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3RD QUARTER 2026

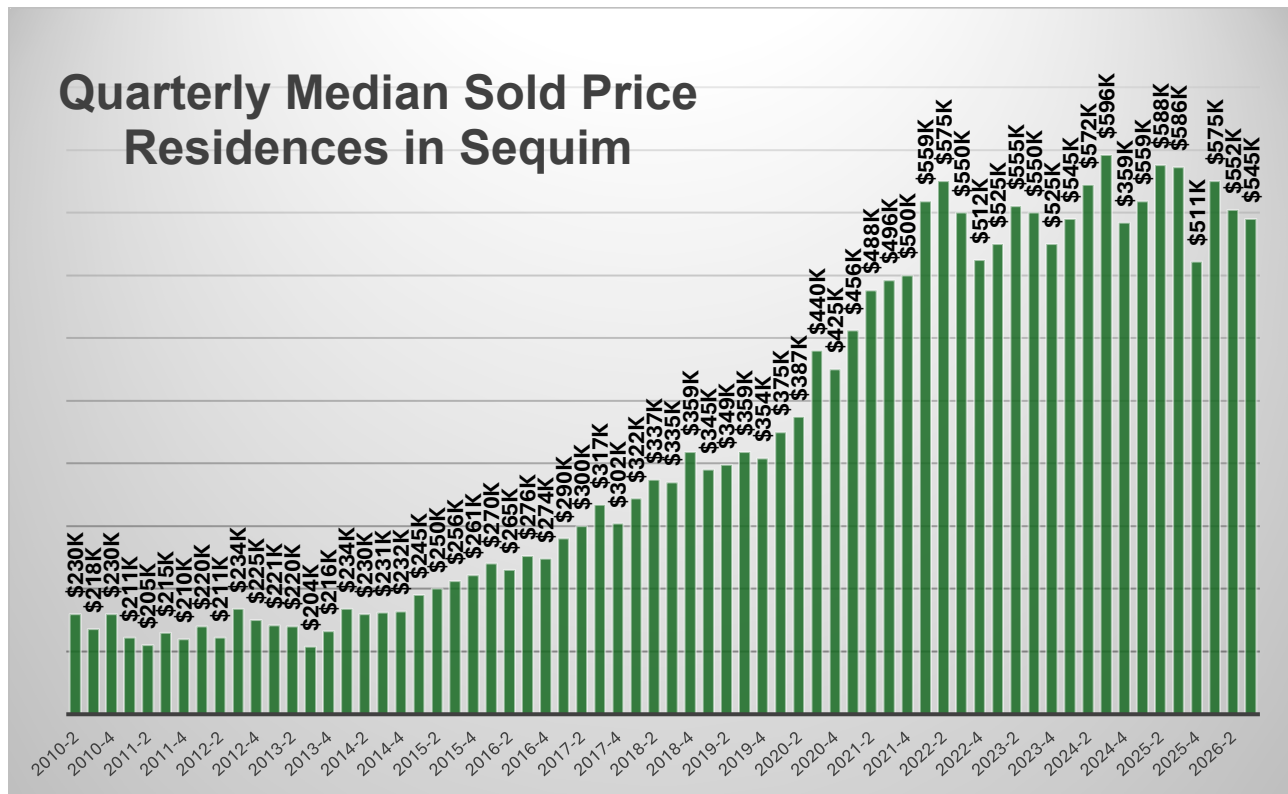
Sequim Real Estate Report

Residential home sales in the Sequim area, compiled from the Olympic Listing Service & NWMLS.

\$545K Q3 MEDIAN SALE PRICE	51 days AVERAGE DAYS ON MARKET	98% SOLD AT % OF LAST ASKING	46% Q3 BUYERS WHO PAID CASH
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RESIDENTIAL REPORT

