Realogics Sotheby's INTERNATIONAL REALTY

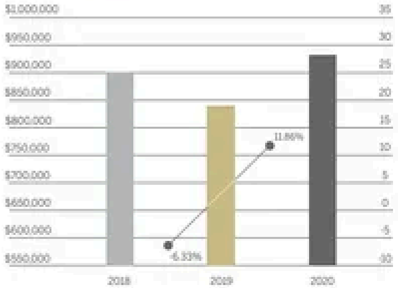
'20 QUARTERLY MARKET REPORT

Bainbridge Island

Q1 JANUARY–MARCH 2020

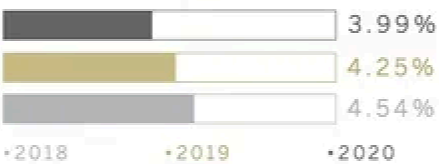
The first quarter of 2020 boasted a seller's market on Bainbridge Island. The COVID-19 pandemic likely had an impact on the real estate market, it's not yet evident in data from the first three months of the year. Since this time last year, the area has been trending towards a seller's market, with less inventory available. Median sales prices are up year-over-year as well, by almost 12 percent. While homes spent an average of 77 days on market, up 10 days from the first quarter in 2019, sellers were more likely to see more value in their homes, as the average price per square foot was up 23 percent.

$943K MEDIAN SALES PRICE
Single-Family Homes Q1-2020



INTEREST RATES

30-year fixed rate for conventional mortgage loan



AVERAGE DAYS ON MARKET

Q1 2018–2020

AVERAGE PRICE PER SQ. FT.

Q1-2020 vs. Q1-2019
↑(23.00%)

2020 **$404**

2019 **$329**

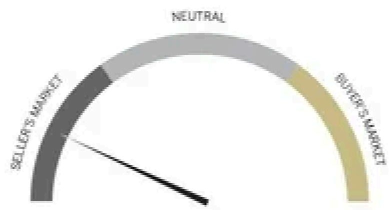
HOME SOLD

Q1-2020 vs. Q1-2019
↑(32%)

STATE OF THE MARKET

2.1 months of inventory

(Based on Q1-2020 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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'20 QUARTERLY MARKET REPORT

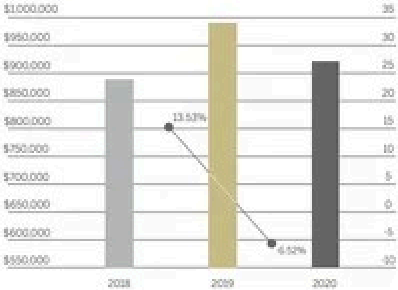
Bainbridge Island

Q2 APRIL–JUNE 2020

Fewer homes were sold in the second quarter of 2020 than this time last year—an over 25 percent difference. It's likely tied to the COVID-19 pandemic, as it appears that this usually busy time of year, slowed throughout much of western Washington, and Bainbridge Island was no exception. There was good news for sellers who listed during the second quarter: it was a seller's market with 2.1 months of inventory and the price per square foot was up 17 percent year over year. The median sales price for homes on the island was down, however, from $982,000 last year to $918,000. And while only half as many homes were on the market compared to this time last year, the average time on market was up by a week compared to 2019.

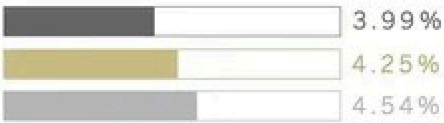
$918K MEDIAN SALES PRICE

Single-Family Homes Q2-2020



INTEREST RATES

30-year fixed rate for conventional mortgage loan



AVERAGE DAYS ON MARKET

Q2 2018–2020

AVERAGE PRICE PER SQ. FT.

