Realogics Sotheby's INTERNATIONAL REALTY

Q2-2026

Quarterly Market Snapshot

Bainbridge Island

Q2 April - June 2026

Ideal for its access to Seattle while maintaining a nature-forward and tranquil identity all its own, Bainbridge Island continues to draw buyers who desire a Pacific Northwest lifestyle. The island market saw an increase in demand in the second quarter of 2026. With 2.4 months of inventory, it was considered a seller's market. There was a year-over-year decrease in homes for sale, down 16.36% from 110 to 92 listings. However, the number of homes sold increased from 109 in Q2-2025 to 113 homes in Q2-2026, indicating that conditions were more competitive for buyers in Q2-2026 than they were in Q2-2025. This was also reflected in the average number of days a listing spent on the market, which decreased from 30 days in Q2-2025 to 20 days in Q2-2026. Buyers searching for their Bainbridge Island property had to be prepared to make strong offers, although they did have the advantage of more supply to choose from than buyers did two years ago when inventory levels were significantly lower.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS

2026	2025	2024
20	30	22

HOMES SOLD

Q2-2026 vs Q2-2025

↑(3.67%)

2026	113
2025	109

INTEREST RATES

30-year fixed rate for conventional mortgage loan

(Current and historic mortgage rates sourced from Movement Mortgage)

2026	6.4%
2025	6.8%
2024	6.9%

AVERAGE PRICE PER SQ. FT.

Q2-2026 vs. Q2-2025 (0%)

2026	2025	2024
$587	$587	$631

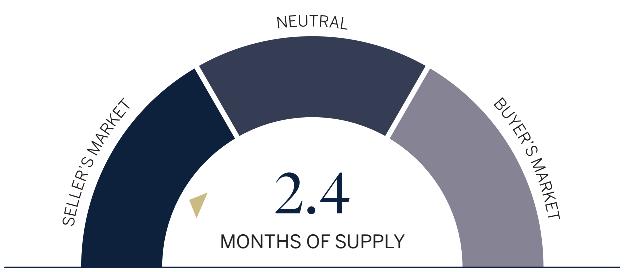
MEDIAN SALES PRICE

$1.369M ↑2.16% '26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	$1,369,000
2025	$1,340,000
2024	$1,375,000

WHAT KIND OF MARKET

2.4 MONTHS OF INVENTORY - SELLER'S MARKET



(Based on Q2-2026 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory)