Realogics Sotheby's INTERNATIONAL REALTY

Q2-2026

Quarterly Market Snapshot

Island County

Q2 April - June 2026

In Island County, notable for waterfront havens like Camano Island and Coupeville, buyers searched for their homes in Q2-2026 with more inventory and lower prices than witnessed in Q2-2025. Despite these favorable conditions, the market saw a 7.01% year-over-year decrease in the number of homes sold, down from 385 homes to 358 homes. Listings moved at a similar pace, with the average number of days a listing spent on the market just slightly up from 38 days to 42 days. The past three years' second quarters have seen a small but steady increase in this figure. The median sales price increased from $630,000 to $649,000 between Q2-2024 and Q2-2025 but decreased back to $630,000 in Q2-2026. The average price per square foot decreased by one dollar, from $386 to $385. With 3.9 months of inventory, it remained a seller's market.

INTEREST RATES

30-year fixed rate for conventional mortgage loan

(Current and historic mortgage rates sourced from Movement Mortgage)

2026	6.4%
2025	6.8%
2024	6.9%

AVERAGE PRICE PER SQ. FT.

Q2-2026 vs. Q2-2025 ↓(0.26%)

$385	$386	$386
2026	2025	2024

MEDIAN SALES PRICE

$630K

↓2.93%

'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	630,000
2025	649,000
2024	630,000

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS

2026	2025	2024
42	38	34

HOMES SOLD

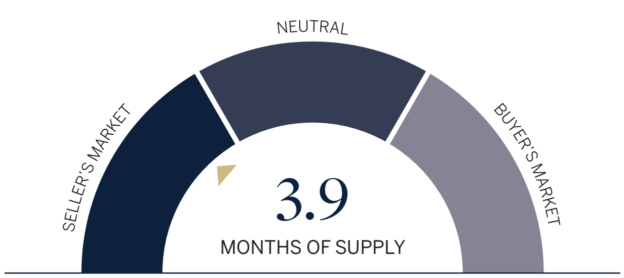
Q2-2026 vs Q2-2025

↓(7.01%)

2026	358
2025	385

WHAT KIND OF MARKET

3.9 MONTHS OF INVENTORY - SELLER'S MARKET



(Based on Q2-2026 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory)