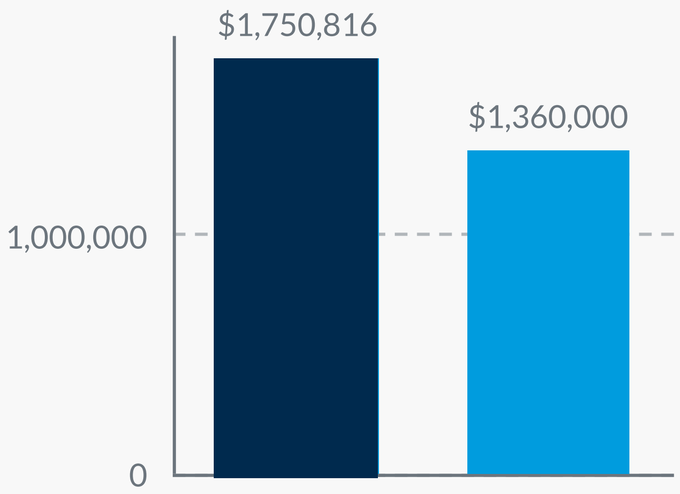


BAINBRIDGE ISLAND MARKET REPORT

July 2026

JASON SHUTT
EXPERTISE MATTERS: NOW. MORE THAN EVER.

HOME PRICES
July 2026



MISC STATS & FACTS

26% of all Bainbridge Island home sales were to all CASH buyers.

Prices per square foot ranged from $278 - $1,194. **The average was $621.**

Sold homes ranged in size from 624 to 6,382 square feet. **The average was 2,803 SF.**

Home sales ranged from 88% to 118% of seller's asking price **The average was 99.76%**

76% of homes sold for $1,000,000 or more.

QUICK SNAPSHOT

SALES

The number of sales in July held firm, matching June's pace at 38 closings. The 11.8% increase YOY suggests buyers are becoming more active than they were a year ago, even as financing costs remain stubbornly high and economic uncertainty continues to temper and give concern to consumer demands. While activity feels solid in my list of clients, the 175 total sales YTD is greater than the last four years but is 77% of what was normal in the years before 2020. The takeaway is that demand is relatively strong in this “new normal” world of high costs, and not dramatically far off from “the way it used to be.”

INVENTORY

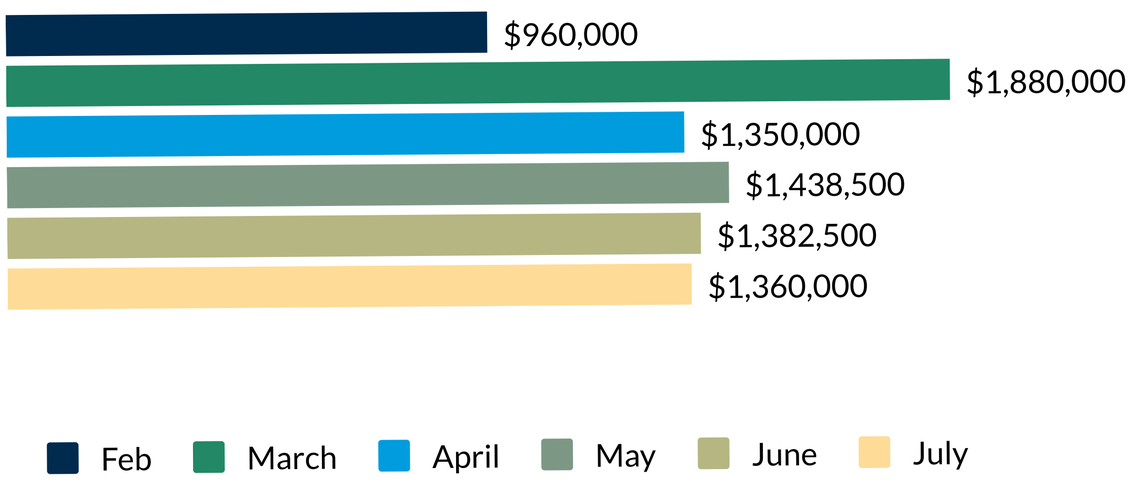
There were 55 new listings brought to the market in July, which was a MOM increase of 4% and a YOY increase of 45%. The 315 new listings YTD are the most since the 346 seen in 2019, and not far off the average of 341 seen during the five years before 2020. Our woes of low inventory during the pandemic firmly appear to be over as shown by the 104 active listings in July, a figure 14% higher than the 5-year average before 2020. Buyers have options again to go hand in hand with their negotiating power.

