

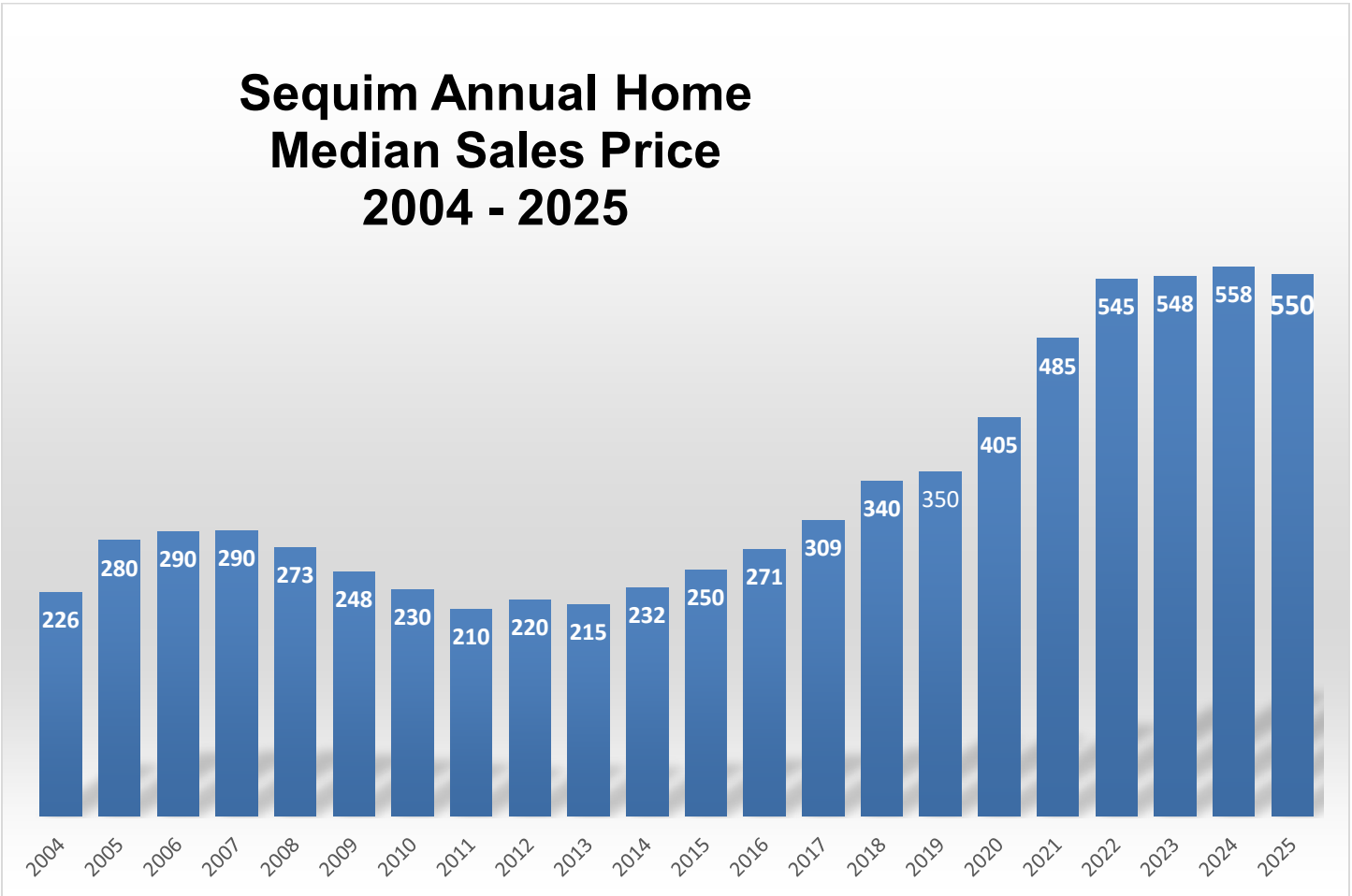


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2025 Year End and 4th Quarter 2025 Sequim Real Estate Report

