




Windermere
 REAL ESTATE
 Bainbridge Island Real Estate / BI, Inc.

Peek At Bainbridge Island Real Estate Inventory and Trends
May 1, 2011

Jim Peek – (206) 817-5879 - Statistics Not Compiled or Published by NWMLS

Condominium (Steady sales but a jump in pending sales to 13 May 1st)

| | April 2011 | April 2010 | 2011 YTD | 2010 | 2009 | 2008 | 2007 | 2006 |
|------------------------------|--------------------------|------------|----------|--------|--------|--------|--------|--------|
| <u>Units Sold</u> | 1 sold | 6 | 20 | 51 | 53 | 42 | 133 | 152 |
| Median Price | \$104K | \$394K | \$320K | \$313K | 330K | 392K | 464K | 342K |
| Price per Square Foot | \$151.00 sq/ft | \$297. | \$255. | \$258 | \$335. | \$362. | \$318. | \$281. |
| Average Days on Market | 192 days | 170 | 360 | 264 | 137 | 230 | 96 | 60 |
| <u>Actively Listed Units</u> | May 1, 2011 – 52 units | | | | | | | |
| Median Price | \$313,500 | | | | | | | |
| Price per Square Foot | \$278.00 per square foot | | | | | | | |
| Average Days on Market | 178 days | | | | | | | |
| <u>Pending Units</u> | May 1, 2011 – 13 units | | | | | | | |
| Average Days on Market | 396 days | | | | | | | |

Vacant Land (Sales in 2010 increased 118% over 2009)

| | April 2011 | April 2010 | 2011 | 2010 | 2009 | 2008 | 2007 | 2006 |
|-----------------------------|---|------------|------|------|------|------|------|------|
| <u>Lots Sold</u> | 0 | 0 | 8 | 24 | 11 | 15 | 30 | 53 |
| Average Days on Market | 0 | 0 | 235 | 175 | 291 | 124 | 164 | 183 |
| <u>Actively Listed lots</u> | May 1, 2011 – 70 vacant lots / 355 average days on market | | | | | | | |
| <u>Pending</u> | May 1, 2011 – 5 vacant lots / 146 average days on market | | | | | | | |

Single Family Residential Homes (Sales in 2011 are equal to 2010 so far)

| | <\$500K | \$500 – \$1,000K | \$1,000K – \$1.6 M | 1.6 M> |
|---------------------------------------|-----------|------------------|--------------------|-------------|
| <u>Homes Sold 2011</u> | 34 sold | 34 sold | 1 sold | 5 sold |
| Median Price | \$371,000 | \$580,000 | \$1,500,000 | \$1,905,000 |
| Price per Square Foot | \$176.00 | \$213.00 | \$232.00 | \$486.00 |
| Average Days on Market | 178 days | 227 days | 210 days | 340 days |
| <u>Actively Listed Homes 5/1/2011</u> | <500K | \$500 - \$1,000K | \$1,000K – 1.6 M | 1.6 M> |
| | 59 listed | 72 listed | 26 listed | 19 listed |
| Median Price | \$396,733 | \$717,000 | \$1,324,000 | \$2,500,000 |
| Price per Square Foot | \$210.00 | \$262.00 | \$439.00 | \$526.00 |
| Average Days on Market | 157 days | 181 days | 155 days | 271 days |

[Waterfront Homes: 13 Sold in 2011 / 39 Sold in 2010 / 55 Actively Listed Waterfront Homes on 5/1/2011](#)




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Peek At Bainbridge Island Real Estate Inventory and Trends
June 1, 2011

Jim Peek – (206) 817-5879 - Statistics Not Compiled or Published by NWMLS

Condominium (Strong sales for the past month – 13 pending sale today)

| | May 2011 | May 2010 | 2011 YTD | 2010 | 2009 | 2008 | 2007 | 2006 |
|------------------------------|--------------------------|----------|----------|--------|--------|--------|--------|--------|
| <u>Units Sold</u> | 9 sold | 4 | 29 | 51 | 53 | 42 | 133 | 152 |
| Median Price | \$345K | \$301K | \$257K | \$313K | 330K | 392K | 464K | 342K |
| Price per Square Foot | \$236.00 sq/ft | \$246. | \$257. | \$258 | \$335. | \$362. | \$318. | \$281. |
| Average Days on Market | 531 days | 269 | 404 | 264 | 137 | 230 | 96 | 60 |
| <u>Actively Listed Units</u> | June 1, 2011 – 52 units | | | | | | | |
| Median Price | \$317,000 | | | | | | | |
| Price per Square Foot | \$284.00 per square foot | | | | | | | |
| Average Days on Market | 199 days | | | | | | | |
| <u>Pending Units</u> | June 1, 2011 – 13 units | | | | | | | |
| Average Days on Market | 120 days | | | | | | | |

Vacant Land (Steady but slow sales)

| | May 2011 | May 2010 | 2011 | 2010 | 2009 | 2008 | 2007 | 2006 |
|-----------------------------|--|----------|------|------|------|------|------|------|
| <u>Lots Sold</u> | 1 | 1 | 9 | 24 | 11 | 15 | 30 | 53 |
| Average Days on Market | 182 | 224 | 256 | 175 | 291 | 124 | 164 | 183 |
| <u>Actively Listed lots</u> | June 1, 2011 – 71 vacant lots / 356 average days on market | | | | | | | |
| <u>Pending</u> | June 1, 2011 – 6 vacant lots / 201 average days on market | | | | | | | |

Single Family Residential Homes

| | <\$500K | \$500 – \$1,000K | \$1,000K – \$1.6 M | 1.6 M> |
|---------------------------------------|-----------|------------------|--------------------|-------------|
| <u>Homes Sold 2011</u> | 42 sold | 41 sold | 2 sold | 6 sold |
| Median Price | \$371,000 | \$601,250 | \$1,350,000 | \$1,905,000 |
| Price per Square Foot | \$184.00 | \$217.00 | \$284.00 | \$543.00 |
| Average Days on Market | 178 days | 219 days | 214 days | 317 days |
| <u>Actively Listed Homes 6/1/2011</u> | 69 listed | 83 listed | 40 listed | 25 listed |
| Median Price | \$409,000 | \$719,000 | \$1,297,250 | \$2,650,000 |
| Price per Square Foot | \$213.00 | \$277.00 | \$459.00 | \$547.00 |
| Average Days on Market | 152 days | 153 days | 105 days | 255 days |

[Waterfront Homes: 17 Sold in 2011 / 39 Sold in 2010 / 69 Actively Listed Waterfront Homes on 6/1/2011](#)



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Peek At Bainbridge Island Real Estate Inventory and Trends July 1, 2011

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Condominium (Strong Sales For 2011 Year To Date VS 2010)

| | June 2011 | June 2010 | 2011 YTD | 2010 | 2009 | 2008 | 2007 | 2006 |
|------------------------------|--------------------------|-----------|----------|--------|--------|--------|--------|--------|
| <u>Units Sold</u> | 3 sold | 12 | 33 | 51 | 53 | 42 | 133 | 152 |
| Median Price | \$331K | \$287K | \$325K | \$313K | 330K | 392K | 464K | 342K |
| Price per Square Foot | \$204.00 sq/ft | \$236. | \$246 | \$250 | \$335. | \$362. | \$318. | \$281. |
| Average Days on Market | 160 days | 184 | 368 | 264 | 137 | 230 | 96 | 60 |
| <u>Actively Listed Units</u> | July 1, 2011 – 66 units | | | | | | | |
| Median Price | \$309,450 | | | | | | | |
| Price per Square Foot | \$283.00 per square foot | | | | | | | |
| Average Days on Market | 172 days | | | | | | | |
| <u>Pending Units</u> | July 1, 2011 – 14 units | | | | | | | |
| Average Days on Market | 100 days | | | | | | | |