Quarterly Median Sold Price, 2010 – 2026



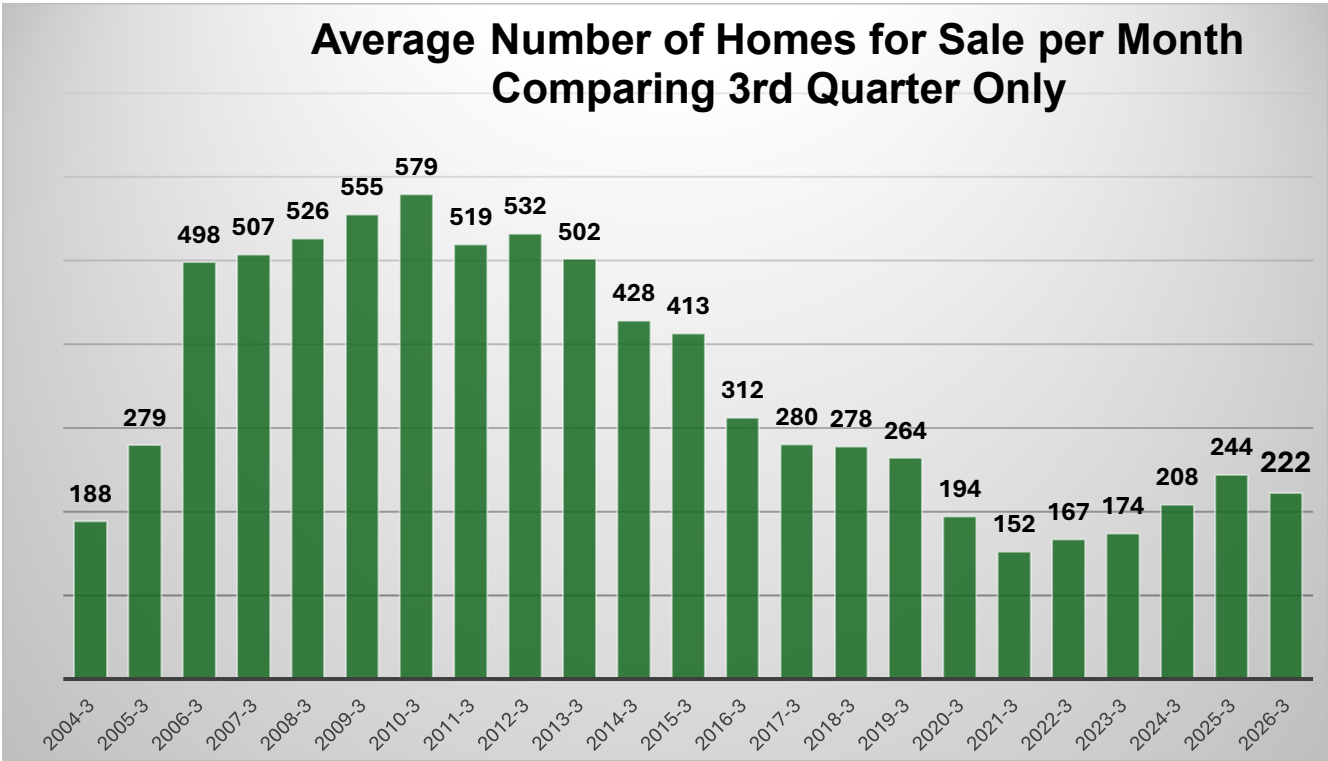
Median sold price of residences in Sequim, quarterly comparison, 2010–2026. Source: Olympic Listing Service & NWMLS.

The Q3 median sale price fell slightly to **\$545K**, though the chart above shows prices have held relatively steady over the past five years. The median sale profile for Q3 home sales from the Olympic Listing Service was: asking price of **\$553K**, **1,801 SF** on **0.4 acres**, built in **1998**, on the market for **34 days**, sold at **\$303/SF** and at **98%** of the last asking price. So far this year, 32% of all home purchases in the U.S. were paid for with cash. In Q3 of 2026, **46%** of Sequim buyers paid cash — reflective of our higher average-aged buyer, who has had more years to build wealth.

HOUSING INVENTORY

Average Number of Homes for Sale per Month

Comparing 3rd quarter only, 2004 – 2026



Average monthly residential listing count, third quarter comparison, 2004–2026. Source: Olympic Listing Service.

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 there has been a slight pull-back from Q3 2025 inventory, there is still quite a bit more for buyers to choose from compared to Q3 of 2020–2024.

CURRENT INVENTORY

\$581K CURRENT MEDIAN ASKING PRICE	92 AVERAGE DAYS ON MARKET	19% INVENTORY UNDER CONTRACT OR PENDING	61% ACTIVE LISTINGS WITH A PRICE REDUCTION
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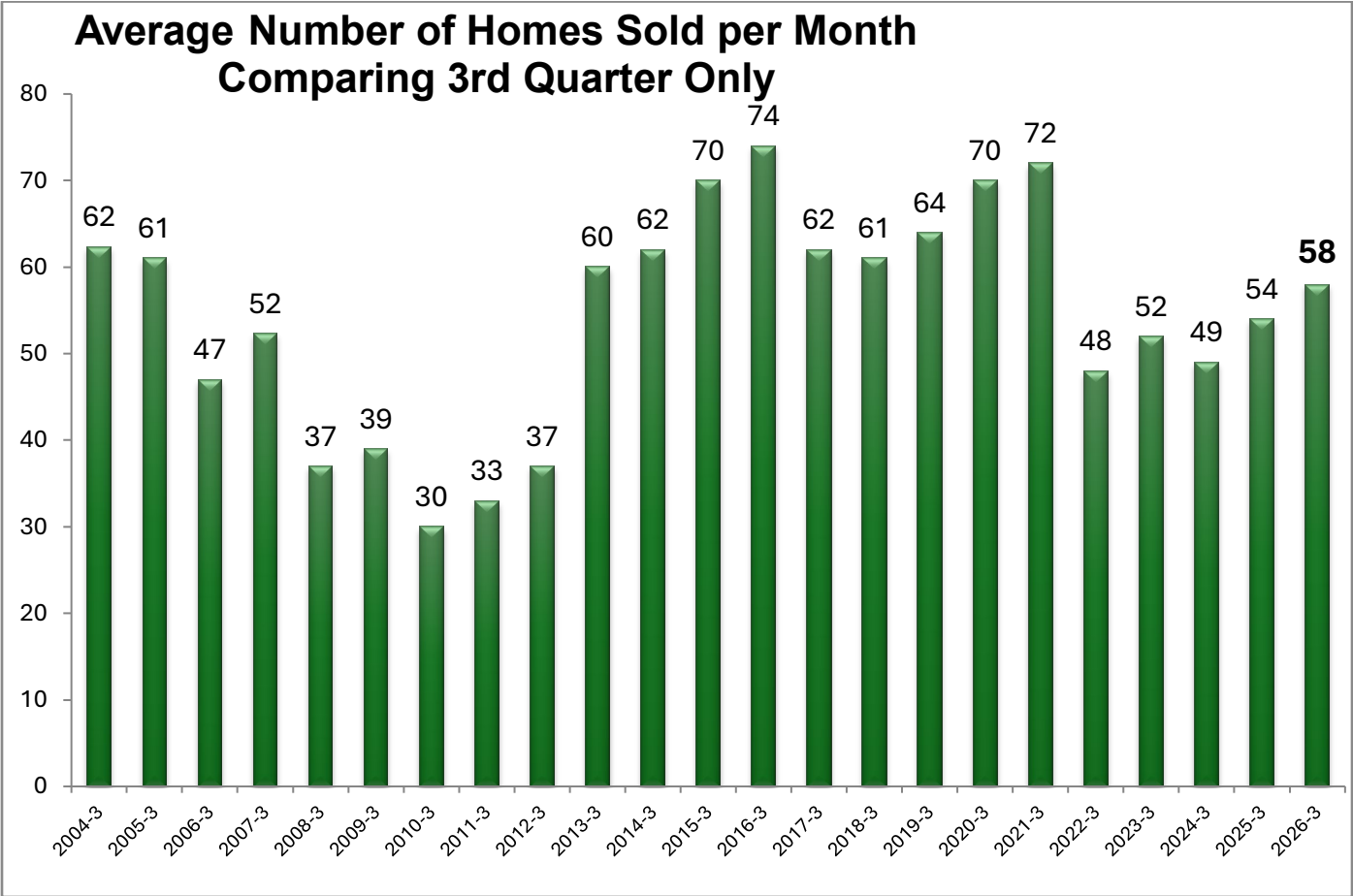
As of the date of this report in the Olympic Listing Service, the median asking price is **\$581K** — a 7% decrease from the median asking price of \$625K at this time last year. The average days on market for current inventory is 92 days up from 67 days this time last year, and the median is 76 up from the median 55 days on market this time last year. Note: the median days on market for Q3 sales was 34, meaning homes priced and marketed properly do sell in a timely manner. Currently, 19% of inventory is either under contract or pending sale. **61%** of active homes on the market have lowered their asking price over the course of the listing — normally that figure is closer to 33%.

