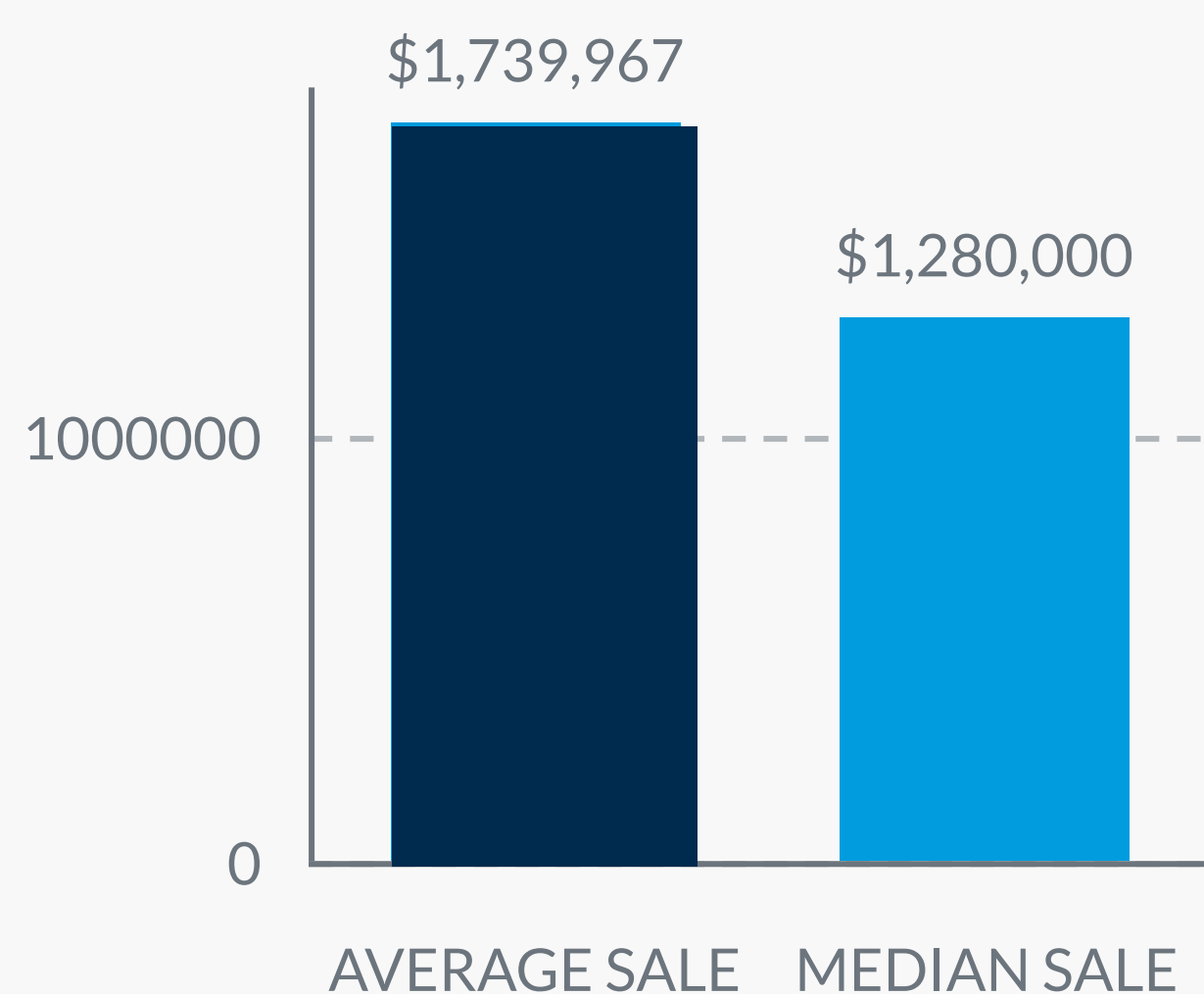




BAINBRIDGE ISLAND MARKET REPORT OCTOBER 2025

HOME PRICES OCTOBER 2025



MISC STAT & FACTS

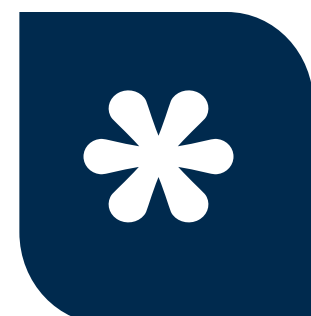
61% of all Bainbridge Island home sales and **57%** of all condo sales were to all CASH buyers

