 median price of \$543K. The median price/square foot for the quarter was \$316/SF compared to \$308/SF in Q4 of 2024. Interest rates sit at a national average of 6.8% as of this writing. Nearly 40% of homes in the US are owned free and clear and only 1.8% of mortgages nationwide have negative equity which means our fundamentals are very solid.

With that \$559K median home price and your typical buyer putting 20% down with a 6.8% interest rate, that leaves their monthly payment (not including taxes and insurance) at about \$3,000. Not surprisingly, we have seen an increasing number of cash buyers in recent years. Over one third of the 2025 Q1 home purchases in Sequim were cash – just over the national average. Note: the latest median household income figure in Clallam County was \$68K/year or \$5,666/month. Working families are still having a hard time getting into home ownership in Sequim.

Average Number of Homes for Sale per Month by 1st Quarter Only 2004 - 2025

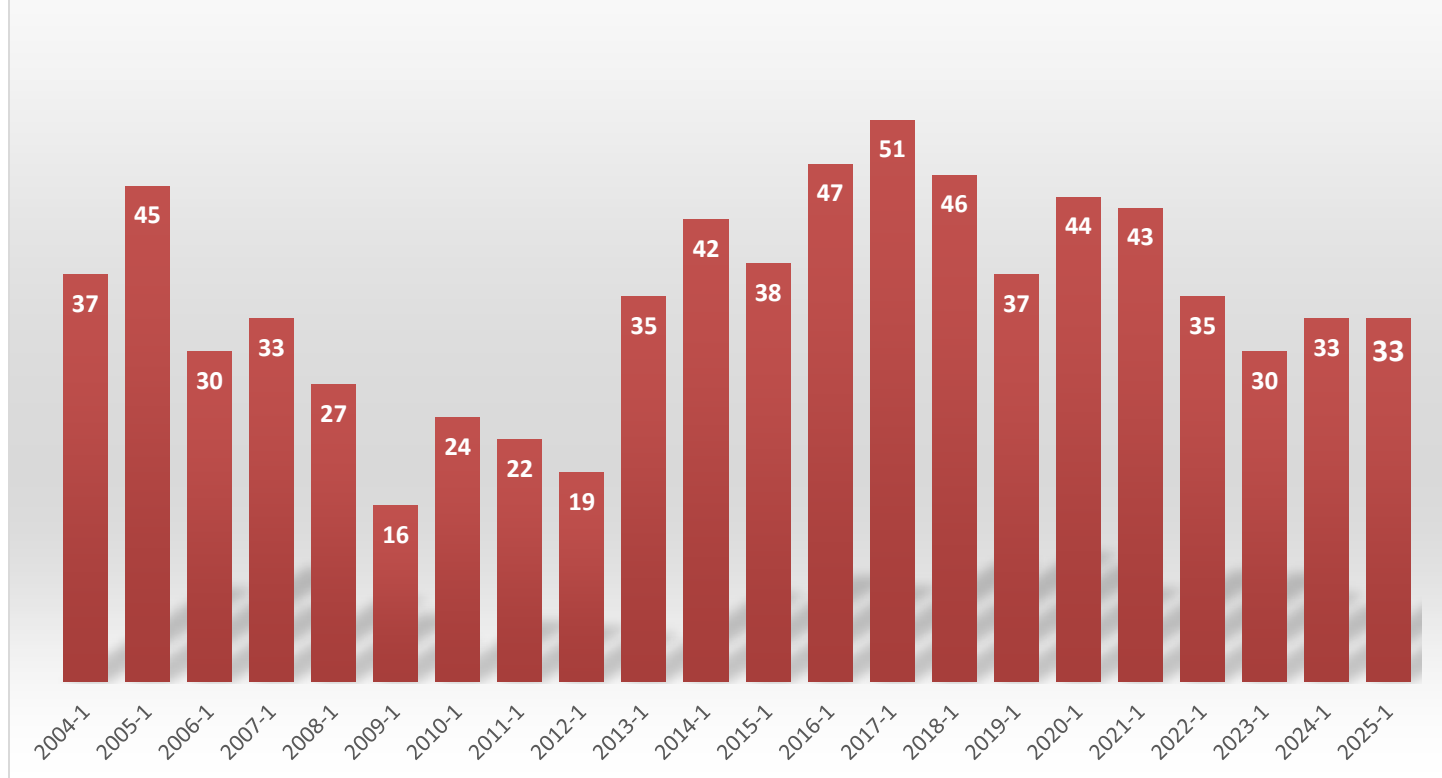


Housing inventory rises but still historically low - The 1st quarter average of 124 homes on the market (calculated at the start of each month) is down just slightly from this time last year. This chart is helpful in understanding just how low an inventory of 124 homes is historically.

