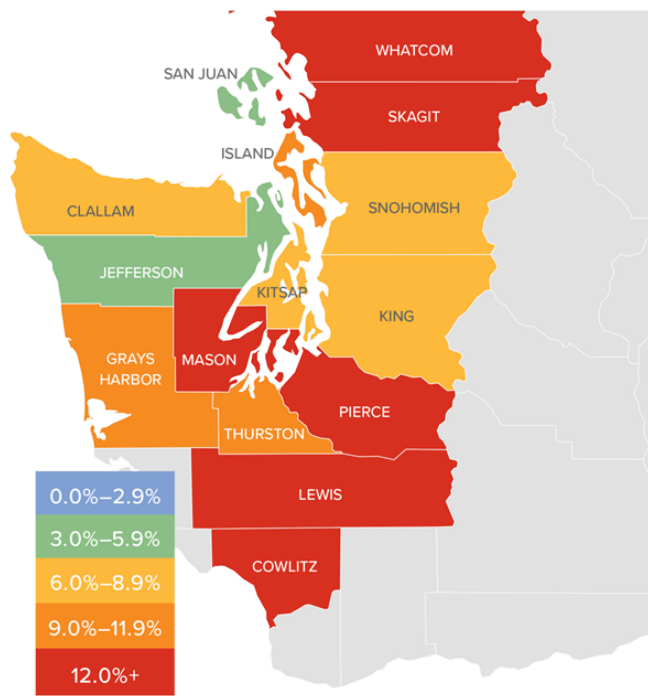


# ANNUAL REPORT

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2018





2018 was another strong year on Whidbey Island in both numbers of sales and appreciation in home values. However, the market has started a transition from a seller's market to a more balanced market during the last quarter of 2018.

2019 will continue to balance and consequently, sellers and buyers will have to adjust to homes staying on the market longer. Whidbey will remain a competitively priced market compared to the rest of NW Washington and well below metropolitan areas. For more trends and data on our local market contact your Windermere agent!

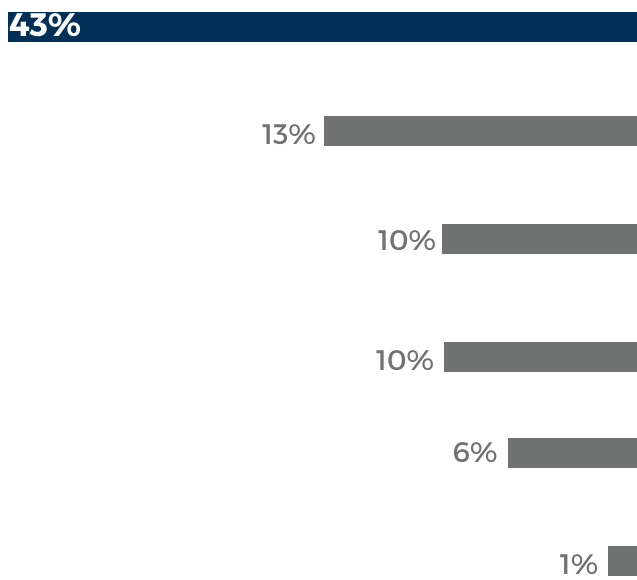
MEDIAN SALES PRICE <b>\$340,000</b>	<b>+ 6.3 %</b> CHANGE IN MEDIAN SALES PRICE
<b>1,654</b> NEW LISTINGS	<b>1,429</b> SOLD LISTINGS

