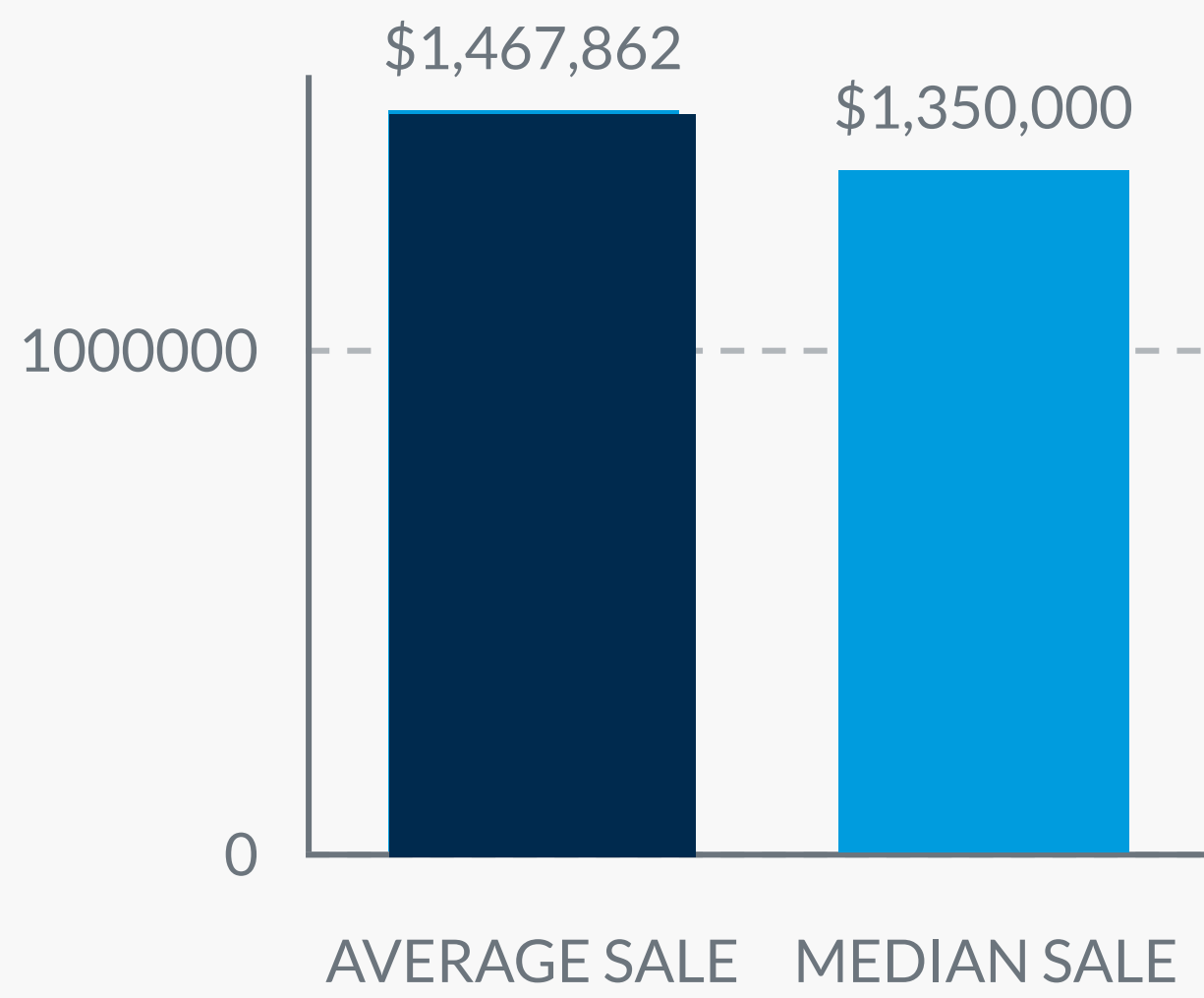




BAINBRIDGE ISLAND MARKET REPORT

April 2026

HOME PRICES April 2026



MISC STATS & FACTS

20% of all Bainbridge Island home sales and **36%** of all condo sales were to all CASH buyers

Prices per square foot ranged from \$249 to \$1,244. **The average was \$550.**

Sold homes ranged in size from 1,060 to 5,349 square feet. **The average was 2,784 SF.**

Home sales ranged from 98.6% to 113% of seller's asking price **The average was 100.8%**

83% of homes sold for \$1,000,000 or more.



