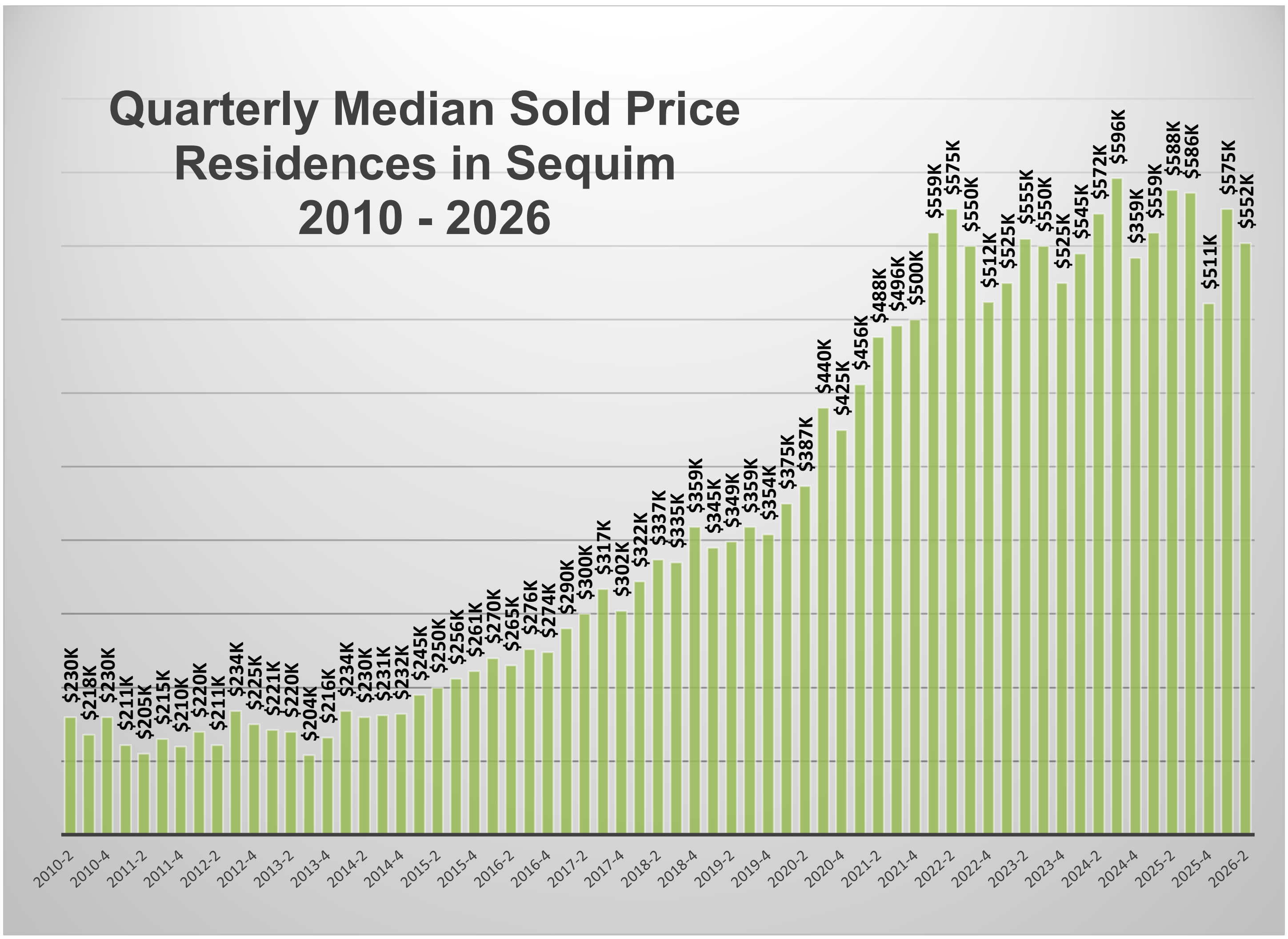
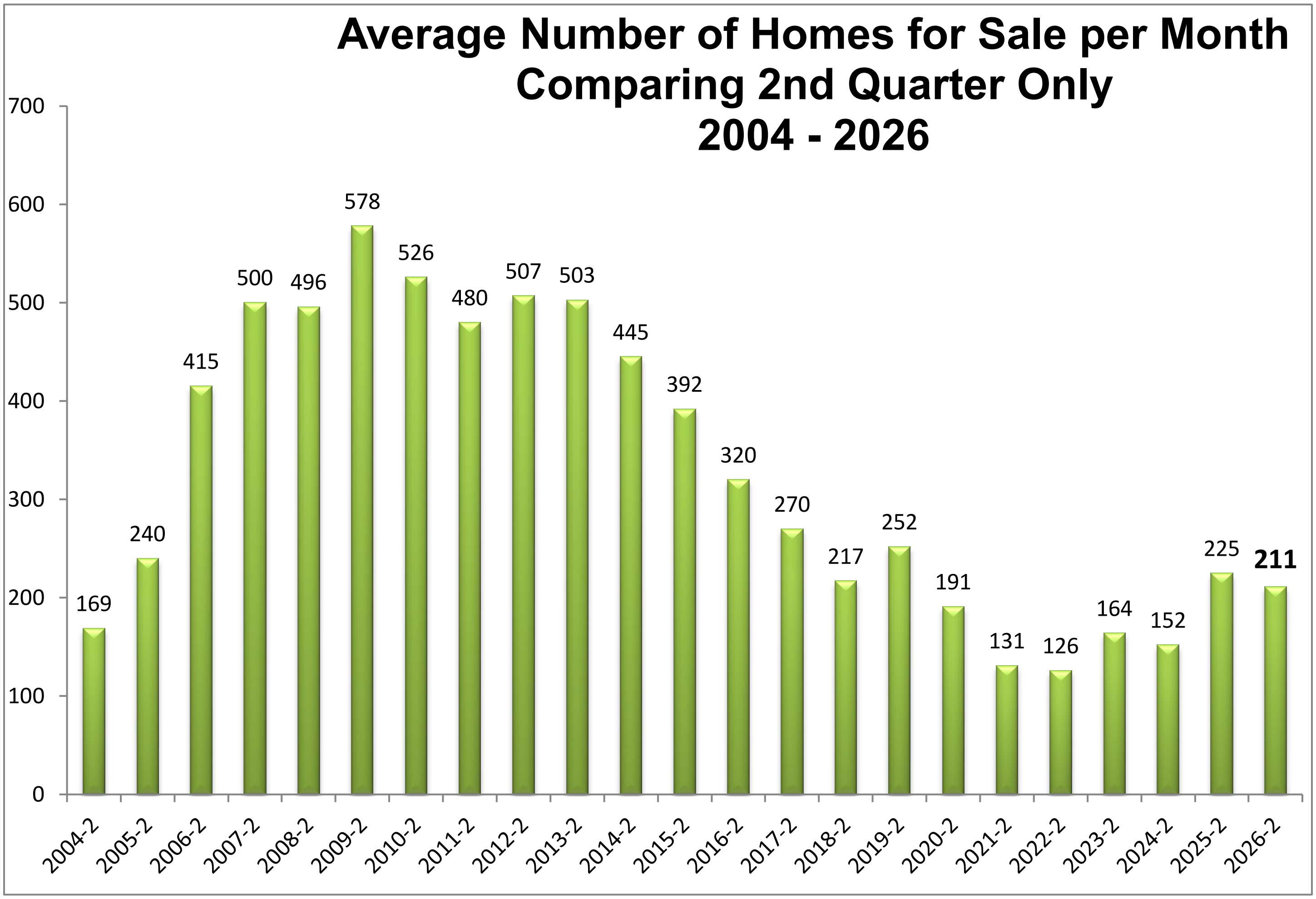
Team McAleer
RE/MAX Prime
901 W. Washington Street
Sequim, WA 98382
Office 360.683.1500
Fax 360.681.4351
www.teammcaleer.com

