

Statistical Market Analysis (Appraiser)

Status is 'Pending BU Requested' 2/14/2026 to 8/18/2025 Status is 'Pending Feasibility' 2/14/2026 to 8/18/2025 Status is 'Pending Inspection' 2/14/2026 to 8/18/2025 Status is 'Pending Short Sale' 2/14/2026 to 8/18/2025 Status is 'Pending' 2/14/2026 to 8/18/2025 Status is 'Sold' 2/14/2026 to 8/18/2025 Status is one of 'Active', 'Contingent' Sale Type is one of 'MLS', 'FSBO or Other MLS', 'Seller Representation Agreement' Property Sub Type is 'Residential' State Or Province is 'Washington' Area is '813 - North Whidbey Island' Status is not 'Incomplete'

Active: 58	Pending: 41	Sold: 225	Sold - Unlisted: 10	Other: 3	Total: 337
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	Bedrooms	Bathrooms	Square Feet	Orig Price	List Price	Selling Price	CDOM	DOM
Minimum	1	0.75	530	\$150,000	\$150,000	\$150,000	0	0
Average	3	2.05	1,874	\$641,590	\$627,216	\$580,841	57	55
Median	3	2.00	1,774	\$550,000	\$549,000	\$525,000	32	32
Maximum	6	4.00	5,829	\$2,500,000	\$2,500,000	\$1,880,000	367	367
Total Dollar				\$216,215,852	\$211,371,749	\$136,497,660		

Median DOM Breakdown and Average % of List Price received on Solds by Market time:

	0-30 Days	31-60 days	61-90 days	91-120 days	120+ days
No. of Listings	112	46	26	21	20
Breakdown %	47.66%	19.57%	11.06%	8.94%	8.51%
Med SP % LP	100.00%	98.81%	99.34%	98.10%	98.21%

Appraiser Sales Report: Median Breakdown of Solds by Selling Date:

Total	0-90 Days	91-180 days	181-270 days	271-365 days	181-365 days
Total # of Sales	115	120			
Med Sale Price	\$524,500	\$530,000			
Med S. DOM/CDOM	36/37	17/16			
Med LP of Sales	\$525,000	\$535,000			
Med Org List Price	\$538,000	\$545,000			
Med SP % LP	100.00	100.00			

Current Listings Only:

Total # Comp Active	58
Med List Price	\$643,000
Med C. DOM/CDOM	59/63

Information is deemed to be reliable, but not guaranteed.

Prepared by Peter T. Rivera on 2/14/2026