QUICK SNAPSHOT

SALES

There were 29 home sales on Bainbridge Island in April, which was nearly double the previous month and a welcome 13% increase YOY. This number of sales is consistent with the average for the month of April in the five years prior to 2020. It's the highest since the 38 seen in 2022 and, luckily, much higher than the 15 seen in 2023. The 34 pending sales was an increase of 13% MOM and a modest 3% YOY increase.

INVENTORY

There were 64 new listings brought to the market in April, which was a 65% increase MOM, but an 11% decrease YOY. The 56 active listings was a 75% increase MOM showing the typical seasonal increase as expected, although YTD through four months of 2026 the active listings were down an incredible 30%. The 1.9 Months of Supply suggests a "strong seller's market," but I can tell you based on the contracts I'm negotiating that buyers have much more negotiating power than they have in a few years.

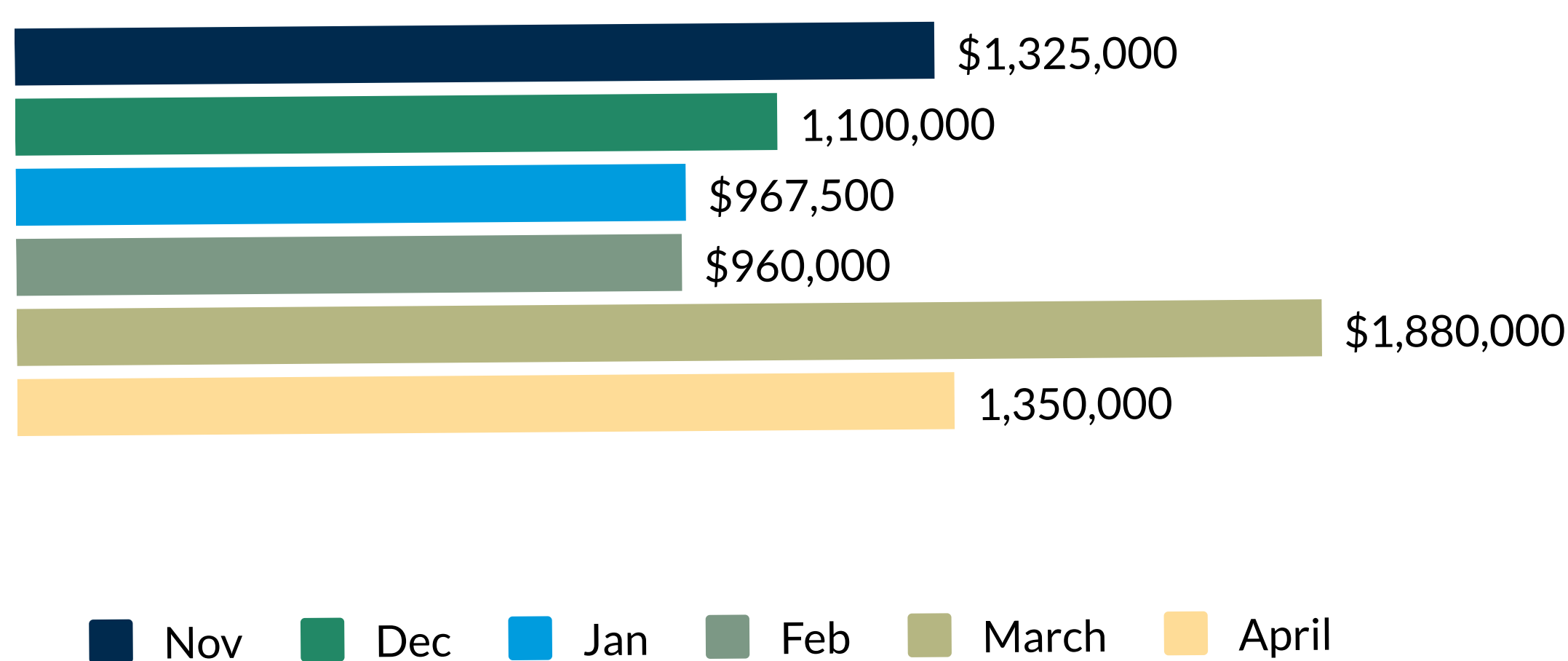
DAYS ON MARKET

Of the 29 homes that sold in April, 17 sold in about a week or less and did so for an average of 2.6% over asking price. This is welcome news for sellers because it's the second month in a row where more than half the homes sold "quickly and for over asking," marking just the third time in the last 22 months this has happened. The other 12 homes took significantly longer to sell and sold in an average of 67 days for an average of 98.2% of seller's asking price and 96.6% of the original asking price. The takeaway here is homes that are priced right will sell right away, and those that aren't, won't.



