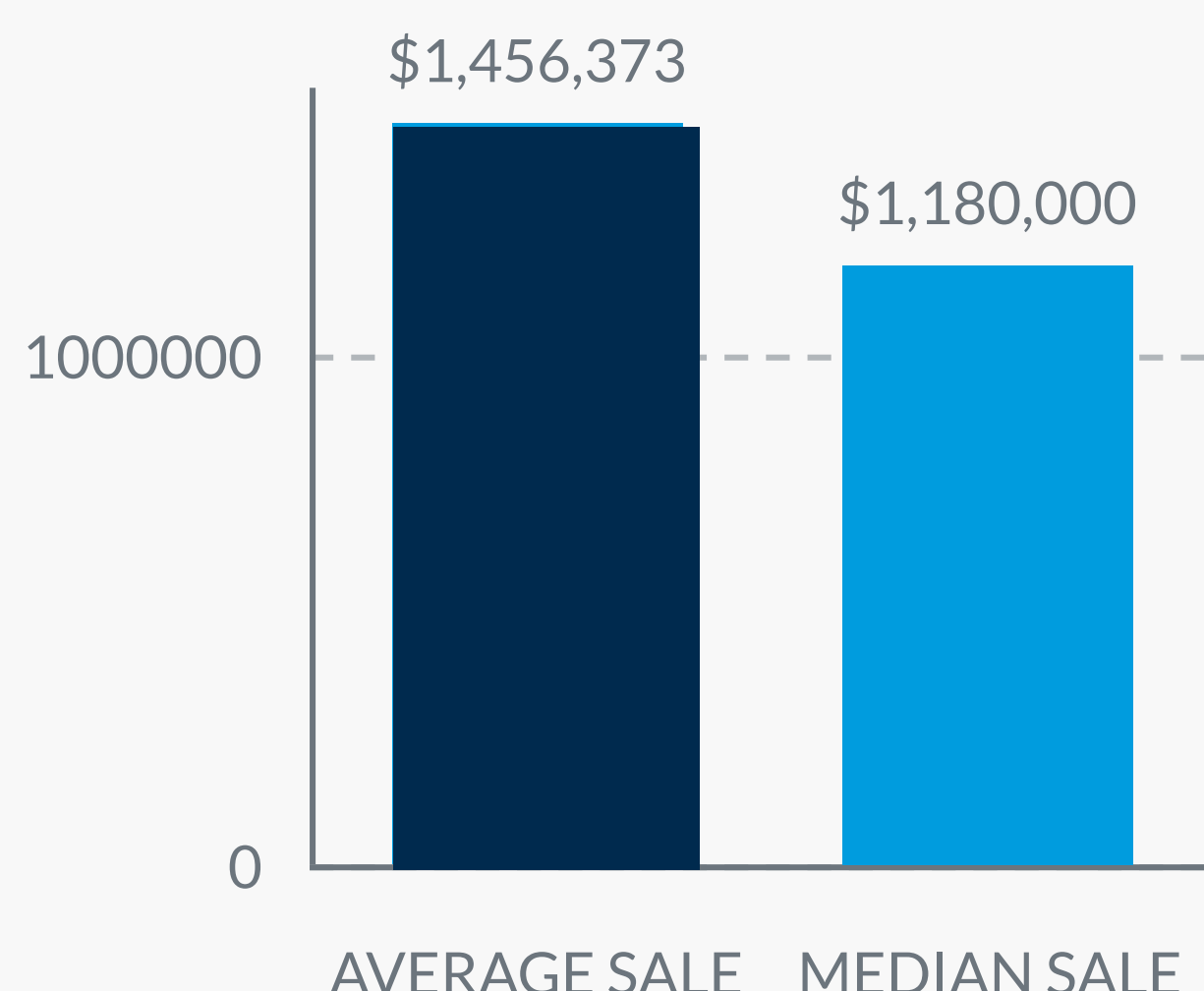




BAINBRIDGE ISLAND MARKET REPORT

SEPTEMBER 2025

HOME PRICES SEPTEMBER 2025



MISC STAT & FACTS

27% of all Bainbridge Island home sales and **60%** 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 750 to 4,148 square feet. **The average was 2,581 SF.**

Home sales ranged from 88.1% to 105.5% of seller's asking price. **The average was 98.8%**

58% of homes sold for \$1,000,000 or more.



QUICK SNAPSHOT

SALES

There were 33 home sales on Bainbridge Island in September, which was a 15% decrease MOM but a 43% increase YOY. As reported last month, August usually sees a MOM increase in pending sales but this year saw a decrease. This trend continued as October saw just 20 pending sales; this is the lowest on record for the month with exception of the 17 seen in 2023. The 5-year average prior to 2020 was 30 pending sales, so this pace of buyers and sellers reaching agreement is lackluster, at best.

INVENTORY

There were 27 new listings brought to the market in September, which was a 25% decrease MOM and a decrease of 23% YOY. The 67 active listings were a decrease over September, as inventory continued its seasonal contraction (8 of the last 10 years saw fewer listings in September than August, with a MOM decrease of 5-6% being normal). The 2.0 Months of Inventory suggests a seller's market, but we are seeing much more negotiating power in buyer's hands than sellers would like to see.

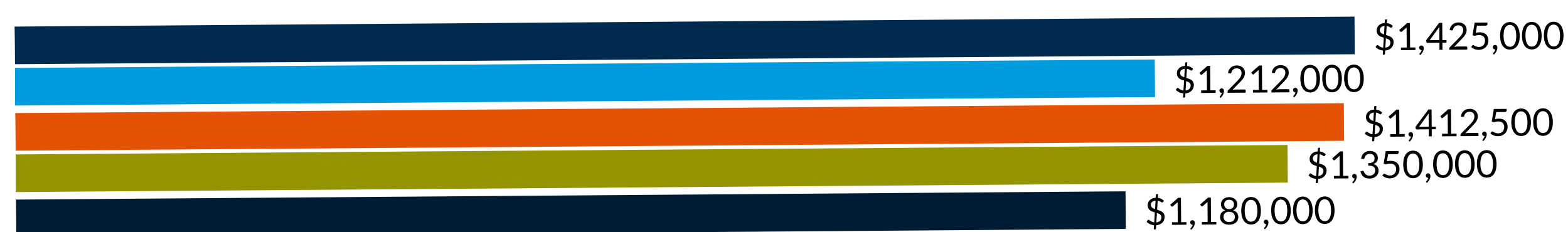
DAYS ON MARKET

Of the 33 homes that sold in September, only 6 sold in about a week or less and did so for an average of 2.7% over asking price. The other 17 homes sold in an average of 83 days and did so for an average of 96.1% of seller's asking price and 92.1% 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 \$1,180,000 in September, and half sold for less.



■ May ■ Jun ■ Jul ■ Aug ■ Sep

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

Average Sales Prices

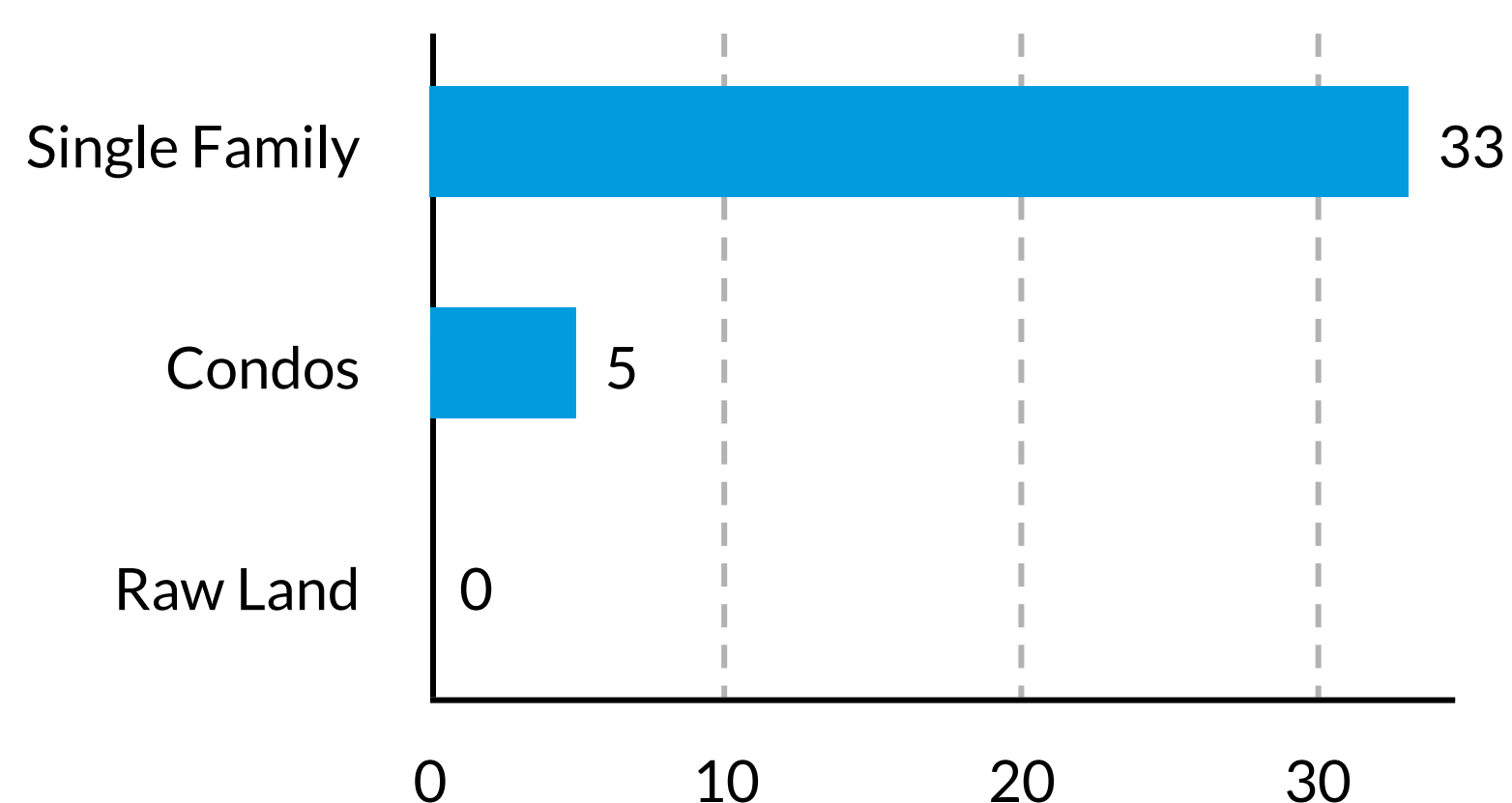
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FINDINGS FROM THE FIELD

Pending home sales remained sluggish in September, with only 20 transactions — the lowest on record except for September 2023. This marks a 48.7% month-over-month drop, the steepest ever between August and September, and about 50% below pre-2020 norms.

The “Frenzy Factor,” or homes selling within a week, also fell to just 18%, typical of winter months. Despite the slowdown in sales activity, home prices remain stable, down just 1.2% year-to-date, indicating a flat market where sellers must make concessions and buyers can negotiate favorable terms.

NOTEWORTHY SALES



SINGLE FAMILY HOMES

My clients purchased their forever home: a secluded 4.5-acre Port Madison estate that blends modern farmhouse design with park-like serenity, featuring light-filled living spaces, a luxurious private primary suite, expansive outdoor gardens, and refined amenities including a 3-bay garage and artist's studio.
- 9000 Hidden Cove

