

DECEMBER 2024 MARKET INSIGHTS



CAMANO ISLAND

\$813,608

AVERAGE SALE PRICE

61

ACTIVE LISTINGS

279

HOMES SOLD YEAR TO DATE

42

AVERAGE DAYS ON MARKET

99%

LIST TO SALES PRICE RATIO

STANWOOD

\$772,580

AVERAGE SALE PRICE

31

ACTIVE LISTINGS

348

HOMES SOLD YEAR TO DATE

30

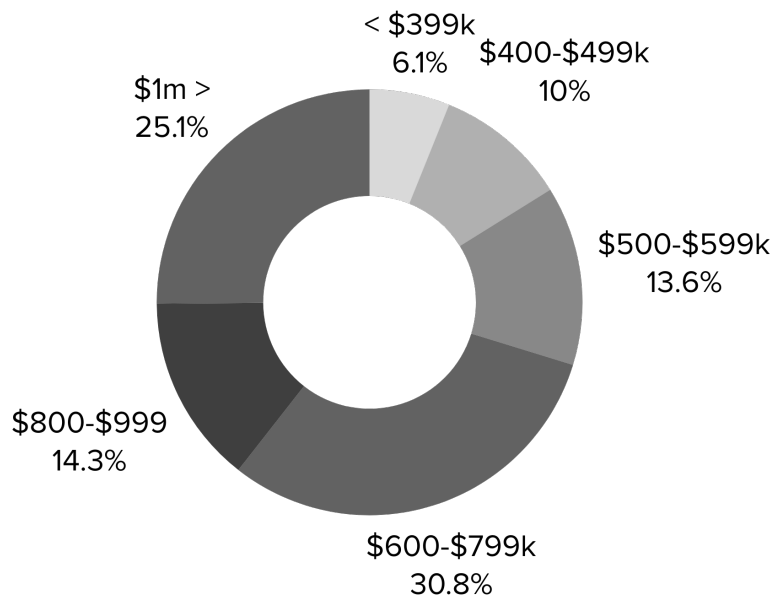
AVERAGE DAYS ON MARKET

100%

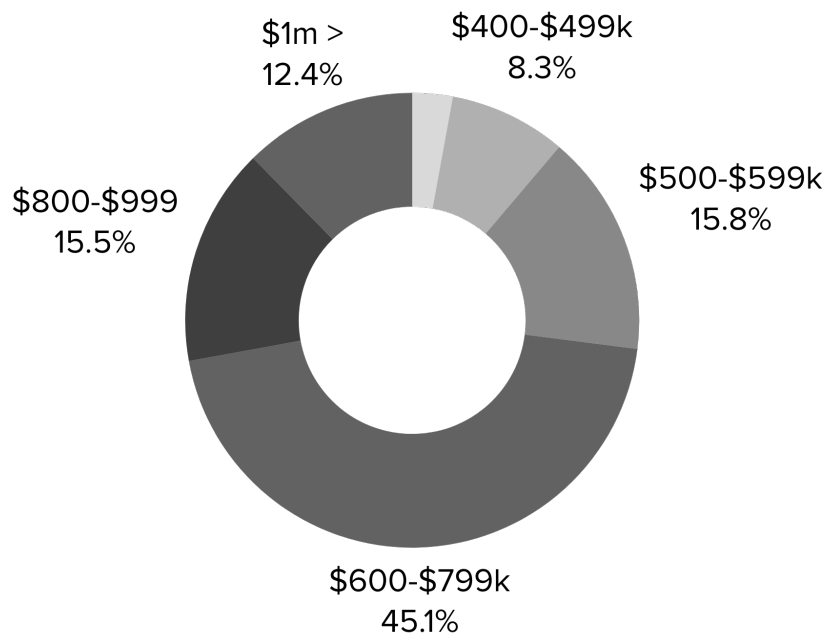
LIST TO SALES PRICE RATIO

2024 NUMBER OF HOMES SOLD YEAR TO DATE

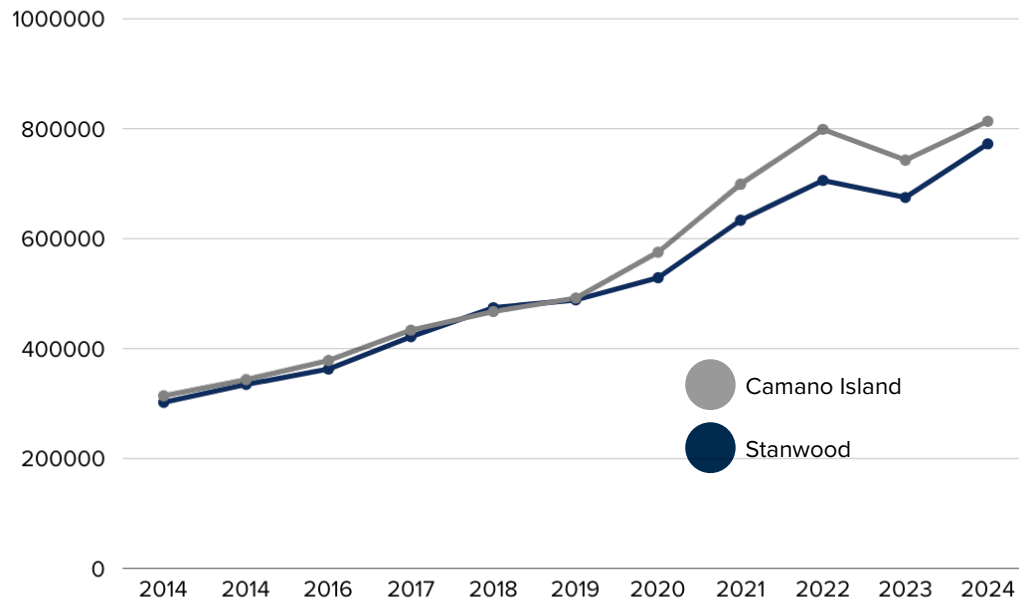
CAMANO ISLAND – 279 HOMES



STANWOOD - 348 HOMES



10-YEAR AVERAGE SALE PRICE TREND