2nd Quarter 2026 Sequim Real Estate Report

Residential Report – Home Sales in the Sequim Area* compiled from the Olympic Listing Service.



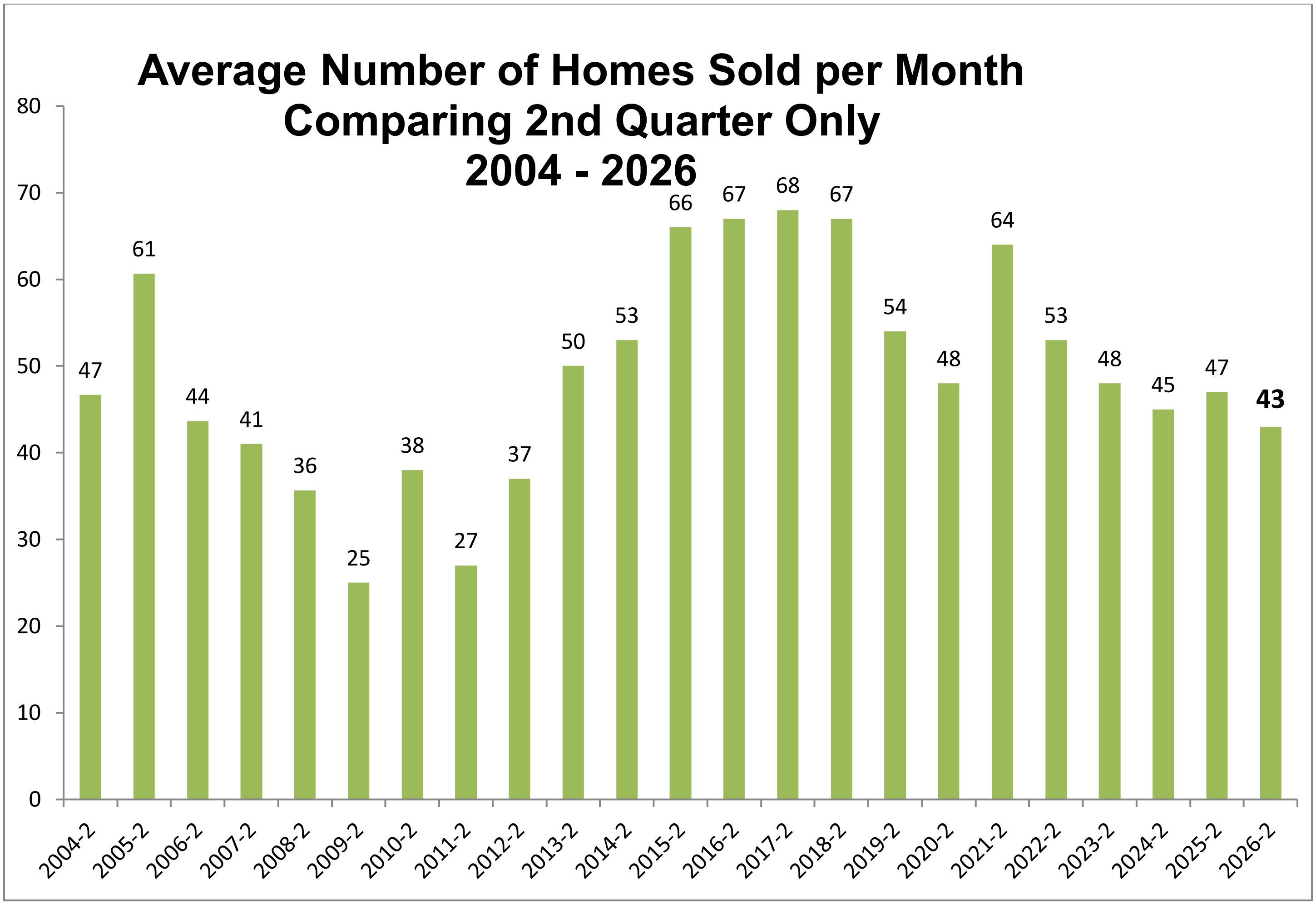
Median Price - The Q2 median sale price fell slightly to $552K but looking at the chart above you can see prices have held relatively steady over the past 4 years. The median sale profile for the Q2 home sales from the Olympic Listing Service was: asking price of $559K, 1796 SF on 0.38 acres, built in 1996, on the market for 18 days, sold at $290/SF & at 98% of the last asking price. Last year, 29% of all home purchases in the U.S. were paid for with cash. In Q2 of 2026, 37% of the Sequim buyers paid cash, reflective of our higher average aged buyer who have had more years to build wealth.



Housing Inventory – Like most markets, Sequim's housing market follows seasonal trends: more inventory and sales in the warmer months and fewer when it gets colder. Because of this we like to compare like quarters in terms of inventory and volume. Although a slight pull back from the Q2 2025 inventory, there is still quite a bit more for buyers to choose from compared to Q2 of '21 – '24.

Current Inventory – As of the date of this report in the Olympic Listing Service, the median asking price is $625K – a 3% increase from the median asking price of $604K at this time last year. The average Days on Market for our inventory is 67 days and the median is 55. Note: the median DOM for Q2 sales was 18 meaning homes priced and marketed properly do sell in a timely manner. Currently, 23% of our inventory are either under contract or are pending sales. 49% of the current active homes on the market have lowered their asking price over the course of the listing. Normally that number is closer to 33%

*Sequim area is roughly defined as the Sequim School District boundaries stretching east just past the Jefferson County line and west to Blue Mountain and Lewis Rd., excluding homes on leased land. Data is collected from the Olympic Listing Service.



2nd Quarter Home Sale Volume: There was an average of 43 home sales/month (130 total) over the second quarter of 2026. That was the lowest number of sales for a second quarter since Q2 of 2012. Given the fact that values remain high while interest rates remain high no one should be surprised that our sales volume was low.

*Sequim area is roughly defined as the Sequim School District boundaries stretching east just past the Jefferson County line and west to Blue Mountain and Lewis Rd., excluding homes on leased land. Data is collected from the Olympic Listing Service.

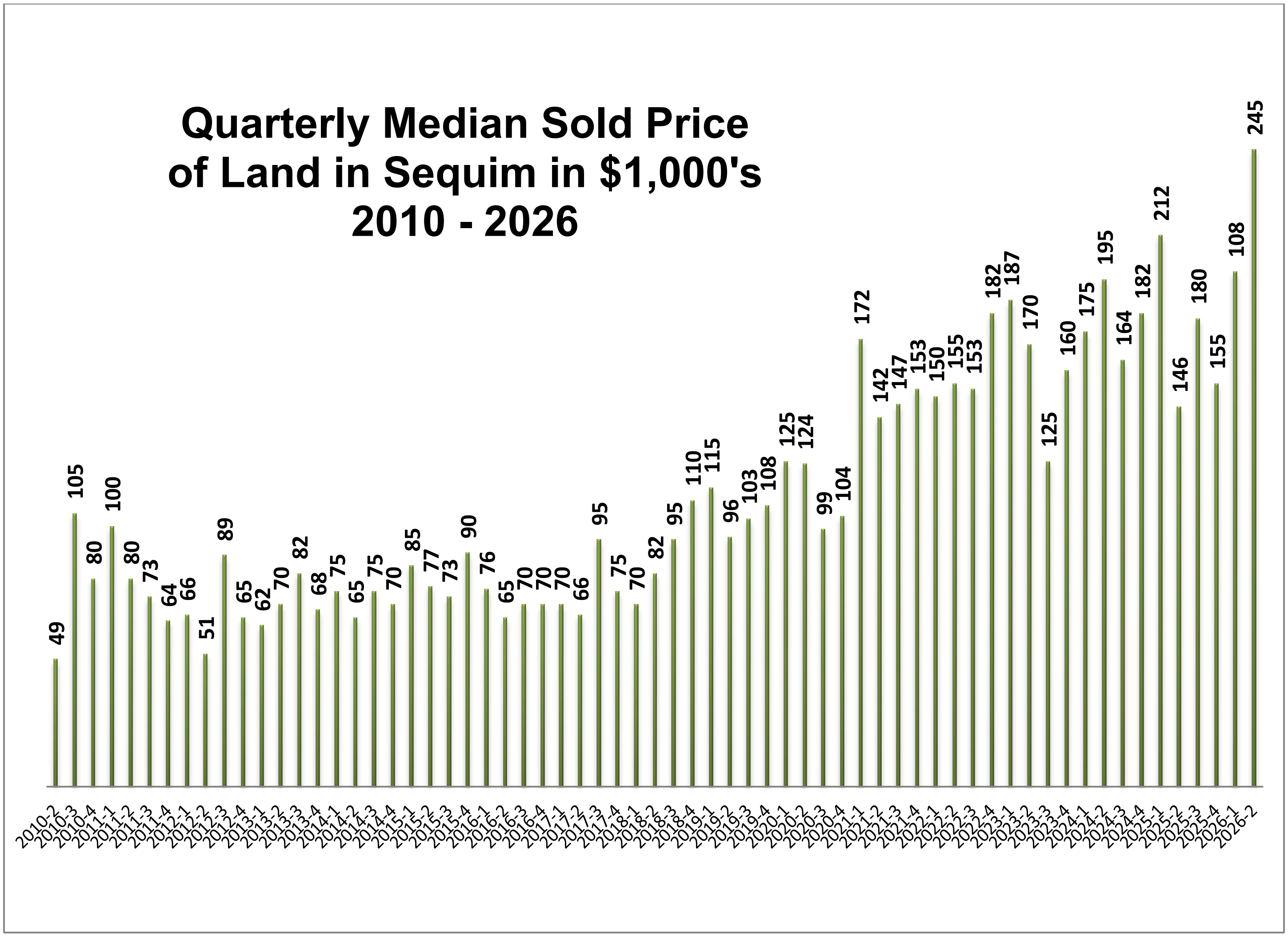
What your money could buy in 2007 (the previous high), 2011 (the low), and Q2 of 2026 *

