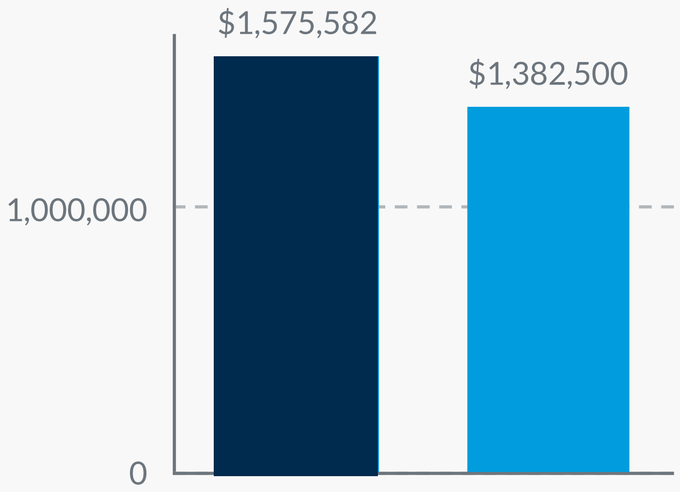


BAINBRIDGE ISLAND MARKET REPORT

JASON SHUTT
EXPERTISE MATTERS: NOW. MORE THAN EVER.

June 2026

HOME PRICES
June 2026



MISC STATS & FACTS

29% of all Bainbridge Island home sales were to all CASH buyers.

Prices per square foot ranged from $388 to $1,623. **The average was $638.**

Sold homes ranged in size from 680 to 3,821 square feet. **The average was 2,438 SF.**

Home sales ranged from 91.6% to 113.3% of seller's asking price **The average was 98.9%**

78.9% of homes sold for $1,000,000 or more.

QUICK SNAPSHOT

SALES

There were 38 home sales on Bainbridge Island in June, which was a MOM increase of 18.8% but a YOY decrease of 2.6%. This was also the fewest number of home sales for the month of June since the 30 seen in June of 2011. The 137 sales through the first half of the year is 13.3% less than the 10-year average of 158, well below the high of 197 YTD in 2017 but luckily more robust than the 121 sales in 2023. The 38 pending sales in June was much higher than the average of 31 seen over the last four years, but still less than the average of 44 seen in the five years before the pandemic.

INVENTORY

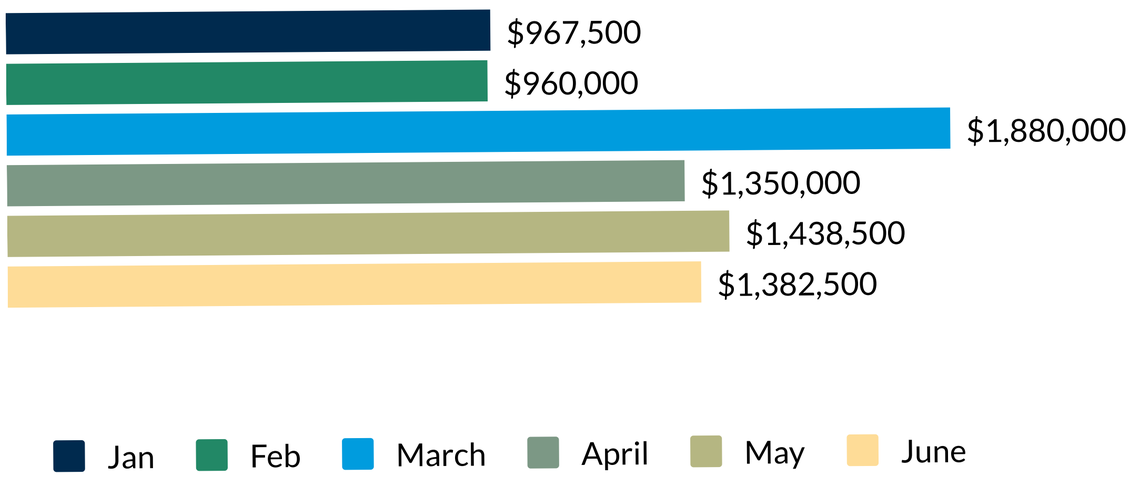
There were 53 new listings brought to the market in June, which was a MOM decrease of 27.4%, as is typical from May to June, and was flat YOY. The 269 new listings YTD are the most since the 295 seen in 2019, and not far off the average of 283 during the five years before 2020. (Our woes of low inventory during the pandemic appear to be over.) The 2.4 Months of Supply is a much slower market than the average of 1.7 seen from 2015-2019, showing that this market is "slower" than the old normal and explains why it feels like a Buyer's Market.

DAYS ON MARKET

Of the 38 homes that sold in June, 47.4% sold in a week or less and did so for an average of 102.3% of asking price. The other 20 homes took significantly longer to sell, in an average of 29 days for an average of 97.4% of seller's asking price and 95.9% of the original asking price.

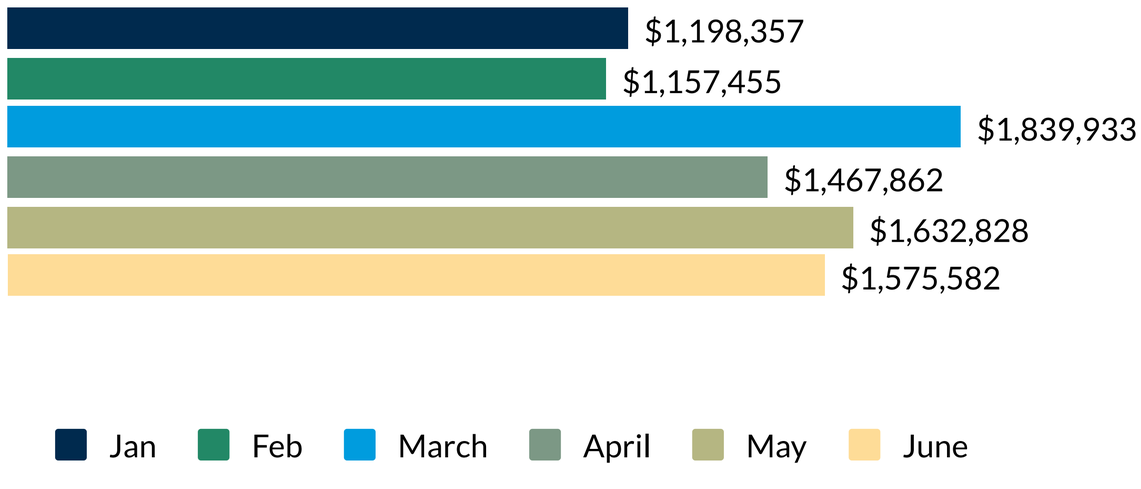
PRICING TRENDS ON BAINBRIDGE: LAST 6 MONTHS

Median Sales Prices

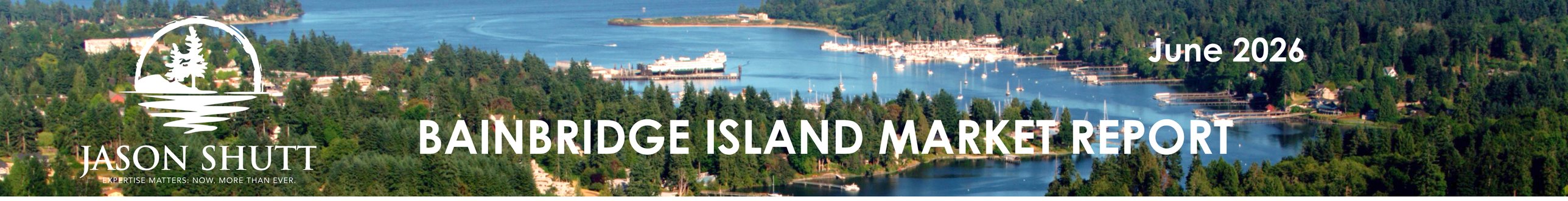


MEDIAN: Half of the homes on Bainbridge Island sold for more than $1,382,500 in June, and half sold for less.

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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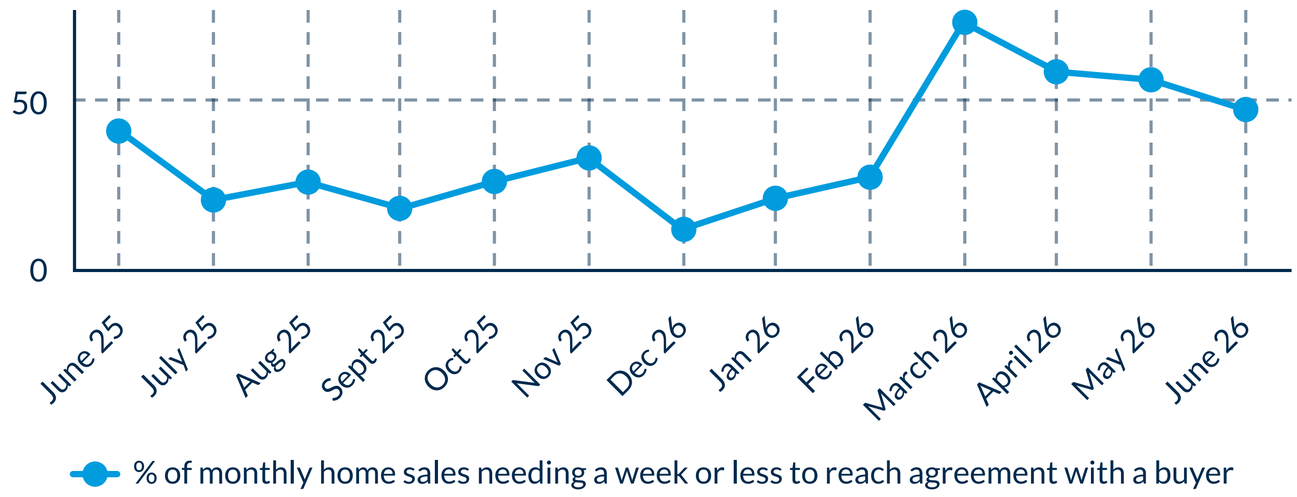
BAINBRIDGE ISLAND MARKET REPORT

