

BAINBRIDGE

QUARTERLY MARKET UPDATE

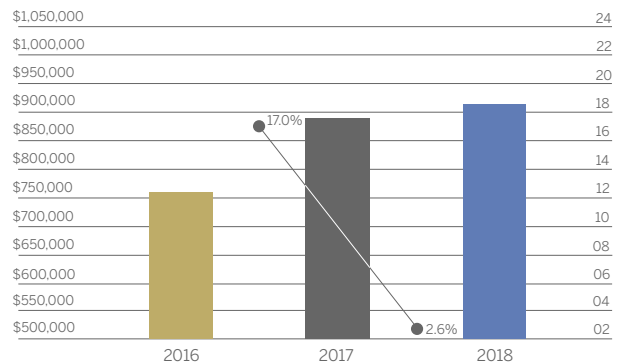
Q3 JULY–SEPTEMBER 2018

While Seattle and the Eastside saw slight decreases in the average median sales price from the second to third quarter of 2018, home prices on Bainbridge Island increased on a quarter-by-quarter basis, from \$865,000 in Q2 to \$912,000 in Q3, representing a **5.4 percent increase** (larger than the 2.3% year-over-year gain). This may be due to a shortage of supply, as Bainbridge Island averaged just 2 months, which was down from the previous quarter and marks the lowest of surveyed areas, though this figure held steady from the third quarter of 2017, which also averaged 2 months.

After reaching a low point of just 26 average days on market in the second quarter of 2018, **Bainbridge Island climbed back up to 43 days in the third quarter**, which is a relatively steady figure compared to this same time last year and reflects seasonal market trends typically experienced on the Island.

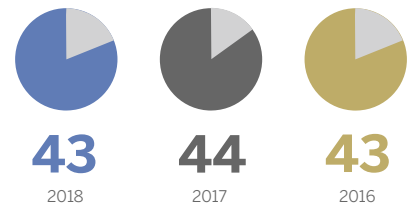
\$912K MEDIAN SALES PRICE

Single-Family Homes Q3-2018



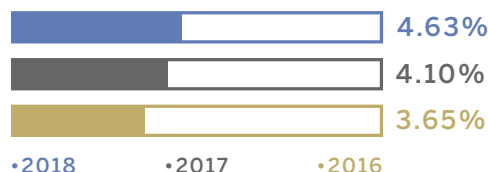
MEDIAN SALES PRICE

Q3 2016–2018



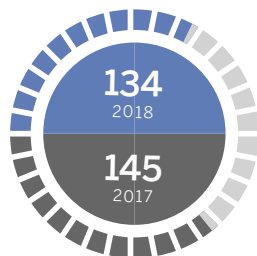
AVERAGE DAYS ON MARKET

2018–2016



INTEREST RATES

30-year fixed rate for conventional mortgage loan



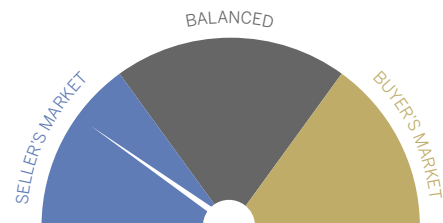
HOMES SOLD

Q3-2018 vs. 2017
↓(-7.6%)



AVERAGE PRICE PER SQ FT

Q3-2018 vs. 2017
↓(-1.4%)



STATE OF THE MARKET

2.7 months of inventory

(Based on Q3 housing inventory.)

Seller's Market = 0 to 3 months inventory,

Balanced Market = 3 to 6 months inventory,

Buyer's Market = 6+ months inventory.)