

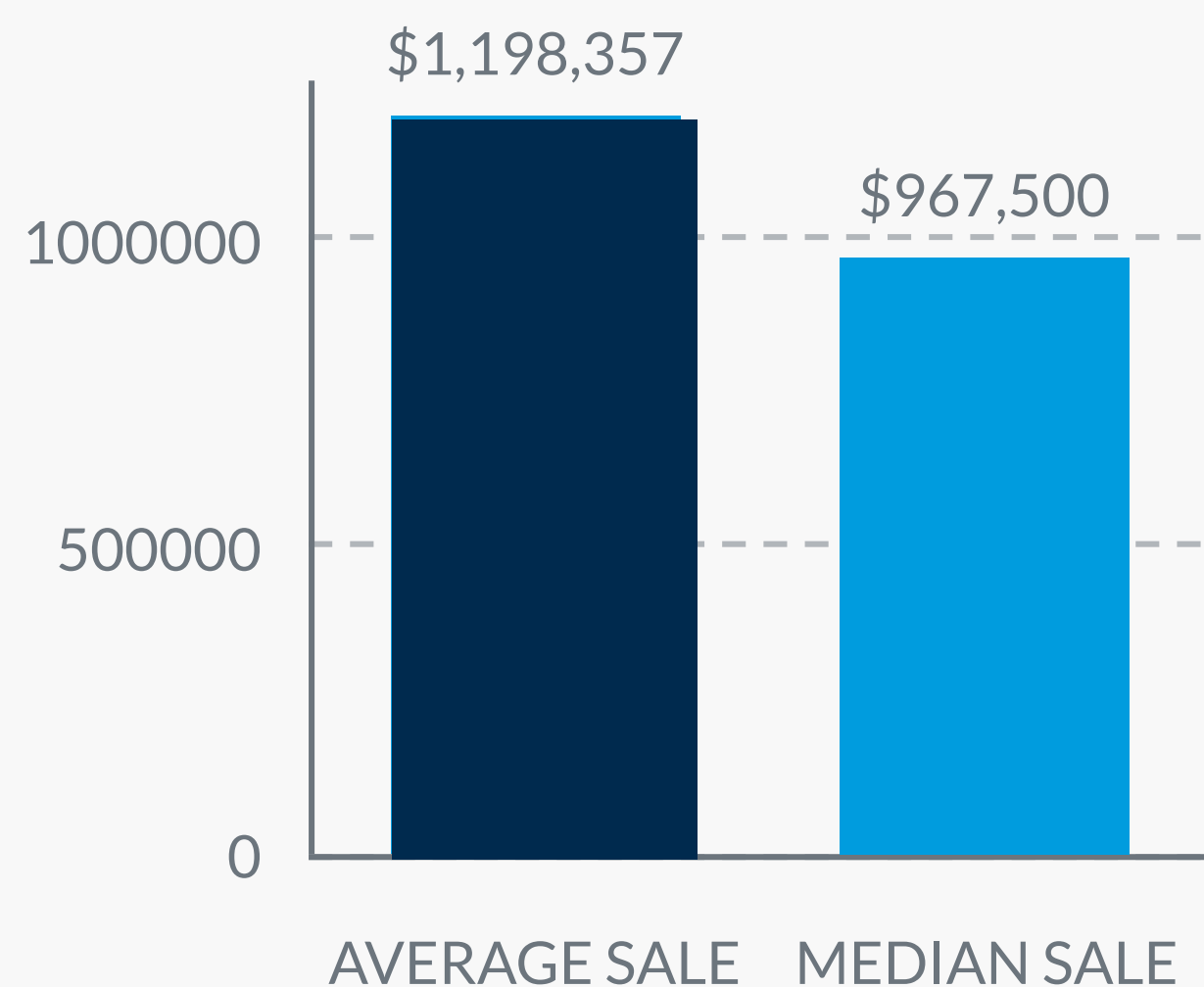


BAINBRIDGE ISLAND MARKET REPORT

January 2026

HOME PRICES

January 2026



MISC STAT & FACTS

21.4% of all Bainbridge Island home sales and **25%** of all condo sales were to all CASH buyers

Prices per square foot ranged from \$242 to \$675. **The average was \$470.**

Sold homes ranged in size from 1,060 to 4,441 square feet. **The average was 2,521 SF.**

Home sales ranged from 86% to 101.5% of seller's asking price **The average was 98.9%**

50% of homes sold for \$1,000,000 or more.



QUICK SNAPSHOT

SALES

There were 14 home sales on Bainbridge Island this month, which is not far off of January 2025's 16 SFH sales. In the five years prior to 2020, January saw an average of 16 sales, so this is normal. On the other hand, the 11 pending sales in January was flat over the last two years, but well below the average of 20 seen in the five years before 2020. This confirms what those of us with listings have felt all month: it's a slow start to buyer demand this year and it's *not* feeling like the good ol' days just yet.