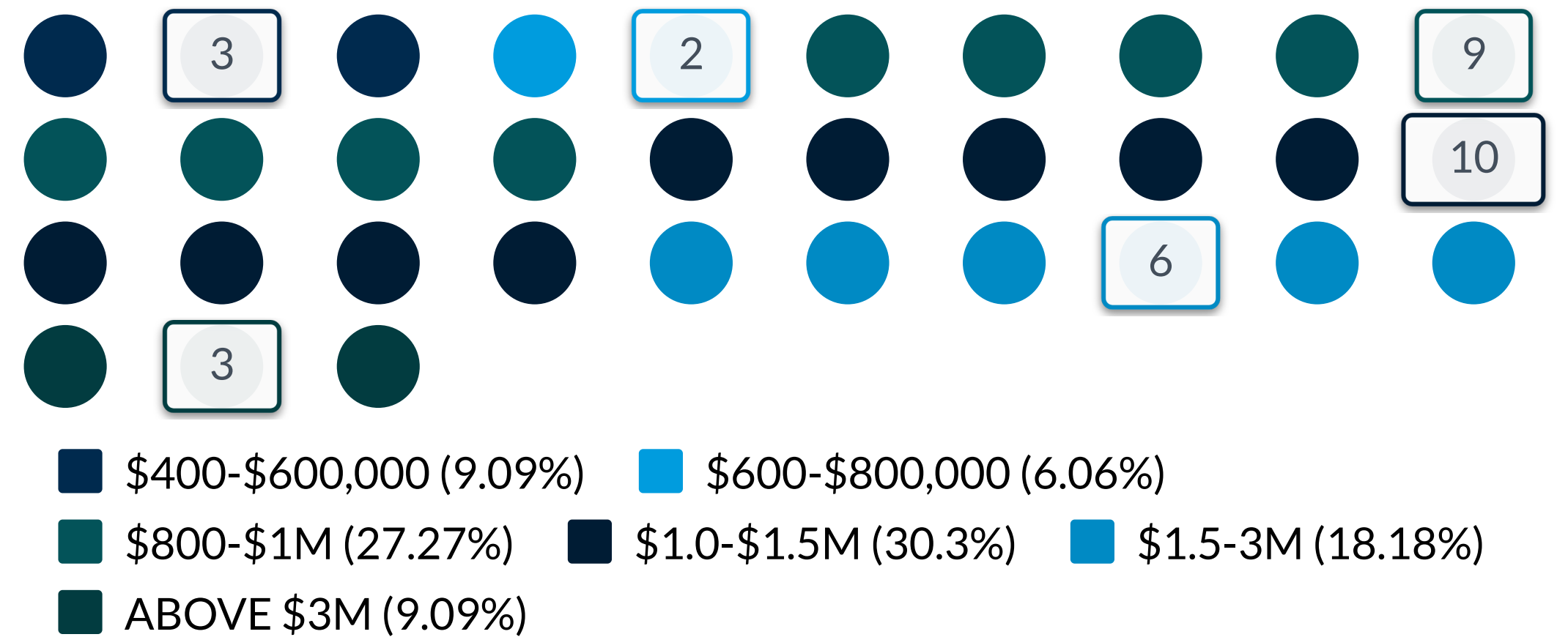
CONDOS

One of just 9 residences in “The Winslow,” this top-floor south-facing residence offers boutique luxury living with 1,457 sq ft of light-filled space, a chef's kitchen, vaulted ceilings, private elevator access, and elegant finishes in the heart of town.
- 400 Winslow Way #360

VACANT LAND

There were no land sales this month.

August Home Sale Price Range



HIGHEST + LOWEST SALES

\$4,300,000
HIGHEST PRICED SALE

\$499,900
LOWEST PRICED SALE

MOST EXPENSIVE

Boasting 90' of waterfront, this fully renovated (2023) home offers luxurious, light-filled living with sweeping views of Rich Passage, resort-style amenities, and direct private beach access for an elegant, connected island lifestyle.
- 3240 Point White Dr

LEAST EXPENSIVE

Once again, the affordable Wintergreen Townhomes near KeyBank & Walgreen's sold under limited purchase requirements for low-income households (annual income \$40,000 to \$85,000, depending on household size).
- 1361 Nolta Lp NE