Prices per square foot ranged from \$351 to \$1,056. **The average was \$568.**

Sold homes ranged in size from 1,384 to 5,160 square feet. **The average was 2,899 SF.**

Home sales ranged from 88.6% to 103.5% of seller's asking price. **The average was 97.8%**

78% of homes sold for \$1,000,000 or more.



QUICK SNAPSHOT

SALES

There were 23 home sales on Bainbridge Island in October, which was an 8% decrease YOY and 30% decrease MOM. Prior to 2020, the change from September to October was usually negligible, but this year's drop is dramatic. The good news, however, is there were 29 pending sales which was a MOM increase of 45%, albeit a 14.7% YOY decrease. October usually sees a surge of pending sales as the last push of buyers before the holiday slowdown, and this year's number was about normal for the 5-years prior to 2020.

INVENTORY

There were 33 news listings brought to the market in October, which was an increase of 22% MOM but a 20% decrease YOY. The 59 active listings was a decrease over September, as inventory continued its seasonal contraction. The 2.6 Months of Inventory suggests a seller's market, but I will maintain my opinion from the last few months that we have transitioned to more of a buyer's market than the sellers want to accept.

DAYS ON MARKET

Of the 23 homes that sold in October, only 6 sold in about a week or less and did so for an average of 0.5% over asking price (five of the six sold for asking price and the other one sold for 3.5% over). The other 17 homes sold in an average of 75 days and did so for an average of 96.8% of seller's asking price and 92.8% of the original asking price. The key takeaway here: sellers need to anticipate negotiating their asking price and not expect a quick sale for over asking price with multiple offers.



PRICING TRENDS ON BAINBRIDGE: LAST 6 MONTHS

MEDIAN: Half of the homes on Bainbridge Island sold for more than \$1,280,000 in October, and half sold for less.