Coverage area: The 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.

SALES ACTIVITY

3rd Quarter Home Sale Volume

Average number of homes sold per month, comparing 3rd quarter only, 2004 – 2026



Average monthly residential sales count, third quarter comparison, 2004–2026. Source: Olympic Listing Service.

173 TOTAL Q3 2026 HOME SALES	58/mo. AVERAGE SALES PER MONTH	2021 HIGHEST Q3 VOLUME SINCE
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There was an average of 58 home sales per month (173 total) over the third quarter of 2026. That was the highest number of sales for a third quarter since Q3 of 2021. Given how poorly our biggest feeder market, Seattle, fared over the past year we are all pleasantly surprised. Maybe we shouldn't be – they are moving here among other places after all.

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PURCHASING POWER

What Your Money Could Buy

In 2007 (the previous high), 2011 (the low), and Q3 of 2026

Sale Price & Year	Square Feet	Lot Size	Year Built	View
\$275K in 2007	1,590 sf	0.21 acre	1995	No view
\$275K in 2011	1,943 sf	0.54 acre	1994	Mtn. view
\$275K in 2026*	1,142 sf	0.00 acre	1971	No view
\$500K in 2007	2,471 sf	1.23 acre	1998	S.W. view
\$500K in 2011	3,172 sf	1.64 acre	2000	S.W. view
\$500K in 2026	1,711 sf	0.25 acre	2004	No view
\$750K in 2007	3,740 sf	2.75 acres	1999	S.W. view
\$750K in 2011	3,848 sf	5 acres	2001	S.W. view
\$750K in 2026	2,171 sf	1.00 acres	2001	Mtn. view

**The three homes that sold between under \$300K were an old single-wide, an older condo and a tear down.*

We examined a range of 15–20 home sales hovering above and below a median sales price of \$250K, \$500K, and \$750K over these three time periods. The comparison illustrates how far purchasing power has fallen at every price point since the market's previous peak in 2007 — buyers today get meaningfully less space and land for the same dollar, even at \$750K. Check out the median square footage for a \$750K home this past quarter.

