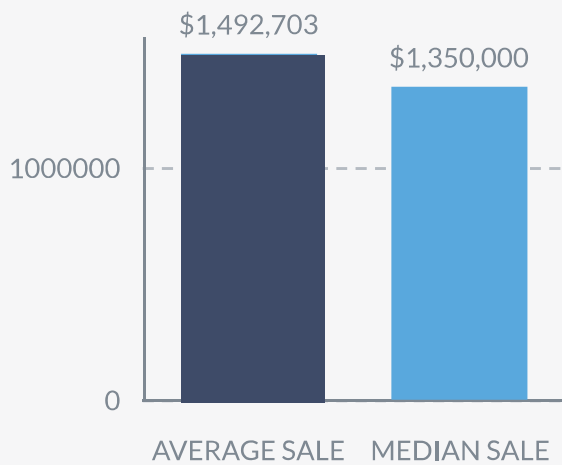




BAINBRIDGE ISLAND MARKET REPORT AUGUST 2025

HOME PRICES AUGUST 2025



MISC STAT & FACTS

46% of all Bainbridge Island home sales and **100%** of all condo sales were to all CASH buyers

Prices per square foot ranged from \$254 to \$1,786. **The average was \$603.**

Sold homes ranged in size from 832 to 5,300 square feet. **The average was 2,484 SF.**

Home sales ranged from 83.4% to 128.1% of seller's asking price. **The average was 97.9%**

70% of homes sold for \$1,000,000 or more.



QUICK SNAPSHOT

SALES

There were 39 home sales on Bainbridge Island in August, which was flat YOY and up 15% MOM. While August usually sees a decrease in sales over July, this year's increase reflects the unusual strong pace of pending sales we saw in July. The 39 pending sales represent an 19.5% YOY increase, but a MOM decrease of 4.5%. August usually sees more pending sales than July as buyers surge to the market before Labor Day, but this year the surge took place in July and the market started its slowdown earlier than normal.

INVENTORY

There were 39 new listings to the market in August, which was a 15% increase MOM and flat YOY, and was about the normal number seen in the few years prior to 2020. The 73 active listings were a decrease both MOM (-22.4%) and also YOY (-6.0%). The Months of Inventory of 1.9 suggests a strong seller's market, but I will maintain my opinion from last month that we have transitioned to more of a buyer's market than the sellers want to accept based on my experience as an agent carrying quite a few listings through this summer season.

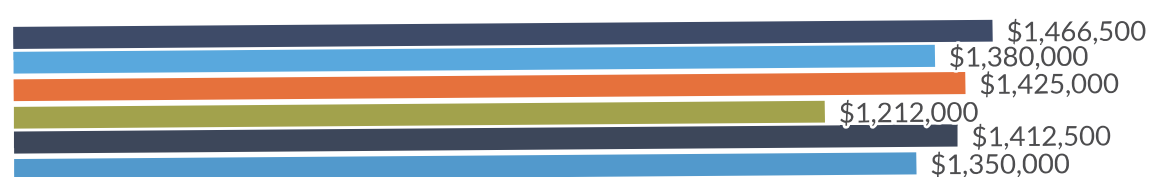
DAYS ON MARKET

Of the 39 homes that sold in August, only 8 sold in about a week or less and did so for an average of 5.5% over asking price. However, when removing the outlier that was the 28.1% over-asking, the other 7 averaged 2.3% over asking price. The other 31 homes sold in an average of 70 days and did so for an average of 96% of seller's asking price and 91.6% of the original asking price.



PRICING TRENDS ON BAINBRIDGE: LAST 6 MONTHS

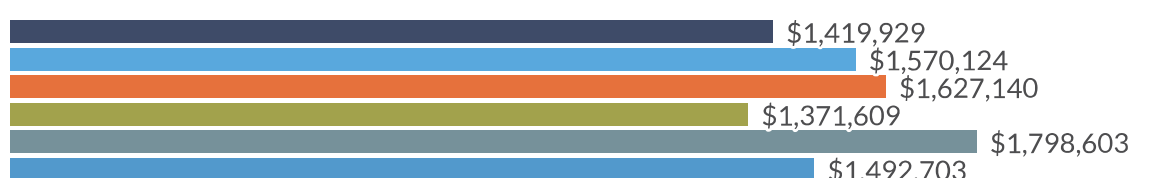
MEDIAN: Half of the homes on Bainbridge Island sold for more than \$1,350,000 in August, and half sold for less.



