

SEPTEMBER 2020 MARKET INSIGHTS



CAMANO ISLAND

\$566,869

AVERAGE SALE PRICE

49

ACTIVE LISTINGS

341

HOMES SOLD YEAR TO DATE

39

AVERAGE DAYS ON MARKET

100%

LIST TO SALES PRICE RATIO

STANWOOD

\$525,113

AVERAGE SALE PRICE

48

ACTIVE LISTINGS

429

HOMES SOLD YEAR TO DATE

33

AVERAGE DAYS ON MARKET

100%

LIST TO SALES PRICE RATIO

SEPTEMBER 2020 remained a strong Seller's market with record low inventory in the Stanwood and Camano Island markets.

- Camano Island inventory is down 46% from this time last year, Stanwood is down 40%
- Homes Sold YTD on Camano Island is down 13%, but up 8% in Stanwood
- Average Sales Price is up in both markets. 16% on Camano Island and 9% in Stanwood year over year

We are continuing to see urban flight – families, professionals and retirees leaving the more populated areas and heading this way. The median sale price in King County is \$698,230, but it is \$510,000 on Camano Island and \$480,000 in Stanwood. This affordability factor bodes well for first time home buyers and those wanting to upsize or downsize.

There have been 31 sales YTD in the “luxury” market based on selling prices of \$1 million and above. A year ago, there were 20 sales in this category.

At Windermere we are all in, for you. Our attention to the local market, dedication to the community, and commitment to our clients is why we sell more real estate in Stanwood and Camano Island than any other company.



Marla Heagle

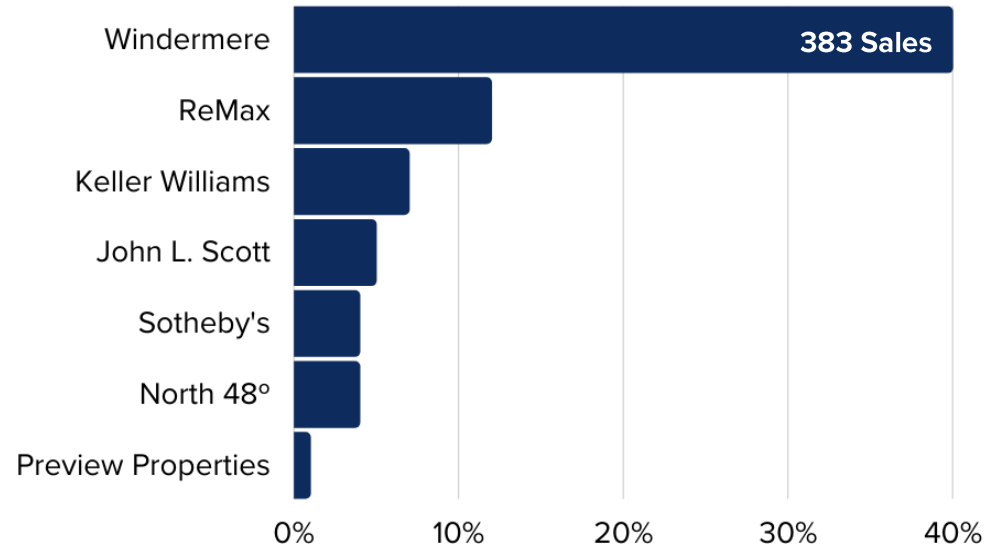
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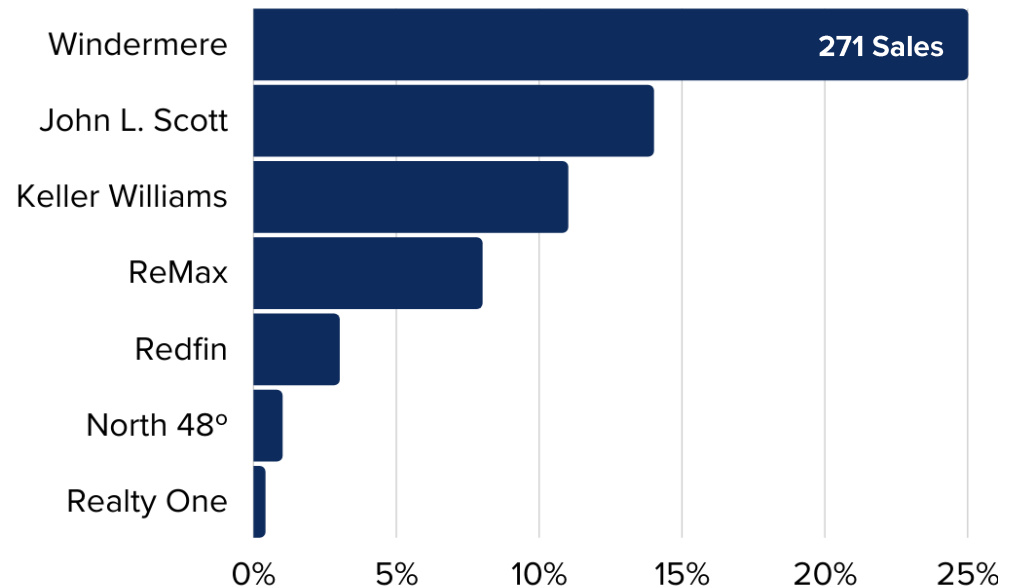
*All data courtesy of the NWMLS