Q2-2020 vs. Q2-2019

↑(17.62%)

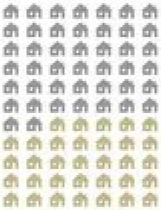
2020 $423

2019 $360

HOME SOLD

Q2-2020 vs. Q2-2019

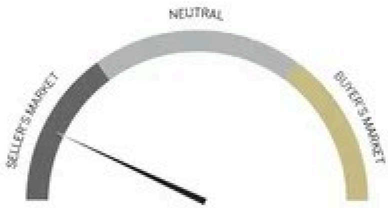
↓(-26.12%)



STATE OF THE MARKET

2.1 months of inventory

(Based on Q2-2020 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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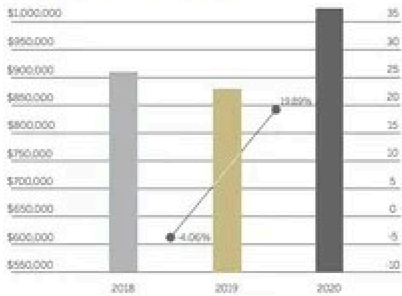
'20 QUARTERLY MARKET REPORT

Bainbridge Island

Q3 JULY–SEPTEMBER 2020

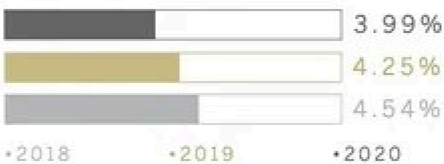
It was a fine time to be a seller on Bainbridge—homes are appreciating on the island at record speed. Compared to this time last year, the average price per square foot is up 22 percent, while the median sold price is up 34 percent year-over-year. Fewer homes have been on the market, and those homes that are available have been closing quickly, too, with an inventory of available homes down 61.3 percent versus this quarter in 2019.

$1.049K MEDIAN SALES PRICE
Single-Family Homes Q3-2020



INTEREST RATES

30-year fixed rate for conventional mortgage loan
(Current and historic mortgage rates sourced from ValuePenguin.com)



AVERAGE DAYS ON MARKET

Q3 2018–2020

AVERAGE PRICE PER SQ. FT.

Q3-2020 vs. Q3-2019
↑(17.55%)

2020 **$449**

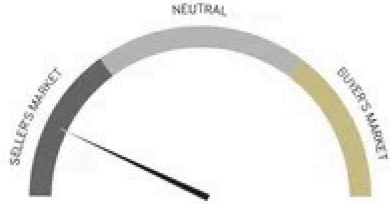
2019 **$382**

HOME SOLD

Q3-2020 vs. Q3-2019
↑(43.59%)

STATE OF THE MARKET

1 month of inventory
(Based on Q3-2020 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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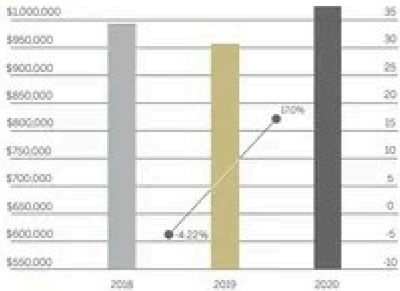
'20 QUARTERLY MARKET REPORT

Bainbridge Island

Q4 OCTOBER–DECEMBER 2020

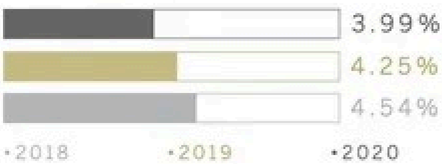
A lack of inventory is a likely reason homes were on the market for less time and at a higher median price than this time last year. The median sold price on the island has been steadily climbing since Q2-2020 and is now at $1,115,000, up 17 percent from where it was at the end of 2019. Likewise, the average price per square foot is up 24 percent compared to this time last year. With less than a month of inventory—0.7 months—it's a seller's market on Bainbridge.

$1.115M MEDIAN SALES PRICE
Single-Family Homes Q4-2020



INTEREST RATES

30-year fixed rate for conventional mortgage loan
(Current and historic mortgage rates sourced from ValuePenguin.com)



AVERAGE DAYS ON MARKET

Q4 2018–2020

AVERAGE PRICE PER SQ. FT.

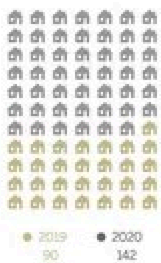
Q4-2020 vs. Q4-2019
↑(24.40%)

2020 **$475**

2019 **$382**

HOME SOLD

Q4-2020 vs. Q4-2019
↑(57.78%)



STATE OF THE MARKET

0.7 months of inventory - a seller's market
(Based on Q4-2020 housing inventory. Seller's Market = 0 to 3 months inventory. Neutral Market = 3 to 6 months inventory. Buyer's Market = 6+ months inventory.)