■ Mar ■ Apr ■ May ■ Jun ■ Jul ■ Aug

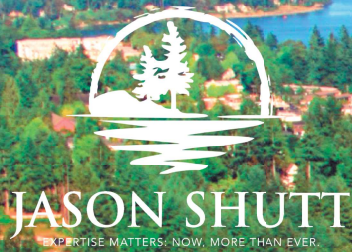
Median Sales Prices

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



■ Mar ■ Apr ■ May ■ Jun ■ Jul ■ Aug

Average Sales Prices



AUGUST 2025

BAINBRIDGE ISLAND MARKET REPORT

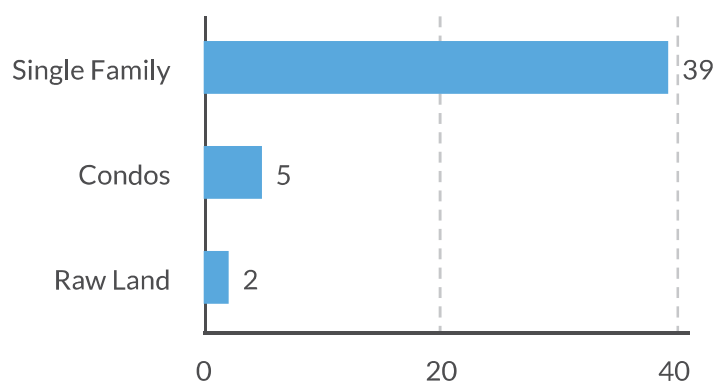
FINDINGS FROM THE FIELD

When I'm working with clients who ask about the seasonality of the market's activity, as most inevitably do, I always highlight the ebb & flow of monthly pending sales. Most years see a dip in pending sales in July as buyers take advantage of the prime summer month for vacations. We then see a rebound in pending sales in August as the summer selling season sees a final surge before slowing after Labor Day.

Not this year. That demand dropped off this August.

The bottom line here: Bainbridge is moving toward balance. The stats may favor sellers, but the feel of the market—and the negotiating room for buyers—says otherwise.

NOTEWORTHY SALES



SINGLE FAMILY HOMES

A mid-century modern on 1.3 acres in Rolling Bay listed at \$995k and was bid up to \$1.275M in just 2 days to close for 28.1% OVER asking price. This is THE highest over-asking, and only the second closing over 20%, thus far in 2025.

- 10871 Manitou Beach

CONDOS

Parking spots are condos, too! The Harbor Square Condominiums across from the ferry parking on Winslow Way have a secured "commuter parking" garage. There have been three sales this summer, all closing for \$55,000.

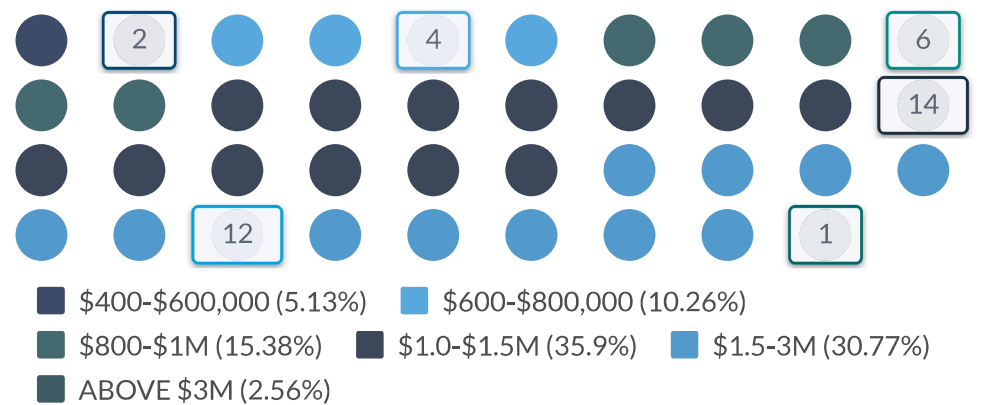
- 170 Harbor Square Loop

VACANT LAND

A 0.34 acre lot sold with the home on Yeomalt Point Drive as a separate transaction as part of its estate sale, while being sold by a separate family member.

- 0 Yeomalt Drive

August Home Sale Price Range



HIGHEST + LOWEST SALES

▲ **\$6,300,000**
HIGHEST PRICED SALE

▼ **\$465,000**
LOWEST PRICED SALE

MOST EXPENSIVE

Renovated in 2024 by Hoedemaker Pfeiffer they said in LUXE (March 2025), "To make the house transcendent and memorable, we had to have it truly resonate with the site... we wanted it to look like it had sprung from the land itself." The 130' of medium-bank waterfront on Wing Point facing Seattle sold in 6 days for just 3% under asking price.
- 6426 Wing Point

LEAST EXPENSIVE

A vintage 1901 farmhouse on a sunny 1.25-acre lot in desirable Fort Ward offered a peaceful, character-filled structure with nothing but opportunity for complete renovation; no kitchen, no bathrooms, and a failed septic system—selling for 84% of its asking price, this might be the bargain of 2025.
- 3634 Campbell St


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Presented by Jason Shutt, M.Ed.
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