■ May ■ Jun ■ Jul ■ Aug ■ Sep ■ Oct

Median Sales Prices

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



■ May ■ Jun ■ Jul ■ Aug ■ Sep ■ Oct

Average Sales Prices

BAINBRIDGE ISLAND MARKET REPORT

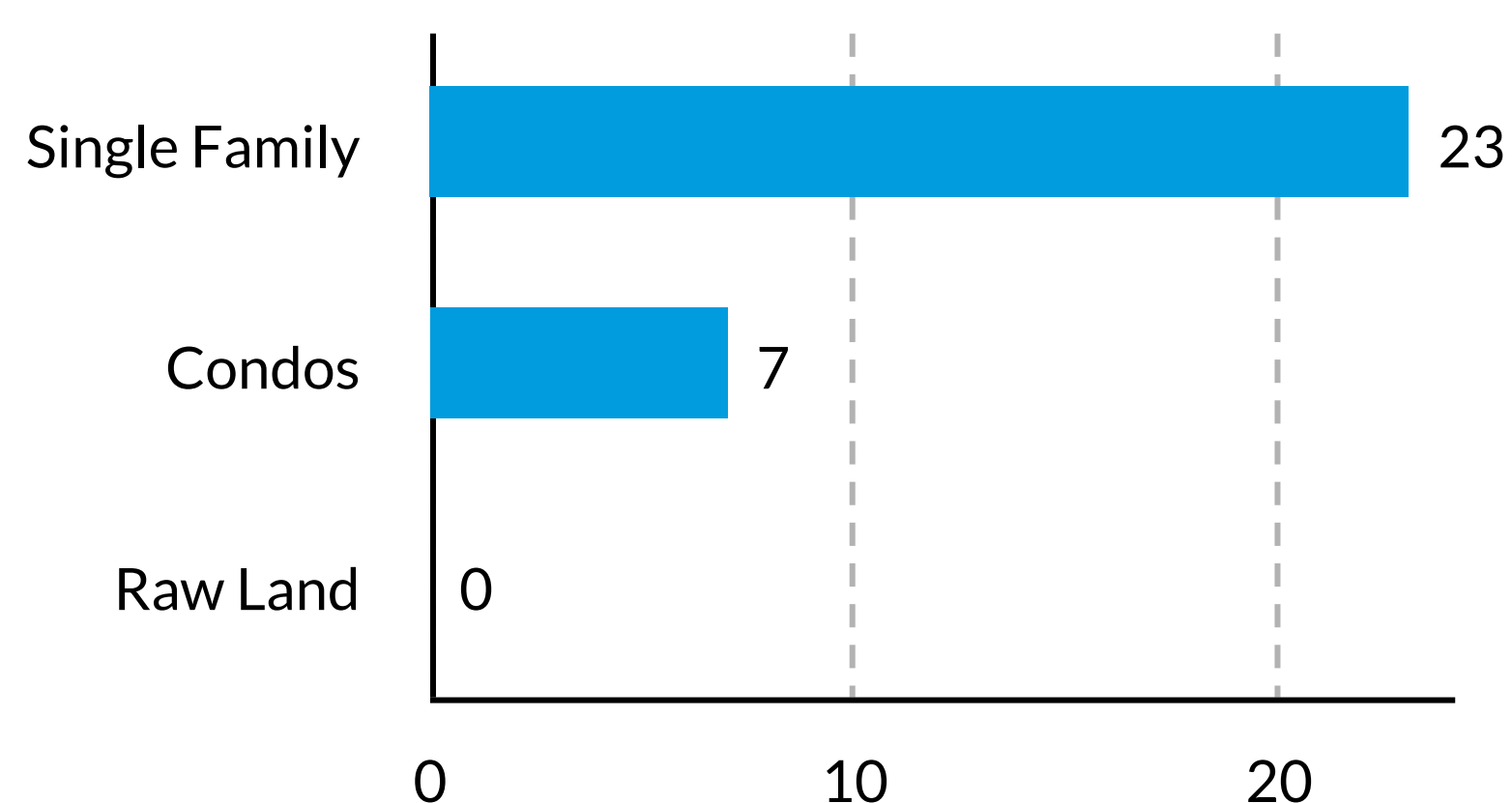
FINDINGS FROM THE FIELD

Bainbridge Island's housing market continued its cooling as we head into the holiday season.

With October marking a 30% drop in closed sales and only one home selling over asking price, we have the data to show that buyers have more negotiating power as sellers face longer listing times, fewer multiple offer more financing and inspection contingencies and lower sale prices.

Despite the slowdown, average sale prices are down just 1.8% year-to-date—far less than last year's 5.6% decline. Historically, the market has always rebounded after periods of cooling, and there is no reason to believe this cycle will be any different.

NOTEWORTHY SALES



SINGLE FAMILY HOMES

An extraordinarily spacious quarter-acre lot walkable to Winslow featured three bedrooms, multiple fireplaces, and fresh updates throughout, combining cozy charm with flexible space and the rare opportunity for in-town gardening and backyard chickens.

