

# Statistical Market Analysis (Appraiser)

Status is 'Pending BU Requested' 3/14/2026 to 9/15/2025 Status is 'Pending Feasibility' 3/14/2026 to 9/15/2025 Status is 'Pending Inspection' 3/14/2026 to 9/15/2025 Status is 'Pending Short Sale' 3/14/2026 to 9/15/2025 Status is 'Pending' 3/14/2026 to 9/15/2025 Status is 'Sold' 3/14/2026 to 9/15/2025 Status is one of 'Active', 'Contingent' Sale Type is one of 'MLS', 'FSBO or Other MLS', 'Seller Representation Agreement' Property Sub Type is 'Residential' Area is '813 - North Whidbey Island' Status is not 'Incomplete'

Active: 59	Pending: 53	Sold: 202	Sold - Unlisted: 12	Other: 2	Total: 328
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	Bedrooms	Bathrooms	Square Feet	Orig Price	List Price	Selling Price	CDOM	DOM
Minimum	2	0.75	530	\$125,000	\$125,000	\$158,841	0	0
Average	3	2.07	1,919	\$652,800	\$638,296	\$584,395	60	57
Median	3	2.00	1,806	\$570,000	\$550,000	\$528,500	32	32
Maximum	6	4.00	5,829	\$2,500,000	\$2,500,000	\$1,880,000	395	395
Total Dollar				\$214,118,493	\$209,361,191	\$125,060,516		

## 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	94	43	25	19	21
Breakdown %	43.93%	20.09%	11.68%	8.88%	9.81%
Med SP % LP	100.00%	98.86%	98.97%	98.05%	98.18%

## 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	102	112			
Med Sale Price	\$532,500	\$528,500			
Med S. DOM/CDOM	37/36	28/26			
Med LP of Sales	\$544,500	\$530,000			
Med Org List Price	\$559,500	\$543,500			
Med SP % LP	100.00	100.00			

## Current Listings Only:

Total # Comp Active	59
Med List Price	\$660,000
Med C. DOM/CDOM	37/39