2025 Year End Sequim Real Estate Report – Sales in the Sequim Area*

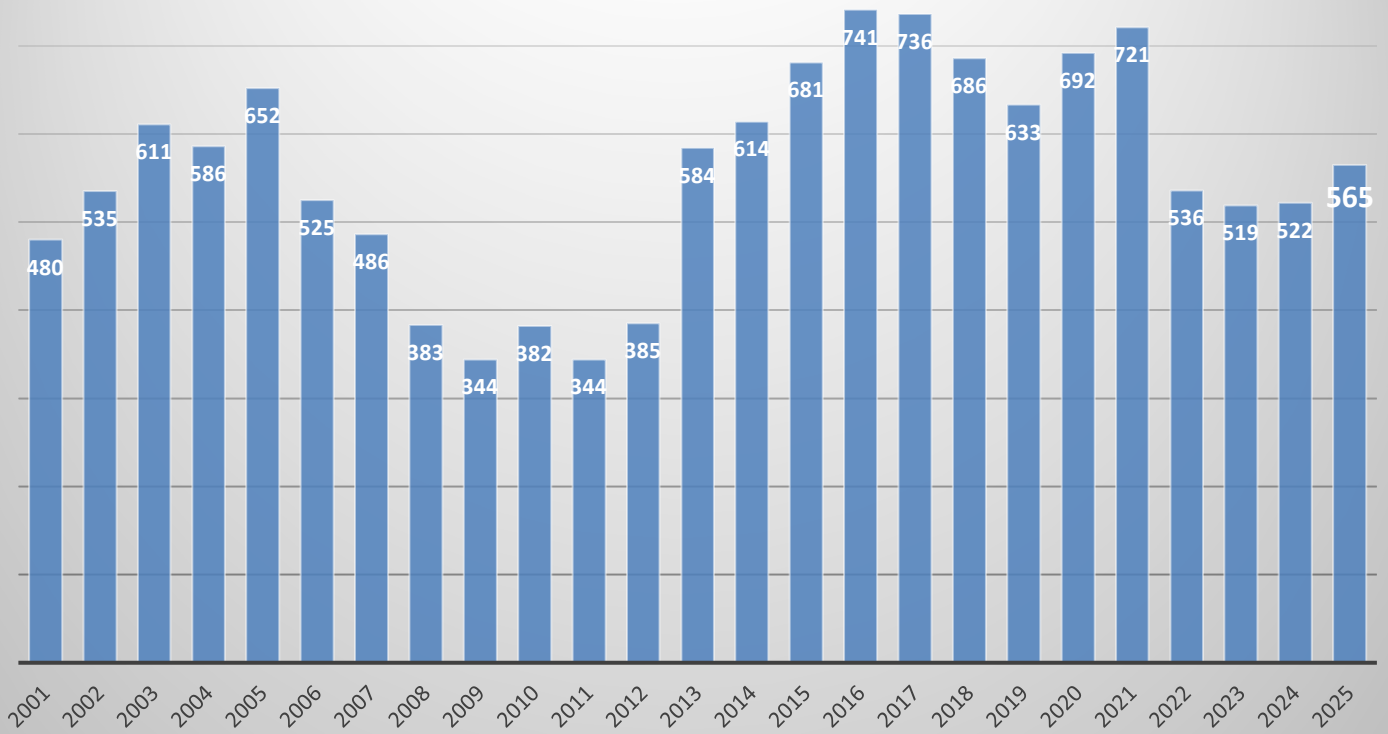
Sequim Annual Home Median Sales Price 2004 - 2025



Annual Median Price - The median home sale price fell just slightly this past year, ending an 11-year run of appreciation. The \$550K median price was still the second highest year on record behind the record \$558K median home sale price in 2024. After fairly dramatic increases between 2013 and 2022, the past four years' median prices have held relatively steady.