LAND REPORT

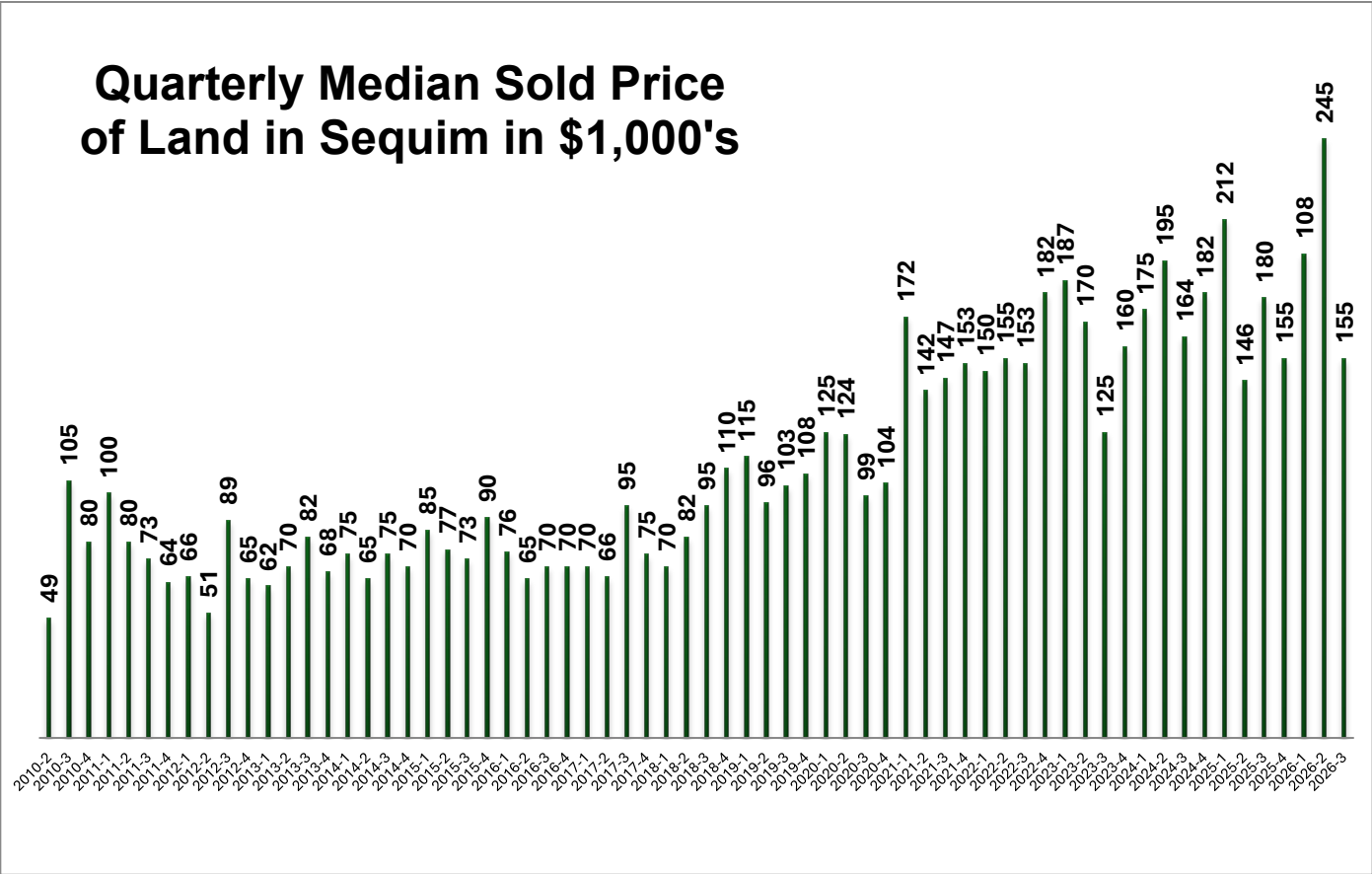
Sequim Land Report

Vacant land sales, pricing, and inventory across the Sequim area

LAND PRICING

Quarterly Median Sold Price of Land

In thousands of dollars, 2010 – 2026



Median sold price of land in Sequim, third quarter comparison, 2010–2026 (\$000s). Source: Olympic Listing Service.