MARKET SHARE* | ROLLING 12 MONTH SALES

CAMANO ISLAND

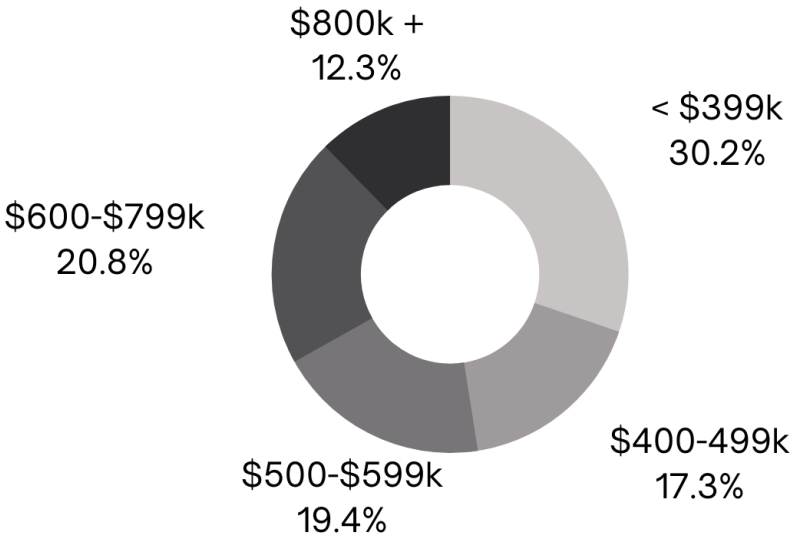


STANWOOD

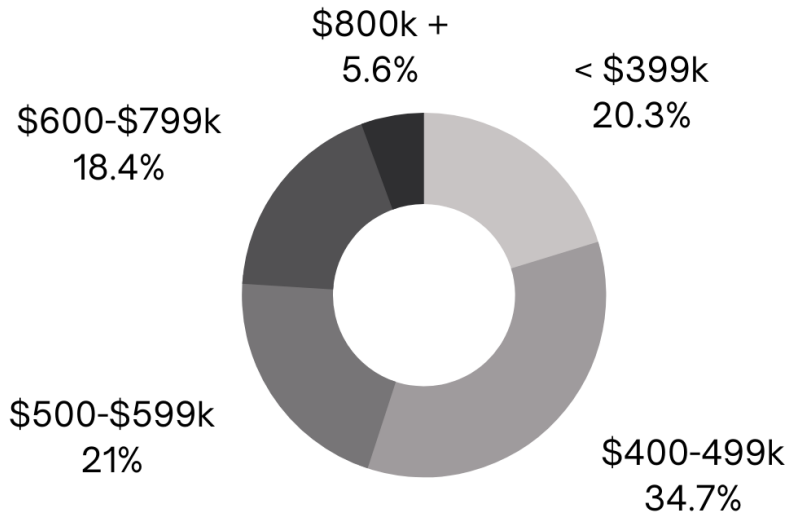


2020 NUMBER OF HOMES SOLD YEAR TO DATE

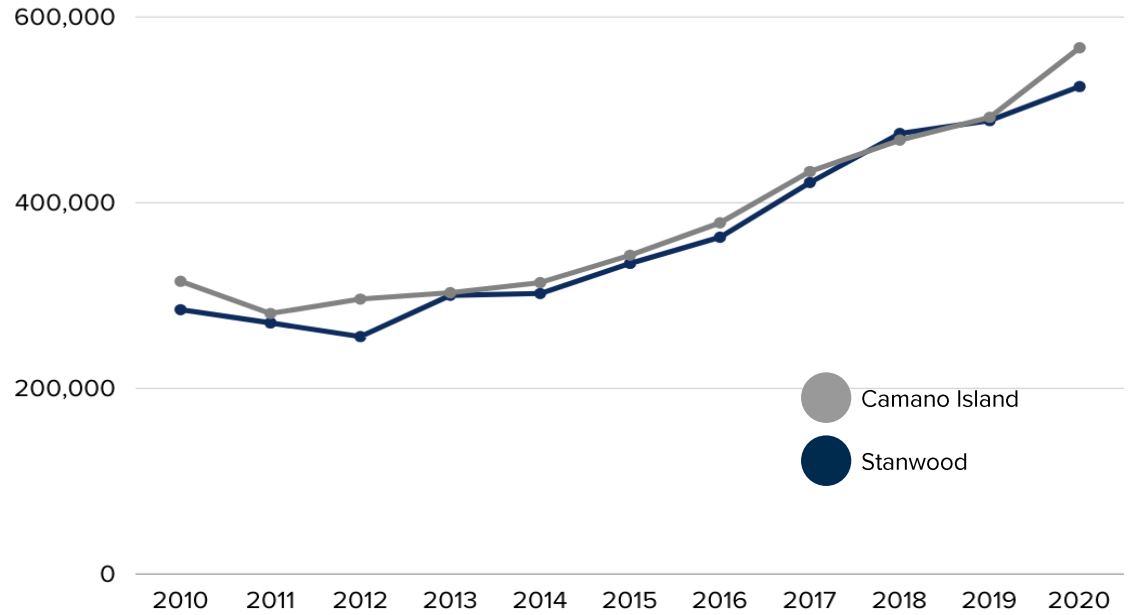
CAMANO ISLAND - 341 HOMES



STANWOOD - 429 HOMES



10-YEAR AVERAGE SALE PRICE TREND

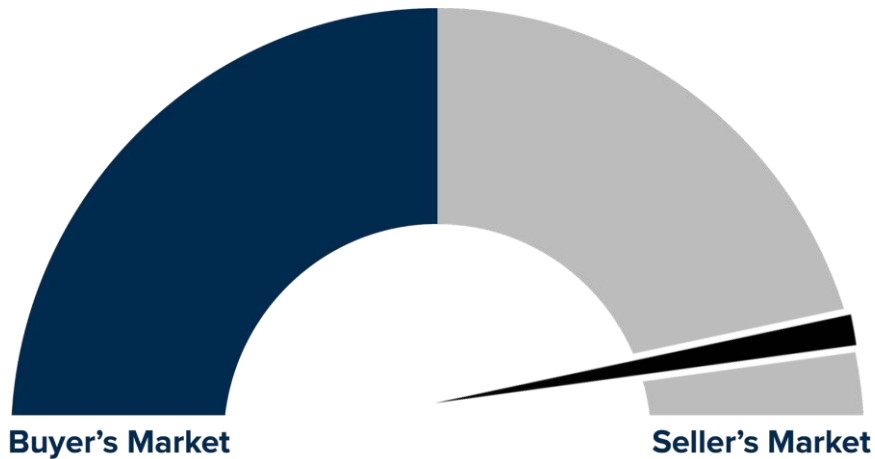