- 1116 Grow Avenue

CONDOS

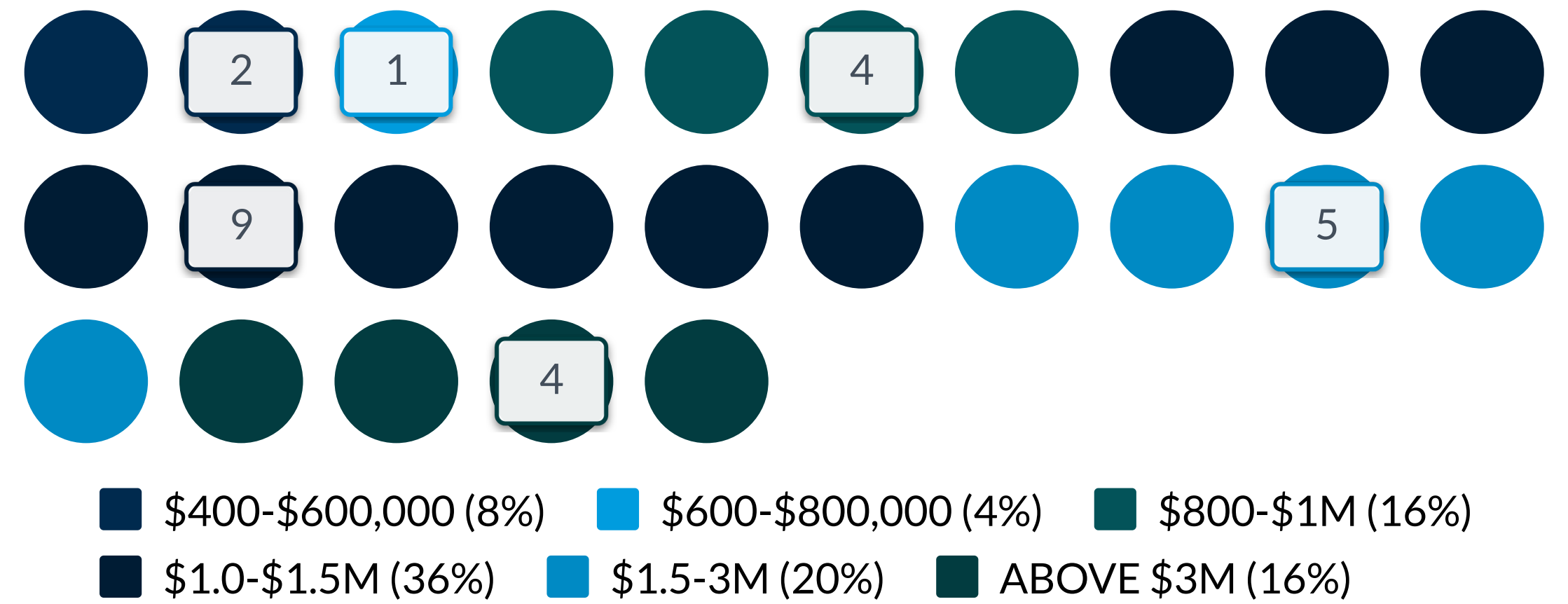
One of two waterfront condos in Winslow, "The Bainbridge" is a coveted for its stunning views of Puget Sound, Mt. Rainier, and Seattle. This stair-free garden-level home features luxurious updates, hardwood floors, and two view-filled bedrooms, all within a short stroll to Winslow Way.

- 965 Winslow Way

VACANT LAND

There were no land sales this month.

August Home Sale Price Range



HIGHEST + LOWEST SALES

\$4,950,000
HIGHEST PRICED SALE

\$761,000
LOWEST PRICED SALE

MOST EXPENSIVE

This luxurious single-level waterfront estate, with its 106' of coastline, is set on one of the most exclusive streets on the island. Offering sweeping views of Mt. Rainier and Puget Sound, it was thoughtfully designed for seamless indoor-outdoor living with a wall of folding glass doors that connect the refined interior to the elegant gardens and the views beyond.

- 1850 Beans Bight

LEAST EXPENSIVE

This charming Winslow Cottage offers peaceful, one-level living in a private six-home enclave near shops, schools, and the ferry. Built by Fairbank Construction, it features vaulted ceilings, abundant natural light, a flexible floor plan with two offices, a private backyard, and a new roof.

- 645 Madison


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Presented by Jason Shutt, M.Ed.
Windermere Real Estate / BI, Inc.
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tackling your real estate needs.

