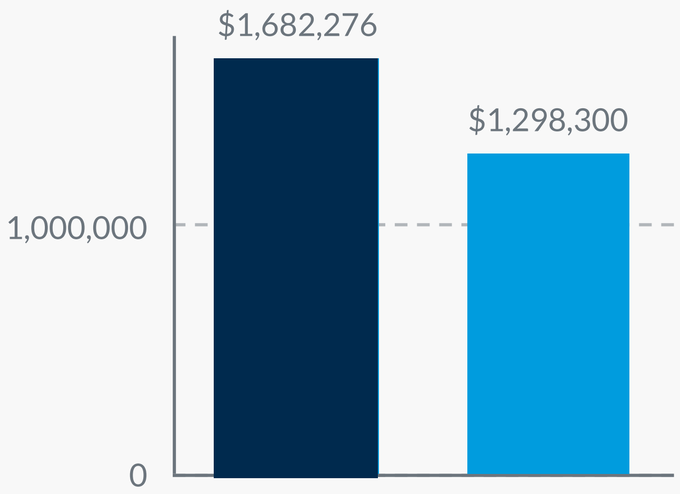
# BAINBRIDGE ISLAND MARKET REPORT

JASON SHUTT
EXPERTISE MATTERS. NOW. MORE THAN EVER.

## September 2026

## HOME PRICES
September 2026




## MISC STATS & FACTS

**38%** of all Bainbridge Island home sales were to all CASH buyers.

Prices per square foot ranged from $223 - $1,622. **The average was $603.**

17% of home sales were waterfront properties

Home sales ranged from 86.1% to 108.5% of seller's asking price. **The average was 98.6%**

**64%** of homes sold for $1,000,000 or more.

## QUICK SNAPSHOT

### SALES

Bainbridge Island saw 42 single-family home sales in September, an increase of an astounding 35.5% MOM and 27.3% YOY. This strong pace was a welcome signal about the health of the market. The 33 pending sales was a decrease of *only* 21% MOM and, while consistent with the seasonal slowdown, was the strongest of slowdowns on record. Surprisingly, given the high cost of everything, the 33 pending sales was the highest since 2016 (with exception of the 44 in 2020) and was greater than the average of 30 seen in the years before the pandemic market.

### INVENTORY

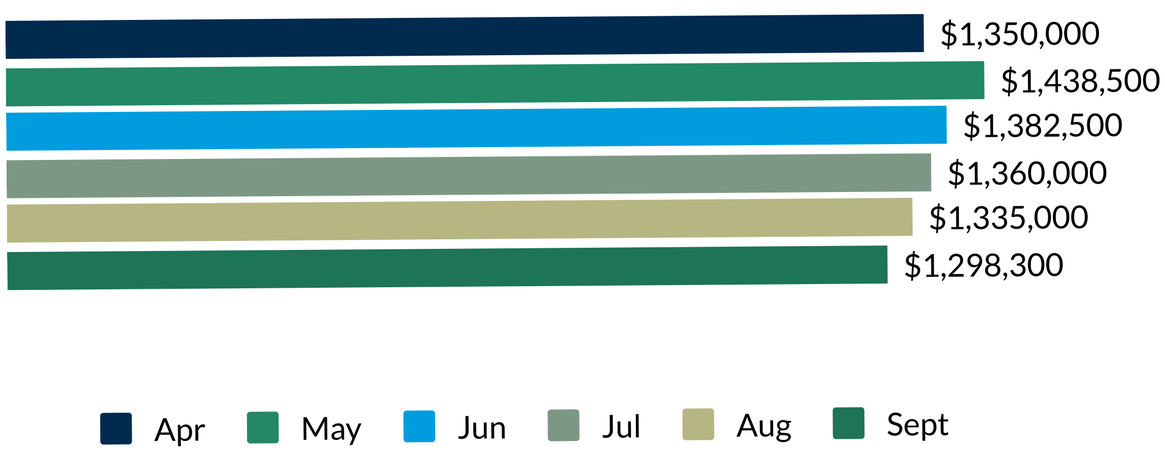
There were 56 new listings in September, which was the fourth month in a row of mid-50s, which was a dramatic increase of 124% YOY (more than double last year!). Year to date, the number of new listings is right on track with what was normal before 2020 and the 92 active listings in September was the highest in nearly a decade. The 2.2 Months of Inventory was nearly the fastest pace of sales since April of this year, showing us that buyers are actively pursuing homes fitting their criteria.