Vacant Land (Steady but slow sales)

| | June 2011 | June 2010 | 2011 | 2010 | 2009 | 2008 | 2007 | 2006 |
|-----------------------------|--|-----------|------|------|------|------|------|------|
| <u>Lots Sold</u> | 3 | 1 | 11 | 24 | 11 | 15 | 30 | 53 |
| Average Days on Market | 195 | 379 | 221 | 175 | 291 | 124 | 164 | 183 |
| <u>Actively Listed lots</u> | July 1, 2011 – 72 vacant lots / 346 average days on market | | | | | | | |
| <u>Pending</u> | July 1, 2011 – 3 vacant lots / 206 average days on market | | | | | | | |

Single Family Residential Homes (Same Period 2010)

| | <\$500K | \$500 – \$1,000K | \$1,000K – \$1.6 M | 1.6 M> |
|---------------------------------------|----------------|------------------|--------------------|----------------|
| <u>Homes Sold Year to Date 2011</u> | 53 sold (50) | 57 sold (73) | 4 sold (14) | 6 sold (4) |
| Median Price | \$373,500 | \$602,500 | \$1,247,500 | \$1,905,000 |
| Price per Square Foot | \$186.00 | \$220.00 | \$324.00 | \$543.00 |
| Average Days on Market | 172 days | 202 days | 114 days | 317 days |
| <u>Actively Listed Homes 7/1/2011</u> | 83 listed (64) | 84 listed (109) | 49 listed (26) | 27 listed (30) |
| Median Price | \$399,000 | \$705,000 | \$1,280,000 | \$2,395,000 |
| Price per Square Foot | \$220.00 | \$273.00 | \$473.00 | \$546.00 |
| Average Days on Market | 145 days | 168 days | 129 days | 278 days |

Waterfront Homes: 17 Sold So Far In 2011. Total Waterfront Homes Sold All Year In 2010 Was 39.

Actively Listed Waterfront Homes Today Equals 69. Home Pending Sales As Of July 1, 2011 Is 9.



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Peek At Bainbridge Island Real Estate Inventory and Trends August 1, 2011

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Condominium (Strong Sales For 2011 Year To Date VS 2010)

| | July 2011 | July 2010 | 2011 YTD | 2010 | 2009 | 2008 | 2007 | 2006 |
|------------------------------|--------------------------|-----------|----------|--------|--------|--------|--------|--------|
| <u>Units Sold</u> | 8 sold | 8 | 41 | 51 | 53 | 42 | 133 | 152 |
| Median Price | \$195K | \$350K | \$322K | \$313K | 330K | 392K | 464K | 342K |
| Price per Square Foot | \$230.00 sq/ft | \$318. | \$245. | \$250. | \$335. | \$362. | \$318. | \$281. |
| Average Days on Market | 145 days | 234 | 322 | 264 | 137 | 230 | 96 | 60 |
| <u>Actively Listed Units</u> | Aug. 1, 2011 – 62 units | | | | | | | |
| Median Price | \$317,000 | | | | | | | |
| Price per Square Foot | \$275.00 per square foot | | | | | | | |
| Average Days on Market | 181 days | | | | | | | |
| <u>Pending Units</u> | Aug. 1, 2011 – 9 units | | | | | | | |
| Average Days on Market | 135 days | | | | | | | |

Vacant Land (Steady but slow sales)

| | July 2011 | July 2010 | 2011 | 2010 | 2009 | 2008 | 2007 | 2006 |
|-----------------------------|--|-----------|------|------|------|------|------|------|
| <u>Lots Sold</u> | 1 | 1 | 11 | 24 | 11 | 15 | 30 | 53 |
| Average Days on Market | 242 | 379 | 221 | 175 | 291 | 124 | 164 | 183 |
| <u>Actively Listed lots</u> | Aug. 1, 2011 – 60 vacant lots / 336 average days on market | | | | | | | |
| <u>Pending</u> | Aug. 1, 2011 – 6 vacant lots / 175 average days on market | | | | | | | |

