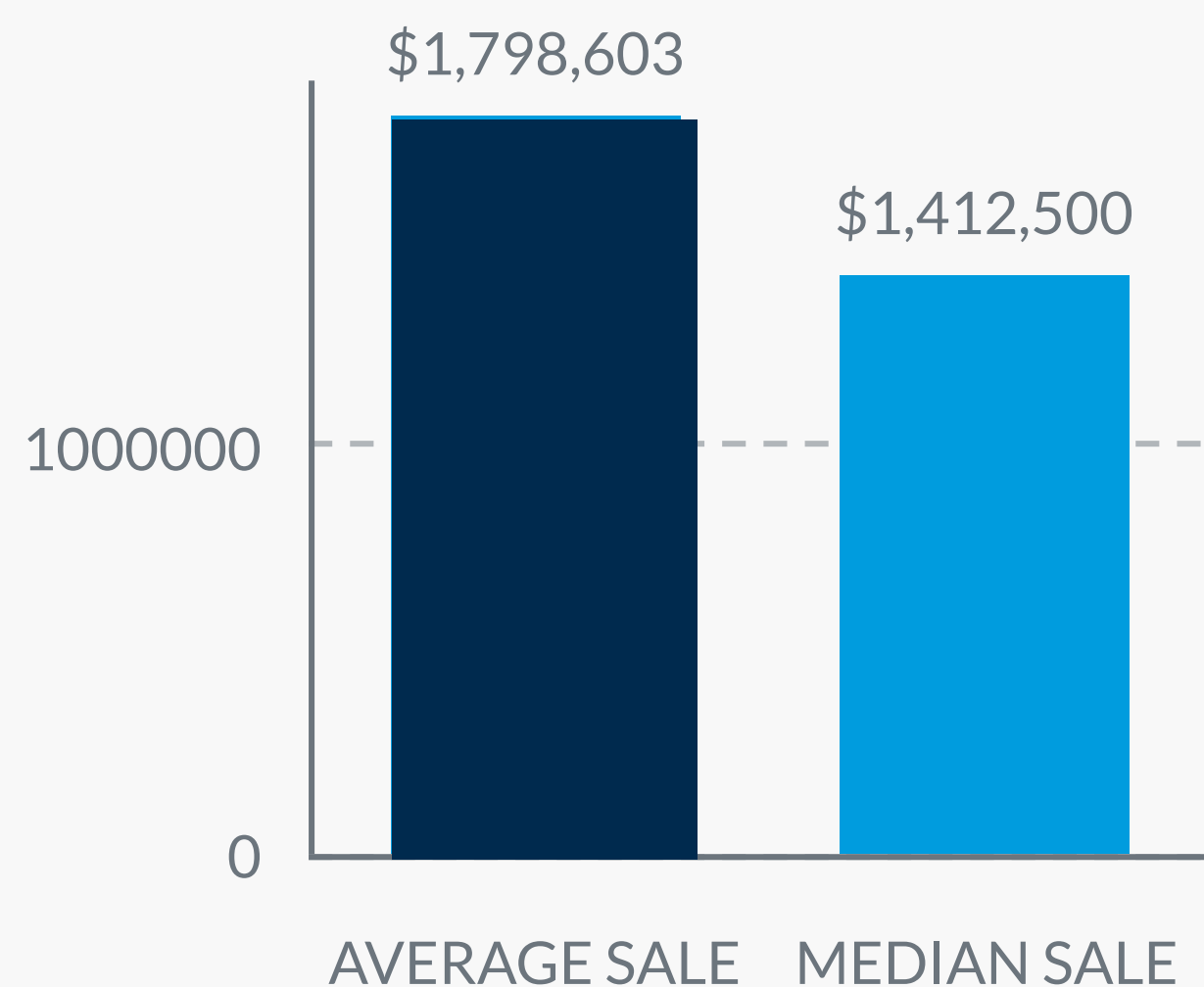




# BAINBRIDGE ISLAND MARKET REPORT

## JULY 2025

### HOME PRICES JULY 2025



### MISC STAT & FACTS

**33%** of all Bainbridge Island home sales and **50%** of all condo sales were to all CASH buyers

Prices per square foot ranged from \$322 to \$1,512. **The average was \$598.**

Sold homes ranged in size from 1,596 to 6,844 square feet. **The average was 3,090 SF.**