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

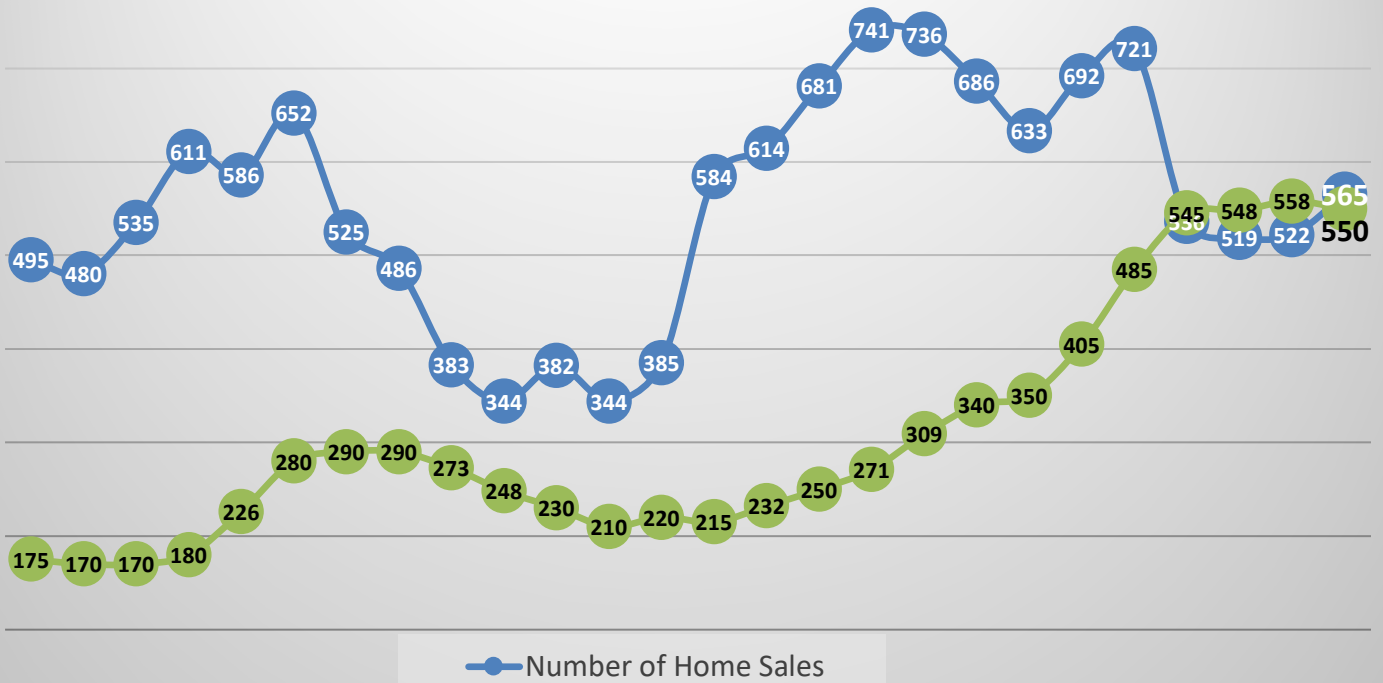
Sequim Number of Annual Home Sales Years 2000 - 2025



Number of Sales by Year - The sales volume of 564 home sales was a 7% increase over number of homes sales in 2024. Not a huge increase of course but a welcome sign of a possible course correction going into 2026.

Days on Market - The median number of days on market (DOM) for those 565 sales in 2025 rose slightly to 23 days on market before going pending compared to 19 days on market in 2024. The average days on market for home sales in 2025 was 51 days up from 45 days on market on average in 2024.

Annual Home Sales in Sequim Years 2001 - 2025



Comparing Trend Lines of Volume and Value - Having a look at both the annual sales volume and the median sales prices together is interesting. Note that the sales volume turned directions before prices did in both 2006 and 2013. The past 4 years, however, have been incredibly steady in terms of sales volume and median sale prices.