Single Family Residential Homes (Same Period In 2010 In Pink)

| | <\$500K | \$500 – \$1,000K | \$1,000K – \$1.6 M | 1.6 M> |
|---------------------------------------|----------------|------------------|--------------------|----------------|
| <u>Homes Sold Year to Date 2011</u> | 66 sold (55) | 68 sold (82) | 7 sold (15) | 6 sold (4) |
| Median Price | \$373,500 | \$599,500 | \$1,200,000 | \$1,905,000 |
| Price per Square Foot | \$195.00 | \$219.00 | \$348.00 | \$543.00 |
| Average Days on Market | 156 days | 187 days | 113 days | 317 days |
| <u>Actively Listed Homes 7/1/2011</u> | 84 listed (70) | 101 listed (112) | 49 listed (29) | 28 listed (31) |
| Median Price | \$410,000 | \$699,000 | \$1,264,000 | \$2,442,500 |
| Price per Square Foot | \$225.00 | \$265.00 | \$479.00 | \$540.00 |
| Average Days on Market | 150 days | 152 days | 169 days | 296 days |

Waterfront Homes: 27 Sold So Far In 2011. Total Waterfront Homes Sold All Year In 2010 Was 39.
Actively Listed Waterfront Homes Today Equals 83. Home Pending Sales As Of Aug. 1, 2011 is 6.




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Peek At Bainbridge Island Real Estate Inventory and Trends
September 1, 2011

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Condominium (Strong Sales For 2011 Year To Date VS 2010)

| | Aug. 2011 | Aug. 2010 | 2011 YTD | 2010 | 2009 | 2008 | 2007 | 2006 |
|------------------------------|--------------------------|-----------|----------|--------|--------|--------|--------|--------|
| <u>Units Sold</u> | 5 sold | 2 | 47 | 51 | 53 | 42 | 133 | 152 |
| Median Price | \$350K | \$344K | \$323K | \$313K | 330K | 392K | 464K | 342K |
| Price per Square Foot | \$244.00 sq/ft | \$270. | \$243. | \$250. | \$335. | \$362. | \$318. | \$281. |
| Average Days on Market | 48 days | 107 | 291 | 264 | 137 | 230 | 96 | 60 |
| <u>Actively Listed Units</u> | Sept. 1, 2011 – 62 units | | | | | | | |
| Median Price | \$329,500 | | | | | | | |
| Price per Square Foot | \$272.00 per square foot | | | | | | | |
| Average Days on Market | 191 days | | | | | | | |
| <u>Pending Units</u> | Sept. 1, 2011 – 8 units | | | | | | | |
| Average Days on Market | 151 days | | | | | | | |

Vacant Land (Steady but slow sales)

| | Aug. 2011 | Aug. 2010 | 2011 | 2010 | 2009 | 2008 | 2007 | 2006 |
|-----------------------------|---|-----------|------|------|------|------|------|------|
| <u>Lots Sold</u> | 3 | 2 | 16 | 24 | 11 | 15 | 30 | 53 |
| Average Days on Market | 106 | 475 | 198 | 175 | 291 | 124 | 164 | 183 |
| <u>Actively Listed lots</u> | Sept. 1, 2011 – 65 vacant lots / 370 average days on market | | | | | | | |
| <u>Pending</u> | Sept. 1, 2011 – 7 vacant lots / 171 average days on market | | | | | | | |

Single Family Residential Homes (Same Period In 2010 In Pink)

| | <\$500K | \$500 – \$1,000K | \$1,000K – \$1.6 M | 1.6 M> |
|---------------------------------------|----------------|------------------|--------------------|----------------|
| <u>Homes Sold Year to Date 2011</u> | 82 sold (63) | 76 sold (95) | 7 sold (15) | 6 sold (4) |
| Median Price | \$380,500 | \$600,000 | \$1,200,000 | \$1,935,000 |
| Price per Square Foot | \$191.00 | \$227.00 | \$348.00 | \$557.00 |
| Average Days on Market | 141 days | 178 days | 113 days | 285 days |
| <u>Actively Listed Homes 9/1/2011</u> | 94 listed (64) | 93 listed (100) | 44 listed (28) | 28 listed (28) |
| Median Price | \$414,500 | \$699,999 | \$1,225,000 | \$2,495,000 |
| Price per Square Foot | \$222.00 | \$262.00 | \$454.00 | \$554.00 |
| Average Days on Market | 144 days | 166 days | 171 days | 325 days |

Waterfront Homes: 31 Sold So Far In 2011. Total Waterfront Homes Sold All Year In 2010 Was 39. Actively Listed Waterfront Homes Today Equals 84. Home Pending Sales As Of Sept. 1, 2011 is 7.

