

Local Market Update – October 2025

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST
MULTIPLE LISTING SERVICE®

Island County

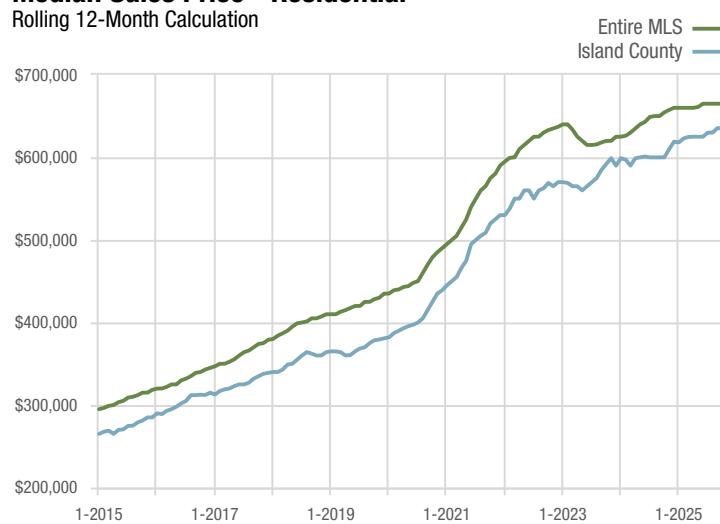
Residential	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	103	106	+ 2.9%	1,394	1,635	+ 17.3%
Pending Sales	88	133	+ 51.1%	990	1,107	+ 11.8%
Closed Sales	104	94	- 9.6%	955	1,037	+ 8.6%
Days on Market Until Sale	42	51	+ 21.4%	39	47	+ 20.5%
Median Sales Price*	\$643,225	\$642,500	- 0.1%	\$615,000	\$635,000	+ 3.3%
Average Sales Price*	\$746,136	\$760,114	+ 1.9%	\$719,322	\$738,606	+ 2.7%
Percent of List Price Received*	98.3%	97.7%	- 0.6%	98.9%	98.7%	- 0.2%
Inventory of Homes for Sale	284	362	+ 27.5%	—	—	—
Months Supply of Inventory	3.1	3.5	+ 12.9%	—	—	—

Condo	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
New Listings	9	7	- 22.2%	90	103	+ 14.4%
Pending Sales	3	5	+ 66.7%	73	75	+ 2.7%
Closed Sales	12	11	- 8.3%	76	74	- 2.6%
Days on Market Until Sale	56	70	+ 25.0%	44	61	+ 38.6%
Median Sales Price*	\$345,000	\$325,000	- 5.8%	\$363,500	\$342,000	- 5.9%
Average Sales Price*	\$406,167	\$359,718	- 11.4%	\$407,389	\$371,047	- 8.9%
Percent of List Price Received*	100.2%	98.7%	- 1.5%	99.7%	98.7%	- 1.0%
Inventory of Homes for Sale	22	22	0.0%	—	—	—
Months Supply of Inventory	3.4	3.2	- 5.9%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

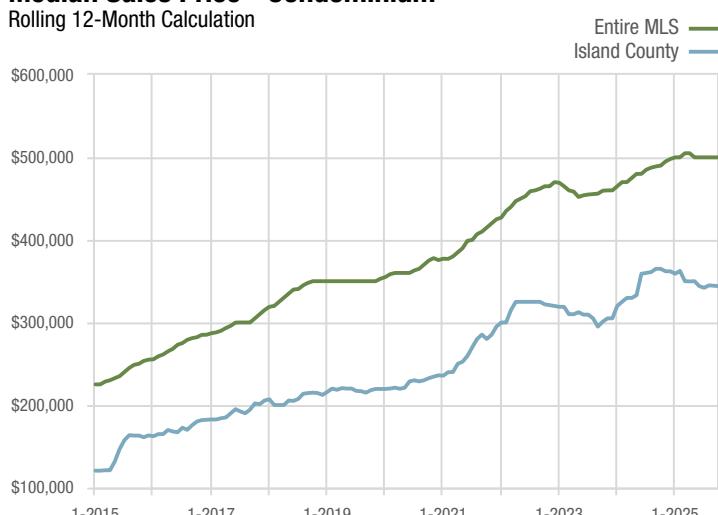
Median Sales Price - Residential

Rolling 12-Month Calculation



Median Sales Price - Condominium

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.