

WHATCOM COUNTY MARKET REVIEW

A report on Whatcom County Residential Sales
January to December 2025 | 2026 Forecast





Our Market Environment

Looking at 2025 and beyond in Whatcom County

The Whatcom County residential real estate market in 2025 reaffirmed a key lesson from recent years: resiliency and adaptability create opportunity. As conditions evolved, the market remained active and balanced, offering meaningful possibilities for both buyers and sellers.

After adjusting to higher mortgage rates in prior years, 2025 brought increased inventory and a steadier pace. Buyers benefited from more choice and time to make thoughtful decisions, while well-prepared sellers continued to see strong interest and fair outcomes. This shift fostered a healthier marketplace - less frenetic, more intentional, and grounded in realistic expectations.

"This equilibrium opened doors for buyers to find the right homes with confidence and for sellers to achieve fair value," says Wynden Holman, Managing Broker/Owner at Windermere Whatcom. "Affordability remained front and center, setting a strong foundation as we head into 2026."

Looking ahead, Whatcom County's market remains stable and optimistic. With its exceptional quality of life and enduring appeal, the region is well positioned for steady growth and continued opportunity in the year ahead.

Whatcom County Year Totals

RESIDENTIAL YEAR TOTALS

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	12-Month Change	10-Year Change
UNIT SALES	3,160	3,154	2,956	3,042	3,062	3,273	2,765	2,244	2,275	2,326	▲ 2.2%	▼ 22.2%
AVERAGE PRICE	\$345,063	\$379,538	\$418,786	\$442,338	\$495,067	\$600,899	\$656,148	\$652,182	\$689,545	\$697,938	▲ 1.2%	▲ 110.5%
SQ FT	1,890	1,888	1,920	1,888	1,923	1,903	1,893	1,922	1,937	1,924	▼ 0.6%	▼ 10.4%
PRICE / SQ FT	\$182.57	\$201.03	\$218.12	\$234.29	\$257.45	\$315.76	\$346.62	\$339.33	\$355.99	\$362.80	▲ 1.9%	▲ 135.1%
DAYS ON MARKET	56	48	42	40	34	23	23	38	36	46	▲ 27.7%	▼ 37.8%

CONDOMINIUM YEAR TOTALS

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	12-Month Change	10-Year Change
UNIT SALES	561	597	630	567	590	579	441	439	418	438	▲ 4.7%	▼ 5.3%
AVERAGE PRICE	\$214,114	\$252,950	\$294,372	\$288,879	\$315,742	\$389,389	\$417,536	\$404,826	\$447,193	\$469,826	▲ 5.0%	▲ 132.9%
SQ FT	1,120	1,115	1,157	1,112	1,116	1,134	1,066	1,077	1,135	1,179	▲ 3.8%	▲ 5.6%
PRICE / SQ FT	\$191.17	\$226.86	\$254.43	\$259.78	\$282.92	\$343.38	\$391.68	\$375.88	\$394.00	\$398.49	▲ 1.1%	▲ 120.4%
DAYS ON MARKET	77	46	54	51	59	20	21	40	44	60	▲ 36.3%	▼ 31.8%

VACANT LAND YEAR TOTALS

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	12-Month Change	10-Year Change
UNIT SALES	542	534	511	488	547	585	380	319	284	248	▼ 12.6%	▼ 44.0%
AVERAGE PRICE	\$127,883	\$135,435	\$162,193	\$137,489	\$182,855	\$276,882	\$248,088	\$254,255	\$228,042	\$342,816	▲ 50.3%	▲ 136.8%
DAYS ON MARKET	253	221	188	151	165	181	107	112	116	112	▼ 3.4%	▼ 51.0%

Year totals may contain outlying areas that are not listed in tables. All information supplied from the Northwest Multiple Listing Service.