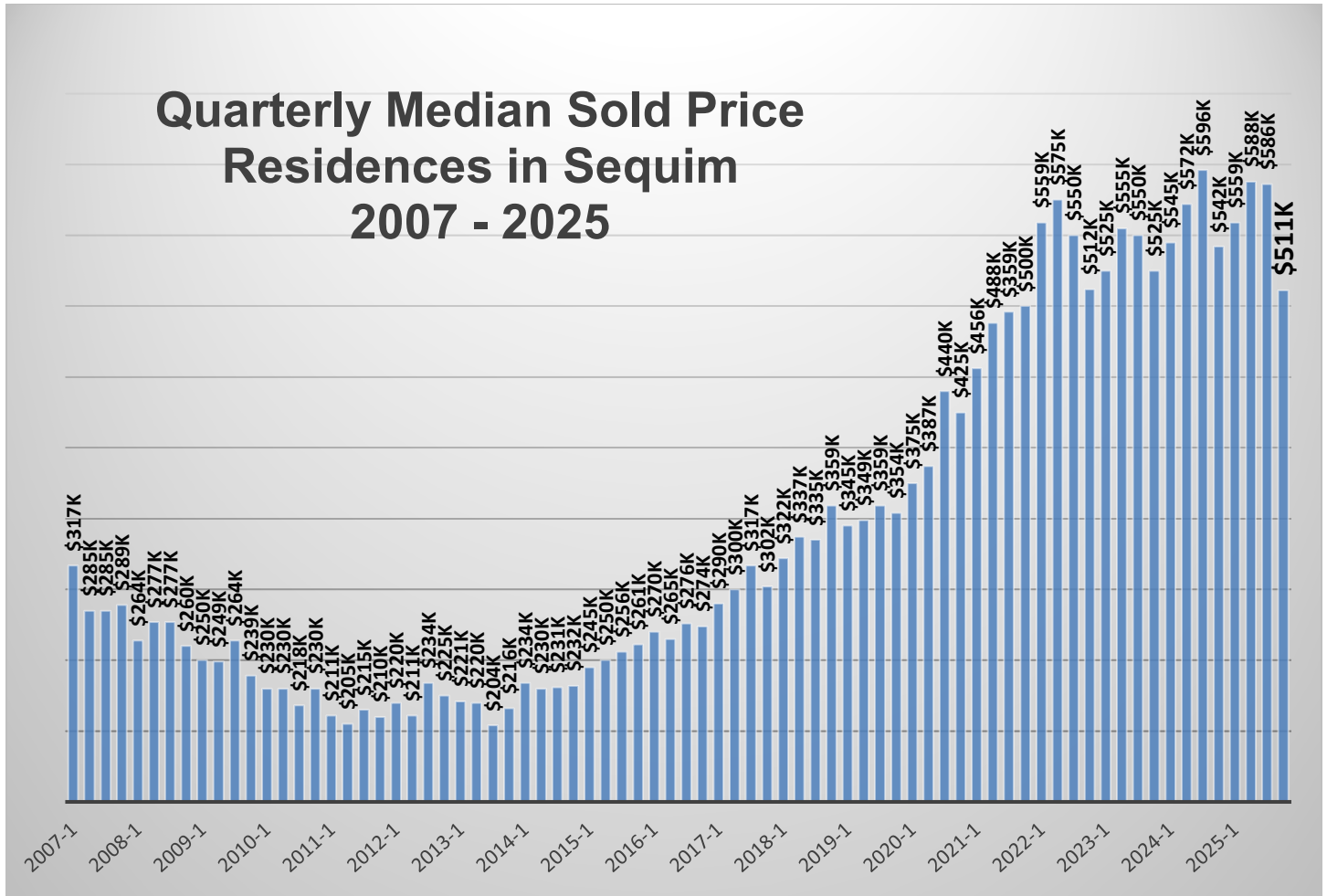
The slight increase in sales volume and slight decrease in the median price is interesting and we'll have to see if that trend continues. Something to note: this data has been compiled from the Olympic Listing Service which is the small but dominant MLS across Sequim and Port Angeles. (Approximately 80% of the sales last year involved a Realtor who was part of the Olympic Listing Service.) However, only some of the Rolling Hills neighborhood sales up 7th Ave., for example, were included in this data meaning the sales volume was even higher. There have always been sales in our area that were not reflected in the local OLS data but last year probably saw a higher percentage than normal. Any sales in the Rolling Hills where the buyer was represented by an OLS agent were in fact included in the data.

