

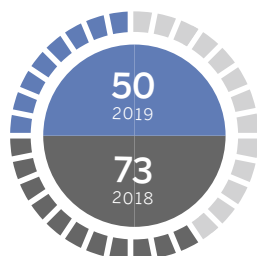
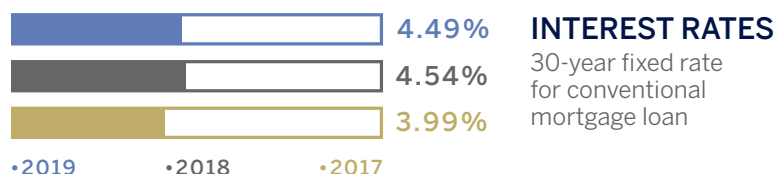
BAINBRIDGE

QUARTERLY MARKET UPDATE

Q1 JANUARY–MARCH 2019

The market slowdown that began in the fourth quarter of 2018 continued into the first quarter of 2019, with the **median sales price of single-family homes on Bainbridge Island settling at \$843,000, a 6.33% retracement from the first quarter of 2018** (when homes sold for \$900,000). In the first quarter of 2018, we reported a sharp decline in inventory, however as was the case in many markets, **inventory rose on Bainbridge Island in Q1-2019**, pushing into a **neutral market**, with **3.2 months of inventory**. While the **average cumulative days on market was up slightly from Q1-2018 at 67 days**, that market time remained lower than Q1-2017, when it took homes an average of 83 days to sell.

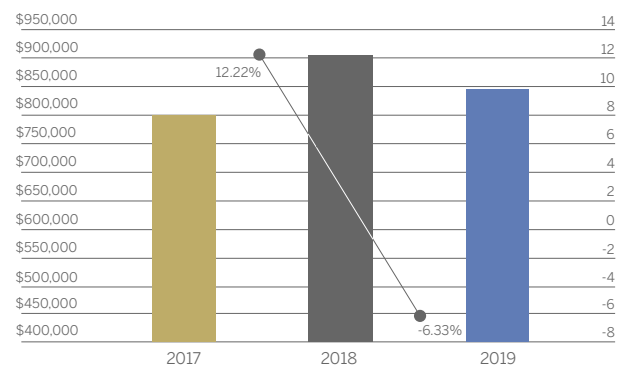
Though the first quarter of 2018 saw a 14.8% increase in the average price per square foot, that figure dipped in the first quarter of 2019, with the **average price per square foot of \$329 down 12.78%** compared to the previous year.



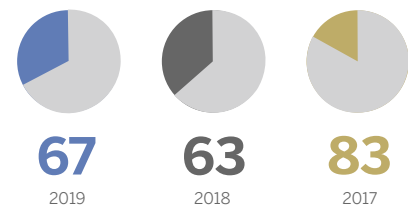
HOMES SOLD
Q1-2019 vs. Q1-2018
↓(-31.51%)

2019 **\$329**
2018 **\$377**
AVERAGE PRICE PER SQ. FT.
Q1-2019 vs. Q1-2018
↓(-12.78%)

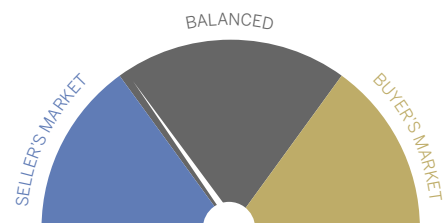
\$843K **MEDIAN SALES PRICE**
Single-Family Homes Q1-2019



MEDIAN SALES PRICE
Q1 2017–2019



AVERAGE DAYS ON MARKET
Q1 2019–2017



STATE OF THE MARKET

3.2 months of inventory
(Based on Q1 housing inventory.
Seller's Market = 0 to 3 months inventory,
Balanced Market = 3 to 6 months inventory,
Buyer's Market = 6+ months inventory.)