

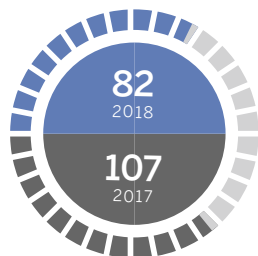
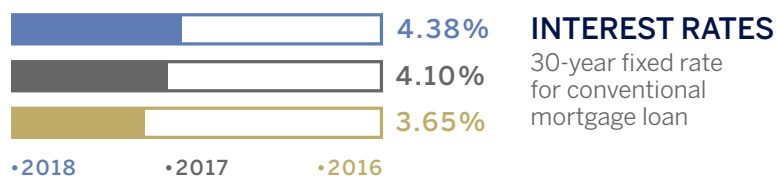
## BAINBRIDGE

# QUARTERLY MARKET UPDATE

Q4 OCTOBER–DECEMBER 2018

In the final quarter of 2018, the Bainbridge Island market underwent a typical seasonal slowdown in home sales, with many buyers taking a break from the market. Some sellers also paused, with **inventory dipping down to just 1.6 months**. Fewer sales, however, did not equate to home value depreciation, as the **median sales price reached \$1,035,000**, higher than any figure reported on a quarterly basis for the year. Likewise, the average price per square foot reached unprecedented heights at **\$394 per square foot**, up 14.9 percent from Q4-2017.

The average cumulative days on market can be considered “middle of the road” compared to other quarters in 2018—at **53 days**—and was up just slightly from the fourth quarter of previous years, with 2017 averaging 47 days and 2016 coming in at 50 days. This trendline continues as far back as the mid-2010s until we reach 2013 when homes remained on the market for an average of 87 days.

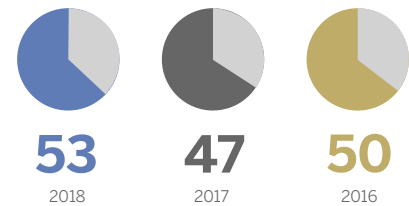
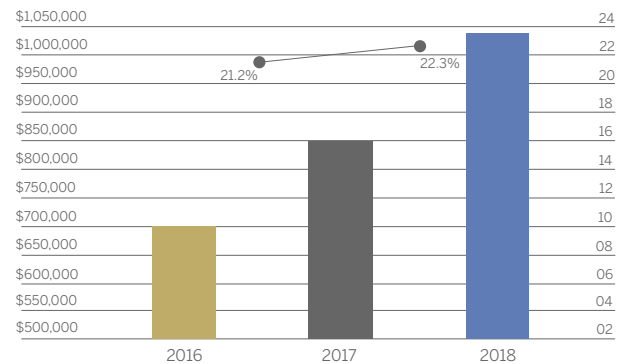


**HOMES SOLD**  
Q4-2018 vs. 2017  
↓(-23.4%)

**AVERAGE PRICE PER SQ FT**  
Q4-2018 vs. 2017  
↑(14.9%)

Year	Average Price per SQ FT
2018	\$394
2017	\$343

**\$1.035M MEDIAN SALES PRICE**  
Single-Family Homes Q4-2018



**AVERAGE DAYS ON MARKET**  
Q4 2018–2016