Sale price and year	Square Feet	Lot Size	Year Built	View
$275K in 2007	1590 sf	0.21 acre	1995	No View
$275K in 2011	1943 sf	0.54 acre	1994	Mtn. View
$275K in 2026	1280 sf**	0.00 acre	1975	No View
$500K in 2007	2471 sf	1.23 acre	1998	S.W. View
$500K in 2011	3172 sf	1.64 acre	2000	S.W. View
$500K in 2026	1624 sf	0.30 acre	1995	Mtn. View
$750K in 2007	3740 sf	2.75 acres	1999	S.W. View
$750K in 2011	3848 sf	5 acres	2001	S.W. View
$750K in 2026	2616 sf	1.25 acres	1999	Mtn. View

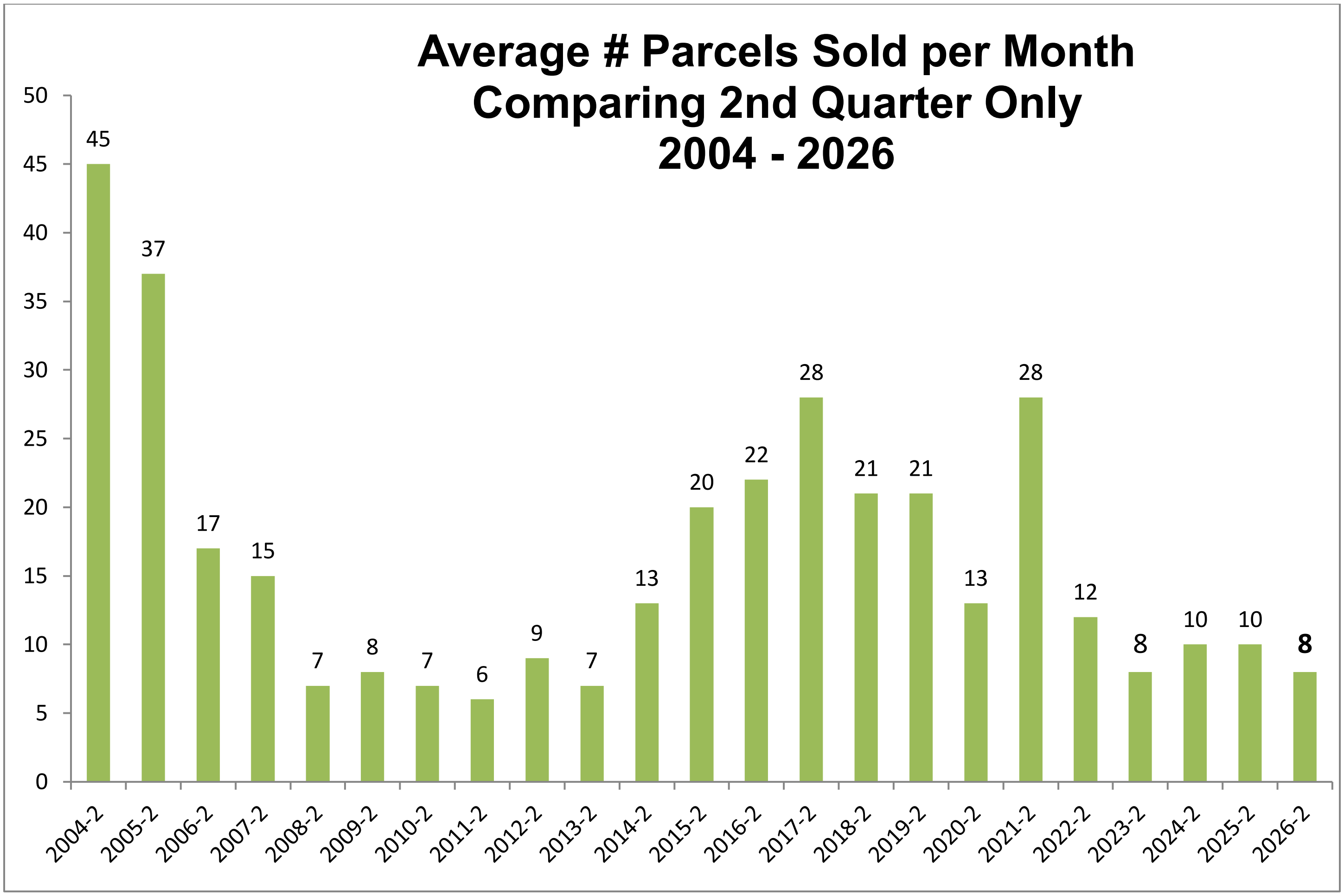
*We examined a range of 15 – 20 home sales hovering above and below a median sales price of $250K, $500K, and $750K over those 3 time periods.