DAYS ON MARKET

Of the 38 homes that sold in July, 40% went under contract within a week, selling for an average of 103% of asking price. These results demonstrate that well-priced, move-in-ready homes continue to generate strong buyer competition and, in many cases, multiple offers. In contrast, the remaining 23 homes took an average of 30 days to sell and closed for 97.6% of their final asking price and 96.1% of their original list price, indicating that homes requiring more time on the market often needed price reductions and greater negotiation to secure a buyer. The contrast highlights a market that remains selective: buyers are willing to compete aggressively for desirable homes but are less inclined to overpay for properties that miss the mark on price and/or condition.

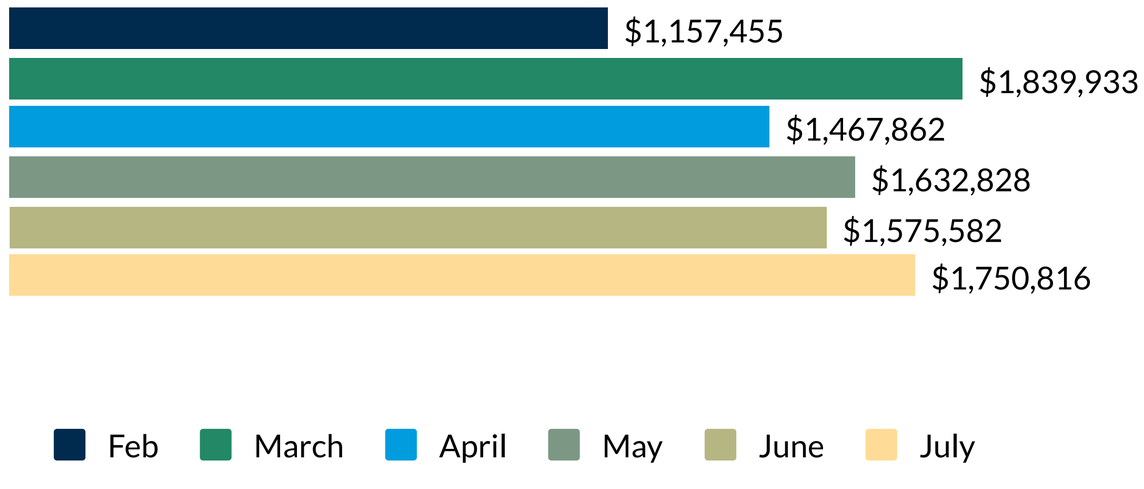
PRICING TRENDS ON BAINBRIDGE: LAST 6 MONTHS

Median Sales Prices

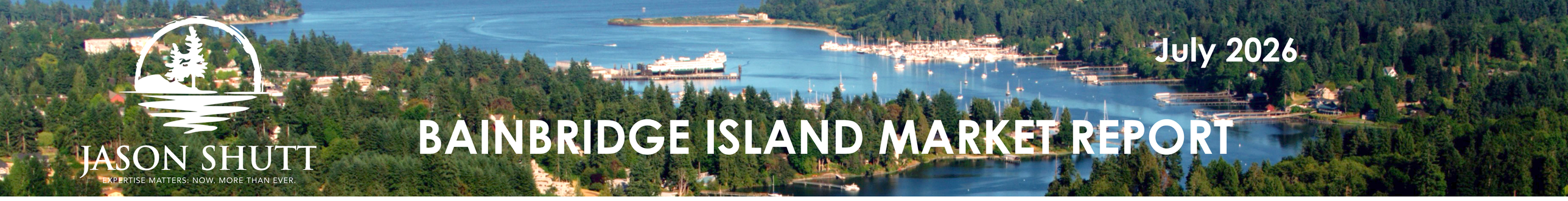


MEDIAN: Half of the homes on Bainbridge Island sold for more than $1,360,000 in July, and half sold for less.

Average Sales Prices



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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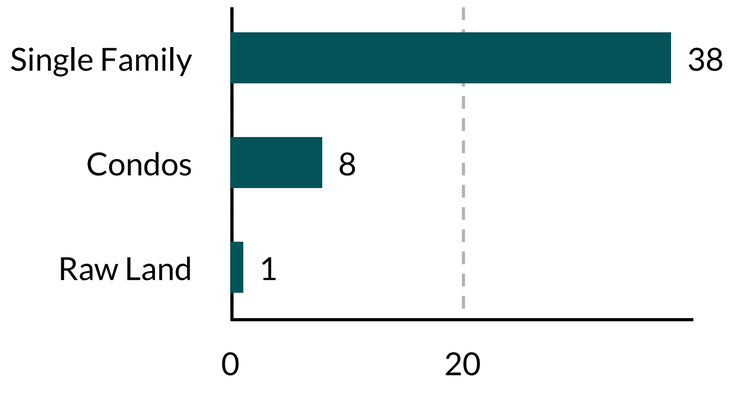
BAINBRIDGE ISLAND MARKET REPORT