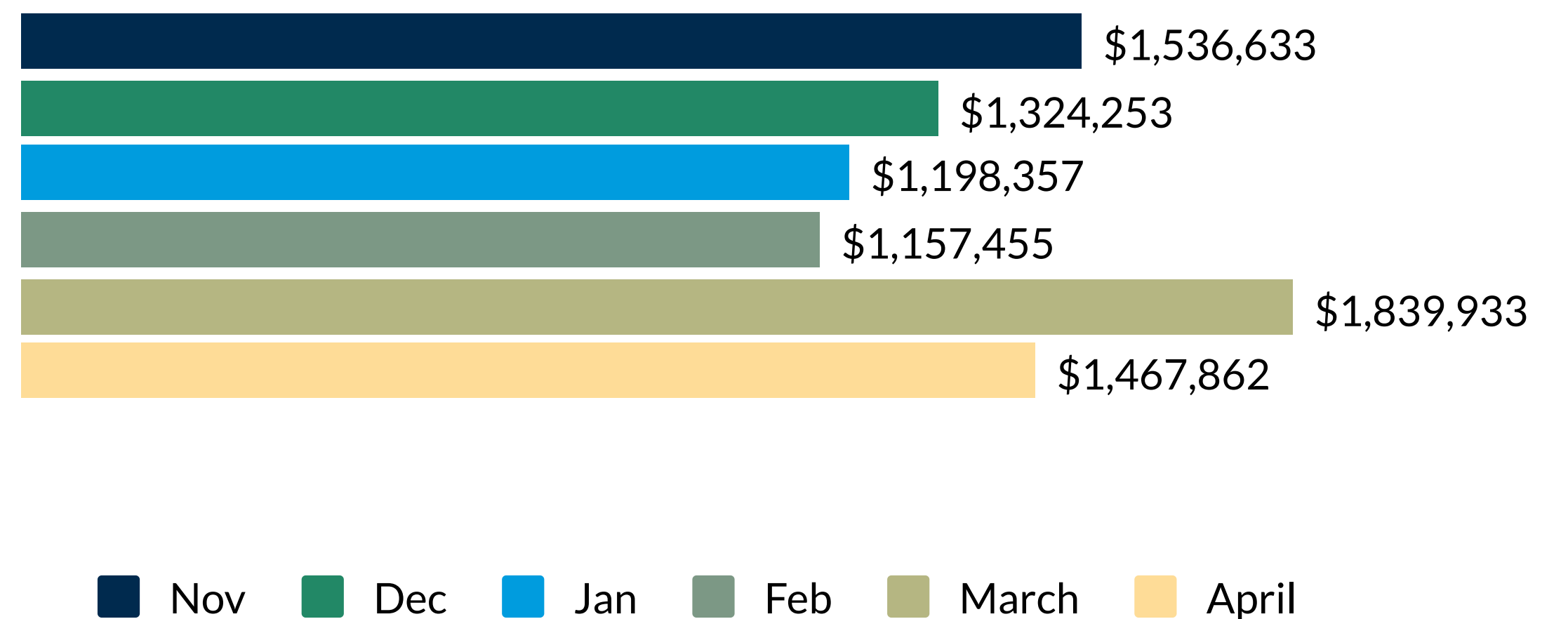
PRICING TRENDS ON BAINBRIDGE: LAST 6 MONTHS

Median Sales Prices



MEDIAN: Half of the homes on Bainbridge Island sold for more than \$1,350,000 in April, and half sold for less.