Sequim Annual Land Sales Volume and Values Comparing Years 2000 - 2025



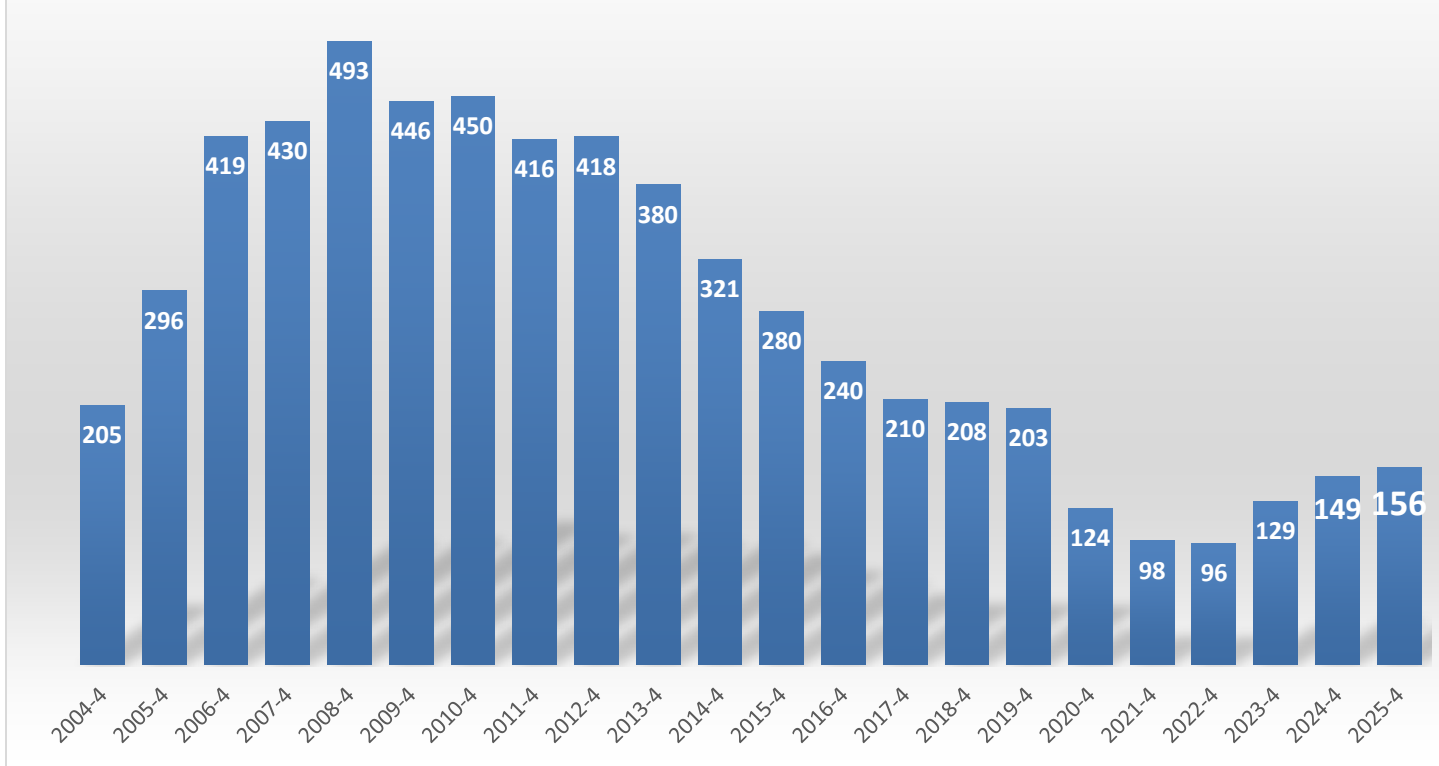
Number of Total Land Sales and Median Price - The 86 land sales in 2025 in the Sequim area was down quite a bit compared to the 111 sales in 2024. That is the fewest number of sales since 2011. The median sale price fell slightly to \$168K. The median number of days on market for those sales was only 23 days and the median size of those land sales was 1.4 acres. Of those 86 sales in 2025, 15 were Sequim city lots while the rest were outside of the city limits in Sequim’s rural lands.