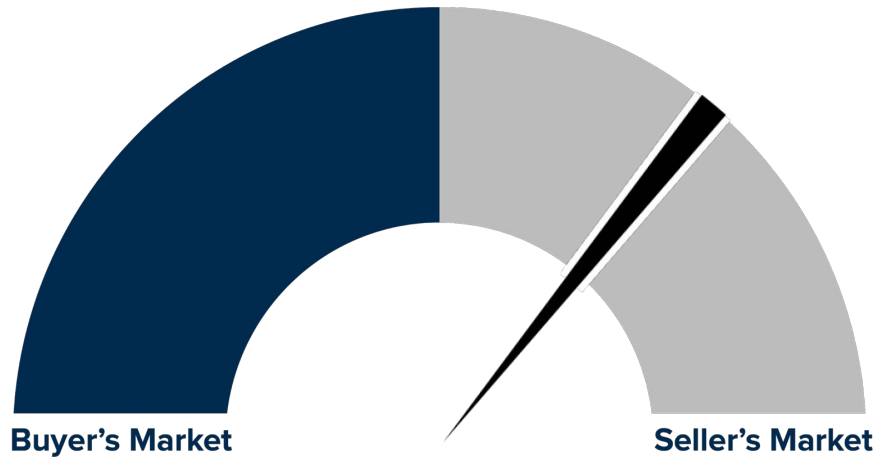


DECEMBER 2024 VS DECEMBER 2023 AVERAGE SALE PRICE



CAMANO ISLAND

| DECEMBER | 2024 | 2023 | % +/- |
|-----------------|------|------|-------|
| ACTIVE LISTINGS | 61 | 47 | 30% |
| NEW LISTINGS | 12 | 11 | 9% |
| PENDINGS | 18 | 8 | 125% |
| SOLDS | 21 | 20 | 5% |

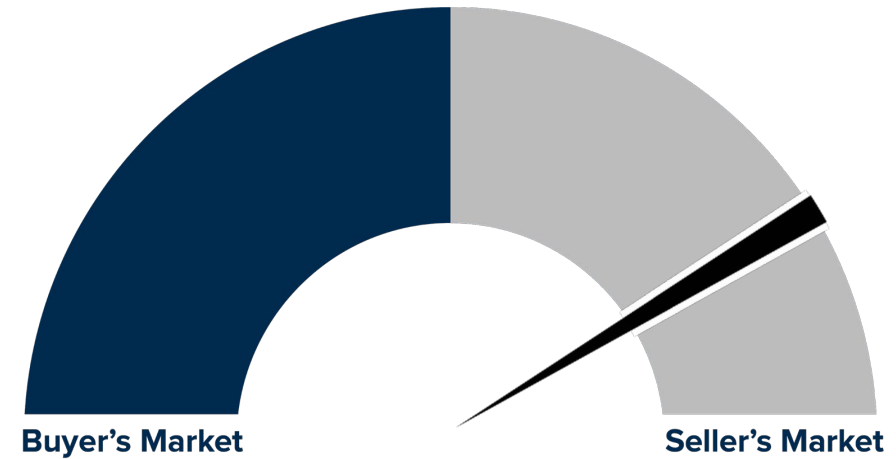


MONTHS OF INVENTORY

3.1

STANWOOD

| DECEMBER | 2024 | 2023 | % +/- |
|-----------------|------|------|-------|
| ACTIVE LISTINGS | 31 | 39 | -21% |
| NEW LISTINGS | 19 | 15 | 27% |
| PENDINGS | 12 | 19 | 14% |
| SOLDS | 18 | 14 | -20% |



