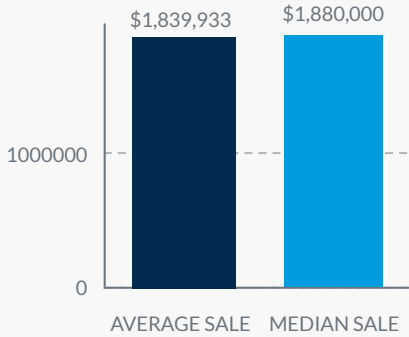




BAINBRIDGE ISLAND MARKET REPORT

March 2026

HOME PRICES March 2026



MISC STAT & FACTS

33% of all Bainbridge Island home sales and **67%** of all condo sales were to all CASH buyers

Prices per square foot ranged from \$211 to \$983. **The average was \$560.**

Sold homes ranged in size from 1,632 to 4,800 square feet. **The average was 3,294 SF.**

Home sales ranged from 93.75% to 110% of seller's asking price. **The average was 101%**

86.67% of homes sold for \$1,000,000 or more.



QUICK SNAPSHOT

SALES

There were just 15 home sales on Bainbridge Island in March, which was a welcome 67% MOM increase – the typical seasonal increase seen in March – and was about flat YOY. This number of sales is consistent with the month of March in 2023-2025, but is much less than the average of 27 seen in the five years prior to 2020. The 30 pending sales, on the other hand, was a 200% increase MOM while staying flat YOY. The pending sales were, luckily and thankfully, not far below the average of 34 seen in the five years before 2020.

INVENTORY

There were 27 new listings brought to the market in March, which was an 86% increase MOM and about flat YOY. The 32 active listings were a slight increase over February, as inventory started its seasonal increase. The 2.1 Months of Supply suggests a seller's market, but I can tell you based on the contracts I'm negotiating that buyers are looking at the market as if they have much more negotiating power than this figure suggests.

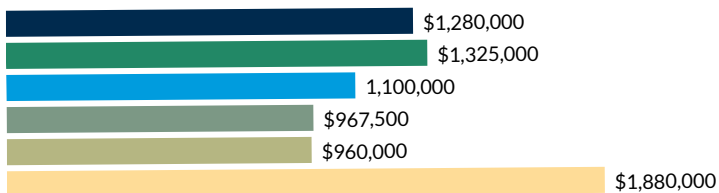
DAYS ON MARKET

Of the 15 homes that sold in March, a shocking 11 sold in about a week or less and did so for an average of 2.1% over asking price (shocking because it's just the second time since June 2024 that more than 50% of homes sold in a month did so in less than a week). The other 4 homes sold in an average of 170 days and did so for an average of 97.5% of sellers' asking price and 94.7% of the original asking price. We may be seeing the beginning of a Jekyll and Hyde market: one where the first week buyers waive all contingencies and need to be prepared to escalate their offer price, and another where buyers have room to negotiate tough on price, and contingencies.



PRICING TRENDS ON BAINBRIDGE: LAST 6 MONTHS

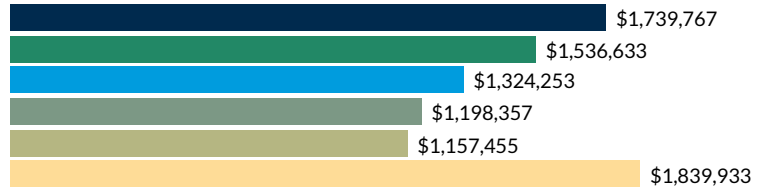
Median Sales Prices



Oct Nov Dec Jan Feb March

MEDIAN: Half of the homes on Bainbridge Island sold for more than \$1,880,000 in March, and half sold for less.

Average Sales Prices



Oct Nov Dec Jan Feb March

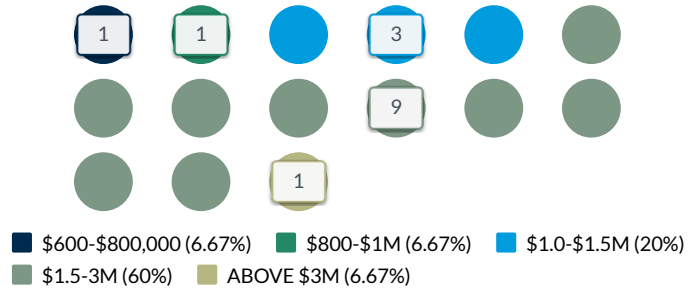
AVERAGE: Prices vary widely on Bainbridge Island on a monthly basis given the wide range of prices and small sample sizes.

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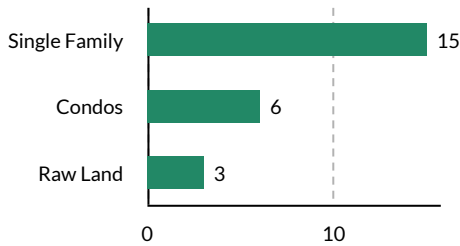
FINDINGS FROM THE FIELD

AI is rapidly reshaping real estate workflows—not just for agents, but for clients. In this last month I have seen, for the first time, two buyer-clients use AI to analyze complex due diligence documents and produce detailed summaries in less time that it takes me to print the docs for my review in old skool tactile fashion. While this can speed up the decision-making time, it comes with risk: AI can hallucinate and generate false concerns, potentially impacting buyer perception of a property's value. As a result, I am now learning from a real estate industry AI leader to learn how to produce these summaries myself, but without the inaccuracies. What will never change, no matter how much faith consumers will put in the bots, is the value of experienced professionals who can contextualize information, ask the right questions, and protect clients from misleading AI insights in high-stakes transactions.

March Home Sale Price Range



NOTEWORTHY SALES



SINGLE FAMILY HOMES & CONDOS

Groos Lane, sold for \$1,440,000: My clients listed and sold magnificent Jefferson Fine Homes 2023 build on Groos Lane that lived like a single family home (detached walls and a private tax parcel), yet was a part of a condo development (common area maintenance). Tucked in Winslow among a peaceful canopy of trees, the setting offers both privacy and a walkable lifestyle just moments from Winslow Way and the heart of downtown. Inside, refined materials and thoughtful details define the space. White oak hardwoods run throughout, with radiant heat welcoming you in the entry. The chef's kitchen is outfitted with premium European appliances, while a gas fireplace adds warmth and character to the main living area. Three ensuite, spa-inspired baths feature radiant heat, complemented by custom millwork, built-in cabinetry, and a convenient laundry chute.

VACANT LAND

After quite a few months without a land sale on Bainbridge Island, March saw three land sales ranging from \$340,000 to \$750,000. The cheapest listing, on Olympus Beach Road, included a sliver of waterfront land facing west and capturing Olympic Mountain views.

HIGHEST + LOWEST SALES



MOST EXPENSIVE

Also called Sweetlife Farm, this 10-acre property borders the Grand Forest and boasts a wo-story fireplace, vaulted ceilings, cozy floors heated with a geothermal heat pump and main level living. In addition to lush gardens that include a pond, orchard, and meadows and space to grow herbs and flowers, the property includes a guest cottage and shop within the garage. And rumor has it the previous owner spend about \$500,000 to have fiber internet run up the street to the home!

LEAST EXPENSIVE

This pan abode-style home is classic Bainbridge charm and just a short walk to the beach. Given the lot was sub-dividable into two lots and the home was more likely a tear-down than a remodel option, this property likely sold for its "value in the land."



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