**\$ 226**  
AVERAGE PSF

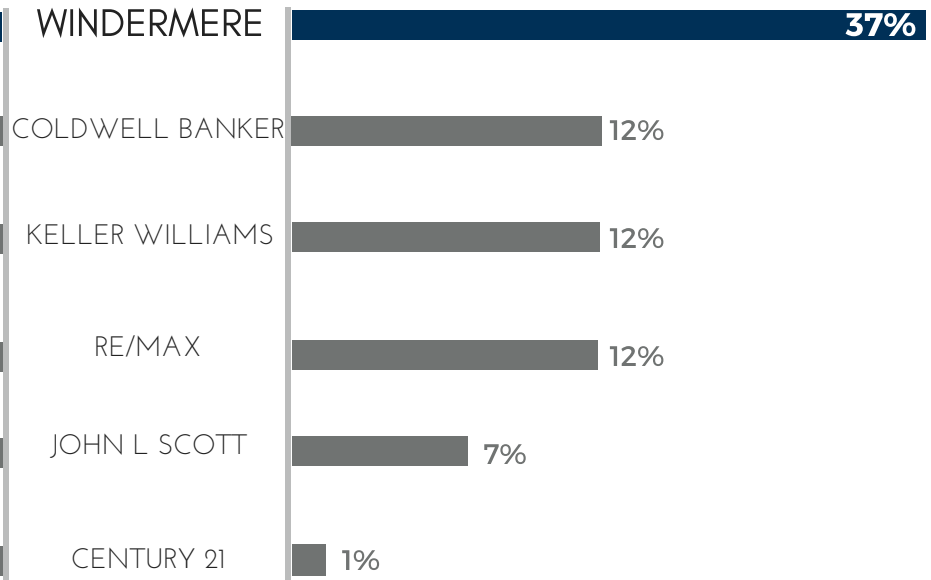
\*Residential

## MARKET SHARE OF COMPANY BY VOLUME

### REPRESENTING SELLERS



### REPRESENTING BUYERS



Companies not shown represent less than 1% of Buyers and Sellers

# WHIDBEY ISLAND AREA

## Condominium & Residential 2018

Oak Harbor	2016	2017	2018	2017 vs 2018 YoY%
Average Sales Price	\$286,474	\$308,000	\$326,000	6%
Median Sales Price	\$274,700	\$297,000	\$315,000	6%
Average PSF	\$167	\$182	\$195	7%
Number of Sales	769	845	835	-1%
Days on Market	41	45	37	-18%
Coupeville	2016	2017	2018	2017 vs 2018 YoY%
Average Sales Price	\$336,500	\$387,000	\$415,000	7%
Median Sales Price	\$288,000	\$319,000	\$357,000	12%
Average PSF	\$193	\$217	\$229	6%
Number of Sales	157	190	187	-2%
Days on Market	61	61	49	-20%
Greenbank	2016	2017	2018	2017 vs 2018 YoY%
Average Sales Price	\$444,500	\$523,500	\$577,500	10%
Median Sales Price	\$345,000	\$446,000	\$487,500	9%
Average PSF	\$264	\$306	\$305	0%
Number of Sales	53	52	42	-19%
Days on Market	90	71	59	-17%
Freeland	2016	2017	2018	2017 vs 2018 YoY%
Average Sales Price	\$415,000	\$461,000	\$569,000	23%
Median Sales Price	\$378,000	\$436,000	\$442,500	1%
Average PSF	\$220	\$274	\$293	7%
Number of Sales	138	127	140	10%
Days on Market	70	68	54	-21%
Langley	2016	2017	2018	2017 vs 2018 YoY%
Average Sales Price	\$472,091	\$483,000	\$610,500	26%
Median Sales Price	\$429,000	\$429,000	\$525,000	22%
Average PSF	\$246	\$259	\$297	15%
Number of Sales	120	130	127	-2%
Days on Market	59	53	49	-8%
Clinton	2016	2017	2018	2017 vs 2018 YoY%
Average Sales Price	\$435,000	\$466,000	\$476,500	2%
Median Sales Price	\$388,000	\$369,000	\$397,500	8%
Average PSF	\$234	\$255	\$266	4%
Number of Sales	131	121	94	-22%
Days on Market	56	53	48	-9%

## Median Land Sales 2018

All Whidbey Island	2016	2017	2018	2017 vs 2018 YoY%
Waterfront	\$175,000	\$202,500	\$197,500	-2%
Waterview, Not Waterfront	\$125,000	\$143,000	\$110,500	-23%
All 0-4.99 acres	\$70,000	\$67,500	\$83,750	24%
All 5.00+ acres	\$120,000	\$147,000	\$165,000	12%

## MARKET DRIVERS



NAVY



RETIREMENT



COMMUTERS



1,700+

Moved to Whidbey Island  
in 2018\*



\*Real Estate Market Data Sourced from NWMLS and WRE Western Washington Real Estate Market Update

\*Population Data Sources: WA Office of Financial Management and North Puget Sound Association of Realtors.