MONTHS OF INVENTORY

1.7

December 2024: December 2024 brought a quiet close to the year in the housing market, driven by two main factors: rising mortgage rates and typical seasonal slowdowns. Despite the Federal Reserve Bank implementing three interest rate cuts in 2024, mortgage rates rose to just above 7%, their highest level in six months. This increase, combined with the holiday season's usual pause in sales growth and new listings, contributed to a slower market last month.

As we enter 2025, there are reasons for cautious optimism. Signs of increased market activity are emerging, with sold transactions up 18% compared to the same time last year and active listening rates rising by 7% year-over-year. Additionally, predictions suggest a gradual reduction in mortgage rates, which, alongside pent-up buyer demand, could bring renewed energy to the housing market in the coming year.

New Listings: It was a relatively slow month for new listings. There were only 31 new listings put on the market last month in our two combined zip codes. We have not had that low of added inventory to our market since last December when only 26 were listed.

Active Listings: Due to lack of new inventory, the active listings available for sale were the lowest they have been since March. At the end of 2024, there were only 92 homes available to potential buyers, 31 in Stanwood and 61 on Camano Island. This number is 75 units higher than at the end of 2023.

Pending Listings: Only 20 properties found buyers, went under contract or pending, in December 2024.

Sale Price: The average sales price across our two markets remains about \$800,000, roughly 11% higher than at the end of 2023.

SELLERS – Properties on the market are still averaging about 30-40 days in our two combined zip codes. If a home is priced well and brought to the market in good condition, we have seen lower market times and even some multiple offers. Be smart about marketing and pricing your home and align with a strong local agent. We are seeing increased buyer activity in the first days of 2025.

BUYERS – We are starting to see more buyer activity in our markets. The time is right to re-start your home search and take advantage before prices start to reflect the anticipated demand in the market.



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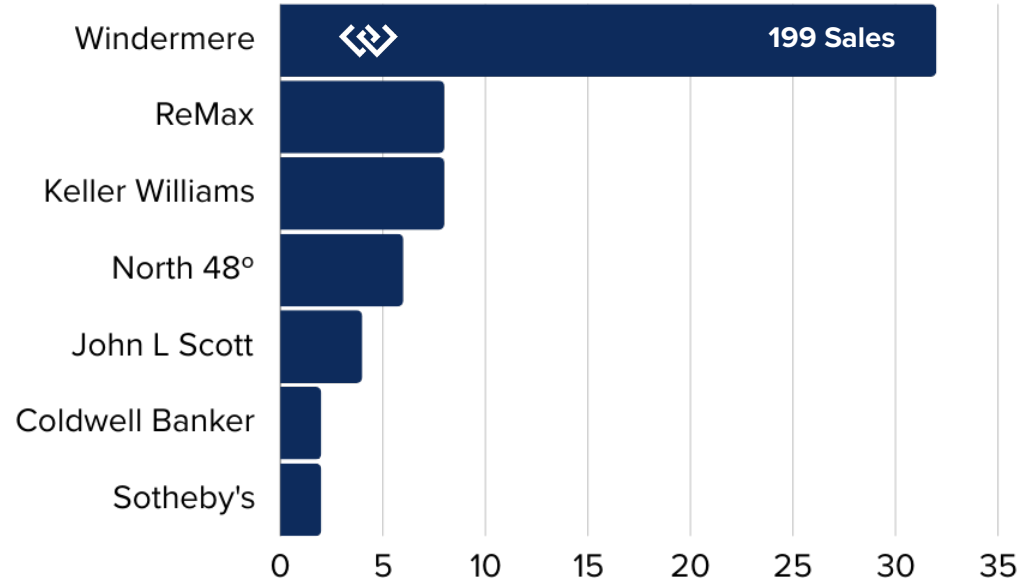
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*All data courtesy of the NWMLS

MARKET SHARE* | ROLLING 12 MONTH SALES

CAMANO ISLAND



STANWOOD