Despite the steady Q1 inventory numbers over the past 3 years, as of this writing, there are 149 homes for sale in the Sequim area. That is a 13% increase over the inventory of 129 homes for sale this time last year. Of those 149 listings, 45 of them are pending sales leaving 104 homes to sell. The median asking price for those pending sales sits at \$599K compared to the median pending sale price this time last year of \$572K. The current median price of the active inventory without a contract sits at \$710K compared to \$680K for the active inventory this time last year.

The lower priced market is much different than our upper end of the market. Below \$600K we have 2.21 months of inventory, between \$600K and \$900K we have 3.58 months of inventory, over \$900K we have a whopping 13.5 months of inventory. This dynamic has always been the case, but this is more exaggerated than usual.

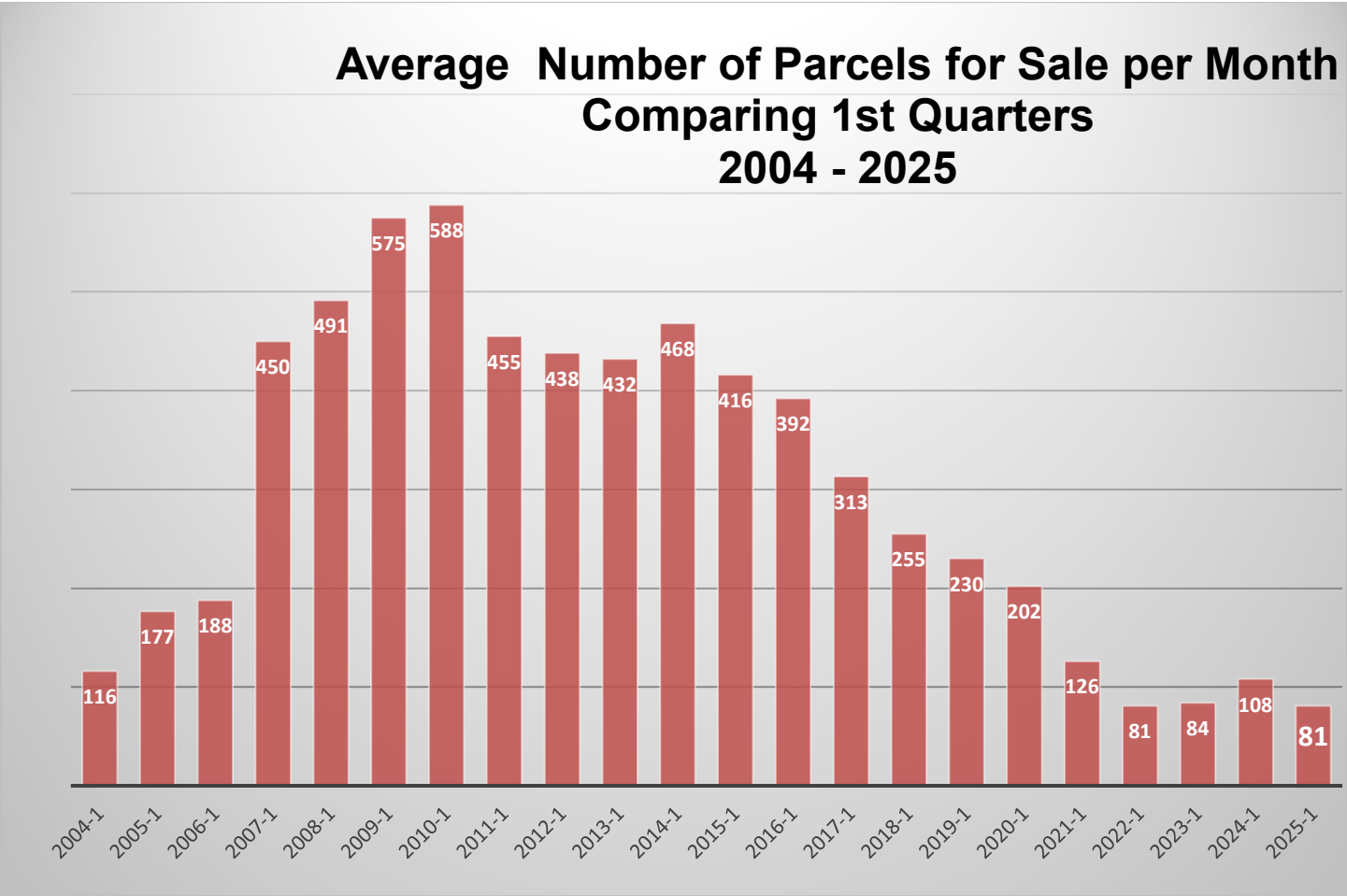
Number of Homes Sold per Month Comparing 1st Quarters Only 2004 - 2025



Number of 1st quarter sales - The average number of home sales/month over the 1st quarter was at 33 home sales/month – 99 total. That is exactly the same as the sales volume in Q1 of 2024.

