

NOVEMBER 2024 MARKET INSIGHTS



CAMANO ISLAND

\$814,427

AVERAGE SALE PRICE

87

ACTIVE LISTINGS

258

HOMES SOLD YEAR TO DATE

41

AVERAGE DAYS ON MARKET

99%

LIST TO SALES PRICE RATIO

STANWOOD

\$776,929

AVERAGE SALE PRICE

26

ACTIVE LISTINGS

328

HOMES SOLD YEAR TO DATE

31

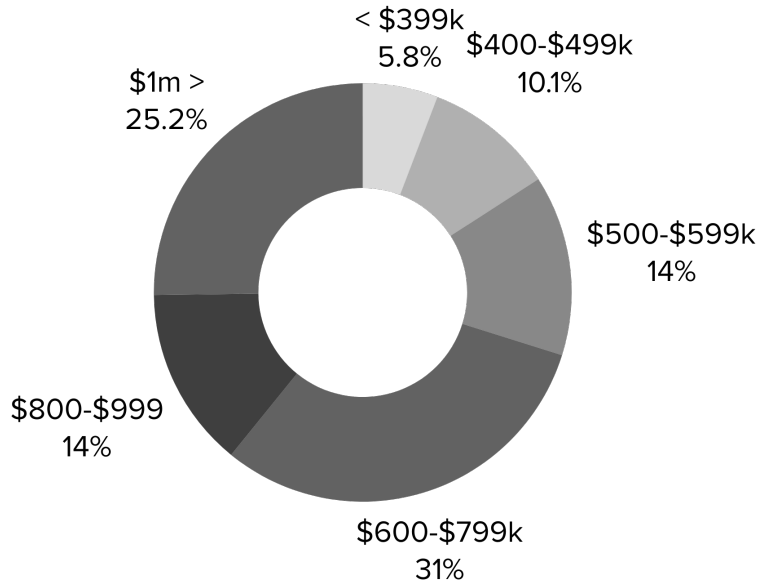
AVERAGE DAYS ON MARKET

100%

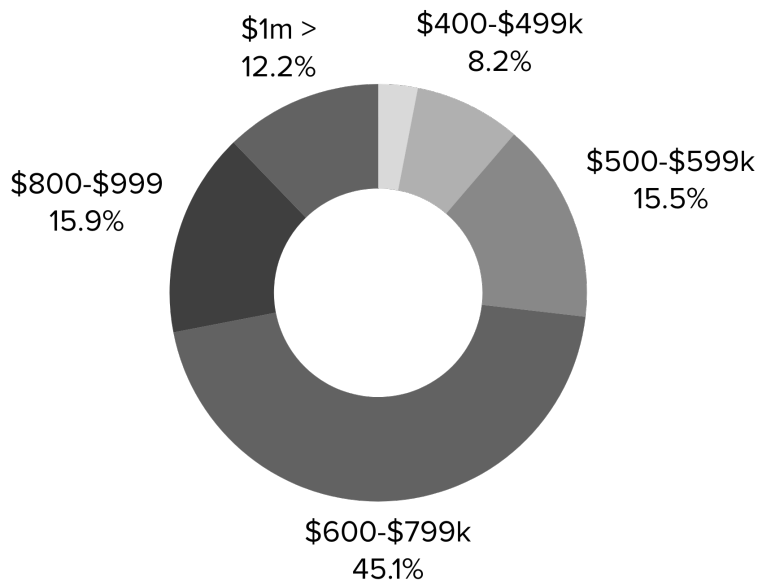
LIST TO SALES PRICE RATIO

2024 NUMBER OF HOMES SOLD YEAR TO DATE

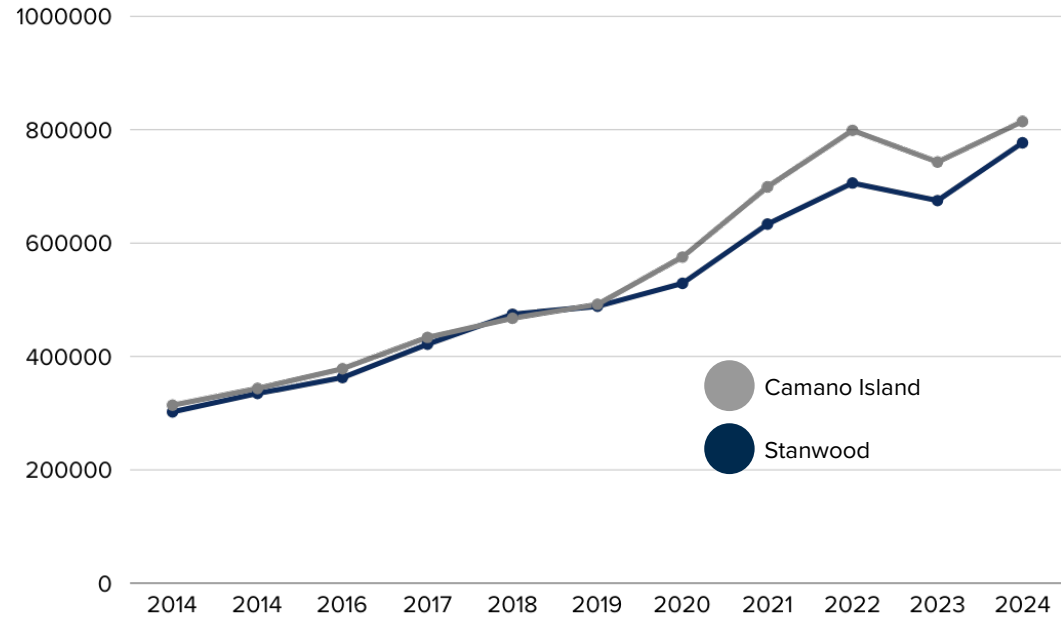
CAMANO ISLAND – 258 HOMES



STANWOOD - 328 HOMES



10-YEAR AVERAGE SALE PRICE TREND

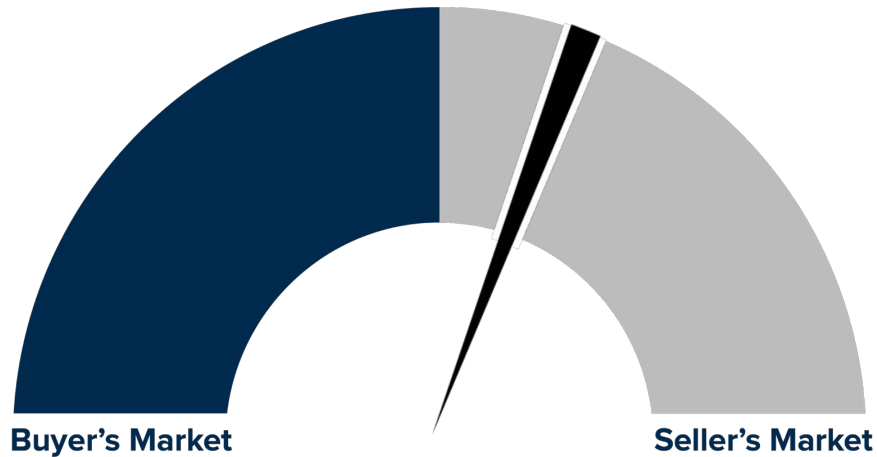


NOVEMBER 2024 VS NOVEMBER 2023 AVERAGE SALE PRICE



CAMANO ISLAND

NOVEMBER	2024	2023	% +/-
ACTIVE LISTINGS	87	51	71%
NEW LISTINGS	32	29	19%
PENDINGS	20	18	11%
SOLDS	17	17	12%

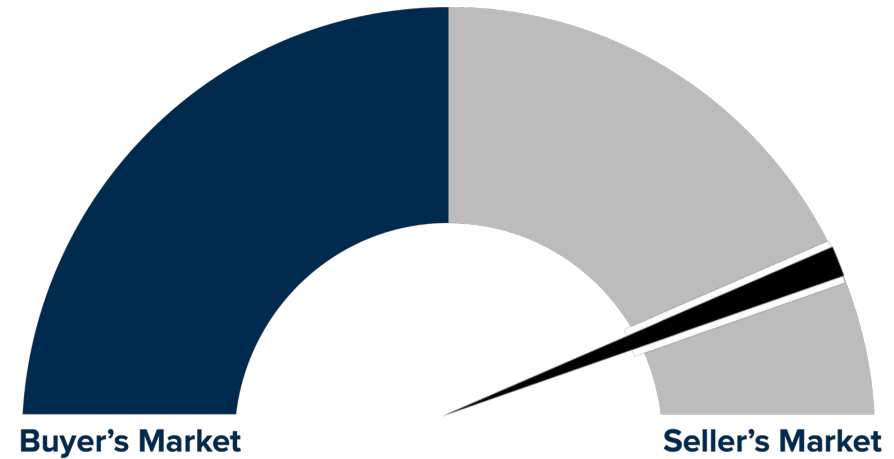


MONTHS OF INVENTORY

4.6

STANWOOD

NOVEMBER	2024	2023	% +/-
ACTIVE LISTINGS	26	47	-45%
NEW LISTINGS	12	25	-52%
PENDINGS	13	15	-13%
SOLDS	23	25	-8%



MONTHS OF INVENTORY

1.1

November 2024: Election years often bring short-term uncertainty, which can temporarily slow the market. However, long-term trends remain resilient. Home prices historically continue to rise year over year, regardless of political shifts.

For buyers and sellers, focusing on personal financial readiness and individual needs is far more productive than trying to predict policy changes. Economists are optimistic about a market boost in Spring 2025, driven by expected interest rate reductions.

Temporary disruptions may occur, but the fundamentals of real estate remain strong.

New Listings: The election month of November saw a very low number of new listings. There were only 44 homes brought onto the market, the lowest since January. That is 17% lower than the same month last year.

