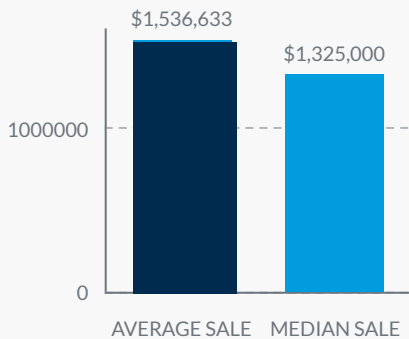




BAINBRIDGE ISLAND MARKET REPORT

NOVEMBER 2025

HOME PRICES NOVEMBER 2025



MISC STAT & FACTS

33% of all Bainbridge Island home sales and **66%** of all condo sales were to all CASH buyers

Prices per square foot ranged from \$330 to \$1,307. **The average was \$559.**

Sold homes ranged in size from 1,166 to 7,515 square feet. **The average was 2,747 SF.**

Home sales ranged from 83.8% to 111.9% of seller's asking price. **The average was 98.9%**

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



QUICK SNAPSHOT

SALES

There were 21 home sales on Bainbridge Island in November, which was a 9% decrease MOM and a 16% decrease YOY. In both the three and five years prior to 2020, the average number of sales for this month was 30, so we are well below normal. On the other hand, November saw 19 pending sales, which is about average for the years prior to 2020, and much better than the 16 and 10 seen in 2022 and 2023, respectively, when we were on the front end of the slowdown of the pandemic-fueled frenetic market.

INVENTORY

There were just 12 new listings brought to the market in November, which was an astounding 64% decrease MOM and a decrease of 14% YOY. The 42 active listings were a 28% decrease over October, as inventory continued its seasonal contraction. Prior to 2020 this month averaged 65 active homes, but this year's 42 isn't too much lower than the 44 and 52 of the last two years, and much better than 2021's ten active listings. The 2.0 Months of Inventory suggests a seller's market, but like every month since March we are seeing much more negotiating power in buyer's hands than sellers would prefer were true.

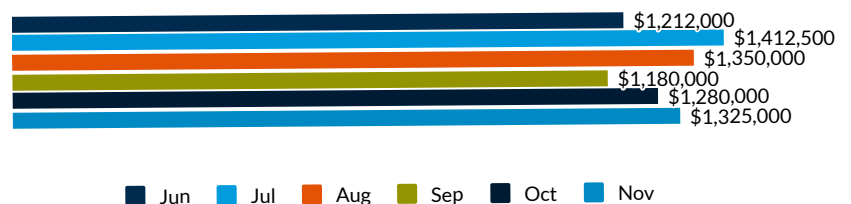
DAYS ON MARKET

Of the 21 homes that sold in September, only 7 sold in a week or less and did so for an average of 4.6% over asking price. The other 14 homes sold in an average of 66 days and did so for an average of 96.0% of seller's asking price and 94% of the original asking price. The key takeaway here: sellers should start to anticipate negotiating their asking price and should not expect to sell over asking price with no contingencies.



PRICING TRENDS ON BAINBRIDGE: LAST 5 MONTHS

MEDIAN: Half of the homes on Bainbridge Island sold for more than \$1,325,000 in November, and half sold for less.



Median Sales Prices

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



Average Sales Prices

BAINBRIDGE ISLAND MARKET REPORT

PREDICTIONS FOR 2026

1) EXISTING HOME SALES WILL INCREASE, SLIGHTLY

Through November, Bainbridge Island has seen 291 closed sales YTD which is an increase of +4% YOY and much greater than both 2022 and 2023. I'm optimistic this trend will continue.

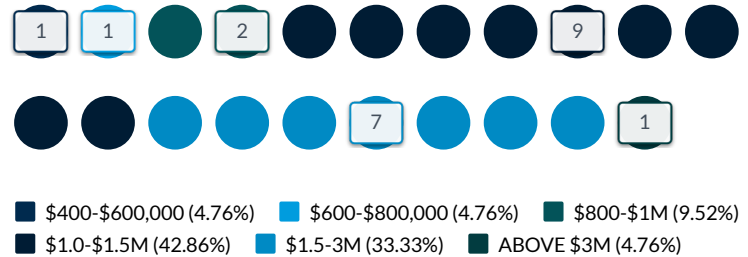
2) HOME PRICES WILL STAY FLAT

Through November, the average annual sale price of a single family home on Bainbridge Island is \$1,552,000 YTD, which is a decrease of -1.9% YOY. Over the last 10 years the average YOY price change was +8.6% (with just 2023 and 2024 showing negative growth). Over the last 20 years, the average YOY price change is +5.9% (with just six of those years showing negative growth - four of which were 2008 through 2011 when the housing market crashed the national economy). Candidly, at the risk of sounding cavalier, a -2% decrease in average sale price is a rounding error and effectively flat. I'm optimistic that we'll see positive appreciation.

3) INVENTORY WILL INCREASE TO PRE-2020 LEVELS

Through November, there have been 428 new listings YTD which is an increase of +5.2% YOY, the highest since the 485 seen in 2020, and well above the 362 recorded in 2022. The 5-year pre-pandemic average (2015-2019) was 474, so we are approaching that level. I'm expecting an increase next year based on the conversations I'm having with homeowners.

August Home Sale Price Range

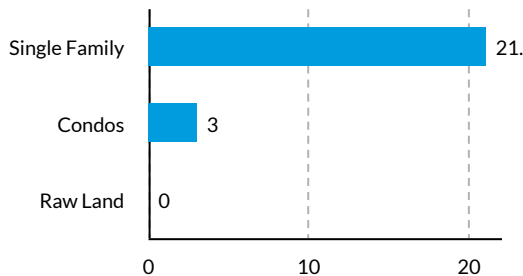


HIGHEST + LOWEST SALES

\$3,940,000
HIGHEST PRICED SALE

\$575,000
LOWEST PRICED SALE

NOTEWORTHY SALES



SINGLE FAMILY HOMES

My seller-client's enchanting Craftsman offered timeless design by architect Roger Katz. Exceptional value came with \$175,000 in recent upgrades, a detached ADU, a wraparound porch, southern exposure, and high-end modern improvements, it delivers the rare serenity of the classic "Old Bainbridge" lifestyle.

- 10050 & 10052 Winthers Road

CONDOS

This ground-level Eagle Harbor Condominium unit offers stunning panoramic views of Seattle and the ferry lane with serene coastal living, just steps from both downtown Winslow and the ferry to the city.

- 428 Harborview Drive, Unit #112

VACANT LAND

There were no land sales this month.

MOST EXPENSIVE

An exceptional Derby Downs estate blends timeless elegance with contemporary design on 2 private, sun-drenched acres in a quiet equestrian enclave. Featuring a dramatic interior renovation, refined outdoor living spaces, and close proximity to trails, schools, shops, and the ferry, it offers a truly idyllic island retreat.

- 10218 Affirmed Lane

LEAST EXPENSIVE

This well-maintained 3-bedroom rambler offers an affordable Bainbridge opportunity on a sunny acre with room for animals and gardens. Close to Fay Bainbridge Park, this home offered an affordable opportunity for first-time buyers or investors.

- 15035 Sunrise Drive



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Presented by Jason Shutt, M.Ed.
Windermere Real Estate / BI, Inc.
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Jason Shutt, 98110 Realtor
206.399.3641 | www.jasonshutt.com
jason@jasonshutt.com

Contact me today if you need help tackling your real estate needs.

