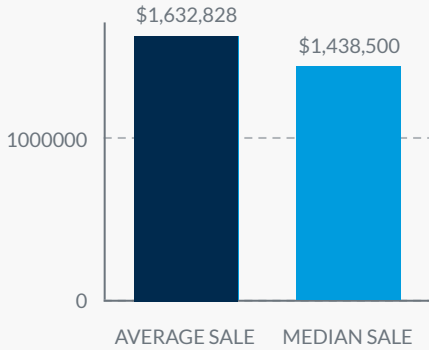




BAINBRIDGE ISLAND MARKET REPORT

May 2026

HOME PRICES May 2026



MISC STATS & FACTS

34% of all Bainbridge Island home sales were to all CASH buyers

46% of condo and both land sales were to all CASH buyers

Prices per square foot ranged from \$373 to \$975. **The average was \$619**

Sold homes ranged in size from 789 to 4,284 square feet. **The average was 2,622 SF.**

Home sales ranged from 79.7% to 110.9% of seller's asking price. **The average was 98.32%**

81% of homes sold for \$1,000,000 or more.



QUICK SNAPSHOT

SALES

There were 32 home sales on Bainbridge Island in May, which was a 10.4% increase MOM but a decrease of 8.6% YOY. In the last ten years, the average number of sales for May was 34. The 99 sales YTD is below the average of 132 in the 5 years prior to 2020, but much more robust than the 76 and 86 seen in 2023 and 2024, respectively. On the other hand, the 36 pending sales in May was the lowest since the 36 seen in 2012 and well below the average of 47 seen in May over the last 10 years.

INVENTORY

There were 73 new listings brought to the market in May, which was a 14% increase MOM and a 4.3% increase YOY. This is the highest number of new listings in May since the 74 seen in 2019, and the 85 active listings is exactly what we saw in the three years before 2020. (Safe to say inventory is back to normal.) The 2.7 Months of Supply is quite high for this time of year, showing the pronounced difference between "normal" inventory levels and the lowest number of pending sales in more than 10 years.

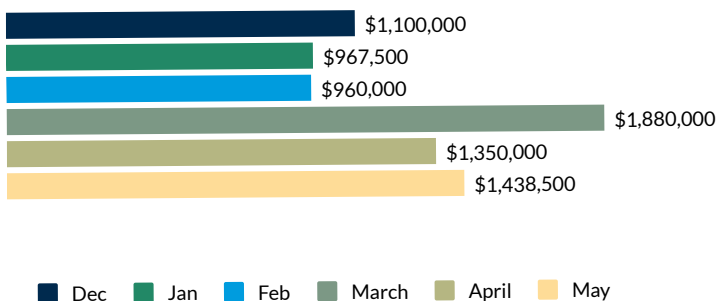
DAYS ON MARKET

Of the 32 homes that sold in May, 56% sold in about a week or less and did so for an average of 101% over asking price. This is welcome news for sellers because it's the third month in a row where more than half the homes sold "quickly and for over asking." The other 14 homes took significantly longer to sell and sold in an average of 47 days for an average of 98.2% of seller's asking price and 94.6% of the original asking price. The takeaway here, again, is homes that are priced right will sell right away, and those that aren't, won't.



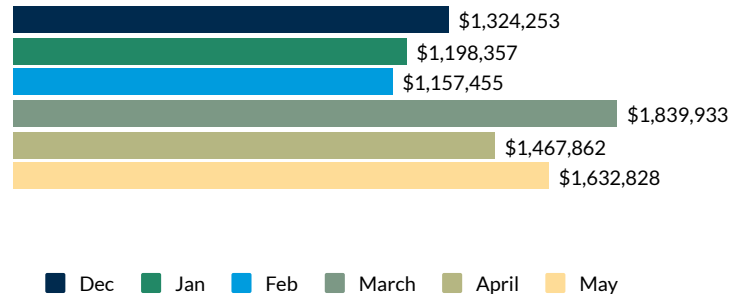
PRICING TRENDS ON BAINBRIDGE: LAST 6 MONTHS

Median Sales Prices



MEDIAN: Half of the homes on Bainbridge Island sold for more than \$1,438,500 in May, 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.

