

Quarterly Market Snapshot

Bainbridge Island

Q3 July - September 2026

Inventory levels, the number of homes sold, and sales prices were all up in Q3-2026 compared to Q3-2025 on idyllic Bainbridge Island. Located just a ferry ride away from Seattle, this desirable locale continues to draw buyers interested in purchasing a home on or close to the water, away from the hustle and bustle of the city, but within a commutable distance of entertainment and employment opportunities. Demand remained steady, with a 4.39% year-over-year increase in the number of homes sold. The number of homes available increased significantly—up by 28.79% from 66 to 85 homes for sale. The number of months of inventory saw minor change from the previous year's third quarter and increased from 1.7 to 1.9 months, still maintaining its seller's market status. There was price growth of 2.85%, with the median sales price increasing from \$1,332,000 in Q3-2025 to \$1,370,000 in Q3-2026.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS



HOMES SOLD

Q3-2026 vs Q3-2025

↑(4.39%)

2026

2025

119

114

INTEREST RATES

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



AVERAGE PRICE PER SQ. FT.

Q3-2026 vs. Q3-2025 ↑(2.02%)



MEDIAN SALES PRICE



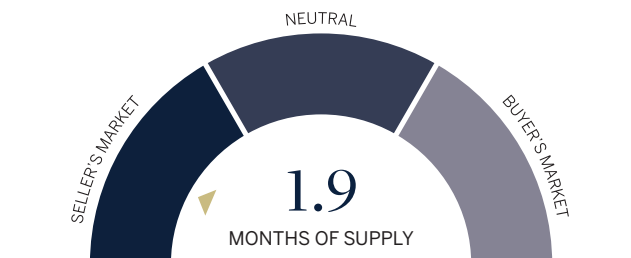
\$1.37M

↑2.85%
'26 VS '25 % CHANGE

YEAR	MEDIAN SALES PRICE
2026	\$1,370,000
2025	\$1,332,000
2024	\$1,495,000

WHAT KIND OF MARKET

1.9 MONTHS OF INVENTORY - SELLER'S MARKET



(Based on Q3-2026 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory)

