

FEBRUARY 2023 MARKET INSIGHTS



CAMANO ISLAND

\$683,814

AVERAGE SALE PRICE

35

ACTIVE LISTINGS

53

HOMES SOLD YEAR TO DATE

50

AVERAGE DAYS ON MARKET

98%

LIST TO SALES PRICE RATIO

STANWOOD

\$575,688

AVERAGE SALE PRICE

46

ACTIVE LISTINGS

35

HOMES SOLD YEAR TO DATE

61

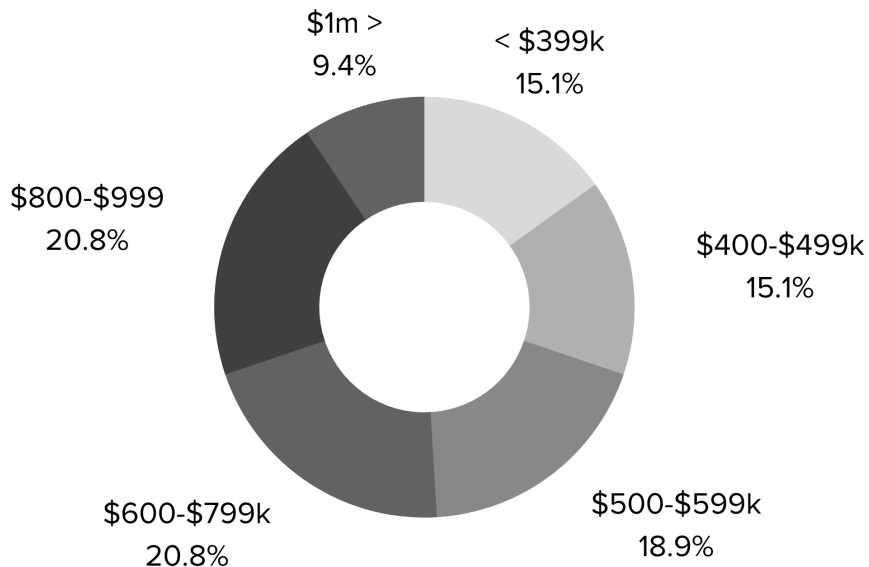
AVERAGE DAYS ON MARKET

99%

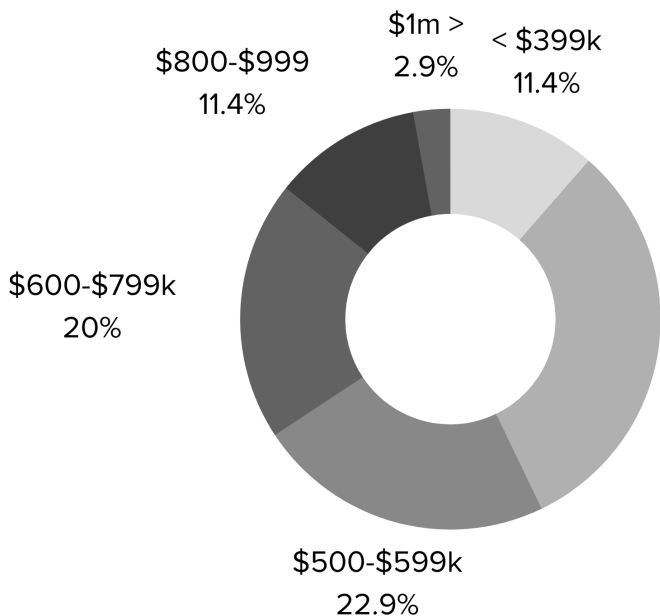
LIST TO SALES PRICE RATIO

2023 NUMBER OF HOMES SOLD YEAR TO DATE

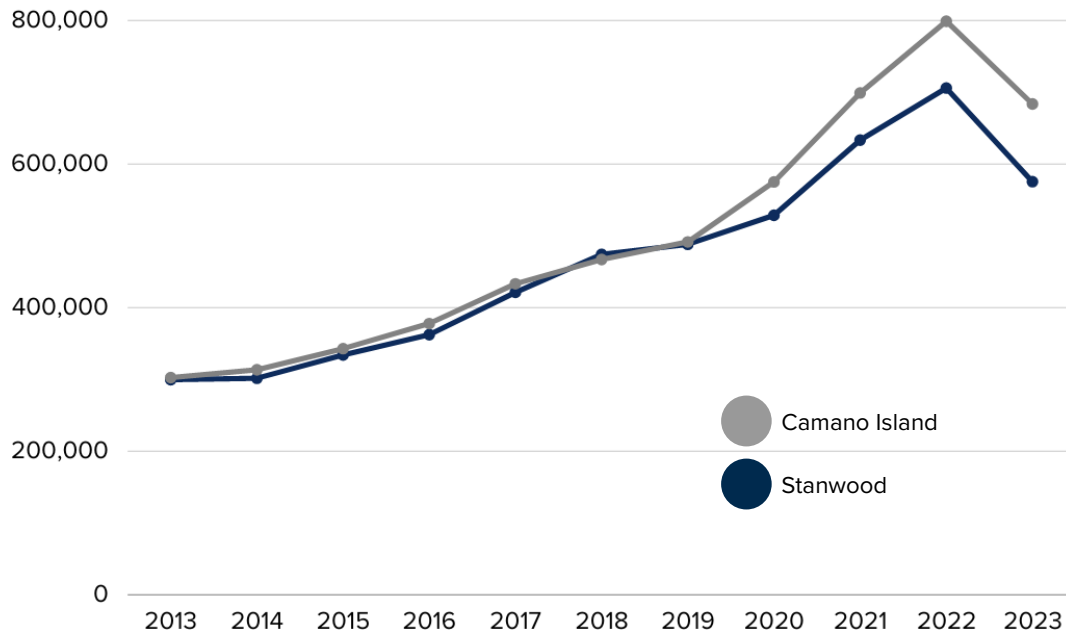
CAMANO ISLAND – 53 HOMES



STANWOOD - 35 HOMES



10-YEAR AVERAGE SALE PRICE TREND



FEBRUARY 2023 vs FEBRUARY 2022 AVERAGE SALE PRICE

\$400-\$499k
31.4%



CAMANO ISLAND

17%