**The SIX homes that sold between $265K and $300K were 2 older mobile homes and 4 condos all built in the 1970s

Sequim Land Report



Median Sales Price: The median sale price for land in Q2 set a record at $245K. The sales volume was only 24 total sales so consider the low sample size in regards to the medians sale price. The average parcel sold at 94% of the last asking price. Building prices are still high but so is everything. It’s really our lack of vacant land inventory that is keeping the sales volume down. The fact that 11 of the 24 sales ranged from $295K to $500K reflects the fact that people with means will pay to get exactly what they want and the cost to build does not seem to shy them away. Sequim’s geography will ultimately limit the long-term supply of buildable lands and people who want to get their piece of Sequim seem motivated to buy before there’s little left to choose from.



Land sales volume: There were 24 land sales in the second quarter, with an average of 8/month. That is similar to the past 4 years. Of those 24 land sales over the 2nd quarter, 20 were in unincorporated Sequim and 4 sales were inside the city limits. The average time on market for those sales was 127 days and the median was 37 days on market.

Inventory: The land inventory rose to an average of 127 parcels for sale at the beginning of each month this past quarter. The current median asking price is $235K, the median size is 1.01 acres and the median days on market for the active inventory currently sits at 99 days.

Overall Sequim Real Estate Outlook: Writing this report felt like Groundhog's Day. Is this déjà vu? Have I been here before? No, but this is about 4 years now of similar prices, inventory and sales volume. Prices have softened somewhat and buyers do have slightly more to choose from. Still, the charts tell the story that our market is continuing on along the same lines. Sequim's market has fared better than other communities around the state and country and that is in large part because our buyers are still mostly retirees. Baby boomers have fared well economically compared to younger generations and are thus less affected by interest rates, job displacement due to AI, etc. The concern for our younger population remains as buying that first home is simply not possible based on average wages and the cost for a starter home. In 2005, nearly 40% of all U.S. home purchases were made by first time home buyers. By 2015, only 31% of purchases were made by first time home buyers. Last year, only 21% of home purchases in the US were first time home buyers. That's a complicated problem that will need to be corrected one way or another for our next generations to realize the American Dream. I'm open to any and all suggestions.

We remain grateful for our clients and feel so fortunate to be able to do business in an area as beautiful as ours here on the Olympic Peninsula.

Please call us if you have any questions and know that we are happy to assist you when you need help buying or selling real estate in our beautiful area.

Michael McAleer
Managing Broker
Team McAleer
RE/MAX Prime
CRS, GRI, ABR, SRES, CNE
360.460.2839 Cell Phone
360.683.1500 Office Phone
www.teammcaleer.com