Realogics Sotheby's INTERNATIONAL REALTY

Q1-2025

Quarterly Market Snapshot

Bainbridge Island

Q1 January - March 2025

The first quarter of 2025 brought major price growth to the scenic island located just a ferry ride away from Seattle. The median sales price increased by a notable 28.2% year-over-year, from $1,188,000 in Q1 2024 to $1,523,000 in Q1-2025. Interestingly, the average price per square foot decreased by 8.3% from $578 to $530, which could be the result of larger, more expensive homes making up a sizable portion of the sales in Q1-2025. Homes also spent more time on the market than they did compared to a year ago, at an average of 59 days. Due to its plentiful waterfront residences, Bainbridge Island's market typically thrives during warmer months, and it's not unusual to see a slower market in the winter. Still, sellers were motivated to list their properties during the first quarter, as evidenced by the 43.75% year-over-year increase in homes for sale.

INTEREST RATES

30-year fixed rate for conventional mortgage loan

(Current and historic mortgage rates sourced from Movement Mortgage)

2025	6.82%
2024	6.74%
2023	6.37%

AVERAGE PRICE PER SQ. FT.

Q1-2025 vs. Q1-2024 ↓(8.3%)

$530	$578	$598
2025	2024	2023

MEDIAN SALES PRICE

Single-Family Homes Q1-2025

$1.523M ↑28.2%

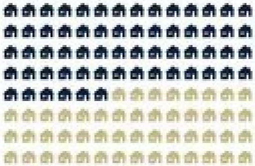
'25 VS '24 % CHANGE

YEAR	MEDIAN SALES PRICE
2025	$1,523,000
2024	$1,188,000
2023	$1,190,000

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q1 OVER THE LAST THREE YEARS

2025	2024	2023
59	43	43



HOMES SOLD

Q1-2025 vs Q1-2024

↑(15%)

2025 46

2024 40

WHAT KIND OF MARKET

3 MONTHS OF INVENTORY - NEUTRAL MARKET

(Based on Q1-2025 housing inventory. Seller's Market = 0 to 3 months inventory. Neutral Market = 3 to 6 months inventory. Buyer's Market = 6+ months inventory)

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Q2-2025

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.

INTEREST RATES

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

2025	6.8%
2024	6.9%
2023	5.4%

AVERAGE PRICE PER SQ. FT.

Q2-2025 vs. Q2-2024 ↓(6.97%)

2025	2024	2023
$587	$631	$614

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

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q2 OVER THE LAST THREE YEARS

2025	2024	2023
30	22	16

HOMES SOLD

Q2-2025 vs Q2-2024
↑(7.92%)

2025	109
2024	101

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

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Q3-2025

Quarterly Market Snapshot

Bainbridge Island

Q3 July 2025 - September 2025

Notable for its sprawling waterfront estates with private docks and remarkable forest and sound views, Bainbridge Island represents more than incredible homes—it's a lifestyle. During Q3-2025, buyers appeared even more motivated than the previous year to purchase single-family homes on the island, as evidenced by the 4.59% year-over-year increase in homes sold. Buyers were potentially encouraged by lower prices, with the median sales price down from $1,495,000 in Q3-2024 to $1,332,000 in Q3-2025. The average price per square foot was also down, decreasing 9.05% year-over-year from $652 to $593 per square foot. Most of the communities analyzed in the report saw an increase in months of supply compared to Q3 of last year. However, Bainbridge Island's inventory decreased from 2.4 months to 1.7 months. The island remained a seller's market.

INTEREST RATES

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

2025	6.4%
2024	6.6%
2023	7.57%

AVERAGE PRICE PER SQ. FT.

Q3-2025 vs Q3-2024 ↓(9.05%)

$593	$652	$626
2025	2024	2023

MEDIAN SALES PRICE

$1.33M

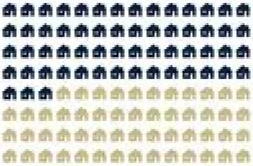
↓10.9%
'25 VS '24 % CHANGE

YEAR	MEDIAN SALES PRICE
2025	$1,332,000
2024	$1,495,000
2023	$1,300,000

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q3 OVER THE LAST THREE YEARS

2025	2024	2023
53	40	21



HOMES SOLD

Q3-2025 vs Q3-2024
↑(4.59%)

2025	114
2024	109

WHAT KIND OF MARKET

1.7 MONTHS OF INVENTORY - SELLER'S MARKET

Based on Q3-2025 housing inventory. Seller's Market = 0 to 4 months inventory. Neutral Market = 4 to 6 months inventory. Buyer's Market = 6+ months inventory

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Q4-2025

Quarterly Market Snapshot

Bainbridge Island

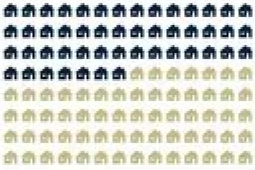
Q4 October 2025 - December 2025

Located just a ferry ride across from Seattle, Bainbridge Island offers waterfront estates, forested neighborhoods, and small-town charm. The island's market is smaller than many of the region's other cities, with just 73 homes sold in Q4-2025, which was a 12.05% year-over-year decrease from Q4-2024's figure of 83 homes. Inventory remained scarce on the scenic island, with just 1.1 months of supply creating a competitive market for buyers searching for a property. However, rising prices were less of an obstacle, with sales prices remaining largely flat at a median of $1,287,000, which was down by 1% year-over-year from Q4-2024's median of $1,300,000. In fact, Bainbridge Island has seen price corrections for the past three years' fourth quarters. The average days on market was 45 days, which is similar to the previous year's average of 47 days. This market, and other waterfront markets, tend to see their annual uptick in activity during warmer months, with a slight decline in sales during the winter months.

AVERAGE DAYS ON MARKET

SHOWING DATA FOR Q4 OVER THE LAST THREE YEARS

2025	2024	2023
45	47	43



HOMES SOLD

Q4-2025 vs Q4-2024

↓(12.05%)

2025	73
2024	83

INTEREST RATES

30-year fixed rate for conventional mortgage loan

(Current and historic mortgage rates sourced from Movement Mortgage)

2025	6.2%
2024	6.7%
2023	7.6%

AVERAGE PRICE PER SQ. FT.

Q4-2025 vs Q4-2024 ↓(2.33%)

2025	2024	2023
$587	$601	$621

MEDIAN SALES PRICE

$1.29M

↓1%

'25 VS '24 % CHANGE

YEAR	MEDIAN SALES PRICE
2025	$1,287,000
2024	$1,300,000
2023	$1,433,000

WHAT KIND OF MARKET

1.1 MONTHS OF INVENTORY - SELLER'S MARKET

Based on Q4-2025 housing inventory. Seller's Market = 0 to 4 months inventory, Neutral Market = 4 to 6 months inventory, Buyer's Market = 6+ months inventory