Active Listings: Inventory remains in the triple-digits for our combined markets, with 26 active homes in Stanwood and 87 on Camano Island.

Pending Listings: The number of homes that found buyers and went pending in November 2024 are the lowest they have been this year. Only 33 homes went pending this past month, 13 in Stanwood and 20 on Camano Island.

Sale Price: The average sales price across our two markets remains about \$800,000, roughly 12% higher than at the same time last year.

SELLERS – We are seeing homes sell quickly when priced competitively and brought to the market in the best condition. These are the homes that are selling in 30 days or less. Align yourself with a local expert to get your home sold for the best price and terms possible.

BUYERS – With seasonally moderate buyer activity in the local real estate market, this is a good time to buy while competition is low. Sellers are getting anxious to get their homes sold, and we see a softening of some prices if the home has been on the market for more than the average of 30-40 days on market.



Tamara Matthews

Broker, e-Pro, GRI, SRES

WINDERMERE REAL ESTATE / CIR

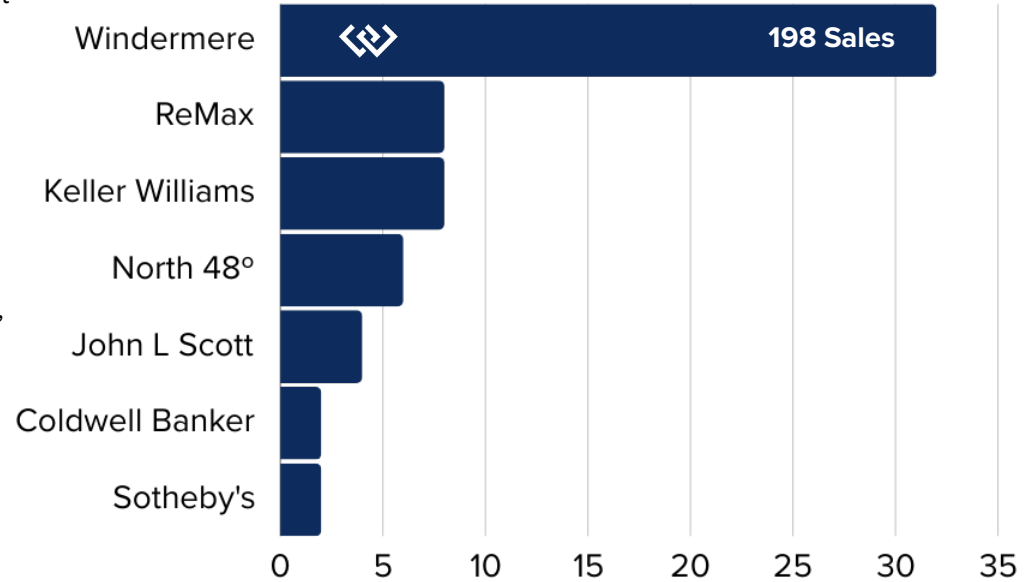
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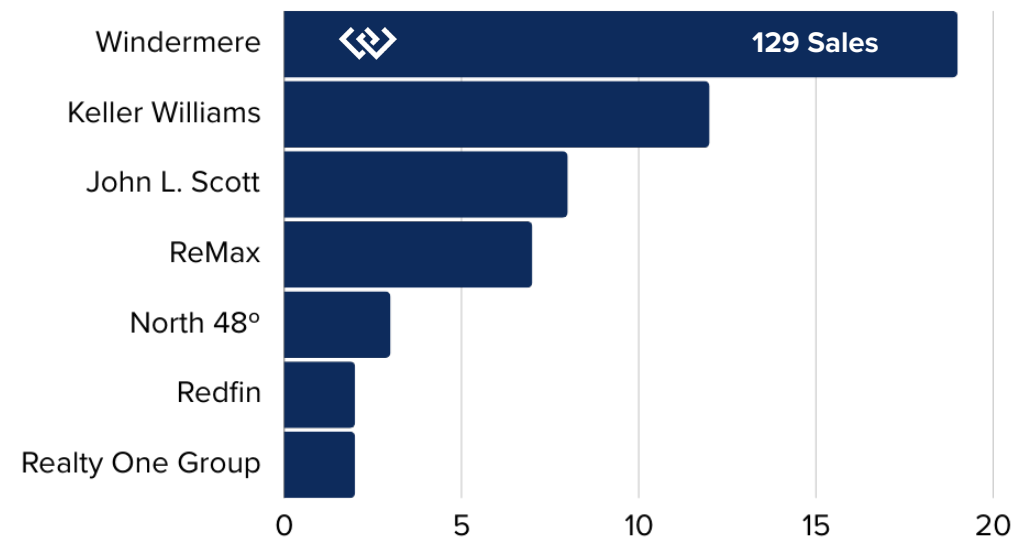
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MARKET SHARE* | ROLLING 12 MONTH SALES

CAMANO ISLAND



STANWOOD



*All data courtesy of the NWMLS