

# Quarterly Market Snapshot

## Bainbridge Island

Q2 April - June 2025

In Q2-2025, buyers searching for their dream island property on stunning Bainbridge Island—just a ferry ride from Seattle—were able to do so with more inventory and lower prices than during the same time last year. Following a period of low levels of supply, the 39.24% year-over-year increase in the number of homes for sale—up from 79 in Q2-2024 to 110 in Q2-2025—was a welcome shift in market dynamics for those looking for their ideal Bainbridge Island home. It's not surprising that the average days on market was up to 30 days from Q2-2024's 22 days, given the more balanced conditions. The price correction brought a 6.97% decrease in the average price per square foot and a minor decrease of 2.55% in the median sales price, which was \$1,340,000 in Q2-2025 and \$1,375,000 in Q2-2024. The market remained a seller's market with 3 months of inventory.

### AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS



### HOMES SOLD

Q2-2025 vs Q2-2024

↑(7.92%)

2025

2024

### INTEREST RATES

30-year fixed rate for conventional mortgage loan  
(Current and historic mortgage rates sourced from Movement Mortgage)



### AVERAGE PRICE PER SQ. FT.

Q2-2025 vs. Q2-2024 ↓(6.97%)



### MEDIAN SALES PRICE

Single-Family Homes Q2-2025



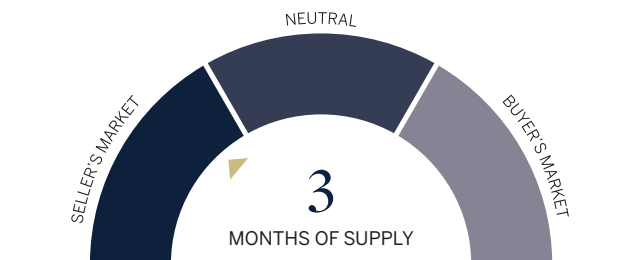
**\$1.34M**

↓2.55%  
'25 VS '24 % CHANGE

YEAR	MEDIAN SALES PRICE
2025	\$1,340,000
2024	\$1,375,000
2023	\$1,508,000

### WHAT KIND OF MARKET

3 MONTHS OF INVENTORY - SELLER'S MARKET



Based on Q2-2025 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory

