Realogics
Sotheby's
INTERNATIONAL REALTY

'21 QUARTERLY MARKET REPORT

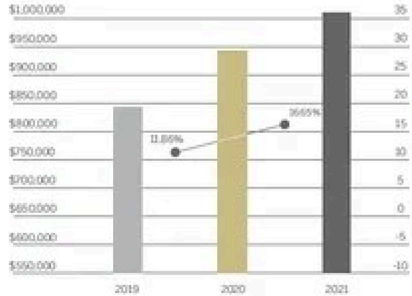
Bainbridge Island

Q1 JANUARY - MARCH 2021

For buyers searching for a home on Bainbridge Island, there was competition for the few for sale—just 16 compared to 57 this time last year. It's a seller's market with less than a month of inventory available, and not surprisingly the median sales price has risen by over 16 percent compared to Q1-2020, from $943K to $1.1 million. All these factors lead to eager buyers and competition, as well as quick closings when possible: the average days on market fell to 24 from 77 days on market last year.

$1.1M

MEDIAN SALES PRICE
Single-Family Homes Q1-2021



INTEREST RATES
30-year fixed rate for conventional mortgage loan
(Current and historic mortgage rates sourced from Caliber Home Loans)

AVERAGE DAYS ON MARKET
Q1 2019–2021

67
2019

77
2020

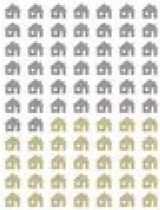
24
2021

AVERAGE PRICE PER SQ. FT.
Q1-2021 vs. Q1-2020
↑(16.59%)

2021 **$472**

2020 **$404**

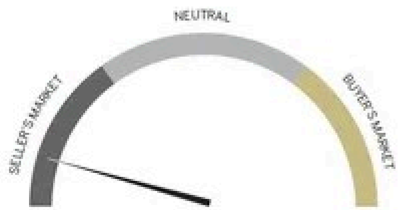
HOMES SOLD
Q1-2021 vs. Q1-2020
↑(10.61%)



• 2020
66

• 2021
73

STATE OF THE MARKET
0.8 months of inventory - a seller's market
(Based on Q1-2021 housing inventory. Seller's Market = 0 to 3 months inventory, Neutral Market = 3 to 6 months inventory, Buyer's Market = 6+ months inventory.)



Realogics Sotheby's INTERNATIONAL REALTY

'21 Quarterly Market Report

Nothing compares.

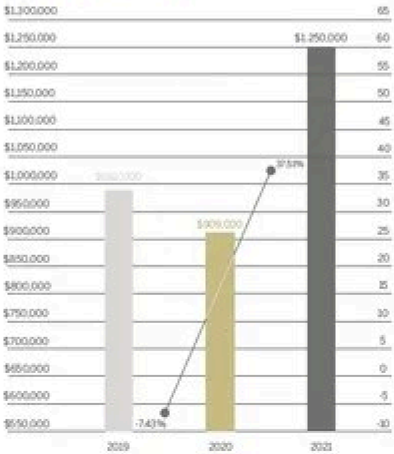
Bainbridge Island

Q2 APRIL - JUNE 2021

Bainbridge Island home prices continue to climb with a 37 percent increase to $1.25 million when compared to Q2-2020. The number of closed home sales also increased year-over-year by 29 percent, yet the number of homes for sale has declined by over 60 percent. As the uncertainty of the pandemic certainly impacted sales numbers in the second quarter of 2020, the average number of days on market increased from 33 in 2019 to 40 in 2020. But in the second quarter of this year, homes were only on the market for an average of 18 days.

$1.25M MEDIAN SALES PRICE

Single-Family Homes Q2-2021



INTEREST RATES

30-year fixed rate for conventional mortgage loan

(Current and historic mortgage rates sourced from Caliber Home Loans)

AVERAGE DAYS ON MARKET

Q2 2019–2021

AVERAGE PRICE PER SQ. FT.

Q2-2021 vs. Q2-2020

↑(25.22%)

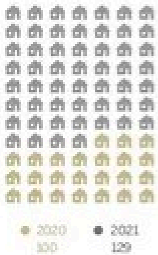
2021 $529

2020 $423

HOMES SOLD

Q2-2021 vs. Q2-2020

↑(29%)



STATE OF THE MARKET

0.6 months of inventory - Seller's Market

(Based on Q2-2021 housing inventory. Seller's Market = 0 to 3 months inventory, Neutral Market = 3 to 6 months inventory, Buyer's Market = 6+ months inventory.)