### DAYS ON MARKET

Of the 42 homes that sold in September, 31% sold in a week or less, doing so for an average of 101% of asking price. In contrast, the remaining 29 homes took an average of 85 days to sell and closed for 97% of their asking price and 95% of their *original asking* price. From the listing agent's perspective, we are living the tale of two markets, one where sellers have all the leverage for the first week on the market, but buyers have all the leverage from the second week onward.

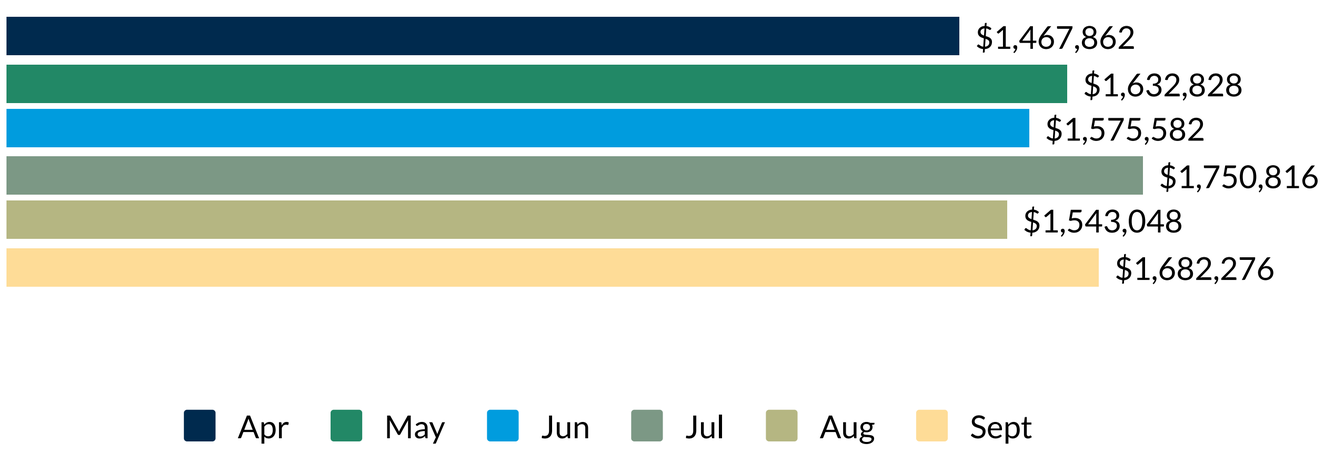
## PRICING TRENDS ON BAINBRIDGE: LAST 6 MONTHS

### Median Sales Prices

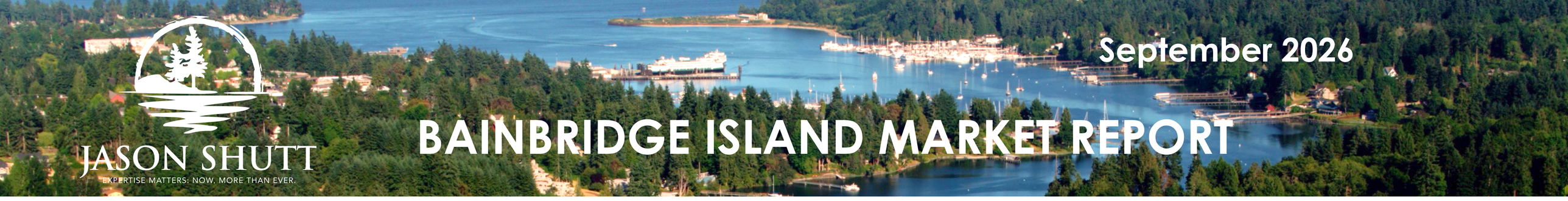



MEDIAN: Half of the homes on Bainbridge Island sold for more than $1,298,300 in September, and half sold for less.

### 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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## Findings From the Field