Home sales ranged from 89.4% to 110.7% of seller's asking price. **The average was 97.3%**

**91%** of homes sold for \$1,000,000 or more.



### QUICK SNAPSHOT

#### SALES

There were 34 home sales on Bainbridge Island in July which was down 17% YOY and down 13% MOM. While the YOY decrease is concerning as noted in the Findings From the Field, that MOM decrease is normal as buyer activity always slows down in June. The 41 pending sales represent an 37% MOM increase and a YOY increase of 11%. Overall, buyer demand remains the strongest since 2021, but there is not enough demand to keep up with all the new listings.

#### INVENTORY

39 new listings came on the market in July, which is a 30% drop both YOY and MOM. This is a sign that the listing market is continuing to slow down as we get through the middle of summer, which is good as it leaves the sellers on the market without a lot of new competition. The 97 active listings and near record-setting total active listing volume of \$183.6 million show how buyers have many more options than they've had in many years. While the Months of Inventory of 2.9 suggests a seller's market, I will maintain my opinion from last month that we have transitioned to more of a buyer's market than the sellers want to accept.

#### DAYS ON MARKET

Of the 34 homes that sold in July, only 7 sold in about a week or less and did so for an average of 3.2% over asking price. Of these 7 sales, the only "crazy" bidding was a home that sold for 10.7% over asking price. The other 27 homes sold in an average of 60 days and did so for an average of 95.7% of seller's asking price and 91.9% of the original asking price.



### PRICING TRENDS ON BAINBRIDGE: LAST 6 MONTHS

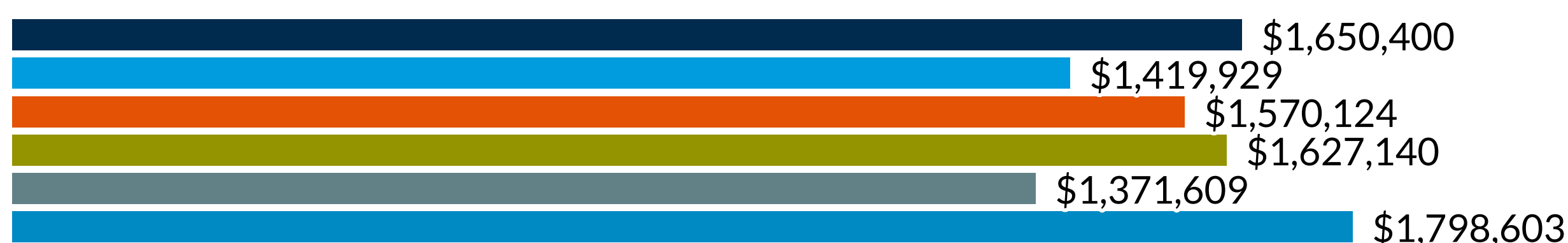
**MEDIAN:** Half of the homes on Bainbridge Island sold for more than \$1,412,500 in July, and half sold for less.