RESIDENTIAL TOTALS BY AREA

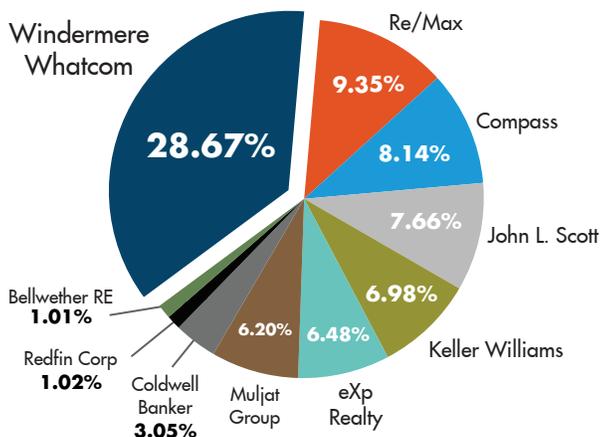
	UNITS SOLD			DAYS ON MARKET			PRICE PER SQ FT			AVERAGE SALE PRICE		
	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025
BELLINGHAM	680	692	747	29	24	29	\$409	\$392	\$428	\$809,613	\$881,724	\$867,142
LYNDEN	204	199	165	43	43	51	\$295	\$314	\$312	\$675,233	\$733,823	\$692,582
BLAINE/BIRCH BAY	354	354	355	43	41	48	\$323	\$330	\$333	\$619,671	\$673,502	\$651,333
EVERSON/NOOKSACK	119	136	151	57	61	59	\$285	\$298	\$301	\$517,514	\$545,593	\$556,119
FERNDALE	333	344	338	38	35	42	\$325	\$338	\$338	\$637,792	\$656,891	\$678,379
MERIDIAN	81	76	76	34	32	42	\$327	\$346	\$392	\$708,698	\$699,311	\$752,011
MT. BAKER	119	229	237	57	50	49	\$285	\$323	\$316	\$517,514	\$410,822	\$426,713
SEMAHMOO	63	47	58	43	51	62	\$353	\$352	\$342	\$938,026	\$962,035	\$888,068

CONDOMINIUM TOTALS BY AREA

	UNITS SOLD			DAYS ON MARKET			PRICE PER SQ FT			AVERAGE SALE PRICE		
	2023	2024	2025	2023	2024	2025	2023	2024	2025	2023	2024	2025
BELLINGHAM	221	207	270	36	36	50	\$382	\$404	\$429	\$410,768	\$449,899	\$497,375
LYNDEN	44	62	55	39	36	76	\$327	\$324	\$329	\$410,346	\$462,331	\$421,415
BLAINE/BIRCH BAY	92	86	68	58	62	80	\$438	\$445	\$403	\$384,699	\$467,422	\$651,333
EVERSON/NOOKSACK	2	N/A	4	138	N/A	120	\$200	N/A	\$259	\$289,500	N/A	\$311,425
FERNDALE	24	15	9	36	42	39	\$315	\$296	\$225	\$429,958	\$394,713	\$372,833
MERIDIAN	25	26	12	33	40	37	\$349	\$357	\$375	\$502,560	\$453,467	\$546,992
MT. BAKER	12	7	7	17	32	110	\$458	\$519	\$497	\$262,075	\$274,214	\$269,857
SEMAHMOO	37	36	27	57	74	89	\$489	\$438	\$514	\$456,559	\$568,678	\$528,959

VACANT LAND TOTALS BY AREA

	UNITS SOLD			DAYS ON MARKET			AVERAGE SALE PRICE		
	2023	2024	2025	2023	2024	2025	2023	2024	2025
BELLINGHAM	55	47	50	112	80	72	\$480,120	\$368,389	\$636,209
LYNDEN	28	31	12	117	285	59	\$294,357	\$259,790	\$1,245,412
BLAINE/BIRCH BAY	45	52	29	99	98	125	\$286,847	\$191,840	\$258,245
EVERSON/NOOKSACK	25	17	22	190	35	52	\$289,260	\$252,791	\$292,770
FERNDALE	29	28	21	115	147	99	\$228,076	\$461,125	\$243,690
MERIDIAN	11	6	6	60	51	898	\$452,273	\$294,167	\$453,500
MT. BAKER	50	34	25	84	67	94	\$158,406	\$145,412	\$53,196



Whatcom County Market Share

2025 Market Share by Listed Dollar Volume Sold

Statistics show Windermere as the leading Real Estate company in Western Washington with over 23 counties combined. Our agents remain at the top in their field, and are empowered with high-caliber marketing and technology tools. Our internet, public, agent, and print marketing helps expose your listing to the largest audience of serious buyers and keeps us on the cutting edge in effectively facilitating you through your real estate transactions.

Windermere Whatcom, Inc., is part of more than 350 offices throughout the West. Our full-time professional agents provide you with local expertise and the strength of a leading independent residential real estate network throughout the western United States.



ALL IN, FOR YOU.

Experience the Windermere difference.

WINDERMERE WHATCOM LOCATIONS

BELLINGHAM

515 W. Bakerview Road
Bellingham, WA 98226
360.734.7500

LYNDEN

8071 WA-539 #105
Lynden, WA 98264
360.354.4455

FERNDALE

1894 E. Main Street
Ferndale, WA 98248
360.398.6800

BIRCH BAY

8105 Birch Bay Square St. #101
Blaine, WA 98230
360.371.5100

PROPERTY MANAGEMENT

541 W. Bakerview Road
Bellingham, WA 98226
360.733.7944

FAIRHAVEN

1200 Old Fairhaven Pkwy #106
Bellingham, WA 98225
360.671.5000


Windermere
REAL ESTATE

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