

Quarterly Market Snapshot

Island County

Q3 July - September 2026

With lower prices than some of the other communities that offer waterfront properties analyzed in our reporting, Island County presents more affordable options without sacrificing incredible opportunities to own your own piece of shoreline. After slight price growth (4.93%) between Q3-2024 and Q3-2025, the median sales price decreased by 1.52% from \$660,000 in Q3-2025 to \$650,000 in Q3-2026. Charting year-over-year demand reveals that buyer activity was down in Island County, and the number of homes sold decreased by 16.34% from 404 homes to 338 homes. Buyers who were motivated to make their moves in this desirable market were treated to more inventory, with a 9.21% year-over-year increase in the number of homes for sale, leading to 4.4 months of supply and a shift from a seller's market to a balanced market.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



HOMES SOLD

Q3-2026 vs Q3-2025

↓(16.34%)

2026

338

2025

404

INTEREST RATES

30-year fixed rate for conventional mortgage loan
(Current and historic mortgage rates sourced from Movement Mortgage)



AVERAGE PRICE PER SQ. FT.

Q3-2026 vs. Q3-2025 ↓(1.03%)



MEDIAN SALES PRICE



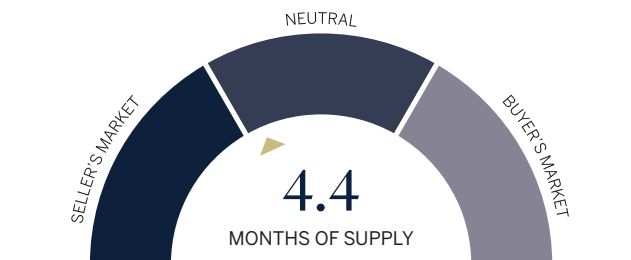
\$650K

↓1.52%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	\$650,000
2025	\$660,000
2024	\$629,000

WHAT KIND OF MARKET

4.4 MONTHS OF INVENTORY - NEUTRAL MARKET



(Based on Q3-2026 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory)