The Windermere Foundation is a 501(c)(3) set up to meet needs of low-income families with children. All funds raised by Whidbey Island Windermere offices are used for projects on Whidbey Island. A small contribution is received from each Windermere agent with each closed transaction, and other donations are received from fundraising events and additional contributions from Windermere agents.

**WE GAVE BACK**  
**+\$20,000**  
**THIS YEAR!**

### HOW WE GAVE BACK IN 2018

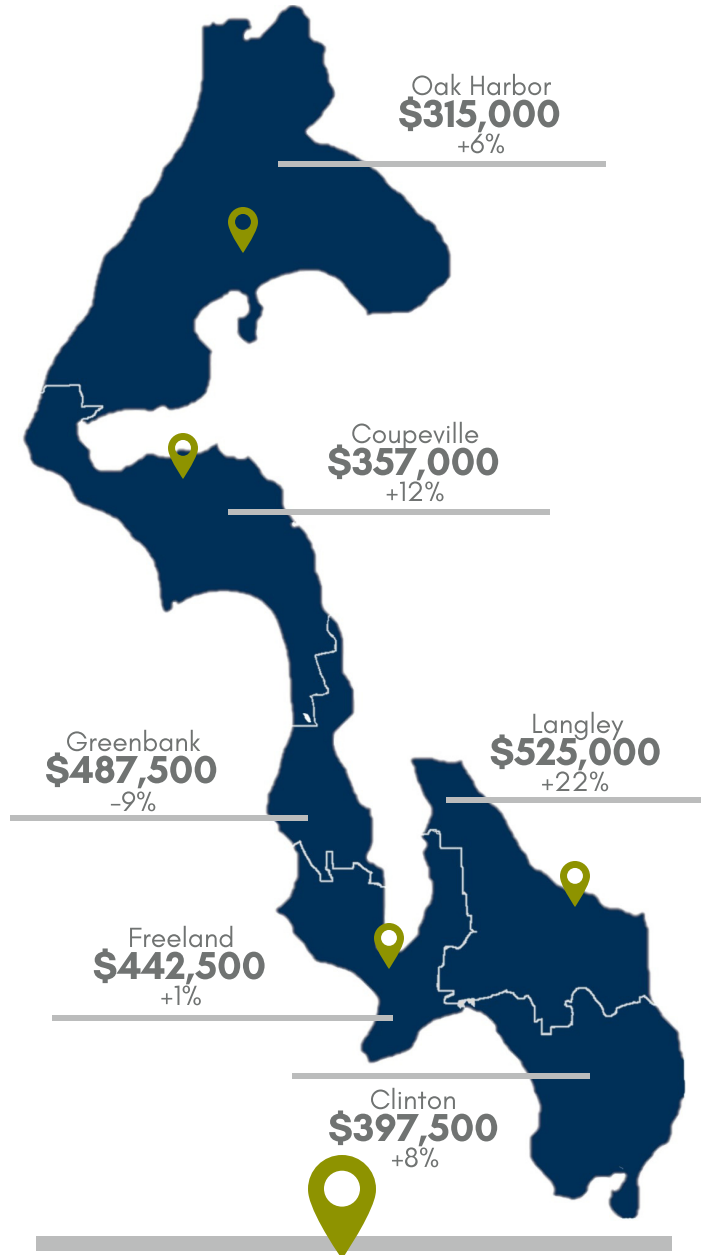


- Remodel at Margie's House
- Coats for Kids
- Presents for Whidbey's Hope 4 Christmas
- College Scholarships for Low Income Kids
- Resources for OH Foundation for Homeless Students

THANK YOU  
SPONSORS!



### Median Sales Price | YoY%



### OFFICE LOCATIONS

#### Oak Harbor

32785 SR 20, Suite 4  
Oak Harbor, WA 98277

#### Coupeville

5 South Main Street  
Coupeville, WA 98239

#### Freeland

5531 Freeland Avenue  
Freeland, WA 98249

#### Langley

223 Second Street  
Langley, WA 98260



## SIMONA GROVES

405.694.3810  
SGroves@Windermere.com  
32785 SR 20 suite 4, Oak Harbor, WA 98277

