



Camano Island

You can't talk about life on one of Washington State's most desirable islands without highlighting the appeal of owning a waterfront residence situated right on its scenic shores. The Camano Island waterfront market proved that even with 2022's real estate challenges, like high interest rates and low levels of both activity and inventory, homebuyers were still eager to own in this beautiful Island County community. The median sales price stayed relatively the same year over year, with a mere 1.36% increase to \$1,115,000. However, the average price per square foot decreased slightly by 5.8% from \$609 in 2022 to \$574 in 2023. Sellers did have to allow for more time for their property to reach the right buyer, with days on market averaging 50 days, which is longer than is typical as we look back on past yearly analysis of Camano Island.



TOP THREE WATERFRONT SALES IN 2023

- 3228 S Camano Dr, Camano Island**
MLS #2077128 | \$1,720,000
- 1288 Juniper Beach Rd, Camano Island**
MLS #2041067 | \$1,710,000
- 975 Olympic St, Camano Island**
MLS #2054238 | \$1,700,000

MEDIAN SALES PRICE

Single-Family Homes ↑(1.36%)

\$1.115M | 2023 | **\$1.1M** | 2022

AVERAGE LINEAR WATERFRONT FOOTAGE

Single-Family Homes

90 FT. | 2023 | **102** FT. | 2022



AVERAGE DAYS ON MARKET

Showing Waterfront Data Over The Last Three Years



AVERAGE PRICE PER SQ. FT.

Single-Family Homes ↓(5.80%)

\$574 SQ. FT. | 2023 | **\$609** SQ. FT. | 2022

CLOSED SALES IN 2023

Single-Family Homes

40 CLOSED WATERFRONT SALES | **355** TOTAL CLOSED SALES | **11.27%** PERCENTAGE OF WATERFRONT VS TOTAL

