

Quarterly Market Snapshot

Bainbridge Island

Q1 January - March 2026

With sprawling waterfront estates, private docks, and forested acreage, residences on Bainbridge Island present an ideal property type for those searching for the quintessential Pacific Northwest lifestyle. The market is highly desirable, with 2.4 months of inventory in Q1-2026 creating a seller's market, which was down from 3 months in Q1-2025. The shift was due to less supply, indicated by the 23.91% year-over-year decrease in homes for sale. However, the market was not entirely imbalanced in terms of favoring sellers over buyers, with the median sales price seeing a notable 21.93% decrease—down from \$1,523,000 in Q1-2025 to \$1,189,000 in Q1-2026. The median sales price figure from the first quarter of this year was more in line with 2024's Q1 median, which was \$1,188,000. The average price per square foot experienced a decrease as well and went from \$530 to \$503 per square foot.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q1 OVER THE LAST THREE YEARS



HOMES SOLD
Q1-2026 vs Q1-2025
↓(6.52%)

2026	43
2025	46

INTEREST RATES

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



AVERAGE PRICE PER SQ. FT.

Q1-2026 vs. Q1-2025 ↓(5.09%)



MEDIAN SALES PRICE

Single-Family Homes Q1-2026

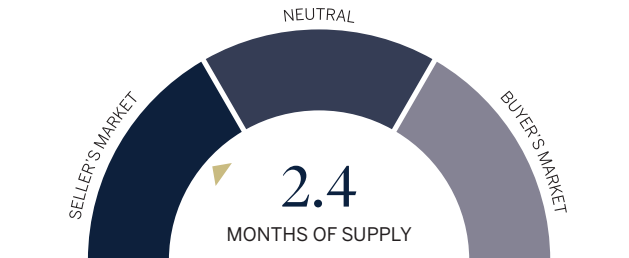


\$1.189M ↓21.93%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	\$1,189,000
2025	\$1,523,000
2024	\$1,188,000

WHAT KIND OF MARKET

2.4 MONTHS OF INVENTORY - SELLER'S MARKET



(Based on Q1-2026 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory)

