

# Local Market Update – November 2025

A Research Tool Provided by Northwest Multiple Listing Service®



NORTHWEST  
MULTIPLE LISTING SERVICE®

## Island County

### Residential

Key Metrics	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	88	74	- 15.9%	1,482	1,707	+ 15.2%
Pending Sales	66	76	+ 15.2%	1,056	1,175	+ 11.3%
Closed Sales	80	91	+ 13.8%	1,035	1,137	+ 9.9%
Days on Market Until Sale	44	55	+ 25.0%	40	48	+ 20.0%
Median Sales Price*	\$669,475	\$664,950	- 0.7%	\$619,900	\$639,000	+ 3.1%
Average Sales Price*	\$739,239	\$756,885	+ 2.4%	\$720,861	\$738,917	+ 2.5%
Percent of List Price Received*	97.5%	97.9%	+ 0.4%	98.8%	98.6%	- 0.2%
Inventory of Homes for Sale	255	302	+ 18.4%	—	—	—
Months Supply of Inventory	2.8	2.9	+ 3.6%	—	—	—

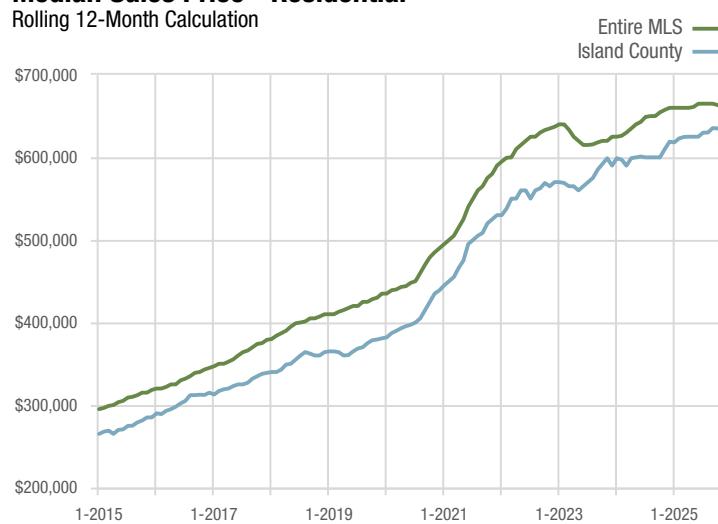
### Condo

Key Metrics	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
New Listings	4	3	- 25.0%	94	106	+ 12.8%
Pending Sales	2	5	+ 150.0%	75	80	+ 6.7%
Closed Sales	1	4	+ 300.0%	77	78	+ 1.3%
Days on Market Until Sale	130	72	- 44.6%	46	61	+ 32.6%
Median Sales Price*	\$693,873	\$397,500	- 42.7%	\$365,000	\$344,500	- 5.6%
Average Sales Price*	\$693,873	\$436,225	- 37.1%	\$411,109	\$374,390	- 8.9%
Percent of List Price Received*	99.1%	97.5%	- 1.6%	99.7%	98.6%	- 1.1%
Inventory of Homes for Sale	22	19	- 13.6%	—	—	—
Months Supply of Inventory	3.5	2.7	- 22.9%	—	—	—

\* 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.

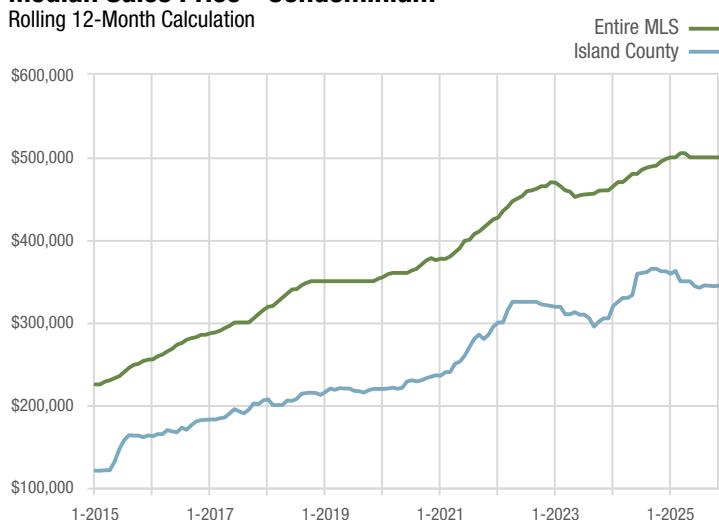
### Median Sales Price - Residential

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.