

## QUICK SNAPSHOT

### SALES

Total single family home sales on Bainbridge came in at 49 in June, which is about average for the month going back to 2013. The sales volume of \$47,026,222 is about \$9.7M shy of the record setting figure in June of last year.



### INVENTORY

The 60 new listings was the average over the last 2 years, but 25% higher than 3 years ago. Similarly, the 90 active listings for the month was average for the last 2 years, and 31% higher than 3 years ago. That said, the 49 pending listings kept the months' supply measure low. New inventory has not yet outpaced demand so sales are still strong.



### DAYS ON MARKET

The average number of days on market was 25 for homes sold in June- well below historical averages. 24 of the month's home sales occurred in 8 days or less and sold for an average of 2.4% over asking price.



June 2018  
HOME  
PRICES



AVERAGE SALES PRICE: \$959,719

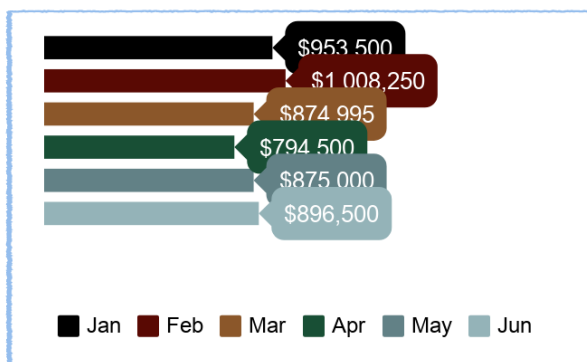
MEDIAN SALES PRICE: \$896,500



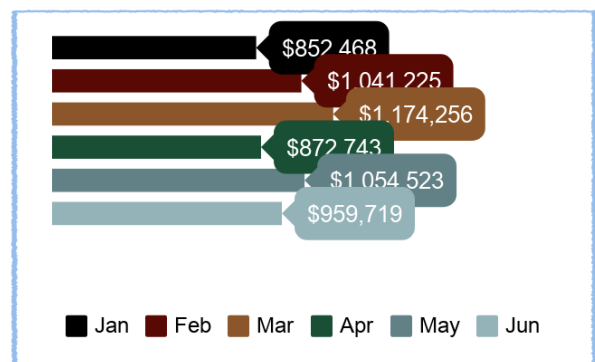
## Pricing Trends on Bainbridge: Last 6 Months

MEDIAN: Half of the homes on Bainbridge Island sold for more than \$896,500 and half sold for less

Average prices vary widely on Bainbridge Island given the wide difference between high and low sales prices (just \$1.7 million this month)



Median Sales Prices



Average Sales Prices

# FROM THE TRENCHES



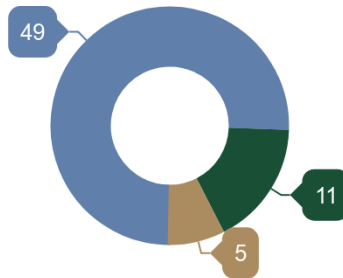
**FROM THE TRENCHES:** As a listing agent, the most important thing to assess in evaluating a buyer's offer is their ability to pay, to actually fund the purchase at the closing table. This is why cash is so easy- the transaction does not lie at the mercy of the bank's underwriters, as the only oversight is from buyer themselves. Recently a buyer, pre-approved by a well regarded local lender, was under contract on a listing of mine. But this mortgage guy didn't fully vet the buyer before escrow, and the underwriters killed the deal. Thorough due diligence is crucial at every step of this process.

## Noteworthy Sales for June 2018

### SINGLE FAMILY

A European inspired tudor revival tucked in the woods is as custom as it gets: hand-applied plaster, ornate masonry, diamond-lead windows, artisan tile work, various woods/finishes, antiqued glass/posts/beams/brackets, hammered copper range hood/sink. The list goes on. About 3,500 sqft and 2/3 acre in the south end, it sold for \$1,290,722.

At about 1,100 sf on a postage stamp lot in town on Weaver, Craftsman Building Fine Homes updated this 1950's bungalow before its \$563,000 sale.



■ Single Family (75.38%) ■ Condos (16.92%) ■ Raw Land (7.69%)

### CONDOS

The only townhome in the development that is Eagle Harbor Inn, this luxurious \$1.36M pad has filtered views of the harbor from its patio and almost every window. Being just steps to the amenities of the Marina District make the location second to none.

### RAW LAND

With almost 200' of water frontage on Murden Cove, this 0.82 acre lot boasts a dead on view of Seattle and Mount Rainier- it sold for \$848,000. This is one of my favorite vantage points on the island's shoreline.



**FAST  
FACT**

43% of combined single family home and condo sales this month were to CASH buyers.

### Highest + Lowest Priced Island Home Sales



### Most expensive

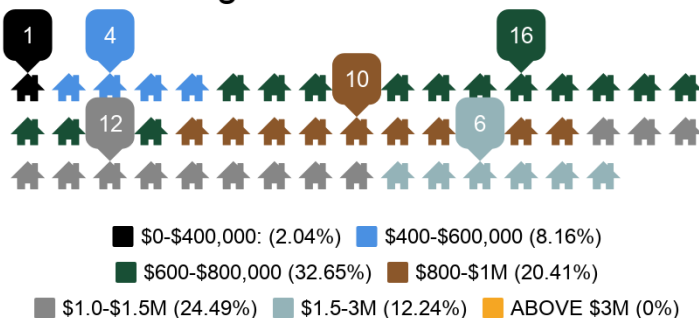
This tastefully updated Cape Cod beach house had one of the most amazing settings and floor plans I have ever seen- low bank with beach grass gardens and expansive eastern view, with windows and vaulted ceilings designed to capture the feeling as if one was standing on the sand at the water's edge.



### Least expensive

This 1,056 square foot mobile home had 3 offers within 24 hours, I can tell you that, and more came in later. Though my builder-client wasn't willing to pay 40 grand over a \$260,000 list price, others were.

### Price Range for Homes Sold in June



### MISC STATS

- Price per square foot ranged from \$198 to \$1,187. The average was \$408.
- Closed sales ranged from 86.4% to 121.3% of asking price.
- Home size ranged from 750 to 5,602 square feet.
- 37% of home sales were over \$1,000,000.



Data provided by Pacific Northwest MLS  
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