4th Quarter 2025 Sequim Real Estate Report



4th Quarter 2025 Sequim Home Sales Data - The median sales price fell 13% to \$511K from the 2025 Q3 median sale price of \$586K. Interestingly however, the \$/SF only fell from \$311/SF to \$306/SF. The median sale price/square foot over the year was as follows: Q1 - \$299/SF, Q2 - \$326/SF, Q3 - \$311/SF and Q4 - \$306/SF.

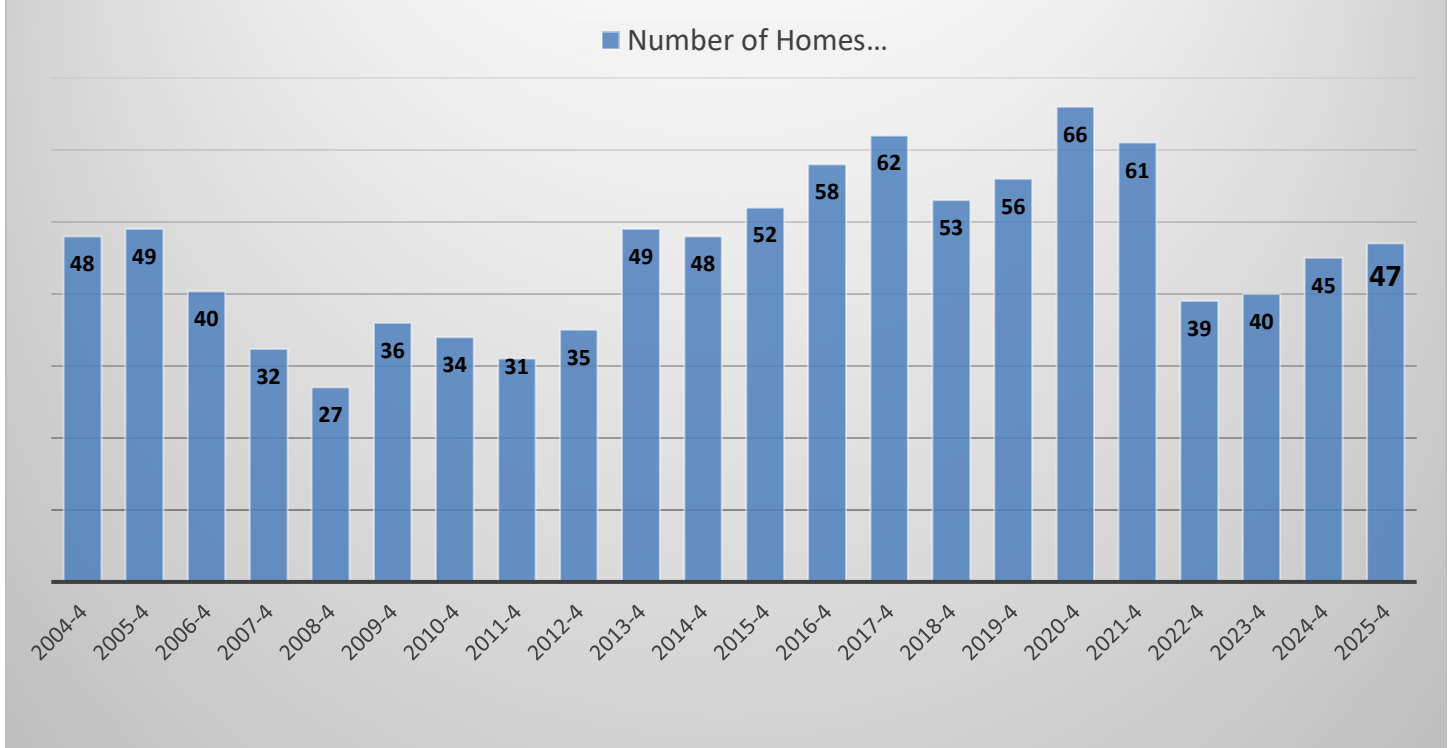
Average Number of Homes for Sale per Month Comparing 4th Quarter Only Years 2004 - 2025



Housing Inventory Rises – The 4th quarter average of 156 homes on the market (calculated at the beginning of each month) was a 4% increase compared to the 149 homes in Q4 of 2024. More inventory will hopefully lead to more choices for buyers and ultimately more sales.