INVENTORY

There were just 11 new home listings brought to the market in January, which was an astounding 42% decrease YOY and well below the average of 25 seen in the five years prior to 2020. Seeing just 21 active listings during the month, compared to an average of 50 in the five years prior to 2020 and 38 in January of '25, I'm left concerned about the amount of inventory so far in '26 and what, if anything, this tells about the position sellers are taking as they consider going to the market.

DAYS ON MARKET

Of the 14 homes that sold in January, just three sold quickly (three or fewer days) and did so for about asking price. Interestingly, one home did sell in six days but did so for 92.2% of its asking price. Of the 11 homes that sold in six or more days, the average days on market was 100 and sellers received an average of 91.5% of their original asking price.



PRICING TRENDS ON BAINBRIDGE: LAST 6 MONTHS

Median Sales Prices



Aug Sep Oct Nov Dec Jan

MEDIAN: Half of the homes on Bainbridge Island sold for more than \$1,100,000 in November, and half sold for less.

Average Sales Prices



Aug Sep Oct Nov Dec Jan

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

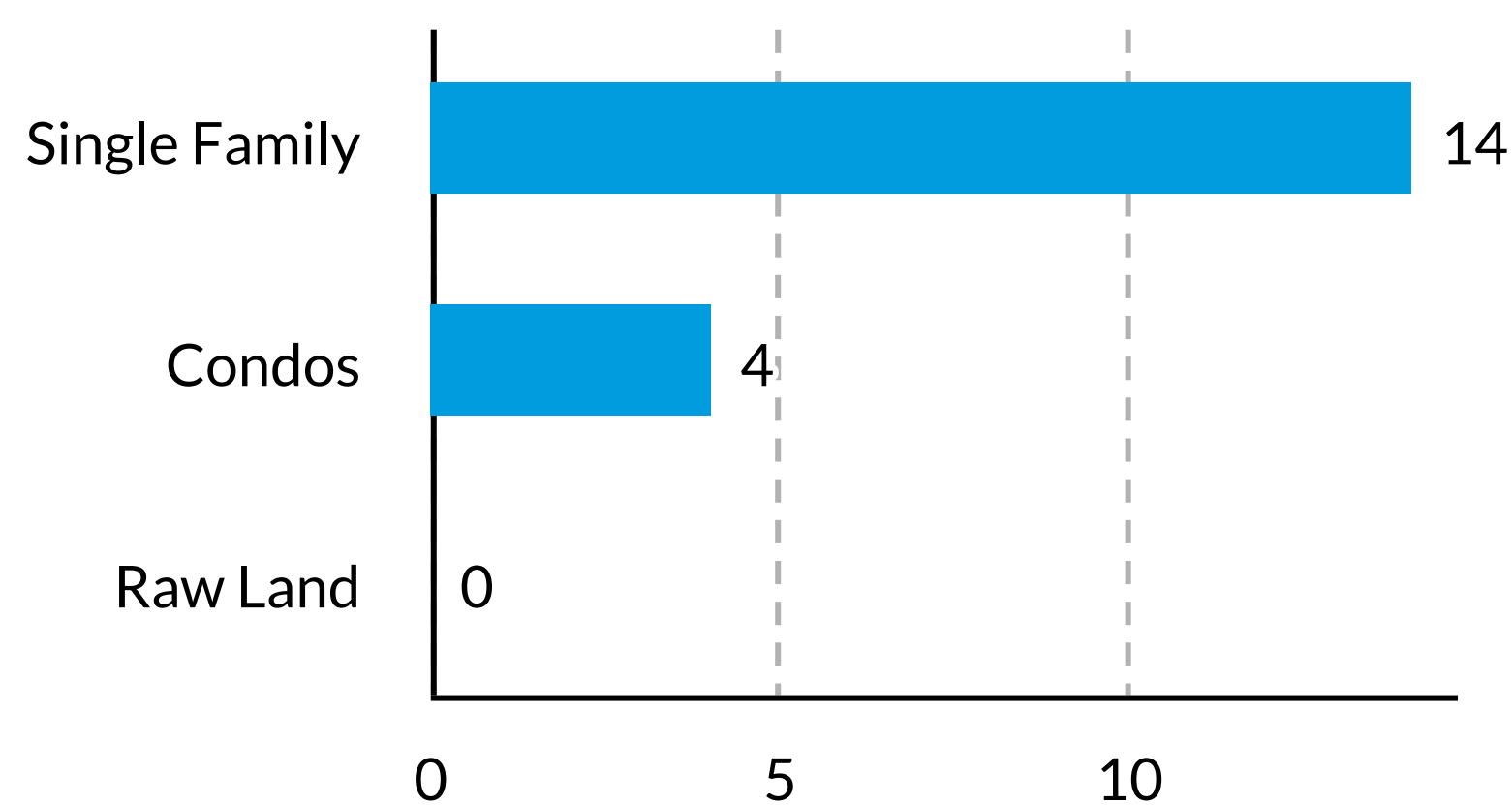
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FINDINGS FROM THE FIELD

The January numbers show a market that is clearly engaged but not moving quickly. Both new listings and pending sales are coming in well below what we would normally expect for this time of year, and that matters because the slowdown is showing up on both sides of the market at the same time.