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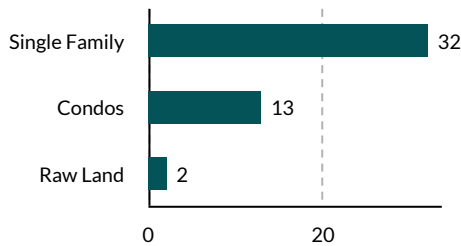
The Island's Great Market Divide

Some sellers are having quite a lovely time, almost like it's 2021 again. Others are feeling the effect of buyer demand reminiscent of 2012.

The imbalance is striking: inventory is back to "normal" and buyers move quickly on homes that are priced well, sometimes bidding aggressively like it's 2021. At the same time, pending sales are at a 14-year low so homes that buyers perceive to be priced too high miss the action and linger on the market, often needing price drops and negotiations on contingencies like the good ol' days before 2020.

The good news? Sellers still control how their home is positioned on price, while buyers can find real opportunity with homes that don't sell quickly.

NOTEWORTHY SALES



SINGLE FAMILY

4475 Pleasant Beach Dr NE: This impeccable waterfront townhome (shared walls) went under contract on day one and sold for its asking price of \$2,698,000, underscoring strong demand for premier Pleasant Beach coastal living. With its refined craftsmanship and thoughtful design, every detail reflects the high level of quality expected at this price point. The property last sold in 2022 for \$2,380,000, representing a \$318,000 increase, or approximately 13.4% appreciation over four years.

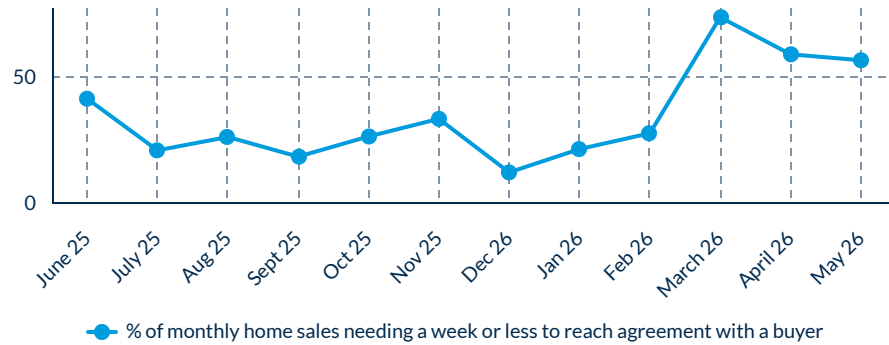
CONDO

4878 NE Dotson Loop #2A: Perched in the coveted first row of Pleasant Beach Village, this exceptional townhome captures sweeping views over Rich Passage from a sun-drenched west-facing deck. This home features soaring ceilings, expansive windows, and a chef's kitchen. This residence offers a rare blend of luxury, walkability, and coastal Bainbridge Island living and sold for \$2,200,000.

LAND

15630 Agatewood Road NE: 2.35 partially cleared acres and just steps from Bloedel Reserve, this parcel sold in less than three months for \$441,000, which was 93% of original price.

Frenzy Factor



HIGHEST + LOWEST SALES

\$3,800,000
HIGHEST PRICED SALE

\$800,000
LOWEST PRICED SALE

MOST EXPENSIVE

11710 Arrow Point Dr NE: Just down the road from April's most expensive home sale, this estate sits on 1.4 acres along Manzanita Bay and includes 110 feet of low-bank shoreline, deep-water moorage, and a private boat launch. This home needed three listings, two listing agents, and 273 days to sell for 67.8% of its original asking price (\$5,600,000).

LEAST EXPENSIVE

5344 Ruby Place NE: This sunny and bright charmer took 30 days to find a buyer who paid 97.6% of its original asking price. This home sits on a circular driveway in the Emerald Heights neighborhood near Lynwood Center and is a contender for my pick of value buy of the year.



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