Local Market Update – December 2025

A Research Tool Provided by Northwest Multiple Listing Service®

NORTHWEST MULTIPLE LISTING SERVICE®

Whatcom County
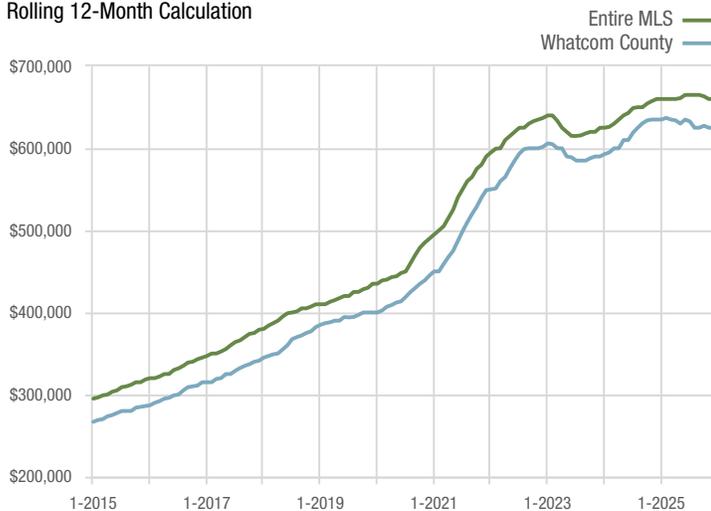
Residential

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	84	87	+ 3.6%	3,065	3,624	+ 18.2%
Pending Sales	115	111	- 3.5%	2,272	2,329	+ 2.5%
Closed Sales	149	151	+ 1.3%	2,278	2,303	+ 1.1%
Days on Market Until Sale	42	55	+ 31.0%	36	41	+ 13.9%
Median Sales Price*	$630,000	$625,000	- 0.8%	$635,000	$625,000	- 1.6%
Average Sales Price*	$668,865	$690,881	+ 3.3%	$698,352	$697,874	- 0.1%
Percent of List Price Received*	98.5%	97.8%	- 0.7%	99.4%	98.8%	- 0.6%
Inventory of Homes for Sale	386	493	+ 27.7%	—	—	—
Months Supply of Inventory	2.0	2.5	+ 25.0%	—	—	—

Condo

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
New Listings	28	20	- 28.6%	612	685	+ 11.9%
Pending Sales	30	15	- 50.0%	427	433	+ 1.4%
Closed Sales	30	26	- 13.3%	419	438	+ 4.5%
Days on Market Until Sale	48	70	+ 45.8%	44	60	+ 36.4%
Median Sales Price*	$367,500	$355,500	- 3.3%	$400,000	$399,000	- 0.3%
Average Sales Price*	$394,267	$413,002	+ 4.8%	$446,790	$469,414	+ 5.1%
Percent of List Price Received*	96.1%	98.7%	+ 2.7%	98.7%	98.7%	0.0%
Inventory of Homes for Sale	130	135	+ 3.8%	—	—	—
Months Supply of Inventory	3.7	3.7	0.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.
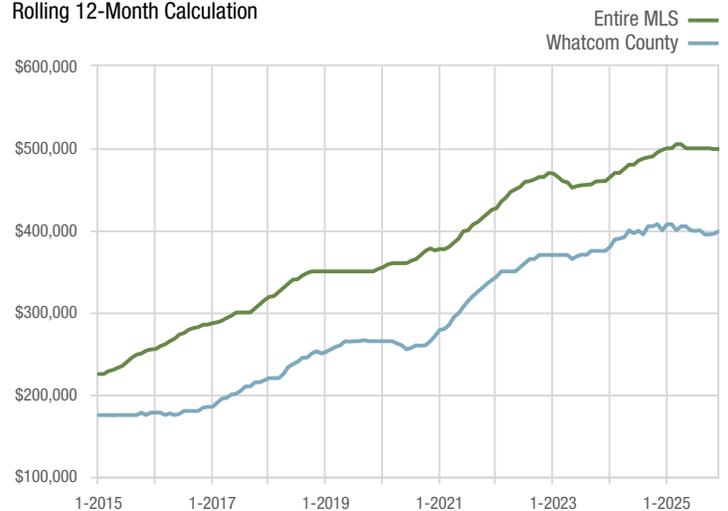
Median Sales Price - Residential
Rolling 12-Month Calculation

Entire MLS —
Whatcom County —

Median Sales Price - Condominium
Rolling 12-Month Calculation

Entire MLS —
Whatcom County —

A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.