SEPTEMBER 2020 VS. SEPTEMBER 2019 AVERAGE SALE PRICE



CAMANO ISLAND

	2020	2019	% +/-
NEW LISTINGS	49	48	2%
PENDINGS	39	40	-3%
SOLDS	49	39	26%

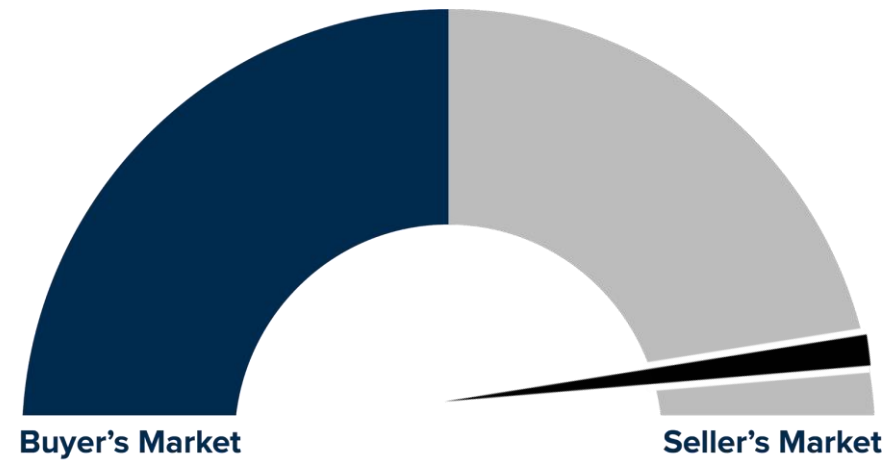


MONTHS OF INVENTORY

0.8

STANWOOD

	2020	2019	% +/-
NEW LISTINGS	59	51	16%
PENDINGS	65	56	16%
SOLDS	61	46	33%



MONTHS OF INVENTORY

0.6