

# MARCH 2025 MARKET INSIGHTS

**March 2025:** More sellers are bringing their homes to the market during the active spring selling season. Active and pending listings are seeing modest but steady growth in both of our markets.

It is more important than ever to align yourself with a strong, local expert to help ensure your success in selling or buying your next home.

**New Listings:** There were 99 new listings added to our markets in March - the most that we have seen in 9 months. About 2/3 of those were added on Camano Island, with 64 new listings compared to 35 in the Stanwood market.

**Active Listings:** Homes available for sale are up 17% from last month, as inventory levels go above 100 for the first time this year. There were 34 properties in Stanwood and 75 on Camano Island at the end of March.

**Pending Listings:** 68 homes found buyers and went under contract in March. This is more than 21% above the same time last year.

**Sales Price:** The average sales price for our combined markets increased by 7% month over month. \$816,764 in Stanwood and \$894,461 on Camano Island.

**Days on Market:** On average, it is taking 65 days for homes to sell. Make sure to position your home appropriately in comparison to your competition to be on the lower end of that scale.

---

## What This Means for You:

**Sellers** – Inventories are increasing as we proceed into our typical spring selling season. Get your home ready and on the market before inventories increase further. Hire a local Realtor® to help you position yourself well in our market.

**Buyers** – Your options are becoming greater, and the time is right to buy. Spring is a great time to start your home search, make a purchase, and get settled during the good weather months.



**Jill Vail**

WINDERMERE REAL ESTATE / CIR  
Owner | Broker | REALTOR®  
Stanwood & Camano Island

[jillvail@windermere.com](mailto:jillvail@windermere.com)

360-387-HOME

[windermerestanwoodcamano.com](http://windermerestanwoodcamano.com)

**Windermere**  
REAL ESTATE