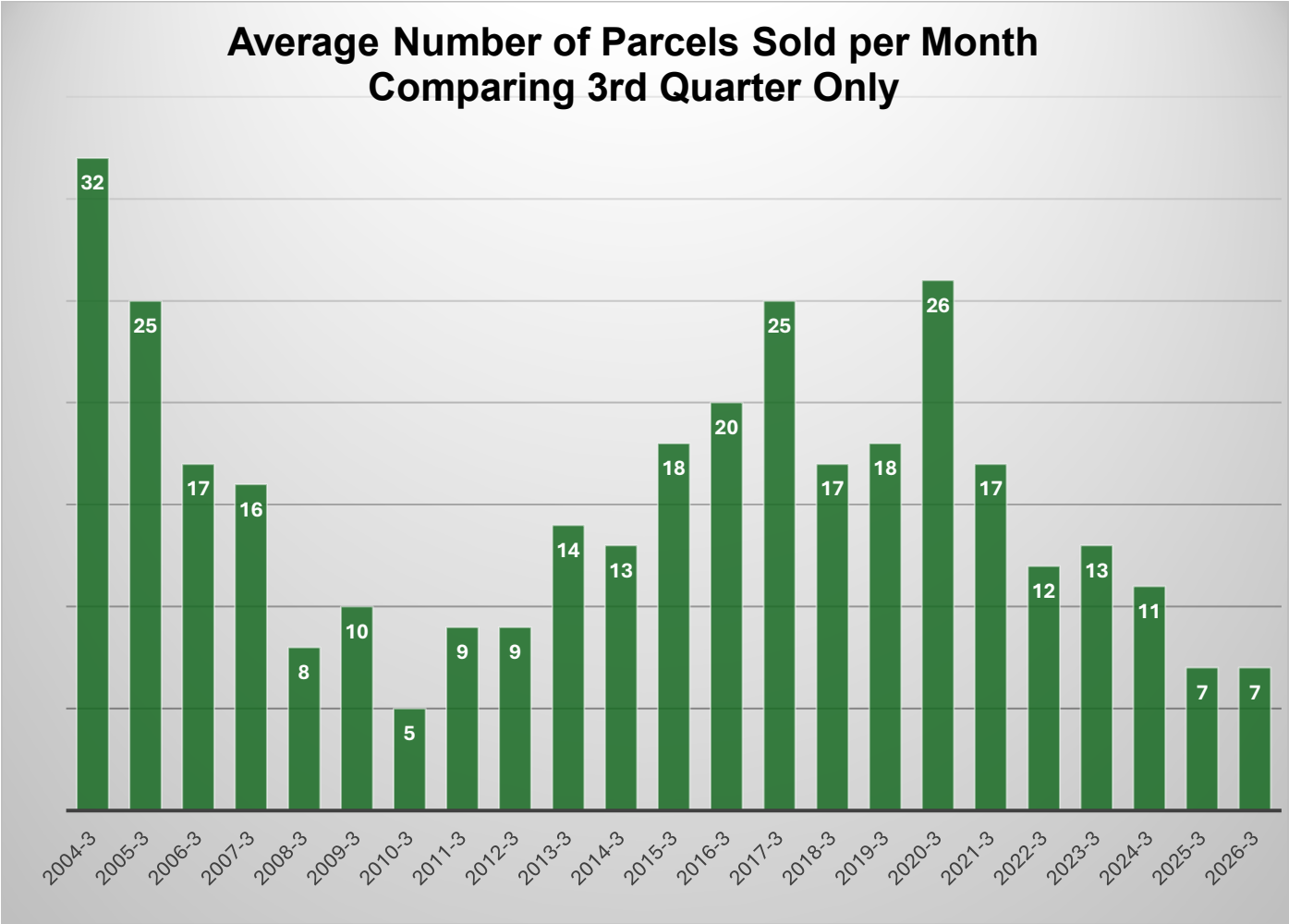
\$155K Q3 2026 MEDIAN LAND PRICE	19 TOTAL LAND SALES IN Q3	95% AVERAGE SALE-TO-ASK RATIO
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The median sale price for land in Q3 came back down to earth. This volatility is simply due to the small sample sizes over the 2nd and 3rd quarters. The average parcel sold at 95% of the last asking price. Keep in mind however that 10 of the 19 sales lowered their asking price before ever getting an offer. 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. Sequim's geography will ultimately limit the long-term supply of buildable land, and people who want their piece of Sequim seem motivated to buy before there's little left to choose from.

LAND SALES ACTIVITY

Average Number of Parcels Sold per Month

Comparing 3rd quarter only, 2004 – 2026



Average monthly land parcel sales, third quarter comparison, 2004–2026. Source: Olympic Listing Service.

