

JUNE 2025 MARKET INSIGHTS

June 2025: The market in Stanwood and Camano Island is clearly slowing down—not crashing. Inventory has risen substantially. However, home prices continue to hold steady or grow modestly year over year. Homes are also taking longer to sell, which is a sign of a decelerating, more balanced market.

All signs point to a market that's decelerating, not depreciating. That makes now an excellent opportunity for buyers—more homes to choose from, less competition, and better terms.

New Listings: Properties coming onto the market slowed slightly from last month. A total of 113 listings were added to our combined markets, compared to 136 in May.

Active Listings: As new listings exceeded sold properties, inventory continued to climb, up over 15% from last month, and 33% year over year. There are currently 144 homes available on Camano Island and 76 in Stanwood.

Pending Listings: The market is still active with 36 homes finding their buyers in Stanwood and 25 on Camano Island. Combined, that's the same as it was this time last year.

Sales Price: The average sales price for homes sold in June was \$880,683 on Camano Island and \$747,475 in Stanwood. That's down slightly (less than 2%) from last month but prices are up 3.6% compared to June 2024.

Days on Market: Patient sellers are finding their buyer in an average of 41 days. Homes in Stanwood are selling more quickly, an average of 30 days, compared to 52 days on Camano Island.

What This Means for You:

Sellers – Buyers are active, and homes are selling a bit faster than before. With interest rates dipping below 7% and summer being our historically busier selling season, motivated buyers are back in the market. For sellers who are patient and realistic, now is a great time to list.

Buyers – With interest rates trending slightly downward, your buying power is improving. Inventory is at its highest level in years, giving you more options than we've seen in a while. Now is a great time to find your next home—just be sure to partner with a local expert to help you make a strong offer and secure the home you want.

If you are thinking about buying or selling? Let's chat about your best move in this market! Give the office a call to get advice from a local real estate expert.



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