Median profile of the 1st quarter 2025 home sales - List price of \$570K (compared to \$550K list price in Q1 of 2024) with a sale price of \$559K, 1772 square feet, on 0.41 of an acre, single story, built in 1994, and on the market for only 24 days (compare that to the median 19 days in Q1 of 2024 and 51 days on market for Q1 of 2023). Of those 1st quarter sales, 33 boasted mountain views and 25 more featured water views.

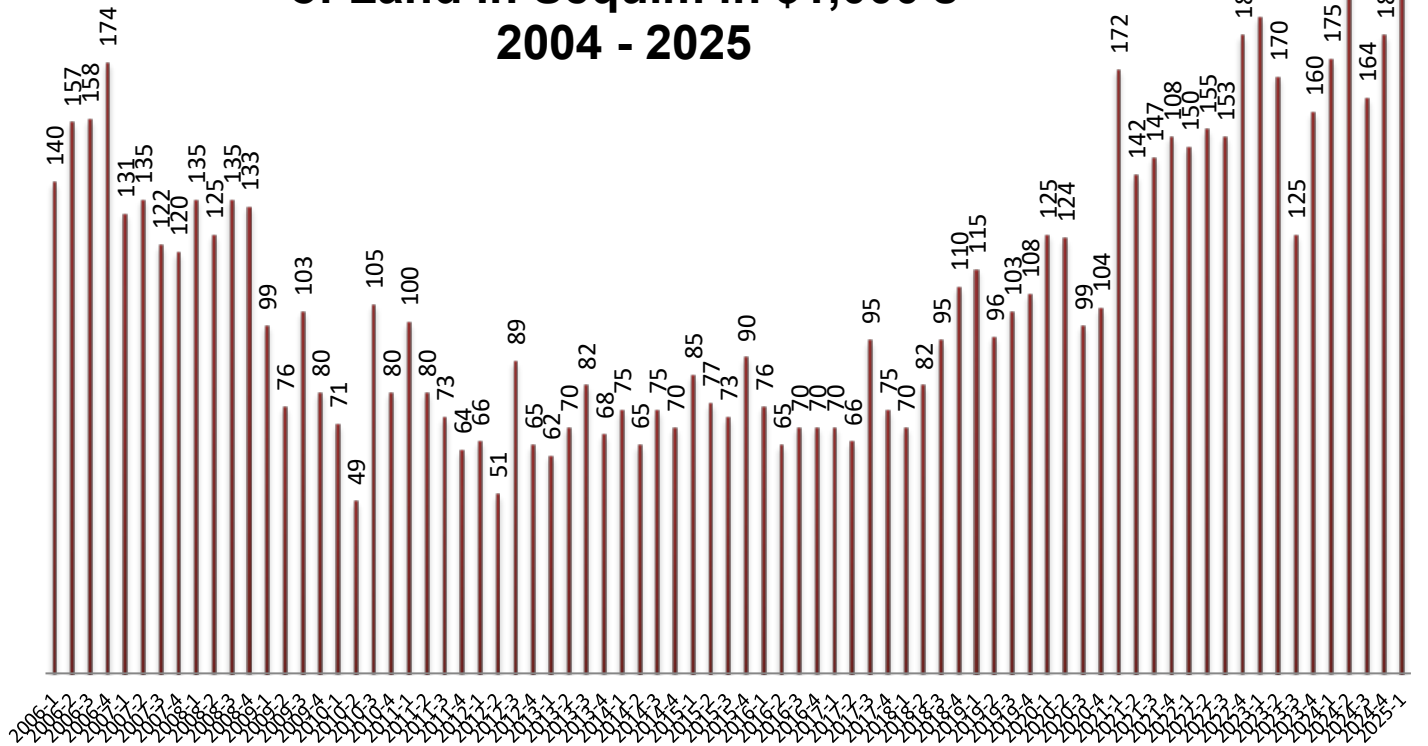
Land Report – Land Sales in the Sequim Area*



Land inventory – There was an average of 81 land parcels on the market at the beginning of the month in the 1st quarter, down from last year and still very low historically. As of this writing, there are only 85 parcels on the market (compare that to the 120 on the market this time last year). Currently, of those 85 parcels currently on the market, 17 are pending sales. The current median asking price for those 85 parcels is \$200K.