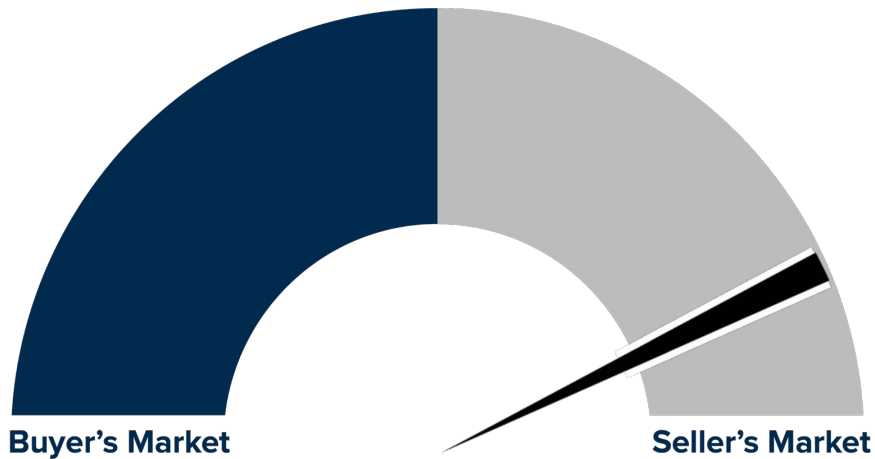
STANWOOD

10%



CAMANO ISLAND

FEBRUARY	2023	2022	% +/-
NEW LISTINGS	28	30	-7%
PENDINGS	29	19	53%
SOLDS	22	21	5%

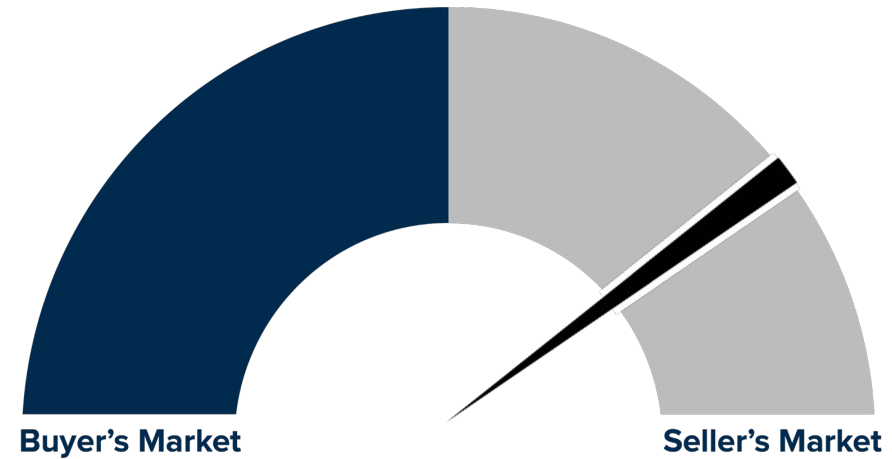


MONTHS OF INVENTORY

1.5

STANWOOD

FEBRUARY	2023	2022	% +/-
NEW LISTINGS	38	35	9%
PENDINGS	30	32	-6%
SOLDS	15	26	-42%



MONTHS OF INVENTORY

2.3

February 2023 in Stanwood and Camano Island showed upticks in new listings and pending sales compared to January. Based on the activity, it appears that a degree of balance is returning to the market.

New Listings: There were 66 new listings added to inventory last month, 38 in Stanwood and 28 on Camano Island. This is only 1% fewer than 12 months ago.