In practical terms, this does not look like a market that buyers or sellers have checked out. Instead, it looks like both sides are comfortable taking their time. Sellers are not rushing to put homes on the market early in the year, and buyers are showing the same patience rather than feeling pressure to act quickly.

NOTEWORTHY SALES



SINGLE FAMILY HOMES

This well-built Rolling Bay Craftsman attracted multiple offers even during typically slow December, proving that when buyers find a home they love, seasonality takes a back seat. High-end kitchen finishes and beautiful wood floors throughout sealed the deal.

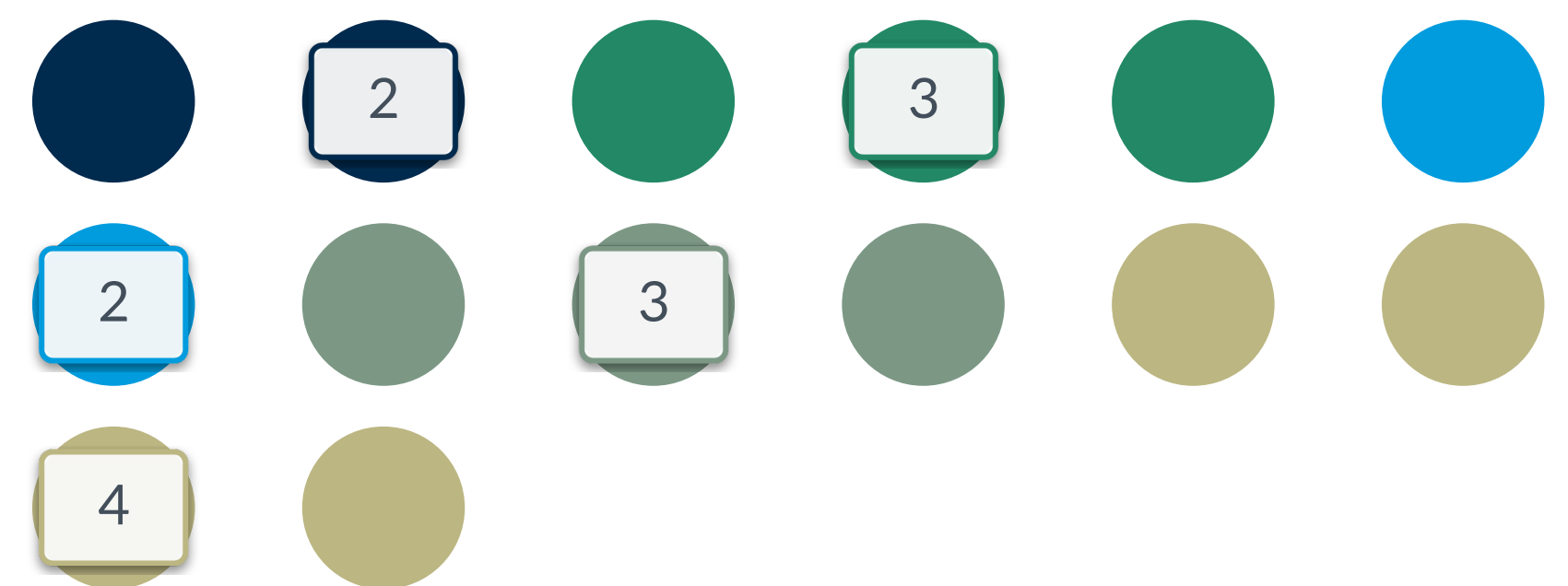
CONDOS

Of the four condo sales in January 2026, three were in Vineyard Lane. This well-established condo community was built in 2006 and is a garden oasis with beautiful landscaping and green environmental design.

VACANT LAND

There were no land sales this month.

January Home Sale Price Range



■ \$400-\$600,000 (14.29%)
 ■ \$600-\$800,000 (21.43%)
 ■ \$800-\$1M (14.29%)
 ■ \$1.0-\$1.5M (21.43%)
 ■ \$1.5-\$3M (28.57%)

HIGHEST + LOWEST SALES

▲ \$2,450,000
HIGHEST PRICED SALE

▼ \$489,000
LOWEST PRICED SALE

MOST EXPENSIVE

This waterfront home in the Seabold neighborhood was created by beloved architect Mack Pearl and boasts 3 stories, 4 bedrooms, 5 bathrooms and 2 kitchens for multi-generational living. I lived in the Seabold neighborhood during my first few years on Bainbridge Island and the sunsets from this northwest corner steal the show in every season.

LEAST EXPENSIVE

Ignoring the homes on Nolita that have dominated this lowest price home for the last year, a home advertised as a major fixer and sold "as is" took 77 days on the market to get a contract for \$582,000. The split-level home originally listed for \$725,000 and did sell to a flipper who is going to bring it fresh life.