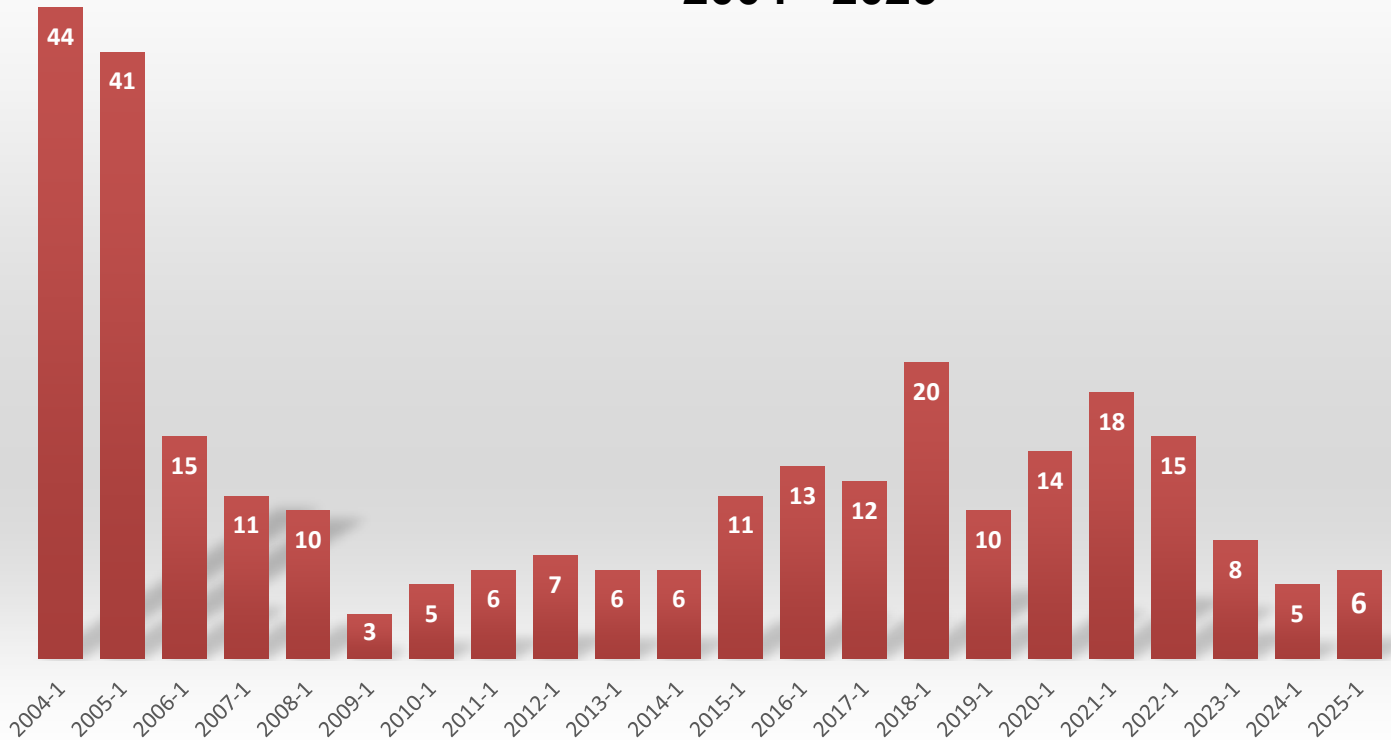
*The Sequim area is defined generally as the Sequim School District boundaries as far as east as Discovery Bay and west to Blue Mountain Rd., excluding homes on leased land. Data is collected from the Olympic Listing Service.

Quarterly Median Sold Price of Land in Sequim in \$1,000's 2004 - 2025



Record high median sold prices for land - The median sale price of the 17 land sales in the 1st Quarter rose to \$212K. The average land sale was \$193,582. The cost to build has continued to be high which most certainly has pushed consumers towards buying existing homes.

Average Number of Parcels Sold per Month Comparing 1st Quarters Only 2004 - 2025



Number of Q1 land sales way down - The 17 land sales in the 1st quarter was just slightly higher than the 15 sales in Q1 of 2024. The median number of days on market for those sales was 73 days and the median size of those land sales was 0.92 acres. Of those 17 sales, 4 were in the Sequim city limits

Outlook for 2025 – Inventory remains relatively low but the increase compared to Q1 2024 is encouraging. The US economy is in a very uncertain state right now, so we'll have to see how Sequim real estate is affected. Housing is still going to be a basic need no matter what happens. Some buyers we've talked to are waiting to see how things pan out while some investors are parking their money in Sequim real estate feeling it's a safer bet than the stock market. What we know for sure is that Sequim has all the fundamentals to outpace other regional and national markets due to our limited inventory, great weather, ample elbow room, natural beauty, limited traffic, and community-minded people.

Please call 360-460-2839 or email michael@teammcaleer.com if you have any questions. We are happy to assist you whether you need help buying or selling real estate in our beautiful area.

Michael McAleer

E. Michael McAleer

Managing Broker
RE/MAX Prime
CRS, GRI, ABR, SRES, CNE, SRES
360.683.1500 Office