■ Feb ■ Mar ■ Apr ■ May ■ Jun ■ Jul

#### Median Sales Prices

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



■ Feb ■ Mar ■ Apr ■ May ■ Jun ■ Jul

#### Average Sales Prices



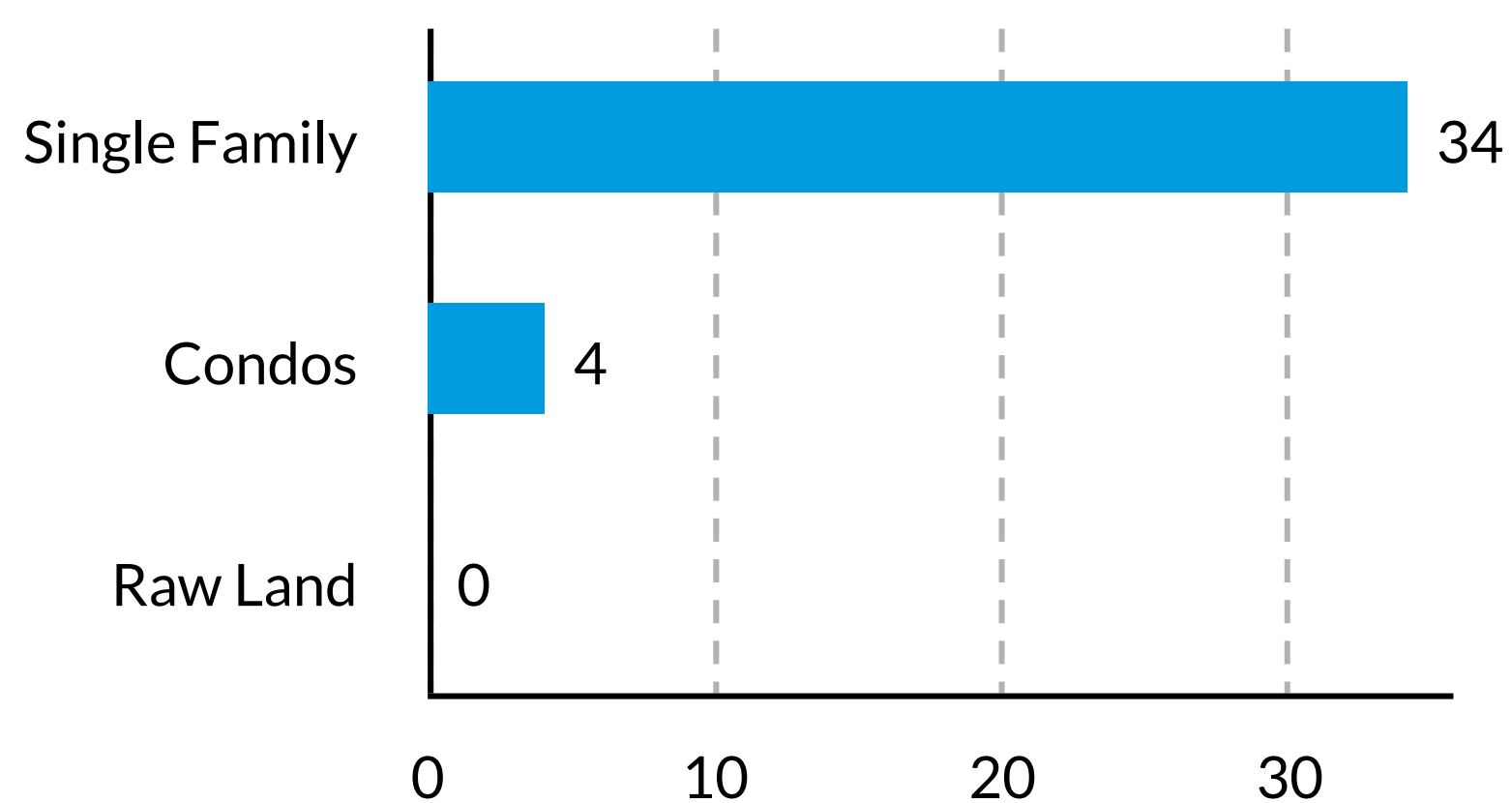
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## FINDINGS FROM THE FIELD

"The Jam Experiment," a business & psychology study in 2000, was the beginning of what we now know to be "choice overload." At a boutique grocery store, the percentage of people who purchased jam after sampling at a booth offering six options was compared to a booth offering 24 possibilities. The succinct version is that although more options attracted more shoppers, fewer options led to significantly higher purchase rates. Said differently, having too many options causes reduced buying decisions.

So far in 2025, the Bainbridge Island real estate market has displayed this phenomenon – choice overload – in full view. Year-to-date through July, we have seen 320 new home listings on the island, the most since 2019 and about 90% of the average seen through July from 2017 to 2019. So inventory levels (supply) are just about back to what used to be normal, meaning buyers have all the options they've been craving since the spring of 2020. On the other hand, year-to-date through July, we have seen just 175 closed home sales (demand), about 75% of the average seen to date from 2017 to 2019.