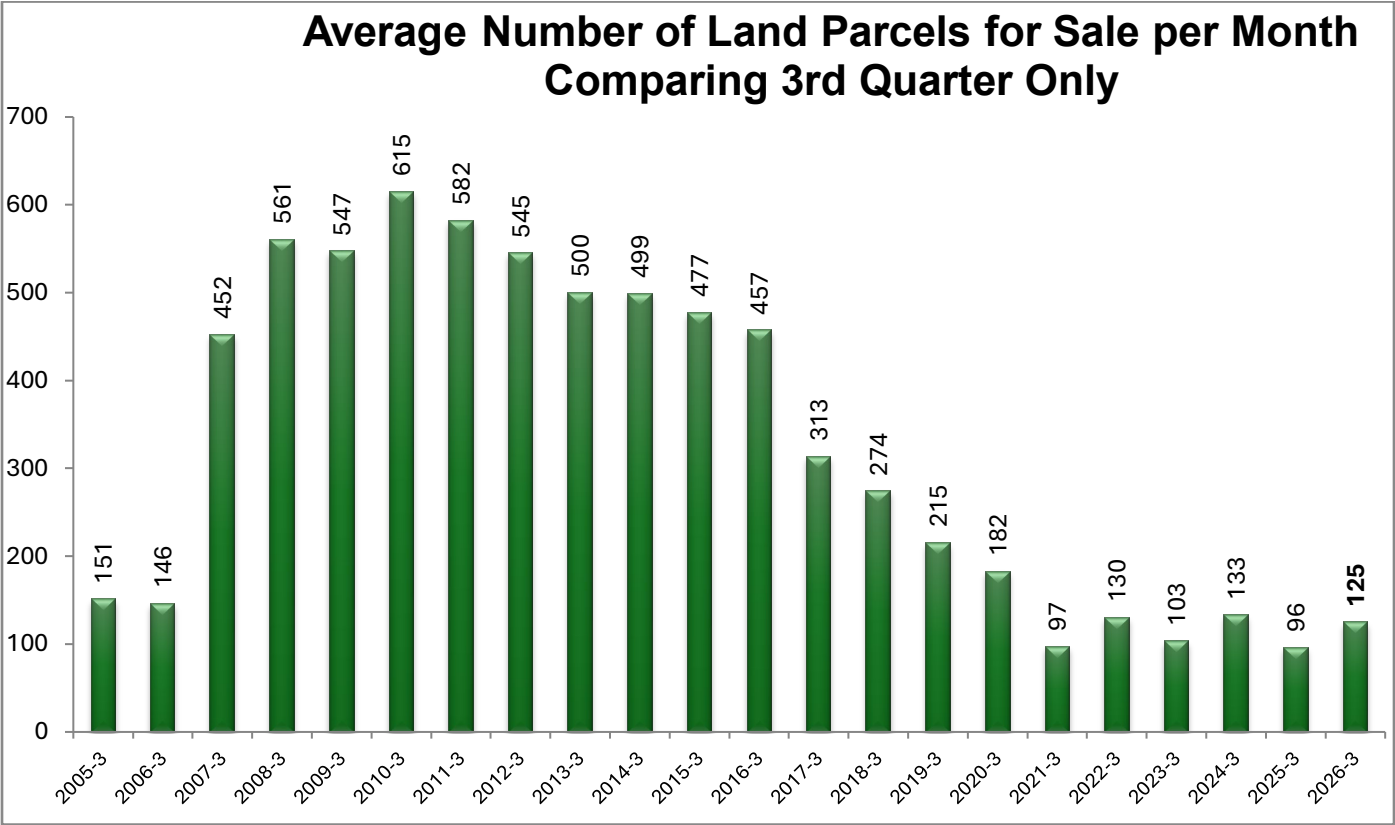
19 LAND SALES IN Q3 (AVG. 8/MO.)	17 / 2 UNINCORPORATED VS. IN-CITY SALES	76 / 72 AVG. / MEDIAN DAYS ON MARKET
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There were 19 land sales in the second quarter, averaging 8 per month — similar to the past four years. Of those 19 sales, 17 were in unincorporated Sequim and 2 were inside the city limits. The average time on market for those sales was 76 days, and the median was 72 days on market.

LAND INVENTORY

Average Number of Parcels for Sale per Month

By 3rd quarter only, 2005 – 2026



Average monthly land parcel listings, third quarter comparison, 2005–2026. Source: Olympic Listing Service.

125 AVG. PARCELS FOR SALE PER MONTH	\$190K CURRENT MEDIAN ASKING PRICE	1.13 MEDIAN PARCEL SIZE	153 MEDIAN DAYS ON MARKET
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Land inventory rose to an average of 125 parcels for sale at the beginning of each month this past quarter. The current median asking price is \$190K, the median size is 1.13 acres, and the median days on market for active inventory currently sits at 153 days.

MARKET OUTLOOK

Overall Sequim Real Estate Outlook

The average interest rate for a 30-year mortgage nationwide as of today is 7.43%. I hear people dismiss that rate and compare it to 18% rates in the early '80s. The catch of course in that comparison is that the median home price back then was \$70K making the monthly payment approximately \$770/month.

The Seattle metro area remains our biggest feeder market here in Sequim. Seattle home sale volume fell 13% year over year in August while the active home listings rose 21.5% over that same span. They were due for a correction and hopefully that's what this is.

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, and so on.

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

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