More Marathon Than Sprint

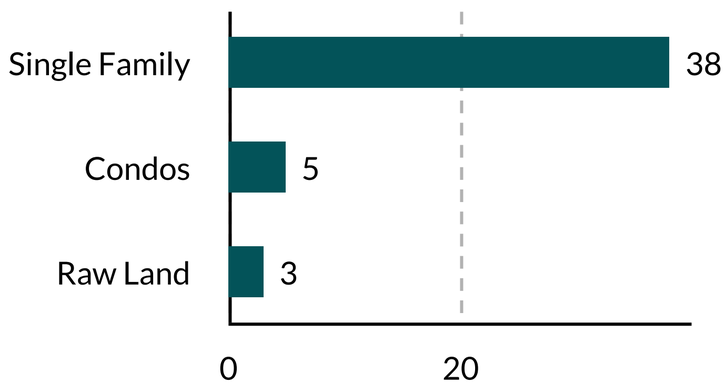
At the halfway mark in the year's housing market, the total number of sales in June, as well as the year to date, have been much slower than normal. Yet at the same time, the market is no longer plagued by low-inventory., The number of new listings is the most we've seen since before the pandemic, showing us that sellers have come rushing back to the market.

The good news for sellers in a market full of competition is that you are in control of the best marketing strategy that attracts buyers: price. The good news for buyers is that you have much more options for homes to shop from than in recent years. If you are prepared to be flexible and stretch your expectations, you'll do well no matter what competition is in the race with you.

Frenzy Factor



NOTEWORTHY SALES



SINGLE FAMILY

5430 Rockaway Beach Rd NE: This historic and distinctive waterfront cottage sold for $1,395,000, which was 87.5% of its original listing price. Originally built in 1910, the home combines Craftsman character with thoughtful modern updates, all on a rare no-bank waterfront site (52' of low bank frontage and tidelands rights). With three bedrooms, 1.75 bathrooms, and 1,216 square feet, it is a modest-sized home whose value is in the exceptional waterfront location and iconic views of the ferry lane and Seattle's skyscrapers.

CONDO

221 Wyatt Wy NW #A104: This thoughtfully designed 2-bedroom, 2-bathroom home sold for $930,000 after just two weeks on the market. Located in the sought-after Grow Community, this ground-floor corner residence changed hands for the first time since its original owner purchased it a decade ago. Designed by acclaimed architect James Cutler, the home showcases distinctive architectural details, including expansive artful windows, warm wood cabinetry, and custom built-ins throughout. The standout feature is the private, sun-soaked deck—an inviting outdoor retreat perfect for entertaining, gardening, or simply unwinding.

LAND

Mardell Ct (Lot 12) Three parcels of land sold in June, including Mardell Court, which may have broken records both for its low price ($77,000) and number of days on the market (1,411). Mardell Court is in the historic Fort Ward neighborhood. The lot is 8,276 square feet or approximately .19 acres and comes with water and sewer available nearby.

HIGHEST + LOWEST SALES

$4,200,000
HIGHEST PRICED SALE

$380,000
LOWEST PRICED SALE

MOST EXPENSIVE

4290 Rockaway Beach Rd NE: Many homes on Bainbridge Island at this price point have incredible waterfront views, but what sets this home apart is the unobstructed panoramic view *corridor*. From a relatively intimate shoreline setting, this property provides expansive views of Puget Sound, the Seattle skyline, the Space Needle, Mount Rainier and Mount Baker. With 60' of low bank waterfront, 4 bedrooms, three baths, 3,821 square feet, this home sold for 95.7% of asking price after eight days on the market, but for 87.7% under the original asking price from last August.

LEAST EXPENSIVE

1329 Wintergreen Lane NE: Centrally located and wonderfully walkable, this townhome was built in 2026 and is 1 bedroom, 1.5 baths, and 789 sq. feet. Wintergreen Townhomes are a part of Housing Resources Bainbridge's Community Land Trust.

Windermere REAL ESTATE
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Presented by Jason Shutt, M.Ed.
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Contact me today if you need help tackling your real estate needs.