## **Local Market Update – July 2025**A Research Tool Provided by Northwest Multiple Listing Service®

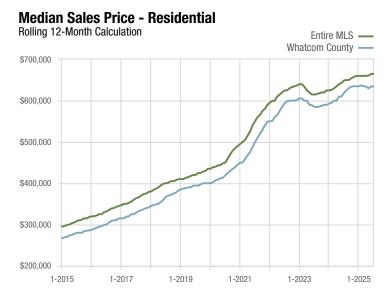


## **Whatcom County**

Residential	July			Year to Date			
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change	
New Listings	355	392	+ 10.4%	1,968	2,436	+ 23.8%	
Pending Sales	233	233	0.0%	1,377	1,453	+ 5.5%	
Closed Sales	226	225	- 0.4%	1,282	1,287	+ 0.4%	
Days on Market Until Sale	29	27	- 6.9%	36	39	+ 8.3%	
Median Sales Price*	\$652,424	\$640,000	- 1.9%	\$639,900	\$632,500	- 1.2%	
Average Sales Price*	\$714,033	\$701,604	- 1.7%	\$699,155	\$700,911	+ 0.3%	
Percent of List Price Received*	99.3%	99.1%	- 0.2%	99.7%	99.4%	- 0.3%	
Inventory of Homes for Sale	637	867	+ 36.1%		_	_	
Months Supply of Inventory	3.5	4.4	+ 25.7%		_	_	

Condo		July			Year to Date		
Key Metrics	2024	2025	% Change	Thru 7-2024	Thru 7-2025	% Change	
New Listings	68	79	+ 16.2%	371	456	+ 22.9%	
Pending Sales	41	34	- 17.1%	267	278	+ 4.1%	
Closed Sales	45	38	- 15.6%	247	269	+ 8.9%	
Days on Market Until Sale	37	67	+ 81.1%	43	58	+ 34.9%	
Median Sales Price*	\$439,900	\$435,000	- 1.1%	\$409,500	\$404,000	- 1.3%	
Average Sales Price*	\$494,847	\$534,892	+ 8.1%	\$438,867	\$466,639	+ 6.3%	
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	99.1%	99.6%	+ 0.5%	
Inventory of Homes for Sale	137	210	+ 53.3%		_	_	
Months Supply of Inventory	4.0	5.8	+ 45.0%		<u> </u>	_	

<sup>\*</sup> 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.





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.