Pending Sales: Volume of pending sales increased 14%, from the year-ago total of 51 to 59.

Homes Sold: Year over year closed sales declined 22% from 47 to 37 transactions.

Sale Price: Average sale prices in Stanwood and Camano Island slipped 10% and 17% respectively from last February.

SELLERS – There will most likely be a shortage of inventory this spring, but the Buyers are out there! Multiple offers are being seen on the right properties despite the interest rates. Price is important. If you are thinking of listing your home, meet with your local agent to discuss market value and additional value they can bring.

BUYERS – Get pre-approved for a mortgage now. This will give you a better idea of your budget and price range to focus on. Be patient! The current market is still a bit competitive, so it may take some time to find the right home at the right price. Hire a local agent who knows this area and market well.

At Windermere, our responsiveness to the local market, dedication to the community, and commitment to our trade is why we help our clients buy and sell more real estate in Stanwood and Camano Island than any other company.

We are all in, for you.



Beth Newton

Windermere Real Estate
Managing Broker

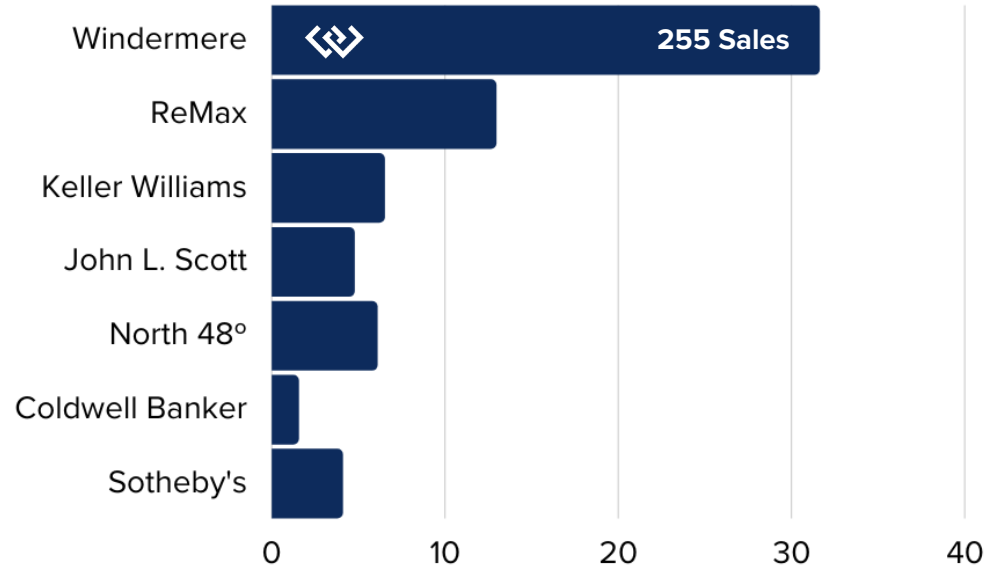
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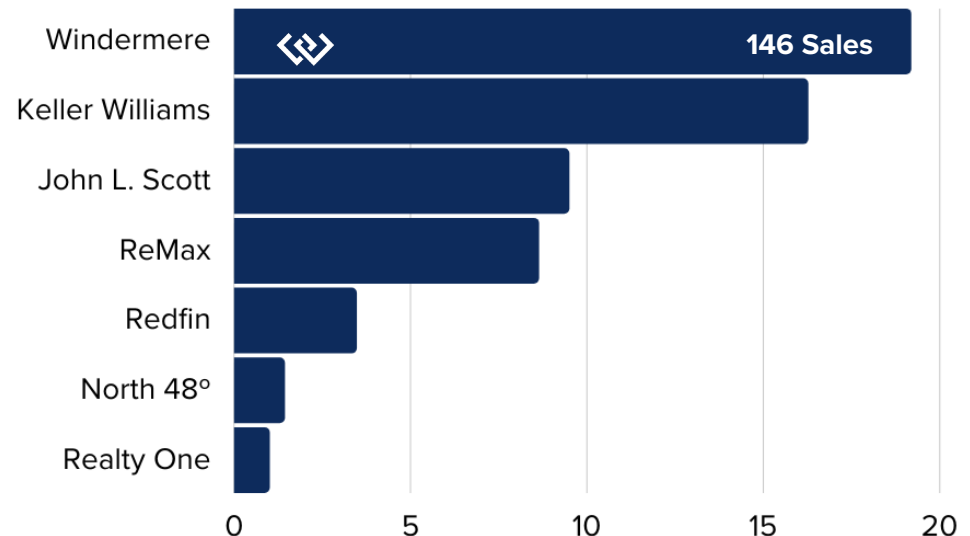
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MARKET SHARE* | ROLLING 12 MONTH SALES

CAMANO ISLAND



STANWOOD



*All data courtesy of the NWMLS