## NOTEWORTHY SALES



### SINGLE FAMILY HOMES

My clients purchased their retirement dream property: a stunning hobby farm of lush 2 acres with stable & pastures for alpaka, gardens, fruit trees, greenhouse, additional guest house, solar panels, and nearby beach access.  
- 6850 Day Road

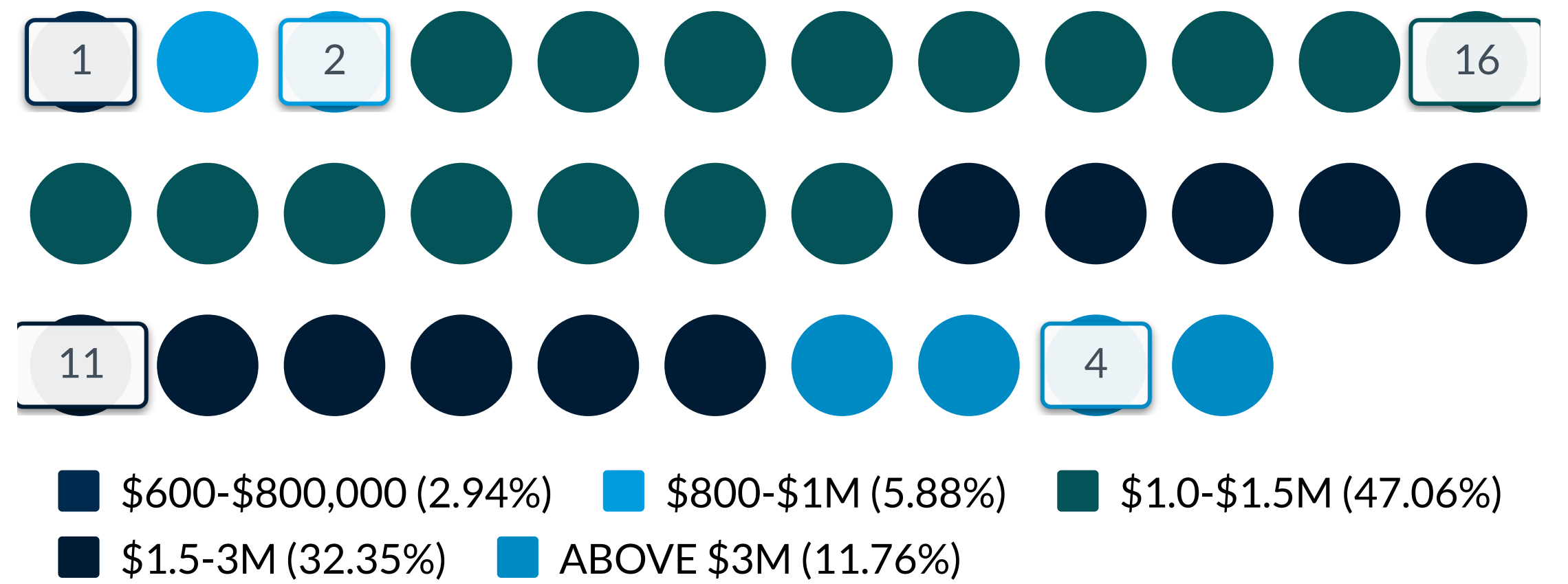
### CONDOS

Boat slips are condos, too! This one in Eagle Harbor Marina: a premier Bainbridge Island facility offering a rare 36' slip (B-25) with 16' beam, prime west-end location, and amenities including parking, showers, laundry, WIFI, security, and easy access to Puget Sound's waterways.  
- 5834 Ward Ave, Unit #B-25

### VACANT LAND

There were no land sales this month.

## July Home Sale Price Range



## HIGHEST + LOWEST SALES

**\$6,031,500**  
HIGHEST PRICED SALE

**\$770,000**  
LOWEST PRICED SALE

\* Excluding the low-income properties that have occupied this space for the last 6 months

### MOST EXPENSIVE

A Port Madison peninsula estate featuring 1,892' of shoreline, two homes, a garage apartment, dock, boathouse, seawater pool, orchards, meadows, barns, and breathtaking 360° views sold after over two years on the market and an original asking price of \$14,000,000.  
- 15254 Broom Street

### LEAST EXPENSIVE

A sun-drenched, level homestead offers peace, privacy, open-concept living with 3 bedrooms and 2 baths, scenic views, and space for animals, gardening, or expansion—all just minutes from schools, stores, and downtown.  
- 9380 Wardwell



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