Average Sales Prices



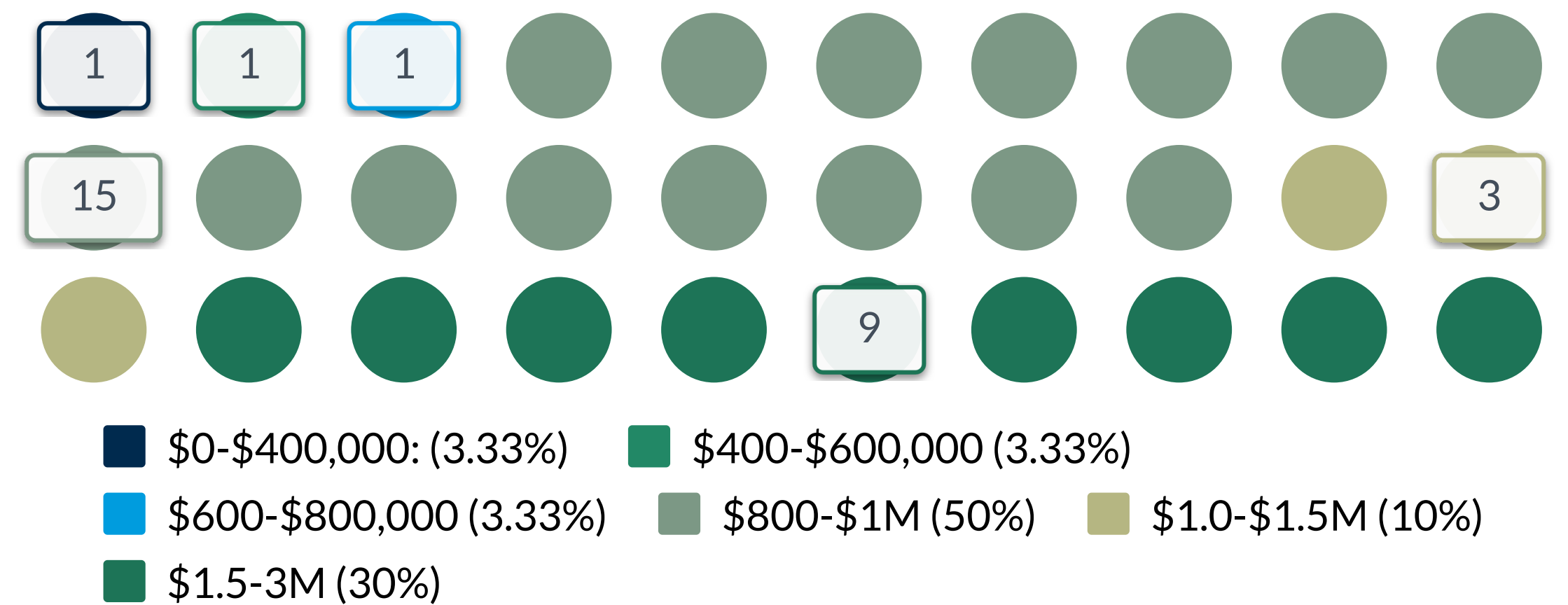
AVERAGE: Prices vary widely on Bainbridge Island on a monthly basis given the wide range of prices and small sample sizes.

BAINBRIDGE ISLAND MARKET REPORT

4 Reasons Buyers Should Not Have PTSD

- Just 21% of pending contracts were multiple offer situations (*decreasing from 26% YTD*)
- Just 15% of pending contracts have an escalation addendum (*decreasing from 19% YTD*)
- 70% of pending contracts have financing contingencies; not just financing as part of the purchase, but the contingency to protect earnest money (*increasing from 62% YTD*)
- 27% of pending contracts have an inspection contingency; showing some buyers are able to negotiate a round of due diligence after getting mutual acceptance (*increasing from 23% YTD*)