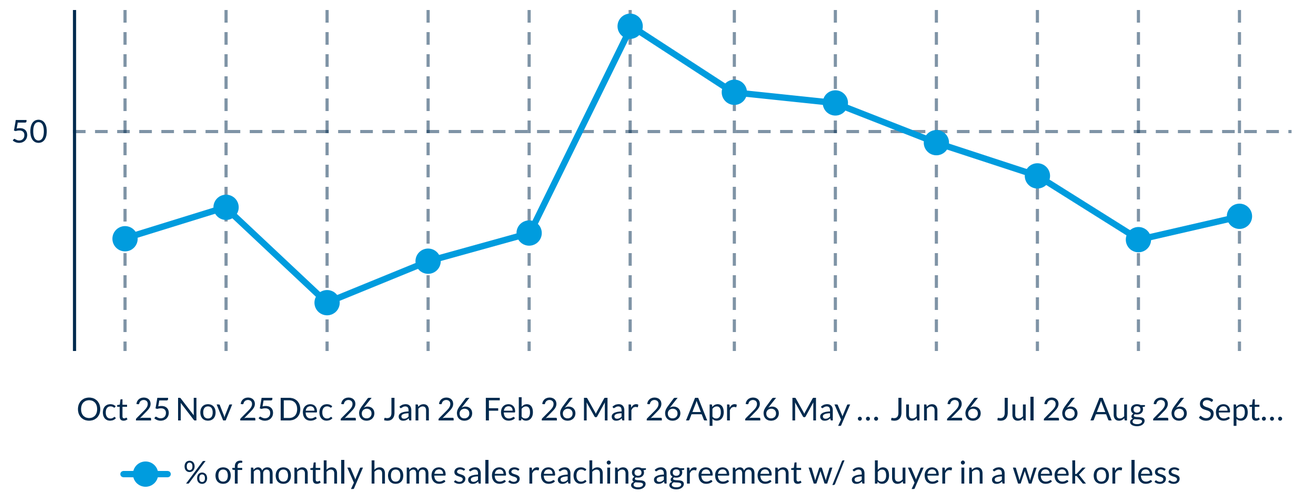
We all know the classic real estate mantra: "location, location, location." After more than ten years analyzing Bainbridge Island's monthly market data, I'm still amazed by the trends that emerge.

Despite high prices, 7%+ interest rates, recession concerns, rising household costs, and job uncertainty, Bainbridge remained remarkably resilient in September.

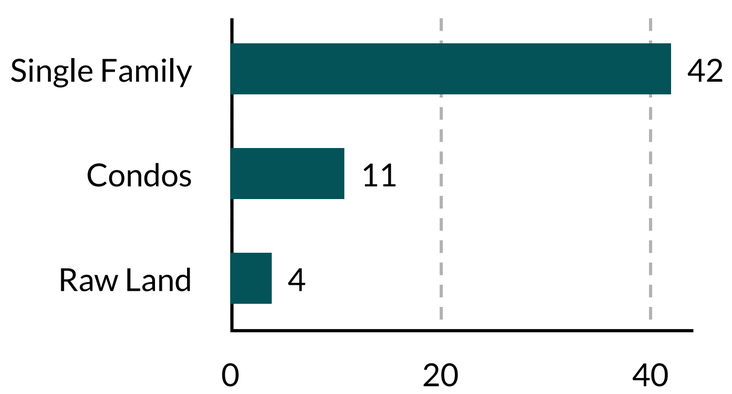
With 42 closed sales and strong pending sales, supply has returned to pre-pandemic levels, and demand remains about 20% below those averages.

So, how's the market? **Stable.** Prices are holding, sellers are listing, buyers are buying, and Bainbridge remains an appealing place to own property.

## Frenzy Factor




## NOTEWORTHY SALES




***SINGLE FAMILY***

**15539 Washington Ave NE, $1,296,600**

There's just something about Port Madison—the sunshine, the quiet, the water. This home has so much of that same charm. With warm natural wood and a private deck that's perfect for enjoying the outdoors, it's an easy house to love. And in just eight days on the market, my client purchased the dream home she had spent 10 months looking for ;)

***CONDO***

**4896 NE Dotson Lp #1B, $2,164,000**

There aren't many condos on the Island above $2 million. So what is Pleasant Beach Village offering that inspires someone to spend house money on a condo? It's the walkability to charming Lynwood Center, water and mountain views, newer construction, outdoor space, a garage, and perhaps most importantly, the feeling of a standalone home.

## HIGHEST + LOWEST SALES

**$5,750,000**
HIGHEST PRICED SALE

**$700,000**
LOWEST PRICED SALE

**MOST EXPENSIVE: 10555 NE Seaborn Road**

This three-bedroom, four-bathroom home on Blakely Harbor has expansive southern views and was built as an architect's own residence. The steel-framed glass walls and wide-opening doors connect the indoor and outdoor living spaces seamlessly. The home was originally listed at $6,750,000 and took over 100 days to sell.

**LEAST EXPENSIVE: 11727 Arrow Point Drive**

This single-level, turnkey home near Battlepoint Park sold for 96.7% of the asking price after 24 days on the market. The manufactured home has a sunny, fenced half-acre lawn and an open, light-filled layout making it feel warm and inviting.

Windermere REAL ESTATE
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Presented by Jason Shutt, M.Ed.
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