

QUICK SNAPSHOT

SALES

Total single family home sales on Bainbridge came in at 28 in April, which is 2 more than last year but slightly below the average of 32 over the last 6 years. The sales volume of \$24,436,800 is relatively normal for the previous six years.



INVENTORY

The 59 new listings was the highest since April of 2014 when there were 68. However, the 57 active listings was dramatically below last year (80) and 39 of these home went pending. The 2 months of inventory is the metric that explains why buyers are feeling so pinched.



DAYS ON MARKET

The average number of days on market was 49 for homes sold in April. 11 of the month's 28 sales reached agreement with their buyer in 7 days or less and sold at or above asking price (in fact, 10 of those 11 were over asking price and sold for an average of 4.8% over). The other 17 sales sold for an average of 97.6% of asking price.

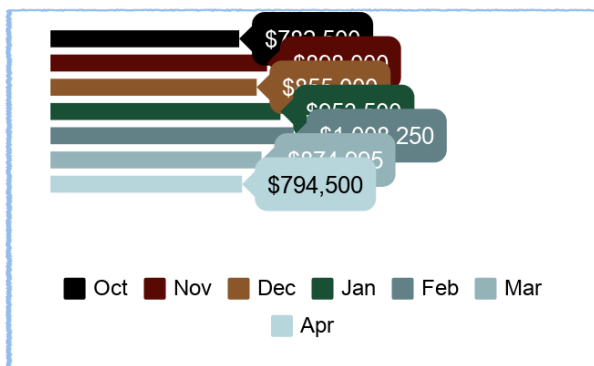


**April 2018
HOME
PRICES**

AVERAGE SALES PRICE: \$872,743
MEDIAN SALES PRICE: \$794,500

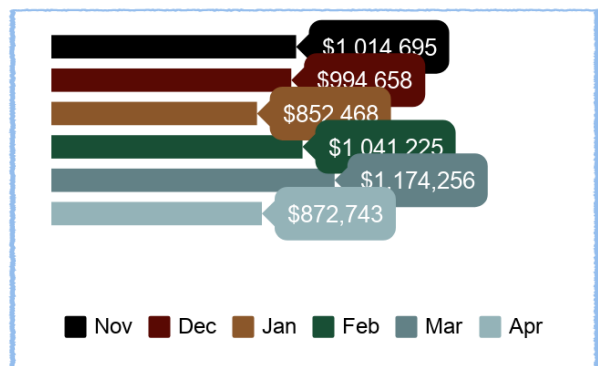
Pricing Trends on Bainbridge: Last 6 Months

MEDIAN: Half of the homes on Bainbridge Island sold for more than \$794,500 and half sold for less



Median Sales Prices

Average prices vary widely on Bainbridge Island given the wide difference between high and low sales prices (just \$1.62 million this month)



Average Sales Prices

FROM THE TRENCHES



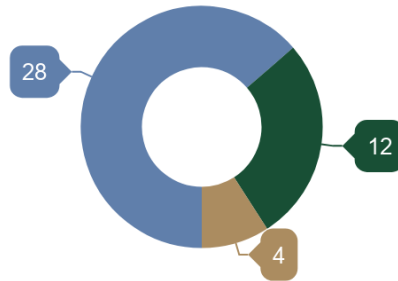
SEPTIC SCOPING: This one is literally from the trenches. Did you know you can have a contractor come and dig up the access ports to a septic system, then run cameras down through the plumbing to peer into the condition and apparent state of performance? For clients who are buying a home with a system 30 years old or more, seeing what's happening underground certainly gives a great deal of peace of mind, or negotiating power.

Types of Real Estate Sold on Bainbridge

SINGLE FAMILY

FROG ROCK sold for \$788,000. Well, the 2,744 sf home that is on the 0.78 acre property that is wedged into the intersection of Phelps & Madison sold, just over 2 years from when it last did so (for \$682,000).

A log cabin built in 1932 on the shores of Crystal Springs sold for \$1,200,000. Access to the home was a half mile long gravel road with pavement at just the parts that could be described as a goat trail.



■ Single Family (63.64%) ■ Condos (27.27%) ■ Raw Land (9.09%)

CONDOS

Designed by David Hewitt of Seattle's Hewitt Architects, this contemporary unit in the heart of Winslow was made to capture sunlight with its tall ceilings in the top floor living room and water / mountain views from the rooftop deck.

RAW LAND

A 23 acre parcel centrally located near Johnson Farm sold for \$1,200,000. The property has a pristine meadow, stream, good timber and potential for up to 9 homes sites or one stellar private estate. It only lasted 33 days on the market and sold for list price.



**FAST
FACT**

40% of combined single family home and condo sales this month were to CASH buyers. 40%!

Highest + Lowest Priced Island Home Sales



Most expensive

Perched atop a high spot near the tip of Wing Point, this 2,945 sqft home with 3 beds and 3.5 baths has a filtered view of boating traffic in Eagle Harbor to the southwest as well as Puget Sound to the east. Both the way the chef's kitchen flows with the living area and the privacy of the balcony off the master suite caught my attention as perfect for this lifestyle.



Least expensive

This is not a typo, and it's even waterfront. This home is the last one at the end of (11096) Rolling Bay Walk NE- and is not even habitable.

Price Range for Homes Sold in April



■ \$0-\$400,000: (3.57%) ■ \$400-\$600,000 (10.71%)
 ■ \$600-\$800,000 (39.29%) ■ \$800-\$1M (14.29%)
 ■ \$1.0-\$1.5M (28.57%) ■ \$1.5-3M (3.57%) ■ ABOVE \$3M (0%)

MISC STATS

- Price per square foot ranged from \$99 to \$637. The average was \$357.
- Closed sales ranged from 88.9% to 112.1% of asking price.
- Home size ranged from 972 to 4,848 square feet.
- 39% of home sales were over \$1,000,000.



Data provided by Pacific Northwest MLS
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