SELLER'S MARKET

Realogics
Sotheby's
INTERNATIONAL REALTY

'21 Quarterly Market Report

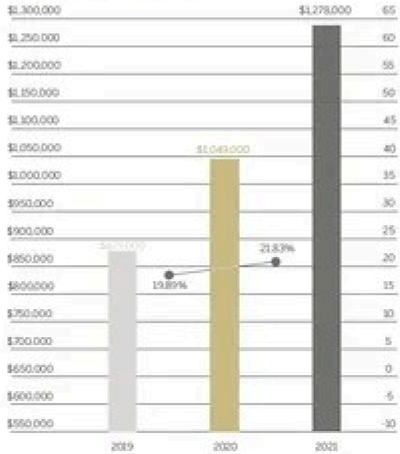
Nothing compares.

Bainbridge Island

Q3 JULY - SEPTEMBER 2021

The increases on Bainbridge Island are steady and reliable. Since the third quarter of 2020, the median sales price for residential homes on the island have ticked up year over year. Compared to this time last year the median sales price is up nearly 22 percent, from $1,049,000 to $1,278,000. The number of homes for sale on the island took a sharp drop, down 63 percent. That follows the trends from the first and second quarters, as well, when the number of homes for sale on Bainbridge peaked at 20 in Q2. Still, this seller's market isn't as competitive as some of the markets examined by Realogics Sotheby's International Realty for its quarterly reporting—there's half a month of inventory available.

$1.278M MEDIAN SALES PRICE
Single-Family Homes Q3-2021



INTEREST RATES

30-year fixed rate for conventional mortgage loan
(Current and historic mortgage rates sourced from Caliber Home Loans)

AVERAGE DAYS ON MARKET

Q3 2019–2021

AVERAGE PRICE PER SQ. FT.

Q3-2021 vs. Q3-2020
↑(22.02%)

2021 **$548**

2020 **$449**

HOMES SOLD

Q3-2021 vs. Q3-2020
↓(-19.05%)

STATE OF THE MARKET

0.5 months of inventory - Seller's Market
(Based on Q3-2021 housing inventory. Seller's Market = 0 to 3 months inventory, Neutral Market = 3 to 6 months inventory, Buyer's Market = 6+ months inventory.)

SELLER'S MARKET

Realogics Sotheby's INTERNATIONAL REALTY

'21 Quarterly Market Report

Nothing compares.

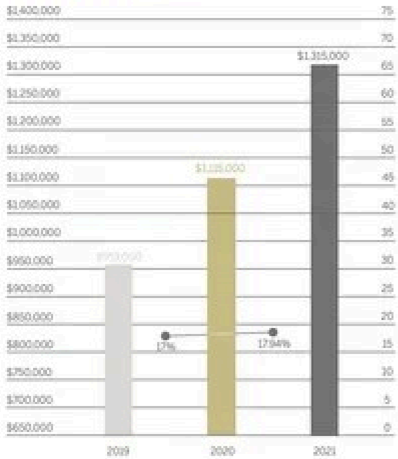
Bainbridge Island

Q4 OCTOBER - DECEMBER 2021

Nearly 40 percent fewer homes sold on Bainbridge Island compared to this time last year. It's due to the anemic inventory on the Island—and across the Puget Sound. That helps explain the continuing year-over-year price growth of nearly 18 percent in Q4. Those who are selling in the current market are reaping the rewards of well-placed equity. The price per square foot went up 28 percent year over year, and the days on market continued its drop from 25 days in Q4 2020 to 13 days in 2021. The state of the market is slim, but it speaks to the tight-knit community of Bainbridge—There's less than half a month of inventory available, with the number of homes for sale down over 60 percent. It all adds up to motivation for sellers to take advantage of this moment where price growth and equity align to enter the market.

$1.315M MEDIAN SALES PRICE

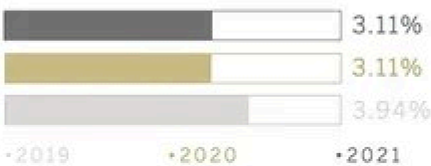
Single-Family Homes Q4-2021



INTEREST RATES

30-year fixed rate for conventional mortgage loan

(Current and historic mortgage rates sourced from Caliber Home Loans)



AVERAGE DAYS ON MARKET

Q4 2019–2021

AVERAGE PRICE PER SQ. FT.

Q4-2021 vs. Q4-2020

↑(28.21%)

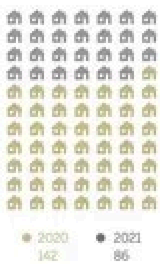
2021 **$610**

2020 **$475**

HOMES SOLD

Q4-2021 vs. Q4-2020

↓(-39.44%)



STATE OF THE MARKET

0.4 months of inventory - Seller's Market

(Based on Q4-2021 housing inventory. Seller's Market = 0 to 3 months inventory, Neutral Market = 3 to 6 months inventory, Buyer's Market = 6+ months inventory.)