As of this writing, there are 100 homes for sale in the Sequim area in the Olympic Listing Service. Of those active listings, 27 are pending sales leaving 73 homes to sell with a median asking price of \$577K. Of those 100 listings, 59 have reduced their asking price over the course of the listing. That’s a lot. The median Days on Market for the current inventory is 96 days on market compared to 70 days this time last year. NOTE: most of the agents from two local firms have opted out of the local OLS multiple listing service and now subscribe only to the NWMLS. (We belong to both MLS for maximum coverage). Since we have historically used data only from our local OLS, this recent opt out of agents skews the above referenced current inventory and will affect our report going forward. I will adjust our methodology in future reports.

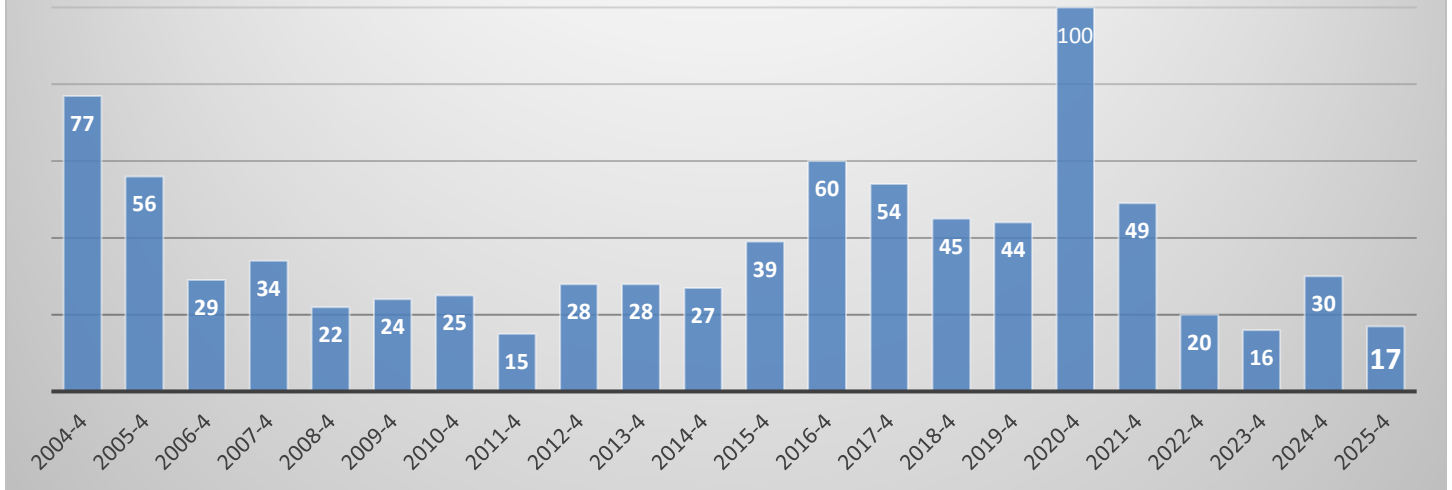
Average Number of Homes Sold per Month Comparing 4th Quarter Only Years 2004 - 2025



Number of 4th Quarter Sales - The average number of home sales/month over the 4th quarter rose to 47 home sales/month – 140 total.

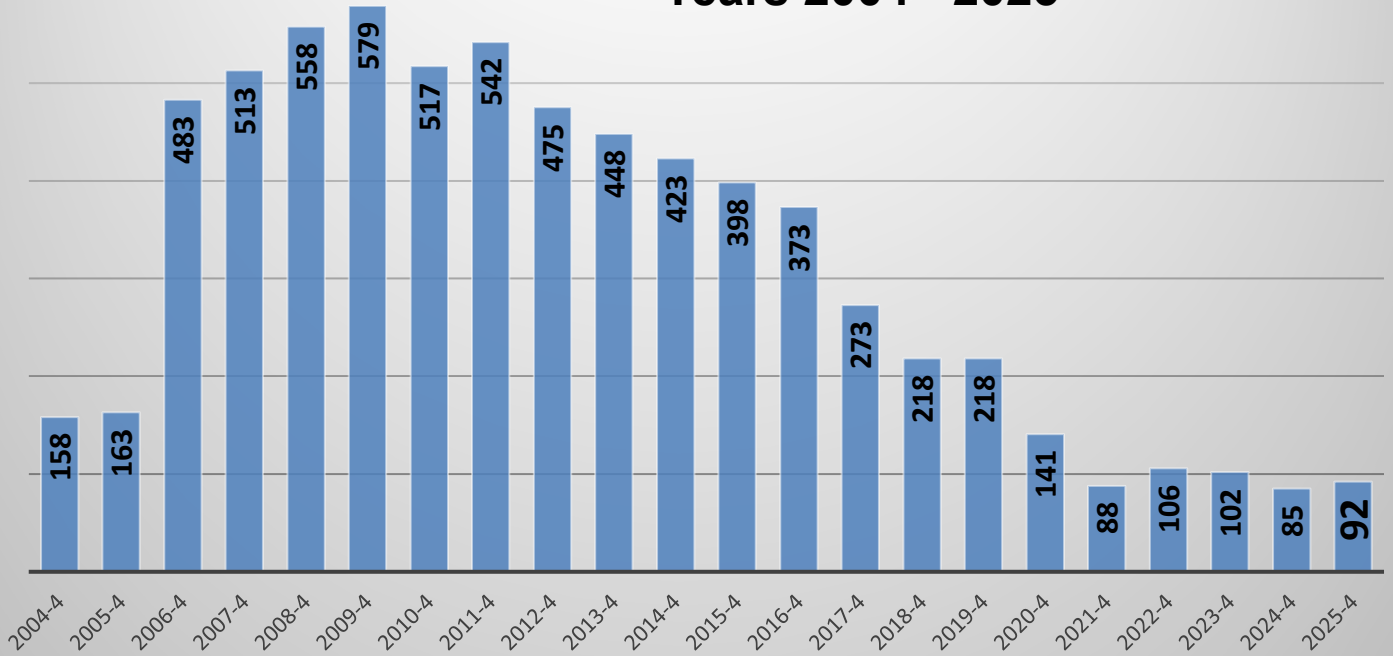
Median Profile of the 4th Quarter 2025 Home Sale - List price of \$515K with a sale price of \$511K, 1662 square feet, on 0.4 of an acre, single story, built in 1994, and on the market for 36 days. Of those 4th quarter sales, 49 boasted mountain views and 21 featured water views.

Number of Land Parcels Sold in Sequim Comparing 4th Quarter Only 2004 - 2025



The number of land sales in the 4th quarter of 2025 fell to 17. That is the lowest land sale volume for a 4th quarter since 2011 and the 2nd lowest on record.

Average Number of Land Parcels for Sale per Month Comparing 4th Quarter Only Years 2004 - 2025



Land Inventory – There were an average of 92 land parcels on the market at the beginning of the month in the fourth quarter. Given the scarcity of developable land in our geographically pinched area, this trend should come as no surprise. Currently there are 78 parcels for sale, 11 of which are pending sales. Of those 56 parcels, the median asking price is \$179K, the median size is 2.02 acres and the median days on market is 248 days. Again, these current numbers are lower due to the opt out of agents from two of Sequim’s local firms.

Outlook for 2026 – Interest rates for a 30-year mortgage are down to about 6.15% as of the writing of this report – a far cry from the sub 3% rates we saw 4 years ago but down from the 7% rates this time last year and the 8% rates just two years ago. Inventory continues to be historically low but the increase in inventory in Q4 of 2025 was encouraging. I believe values will hold steady but sales volume will increase again in 2026. How the overall economy will fare is in question, but we strongly believe Sequim will again outperform the vast majority of other real estate markets when you consider the relative value, limited inventory and our superior quality of life.

Please call me at 360-460-2839 or email me at 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.



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