

Our Values



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

WE GAVE BACK

\$20,000+
IN 2022!



WINDERMERE SOUTH WHIDBEY

WindermereWhidbey.com

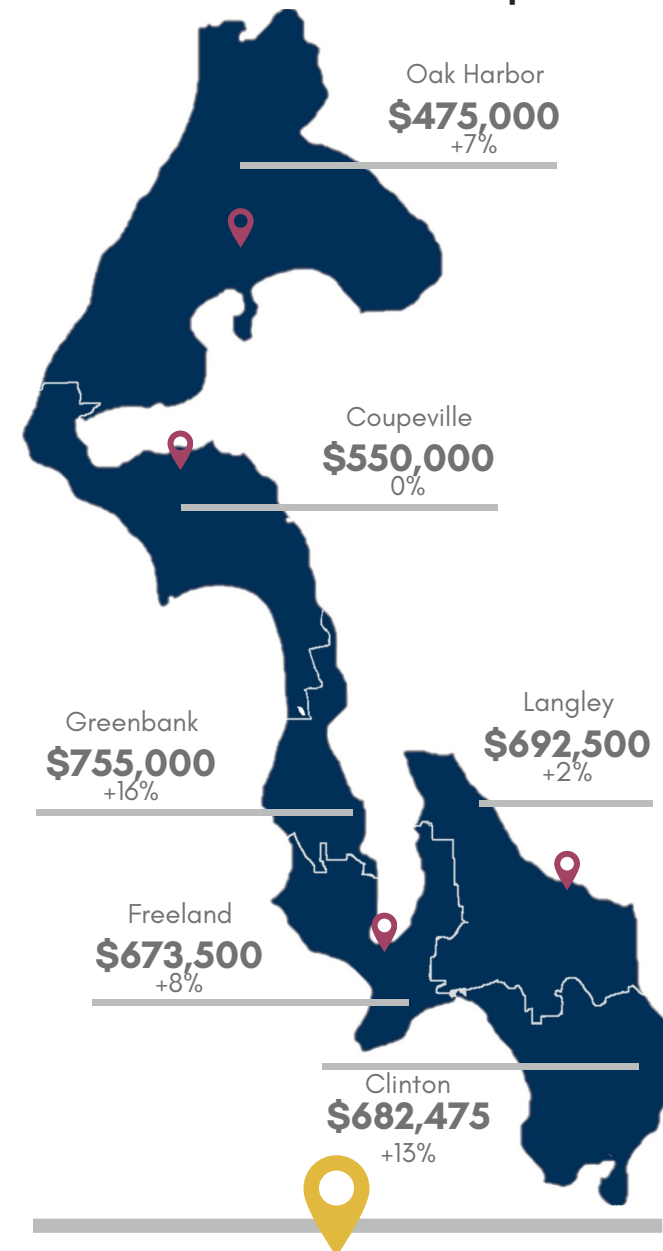
Whidbey@Windermere.com

WINDERMERE REAL ESTATE / SOUTH WHIDBEY


Windermere
REAL ESTATE



Median Sales Price | YoY%



OFFICE LOCATIONS

Freeland

5531 Freeland Avenue | Freeland, WA 98249
360-331-6006

Langley

223 Second Street | Langley, WA 98260
360-221-8898

ANNUAL REPORT 2022

PEGGY MORGAN


Windermere
REAL ESTATE

Our Company

We know your favorite neighborhood. Because chances are, we live there.



