

Camano Island 98282

ZIP code · WA · Washington > Island County

BALANCED MARKET

\$651K

MEDIAN SALE PRICE

-11.3%

1-YR CHANGE

358

SALES (12 MO)

\$694K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



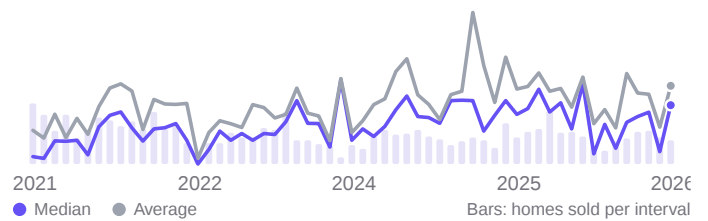
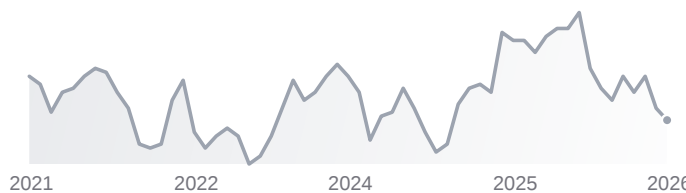
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$730K · Average \$816K

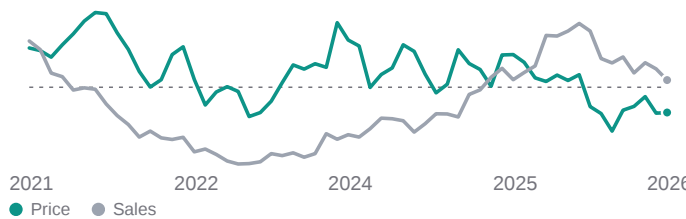


Growth (year over year)

Price -11.3% · Sales +3.2%

Price per square foot

\$409/ft²

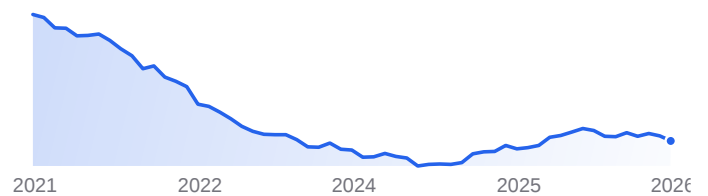
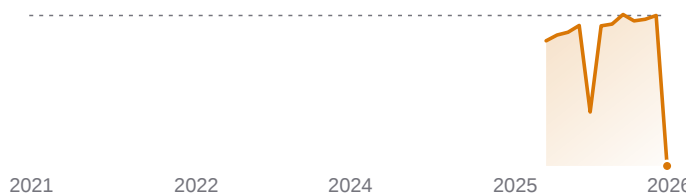


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

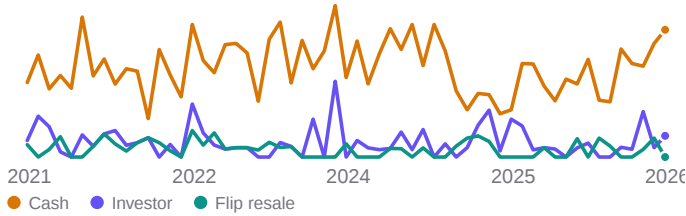
3.6%



BUYERS & OUTCOMES

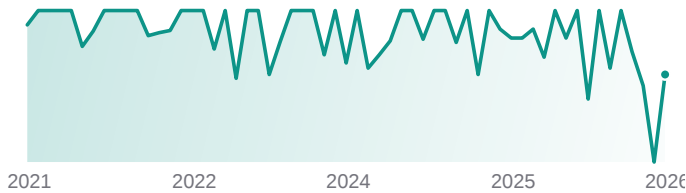
Buyer mix

Cash 48% · Investor 8.0% · Flip resale 0%



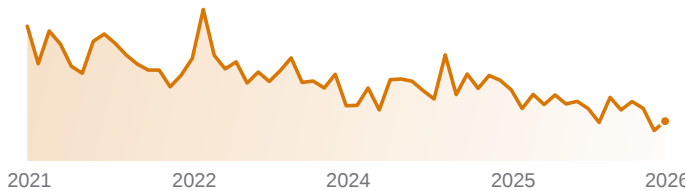
Sellers who sold at a gain

89%

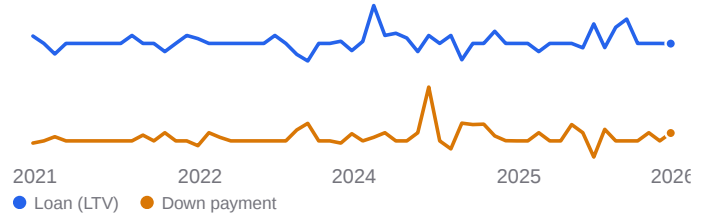


Median annualized return at resale

+4.5%

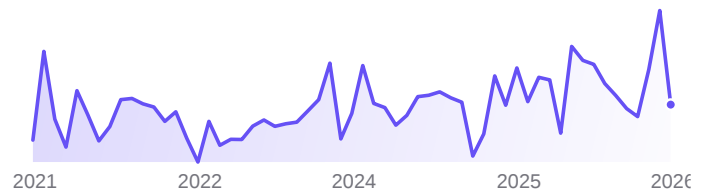


Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



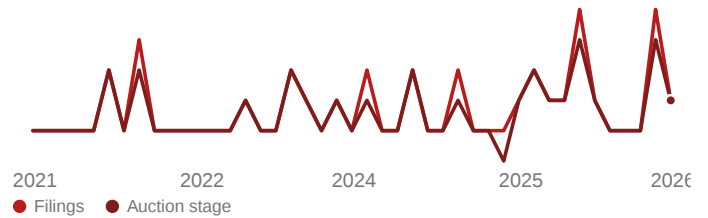
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	9,819
Median value (AVM)	\$694K
Median size	1,782 ft²
Median bedrooms	3
Median year built	1992
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.5%
Owner occupied	67%
Company owned	12%
Median loan-to-value	39%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	17,382
Density	303 / mi²
Median household income	\$97K
Average household income	\$119K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	248
Homes occupied	83%
Bachelor's or higher	22%
Poverty rate	3.9%
Unemployment	1.3%
Average temp	50°F
Annual precip	27 in
Sunshine	33%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.