Short Sale and Bank Owned as of 9/1/2011: 26 actively listed, 11 Pending sales and 37 have sold since 1/1/2011 which represents 21% of all homes sold on Bainbridge year to date.



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Peek At Bainbridge Island Real Estate Inventory and Trends October 1, 2011

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Condominium (Strong Sales For 2011 Year To Date VS 2010)

| | Sept. 2011 | Sept. 2010 | 2011 YTD | 2010 | 2009 | 2008 | 2007 | 2006 |
|------------------------------|--------------------------|------------|----------|--------|--------|--------|--------|--------|
| <u>Units Sold</u> | 3 sold | 3 | 50 | 45 | 53 | 42 | 133 | 152 |
| Median Price | \$330K | \$320K | \$323K | \$315K | 330K | 392K | 464K | 342K |
| Price per Square Foot | \$293.00 sq/ft | \$237. | \$246. | \$259. | \$335. | \$362. | \$318. | \$281. |
| Average Days on Market | 181 days | 409 | 287 | 273 | 137 | 230 | 96 | 60 |
| <u>Actively Listed Units</u> | Oct. 1, 2011 – 61 units | | | | | | | |
| Median Price | \$319,900 | | | | | | | |
| Price per Square Foot | \$258.00 per square foot | | | | | | | |
| Average Days on Market | 171 days | | | | | | | |
| <u>Pending Units</u> | Oct. 1, 2011 – 6 units | | | | | | | |
| Average Days on Market | 158 days | | | | | | | |

Vacant Land (Steady but slow sales)

| | Sept. 2011 | Sept. 2010 | 2011 | 2010 | 2009 | 2008 | 2007 | 2006 |
|-----------------------------|--|------------|------|------|------|------|------|------|
| <u>Lots Sold</u> | 2 | 4 | 18 | 24 | 11 | 15 | 30 | 53 |
| Average Days on Market | 132 | 112 | 190 | 175 | 291 | 124 | 164 | 183 |
| <u>Actively Listed lots</u> | Oct. 1, 2011 – 64 vacant lots / 383 average days on market | | | | | | | |
| <u>Pending</u> | Oct. 1, 2011 – 5 vacant lots / 161 average days on market | | | | | | | |

Single Family Residential Homes (Same Period in 2010 In Pink)

| | <\$500K | \$500 – \$1,000K | \$1,000K – \$1.6 M | 1.6 M> |
|--|----------------|------------------|--------------------|----------------|
| <u>Homes Sold Year to Date 2011</u> | 100 sold (69) | 83 sold (105) | 8 sold (16) | 7 sold (5) |
| Median Price | \$380,500 | \$600,000 | \$1,247,500 | \$1,935,000 |
| Price per Square Foot | \$194.00 | \$230.00 | \$352.00 | \$557.00 |
| Average Days on Market | 136 days | 175 days | 106 days | 285 days |
| <u>Actively Listed Homes 10/1/2011</u> | 76 listed (61) | 83 listed (95) | 33 listed (24) | 29 listed (28) |
| Median Price | \$419,900 | \$725,000 | \$1,295,000 | \$2,390,000 |
| Price per Square Foot | \$221.00 | \$268.00 | \$479.00 | \$551.00 |
| Average Days on Market | 147 days | 165 days | 181 days | 309 days |

Waterfront Homes: 34 Sold So Far In 2011. Total Waterfront Homes Sold All Year In 2010 Was 39.

Actively Listed Waterfront Homes Today Equals 74. Home Pending Sales As Of Oct. 1, 2011 is 9.

Short Sale and Bank Owned as of 10/1/2011: 23 actively listed, 17 Pending sales and 42 have sold since 1/1/2011 which represents 21.5% of all homes sold on Bainbridge year to date.