April Home Sale Price Range

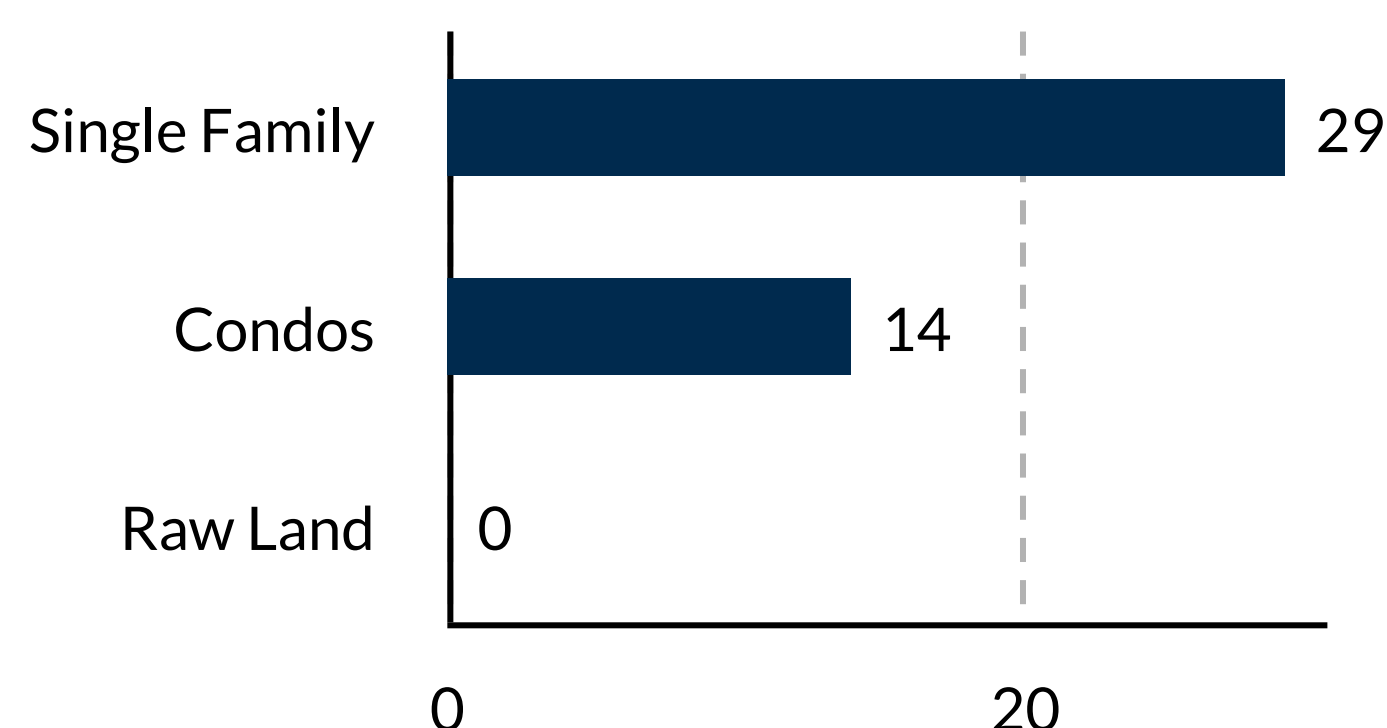


HIGHEST + LOWEST SALES

\$2,950,000
HIGHEST PRICED SALE

\$800,000
LOWEST PRICED SALE

NOTEWORTHY SALES



SINGLE FAMILY

Set in my favorite neighborhood on the Island, this private retreat in Seabold boasts my favorite west-facing views of Olympic Mountains over Agate Passage. The Mid-Century Modern design is one of the best I've ever seen, as the vaulted ceilings and expansive windows frame the view perfectly and fill the interior with light. Offering shared deeded waterfront and protected view covenants, this is a home I would live in - and I don't say that very often!
- 14735 Henderson Road

CONDO

Built in 1979, the Eagle Harbor Condominiums are now the epitome of modern luxury waterfront condo living after they invested nearly \$12M in capital improvements right before 2020. The stunning Seattle views, private beach, pool and BBQ area and elevator access are ideal for retirees looking to relax in community. #121 is one of the very rare 3BR units, as 52 of the 56 units in the complex are 2BR.
- 428 Harborview #121

LAND

There were no vacant land sales in April.

MOST EXPENSIVE

10478 Arrow Point Dr NE: Set on the south shore of picturesque Manzanita Bay, this fully renovated estate offered stunning views of this protected waterway. The light and airy home includes white oak flooring and high end finishes and appliances and has a detached ADU for guests.

LEAST EXPENSIVE

5790 Old Mill Rd: Sitting on 2.5 acres in Eagledale, this eclectic home was a time capsule to 1983 and one of the most unique floorplans I've ever seen. Homes like this make me wonder what the original design process was like, but also have me excited to (hopefully) see the results from the renovation someday.



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