Findings From the Field

Field of Dreams taught us, "If you build it, he will come," and in today's real estate market sellers need to remember: you just need one. Despite headlines about high rates and stubborn prices, people are always experiencing life changes that create a need to buy or sell; when a home is prepared and positioned correctly, the buyers are still out there. As Terence Mann famously said, "People will come, Ray." And this year on Bainbridge Island, they most definitely are buying.

My mantra to prospective sellers? Price it right, and they will come.

NOTEWORTHY SALES



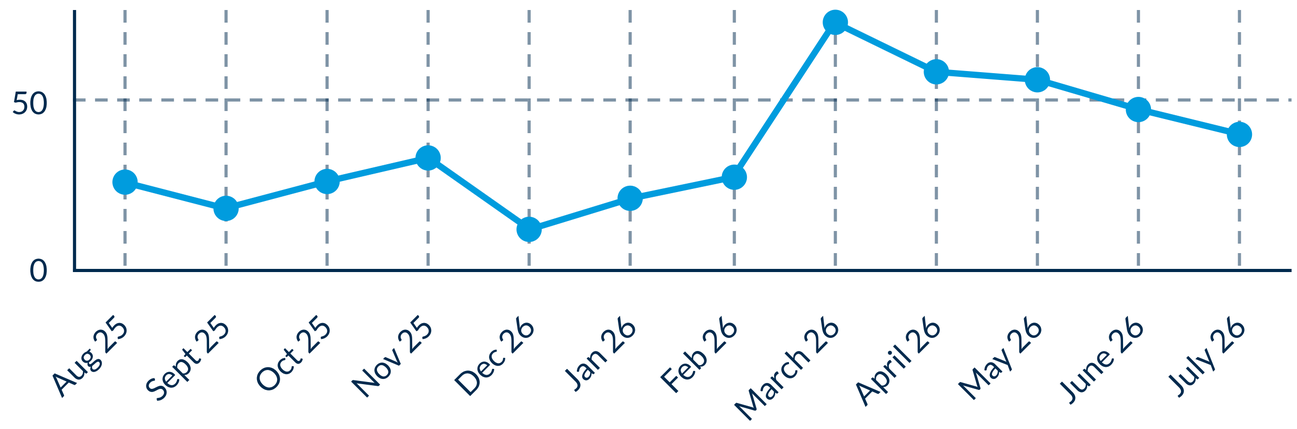
SINGLE FAMILY

An east-coast style home sold for its asking price of $2,475,000 after 16 days on the market. With three bedrooms and 1.25 acres, it has elevated views of Rich Passage and the Cascade range. Highlights include a wraparound covered porch, gardens, and a 800 square foot guest suite above the detached two-car garage.
- 4548 Island Ave

CONDO

This condo that lives much like a single family home sold for $830,000 after one day on the market, a courtesy $1,000 over its asking price. With vaulted ceilings, three beds and three bathrooms, the roomy Sakai Village condos live more like single family homes. The property sold for $580K in September 2019. That's about a 43% increase over seven years.
- 1834 Sakai Village Loop

Frenzy Factor



HIGHEST + LOWEST SALES

$5,725,000
HIGHEST PRICED SALE

$467,000
LOWEST PRICED SALE

MOST EXPENSIVE

5128 Rockaway Beach Rd NE: Originally listed for $7,800,000 after 48 days on the market, this stunning northwest property includes incredible waterfront views, an expansive great room with vaulted ceilings, chef's kitchen with Wolf appliances, gated entry, detached outbuildings, EV charging, and mature landscaping. The residence was designed by Roger Katz, whose work is known for clean contemporary lines and a strong connection between indoor and outdoor spaces. The architecture frames the water views from nearly every major room.

LEAST EXPENSIVE

11570 Fort Ward Hill Rd NE: This sunny and charming home near Pleasant Beach is one bedroom and 624 square feet. Built in 1941, the home was marketed for the property's potential: A level, usable 6,970-square-foot lot, water and sewer already connected and room to renovate, expand, or potentially build a larger home.

Windermere REAL ESTATE
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Presented by Jason Shutt, M.Ed.
Windermere Real Estate / BI, Inc.
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