All in, for you.™

#WEAREWHIDBEY

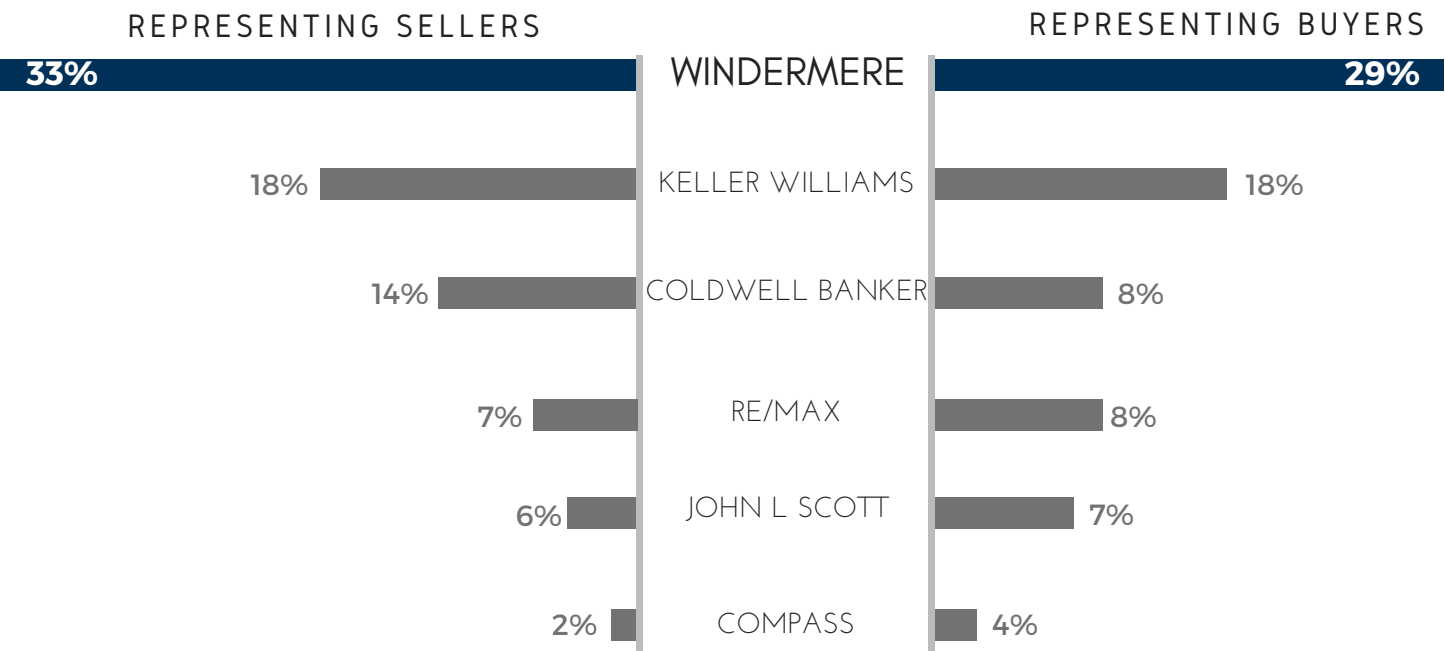
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139 LISTINGS SOLD

36 PRODUCING BROKERS

94 BUYERS REPRESENTED

MARKET SHARE OF COMPANY BY DOLLAR VOLUME



Condominium & Residential 2022

	Freeland	2022 vs 2021	Langley	2022 vs 2021	Clinton	2022 vs 2021	Greenbank	2022 vs 2021	Coupeville	2022 vs 2021	Oak Harbor	2022 vs 2021
Average Sales Price	\$837,620	-2%	\$782,082	4%	\$781,788	3%	\$933,678	18%	\$653,858	6%	\$513,645	7%
Median Sales Price	\$673,500	8%	\$692,500	2%	\$682,475	13%	\$755,000	16%	\$550,000	0%	\$475,000	7%
Average Price Per SF	\$420	3%	\$424	13%	\$422	14%	\$420	-7%	\$346	9%	\$297	10%
Number of Sales	118	-28%	104	-15%	116	0%	49	-20%	164	-18%	708	-20%
Average Days on Market	27	69%	22	38%	21	-5%	20	-9%	20	33%	18	50.0%

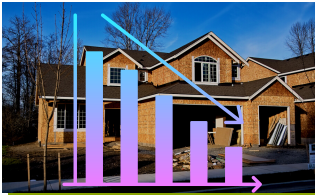
*Real Estate Market Data Sourced from NWMLS and TrendGraphix

Our Market

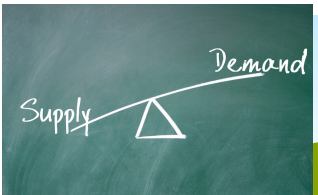
MARKET DRIVERS



INTEREST RATES



NEW CONSTRUCTION



SUPPLY/DEMAND

2023 LOOK TO THE FUTURE!

At the start of 2022 we were still in the “pandemic era buying frenzy.” Housing prices and inflation were getting out of control, leading to the steep rise in mortgage rates towards the beginning of the year. This increase slowed the market and reached what many think was the peak at over 7%. In 2023 we expect rates to have a very gradual decline. This will help ease us back into a more typical and balanced market.

Home prices are not expected to have a significant drop. One of the reasons is new construction, or the lack thereof; new housing starts are expected to stay below historical averages. Furthermore, people who were able to obtain a historically low interest rate are less likely to sell. As such, supply in 2023 is going to remain low, therefore creating higher demand for people looking to buy, and stabilizing prices as a result.

WHIDBEY ISLAND MEDIAN SALES PRICE

