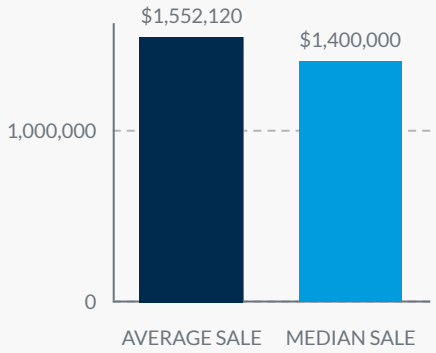
# BAINBRIDGE ISLAND MARKET REPORT

## October 2026

JASON SHUTT
EXPERTISE MATTERS- NOW, MORE THAN EVER

## HOME PRICES
October 2026




## MISC STATS & FACTS

**48%** of all Bainbridge Island home sales were to all CASH buyers.

Prices per square foot ranged from $363 - $1,209. **The average was $574.**

14% of home sales were waterfront properties

Home sales ranged from 87.5% to 107.1% of seller's asking price. **The average was 98.0%**

**86%** of homes sold for $1,000,000 or more.

## QUICK SNAPSHOT

### SALES

There were just 29 home sales on Bainbridge Island in October, which was a typical MOM decrease of 31%. That said, the number was also a YOY increase of 26% and the highest number of sales for the month since the 39 seen in 2021. But the good news ends there; the 16 pending sales were a 52% decrease MOM and a 41% decrease YOY. We have not seen this few pending sales in October since the 16 seen all the way back in 2011. More importantly, over the last three years, October has seen a MOM increase of pending sales averaging 33%, indicative of the last surge of buyer demand before the holidays. This year's drop-off could be telling us clearly that the seasonal slowdown started early this year.

### INVENTORY

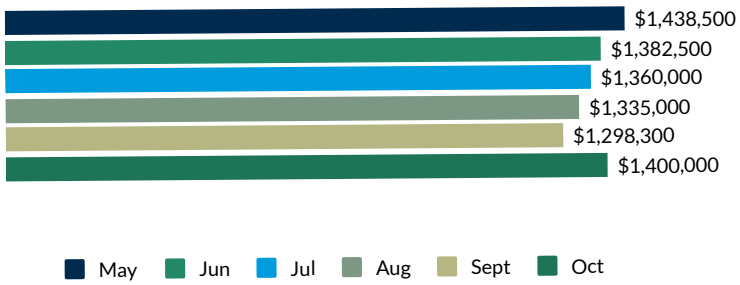
There were 32 new listings in October, and YTD the market is right on pace with what was normal before 2020. The 98 active listings in October was the highest since the 111 seen in 2013, so buyers have more options (and less competition!) than they have had in years and years. Then when considering the 3.4 Months of Inventory for the month, the slowest pace of sales for October since 2013, and all the signals point to this being a great market for buyers.

### DAYS ON MARKET

Of the 29 homes that sold in October, only 9 (just 31%) sold in about a week or less and did so for an average of just 0.8% over asking price. It's notable, however, to point out that only three sold over asking price and two sold for 2.5% and 4.1% under asking price in just a few days on the market. The other 20 homes took an average of 62 days to sell and did so for an average of 96.7% of seller's asking price and 93.1% of seller's original asking price.

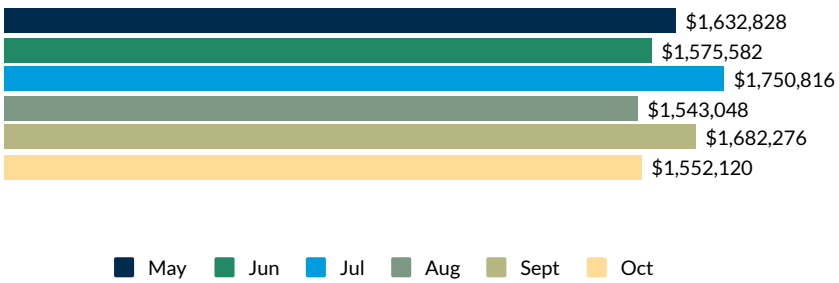
## PRICING TRENDS ON BAINBRIDGE: LAST 6 MONTHS

### Median Sales Prices




MEDIAN: Half of the homes on Bainbridge Island sold for more than $1,400,000 in October, 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.



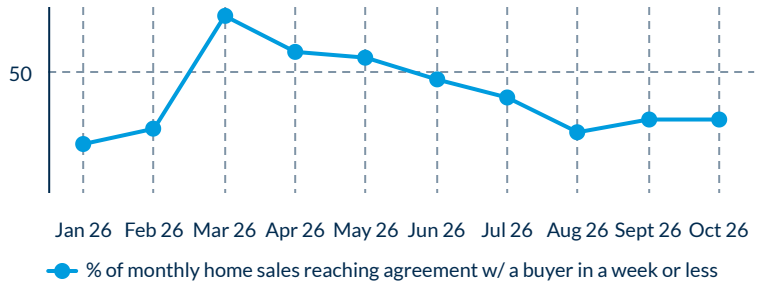

## Findings From the Field

History tells us that two out of every three years October brings a welcome surge in buyer demand, absorbing some of the available inventory before the seasonal slowdown firmly takes hold in November.

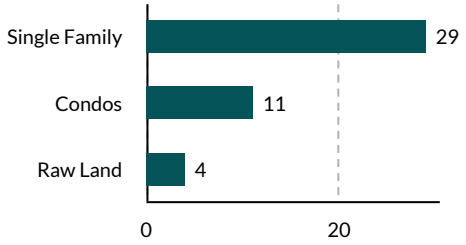
But 2026 broke that pattern, and not in the way home sellers were hoping.

October saw just 16 pending sales, a staggering 52% drop from September. To put the magnitude of this slowdown into perspective, in the years when October pending sales declined from September, the average drop was just 10%. This year's plunge was more than 5X that average, a much steeper decline than historical trends would have suggested.

### Frenzy Factor




## NOTEWORTHY SALES




### *SINGLE FAMILY*

Tucked into a shy-acre of peaceful privacy in Seabold, this beautifully remodeled 2BR home featured everything new you could ask for in a flip: new roof, windows, appliances, kitchen, bathrooms, paint, flooring, etc. Sold for $300,000 in November of 2025, this home sold in 70 days for $750,000 (6.6% under original asking price).
*- 14151 Komedal Road, $750,000*

### *CONDO*

I listed this unit in January of 2021 and we posted a sale price of $520,000. The 27% increase in price over 5 years of both increasing and decreasing home values show the incredible rate of appreciation that took place in the island's housing market.
*- 346 Wyatt Wy NE Unit #10*

### HIGHEST + LOWEST SALES

**$2,800,000**
HIGHEST PRICED SALE

**$750,000**
LOWEST PRICED SALE

**MOST EXPENSIVE: 5858 Crystal Springs Dr NE**
A Nantucket-inspired waterfront retreat on one of Bainbridge Island's most coveted shores. Privately set on nearly an acre of beautifully landscaped grounds, this west-facing residence captures breathtaking Sound views, spectacular sunsets, a sandy beach, and my favorite, a pool at the water's edge. This home was on the market for 73 days and sold for 88% of list price and 81% of original price.

**LEAST EXPENSIVE: 14151 Komedal Rd NE**
Set among the trees on nearly an acre in Seabold, this sweet little house reminds me a lot of the first home my wife and I bought on the island in 2010. This two-bedroom, 1.75-bath home has been completely remodeled including the roof, windows, and appliances, so there isn't a list of projects waiting for the next owner. It sold in 69 days at 96% of seller's list price.

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