

Quarterly Market Snapshot

Whatcom County

Q3 July - September 2026

Conveniently located as the ideal gateway between Canada and the United States, Whatcom County draws buyers looking for seamless international travel and access to the mountains, sea, and forest. After a price correction between Q3-2024 and Q3-2025, with a 4.91% year-over-year decrease in the median sales price, the market saw slight price growth in Q3-2026 with a 2.26% increase. In contrast to all the other communities analyzed in our report, the Whatcom County market experienced a decrease in the number of homes for sale, which went from 943 homes in Q3-2025 to 882 in Q3-2024. Despite this decrease, the market remained neutral, offering 5 months of inventory and creating balanced conditions for both buyers and sellers during their real estate journeys in Whatcom County.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



HOMES SOLD

Q3-2026 vs Q3-2025

↓(6.54%)

2026

714

2025

764

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 ↑(2.5%)



MEDIAN SALES PRICE



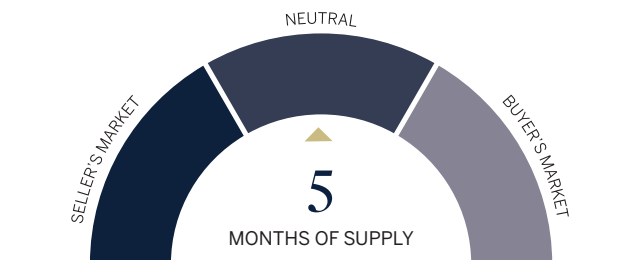
\$634K

↑2.26%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	\$634,000
2025	\$620,000
2024	\$652,000

WHAT KIND OF MARKET

5 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)

